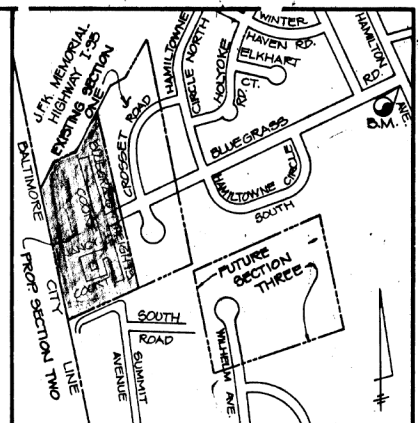


DENSITY CALCULATIONS				
	SECTION ONE	SECTION TWO	SECTION THREE	OVERALL
TOTAL AREA (GROSS)	6.71 Ac ±	8.24 Ac ±	9.05 Ac ±	24.0 Ac ±
ZONING	DR 5.5	DR 5.5 AND DR 10.5	DR 5.5	DR 5.5
NO. UNITS ALLOWED	55 X 671 = 3691	55 X 652 + 35.86 B 10.5 X 172 = 806	55 X 905 = 4978	14061
NO. UNITS PROPOSED	27	56	17	100
LOCAL OPEN SPACE REQUIRED	27 X 650 PER UNIT = 0.40 Ac ±	56 X 650 PER UNIT = 0.84 Ac ±	17 X 650 PER UNIT = 0.25 Ac ±	97 X 650 PER UNIT = 1.49 Ac ±
LOCAL OPEN SPACE PROVIDED	0.0 Ac ±	0.0 Ac ±	0.0 Ac ±	0.0 Ac ±
H.O.A. OPEN SPACE PROVIDED	0.0 Ac ±	2.28 Ac ±	1.10 Ac ±	3.18 Ac ±
OFFSTREET PARKING REQUIRED	27 X 20 PER UNIT = 54 SPACES	56 X 175 PER UNIT = 98 SPACES	17 X 20 PER UNIT = 34 SPACES	186 SPACES
OFFSTREET PARKING PROVIDED	54 SPACES	110 SPACES	34 SPACES	198 SPACES
H.O.A. MAINTENANCE AREA	0.0 Ac ±	2.28 Ac ±	0.0 Ac ±	2.28 Ac ±

HOUSING AUTHORITY OF BALTIMORE CITY NORTH
3400/810

BALTO. CO. GRID NORTH

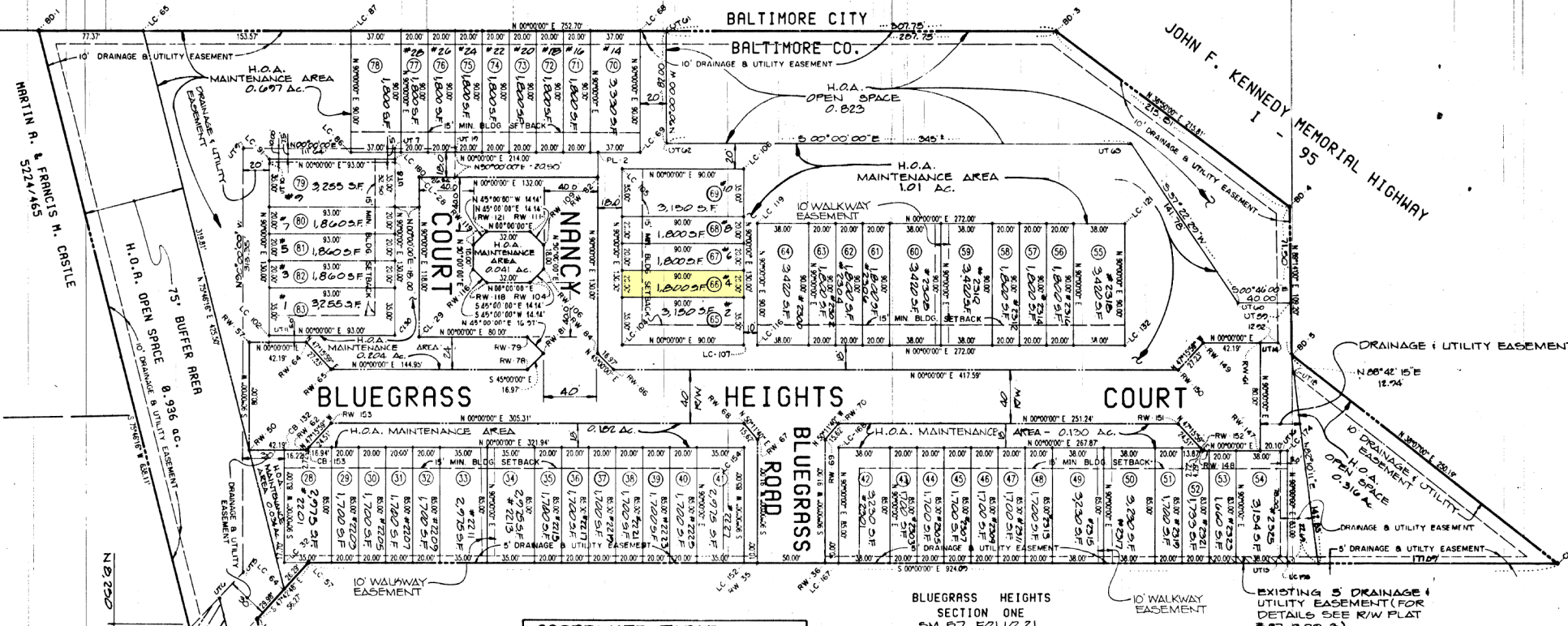


LOCATION MAP SCALE: 1"=500'

B.M. X-4010, ELEV. = 135.550
GALVANIZED SPIKE IN MACADAM ON SOUTH SIDE OF HAMILTON AVENUE AND BLUEGRASS ROAD.

COORDINATE TABLE

NAME	NORTHING	EASTING
BD1	8194.0200	24312.2600
BD3	8946.7200	24312.2600
BD4	9119.4500	24441.6358
BD5	9120.9118	24550.2860
CL8	9317.7508	24705.2600
LC57	8393.6705	24705.2600
LC59	8355.8128	24746.8848
LC62	8382.0008	24850.1598
LC63	8350.8645	24930.7918
LC64	8375.9808	24724.7097
LC65	8271.3937	24312.2600
LC67	8625.6196	24414.2600
LC68	8424.9678	24402.2600
LC69	8638.9678	24402.2600
LC68	8638.9678	24312.2600
LC91	8367.6196	24402.2600
LC180	8457.6193	24407.2600
CL30	8457.6193	24537.2600
LC102	8364.6196	24537.2600
LC105	8625.6196	24414.2600
LC106	8715.6196	24414.2600
LC107	8715.6196	24544.2600
LC104	8625.6196	24544.2600
LC119	8725.6196	24454.2600
LC121	8997.6196	24454.2600
LC132	8997.6196	24544.2600
LC116	8725.6196	24544.2600
LC168	8785.9755	24622.2600
LC174	9117.9755	24622.2600
LC195	9117.9755	24705.2600
LC167	8785.9755	24705.2600
LC152	8715.9755	24705.2600
LC154	8715.9755	24620.2600
CB132	8375.9755	24622.2600
LC32	8375.9755	24705.2600
RW35	8725.9755	24705.2600
RW67	8715.9755	24620.2600
RW68	8715.9755	24602.2600
RW153	8410.6672	24602.2600
RW62	8392.1900	24622.2600
RW510	8350.0021	24542.2600
RW57	8350.0021	24542.2600
RW64	8392.1900	24542.2600
RW65	8410.6672	24562.2600
RW78	8519.6196	24562.2600
RW81	8567.6196	24550.2600
RW79	8555.6196	24538.2600
CL29	8475.6193	24538.2600
CL28	8475.6193	24420.2600
RW82	8607.6196	24420.2600
PL2	8607.6196	24402.2600
RW84	8607.6196	24550.2600
RW86	8619.6196	24562.2600
RW150	9037.2115	24582.2600
RW149	9055.8886	24542.2600
RW61	9097.8765	24542.2600
RW147	9087.8765	24622.2600
RW148	9055.8886	24622.2600
RW151	9037.2115	24602.2600
RW70	8785.9755	24602.2600
RW69	8775.9755	24614.2600
RW36	8775.9755	24705.2600
RW119	8515.6193	24470.2600
RW121	8525.6193	24460.2600
RW111	8557.6196	24460.2600
RW109	8567.6196	24470.2600
RW108	8567.6196	24488.2600
RW104	8557.6196	24498.2600
RW118	8525.6193	24498.2600
RW116	8515.6193	24488.2600
CB153	8394.0377	24620.2600
LC195	9117.9755	24705.2600
LC167	8785.9755	24705.2600
RW152	9053.8409	24620.2600



COORDINATE TABLE

NAME	NORTHING	EASTING
UT 01	8336.0444	24710.0895
UT 02	8336.0444	24710.0895
UT 03	8336.0444	24734.1933
UT 04	8336.0444	24734.1933
UT 05	8336.0444	24734.1933
UT 06	8336.0444	24734.1933
UT 07	8336.0444	24734.1933
UT 08	8336.0444	24734.1933
UT 09	8336.0444	24734.1933
UT 10	8336.0444	24734.1933
UT 11	8336.0444	24734.1933
UT 12	8336.0444	24734.1933
UT 13	8336.0444	24734.1933
UT 14	8336.0444	24734.1933
UT 15	8336.0444	24734.1933
UT 16	8336.0444	24734.1933
UT 17	8336.0444	24734.1933
UT 18	8336.0444	24734.1933
UT 19	8336.0444	24734.1933
UT 20	8336.0444	24734.1933
UT 21	8336.0444	24734.1933
UT 22	8336.0444	24734.1933
UT 23	8336.0444	24734.1933
UT 24	8336.0444	24734.1933
UT 25	8336.0444	24734.1933
UT 26	8336.0444	24734.1933
UT 27	8336.0444	24734.1933
UT 28	8336.0444	24734.1933
UT 29	8336.0444	24734.1933
UT 30	8336.0444	24734.1933

(CONTINUATION OF NOTES:)
11. Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply, including the minimum setback of 22 feet to be held from the street right-of-way line to the garage or carport entered directly from the street.
12. For storm water management area see sheet 1 of 1, Part of Bluegrass Heights Section Three.

REASONS FOR AMENDMENT DATED: 3/7/90

- ADDED 10' WALKWAY EASEMENTS BETWEEN LOTS 33 & 34, 43 & 44 & 53 & 54
- REVISED H.O.A. MAINTENANCE AREA IN DENSITY CALCULATIONS

OWNER / DEVELOPER

ROSEDALE PARK COMPANY
c/o MR. JON FINK
6999 REISTERSTOWN RD.
BALTIMORE, MD. 21215
381-764-1888

AMENDED BLUEGRASS HEIGHTS

SECTION TWO
(FORMERLY RECORDED S.M. 01/1003)
ELECTION DISTRICT #14 BALTIMORE CO., MD.
SCALE 1"=50'
FEBRUARY 7, 1989
AMENDED: 3/7/90



DEED OF OWNERSHIP-NORTH PARCEL N.J.R. 3967/346
S.M. 01/1003
TAX ACCOUNT #18 12-00-000115 THRU 22-00-000115
THIS SITE IS WITHIN THE REDHOUSE RUN AND MOORES RUN DRAINAGE AREAS.

THIS IS TO CERTIFY THAT THE OUTLINE OF SECTION TWO SHOWN HEREON IS TAKEN FROM A PLAT RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MD IN PLAT BOOK G1 FOLIO 60.
SIGNED: *James O. Nicodemus* DATE: 3/8/90
JAMES O. NICODEMUS

NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.
X-4818 N 9225.15 E 26.40550
X-4819 N 8906.40 E 26.53795

NOTE: THE STREETS AND OR ROADS AS SHOWN HEREON 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 BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
Jonathan Fink 3-22-90
REG. NO. DATE

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS.
James O. Nicodemus 3/8/90
REG. NO. DATE

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Robert W. Shurley 2-5-90
DIRECTOR DATE
APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Nancy O. Grace 1/9/90
DIRECTOR DATE

D. S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100
P.W.A. COMPLETED
FINAL PLAT CHECKED
PLANNING
ENGINEERING
HOUSE NUMBERS
COMPUTED BY: G.M.B.
CHECKED BY: J.E.P.
DRAWN BY: C.D.H.
P.N.:
62-55
MASSU 1236-9705