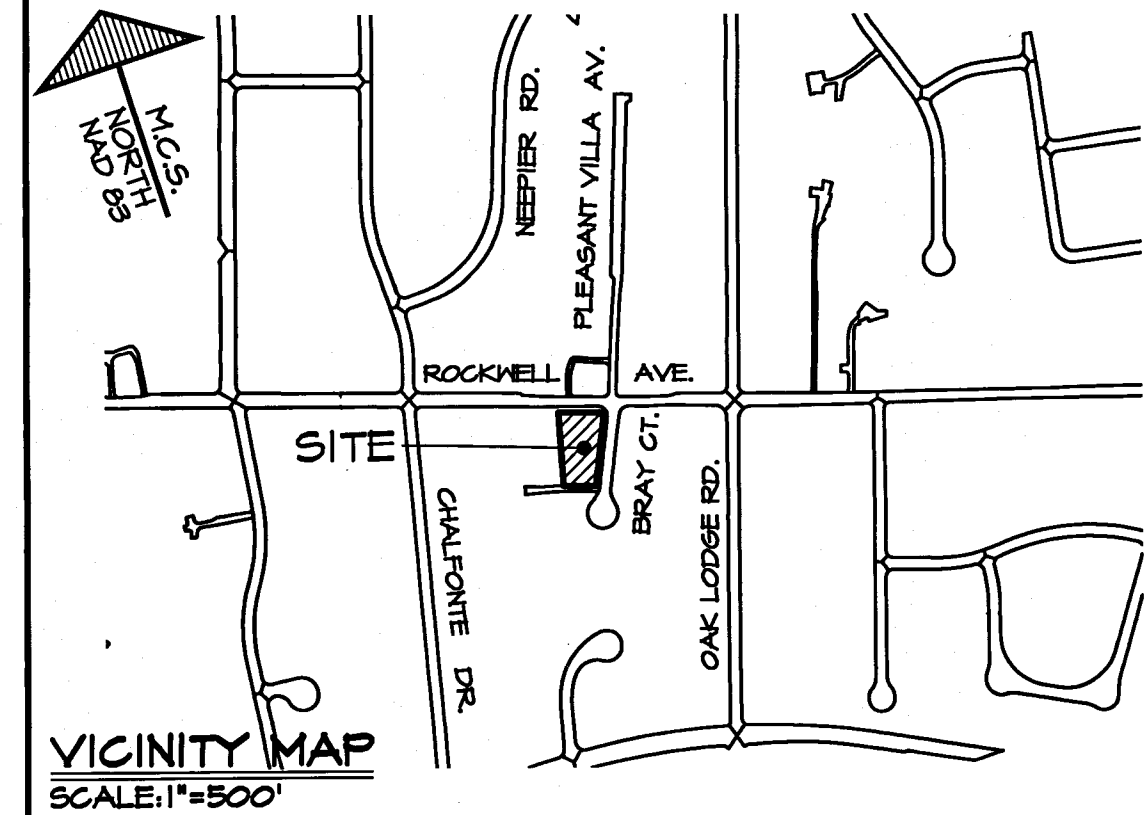


NOTES:

- 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 EASEMENTS, 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 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 THE PLAT BY THE REQUIREMENT GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE 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.
- THE STREETS AND/OR ROADS 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. 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- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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, APPROVALS AND INSPECTIONS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREAS SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THE "MINOR SUBDIVISION-THE HARRISON PROPERTY" FOR THIS PROPERTY SHOWN ON THIS PLAT WAS APPROVED 4/6/21.
- 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 DEPARTMENT OF PERMITS, INSPECTIONS AND APPROVALS. EXEMPTIONS TO THESE RESTRICTIONS MAY APPLY.
- OWNERS OF LOTS CONTAINING SWM EASEMENTS OR DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY). THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



SITE DATA:
SITE AREA = 21,271 SF, 0.641 AC.
GROSS AREA = 21,271 SF, 0.641 AC.
NET AREA = 20,002 SF, 0.454 AC.

EXISTING ZONING:
DR-5.5
ZONING MAP 100B1

DENSITY CALCULATIONS:
DYL6 UNITS ALLOWED @ 55x0.641 = 35
DYL6 UNITS PROPOSED = 2

LOT AREAS:
LOT ONE = 13,004 SF, 0.30 AC.
LOT TWO = 8,463 SF, 0.15 AC.

OWNERS:
2300 ROCKWELL AVE.
MICHAEL & JULIA BETTS
2300 ROCKWELL AVE.
BALTIMORE, MD 21228
DEED REF 45700/183
TAX #00001438
TAX MAP 100, GRID 04, PARCEL 34

2A BRAY CT.
DAVID SCHIAVONE
JORTS & RICO LLC
432 OLLA AVE.
ELLICOTT CITY, MD 21043
DEED REF 46668/151
TAX #25000152
TAX MAP 100, GRID 04, PARCEL 34

LR - Plat Fee - 5.00
Subdivision - 5.00
Subdivision Name: DAUM
PROPERTY 2300
ROCKWELL AVE
Ref: 80 - 68
Total: 11.22
01/10/2023 11:22
#16982753 CC0301 -
Baltimore
County/CC03.01.13 -
Register 13

Filed for record
JLE LIBER - 80 FOLIO 68
Date JAN 10 2023
Tested by JLE
Clock

COORDINATE TABLE		
POINT	NORTH	EAST
102	587,364.79	1,377,313.31
103	587,352.62	1,377,310.55
104	587,251.60	1,377,271.39
105	587,186.82	1,377,241.14
106	587,213.44	1,377,160.79
107	587,282.23	1,377,178.94
108	587,349.09	1,377,209.76

MINOR SUBDIVISION APPROVAL NOTE:
THE "MINOR SUBDIVISION-THE HARRISON PROPERTY" WAS APPROVED 4/1/21.

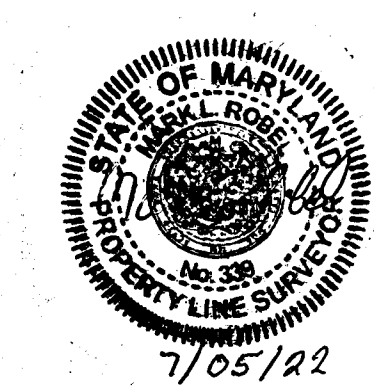
DUE DILIGENCE NOTE:
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE "MINOR SUBDIVISION-THE HARRISON PROPERTY" DATED 4/1/21 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THE "MINOR SUBDIVISION-THE HARRISON PROPERTY".

RESUBDIVISION OF LOT ONE, DAUM PROPERTY
2300 ROCKWELL AVE. & 2A BRAY CT.
MINOR SUBDIVISION#19-022-M, PAI#01-0200, DRC#121719A
A.K.A. LOT ONE, DAUM PROPERTY, PLAT 48/31
1st ELECTION DISTRICT, 1st COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887
TOM@THOMASJHOFF.COM
SCALE: AS SHOWN
DATE: 01/07/21
JOB NO.: OT02-01
DESIGNED: TJH
DRAWN: TJH
DRAWING NUMBER:
RP-1
SHEET 1 OF 1

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY 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, HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.
MICHAEL B. BETTS - OWNER, 2300 ROCKWELL AVE.
JULIA S. BETTS - OWNER, 2300 ROCKWELL AVE.
DAVID SCHIAVONE - OWNER, 2A BRAY CT.
JORTS & RICO LLC
DATE 6/23/2022
DATE 6/23/2022
DATE 6/23/2022

BOUNDARY SURVEY PREPARED BY:
FISHER, COLLINS & CARTER, INC.
102712 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042
410-461-2855
SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR (PROPERTY LINE SURVEYOR) OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND 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 THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.
Mark L. Robel
MARK L. ROBEL (PROPERTY LINE SURVEYOR)
#339-EXP 10-04-23
DATE 7/05/22



APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE COUNTY CODE:
FOR: DEV. MGR. 7/29/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
APPROVED: 7/29/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TS

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/11 AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
STA. 615-156 - N 540°19.673, E 1,377,366.704
BRASS DISK
STA. AZ-156 - N 540°320.884, E 1,378,206.470
BRASS CAP

PWA COMPLETED:
ZONING: JSS 9/23/22
DEV. DESIGN: VKD 7/19/2022
DEV. ENGINEER: AD 7-29-22
STREETS, NUMBERING: 9-28-22
REAL ESTATE COMPLIANCE: DB 9/21/22
PARKS & REC: JVA 7/12/22