SUMMARY TABLE

SUMMARY TABLE	TOTAL	PLAT #1	PLAT #2
ZONING RC-4	2,542,560 Sq. Ft. or 58.3692 Ac.±	N/A	N/A
ZONING RC-6	9,932 Sq. Ft. or 0.2280 Ac.±	N/A	N/A
ZONING RC-7	2,526 Sq. Ft. or 0.0580 Ac.±	N/A	N/A
CONSERVANCY LOT	1,791,944 Sq. Ft. or 41.1374 Ac.±	726,768 Sq. Ft. or 16.6843 Ac.±	1,065,176 Sq. Ft. or 24.4531 Ac.±
GROSS AREA	2,555,108 Sq. Ft. or 58.6551 Ac.±	1,489,842 Sq. Ft. or 34.2020 Ac.±	1,065,176 Sq. Ft. or 24.4531 Ac.±
NET AREA	2,555,018 Sq. Ft. or 58.6551 Ac.±	1,489,842 Sq. Ft. or 34.2020 Ac.±	1,065,176 Sq. Ft. or 24.4531 Ac.±
LOTS ALLOWED	11	N/A	N/A
LOTS PROPOSED	11	N/A	N/A
TOTAL LOT AREA	2,477,611 Sq. Ft. or 56.8846 Ac.±	1,472,025 Sq. Ft. or 33.7930 Ac.±	1,065,370 Sq. Ft. or 24.4575 Ac.±
HIGHWAY WIDENING	7,127 Sq. Ft. or 1.7706 Ac.±	77,021 Sq. Ft. or 1.7682 Ac.±	106 Sq. Ft. or 0.0024 Ac.±
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT AREA #1	149,657 Sq. Ft. or 3.4357 Ac.±		149265 Sq.Ft. or 3.4357 Ac.±
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT AREA #2	170,472 Sq. Ft. or 3.9135 Ac.±	155,882 Sq. Ft. or 3.5786 Ac.±	14,591 Sq. Ft. or 0.3350 Ac.±
FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT AREA #3	167,875 Sq. Ft. or 3.8539 Ac.±	167,875 Sq. Ft. or 3.8539 Ac.±	N/A
FOREST BUFFER EASEMENT AREA #1	4,754 Sq. Ft. or 0.1091 Ac.±	4,754 Sq. Ft. or 0.1091 Ac.±	N/A
FOREST CONSERVATION EASEMENT AREA #1	191,063 Sq. Ft. or 4.3862 Ac.±		191,063 Sq. Ft. or 4.3862 Ac.±
H.O.A. EASEMENT PARCEL "A"	1,141 Sq. Ft. or 0.0262 Ac.±	1,141 Sq. Ft. or 0.0262 Ac.±	N/A
H.O.A. EASEMENT PARCEL "B"	1,810 Sq. Ft. or 0.0416 Ac.±	1,810 Sq. Ft. or 0.0416 Ac.±	N/A
TOTAL PLAT AREA	2,555,018 Sq. Ft. or 58.6551 Ac.±	1,489,842 Sq. Ft. or 34.2020 Ac.±	1,065,176 Sq. Ft. or 24.4531 Ac.±
OPEN SPACE PROVIDED	O Sq. Ft. (HAS BEEN GRANTED)	O Sq. Ft. (HAS BEEN GRANTED)	O Sq. Ft. (HAS BEEN GRANTED)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	DIST.
C1	664.00'	171.51'	86.24'	N61°15'10"E	171.03'
C2	400.00'	95.23'	47.84'	N61°49'54"E	95.01'
C3	440.00'	103.53'	52.00'	S61°54'43"W	103.29'
C4	624.00'	161.19'	81.05'	S61°15'10"W	160.74'
C5	132.92'	185.59'	111.53'	S13°51'11"W	170.88'
C6	51.00'	67.34'	39.64'	S63°58'25"E	62.55'
C7	62.00'	276.06'	80.60'	S25°46'04"W	140.00'
C8	150.00'	209.44'	125.80'	N13°51'11"E	192.84'
C9	62.00'	12.42'	6.23'	S24°55'12"E	12.40'
C10	62.00'	7.74'	3.87'	S34°14'01"E	7.73'

LINE TABLE

LINE	BEARING	LENGTH
L15	S22°53'09"W	15.00
L16	N22°08'52"W	169.86
L17	N56°47'42"E	132.84
L18	N25°41'42"W	129.49
L19	N64°18'18"E	20.00
L20	S25°41'42"E	147.03
L21	S56°47'42"W	152.02
L22	S85°25'51"W	63.28
L23	S60°23'26"W	140.08
L24	N29°36'34"W	82.00
L25	N89°23'40"W	82.08
L26	N01°30'03"E	20.03
L27	S88°29'57"E	139.85
L28	N89°23'40"E	72.40
L29	S58°16'04"W	50.00
L30	N50°19'45"W	20.75
L33	S29°09'36"W	126.16
L34	S06°56'58"W	55.91
L35	N83°03'28"N	20.00
L36	N06°56'32"E	59.84
L37	N29°09'36"E	142.96
L38	N60°23'26"E	144.52
L39	N85°25'51"E	119.47
L40	S64°18'05"W	41.22
L41	S64°18'05"W	55.48

COORDINATE TABLE

NUMBER	NORTHING	EASTING
500	663442.5181	1440925.7792
501	662953.9652	1441265.5258
502	662639.0735	1440788.0410
510	662542.8834	1439555.0814
511	662944.8845	1439765.5195
512	663277.0480	1440062.3994
513	663256.8016	1440084.8190
514	663505.6544	1440373.4133
515	663411.3968	1440446.4944
516	663426.1620	1440620.0744
517	663243.2772	1440803.1745
518	663404.1100	1440905.0744
519	663420.3908	1440893.7885

RC-4 DATA

RC-4 RURAL CLUSTER INFORMATION	DATA
RC-4 ACREAGE	58.372
LOTAS ALLOWED IN RC-4 (ACRES X 0.20)	11
EXISTING LOTS	2
PROPOSED LOTS (TOTAL)	11
REMAINING DENSITY	0
MAXIMUM RC-4 BUILDING AREA (30% X ACREAGE)	17.5116 Ac.
PROPOSED RC-4 BUILDING AREA	17.14 Ac.
MINIMUM RC-4 CONSEVANCY AREA (70% X ACREAGE)	40.8604 Ac.
PROPOSED RC-4 CONSERVANCY AREA	41.14 Ac.

VICINITY MAP
SCALE:1"=2000'

SM 78-315

S.M. 78 FOLIO 315

GENERAL NOTES:

1) 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...

2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.

3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

8) THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 05/11/07

9) PROPERTY TAX ACCOUNT NO.: 2400013560 & 2400013561

10) PROPERTY REFERENCES: DEED L 23829 F. 244 & L. 23755 F. 569

11) SITE ZONING: RC-4, RC-6 & RC-7

12) CENSUS TRACT NO.: 4402

13) THE FINAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON FEB. 5, 2008.

14) 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 AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

15) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENTS, FOREST BUFFER EASEMENT, AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

16) ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, FOREST BUFFER EASEMENT, AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

17) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

18) 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.

19) SOIL PERCOLATION TEST 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 TEST MAY BE REQUIRED.

20) LOCAL OPEN SPACE WAIVER FEE FOR 11,000 SQUARE FEET HAS BEEN GRANTED, AND A FEE HAS BEEN PAID.

22) THIS SITE IS LOCATED IN THE GUNPOWDER WATERSHED.

23) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.

24) ONLY ONE DWELLING UNIT IS ALLOWED ON LOT 11

GENERAL NOTES:

25) CONSERVANCY LOT (4)
MINIMUM R.C.4 CONSERVANCY AREA (70% X 58.6551 Ac.±) =41.059 ACRES
PROPOSED R.C.4 CONSERVANCY AREA =41.141 ACRES

26) ON APRIL 11, 2006, A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS FOR POND BERM MAINTENANCE. CONDITIONS INCLUDE INSTALLATION OF FOREST BUFFER-DO NOT DISTURB SIGNS, ANNUAL INSPECTIONS TO REMOVE, OR CUT BACK ANY WOODY VEGETATION GROWING ON THE BERM, AND THE RECOMMENDATION THAT THE BERM BE INSPECTED PERIODICALLY BY A QUALIFIED PROFESSIONAL ENGINEER WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

27) A MINOR SUBDIVISION 05-089-M THE KASSOLIS PROPERTY WAS APPROVED ON APRIL 21, 2006.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND 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 THE MARKERS.

JOSEPH JAY WOOLDRIDGE — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 11027

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF LANDS SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

ALAN KLATSKY, MANAGER — 12-11-07
BRIGHTON COURT LLC

JAMES D. KASSOLIS — 12/11/07

SANDRA M. KASSOLIS — 12/11/07

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED FEB 5, 2008 AND I HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

Title Block

PLAT 1 OF 2

BRIGHTON COURT
A.K.A. KASSOLIS PROPERTY
RESUBDIVISION OF MINOR SUBDIVISION

ELECTION DISTRICT No. 10   COUNCILMANIC DISTRICT No. 3
TAX MAP 44   GRID 19   PARCEL 431 & 437 DEED: LIBER 23829 FOLIO 244 & DEED: LIBER 23755 FOLIO 569
BALTIMORE COUNTY, MD.

PDM # X-429

OWNER	DEVELOPER
JAMES D. KASSOLIS	BRIGHTON COURT LLC
SANDRA M. KASSOLIS	C/O ALAN KLATSKY
3735 DANCE MILL ROAD	5 SPRING FOREST COURT
PHOENIX MARYLAND 21131	OWINGS MILL, MARYLAND 21117
	PHONE 410-356-4700

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: 1"= 100'	
DATE: 10/10/07	
JOB NO.: 2005-125	
DESIGNED: CMR	
DRAWN: TRB	
CHECKED: JJW	
FILE: 2005125 REC PLAT	
SHEET 1 OF 2	

COORDINATES AND BEARINGS
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MCS NAD83/91 DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE:

STATION	NORTHING	EASTING	ELEVATION
GIS -#77	661021.3110	1442336.9200	390.22
GIS - #80	654689.3540	1431341.2400	266.10

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 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.

SUBJECT TO FOREST CONSERVATION REGULATIONS BALTIMORE COUNTY CODE SECTIONS 33-6-101 TO 33-6-122

	YES	NO
PWA COMPLETED 100702	2/8/08	
FINAL PLAT		
PDM	2-6-08	
STREETS	2-8-08	
DEV. PLAN REVIEW DEC 12/19/07		
DEV. PLAN DEC 12/19/07		
DIV. OF REAL ESTATE		
ASSESSMENTS		
RECREATION AND PARKS JWC 1-23-08		

APPROVED FOREST CONSERVATION PLAN REQUIRED INCLUDING:
FOREST PROTECTION MEASURES
ON-SITE AFFORESTATION/REFORESTATION
FOREST CONSERVATION SECURITY REQUIRED

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — 2/8/08
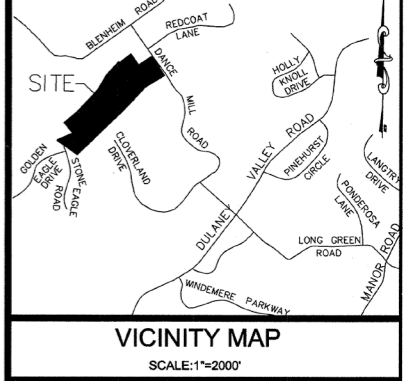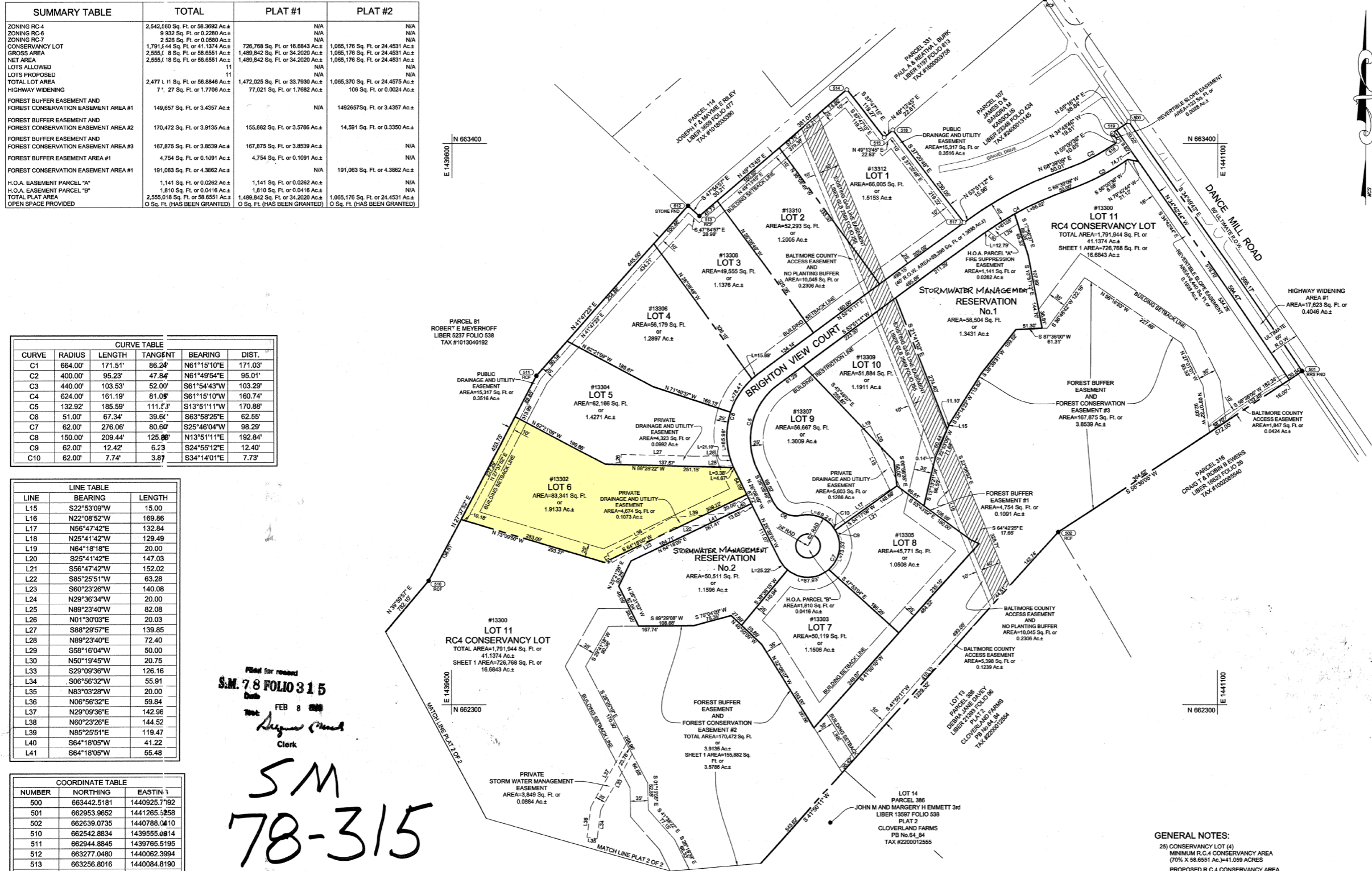
APPROVED:
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — 1/18/08

Lot Labels (map)
- LOT 1 — #13312 — AREA=66,005 Sq. Ft. or 1.5153 Ac.±
- LOT 2 — #13310 — AREA=52,293 Sq. Ft. or 1.2005 Ac.±
- LOT 3 — #13308 — AREA=49,555 Sq. Ft. or 1.1376 Ac.±
- LOT 4 — #13306 — AREA=56,179 Sq. Ft. or 1.2897 Ac.±
- LOT 5 — #13304 — AREA=62,166 Sq. Ft. or 1.4271 Ac.±
- LOT 6 — #13302 — AREA=83,341 Sq. Ft. or 1.9133 Ac.±
- LOT 7 — #13303 — AREA=50,119 Sq. Ft. or 1.1506 Ac.±
- LOT 8 — #13305 — AREA=45,771 Sq. Ft. or 1.0508 Ac.±
- LOT 9 — #13307 — AREA=56,667 Sq. Ft. or 1.3009 Ac.±
- LOT 10 — #13309 — AREA=51,884 Sq. Ft. or 1.1911 Ac.±
- LOT 11 — #13300 — RC4 CONSERVANCY LOT — TOTAL AREA=1,791,944 Sq. Ft. or 41.1374 Ac.± — SHEET 1 AREA=726,768 Sq. Ft. or 16.6843 Ac.±