

GENERAL NOTES

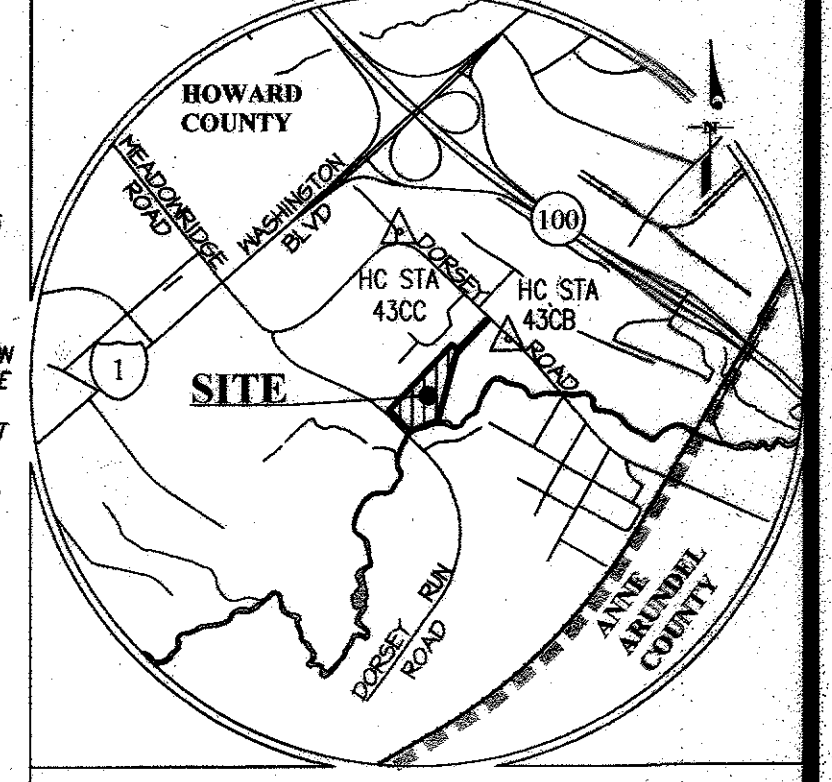
- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- COORDINATES BASED ON NAD 83/07 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 430B - N 522,084.2453 E 1,382,282.4118 AND No. 430C - N 553,201.4676 E 1,381,152.8123.
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY 2013.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PROPERTY IS ZONED R-12 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-99-117, EOP-14-045, SP-14-005 & WP-14-122.
- WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 9/3/2016 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-4867-D WAS FILED AND ACCEPTED.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- THERE ARE NO WETLANDS ON SITE PER THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC, DATED MARCH 25, 2014 AND APPROVED ON JUNE 5, 2014.
- THE 100-YEAR FLOODPLAIN STUDY FOR THE DEEP RUN WAS TAKEN FROM HOWARD COUNTY RECORDS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED NOVEMBER 11, 2013 AND WAS APPROVED ON JUNE 5, 2014.
- THE FOREST CONSERVATION REQUIREMENTS THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION FOR THIS SUBDIVISION OF 2.424 ACRES. THIS OBLIGATION WILL BE MET WITH A TOTAL MINIMUM OF 0.892 OF AN ACRE OF REFORESTATION AND 1.104 ACRES OF CREDITED RETENTION TO BE PROVIDED ON-SITE. THE REMAINING 0.634 ACRE IS OFF-SITE AND WILL BE PROVIDED AT THE CATTAL CREEK FOREST BANK (SOP-14-031). THE FOREST CONSERVATION SURETY FOR THE ON-SITE FOREST CONSERVATION TO BE POSTED WITH THE DEVELOPER AGREEMENT IS \$15,074.00.
- THE PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.8". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF ROOFTOP DISCONNECT (N-1), SHEET FLOW TO CONSERVATION AREA (N-3), RAIN BARRELS (M-1), DRY WELLS (M-5), POROUS PAVEMENT (A-2), BIO-SWALES, (M-8), AND MICRO-BIORETENTION (M-6) WILL BE USED. A SURFACE SAND FILTER (F-1) WILL BE USED TO PROVIDE ANY REMAINING ESD VOLUME NOT PROVIDED BY THE CHAPTER 5 DEVICES AND TO PROVIDE 100 YEAR MANAGEMENT FOR THE SITE. THE MICRO-BIORETENTION FACILITIES (M-6) AND SAND FILTER (F-1) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. ALL OTHER PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- REQUIRED BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION) AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$10,200.00 FOR THE BUFFER PLANTING IS POSTED WITH THE F-16-027 DEVELOPER AGREEMENT. THE SURETY FOR THE INSTALLATION OF THE REQUIRED STREET TREES (25 SHADE TREES) AND SHM LANDSCAPE TREES (14 SHADE TREES AND 7 EVERGREEN TREES) WILL BE INCLUDED IN THE DPW COST ESTIMATE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: 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 (DESIGNATED AS "FOREST CONSERVATION AREA EASEMENT", 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 DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 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.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 16-18 SHOWN HEREON WILL BE 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. ARTICLES OF INCORPORATION FOR THE DORSEY GLEN HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JUNE 27, 2016, (DEPT. ID # D17341298). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR DORSEY GLEN HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 19 AND 20 WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.
- OPEN SPACE LOT 18 WILL CONTAIN ACTIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE SUBDIVISION REGULATIONS (5TH EDITION). THE RECREATIONAL SPACE REQUIREMENTS WILL BE MET BY PROVIDING THE REQUIRED AMOUNT OF OPEN SPACE LAND. NO FACILITIES ARE BEING PROPOSED AT THIS TIME. (15 LOTS X 200SQFT/LOT = 3,000 SQFT OR 0.07 ACRES)
- 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 ONLY AND NOT ONTO THE PIPESTEM LOT/DRIVEWAY.

GENERAL NOTES CONTINUED

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAIN AREAS, OR STEEP SLOPE AREAS WITH ON-SITE AND OFF-SITE CONTIGUOUS AREAS GREATER THAN 20,000 SF, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ HAS DETERMINED THAT THE IMPACTS TO ENVIRONMENTAL AREAS ASSOCIATED WITH THE POND CONSTRUCTION ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP-14-122, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a),7, TO ALLOW REMOVAL OF SPECIMEN TREES, AND SECTION 16.121(a) TO ALLOW PUBLIC ROAD FRONTAGE FOR HOA OS LOT 17 (FORMERLY OS LOT 18) TO BE NO LESS THAN 25' ONTO MOUNT HOLLY WAY AND TO ALLOW THE TWO POINTS OF FRONTAGE FOR DR&P OS LOT 20 (FORMERLY LOT 22) TO BE NO LESS THAN 20' EACH ONTO MOUNT HOLLY WAY AND DORSEY ROAD, WAS APPROVED ON SEPTEMBER 2, 2014 UNDER THE FOLLOWING CONDITIONS:
 - AS MITIGATION FOR THE REQUESTED REMOVAL OF THIRTEEN (13) SPECIMEN TREES LOCATED WITHIN THIS SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLANT MATERIALS FOR ALL REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS OF FCE AREAS 1 & 2, AS SHOWN ON THE PRELIMINARY FOREST CONSERVATION PLAN. IF DESIGN CHANGES ARE MADE AT THE FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THESE THIRTEEN (13) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING.
 - THE FUTURE REMOVAL OF ANY OF THE REMAINING EIGHT (8) SPECIMEN TREES WHICH ARE LOCATED WITHIN THE LIMITS OF THE SITE (TREES #2, 3, 5, 7, 8, 9, 11, 13), AND WHICH HAVE NOT BEEN DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-14-122, WOULD REQUIRE A NEW WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(a),7 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - DPZ APPROVES PUBLIC FRONTAGE FOR HOA OPEN SPACE LOT 17 TO BE NO LESS THAN 25' ON MOUNT HOLLY WAY.
 - COMPLIANCE WITH THE COMMENTS FROM DEVELOPMENT ENGINEERING DIVISION DATED AUGUST 7, 2014, WHICH REQUIRES A 35' PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT FOR SHM MICRO-BIORETENTION WITHIN OPEN SPACE LOT 17.
 - DPZ APPROVES THE TWO POINTS OF PUBLIC ROAD FRONTAGE FOR DR&P OPEN SPACE LOT 20 TO BE NO LESS THAN 20' EACH ONTO MOUNT HOLLY WAY AND DORSEY ROAD.
- THIS SITE IS NOT WITHIN THE 2007 CERTIFIED AIRPORT NOISE ZONE (65LDN) OR A 4 MILE RADIUS OF BW. THIS SUBDIVISION DOES NOT REQUIRE THE MARYLAND AVIATION ADMINISTRATION (MAA) APPROVAL.
- ALL THE EXISTING STRUCTURES ON OPEN SPACE LOT 20 ARE TO BE REMOVED PRIOR TO PLAT RECORDATION.

GENERAL NOTES CONTINUED

- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 10, 2013 IN COMPLIANCE WITH SECTION 16-128 OF THE REGULATIONS.
- NON-BUILDABLE BULK PARCEL A IS INTENDED TO BE TRANSFERRED TO THE ADJACENT PROPERTY, PARCEL 533, TO PROVIDE ACCESS TO A LAND LOCKED PROPERTY FROM DORSEY ROAD.
- THIS SUBDIVISION IS UTILIZING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET PER SECTION 16.121(a)(2) OF THE REGULATIONS. THE OPEN SPACE REQUIRED IS 40% OF THE GROSS AREA. 40% X 6.55 AC. = 2.62 AC. OF OPEN SPACE REQUIRED. THIS REQUIREMENT IS BEING MET BY PROVIDING 2.78 AC. OF CREDITED OPEN SPACE AND 0.13 AC. OF NON-CREDITED OPEN SPACE.
- JUSTIFICATION FOR NECESSARY DISTURBANCES AT DORSEY GLEN PER SECTION 16.116(C)
 - POND CONSTRUCTION - DUE TO THE SLOPES WITHIN THE STREAM BUFFER, THE POND OUTFALL NEEDS TO BE LOCATED AT THE STREAM BANK IN ORDER TO MEET HSDC'S REQUIREMENT THAT POND OUTFALLS BE LOCATED ON SLOPES 10% OR LESS. CONSTRUCTING THE POND OUTFALL AT THE STREAM BANK WILL REQUIRE DISTURBING THE STREAM BUFFER AND 100 YEAR FLOODPLAIN. IN ORDER TO PROVIDE THE STORAGE VOLUME REQUIRED FOR 100 YEAR MANAGEMENT IN THE POND WITHIN OPEN SPACE LOT 18, THE TOE OF THE EMBANKMENT HAS BEEN SET AT THE STREAM BUFFER. THE 15' NO WOODY VEGETATION ZONE, LOCATED AT THE TOE OF THE EMBANKMENT, IS PARTIALLY WITHIN THE STREAM BUFFER. THIS PORTION OF THE STREAM BUFFER, WHICH IS CURRENTLY WOODED, WILL NEED TO BE CLEARED.
 - ON MARCH 12, 2015 A DESIGN MANUAL WAIVER OF VOLUME III, SECTION 2.5.B.1 WAS APPROVED TO USE 463' OF INTERSECTION SPACING INSTEAD OF THE REQUIRED 500' FOR A MAJOR COLLECTOR.
 - ON MARCH 12, 2015 A DESIGN MANUAL WAIVER OF VOLUME I, SECTION 5.2.5.A.10.a REQUIRING A PUBLIC MAINTENANCE TURN-AROUND, SECTION 5.2.5.C.5 REQUIRING VEHICULAR ACCESS TO THE FORE-BAY AND BOTTOM OF FACILITY, AND SECTION 5.2.5.A.2 REQUIRING A 25' SETBACK FROM THE ROAD RIGHT OF WAY TO 100 YEAR WATER SURFACE ELEVATION. THESE WAIVERS WERE APPROVED WITH THE CONDITION THAT THE FACILITY BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION.
 - USE IN COMMON MAINTENANCE AGREEMENTS FOR LOTS 8 & 9 WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
 - IN A LETTER DATED SEPTEMBER 6, 2013, MARYLAND DEPARTMENT OF NATURAL RESOURCES DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED, OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE PROJECT SITE AS DELINEATED. THE LETTER ALSO STATED THAT THE SITE CONTAINS FOREST INTERIOR DWELLING BIRD HABITAT.
 - THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DETRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 18.112(c)(3) OF THE HOWARD COUNTY CODE.
 - NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION OF PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED WITHIN THE FLOODPLAIN AREAS.



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP: 35 GRID: A6

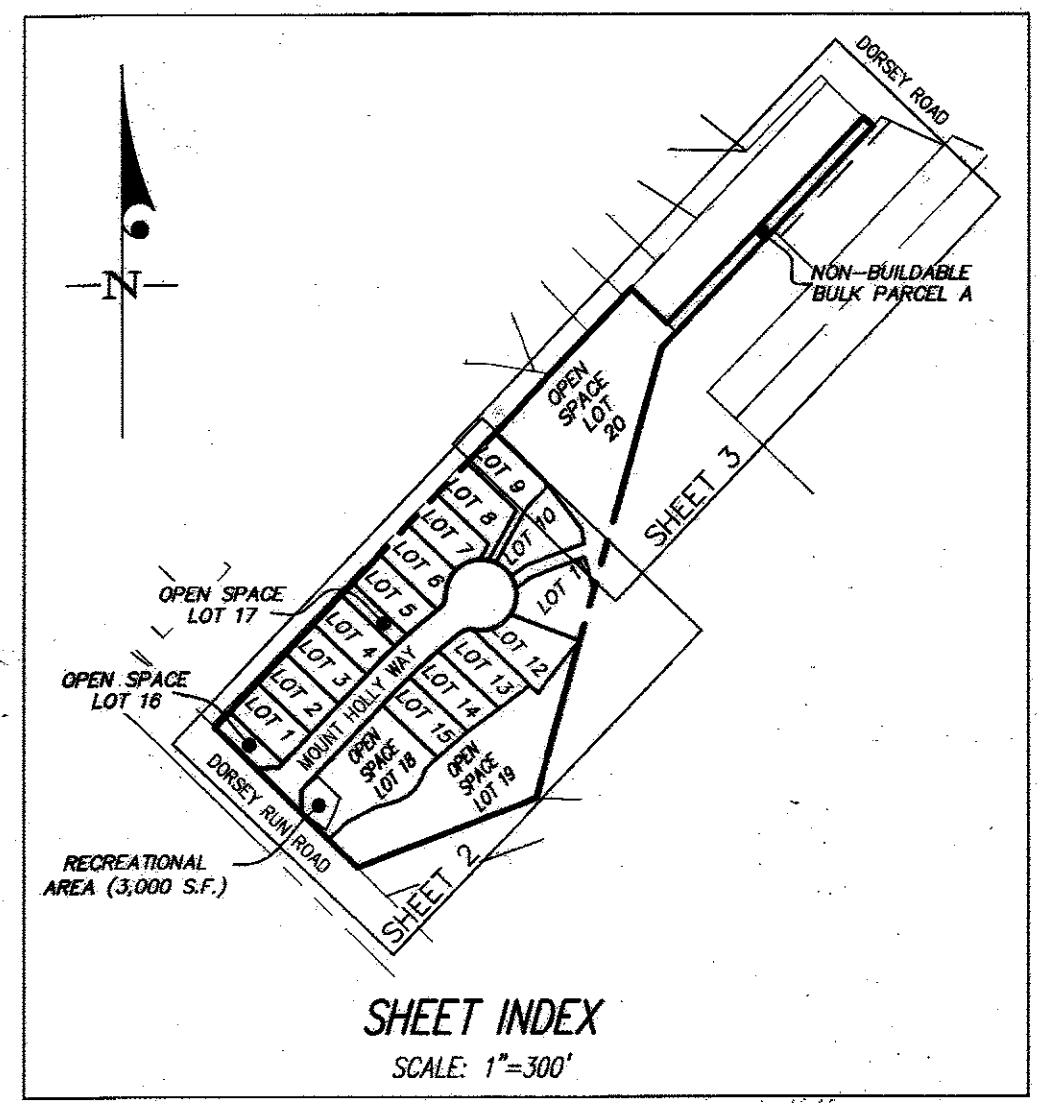
MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	8,043 SF	281 SF	7,762 SF
9	8,509 SF	1,029 SF	7,480 SF

THIS SUBDIVISION IS UTILIZING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET PER SECTION 16.121(a)(2) OF THE REGULATIONS.

LEGEND

- FLOODPLAIN EASEMENT (FP1, FP2, ETC)
- STREAM BANK BUFFER
- STREAM BANK
- FOREST CONSERVATION EASEMENT
- FLOODPLAIN EASEMENT ELEVATION (EL=116.92)
- PROPERTY LINE
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- SHADING FOR ALL EASEMENTS



SHEET INDEX
SCALE: 1"=300'

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	21
2. TOTAL NUMBER OF LOTS TO BE RECORDED:	15
3. TOTAL AREA OF LOTS TO BE RECORDED:	2,752.6 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2031 AC.
6. TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED:	5
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2,919.0 AC.
8. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED:	0.6758 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6,5494 AC.

OWNER:
HAMPTON HILLS, LLC
3675 PARK AVE
ELICOTT CITY, MD 21043

DEVELOPER:
TRINITY HOMES MARY LAND, LLC
3675 PARK AVE
ELICOTT CITY, MD 21043
PHONE: 443-323-9806

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.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE LOT 2 INTO LOTS 1-15, OPEN SPACE LOTS 16-20 AND NON-BUILDABLE BULK PARCEL A, TO CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 2 THRU 3.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

By: *Michael Pfauf* 11/23/16
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: *Michael Pfauf* 11-14-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

By: *Katherine Wolcott* 5-3-17
DIRECTOR DATE

OWNERS' DEDICATION
HAMPTON HILLS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF
10/4/16

BY: *Michael Pfauf*
MICHAEL PFAUF, MEMBER

ATTEST: *Katherine Wolcott*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE LOT 2 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "KANE PROPERTY, LOTS 1 AND 2" RECORDED AS PLAT No.14104, ALSO BEING ALL OF THE LAND CONVEYED FROM THOMAS D. MORRIS TO HAMPTON HILLS, LLC, BY A DEED DATED AUGUST 4, 2016 AND RECORDED IN LIBER 17033 AT FOLIO 371; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

By: *Thomas C. O'Donnor* 10/4/2016
THOMAS C. O'DONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10854 (EXP. 07/03/2018)

RECORDED AS PLAT NUMBER 24180 ON 5/5/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DORSEY GLEN
LOTS 1-15, OPEN SPACE LOTS 16-20 & NON-BUILDABLE BULK PARCEL A
(A RESUBDIVISION OF NON-BUILDABLE LOT 2, KANE PROPERTY PLAT No.14104)

ZONE: R-12 TM 43, GRID 6, PARCEL 80
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 3 OCTOBER 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-989-2524
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\2064\PLATS\12064-SHEET 01.dwg PLOTTED: 10/4/2016 12:38 PM. LAST SAVED: 10/4/2016 11:15 AM. PLOTTED BY: Ramon O. Labrador

100 YEAR FLOOD PLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	ELEVATION*
FP1	N 21°09'10" W	34.00'	116.9
FP2	N 31°36'23" E	22.00'	116.9
FP3	S 71°39'29" E	16.00'	116.6
FP4	N 89°47'39" E	14.00'	116.4
FP5	N 56°59'27" E	50.00'	116.3
FP6	N 43°48'15" E	40.00'	116.0
FP7	N 59°21'48" E	75.00'	115.6
FP8	N 75°46'55" E	50.00'	115.3
FP9	N 86°22'57" E	15.00'	115.2
FP10	S 74°24'55" E	14.50'	115.1
FP11	N 89°52'27" E	30.00'	114.9

PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
F1	N 21°09'59" W	20.00'
F2	N 45°22'13" W	49.58'
F3	N 24°31'37" E	55.21'

PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SW1	S 12°46'56" E	43.76'
SW2	S 89°01'07" E	3.97'
SW3	S 17°30'17" E	12.96'
SW4	N 12°46'56" W	56.13'
SW5	N 27°21'13" W	15.00'
SW6	N 23°32'07" W	16.33'
SW7	N 21°03'00" E	9.41'

PRIVATE USE IN COMMON ACCESS EASEMENT LINE TABLE THIS SHEET

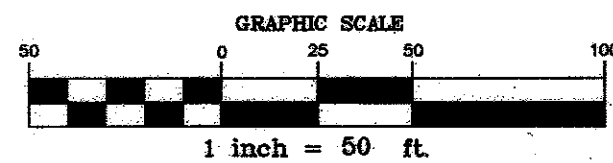
LINE	BEARING	LENGTH
CA1	N 29°33'11" E	97.45'
CA2	S 60°26'49" E	24.00'
CA3	S 29°33'11" W	89.24'

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 19
- TOTAL NUMBER OF LOTS TO BE RECORDED: 15
- TOTAL AREA OF LOTS TO BE RECORDED: 2,752.9 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1,639.4 AC.
- TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.6758 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0677 AC.

DEVELOPER
TRINITY HOMES MARYLAND, LLC
3675 PARK AVE
ELLICOTT CITY, MD 21043
PHONE: 443-323-9806

OWNER:
HAMPTON HILLS, LLC
3675 PARK AVE
ELLICOTT CITY, MD 21043



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: COUNTY HEALTH OFFICER

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

OWNERS' DEDICATION
HAMPTON HILLS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF
BY: *Michael Peal* 10/4/16
MICHAEL PEAL, MEMBER
ATTEST: *Jurkane*

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE LOT 2 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "KANE PROPERTY, LOTS 1 AND 2" RECORDED AS PLAT NO. 14104, ALSO BEING ALL OF THE LAND CONVEYED FROM THOMAS D. MORRIS TO HAMPTON HILLS, LLC, BY A DEED DATED AUGUST 4, 2016 AND RECORDED IN LIBER 17033 AT FOLIO 371; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

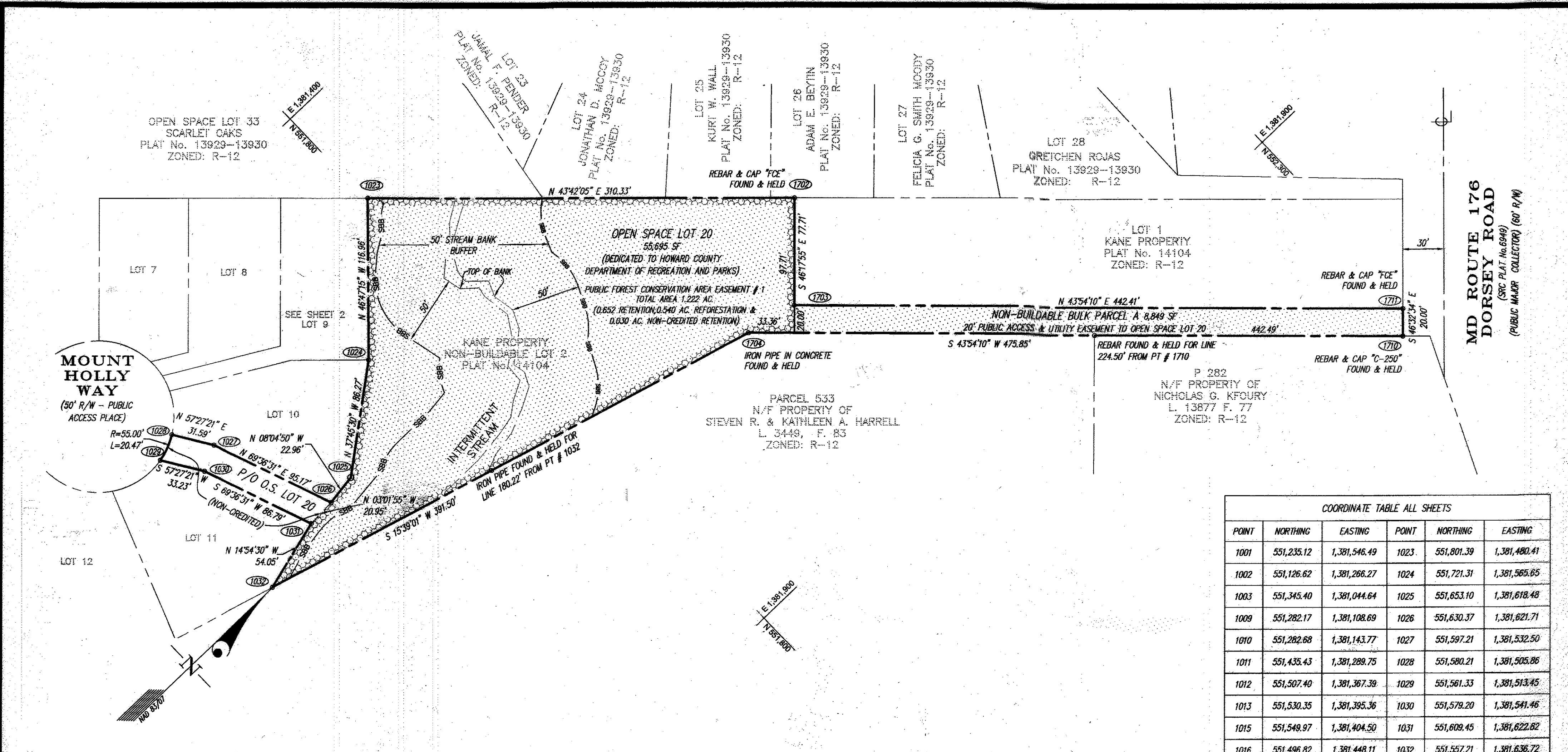
THOMAS G. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)

RECORDED AS PLAT NUMBER 24181 ON 5/5/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DORSEY GLEN
LOTS 1-15, OPEN SPACE LOTS 16-20 & NON-BUILDABLE BULK PARCEL A
(A RESUBDIVISION OF NON-BUILDABLE LOT 2, KANE PROPERTY PLAT No. 14104)

ZONE: R-12, TM 43, GRID 6, PARCEL 80
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50', SHEET 2 OF 3, OCTOBER 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4166
DRAWN BY: *JS* CHECK BY: *JS*

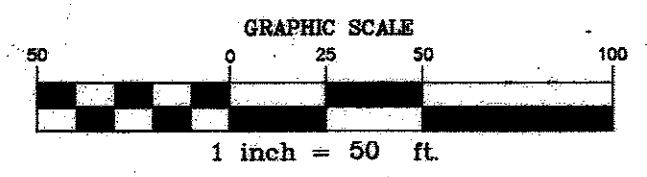


TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF LOTS TO BE RECORDED:	0
3. TOTAL AREA OF LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED:	1
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.2031 AC.
6. TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.2786 AC.
8. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.4817 AC.

DEVELOPER
 TRINITY HOMES MARYLAND, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043
 PHONE: 443-323-9806

OWNER:
 HAMPTON HILLS, LLC
 3675 PARK AVE
 ELLICOTT CITY, MD 21043



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1028-1029	55.00'	20.47'	10.35'	20.35'	N 21°52'56\"/>	

COORDINATE TABLE ALL SHEETS

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1001	551,235.12	1,381,546.49	1023	551,801.39	1,381,480.41
1002	551,126.62	1,381,266.27	1024	551,721.31	1,381,565.65
1003	551,345.40	1,381,044.64	1025	551,653.10	1,381,618.48
1009	551,282.17	1,381,108.69	1026	551,630.37	1,381,621.71
1010	551,282.68	1,381,143.77	1027	551,597.21	1,381,532.50
1011	551,435.43	1,381,289.75	1028	551,580.21	1,381,505.86
1012	551,507.40	1,381,367.39	1029	551,561.33	1,381,513.45
1013	551,530.35	1,381,395.36	1030	551,579.20	1,381,541.46
1015	551,549.97	1,381,404.50	1031	551,609.45	1,381,622.82
1016	551,496.82	1,381,448.11	1032	551,557.21	1,381,636.72
1018	551,491.69	1,381,427.07	1702	552,025.75	1,381,694.83
1019	551,468.75	1,381,399.10	1703	551,972.05	1,381,751.01
1020	551,400.89	1,381,325.90	1704	551,934.20	1,381,742.33
1021	551,247.56	1,381,179.37	1710	552,277.06	1,382,072.31
1022	551,211.89	1,381,179.89	1711	552,290.82	1,382,057.79

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maura Rogerson 11/23/16
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Michael P. Pfeiffer 11-14-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent Schuchman 5-3-17
 DIRECTOR

OWNERS' DEDICATION

HAMPTON HILLS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF 10/4/16

BY: *Michael Pfeiffer*
 MICHAEL PFEIFFER, MEMBER

ATTEST: *Thomas C. O'Connor, Jr.*
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)

SURVEYOR'S CERTIFICATE

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Thomas C. O'Connor, Jr. 10/4/2016
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)

RECORDED AS PLAT NUMBER 24182 ON 5/5/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DORSEY GLEN
 LOTS 1-15, OPEN SPACE LOTS 16-20 & NON-BUILDABLE BULK PARCEL A
 (A RESUBDIVISION OF NON-BUILDABLE LOT 2, KANE PROPERTY PLAT No. 14104)

ZONE: R-12 TM 43, GRID 6, PARCEL 80
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DRAWN BY: *ABL* CHECK BY: *ABL*