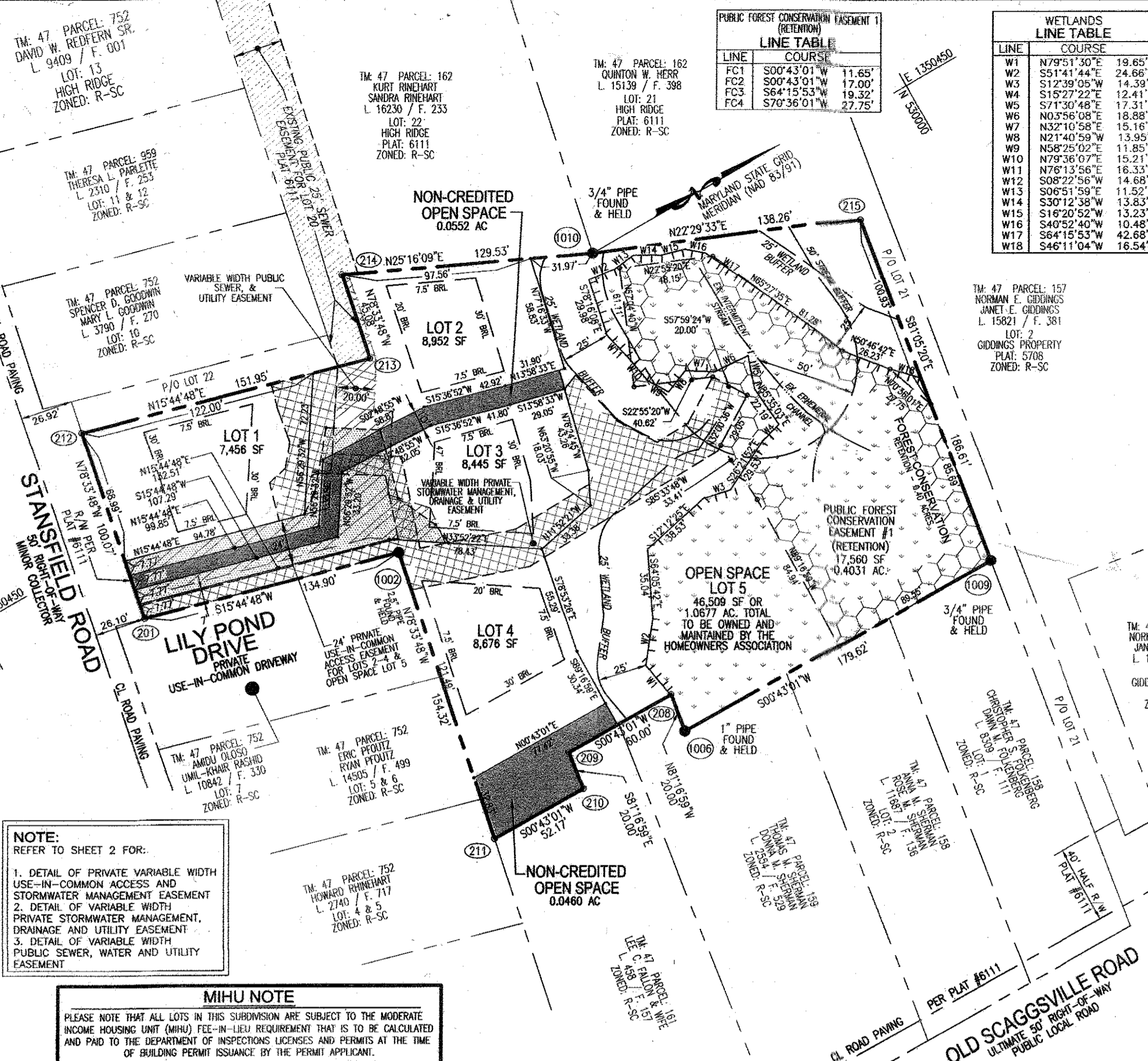


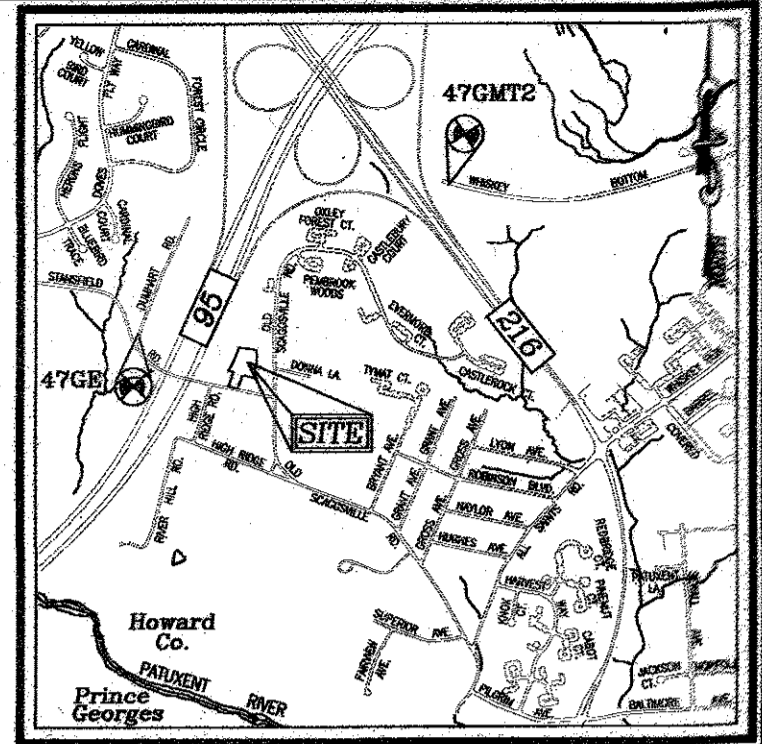
GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 47GD AND 47CE WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - DENOTES REBAR WITH CAP SET
 - BR/ DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN DECEMBER, 2014 BY ROBERT H. VOGEL ENGINEERING, INC.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND ZONING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS:
- THE EXISTING HOUSE AND GARAGE ON THE PROPERTY WERE REMOVED ON **DEC. 10, 2016**.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 - GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- STANSFIELD ROAD IS CLASSIFIED AS A MINOR COLLECTOR. SITE ACCESS SHALL BE VIA THE F-16-002 PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 2-4 & OPEN SPACE LOT 5 WILL UTILIZE A USE-IN-COMMON DRIVEWAY.
 - A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY WHICH SERVES LOTS 2-4 AND OPEN SPACE LOT 5 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT UPON THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CAGLES, NOVEMBER 26, 2014.
- THERE ARE NO WETLANDS ONSITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - REFER TO WP-16-083. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, STREAM OR THEIR BUFFERS EXCEPT AS PERMITTED BY THE CONDITIONS STATED IN WAIVER PETITION, WP-16-083 APPROVAL LETTER DATED FEBRUARY 18, 2016. LIMITED GRADING IN THE WETLAND AND STREAM BUFFERS HAS BEEN DETERMINED TO BE ESSENTIAL DISTURBANCE. IN ORDER TO PROVIDE SUITABLE OUTFALL FROM THE ENVIRONMENTAL SITE DESIGN FEATURES, THE STORM DRAIN WILL DISCHARGE (END OF RIP RAP) AS CLOSE AS 15' FROM THE EDGE OF THE WETLAND. THIS DISTURBANCE IS REQUIRED TO ADEQUATELY ACCOMMODATE THE STORM WATER TREATMENT PRACTICES WHICH ARE ESSENTIAL FOR REASONABLE DEVELOPMENT OF THIS PROPERTY.
 - THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
 - STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. STORMWATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA (1.84 AC. x 25% = 0.46 AC. REQUIRED).
 - NON-CREDITED OPEN SPACE = 4,408 SF OR 0.1012 AC
 - CREDITED OPEN SPACE = 41,701 SF OR 0.9573 AC
 - TOTAL OPEN SPACE LOT 5 = 46,109 SF OR 1.0585 AC. TOTAL.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CAGLES, NOVEMBER 26, 2014. THE FSD PLAN WAS SUBMITTED/APPROVED IN MAY 2015 AS PART OF ECP-15-035.
- THE FOREST CONSERVATION EASEMENT HAS 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 EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE PLACEMENT OF 0.40 AC. INTO A RETENTION EASEMENT. NO SURETY IS REQUIRED
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$ 5,850.00 FOR THE REQUIRED 16 SHADE TREES, 5 SHRUBS (TRISH PAD) AND 3 SHADE (WP-16-083) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR F-16-002.
- GRASS REVIEWED AND APPROVED THE PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS ON 11/20/15.
- THE OFFICIAL PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON MARCH 31, 2015 AT 6:00 PM AT THE MEETING ROOM AT THE NORTH LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-038) WAS APPROVED ON MAY 6, 2015.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. MINOR SUBDIVISIONS ARE EXEMPT PER HOWARD COUNTY DESIGN MANUAL VOLUME 3 - CHAPTER 4 SECTION 4.7(B)(5).
- DECLARATION OF COVENANTS FOR LOTS 1-4 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- SIGNED FINAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-16-002.
- ARTICLES OF INCORPORATION FOR THE PINEHURST HOMEOWNERS' ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON **FEBRUARY 25, 2016** DEPARTMENT REF # **D101381D**



WETLANDS LINE TABLE

LINE	COURSE	LENGTH
W1	N79°51'30"E	19.65'
W2	S51°41'44"E	24.66'
W3	S12°39'05"W	14.39'
W4	S15°27'22"E	12.41'
W5	S71°30'48"E	17.31'
W6	N03°56'08"E	18.88'
W7	N32°10'58"E	15.16'
W8	N21°40'59"W	13.95'
W9	N58°25'02"E	11.85'
W10	N79°36'07"E	15.21'
W11	N78°13'56"E	18.33'
W12	S08°22'56"W	14.68'
W13	S06°51'59"E	11.52'
W14	S30°12'38"W	13.83'
W15	S16°20'52"W	13.23'
W16	S40°52'40"W	10.48'
W17	S64°15'53"W	42.68'
W18	S46°11'04"W	16.54'



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 5169 B1

LEGEND

- VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2-4 AND OPEN SPACE LOT 5
- VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING WETLANDS NON-TIDAL
- EXISTING PUBLIC 25' SEWER EASEMENT FOR LOT 20 PLAT #6111
- VARIABLE WIDTH PUBLIC SEWER & UTILITY EASEMENT

NOTE:
REFER TO SHEET 2 FOR:

- DETAIL OF PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS AND STORMWATER MANAGEMENT EASEMENT
- DETAIL OF VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT
- DETAIL OF VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT

MIHU NOTE
PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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 THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

COORDINATE TABLE

NO.	NORTH	EAST
201	529525.5913	1350490.3315
208	529740.0197	1350659.8291
209	529680.0244	1350659.0783
210	529676.9933	1350678.8473
211	529624.8296	1350678.1945
212	529545.4347	1350392.2441
213	529691.8804	1350433.4805
214	529700.6182	1350389.3003
215	529945.5003	1350497.4881
1002	529655.4286	1350526.9413
1006	529736.9886	1350679.5981
1009	529916.5937	1350681.8457
1010	529817.7579	1350444.5948

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	7,456 SF	N/A	7,456 SF	6,000 SF
2	8,952 SF	995 SF	7,957 SF	6,000 SF
3	8,445 SF	829 SF	7,616 SF	6,000 SF
4	8,676 SF	1,053 SF	7,623 SF	6,000 SF

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
- BUILDABLE	0
- NON-BUILDABLE	4
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.8374 AC
- BUILDABLE	0.7697 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	1.0677 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8374 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8467 MAIN STREET
ELLICOTT CITY, MD 21043 FAX: 410-481-2999

THE REQUIREMENTS OF § 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.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Michael P. Fau
MICHAEL P. FAU
HAMPTON HILLS, LLC
10/05/2016

OWNER
HAMPTON HILLS, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE HIGH RIDGE LOT 20 - PLAT 6111 TO CREATE 4 NEW BUILDABLE LOTS, AND OPEN SPACE LOT 5.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Rafiqur Raheem Roman
RAFIQUR RAHEEM ROMAN
HOWARD COUNTY HEALTH OFFICER
DATE: 12/28/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Schuch
KURT SCHUCH
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/14/16

Michael P. Fau
MICHAEL P. FAU
DIRECTOR
DATE: 1/09/17

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 5th DAY OF OCT. 2016.

Michael P. Fau
MICHAEL P. FAU
HAMPTON HILLS, LLC
DATE: 10/5/2016

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 10/4/2016

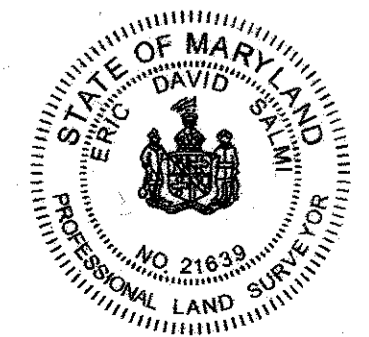
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JAMES J. HERBERSON TO HAMPTON HILLS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 18, 2016, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 17064, FOLIO 443.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 10/4/2016



RECORDED AS PLAT No. 24027 ON 1/13/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

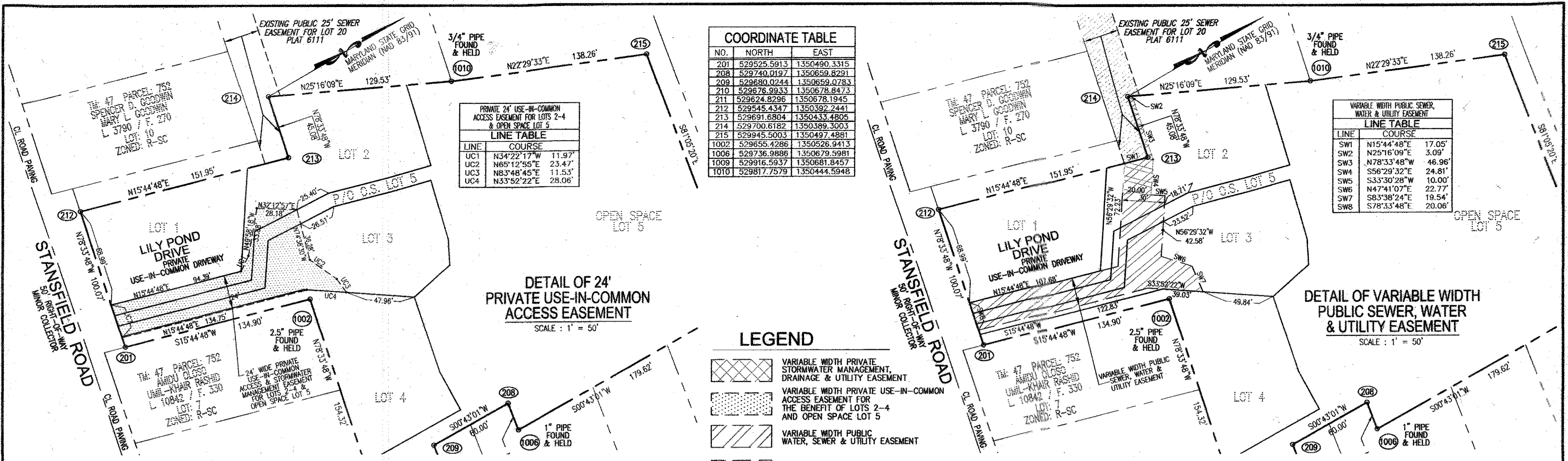
PLAT OF RESUBDIVISION

PINEHURST
LOTS 1-4, AND OPEN SPACE LOT 5
A RESUBDIVISION OF
HIGH RIDGE - LOT 20 - PLAT 6111
ZONED R-SC

TAX MAP 47, GRID 19, PARCEL 162
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ REFERENCES: VP-84-129, F-85-041 (PLAT#6111),
PLAT 8 F. 53, ECP-15-038, WP-16-083

SCALE: 1" = 50'
GRAPHIC SCALE
OCTOBER 2016

SHEET 1 OF 2



GENERAL NOTES CONTINUED

33. IN ACCORDANCE WITH SECTION 110.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.

34. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

35. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.

36. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

37. THIS PROJECT IS SUBJECT TO WP-16-083. ON FEBRUARY 18, 2016, THE PLANNING DIRECTOR CONSIDERED AND ACTED ON FOUR (4) OF THE EIGHT (8) REQUESTED WAIVERS FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE 1) SECTION 16.132(A)(2)(i)(A) - PROVIDE REQUIRED ROAD FRONTAGE IMPROVEMENTS AND 2) SECTION 16.136 - PROVIDE STREET TREES SUBJECT TO THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH ANY SUBDIVISION REVIEW COMMITTEE (SRC) COMMENTS BASED ON THE REVIEW AND APPROVAL OF THE ASSOCIATED FINAL SUBDIVISION PLAN (F-16-002).
2. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED FEBRUARY 4, 2016, SPECIFICALLY:
 - A. DED COMMENT #4 WHICH REQUIRES THE DEVELOPER TO PAY A FEE-IN-LIEU FOR THE CONSTRUCTION OF THE FRONTAGE IMPROVEMENTS. A COMPLETED COST ESTIMATE MUST BE SUBMITTED AND APPROVED BY DPZ AND DPW REGARDING THE FINAL COSTS. THE ESTIMATE SHOULD INCLUDE ALL FRONTAGE IMPROVEMENTS, MOBILIZATION, NOT, SEDIMENT CONTROL, UTILITY RELOCATION, GRADING, ETC. THE FINAL PLANS AND PLAT WILL NOT BE SIGNED UNTIL THE ASSOCIATED FEE HAS BEEN PAID.
 - B. DED COMMENT #5 WHICH REQUIRES THAT THE COST OF SIDEWALK CONSTRUCTION TO BE INCLUDED IN THE FEE-IN-LIEU ESTIMATE.
 - C. DED COMMENT #7 WHICH REQUIRES THE DEVELOPER TO INSTALL THREE(3) REQUIRED STREET TREES WITHIN THE SITE (OUTSIDE OF THE POWER LINES) BETWEEN THE HOUSE AND THE RIGHT-OF-WAY.
3. THE APPLICANT SHALL REDESIGN LOT 1 TO REDUCE THE LOT SIZE AND ADJUST THE EASTERN LOT LINE TO EXCLUDE THE 24' WIDE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT AND THE PRIVATE 18' WIDE USE-IN-COMMON DRIVEWAY PAVEMENT FROM WITHIN LOT 1. THE APPLICANT SHALL ALSO EXCLUDE THE DRIVEWAY PAVEMENT FOR LOT 2 FROM WITHIN LOT 1.

THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE 1) SECTION 16.134(C)(1) - PROVIDE SIDEWALKS AND 2) SECTION 16.120(C)(2)(ii) LOT LAYOUT - SHARED DRIVEWAY EASEMENT.

THE DIVISION OF LAND DEVELOPMENT HAS DETERMINED THE FOLLOWING FOUR (4) REQUESTED WAIVERS ARE NOT REQUIRED:

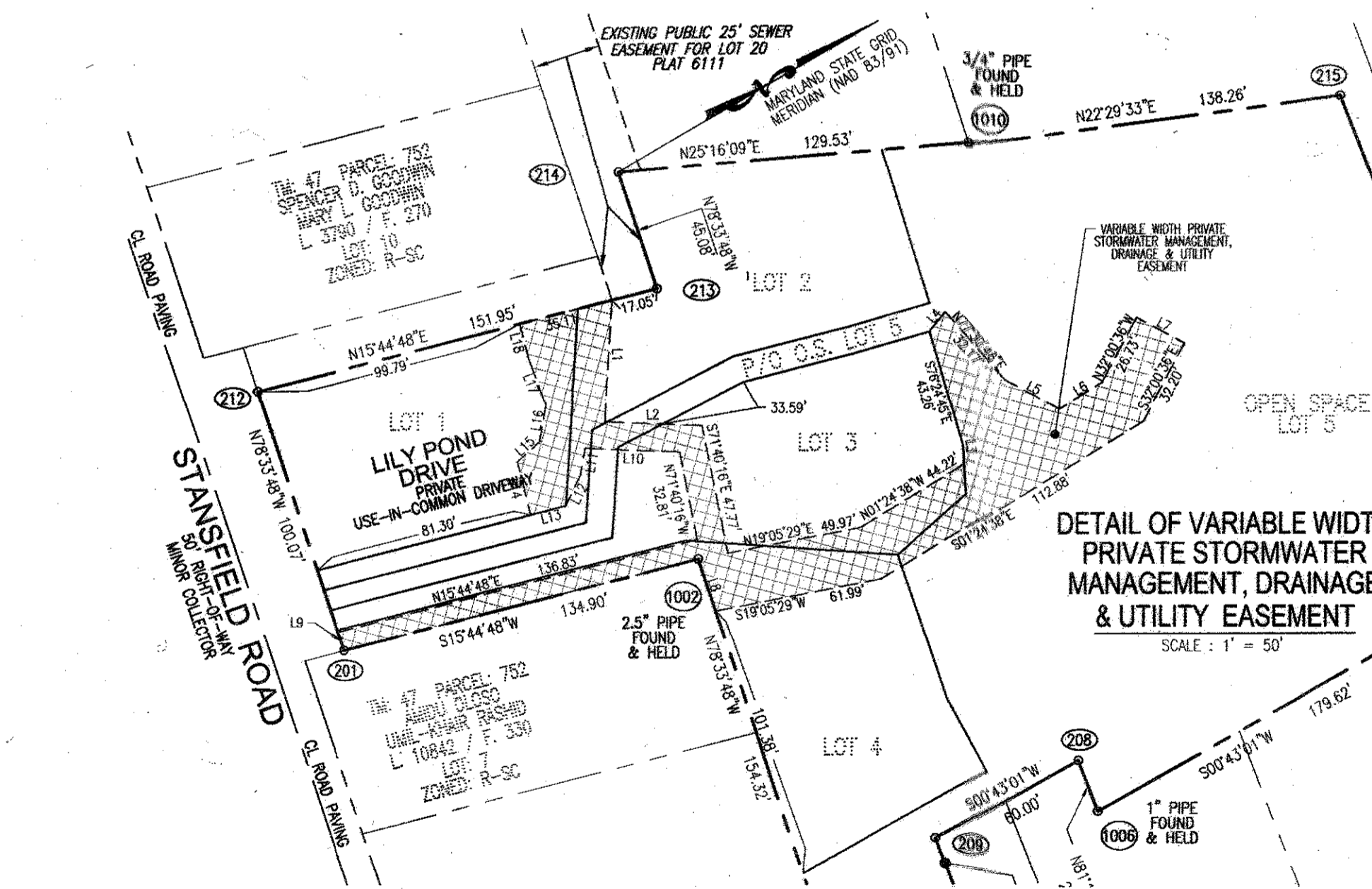
- A. SECTION 16.116(A) - PROTECTION OF WETLANDS - DETERMINED TO BE "ESSENTIAL DISTURBANCE".
- B. SECTION 16.120(B)(4) - LOTS SHOULD BE REGULAR, GENERALLY RECTANGULAR, IN SHAPE.
- C. SECTION 16.121(E) OPEN SPACE ACCESS AND FRONTAGE
- D. SECTION 16.135(A) PROVIDE STREET LIGHTING

38. THE DEVELOPER HAS OBTAINED THE NECESSARY STATE PERMIT FOR THE PROPOSED ENVIRONMENTAL IMPACTS. - THE AUTHORIZATION NUMBER IS 16-NI-3055 / 20160474, EFFECTIVE APRIL 19, 2016.

39. IN ACCORDANCE WITH SECTION 16.134(A)(1)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE DEVELOPER SHALL PAY A FEE-IN-LIEU OF CONSTRUCTION SIDEWALK IN THE AMOUNT OF \$ 33,740.

OWNER
HAMPTON HILLS, LLC
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY HOMES MARY LAND, LLC.
3675 PARK AVE., SUITE 301
ELLICOTT CITY, MD 21043
(410) 480-0023



THE REQUIREMENTS OF § 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.

Eric David Salimi
ERIC DAVID SALIMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael P. Pagan
MICHAEL P. PAGAN
HAMPTON HILLS, LLC
10/05/2016

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043 TEL: 410-461-2667 FAX: 410-461-2667

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Rodion for Maura Rodion 12/28/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl Schuch 12/14/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schuch 1/09/17
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 5th DAY OF OCT., 2016.

Michael P. Pagan
MICHAEL P. PAGAN
HAMPTON HILLS, LLC

Justin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM JAMES J. HERBERSON TO HAMPTON HILLS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 18, 2016, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 17064, FOLIO 443.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salimi 10/1/2016
ERIC DAVID SALIMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

STATE OF MARYLAND
ERIC DAVID SALIMI
PROFESSIONAL LAND SURVEYOR FOR

RECORDED AS PLAT No. 24028 ON 11/13/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

PINEHURST
LOTS 1-4, AND OPEN SPACE LOT 5

A RESUBDIVISION OF
HIGH RIDGE - LOT 20 - PLAT 6111
ZONED R-SC

TAX MAP 47, GRID 19, PARCEL 162
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ REFERENCES: VP-84-129, F-85-041 (PLAT#6111),
PLAT 8 F. 53, ECP-15-038, WP-16-083

SCALE: 1" = 50' OCTOBER 2016

GRAPHIC SCALE
0 50' 100' 150'

SHEET 2 OF 2