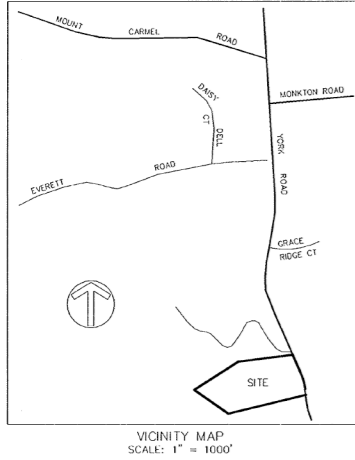


BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 78, p. 295, MSA, S1236-11690. Date available 2007/12/14. Printed 06/09/2021.



- SITE DATA:**
- OWNERS: LAURA ZAPPACOSTA & ROBERT T. CLAUSEN
  - OWNERS' ADDRESS: 16626 YORK ROAD, MONKTON, MARYLAND 21111
  - DEED REFERENCE: 25213/018
  - TAX ACCOUNT NUMBER: 1700003592
  - TAX MAP: 22 GRID 20 PARCEL 214 LOT 1
  - ZONING: PREVIOUS = RDP CURRENT = RC-4
  - ZONING MAP: NW 26-C
  - CENSUS TRACT: 407.00
  - COUNCILMANIC DISTRICT: 3rd
  - ELECTION DISTRICT: 7th
  - WATERSHED: LOCH RAVEN
  - SUBWATERSHED: NON-SERVICE
  - SCHOOL DISTRICT: SPARKS ES
  - REGIONAL PLANNING DISTRICT: 301
  - AREA OF TRACT: 12.2071 ACRES
  - AREA OF HIGHWAY WIDENING: 0 ACRES
  - NET AREA: 12.2071 ACRES
  - DENSITY CALCULATIONS UNDER RC-4 REGULATIONS:
    - LOTS ALLOWED: 12.2071 X .20 = 2
    - LOTS PROPOSED: 2
  - EXISTING AND PROPOSED USE: SINGLE FAMILY DWELLINGS
  - AREA OF DISTURBANCE: 96,500 SF ± / 2.21 ACRES ±
  - PRIOR ZONING HEARINGS: NONE
  - PLAT REFERENCE: 38/104 ROXHILL
  - CONSERVANCY AREA REQUIRED: 8.5450 ACRES
  - PROPOSED: 8.5484 ACRES

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY THE STATE OF MARYLAND (NAD 83/94) AND ELEVATIONS SHOWN HEREON REFER TO NAVD 88 DATUM AND WERE BASED ON THE FOLLOWING TRAVERSE STATIONS:

GIS 120 N 726023.904 E 1410208.932 ELEV. = 579.69  
 GIS AZ 120 N 726480.562 E 1410385.488

**FLOODPLAIN CERTIFICATION:**

I CERTIFY THAT THE 100-YEAR FLOODPLAIN OUTLINE SHOWN ON THIS PLAN IS CORRECT AND DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, BUREAU OF DEVELOPMENT PLANS REVIEW'S POLICY MANUAL, APPENDIX B, RECOMMENDATIONS AND PROCEDURES FOR WATERSHED STUDIES, FLOODPLAIN STUDIES AND WATERWAY CROSSING STUDIES.

*Frederick J. Thompson*  
 11/29/2007  
 DATE



**PROFESSIONAL CERTIFICATE FOR FLOODPLAIN ONLY:**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 7948  
 EXPIRATION DATE: 7/11/09

**LEGEND:**  
 CONSERVANCY AREA

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE

12/14/07 *Walter Smith*  
 DATE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT

12/14/07 *Thomas A. Urban*  
 DATE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

#16516  
 FINGLASS  
 PLAT BOOK 38/104  
 TAX ID: 1700003596

**OWNERS' CERTIFICATION:**

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS 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 MARKERS.

*Laura Zappacosta* 9-28-07  
 LAURA ZAPPACOSTA DATE  
*Robert T. Clausen* 9-26-07  
 ROBERT T. CLAUSEN DATE

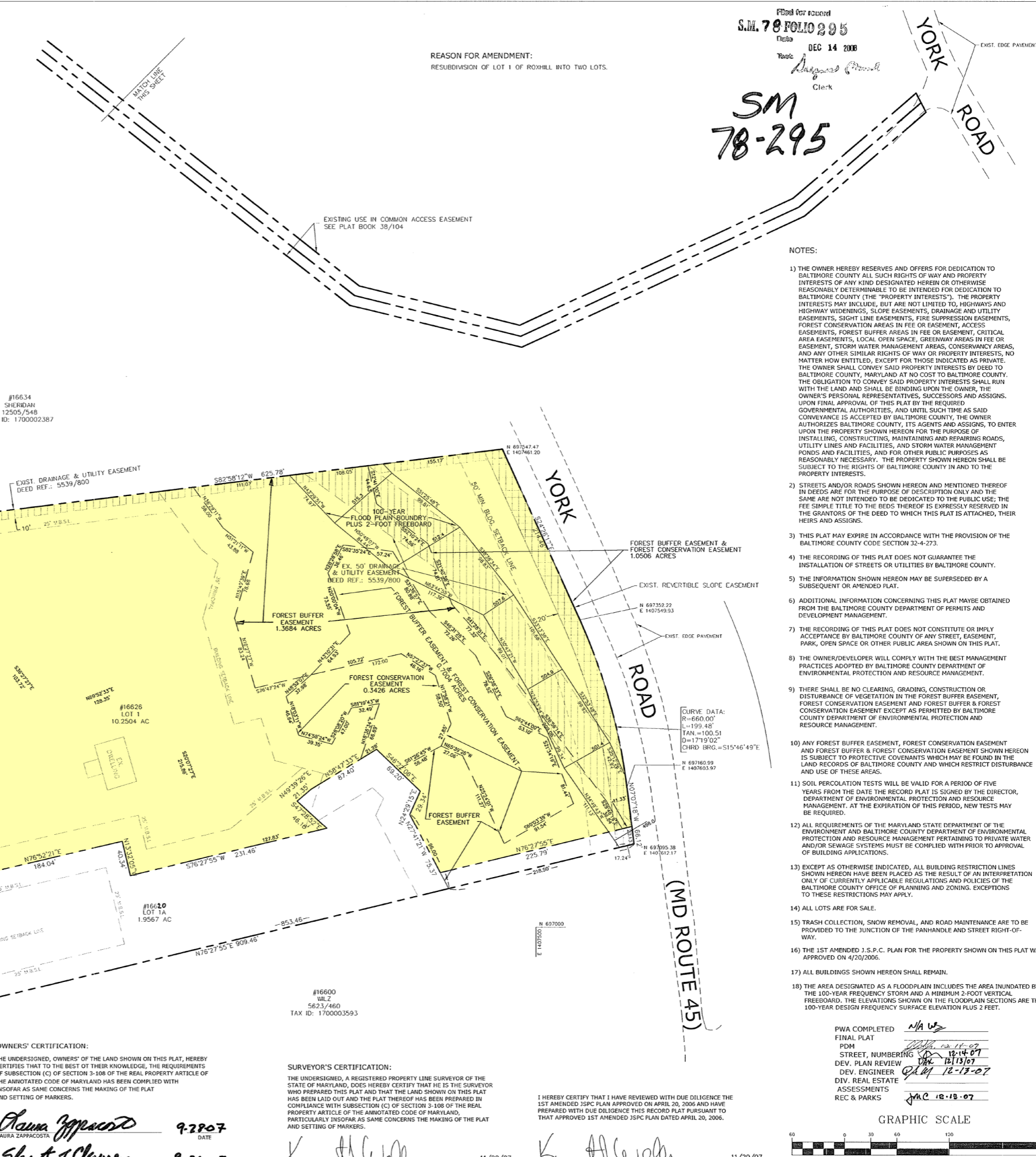
**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED, A REGISTERED PROPERTY LINE 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 THE PLAT AND SETTING OF MARKERS.

*Kenneth J. Wells* 11/20/07  
 KENNETH J. WELLS REG. NO. 236 DATE  
 I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE 1ST AMENDED J.S.P.C. PLAN APPROVED ON APRIL 20, 2006 AND HAVE PREPARED THIS PLAT PURSUANT TO THAT APPROVED 1ST AMENDED J.S.P.C. PLAN DATED APRIL 20, 2006.  
*Kenneth J. Wells* 11/20/07  
 KENNETH J. WELLS REG. NO. 236 DATE

REASON FOR AMENDMENT:  
 RESUBDIVISION OF LOT 1 OF ROXHILL INTO TWO LOTS.

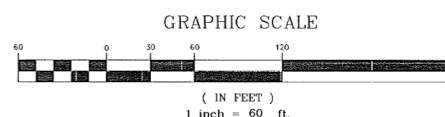
Filed for record  
**SM 78 FOLIO 295**  
 Date DEC 14 2007  
*Angela Smith*  
 Clerk



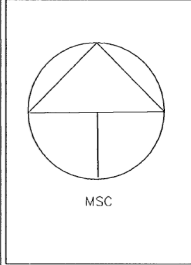
**NOTES:**

- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTIONED THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO THE 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.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISION OF THE BALTIMORE COUNTY CODE SECTION 32-4-273.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- 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.
- ALL LOTS ARE FOR SALE.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
- THE 1ST AMENDED J.S.P.C. PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 4/20/2006.
- ALL BUILDINGS SHOWN HEREON SHALL REMAIN.
- THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM 2-FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATION PLUS 2 FEET.

PWA COMPLETED *N/A*  
 FINAL PLAT *N/A*  
 PDM *12-14-07*  
 STREET NUMBERING *12-14-07*  
 DEV. PLAN REVIEW *12-13-07*  
 DEV. ENGINEER *12-13-07*  
 DIV. REAL ESTATE ASSESSMENTS *12-13-07*  
 REC & PARKS *12-13-07*



**kjwells Inc**  
 7403 NEW CUT ROAD  
 KINGSTOWN, MARYLAND 21087  
 (410) 595-8600



**REVISIONS:**

NO.	DATE
1	12-14-07

PLAT RECORDING TOTAL \$15,000  
 Fee \$6,489  
 SM JUL 1566  
 Rec 14-2007 02431 Pa

**RESUBDIVISION PLAN OF LOT 1 ROXHILL ZAPPACOSTA PROPERTY**  
 PREVIOUSLY RECORDED IN PLAT BOOK 38 FOLIO 104  
 16626 YORK ROAD  
 BALTIMORE COUNTY  
 MARYLAND

PDM# VII-65  
 DRAWN BY: KJW  
 CHECKED BY: KJW  
 DATE: 9/25/2007  
 PROJECT NO.: 2003-025  
 SHEET 1 OF 1

MSA SSU 1236 11690  
 P145 785