



**DENSITY TABLE**

TOTAL GROSS SITE AREA: 84.65 ACRES\*

DR 1: 1.56 AC\*  
 DR 5.5: 33.22 AC\*  
 DR 16: 49.87 AC\*

**PERMITTED NO. UNITS**

DR 1: 156 DWELLING UNITS  
 DR 5.5: 182.71 DWELLING UNITS  
 DR 16: 49.81 DWELLING UNITS  
**TOTAL: 982.19 DENSITY/DWLG UNITS**

**NO. UNITS PROVIDED**

INDIVIDUAL IN DR 5.5: 53  
 TOWNHOUSES IN DR 5.5: 152  
 (DR 16) 143: 368 x 1.5 = 216  
**349 DWELLING UNITS**

APTS 261 1BR x 34 17% DENSITY UNITS  
 303 2BR x 1 30% DENSITY UNITS  
**564 DWELLING UNITS 920 DENSITY UNITS**  
 TOTAL DWELLING UNITS: 913  
 913 / 10.77 DU/AC = **84.65 GROSS DENSITY**

**REQUIRED PARKING**

APTS IN DR 16: 499 DEN UNITS x 1.53 = 763.5 SPACES  
 TOWNHOUSES IN DR 16: 216 DEN UNITS x 1.53 = 330.5 SPACES  
 TOWNHOUSES: 152 DWLG UNITS x 1.75 = 266 SPACES  
**TOTAL REQUIRED: 1360 SPACES**

**PARKING PROVIDED**

APARTMENTS: 947 SPACES  
 TOWNHOUSES: 619 SPACES  
**TOTAL: 1566 SPACES**  
 INDIVIDUAL: 2 SPACES PROVIDED ON EACH LOT

**REQUIRED OPEN SPACE**

DR 1: 156 x 0% = 0  
 DR 5.5: 33.22 x 6% = 2.0 AC\*  
 DR 16: 49.87 x 15% = 7.5 AC\*  
**TOTAL: 9.5 ACRES\***

**OPEN SPACE PROVIDED**

APARTMENT OPEN SPACE	REQUIRED	PROVIDED
10.1 AC*	7.5 AC*	10.1 AC*
LOCAL OPEN SPACE	REQUIRED	PROVIDED
5.9 AC*	2.0 AC*	5.9 AC*
<b>TOTALS</b>	<b>9.5 AC*</b>	<b>16.0 AC*</b>

OPEN SPACE TO BE RETAINED AND MAINTAINED BY DEVELOPER: 15.7 ACRES\* SE OF BAYVILLE ROAD

**GROSS DENSITY THIS PLAT: 8.92 ACRES**  
**88 DWELLING UNITS / 9.845 DU/AC**  
 8.92

**COORDINATE TABLE**

NO	NORTH	EAST	NO	NORTH	EAST
1	12104.40	65124.59	22	11884.03	65532.65
2	12307.04	65266.04	23	11835.58	65737.44
3	12317.56	65311.31	24	11660.05	65733.37
4	12285.21	65386.71	25	11637.70	65736.21
5	12281.03	65397.96	26	11623.72	65626.31
6	12234.17	65380.53	27	11606.81	65530.16
7	12181.91	65320.93	28	11591.92	65532.07
8	12136.49	65449.59	29	11582.74	65494.65
9	12081.62	65813.66	30	11568.35	65440.41
10	11917.18	65158.68	31	11548.64	65313.19
11	11911.03	65156.65	32	11740.23	65585.05
12	11961.69	65551.87	33	12328.54	65402.83
13	11928.48	65332.40	34	12159.90	65892.58
14	11891.65	65271.37	35	11901.32	65806.10
15	12006.58	65186.90	36	11666.34	65782.97
16	12083.75	65122.95	37	11579.53	65794.01
17	12079.45	65126.51	38	11559.24	65634.51
18	12305.17	65307.92	39	11534.41	65507.48
19	12316.23	65314.03	40	11514.88	65435.90
20	11823.16	65312.69	41	12228.80	65538.37
21	11859.98	65373.72	42	12183.92	65665.46
			43	12113.19	65764.95
			44	11357.68	65461.51
			45	11359.00	65465.00
			46	11521.42	65458.54

**CURVE DATA**

NO	RADIUS	LENGTH	TANGENT	CHORD
A	825.00	260.30	131.24	18° 04' 40" N 38° 34' 49" E 259.22
B	845.00	291.03	146.97	17° 44' 01" N 38° 47' 11" E 289.59
C	835.00	82.08	41.07	05° 37' 55" S 66° 46' 41" E 82.05
D	835.00	79.05	39.55	05° 25' 24" S 66° 52' 56" E 79.02
E	4085.00	136.45	68.23	01° 54' 50" S 70° 33' 04" E 136.45
F	580.00	6.50	3.25	00° 38' 30" S 18° 10' 16" W 6.50
G	290.00	227.77	120.13	45° 00' 05" S 81° 23' 43" E 221.96
H	210.00	164.94	86.99	45° 00' 05" S 81° 23' 43" E 160.73
I	580.00	174.03	87.67	17° 11' 31" S 50° 20' 45" W 173.38
J	1040.00	97.65	48.86	05° 22' 47" S 80° 03' 46" W 97.62
K	1025.00	38.54	19.27	02° 09' 16" S 76° 12' 51" W 38.54
L	1225.00	714.72	367.85	33° 25' 43" S 22° 56' 15" E 104.63
M	1225.00	142.72	71.44	06° 40' 31" N 36° 18' 49" W 142.63
N	1225.00	93.15	46.60	04° 21' 25" S 27° 03' 21" E 93.12
O	1245.00	192.61	96.50	08° 51' 51" N 20° 26' 43" W 192.41
P	975.00	129.55	64.87	07° 36' 47" S 78° 56' 36" W 129.45
Q	530.00	238.12	121.10	25° 44' 31" S 65° 37' 15" W 238.12
R	4035.00	134.78	67.40	01° 54' 50" S 70° 33' 04" E 134.78

REASON FOR 1ST AMENDMENT: CHANGE IN OWNERSHIP, AND TO HONOR RECORDATION OF PLAT UNDER BALTIMORE COUNTY BILL # G1-79 (SECT-22-301)

J. CARROLL HAGAN DATE

Highway and Highway Widening, slope and drainage and utility easements shown hereon are reserved unto the Developer and are hereby offered for dedication to Baltimore County, Maryland. The Developer, his personal representatives, and assigns, shall convey said areas by deed to Baltimore County, Maryland at no cost.

Note: This Record Plat may not be honored by Baltimore County after 5 years from the Recording Date. See Baltimore County Bill # G1-79 (SECT 22-301)

**1ST AMENDED**  
**PLAT OF RESUBDIVISION OF PART OF**  
**PLAT TWO**  
**CARROLLWOOD MANOR**  
 (AS RECORDED IN E.H.K. JR 39/76)  
**15TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.**  
**OWNER AND DEVELOPER**  
**CARROLLWOOD MANOR, INC.**  
**25 SOUTH CHARLES STREET - BALTIMORE, MARYLAND 21201**

BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL  
 [Signature] DATE 3/15/92  
 DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD  
 [Signature] DATE 3/15/92  
 DIRECTOR

APPROVED FOR STREET ALIGNMENT AND LOCATION  
 [Signature] DATE 3/15/92  
 ROADS ENGINEER OF BALTIMORE COUNTY

COORDINATE AND BEARINGS AS SHOWN HEREON, ALTHOUGH THE SYSTEM ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATION VALUES:

X- 5965	N 119° 38' 37.4"	E 66342.177
X- 5966	N 123° 48' 8.74"	E 65305.633
X- 5967	N 129° 45' 8.12"	E 64442.503
X- 5968	N 135° 57' 20.0"	E 63709.570

\*VALUES ASSIGNED NOV. 11, 1972

THE STREETS AND OR ROADS AS SHOWN HEREIN AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEGS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE  
 [Signature]  
 K.W.B. ASSOCIATES  
 OWNER OF LAND SURVEY INSTRUMENT

ENGINEER'S CERTIFICATE  
 [Signature]  
 Registered Professional Engineer and Land Surveyor No. 2005

JAMES S. SPAMER & ASSOCIATES  
 ENGINEERS AND SURVEYORS  
 8017 YORK ROAD  
 TOWSON, MARYLAND 21284  
 SCALE: 1"=50' DATE: January 19, 1971