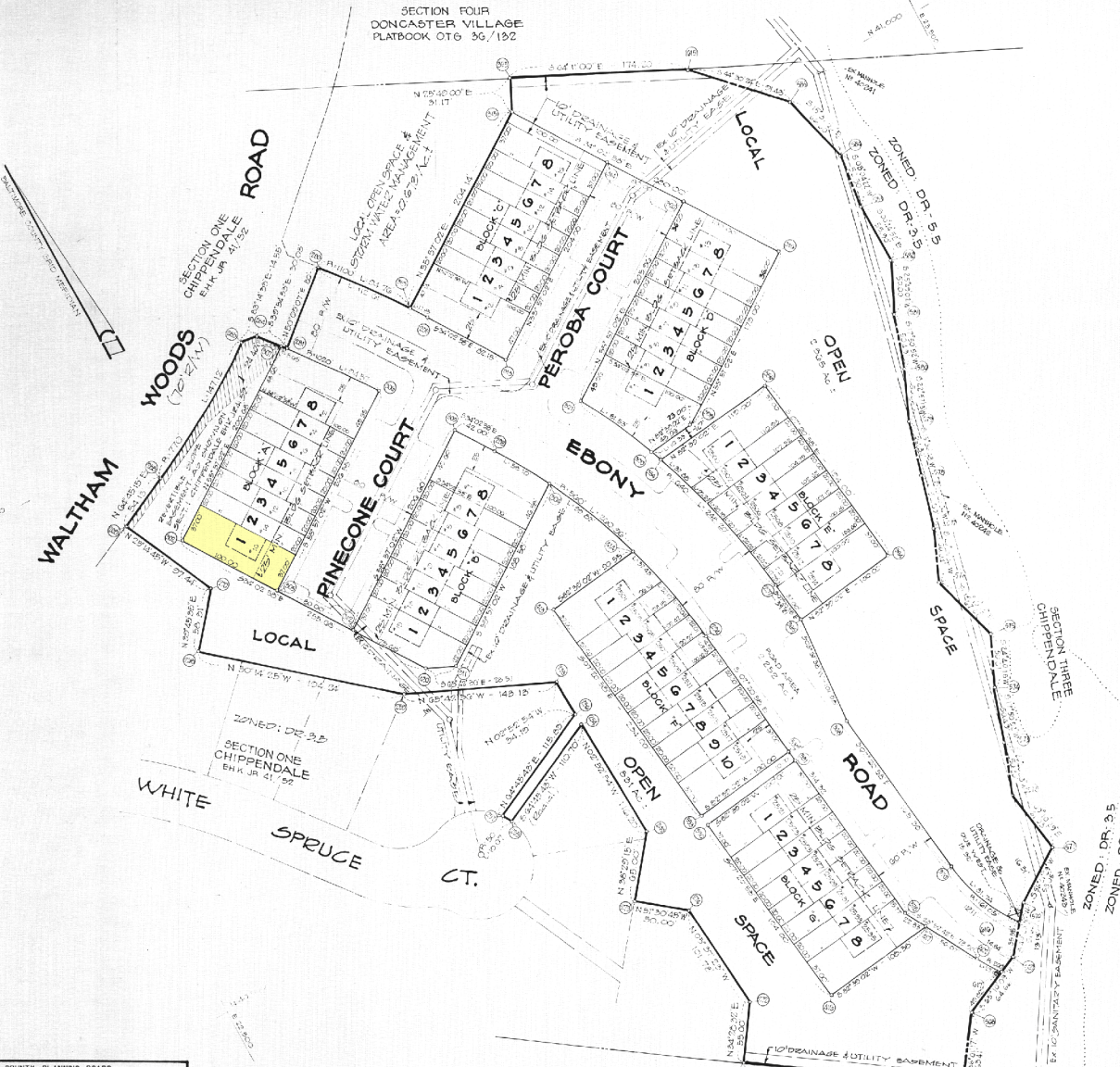


BALTIMORE COUNTY COURTYARD (Subdivision Plans, 3A) File Book EPH, 7-33, 1-49, NOS. 53238, 18753, Date recorded 1978/07/25, Printed 1978/07/25.

SECTION FOUR  
DONCASTER VILLAGE  
PLATBOOK OTG 36/192

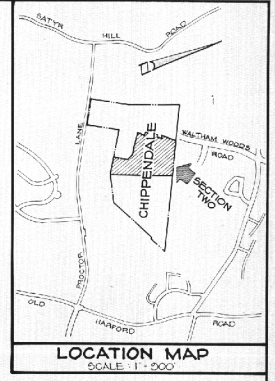


**COORDINATE SCHEDULE**

NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST
1	40520.08	22500.92	25	41020.04	22500.02	49	41520.02	22544.02
2	40520.08	22500.92	26	41020.04	22500.02	50	41520.02	22544.02
3	40520.08	22500.92	27	41020.04	22500.02	51	41520.02	22544.02
4	40520.08	22500.92	28	41020.04	22500.02	52	41520.02	22544.02
5	40520.08	22500.92	29	41020.04	22500.02	53	41520.02	22544.02
6	40520.08	22500.92	30	41020.04	22500.02	54	41520.02	22544.02
7	40520.08	22500.92	31	41020.04	22500.02	55	41520.02	22544.02
8	40520.08	22500.92	32	41020.04	22500.02	56	41520.02	22544.02
9	40520.08	22500.92	33	41020.04	22500.02	57	41520.02	22544.02
10	40520.08	22500.92	34	41020.04	22500.02	58	41520.02	22544.02
11	40520.08	22500.92	35	41020.04	22500.02	59	41520.02	22544.02
12	40520.08	22500.92	36	41020.04	22500.02	60	41520.02	22544.02
13	40520.08	22500.92	37	41020.04	22500.02	61	41520.02	22544.02
14	40520.08	22500.92	38	41020.04	22500.02	62	41520.02	22544.02
15	40520.08	22500.92	39	41020.04	22500.02	63	41520.02	22544.02
16	40520.08	22500.92	40	41020.04	22500.02	64	41520.02	22544.02
17	40520.08	22500.92	41	41020.04	22500.02	65	41520.02	22544.02
18	40520.08	22500.92	42	41020.04	22500.02	66	41520.02	22544.02
19	40520.08	22500.92	43	41020.04	22500.02	67	41520.02	22544.02
20	40520.08	22500.92	44	41020.04	22500.02	68	41520.02	22544.02
21	40520.08	22500.92	45	41020.04	22500.02	69	41520.02	22544.02
22	40520.08	22500.92	46	41020.04	22500.02	70	41520.02	22544.02
23	40520.08	22500.92	47	41020.04	22500.02	71	41520.02	22544.02
24	40520.08	22500.92	48	41020.04	22500.02	72	41520.02	22544.02

**CURVE DATA**

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARINGS	DISTANCE
1	2	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
2	3	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
3	4	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
4	5	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
5	6	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
6	7	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
7	8	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
8	9	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
9	10	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
10	11	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
11	12	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
12	13	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
13	14	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
14	15	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
15	16	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
16	17	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
17	18	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
18	19	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
19	20	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
20	21	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
21	22	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
22	23	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
23	24	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
24	25	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
25	26	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
26	27	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
27	28	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
28	29	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
29	30	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
30	31	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
31	32	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
32	33	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
33	34	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
34	35	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
35	36	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
36	37	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
37	38	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
38	39	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
39	40	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
40	41	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
41	42	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
42	43	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
43	44	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
44	45	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
45	46	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
46	47	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
47	48	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
48	49	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
49	50	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
50	51	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
51	52	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
52	53	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
53	54	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
54	55	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
55	56	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
56	57	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
57	58	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
58	59	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
59	60	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
60	61	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
61	62	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
62	63	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
63	64	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
64	65	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
65	66	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
66	67	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
67	68	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
68	69	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
69	70	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
70	71	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
71	72	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
72	73	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
73	74	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
74	75	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
75	76	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
76	77	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
77	78	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
78	79	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
79	80	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
80	81	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
81	82	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
82	83	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
83	84	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
84	85	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
85	86	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
86	87	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
87	88	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
88	89	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
89	90	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
90	91	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
91	92	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
92	93	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
93	94	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
94	95	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
95	96	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
96	97	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
97	98	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
98	99	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00
99	100	50.00	10.00	11.31	5.00	N 81.00 S 23.50 E	10.00



**DENSITY TABULATIONS OF THE WHOLE PARCEL**

- 1. GROSS ACRESAGE ..... 43.365 Ac. ±
- 2. EXISTING ZONING ..... DR 2, DR 3.5 AND DR 5.5
- 3. EXISTING USE ..... VACANT
- 4. NUMBER OF UNITS ALLOWED 3,485 ACRES x 2-7 TOTAL 23,995 UNITS (3,485 ACRES x 6.86) 162
- 5. NUMBER OF UNITS PROPOSED ..... 10,485 ACRES x 5.5 = 57,668 DWELLING UNITS
- 6. NUMBER OF PARKING SPACES PROVIDED ..... 162 UNITS x 2 SPACES/UNIT 324 SPACES
- 7. NUMBER OF PARKING SPACES PROVIDED 324 SPACES (SIZE 10'x16'00")
- 8. OPEN SPACE PROVIDED 3,485 ACRES x 0% = 0 ACRES ±
- 9. OPEN SPACE PROVIDED 10,485 ACRES x 5% = 524 ACRES ±
- 10. NOTE: ALL UNITS ARE FOR SALE
- 11. NOTE: ALL WALKWAYS TO SERVE THE OPEN SPACE AREA TO BE CONSTRUCTED PRIOR TO THE SALE OF LOTS

**DENSITY TABULATION - SECTION TWO**

- 1. GROSS ACRESAGE ..... 9.778 Ac ±
- 2. NET AREA ..... 7.523 Ac ±
- 3. EXISTING ZONING ..... DR 2, E
- 4. NUMBER OF UNITS PROPOSED ..... 90 TOWNHOUSE UNITS
- 5. NUMBER OF PARKING SPACES PROVIDED ..... 56% PER LOT = 116 PS
- 6. LOCAL OPEN SPACE PROVIDED ..... 4.106 Ac ±
- 7. DRAINAGE AREA ..... 5.