

GENERAL NOTES

1. DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET. DENOTES 1/2" X 3/4" PIPE OR STEEL MARKER TO BE SET. DENOTES STONE FOUND. DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 28HA AND NO. 34AA.
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2002, BY BENCHMARK ENGINEERING, INC.
4. SUBJECT PROPERTY ZONED RR-DEO PER 7/25/2013 COMPREHENSIVE ZONING PLAN EFFECTIVE OCTOBER 6, 2013.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - 3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
8. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-03-013, WP-03-093, RE-06-01, F-09-059, F-06-67, WP-06-102, SDP-08-082, SDP-11-056, F-12-080, F-13-025.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE EASEMENT OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
10. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
11. CONSULT THE ROAD CONSTRUCTION PLANS F-06-67 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, LANDSCAPING AND PERIMETER LANDSCAPING.
12. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS PROPERTY.
13. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY, 2003 AND WAS APPROVED AS PART OF SP-03-13.
14. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, INC., DATED FEBRUARY, 2003 AND WAS APPROVED AS PART OF SP-03-13.
15. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC., DATED MARCH, 2003 AND WAS SUBMITTED AS PART OF SP-03-13.
17. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.0405). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER EASEMENTS BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAN SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 26, 2007.
18. THE WETLAND DELINEATION FOR THIS PROJECT WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2003 AND WAS APPROVED AS PART OF SP-03-13 FOR THE AREAS OF ANY POTENTIAL DISTURBANCES. AREAS NOT NEAR POTENTIAL DISTURBANCES WERE NOT DELINEATED IN ACCORDANCE WITH SECTION 16.116(A)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. A CERTIFICATION LETTER HAS BEEN PROVIDED TO D.P. & Z. STATING THAT THE RESIDENTIAL LOTS, DRIVEWAYS AND ROADS WILL NOT IMPACT WETLANDS, STREAMS OR THEIR BUFFER AREAS THAT ARE NOT DELINEATED. THE CERTIFICATE WAS SUBMITTED AS PART OF SP-03-13.
19. WAIVER PETITION WP-03-93 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 10, 2003. WP-03-93 WAIVES SECTIONS 16.116(C)(1) & (2), PROTECTION OF WETLANDS & STREAMS; 16.147, FINAL SUBDIVISION PLAN AND FINAL PLAN FOR THE ADJONER TRANSFER; AND 16.115(a) AND (c), FLOODPLAIN PRESERVATION, OF THE SUBDIVISION REGULATIONS.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS AND 100-YEAR FLOODPLAIN AREA, EXCEPT AS PERMITTED PER WP-03-93 AND WP-06-102.
21. A WETLAND CROSSING PERMIT MUST BE OBTAINED FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO BUILDING PERMIT APPROVAL ON PRESERVATION PARCEL 'A'.

24. Forest Conservation Easements 12 and 13 are part of the Forest Mitigation Bank.

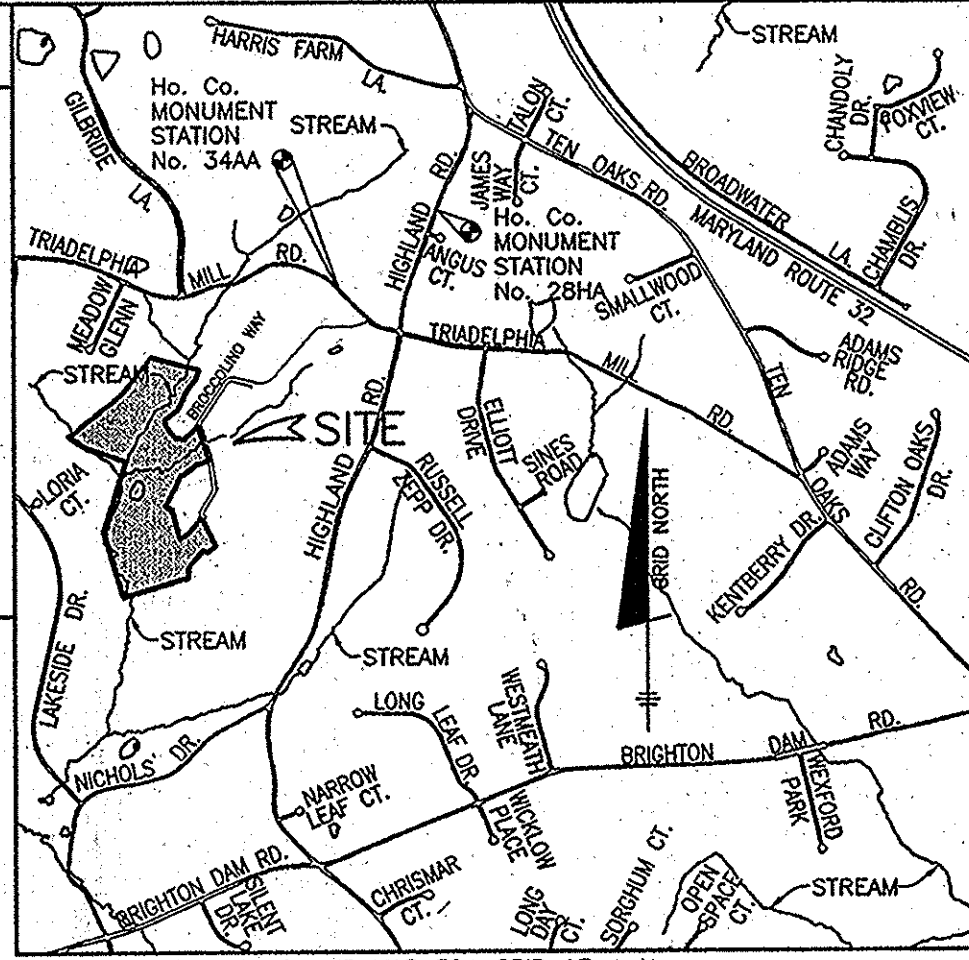
LEGEND

- LIMIT OF WETLANDS
- EXISTING SEPTIC FIELD
- 100 YEAR FLOODPLAIN EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT
- COORDINATE POINT
- RIGHT OF WAY COORDINATE POINT
- MATCH LINE
- BOUNDARY LINE

BENCHMARK INFORMATION NAD83

Ho. Co. STATION 28HA
STAMPED DISC SET ON TOP OF CONCRETE COLUMN 14.2' EAST OF THE EDGE OF PAVING OF HIGHLAND ROAD AND 29.0' NORTH OF BG&E POLE No. 334368
NORTHING: 565347.937'
EASTING: 1319266.269'
ELEVATION: 588.708'

Ho. Co. STATION 34AA
STAMPED DISC SET ON TOP OF CONCRETE COLUMN 7.4' SOUTH OF THE EDGE OF PAVING FOR TRIADELPHIA MILL ROAD AND 57.2' EAST OF C&P POLE NUMBER 32.
NORTHING: 564468.943'
EASTING: 1318257.375'
ELEVATION: 561.105'

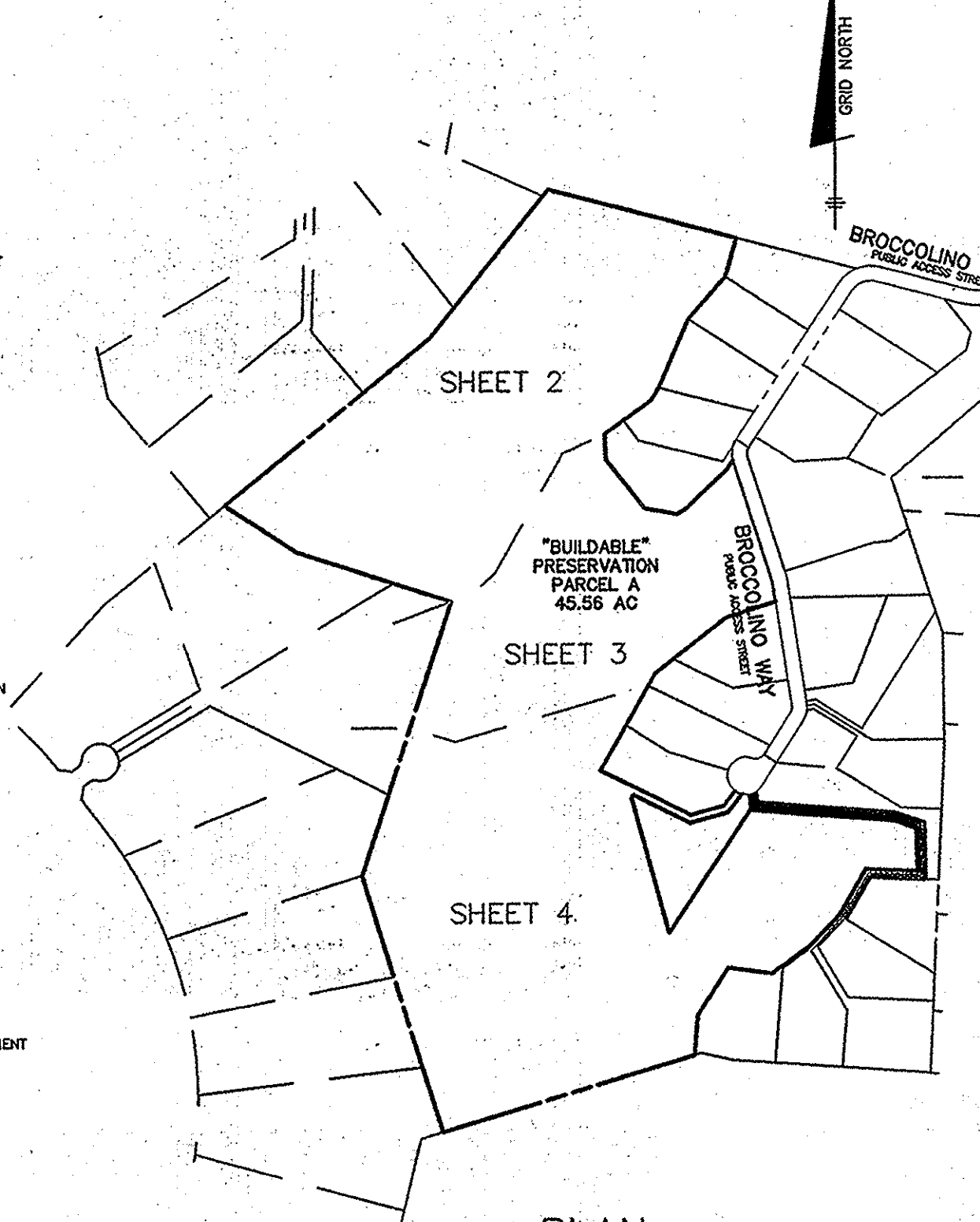


VICINITY MAP
SCALE: 1" = 2000'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 5-28-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Richard Demmitt 5-30-14
RICHARD DEMMITT, MEMBER
RISE INVESTMENTS, LLC



PLAN
SCALE: 1" = 400'

BOUNDARY COORDINATE TABLE (NAD'83)

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1120	563,810.0526	1,316,263.3172	1431	562,267.3141	1,316,403.5059
1121	563,424.0485	1,315,958.0363	1432	562,147.5703	1,316,641.7651
1122	562,979.3776	1,315,417.5173	1433	562,170.8103	1,316,727.3695
1123	562,855.9841	1,315,604.9457	1434	562,210.7193	1,316,757.4905
1124	562,721.0706	1,316,011.4841	1435	562,202.0027	1,316,775.9688
1125	561,988.8355	1,315,775.3117	1436	562,153.3014	1,316,739.2118
1126	561,300.4736	1,315,984.3388	1437	562,126.2642	1,316,639.6208
2146	563,821.6504	1,316,272.4897	1438	562,201.5717	1,316,489.7784
1416	563,689.1893	1,316,769.0792	1439	562,192.1966	1,316,485.8168
1417	563,586.0751	1,316,738.7195	1440	561,831.8831	1,316,583.6354
1418	563,473.3749	1,316,641.6609	1441	562,160.2112	1,316,798.0186
1419	563,290.4992	1,316,563.2388	1442	562,128.6439	1,317,180.6595
1420	563,257.5071	1,316,543.1809	1443	562,108.1842	1,317,236.3671
1421	563,166.8717	1,316,419.8154	1444	561,993.6844	1,317,238.6962
1422	563,098.6506	1,316,422.7941	1445	561,999.9121	1,317,102.0610
1423	562,967.0729	1,316,523.5006	1446	561,878.3005	1,317,031.9644
1424	562,951.5772	1,316,609.3881	1447	561,721.9800	1,316,855.0735
1425	562,965.6985	1,316,633.6268	1448	561,737.0536	1,316,737.5798
1426	563,070.2160	1,316,741.1047	1449	561,610.4658	1,316,657.8080
1427	563,094.7311	1,316,757.2391	1450	561,503.4444	1,316,649.0049
1428	562,716.7738	1,316,868.0016	1451	561,792.8415	1,316,951.1537
1429	562,675.1294	1,316,736.9326			
1430	562,526.5986	1,316,548.1308			

SHEET DATA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	45.56± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA	45.56± AC.

OWNER/DEVELOPER
RISE INVESTMENTS, LLC
P.O. BOX 228
CLARKSVILLE, MARYLAND 21029
410-531-5539

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 315
ELLCOTT CITY, MARYLAND 21043
410-465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. Moore, Roseman 11/17/2014
COUNTY HEALTH OFFICER DATE

Chief, Development Engineering Division 11-19-14
DATE

Director 12-16-14
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2015, AND THAT I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAN HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HIGHLAND DEVELOPMENT CORPORATION, TO RISE INVESTMENTS, LLC, BY DEED DATED JANUARY 8, 2010, RECORDED AT LIBER 13143, FOLIO 238, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.



Donald A. Mason 5-28-14
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351
DATE:

OWNER'S DEDICATION
I, RICHARD DEMMITT, MEMBER OF RISE INVESTMENTS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF May, 2014.

Richard Demmitt 5-30-14
RICHARD DEMMITT DATE:

Witness 5-30-14
WITNESS DATE:

FOR WETLANDS AND FLOODPLAIN LINE TABLES AND DIMENSIONS SEE PLAT NOS. 19460-19464.


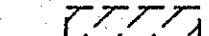
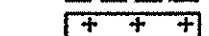
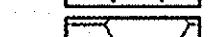


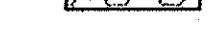
THE SOLE AND ONLY PURPOSE OF THIS PLAN IS TO ADD FOREST CONSERVATION EASEMENTS 12 AND 13 TO PARCEL 'A' (PLAT NOS. 19460-19464).

RECORDED AS PLAT 23147
ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
BRIGHTON MILL
Forest Mitigation Bank
BUILDABLE PRESERVATION PARCEL 'A'
PLAT NUMBERS 19460-19464

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RR-DEO SCALE: AS SHOWN
TAX MAP No. 34 DATE: MAY, 2014
GRID: 2 SHEET: 1 OF 4
PARCEL: 2

LEGEND

-  LIMIT OF WETLANDS
-  EXISTING SEPTIC FIELD
-  100 YEAR FLOODPLAIN EASEMENT
-  EXISTING FOREST CONSERVATION EASEMENT
-  FOREST CONSERVATION
-  COORDINATE POINT
-  RIGHT OF WAY COORDINATE POINT

LINE	BEARING	LENGTH
FC1	N84°13'37"E	8.61'
FC2	N66°50'08"E	27.41'
FC3	N63°42'26"E	29.76'
FC4	N60°36'23"E	61.79'
FC5	N55°44'27"E	27.94'
FC6	N48°47'02"E	22.43'
FC7	N29°45'28"E	24.79'
FC8	N15°19'16"E	21.09'
FC9	S62°26'21"W	26.29'
FC10	S42°26'52"W	19.88'
FC11	S31°24'37"W	27.61'
FC12	N40°43'38"W	26.26'
FC13	S14°55'54"W	29.27'

SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	15.40± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA	15.40± AC.

OWNER/DEVELOPER

RISE INVESTMENTS, LLC
P.O. BOX 228
CLARKSVILLE, MARYLAND 21029
410-531-5539

SURVEYOR

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 315
ELLCOTT CITY, MARYLAND 21043
410-465-6105

PLAN

SCALE: 1" = 100'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 5-28-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

MD. REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Richard Demmitt 5-30-14
RICHARD DEMMITT, MEMBER DATE
RISE INVESTMENTS, LLC

FOR WETLANDS AND FLOODPLAIN LINE TABLES AND DIMENSIONS SEE PLAT NOS. 19460-19464.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ADD FOREST CONSERVATION EASEMENTS 12 AND 13 TO PARCEL 'A' (PLAT NOS. 19460-19464).

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

R. Wilson for Monica Rossman 11/17/2014
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edmund 11-19-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Sealwood 12-16-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2015 AND THAT I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HIGHLAND DEVELOPMENT CORPORATION TO RISE INVESTMENTS, LLC, BY DEED DATED JANUARY 8, 2010, RECORDED AT LIBER 13143, FOLIO 238, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.



Donald A. Mason 5-28-14
DONALD A. MASON DATE
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

I, RICHARD DEMMITT, MEMBER OF RISE INVESTMENTS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 30th DAY OF MAY 2014.

Richard Demmitt 5-30-14
RICHARD DEMMITT DATE
RISE INVESTMENTS, LLC

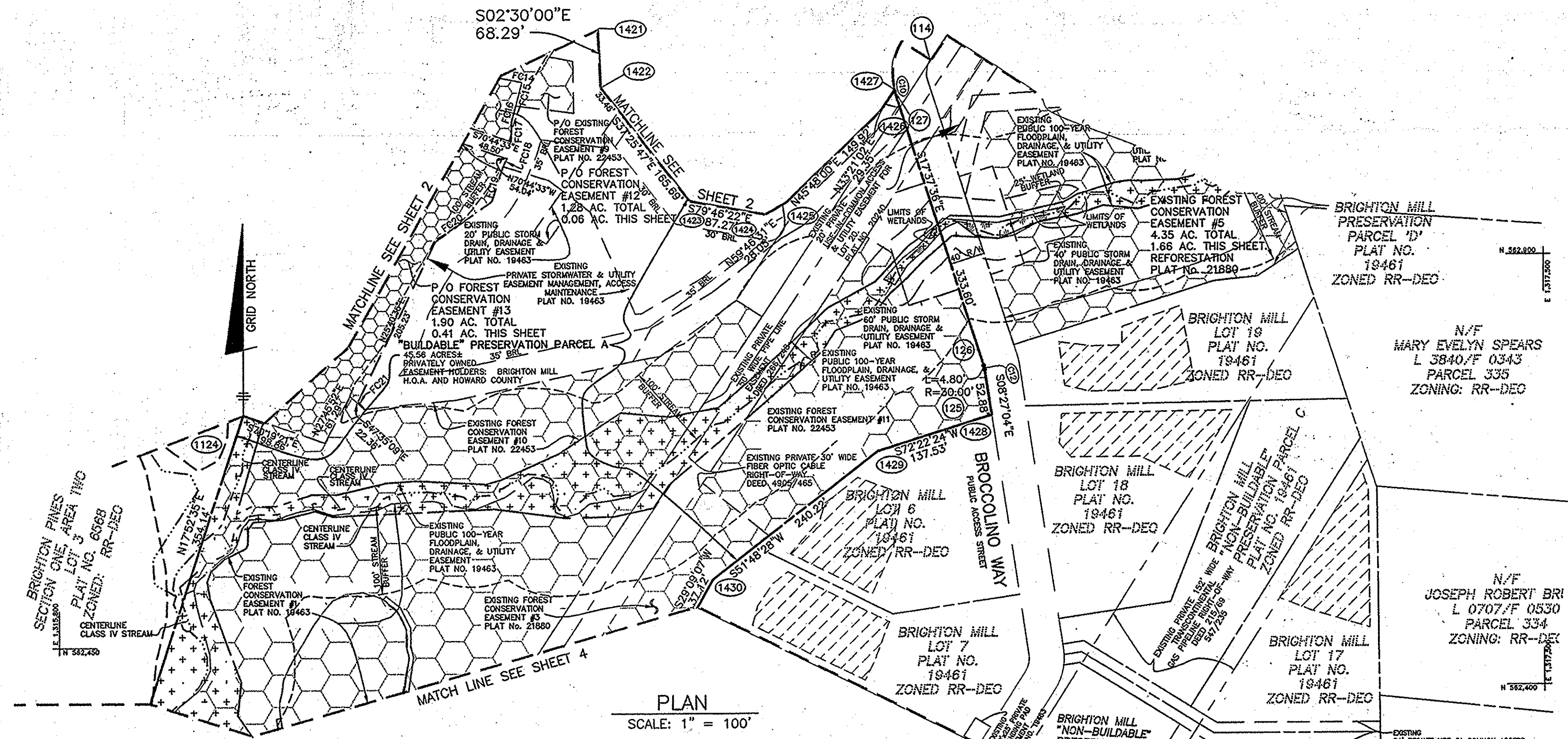
John M. Ay 5-30-14
WITNESS DATE

RECORDED AS PLAT 23148
ON 12/15/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
BRIGHTON MILL
Forest Mitigation Bank
BUILDABLE PRESERVATION PARCEL 'A'
PLAT NUMBERS 19460-19464

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RR-DEO SCALE: 1" = 100'
TAX MAP No. 34 DATE: MAY, 2014
GRID: 2 SHEET: 2 OF 4
PARCEL: 2

LINE	BEARING	LENGTH
FC14	N78°35'48"W	27.35'
FC15	N14°55'54"E	28.20'
FC16	N14°55'54"E	18.66'
FC17	N01°35'03"E	23.22'
FC18	N24°51'35"E	10.39'
FC19	N17°41'02"E	42.26'
FC20	N54°43'41"E	79.82'
FC21	N38°00'08"W	11.39'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	70.00'	3.17'	1.59'	3.17'	N16°19'46"E	02°35'40"
C12	30.00'	4.80'	2.41'	4.80'	S13°02'20"E	9°10'31"

SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	N/A
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	9.58± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA	9.58± AC.

LEGEND

- LIMIT OF WETLANDS
- EXISTING SEPTIC FIELD
- 100 YEAR FLOODPLAIN EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION
- COORDINATE POINT
- RIGHT OF WAY COORDINATE POINT

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 5-28-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 35

Richard Demmitt 5-30-14
 RICHARD DEMMITT, MEMBER
 RISE INVESTMENTS, LLC

OWNER/DEVELOPER
 RISE INVESTMENTS, LLC
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

SURVEYOR
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

FOR WETLANDS AND FLOODPLAIN LINE TABLES AND DIMENSIONS SEE PLAT NOS. 19460-19464.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ADD FOREST CONSERVATION EASEMENTS 12 AND 13 TO PARCEL 'A' (PLAT NOS. 19460-19464).

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Maureen Roseman 11/17/2014
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 11-19-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert Lee 12-16-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2015, AND THAT HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HIGHLAND DEVELOPMENT CORPORATION TO RISE INVESTMENTS, LLC, BY DEED DATED JANUARY 8, 2010, RECORDED AT LIBER 13143, FOLIO 238, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald A. Mason 5-28-14
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION
 I, RICHARD DEMMITT, MEMBER OF RISE INVESTMENTS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 30th DAY OF May, 2014.

Richard Demmitt 5-30-14
 RICHARD DEMMITT
 RISE INVESTMENTS, LLC

John M. Cuy 5-30-14
 WITNESS DATE

RECORDED AS PLAT 23149 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
BRIGHTON MILL
Forest Mitigation Bank
 BUILDABLE PRESERVATION PARCEL 'A'
 PLAT NUMBERS: 19460-19464

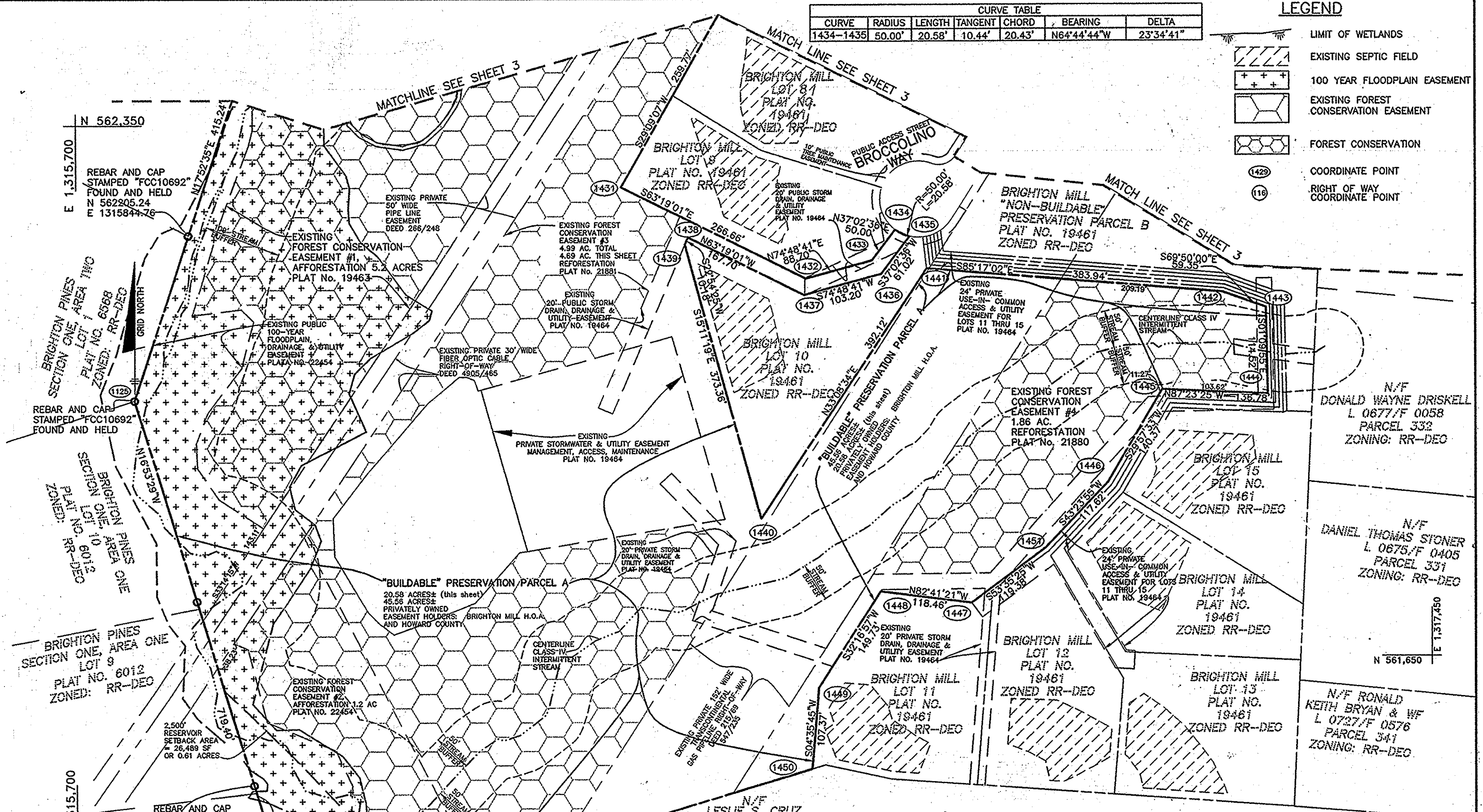
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO
 TAX MAP No. 34
 GRID: 2
 PARCEL: 2

SCALE: 1" = 100'
 DATE: MAY, 2014
 SHEET: 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1434-1435	50.00'	20.58'	10.44'	20.43'	N64°44'44"W	23°34'41"

LEGEND

- LIMIT OF WETLANDS
- EXISTING SEPTIC FIELD
- 100 YEAR FLOODPLAIN EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION
- COORDINATE POINT
- RIGHT OF WAY COORDINATE POINT



SHEET DATA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	20.58± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA	20.58± AC.

OWNER/DEVELOPER
 RISE INVESTMENTS, LLC
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029
 410-531-5539

SURVEYOR
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 5-28-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Richard Demmitt 5-30-14
 RICHARD DEMMITT, MEMBER
 RISE INVESTMENTS, LLC

FOR WETLANDS AND FLOODPLAIN LINE TABLES AND DIMENSIONS SEE PLAT NOS. 19460-19464.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ADD FOREST CONSERVATION EASEMENTS 12 AND 13 TO PARCEL 'A' (PLAT NOS. 19460-19464).

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Bradley M. Mason 11/17/2014
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 11-19-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Katy Sledzinski 12/16/14
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY HIGHLAND DEVELOPMENT CORPORATION TO RISE INVESTMENTS, LLC, BY DEED DATED JANUARY 8, 2010, RECORDED AT LIBER 13143, FOLIO 238, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

Donald A. Mason 5-28-14
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND
 FOR BENCHMARK ENGINEERING, INC. MARYLAND

OWNER'S DEDICATION
 I, RICHARD DEMMITT, MEMBER OF RISE INVESTMENTS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 30th DAY OF May 2014.

Richard Demmitt 5-30-14
 RICHARD DEMMITT
 RISE INVESTMENTS, LLC

Shirley M. Cuy 5-30-14
 WITNESS

RECORDED AS PLAT 23150 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
BRIGHTON MILL
Forest Mitigation Bank
 BUILDABLE PRESERVATION PARCEL 'A'
 PLAT NUMBERS 19460-19464

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RR-DEO SCALE: 1" = 100'
 TAX MAP No. 34 DATE: MAY, 2014
 GRID: 2 SHEET: 4 OF 4
 PARCEL: 2