

GENERAL NOTES

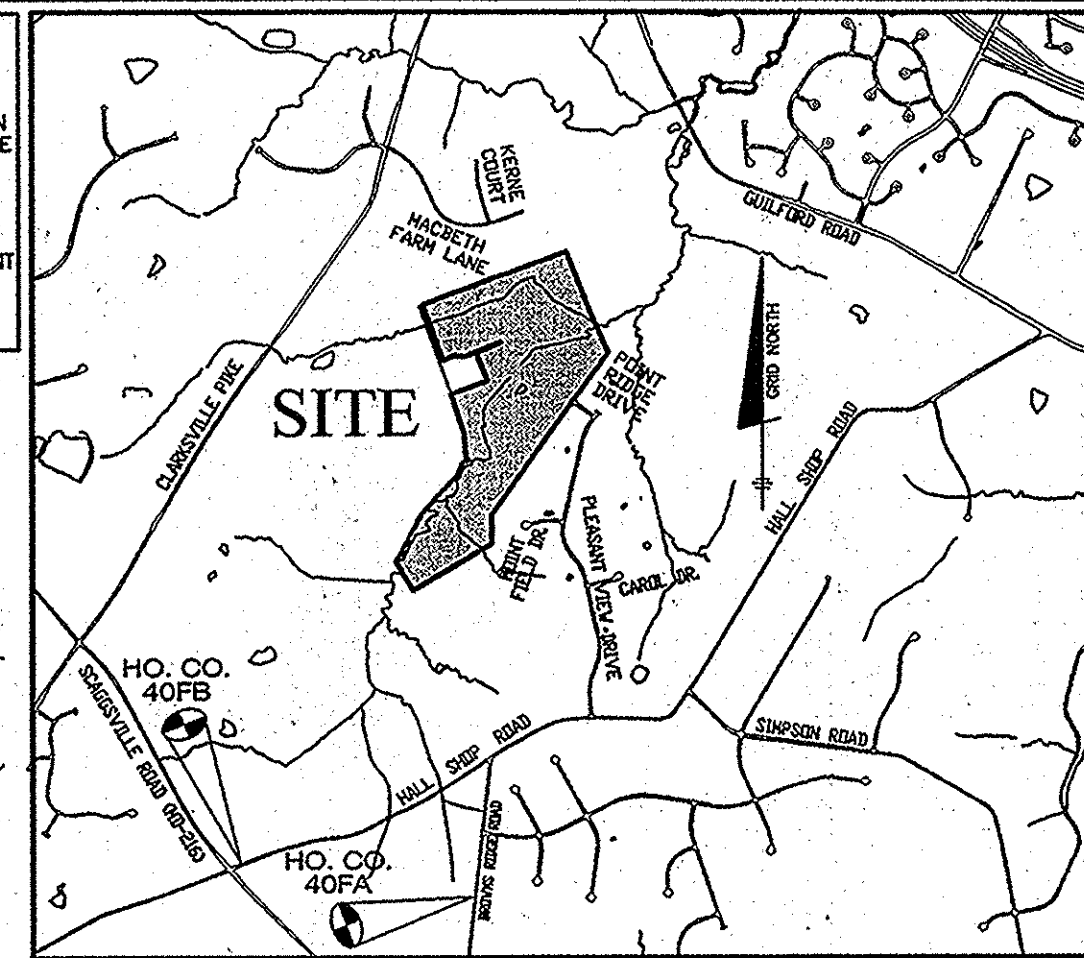
- 1.) THE BOUNDARY SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED JANUARY, 2012.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 40FA & 40FB, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- 3.) SUBJECT PROPERTY IS ZONED RR-DEO PER 2-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATIONS AMENDMENTS DATED JULY 28, 2006.
- 4.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- 5.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR 100YR FLOODPLAIN.
- 6.) WETLANDS EXIST WITHIN THE NON-BUILDABLE BULK PARCEL 'A' AS SHOWN ON THE WETLAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
- 7.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 8.) APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: ECP-12-045, SP-12-004, WP-13-025, F-13-112, WP-13-188, F-13-111
- 9.) THERE IS A FLOODPLAIN LOCATED ONSITE BASED ON A FLOODPLAIN ANALYSIS PREPARED BY BENCHMARK ENGINEERING, INC., DATED MARCH 2012, REVISED JULY 2012. THE DELINEATION AND DEDICATION OF THIS FLOODPLAIN WILL OCCUR DURING THE PLAN PROCESSING FOR F-13-112, THE MAJOR SUBDIVISION. THE FLOODPLAIN AREA DOES NOT ENCRoACH ONTO LOT 1.
- 10.) THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PRIVATE.
- 11.) ALL AREAS ARE "MORE" OR "LESS".
- 12.) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200(b)(1)(vii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A DENSITY EXCHANGE PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	55.00'	4.82'	05-01-09	2.41'	N17-07-57W 4.82'

BENCHMARKS

HO. CO. #40FA (NAD '83) ELEV. 497.10
CONCRETE MONUMENT 0.25' BELOW SURFACE ON BROWN BRIDGE ROAD 0.3 MILE NORTH OF ROUTE 216
E 1,328,421.39' N 548,106.926'

HO. CO. #40FB (NAD '83) ELEV. 504.438'
MONUMENT BEING 10.5' OFF EDGE OF PAVEMENT 2.0' BELOW SURFACE AT THE INTERSECTION OF HALL SHOP ROAD AND ROUTE 216
E 1,326,000.81' N 548,470.381'



ADC MAP 31, GRID D4
VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- CL STREAM OR DITCH
- EXISTING BGE EASEMENT
- SEPTIC RESERVE AREA
- (C1) CURVE DESIGNATION
- (502) COORDINATE

COORDINATE CHART (NAD '83)

No.	NORTH	EAST	No.	NORTH	EAST
501	554917.7563	1329395.0152	512	553083.8823	1328305.3581
502	553844.5182	1329833.2938	513	553413.8949	1328187.1441
503	552134.6445	1328558.7074	514	553548.4765	1328562.8495
504	551829.9320	1328567.4588	515	553713.6095	1328503.6971
505	551330.6843	1327743.6131	516	553850.9304	1328448.5704
506	551624.1937	1327569.3869	517	553954.8716	1328707.4886
507	551872.5881	1327699.6961	518	553959.4744	1328706.0698
508	552294.1837	1327959.6887	519	553809.5158	1328332.5221
509	552580.4821	1328233.2743	520	553818.2418	1328220.8522
510	552761.7848	1328312.8566	521	553770.4881	1328101.8975
511	552772.2759	1328339.7637	522	554048.9208	1327670.4753

AREA TABULATION CHART - THIS SUBDIVISION

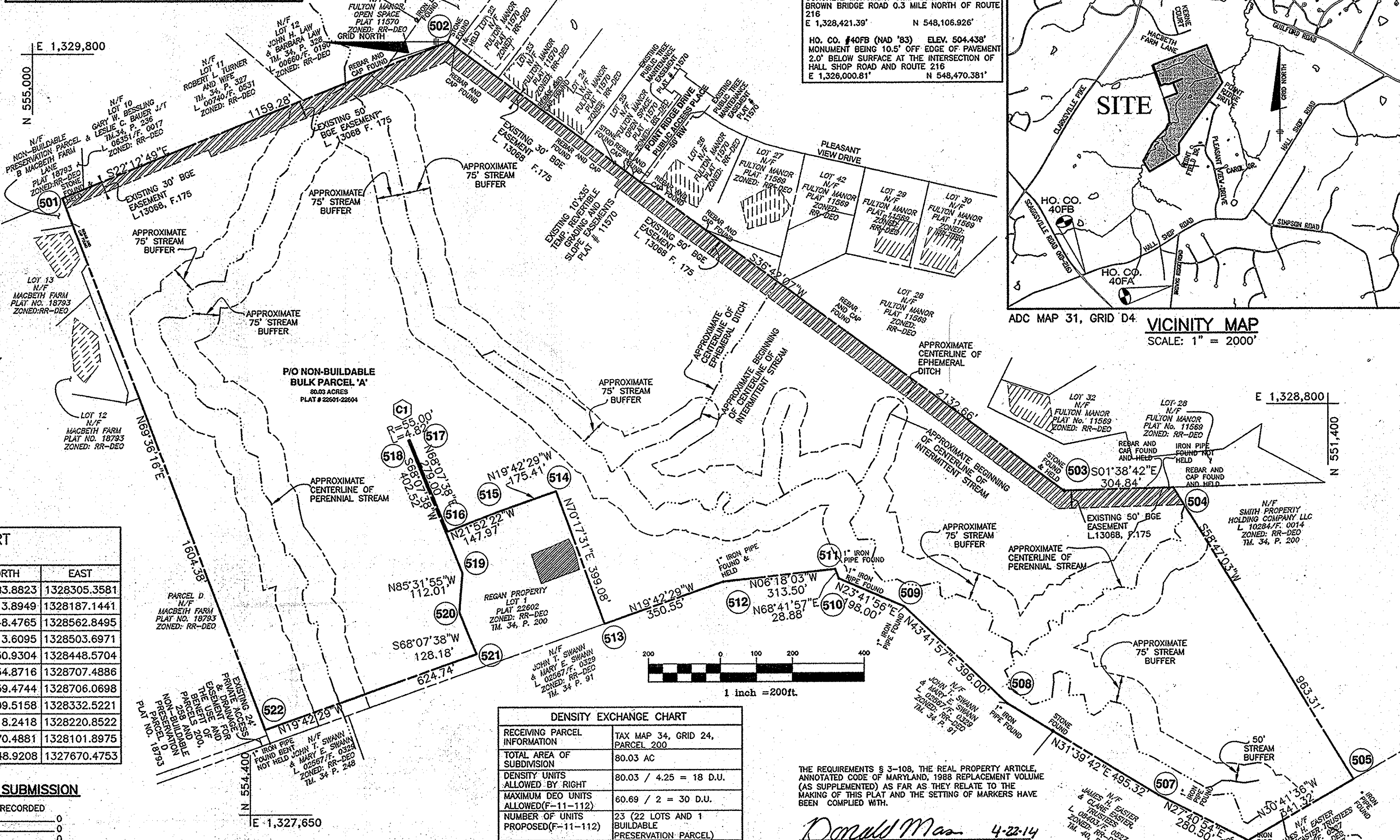
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0.00 AC.
BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	80.03± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	80.03± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/9/2014

DIRECTOR
DATE: 5/14/14



BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CVLENGINEERING.COM

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	TAX MAP 34, GRID 24, PARCEL 200
TOTAL AREA OF SUBDIVISION	80.03 AC
DENSITY UNITS ALLOWED BY RIGHT	80.03 / 4.25 = 18 D.U.
MAXIMUM DEO UNITS ALLOWED (F-11-112)	60.69 / 2 = 30 D.U.
NUMBER OF UNITS PROPOSED (F-11-112)	23 (22 LOTS AND 1 BUILDABLE PRESERVATION PARCEL)
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	4
SENDING PARCEL INFORMATION	MURRAY PROPERTY (E-14-114 (6-1)) TAX MAP 7 PARCEL 70

OWNER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE STREET
ROCKVILLE, MARYLAND 20850

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 Mason 4-28-14
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 751

Martin J. Mitchell 4/13/14
MARTIN J. MITCHELL MEMBER MB HIGHLAND RESERVE, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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 PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY S J REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC, TO MB HIGHLAND RESERVE, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15933 AT FOLIO 484, AND THAT ALL MONUMENTS AND BOUNDARIES SHOWN WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY AS SHOWN, AND THAT THE ORDINANCES AND ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 751
DATE: 5/12/14

OWNER'S CERTIFICATE

"I, MARTIN J. MITCHELL, FOR MB HIGHLAND RESERVE, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO 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 OF 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 OUR HANDS THIS 3RD DAY OF APRIL, 2014."

Martin J. Mitchell 4/13/14
MARTIN J. MITCHELL MEMBER MB HIGHLAND RESERVE, LLC

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO IDENTIFY THIS 80.03 ACRE NON-BUILDABLE BULK PARCEL, BULK PARCEL 'A' AS SHOWN ON PLAT NOS. 22601 - 22604 AS A RECEIVING PARCEL FOR "DENSITY EXCHANGE" AND TO IDENTIFY THE SENDING PARCEL AS THE MURRAY PROPERTY FOR THE TRANSFER OF 4 DEO UNITS.

RECORDED AS PLAT NO. 22603 ON 5/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF REVISION AND DENSITY RECEIVING PLAT

REGAN PROPERTY
NON-BUILDABLE BULK PARCEL 'A'
AS SHOWN ON PLAT NOS. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-13-111, F-13-112, WP-13-188
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: MARCH, 2014
PARCEL: 200 ZONED: RR-DEO SHEET: 1 OF 1