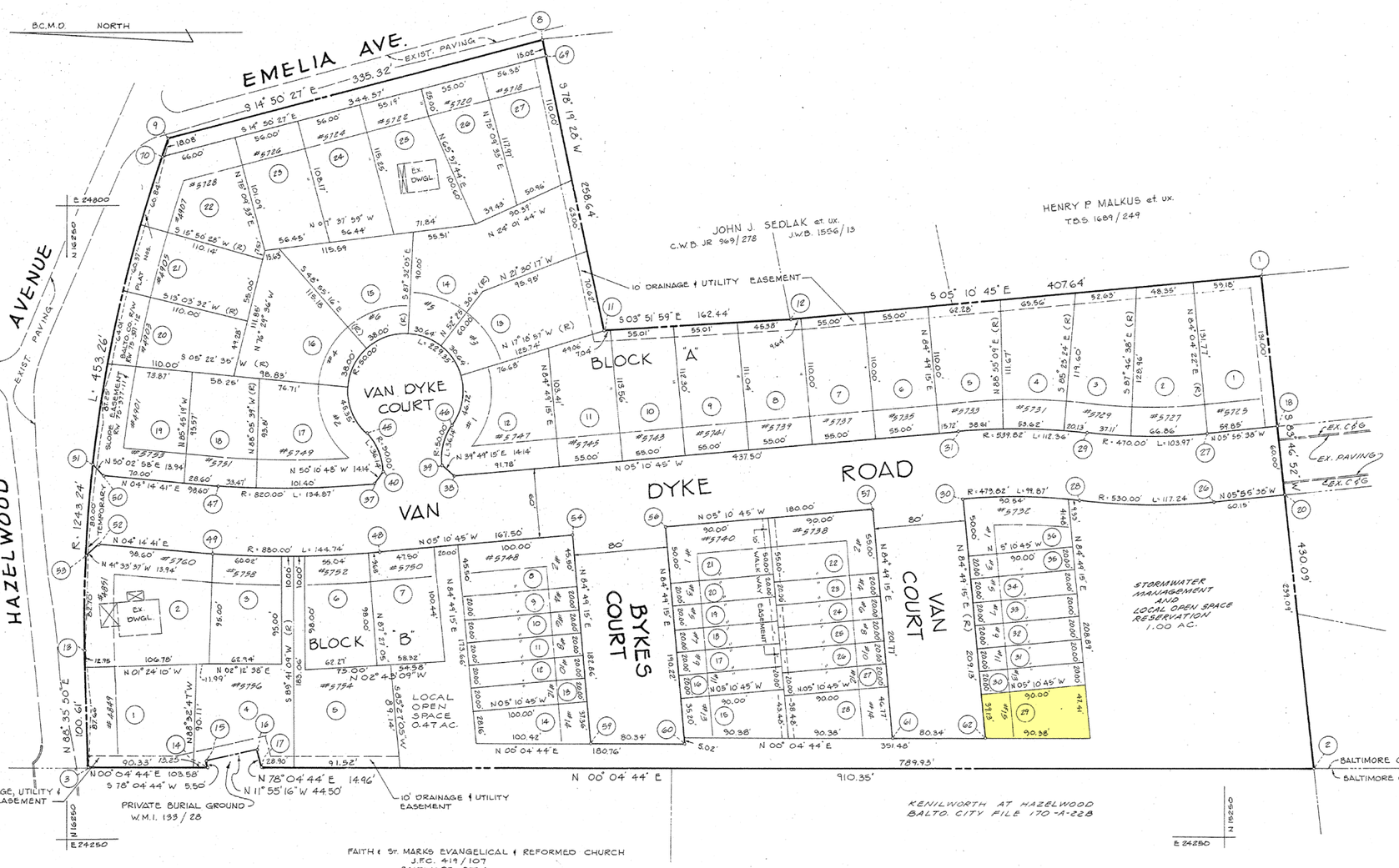

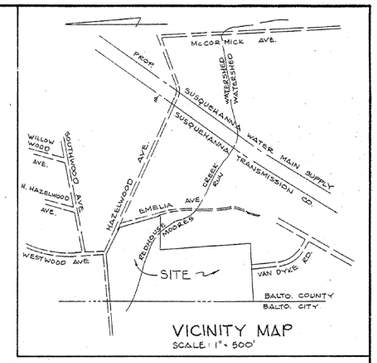

VICINITY MAP
SCALE: 1" = 500'

DENSITY CALCULATIONS

GROSS ACREAGE	11.5 Ac.
EXISTING ZONING	DR. 5.5
UNITS ALLOWED 11.5 × 5.5	63.25 DW. UNITS
UNITS PROPOSED	
SIN. FAM. LOTS	34
TOWNHOUSES	29
TOTAL UNITS PROPOSED	63 DW. UNITS
PARKING REQUIRED	
SIN. FAM. LOTS - 1.75 SP/UN (34 UN × 1.75 SP)	59.5
TOWNHOUSES - 1.75 SP/UN (29 UN × 1.75 SP)	50.75
TOTAL PARKING REQUIRED	110.25 SPACES
PARKING PROPOSED	
SIN. FAM. LOTS (34 UN × 2 SP)	68
TOWNHOUSES	50
TOTAL PARKING PROPOSED	118 SPACES
LOCAL OPEN SPACE REQUIRED (6% OF 11.5 Ac.)	0.69 Ac.
LOCAL OPEN SPACE PROPOSED	1.47 Ac.
GROSS RESIDENTIAL DENSITY	5.48 UN./AC.

CURVE DATA

From	To	Δ	R	L	T	Chd.	Chd.
13	9	20° 53' 20"	1243.24'	453.26'	229.17'	S 80° 57' 54" E	450.75'
26	28	12° 40' 27"	530.00'	117.24'	58.86'	N 00° 24' 35" E	117.00'
27	29	12° 40' 27"	470.00'	103.97'	52.20'	N 00° 24' 35" E	103.75'
28	30	11° 55' 34"	479.82'	99.87'	50.12'	N 00° 47' 02" E	99.69'
29	31	11° 55' 34"	539.82'	112.36'	56.38'	N 00° 47' 02" E	112.16'
39	46	41° 24' 30"	50.00'	36.14'	18.90'	S 74° 28' 30" E	35.35'
46	45	122° 49' 00"	50.00'	239.35'	———	N 05° 10' 44" W	75.00'
45	40	41° 24' 30"	50.00'	36.14'	18.90'	S 64° 06' 56" W	35.35'
37	47	9° 25' 26"	820.00'	134.87'	67.59'	N 00° 28' 02" W	134.72'
48	49	9° 25' 26"	880.00'	144.74'	72.63'	N 00° 28' 02" W	144.58'

COORDINATE TABLE

No.	North	East	No.	North	East
1	15219.84	24738.74	48	15992.89	24601.52
2	15173.26	24311.24	49	15918.19	24908.29
3	16232.68	24312.70	47	16121.52	24957.78
8	15840.23	24144.33	48	15981.08	24449.09
9	16164.36	24858.44	49	16125.66	24447.92
11	15787.89	24491.04	50	16219.59	24965.09
12	15625.81	24702.00	51	16228.51	24576.74
13	16256.14	24413.28	52	16224.00	24805.21
14	16129.10	24312.54	53	16234.45	24449.96
15	16160.23	24317.94	54	15814.27	24814.21
16	16086.69	24327.13	55	15796.95	24812.10
17	16085.60	24312.49	56	15734.60	24821.43
18	15206.45	24608.56	57	15655.34	24637.68
20	15199.19	24548.95	58	15797.77	24932.10
26	15258.98	24542.70	60	15717.43	24931.99
27	15269.18	24602.38	61	15837.12	24930.74
28	15375.95	24543.54	62	15856.78	24930.63
29	15368.93	24603.12	69	15837.19	24929.61
30	15475.66	24644.90	70	16170.27	24841.36
31	15481.08	24604.66			
37	16186.51	24598.85			
38	15916.74	24585.17			
39	15927.66	24574.22			
40	15977.45	24569.71			

E.H.K., JR. 46 FOLIO 123
Filed for record
Date OCT 16 1980
Test

"VAN DYKE MANOR"

14TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1" = 50' JULY 28, 1980

DEVELOPER
HAZELWOOD AVENUE ASSOCIATES
% JACK T. GIBSON, PARTNER
9606 BELAIR ROAD
BALTIMORE, MD. 21236

OWNERS
MARGARET G. STRAIN
& LOREN S. STRAIN
E.H.K., JR. 5388/963
3732 N.E. 193RD. STREET
SEATTLE, WASHINGTON 98155
RUTH E. COLE
T.B.S. 1801/537
4901 HAZELWOOD AVE.
BALTIMORE, MD. 21206

DEVELOPMENT DESIGN GROUP, LTD.
SURVEYORS • PLANNERS • ENGINEERS
216 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
PHONE: 828-0727

P.W.A. COMPLETED 11-80-2 L.G.
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
STREET NAMES:
HOUSE NOS. 7-21-80

NOTE: STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES 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.

APPROVED: BALTIMORE COUNTY PLANNING BOARD
8/8/80 Norman E. Gerber
DATE DIRECTOR

APPROVED:
8/7/80 Harry Pistel
DATE COUNTY ROADS ENGINEER

APPROVED:
DATE DEPUTY STATE & COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE
I, W.E. MAISENHOLDER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 72-A TO 72 E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, AS ENACTED OR AMENDED BY ACTS OF 1945 AND 1947 AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

W. E. Maisenholder L.S. 10585 7-15-80
REGISTERED LAND SURVEYOR NO. DATE

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-7394	N 16079.68 E 25157.52
X-7395	N 16298.13 E 24653.38

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE 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.

OWNER'S CERTIFICATE
THE REQUIREMENTS OF SECTION 72-B ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

PNN85 MSA CSU 2136 8022 PN. 7914
46-123

BALTIMORE COUNTY CIRCUIT COURT (Plats) Plat Book EHK, Jr. 46, p. 123, MSA_C2136_8022. Date available 1980/10/16. Printed 05/18/2023.
Maryland State Archives