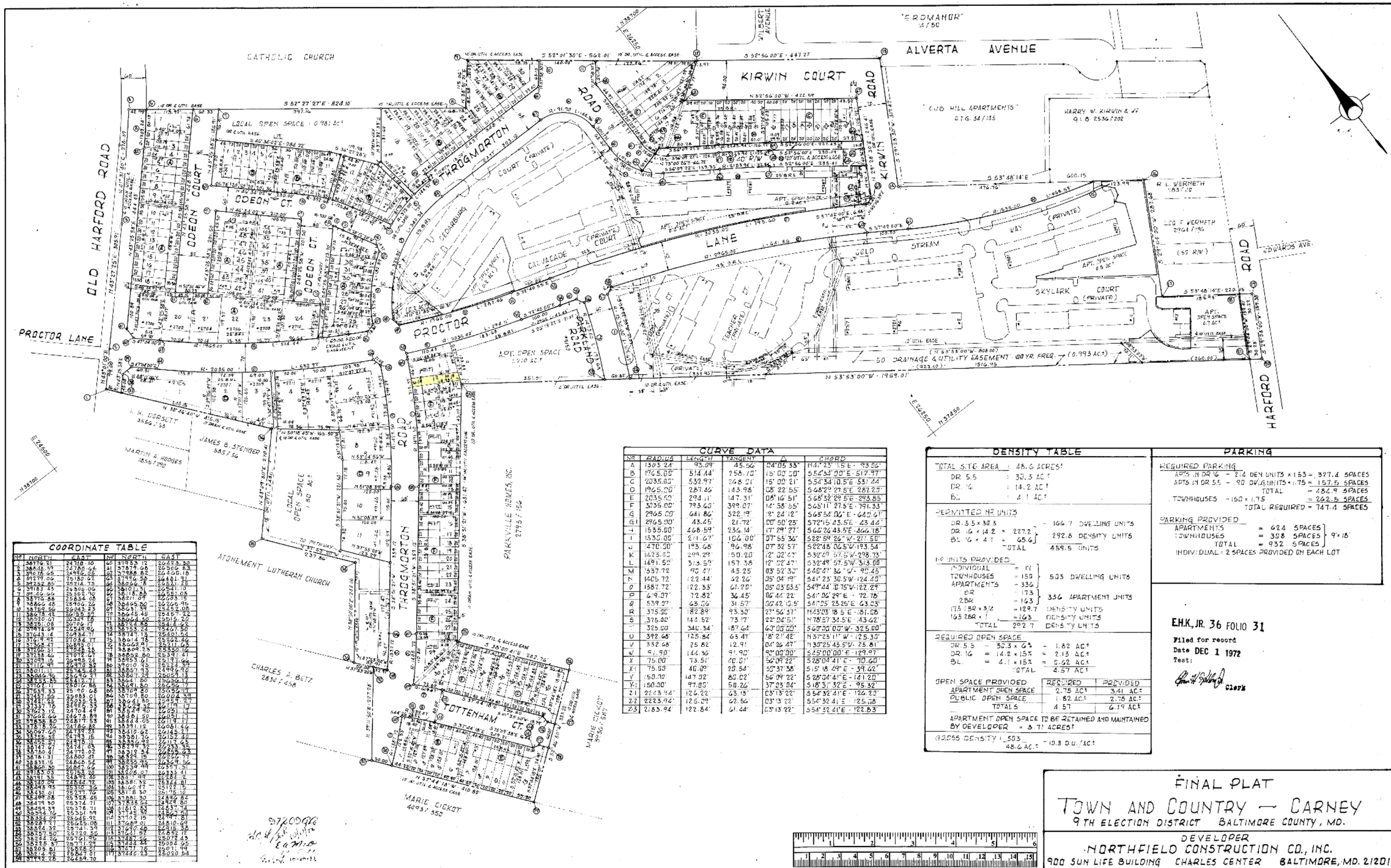

CURVE DATA

NO	RADIUS	LENGTH	TANGENT	Δ	CHORD
A	1303.24'	93.09'	45.56'	04°05'33"	N41°23'15"E - 93.06'
B	1765.00'	514.44'	258.70'	16°00'00"	S56°52'00"E - 512.97'
C	2035.00'	532.97'	268.01'	15°00'21"	S56°34'10.5"E - 531.44'
D	1965.00'	287.46'	143.98'	08°22'55"	S68°29'27.5"E - 287.20'
E	2035.00'	294.11'	147.31'	08°16'51"	S68°32'29.5"E - 293.85'
F	3035.00'	793.60'	399.07'	14°58'55"	S65°11'27.5"E - 791.53'
G	2965.00'	641.86'	322.19'	12°24'12"	S65°56'00"E - 640.61'
G1	2965.00'	43.45'	21.72'	00°50'23"	S72°15'43.5"E - 43.44'
H	1535.00'	468.59'	236.14'	17°29'27"	S62°26'43.5"E - 466.78'
I	1530.00'	211.67'	106.00'	07°55'36"	S22°59'26"W - 211.50'
J	470.00'	193.68'	98.98'	07°32'57"	S22°48.0'5"W - 193.54'
K	1425.00'	299.29'	150.20'	12°02'47"	S30°29'57.5"W - 298.73'
L	1491.50'	316.59'	159.38'	12°09'47"	S32°49'57.5"W - 313.00'
M	1537.72'	90.47'	45.25'	03°52'30"	S40°47'36"W - 90.45'
N	1405.72'	122.44'	62.26'	05°04'19"	S41°23'30.5"W - 122.40'
O	1387.72'	122.33'	61.20'	05°03'03.5"	S49°44'0.75"W - 122.29'
P	619.07'	72.82'	36.45'	06°44'22"	S41°06'29"E - 72.78'
Q	539.07'	63.06'	31.57'	06°42'10.5"	S41°05'23.25"E - 63.03'
R	375.00'	182.89'	93.30'	27°56'37"	N43°03'18.5"E - 181.08'
S	375.00'	144.52'	73.17'	22°04'51"	N78°57'34.5"E - 143.62'
T	325.00'	340.34'	187.64'	60°00'00"	S60°00'00"W - 325.00'
U	392.66'	125.84'	63.41'	18°21'42"	N37°23'11"W - 125.30'
V	332.66'	25.82'	12.91'	04°26'47"	N30°25'45.5"W - 25.81'
W	51.90'	144.36'	91.90'	90°00'00"	S45°00'00"E - 129.97'
X	75.00'	73.51'	40.01'	56°09'22"	S28°04'41"E - 70.60'
X1	75.00'	40.09'	20.54'	30°37'38"	S15°18'29"E - 39.62'
Y	150.00'	147.02'	80.02'	56°09'22"	S28°04'41"E - 141.20'
Y1	150.00'	97.05'	50.26'	37°03'04"	S18°31'32"E - 95.32'
Z1	2243.94'	124.22'	63.15'	03°13'22"	S54°32'41"E - 126.20'
Z2	2223.94'	125.09'	62.56'	03°13'22"	S54°32'41"E - 125.08'
Z3	2183.94'	122.84'	61.44'	03°13'22"	S54°32'41"E - 122.83'

COORDINATE TABLE

NO	NORTH	EAST	NO	NORTH	EAST
1	38776.21	24718.10	60	37933.12	26225.30
2	38648.59	24780.64	61	37879.68	26506.83
3	38618.66	24962.05	62	37988.82	26426.18
4	38279.06	25180.62	63	37996.58	26481.91
5	38252.85	25214.73	64	38066.18	26521.25
6	38183.43	25308.06	65	38010.31	26541.10
7	38142.65	25368.96	66	38118.84	26581.03
8	38170.68	25684.08	67	38017.09	26595.16
9	38466.48	25706.26	68	38465.26	26245.95
10	38789.56	26043.23	69	38631.39	25545.05
11	38824.78	26152.59	70	38245.45	25457.22
12	38520.01	26324.28	71	38004.50	25516.20
13	38251.08	26706.17	72	38124.82	25241.62
14	37974.29	26548.94	73	38135.24	25567.80
15	37643.14	26434.71	74	38141.13	25401.54
16	37619.92	26702.77	75	38611.78	25542.46
17	37368.47	26618.01	76	38668.51	25121.62
18	37556.31	27048.28	77	38809.23	25350.16
19	37538.40	27092.29	78	38859.80	25349.41
20	37508.18	26985.24	79	38693.61	25197.96
21	37114.91	26410.32	80	39010.45	25224.35
22	38011.11	25743.20	81	38607.11	24962.92
23	38049.16	25990.21	82	38287.28	25059.13
24	38234.85	25812.11	83	38641.80	25636.17
25	38170.21	25710.85	84	38705.61	25656.06
26	37559.53	25190.68	85	38709.80	25694.44
27	37427.29	25083.61	86	38704.80	26004.38
28	37421.75	25229.04	87	38641.80	25745.23
29	37237.76	24962.55	88	38624.32	26119.17
30	37623.12	24704.48	89	38524.80	26051.11
31	37662.66	24673.89	90	38381.80	26051.11
32	37836.80	24817.53	91	38443.05	26119.11
33	37878.76	24786.82	92	38391.12	26081.69
34	38097.60	24739.23	93	38410.62	26145.27
35	38158.56	24783.15	94	38381.80	26152.32
36	38252.24	24718.10	95	38356.62	26111.62
37	38147.67	24741.05	96	38230.32	25753.35
38	38150.41	24775.02	97	38150.54	25755.23
39	38181.31	24800.41	98	38529.15	25722.77
40	38335.16	24842.52	99	38255.75	26369.56
41	38402.30	24867.66	100	38239.44	26391.31
42	39153.03	25154.20	101	38208.27	26339.41
43	39191.38	25149.20	102	38351.97	26282.8
44	38340.04	25242.72	103	38381.32	25324.91
45	38249.95	25310.36	104	38166.47	25172.15
46	38243.01	25277.76	105	38178.30	25176.30
47	38199.08	25328.65	106	31881.30	24899.84
48	38479.30	25374.71	107	37855.22	24929.80
49	38459.39	25378.71	108	37812.83	24933.74
50	38314.76	25551.59	109	37745.58	24907.91
51	38253.27	25546.98	110	37512.15	24749.31
52	38581.27	25925.08	111	37669.01	24810.69
53	38564.32	25741.39	112	37697.46	24916.32
54	38527.50	25730.55	113	37621.57	24952.10
55	38244.76	25521.96	114	37487.56	25072.15
56	38235.57	25511.29	115	37424.44	25004.95
57	38209.61	25528.01	116	37471.76	25011.94
58	38214.92	25547.01	117	37466.23	25020.54
59	37992.28	26459.70			

DENSITY TABLE

TOTAL SITE AREA = 48.6 ACRES±
DR. 5.5 : 30.3 AC±
DR. 16 : 14.2 AC±
BL. : 4.1 AC±

PERMITTED NO UNITS
DR. 5.5 × 30.3 = 166.7 DWELLING UNITS
DR. 16 × 14.2 = 227.2
BL. 16 × 4.1 = 65.6
TOTAL 292.8 DENSITY UNITS
459.5 UNITS

NO UNITS PROVIDED
INDIVIDUAL = 17
TOWNHOUSES = 150 } 503 DWELLING UNITS
APARTMENTS = 336
1 BR = 173
2 BR = 163 } 336 APARTMENT UNITS
173 1 BR × 3/4 = 129.7 DENSITY UNITS
163 2 BR × 1 = 163 DENSITY UNITS
TOTAL 292.7 DENSITY UNITS

REQUIRED OPEN SPACE
DR. 5.5 - 30.3 × 6% = 1.82 AC±
DR. 16 = 14.2 × 15% = 2.13 AC±
BL. = 4.1 × 15% = 0.62 AC±
TOTAL 4.57 AC±

OPEN SPACE PROVIDED	REQUIRED	PROVIDED
APARTMENT OPEN SPACE	2.75 AC±	3.41 AC±
PUBLIC OPEN SPACE	1.82 AC±	2.78 AC±
TOTALS	4.57	6.19 AC±

APARTMENT OPEN SPACE TO BE RETAINED AND MAINTAINED BY DEVELOPER = 3.71 ACRES±

GROSS DENSITY 503 / 48.6 AC± = 10.3 D.U./AC±

PARKING

REQUIRED PARKING
APTS IN DR 16 - 214 DEN UNITS × 1.53 = 327.4 SPACES
APTS IN DR 5.5 - 90 DWG UNITS × 1.75 = 157.5 SPACES
TOTAL = 484.9 SPACES
TOWNHOUSES - 150 × 1.75 = 262.5 SPACES
TOTAL REQUIRED = 747.4 SPACES

PARKING PROVIDED
APARTMENTS = 624 SPACES } 9'×18'
TOWNHOUSES = 308 SPACES
TOTAL = 932 SPACES
INDIVIDUAL - 2 SPACES PROVIDED ON EACH LOT

E.H.K., JR. 36 FOLIO 31
Filed for record
Date DEC 1 1972
Test:
Clerk

FINAL PLAT
TOWN AND COUNTRY — CARNEY
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

DEVELOPER
NORTHFIELD CONSTRUCTION CO., INC.
900 SUN LIFE BUILDING CHARLES CENTER BALTIMORE, MD. 21201

BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL
DEPUTY STATE & COUNTY HEALTH OFFICER — DATE 10/24/72

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD
DIRECTOR (A.T.C.P.) — DATE

APPROVED FOR STREET ALIGNMENT AND LOCATION
ROADS ENGINEER OF BALTIMORE COUNTY — DATE 11/15/72

COORDINATES AND BEARINGS AS SHOWN HEREON REFER TO THE SYSTEM ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATION VALUES:

X-3547	N 37004.470	E 26453.480
X-3548	N 37301.776	E 27118.697
X-6429	N 39369.780	E 25266.430

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.

OWNER'S CERTIFICATE
Northfield Construction Co. Inc.
By: Harry L. Whitehurst V.P.

ENGINEER'S CERTIFICATE
I, WILLIAM O. LEFFLER, JR., a Registered Professional Engineer of the State of Maryland, do hereby certify that the plat shown hereon is correct in all its details and that it complies with the Baltimore County Subdivision Regulations as adopted by Section 22-26 et seq. of the Baltimore County Code, 1968 as amended by Bill No. 178-1970 and subsequent Bills thereto. That all monuments shown thereon actually exist or will be placed in the ground as shown thereon prior to the completion of the subdivision and that all of the requirements of Section 22-26 et seq. of the Baltimore County Code, 1968 as amended by Bill No. 178-1970 and subsequent Bills thereto have been complied with.
William O. Leffler, Jr.

STATE OF MARYLAND — WILLIAM OTTO LEFFLER, JR. — No. 6005 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
8017 YORK ROAD
TOWSON, MARYLAND 21204

SCALE: 1" = 100' SEPT. 15, 1972

MSA SS W 2886 - 1704

36-31

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book E.H.K. Jr. 36, p. 31, MSA_S1336_1704. Date available 10/22/2024. Printed 11/01/2024.