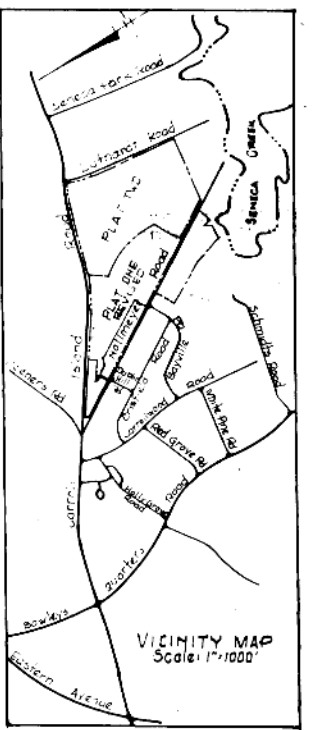


- GENERAL NOTES**
1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, PARK, EASEMENT, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
  2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 BILL NO. 66-82.
  3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO.
  4. THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
  5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.



15820180  
 g/c  
 PNO 6/9/87 - 11/18/87  
 12/18/87

**DENSITY TABLE**

TOTAL GROSS SITE AREA = 84.65 ACRES<sup>±</sup>

DR 1 = 1.56 AC<sup>±</sup>  
 DR 5.5 = 33.22 AC<sup>±</sup>  
 DR 16 = 49.87 AC<sup>±</sup>

**PERMITTED NO. UNITS**

DR 1 = 1.56 = 1.56 DWELLING UNITS  
 DR 5.5 = 33.22 = 182.71 DWELLING UNITS  
 DR 16 = 49.87 = 797.92 DENSITY UNITS  
 TOTAL = 982.19 DENSITY (DWLG UNITS)

**NO. UNITS PROVIDED**

INDIVIDUAL IN DR 5.5 = 53 261 DWELLING UNITS  
 TOWNHOUSES IN DR 5.5 = 147 147 DWELLING UNITS  
 DR 16 61-3 BRX x 1.5 = 91.5 91.5 DWELLING UNITS

**APTS** 333 182 x 34 250 DENSITY UNITS  
 399 2 BR x 1 399 DENSITY UNITS

732 DWELLING UNITS 940.5 DENSITY & DWLG UNITS  
 TOTAL DWELLING UNITS 993  
 993 = 11.73 DW/AC GROSS DENSITY  
 84.65

**REQUIRED PARKING**

APTS IN DR 16 = 649 DEN UNITS = 1.53 = 993 SPACES  
 TOWNHOUSES IN DR 16 = 61 DEN UNITS = 1.53 = 94 SPACES

TOWNHOUSES = 147 DWLG UNITS = 1.75 = 258 SPACES

TOTAL REQUIRED 1345 SPACES

**PARKING PROVIDED**

APARTMENTS 1235 SPACES  
 TOWNHOUSES 432 SPACES  
 TOTAL 1667 SPACES

INDIVIDUAL + 2 SPACES PROVIDED ON EACH LOT

**REQUIRED OPEN SPACE**

DR 1 = 1.56 x 0% = 0  
 DR 5.5 = 33.22 x 6% = 2.0 AC<sup>±</sup>  
 DR 16 = 49.87 x 15% = 7.5 AC<sup>±</sup>  
 TOTAL = 9.5 ACRES<sup>±</sup>

**OPEN SPACE PROVIDED**

APARTMENT OPEN SPACE 7.5 AC<sup>±</sup> 10.7 AC<sup>±</sup>  
 LOCAL OPEN SPACE 2.0 AC<sup>±</sup> 5.9 AC<sup>±</sup>  
 TOTALS 9.5 AC<sup>±</sup> 16.6 AC<sup>±</sup>

OPEN SPACE TO BE RETAINED AND MAINTAINED BY DEVELOPER: 15.7 ACRES<sup>±</sup> SE OF BAYVILLE ROAD

NEW GROSS DENSITY PLAT ONE = 41.50 ACRES<sup>±</sup>  
 261 DWELLING UNITS = 6.289 DW/AC<sup>±</sup>  
 41.50

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DEDICATED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

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 # 61-79 (sect 22-30.1)

BENGIES SEWAGE PUMPING STATION DRAINAGE AREA

2<sup>ND</sup> AMENDED  
 RESUBDIVISION OF BLOCK D-Lots 1-16 & 25-34 & BLOCK E-Lots 1-23 AS SHOWN ON PLAT ONE  
 CARROLLWOOD MANOR (ENCL. 3-388)  
 15<sup>TH</sup> ELECTION DISTRICT - BALTIMORE COUNTY, M.D.

OWNER AND DEVELOPER  
 CARROLLWOOD MANOR, INC.  
 25 SOUTH CHARLES STREET - BALTIMORE, MARYLAND 21201

**COORDINATE TABLE**

NO	NORTH	EAST	NO	NORTH	EAST
42	12594.07	64495.40	76	12546.31	65195.36
43	12615.11	64495.73	77	12576.65	64912.21
44	12749.78	64409.25	78	12621.65	64817.92
45	11750.53	64439.30	79	12209.72	64710.81
50	11876.87	64445.35	80	12291.07	64703.54
51	11907.53	64512.31	81	12405.88	64907.70
52	11889.74	64623.84	82	12452.35	64704.92
53	11971.19	64711.48	83	12530.91	64765.37
54	12047.54	65088.01	84	12600.05	64724.61
55	11972.68	65148.40	85	12674.91	64724.92
56	11867.77	65221.25	86	12777.45	64642.50
57	11693.60	64874.07	87	12686.63	64474.43
58	11627.22	64879.64	107	12820.26	64571.58
59	11622.44	64951.07	108	12823.57	64592.53
60	11409.83	65088.27	109	12772.21	64663.36
61	11487.69	65368.98	110	12731.14	64634.00
62	11276.15	65417.60	111	12569.07	64858.20
63	11257.81	65422.77	112	12608.54	64887.56
64	11197.28	65089.83	113	12547.25	64975.41
65	11179.55	65099.45	114	12546.92	64422.55
66	11144.71	65021.16	115	12861.33	64360.89
67	11150.93	65001.21	116	12956.95	64189.40
68	11528.87	64796.31	117	13027.86	64129.41
69	11524.10	64787.22	118	12971.52	64120.82
70	11799.10	65268.86	119	12848.47	64187.62
71	11564.74	65368.45	120	12798.39	64095.34
72	11478.30	65110.14	21	12787.60	64100.11
73	11674.06	65015.31	22	12839.70	64152.39
74	12500.28	65038.74	23	12687.05	64275.27
75	12371.95	65181.50	24	12678.58	64395.30

**CURVE DATA**

NO	RADIUS	LENGTH	TANGENT	CHORD
1	75.00'	54.24'	28.31'	41'26" 23
2	725.00'	333.00'	201.45'	31'03" 27
3	845.00'	139.46'	69.89'	09'27" 23
4	1175.00'	132.92'	66.53'	06'28" 53
5	1175.00'	254.95'	127.98'	12'25" 55
6	1175.00'	213.67'	107.15'	10'25" 68
7	885.00'	320.60'	162.05'	20'44" 59
8	865.00'	85.73'	42.90'	05'40" 42
9	420.00'	187.21'	95.19'	25'32" 30
10	500.00'	242.87'	113.32'	25'32" 28

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

APPROVED FOR STREET ALIGNMENT AND LOCATION

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-5965 N 11978.314 E 66342.177  
 X-5966 N 12348.814 E 65305.633  
 X-5967 N 12765.812 E 64442.503  
 X-5968 N 13557.200 E 63709.570  
 \* AS OF NOV. 11, 1972.

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

REASON FOR 2<sup>ND</sup> AMENDMENT: CHANGE IN OWNERSHIP, AND TO HONOR RECORDATION OF PLAT UNDER BALTIMORE COUNTY, BILL # 61-79 (SECT. 22-30.1)

R. KEITH COMPTON  
 ALL LOTS TO BE AMENDED BY THIS PLAT ARE IN THE OWNERSHIP OF K.W.S. ASSOCIATES

ENGINEER'S CERTIFICATE

JAMES S. SPAMER & ASSOCIATES  
 ENGINEERS AND SURVEYORS  
 8017 YORK ROAD  
 TOWSON, MARYLAND 21284

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

DATE: 12-10-87

DIRECTOR

SCALE: 1" = 100'  
 DATE: DEC. 5, 1975