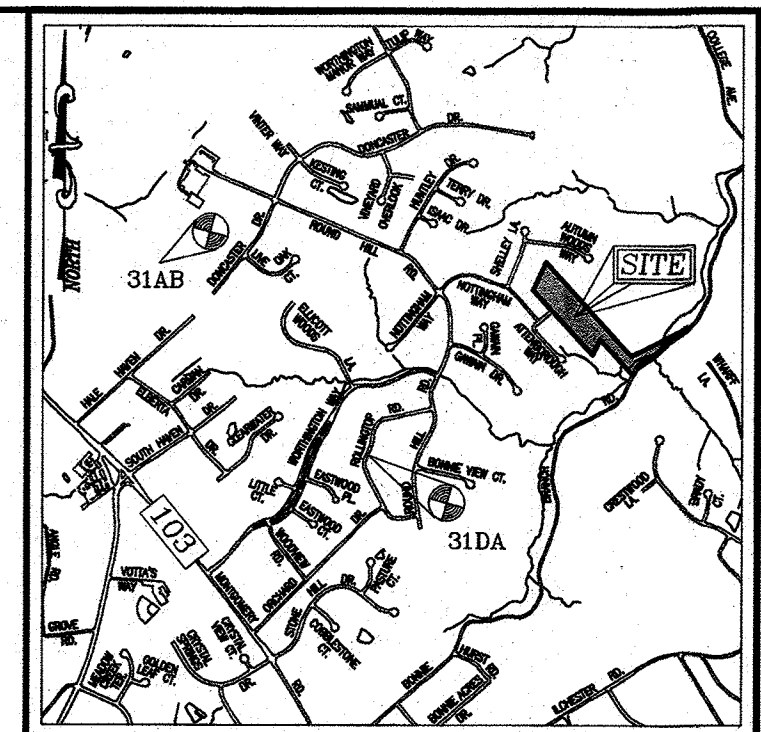


GENERAL NOTES

- 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. 31AB AND 31DA 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
⊘ DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN, MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2015 BY ROBERT H. VOGEL ENGINEERING, INC.
ALL AREAS ARE MORE OR LESS (±).
- ACCORDING TO THE HOWARD COUNTY CEMETERY INVENTORY, THIS PARCEL DOES NOT CONTAIN A CEMETERY THAT IS LISTED.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OF CEMETERIES LOCATED ON THE PROJECT SITE.
- THE SUBJECT PROPERTY IS NOT A HISTORIC SITE PER THE HOWARD COUNTY HISTORIC SITE MAP. EXISTING HOME (BUILT 1967 PER SDAT) AND OUTBUILDINGS ARE TO BE RAZED.
- THE WELL AND SEPTIC SYSTEM SERVING THE EXISTING HOUSE MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH SIGNATURE OF THE FINAL RECORD PLAT.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON NOVEMBER 5, 2014 AT THE ELLICOTT CITY SENIOR CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-027) WAS APPROVED ON FEBRUARY 13, 2015.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP-15-016) WAS APPROVED ON JANUARY 27, 2016.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED OCTOBER 2, 2014 WAS APPROVED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER FOR THIS PROJECT ARE TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 14 4182 D. REFER TO CONTRACT 14-4926-D.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- PRIVATE OFF-LOT (OPEN SPACE) STRUCTURAL PRACTICES: COMBINATION WATER QUALITY SAND FILTER AND 10 YEAR QUANTITY CONTROL FACILITY. 0.4 AC/FT IS REQUIRED TO MANAGE THE DEVELOPMENT TO EXISTING CONDITIONS. AS THE PROJECT IS LOCATED WITHIN THE BONNIE BRANCH DRAINAGE AREA, 10 YEAR PEAK MANAGEMENT IS REQUIRED. MICRO-SCALE PRACTICES: MICRO-BIORETENTION (M-8) WHICH RECEIVE NO PUBLIC ROAD RUNOFF WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- PRIVATE ON-LOT PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS. ON-LOT (RESIDENTIAL) MICRO-SCALE PRACTICES INCLUDE THE USE OF MICRO-BIORETENTION (M-6), BIOSWALES (M-8), AND DRY WELLS (M-5).
-DECLARATION OF COVENANTS FOR LOTS 1-14 AND OPEN SPACE LOTS 15-17 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE STORMWATER DEVICES LOCATED ON THESE LOTS.
-BONNIE BRANCH ROAD (SCENIC ROAD) IS CLASSIFIED AS A MINOR COLLECTOR. NO IMPROVEMENTS ARE PROPOSED.
-ATTENBOROUGH WAY IS CLASSIFIED AS A 40' R/W ACCESS PLACE (F-04-181). PROPOSED EXTENSION SHALL CONFORM WITH GUIDELINES WITHIN THE DESIGN MANUAL / ACCESS PLACE.
-THERE ARE 2 PRIVATE USE-IN-COMMON-DRIVEWAYS PROPOSED, ELLA MAE WAY & GENEVIEVE WAY.
-A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY WHICH SERVES LOTS 2-7 AND LOT 9-14 & OPEN SPACE LOTS 16 & 17 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY 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 THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-2" MINIMUM);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F. STRUCTURE CLEARANCES-MINIMUM 12 FEET.
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
-WATER AND SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 14-4182-D
-REFER TO 14-4926-D
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 6/30/2021 ON WHICH DATE DEVELOPER AGREEMENT # 14-4926-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- 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 GRADING PERMITS.
- WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS SHOWN ON SITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, SEPTEMBER 2014.

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAMS) OR THEIR REQUIRED BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THE DEVELOPER HAS OBTAINED ALL NECESSARY STATE PERMITS FOR THE PROPOSED IMPACTS TO THE STREAM AND FLOODPLAIN FOR THE PURPOSE OF REMOVING THE EXISTING DRIVEWAY AND CULVERT.
- MDE TRACKING NUMBER IS: 21-NF-3066
- NTW 202160670
- ALL WORK IN THE NONTIDAL WETLANDS, WETLAND BUFFERS SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, SEPTEMBER 2014.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FOREST CONSERVATION MANUAL. 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.
- THE TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED
1. ONSITE RETENTION OF 2.1 ACRES (1.5 ACRES CREDITED, 0.6 ACRES NON-CREDITED) (NO SURETY REQUIRED)
2. ONSITE REFORESTATION OF 0.6 ACRES. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$13,088 (0.6 AC OR 26,136 SF @ \$0.50/SF) SHALL BE POSTED WITH THE FINAL PLAN DEVELOPERS AGREEMENT.
3. THE PURCHASE OF THE EQUIVALENT OF 0.60 ACRES OF REFORESTATION CREDIT IN "THE ESTATES AT RIVER HILL FOREST BANK - F-18-064
- A NON CRITICAL FLOODPLAIN IS LOCATED ON SITE.
- THE PROJECT IS LOCATED WITHIN THE BONNIE BRANCH DRAINAGE AREA, THE APPROXIMATE FLOODPLAIN COMMON TO BONNIE BRANCH IS SHOWN HEREON PER THE HOWARD COUNTY - DIGITAL FLOOD INSURANCE RATE MAP (DIRM). THIS FLOODPLAIN HAS AN "AE" DESIGNATION REPRESENTING HIGH FLOOD RISK. AS THE PROJECT PROPOSAL IS SEPARATED BY OVER 80 VERTICAL FEET, THE FLOODPLAIN LOCATED ON SITE CAN BE CONSIDERED "NON CRITICAL" TO THE PROJECT.
- A NON-CRITICAL FLOODPLAIN REPORT FOR THIS PROJECT WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST, 2015 (REVISED AUGUST 2015) AND APPROVED AS PART OF THE SP-15-016 PLAN SUBMISSION, APPROVED SEPTEMBER 2015.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$24,000 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT:
- PERIMETER PLANTINGS IN THE AMOUNT OF \$8,700 FOR THE REQUIRED 29 SHADE TREES.
- STORMWATER MANAGEMENT AREA PERIMETER PLANTINGS IN THE AMOUNT OF \$6,300 FOR THE REQUIRED 13 SHADE TREES (\$3,900) AND 16 EVERGREENS (\$2,400).
- REPLACEMENT SPECIMEN TREE PLANTINGS IN THE AMOUNT OF \$9,000 FOR THE REQUIRED 30 SHADE TREES.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$3,900) SHALL BE COLLECTED WITH THE DEPARTMENT OF PUBLIC WORKS COST ESTIMATE FOR THE REQUIRED 13 STREET TREES.
-TRASH PAD PLANTINGS ARE PROVIDED FOR THIS PROJECT. FINANCIAL SURETY IN THE AMOUNT OF \$300 FOR THE REQUIRED 10 SHRUBS SHALL BE COLLECTED WITH THE DEPARTMENT OF PUBLIC WORKS COST ESTIMATE.

- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT (12,000 SF MIN LOT SIZE) IS 40% OF GROSS AREA
-REQUIRED OPEN SPACE = 8.47 AC. GROSS AREA x 40% = 3.39 AC +/-
-PROVIDED OPEN SPACE = 3.49 ACRES
- (CREDITED OPEN SPACE = 3.41 ACRES. NON-CREDITED OPEN SPACE = 0.078 ACRES)
- OPEN SPACE LOTS 15-17 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOT 18 IS TO BE OWNED BY HOWARD COUNTY AND MAINTAINED BY HOWARD COUNTY RECREATION AND PARKS.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-20 PROJECT IS 200 SF / UNIT (14 X 200 = 2,800 SF) OF LAND AREA.
- THE OVERALL REQUIREMENT SHALL BE MET PER REGULATION IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE AMENITIES IN LIEU OF LAND AREA (1,408 SF LAND AREA & 1,400 SF CREDIT FOR GAZEBO)
-PER SECTION 106.0.6 OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-20 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 14 X 10% = 1.4
- ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE 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.
- A MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
THIS PROJECT IS SUBJECT TO WP-15-161. ON NOVEMBER 18, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.1205(A)(7) - SPECIMEN TREE RETENTION AND SECTION 16.116(B)(1) - STEEP SLOPE PRESERVATION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPROVAL OF THIS WAIVER REQUEST APPLIES TO THE 30 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE WAIVER EXHIBIT.
2. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
3. ANY DISTURBANCE TO EXISTING STEEP SLOPES BEYOND THE REQUESTED 1,196 SQUARE FEET IS NOT PERMITTED UNDER THIS WAIVER REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
4. THE DEVELOPER SHALL PLANT THIRTY (30) 3"MINIMUM - CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE SPECIMEN TREES. THESE TREES WILL BE BONDED WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
5. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. INCLUDE DETAILS OF THE PROPOSED TREE PROTECTION MEASURES ON SP-15-016 AND ALL SUBSEQUENT CONSTRUCTION PLANS.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES:
ECP-15-027, WP-15-161, SP-15-016.
- ARTICLES OF INCORPORATION FOR THE HAMPTON HILLS HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 03/30/2021, DEPARTMENT REF# 020400370.
- THE PROJECT COMPLIES WITH SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RESIDENTIAL INFILL DEVELOPMENT.



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: MAP 28, GRID 5C

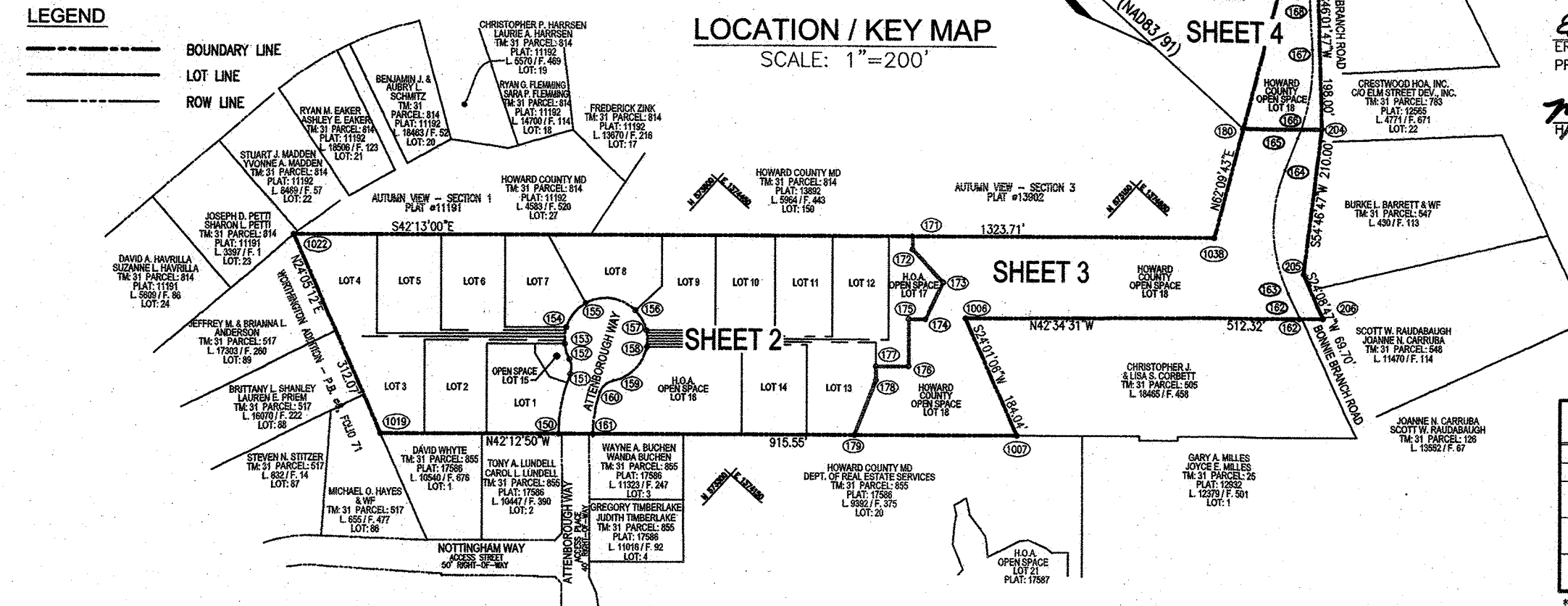
COORDINATE TABLE

POINT	NORTHING	EASTING
150	573523.4046	1374025.8531
151	573568.9091	1374100.8654
152	573583.9723	1374115.6791
153	573603.8181	1374127.4181
154	573618.2350	1374146.7407
155	573620.7333	1374191.3964
156	573560.5888	1374232.1358
157	573529.7386	1374221.5401
158	573513.1402	1374204.1916
159	573516.0999	1374135.9863
160	573519.2085	1374111.1644
161	573486.3722	1374059.4484
162	572850.0972	1374868.1548
163	572891.9506	1374886.6825
164	572895.7415	1374981.2310
165	573010.0742	1375012.4439
166	573036.2816	1375083.6864
167	573084.2430	1375153.6980
168	573096.0321	1375165.1544
169	573283.8665	1375375.8347
170	572957.2287	1375016.1924
171	573338.4477	1374579.5118
172	573326.0032	1374565.7836
173	573260.9996	1374560.9294
174	573244.3292	1374504.5593
175	573262.6439	1374487.9568
176	573216.9735	1374437.5782
177	573251.7954	1374406.0098
178	573238.4743	1374391.3148
179	573207.9586	1374312.0213
180	573093.3306	1375015.3721
201	573319.3165	1375443.3045
202	573297.9302	1375456.7602
203	573147.6006	1375833.4899
204	573010.0320	1375090.9894
205	572888.8203	1374919.4320
206	572825.3188	1374890.9199
1006	573202.5863	1374544.3064
1007	573034.4817	1374469.3972
1019	573712.5729	1373854.2421
1022	573997.4669	1373981.6017
1038	573017.1150	1374871.0482

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

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
2	12,546 SF	535 SF	12,011 SF
3	13,983 SF	984 SF	13,019 SF
4	14,103 SF	1,296 SF	12,807 SF
5	13,911 SF	857 SF	13,054 SF
6	13,041 SF	421 SF	12,621 SF
10	12,396 SF	395 SF	12,002 SF
11	12,740 SF	733 SF	12,007 SF
12	13,065 SF	1,084 SF	12,001 SF
13	12,932 SF	916 SF	12,016 SF
14	12,587 SF	545 SF	12,042 SF

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 1-14 AND OPEN SPACE LOTS 15-18, 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.

AREA TABULATION CHART

	SHEET 2	SHEET 3	SHEET 4	TOTAL
BUILDABLE LOTS TO BE RECORDED	14	0	0	14
OPEN SPACE LOTS TO BE RECORDED	3	P/0-1	P/0-1	4
TOTAL LOTS AND PARCELS TO BE RECORDED	17	P/0-1	P/0-1	18
AREA OF BUILDABLE LOTS TO BE RECORDED	4,1471 AC	0.0000 AC	0.0000 AC	4,1471 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.8275 AC	2,2344 AC	0.4237 AC	3,4856 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	4,9745 AC	2,2344 AC	0.4237 AC	7,6327 AC
AREA OF ROADWAY TO BE RECORDED	0.3598 AC	0.2650 AC	0.2098 AC	0.8342 AC
TOTAL AREA TO BE RECORDED	5.3341 AC	2.4994 AC	0.6333 AC	8.4669 AC

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	14
NUMBER OF MIHU REQUIRED	1.4
NUMBER OF MIHU PROVIDED ON SITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	1.4
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	1-14

* CREDIT FOR 1 EXISTING HOME

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE 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.

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

Michael J. Davis
HOWARD COUNTY HEALTH OFFICER
DATE: 9/14/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineer
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/21/21

Director
DIRECTOR
DATE: 9/28/21

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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 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;
- 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF AUGUST 2021

Michael J. Pfan
MEMBER
HAMPSON HILLS, LLC.

Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM O'BRIEN FAMILY, LLC. TO HAMPTON HILLS, LLC BY DEED DATED JUNE 11, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18727, FOLIO 339.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AMENDED, AND BOUNDARY SURVEY 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 3, 2022.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25874 ON 10/15/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A SUBDIVISION OF TAX MAP 31
PARCEL 24 (L. 11433 / F. 112)

DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN AUGUST 2021

GRAPHIC SCALE: 0 200' 400' 600'

SHEET 1 OF 6

AUTUMN VIEW - SECTION 1
PLAT #11191

AUTUMN VIEW - SECTION 3
PLAT #13602

COORDINATE TABLE

POINT	NORTHING	EASTING
150	573523.4046	1374025.8531
151	573570.9257	1374106.4803
152	573584.9839	1374121.4227
153	573600.0882	1374130.7935
154	573614.3421	1374150.2854
155	573616.0354	1374189.7990
156	573560.4837	1374227.1209
157	573533.5491	1374218.0841
158	573513.1402	1374204.1916
159	573518.8536	1374140.6966
160	573521.7454	1374117.4989
161	573486.3722	1374059.4484
171	573338.4477	1374579.5118
172	573326.0032	1374565.7836
173	573260.9996	1374560.9294
174	573244.3292	1374504.5593
175	573262.6439	1374487.9568
176	573216.9735	1374437.5762
177	573251.7954	1374406.0098
178	573238.4743	1374391.3148
179	573207.9586	1374312.0213
1019	573712.5729	1373854.2421
1022	573997.4669	1373981.6017

AREA TABULATION - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	17
- BUILDABLE	14
- NON-BUILDABLE	0
- OPEN SPACE	3
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.9745 AC.
- BUILDABLE	4.1471 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0.8275 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.3596 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.3341 AC.

LEGEND

- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7
- PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 9-14 AND OPEN SPACE LOTS 16 & 17
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE SWM, DRAINAGE, & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH SWM, DRAINAGE & UTILITY EASEMENT
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT FOR LOTS 9-14
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT FOR LOTS 2-7
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- RECREATION OPEN SPACE
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE MONUMENT EASEMENT
- PRIVATE RETAINING WALL EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C1	88.25'	235.00'	21°31'02"	S58°45'28"W 87.74'	44.65'
C2	21.81'	25.00'	49°59'23"	S44°31'18"W 21.13'	11.66'
C3	301.21'	60.00'	287°37'57"	N16°39'25"W 70.85'	43.89'
C4	26.20'	25.00'	60°02'31"	S82°51'42"E 25.02'	14.44'
C5	61.54'	185.00'	19°03'37"	S57°35'14"W 61.26'	31.06'

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
DATE: 8/14/21
Michael Pfan
MICHAEL PFAN MEMBER CB-24-21
DATE: 8/24/21

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

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

REFER TO SHEETS 5 & 6 FOR EASEMENT DETAILS

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

Michael J. Davis 9/14/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad Edwards 9-21-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/28/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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 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;
- 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 24th DAY OF AUGUST 2021

Michael Pfan MEMBER
DATE: 8/24/21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM O'BRIEN FAMILY, LLC. TO HAMPTON HILLS, LLC BY DEED DATED JUNE 11, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18727, FOLIO 339.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AMENDED, AND BOUNDARY SURVEY 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 3, 2022.

Eric David Salmi 8/24/21
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 8/24/21

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25875 ON 10/13/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A SUBDIVISION OF TAX MAP 31
PARCEL 24 (L. 11433 / F. 112)

DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
GRAPHIC SCALE
AUGUST 2021

SHEET 2 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C6	182.48'	220.00'	47°31'29"	S46°02'09"W 177.30'	96.86'
C7	13.79'	290.00'	02°43'27"	N68°26'10"E 13.79'	6.90'

MATCHLINE - SHEET 4 S42°13'58"E 82.85' THIS IS NOT A LINE OF DIVISION

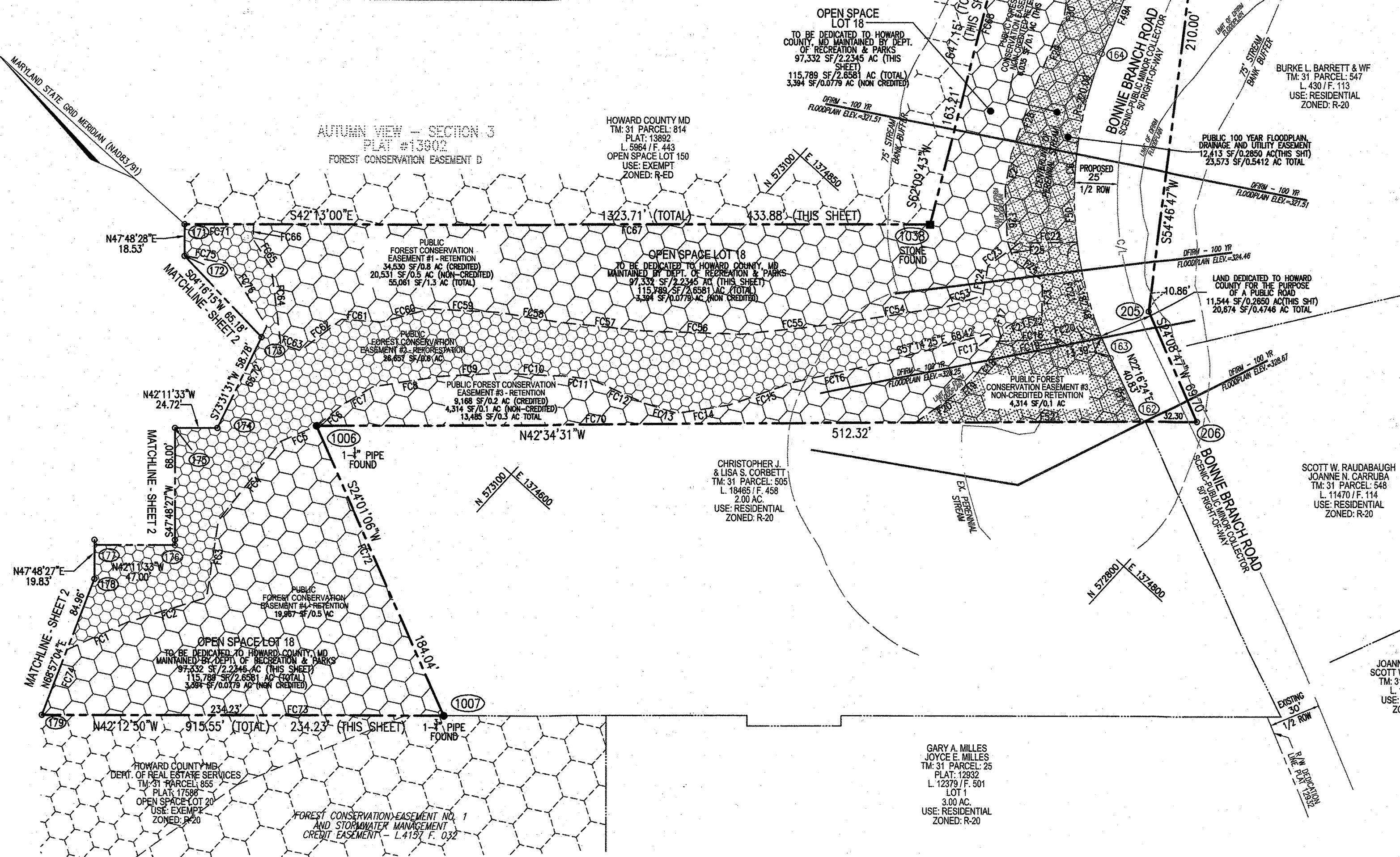
POINT	NORTHING	EASTING
162	572849.1019	1374869.0692
163	572886.8892	1374884.5464
164	573009.9695	1375012.1592
165	573026.9234	1375058.2342
166	573031.9905	1375071.0658
171	573338.4477	1374579.5118
172	573326.0032	1374565.7836
173	573260.9996	1374560.9294
174	573244.3292	1374504.5593
175	573262.6439	1374487.9568
176	573216.9735	1374437.5762
177	573251.7954	1374406.0098
178	573238.4743	1374391.3148
179	573207.9586	1374312.0213
180	573093.3306	1375015.3721
204	573010.0320	1375090.9894
205	572888.9203	1374919.4320
206	572825.3188	1374890.9199
1006	573202.5863	1374544.3064
1007	573034.4817	1374468.3872
1038	573017.1150	1374871.0482

LINE	BEARING	DISTANCE
FC1	S66°48'22"E	37.77'
FC2	S59°29'25"E	49.14'
FC3	N56°28'05"E	45.18'
FC4	N85°53'19"E	58.70'
FC5	S65°43'41"E	22.87'
FC6	S81°45'18"E	18.61'
FC7	S72°51'58"E	21.55'
FC8	S51°28'20"E	37.97'
FC9	S45°38'12"E	37.52'
FC10	S39°03'49"E	34.09'
FC11	S34°38'12"E	18.59'
FC12	S18°06'56"E	34.10'
FC13	S25°24'00"E	18.13'
FC14	S51°07'51"E	30.71'
FC15	S61°40'35"E	38.46'
FC16	S54°56'24"E	49.22'
FC17	S02°48'53"W	6.14'
FC18	S43°45'18"E	36.53'
FC19	S10°36'29"E	5.66'
FC20	S55°04'22"E	20.50'
FC21	CHD=S33°12'20"W 57.02' L=57.18' R=220.00'	
FC22	S42°58'14"E	33.49'
FC23	S78°15'22"E	22.63'
FC24	N57°40'20"E	17.75'
FC25	N58°58'00"W	22.41'
FC26	N51°08'35"W	66.45'
FC27	N48°31'12"W	53.36'
FC28	N40°17'32"W	57.43'
FC29	N36°15'09"W	45.13'
FC30	N33°04'27"W	40.64'
FC31	N39°41'04"W	39.96'
FC32	N57°46'42"W	28.84'
FC33	N38°34'50"W	23.15'
FC34	N79°41'01"W	30.12'
FC35	N23°02'51"W	12.21'
FC36	N40°42'12"E	45.12'
FC37	N14°11'08"E	19.06'
FC38	N47°48'34"E	8.93'
FC39	S42°13'00"E	393.81'
FC40	N62°09'43"E	163.21'
FC41	S42°34'31"E	348.59'
FC42	N42°13'00"W	40.06'
FC43	S24°01'06"W	184.04'
FC44	N42°12'50"W	234.23'
FC45	N68°57'04"E	40.90'
FC46	S32°30'00"E	25.34'
FC47	S15°50'05"W	43.31'

LINE	BEARING	DISTANCE
F17	S75°46'06"W	18.71'
F18	S85°54'49"W	18.89'
F19	S85°03'58"E	8.90'
F20	S77°31'12"E	32.20'
F21	S68°45'09"E	10.42'
F22	S51°59'18"E	11.33'
F23	N48°32'18"E	20.33'
F24	N08°45'26"W	19.65'
F25	N28°43'06"E	12.87'
F26	N45°37'05"E	30.40'
F27	N57°29'45"E	20.24'
F28	N68°50'40"E	36.68'
F29	N70°15'41"E	48.52'
F30	N58°06'37"E	6.83'
F31	N46°30'27"E	20.44'
F32	N72°27'39"E	28.52'
F49	CHD=N68°26'10"W 13.79' L=13.79' R=290.00'	
F49A	S89°47'54"W 49.10'	
F50	CHD=S46°02'09"W 177.30' L=182.48' R=220.00'	
F51	S22°16'24"W 40.83'	
F52	N42°34'31"W 131.43'	

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (DFIRM)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION - CREDITED)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION - NON-CREDITED)



AREA TABULATION - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	PO-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	PO-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,234.4 AC.
- BUILDABLE	0.0000 AC.
- NON-BUILDABLE	0.0000 AC.
- OPEN SPACE	2,234.4 AC.
- PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2650 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,499.4 AC.

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

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

MEMBER 08-24-21

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

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

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 9/14/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/21/21

Director
DIRECTOR
DATE: 9/28/21

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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 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;
- 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 24th DAY OF AUGUST, 2021

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM O'BRIEN FAMILY, LLC. TO HAMPTON HILLS, LLC BY DEED DATED JUNE 11, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18727, FOLIO 339.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AMENDED, AND BOUNDARY SURVEY 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 3, 2022.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25876 ON 10/13/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A SUBDIVISION OF TAX MAP 31
PARCEL 24 (L. 11433 / F. 112)

DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
GRAPHIC SCALE
AUGUST 2021

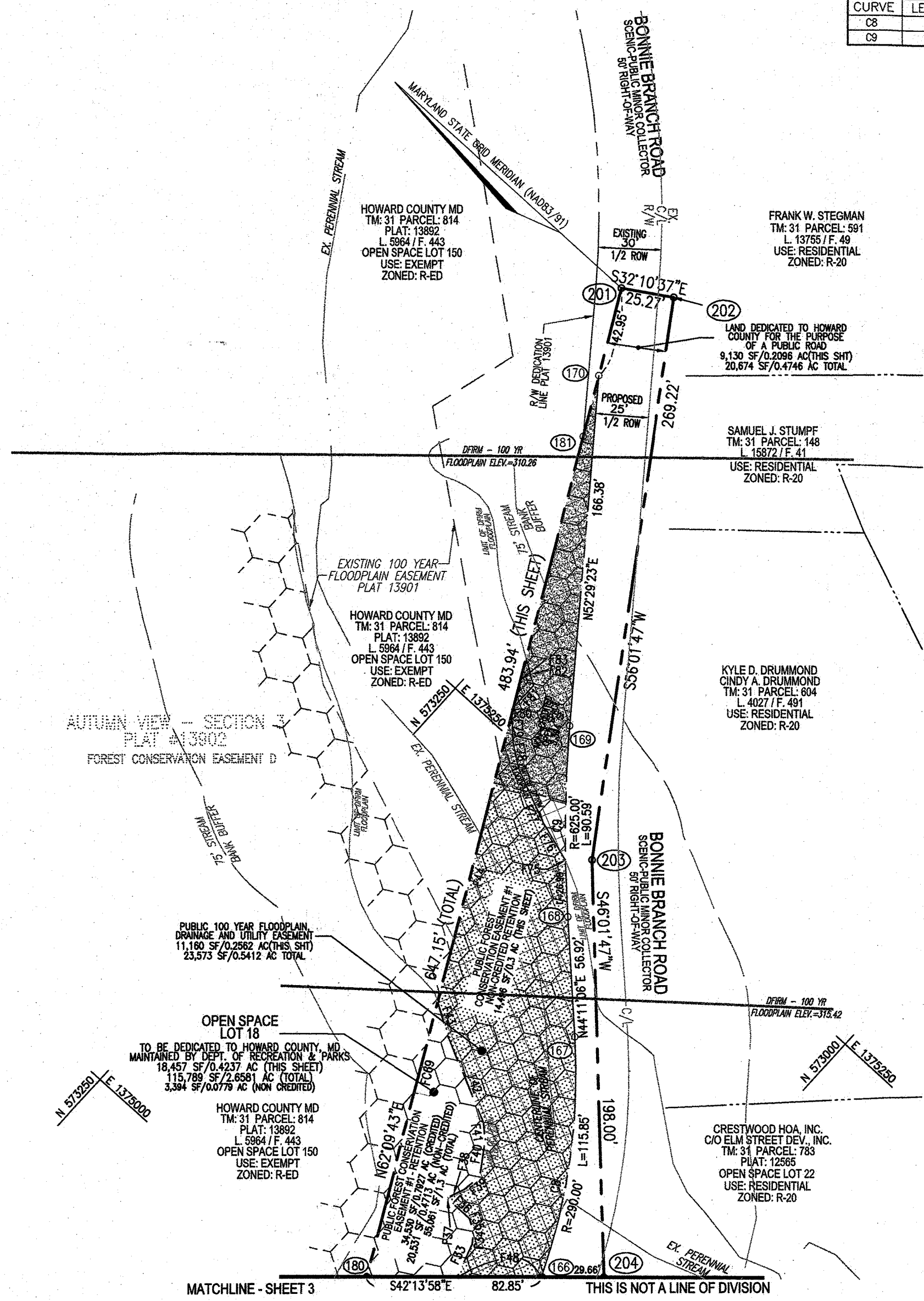
SHEET 3 OF 6

GENERAL NOTES CONTINUED:

37. IN A LETTER DATED SEPTEMBER 10, 2020 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE DISTURBANCES TO THE STREAM, STREAM BUFFER, FLOODPLAIN AND STEEP SLOPES FOR THE REMOVAL OF THE EXISTING DRIVEWAY AND CULVERT AT BONNIE BRANCH ROAD ARE ESSENTIAL OR NECESSARY DISTURBANCES. APPROVAL IS SUBJECT TO THE FOLLOWING MITIGATION METHODS:
1. THE REMOVAL OF THE DRIVEWAY AND CULVERTS SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE FOREST CONSERVATION PLAN SUBMITTED WITH F-20-024. ANY DISTURBANCES TO REGULATED ENVIRONMENTAL FEATURES BEYOND THIS REQUEST ARE NOT PERMITTED UNLESS THE DEVELOPER SUBMITS A FORMAL REQUEST TO THE DEPARTMENT OF PLANNING & ZONING IN ACCORDANCE WITH SECTION 16.116(C).
 2. THE DISTURBED AREAS SHALL BE STABILIZED, PLANTED WITH NATIVE VEGETATION AND PLACED WITHIN A PUBLIC FOREST CONSERVATION EASEMENT, TO BE ESTABLISHED WITH THE HAMPTON HILLS SUBDIVISION. PLANTING DETAILS SHALL BE PROVIDED ON THE F-20-024 FINAL PLANS.
 3. THE DEVELOPER WILL BE REQUIRED TO OBTAIN ALL NECESSARY APPROVALS AND AUTHORIZATIONS BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) AND THE U.S. ARMY CORPS OF ENGINEERS (USACE) FOR ACTIVITIES IN REGULATED AREAS PRIOR TO SUBMISSION OF A GRADING PERMIT APPLICATION. MDE PERMIT NUMBERS SHALL BE REFERENCED ON THE F-20-024 FINAL PLAN AND ON ALL RELATED DEVELOPMENT PLANS AND GRADING PERMITS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN	
C8	115.85'	290.00'	22°53'21"	S55°37'46"W 115.08'	58.71'	
C9	90.59'	825.00'	08°18'17"	N48°20'14"E 90.51'	45.37'	

COORDINATE TABLE		
POINT	NORTHING	EASTING
166	573031.9905	1375071.0558
167	573096.9599	1375166.0462
168	573137.7799	1375205.7212
169	573197.9463	1375273.3391
170	573299.2587	1375405.3227
180	573093.3306	1375015.3721
181	573285.3619	1375379.0072
201	573319.3165	1375443.3045
202	573297.9302	1375456.7802
203	573147.5006	1375233.4899
204	573010.0320	1375090.9894



LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (DFIRM)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION - CREDITED)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION - NON-CREDITED)
- NON-CREDITED OPEN SPACE

PUBLIC DFIRM FLOODPLAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F33	N72°27'39"E	17.11'
F34	N54°12'28"E	6.33'
F35	N27°51'28"E	6.22'
F36	N00°02'16"W	12.92'
F37	N23°44'53"E	1.42'
F38	S67°58'14"E	8.42'
F39	S82°13'20"E	9.91'
F40	N55°57'00"E	17.54'
F41	N41°53'26"E	8.25'
F42	N25°19'58"E	43.37'
F43	N30°43'15"E	17.93'
F44	N62°09'43"E	140.94'
F48	S42°13'58"E	39.97'
F75	N26°35'12"E	0.33'
F76	N17°18'02"E	20.36'
F77	N22°55'13"E	28.43'
F78	N36°23'55"E	12.39'
F79	N45°19'15"E	13.44'
F80	N62°09'43"E	3.27'
F81	S89°41'51"E	13.83'
F82	N33°18'07"E	13.51'
F83	S62°09'43"W	24.03'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC69	N62°09'43"E	440.99'

AREA TABULATION - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	PO-1	0
- BUILDABLE	0	
- NON-BUILDABLE	0	
- OPEN SPACE	PO-1	0
- PRESERVATION PARCELS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.4237 AC.	
- BUILDABLE	0.0000 AC.	
- NON-BUILDABLE	0.0000 AC.	
- OPEN SPACE	0.4237 AC.	
- PRESERVATION PARCELS	0.0000 AC.	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.2096 AC.	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.6333 AC.	

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
DATE: 8/21/21
Michael P. Pappas
MEMBER 08-24-21
DATE: 8/21/21

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

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

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

Michael Pappas 9/14/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 9/21/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Eric 9/20/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF AUGUST, 2021
Michael Pappas MEMBER
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM O'BRIEN FAMILY, LLC. TO HAMPTON HILLS, LLC BY DEED DATED JUNE 11, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18727, FOLIO 339.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AMENDED, AND BOUNDARY SURVEY 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 3, 2022.

Eric David Salmi 8/21/21
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

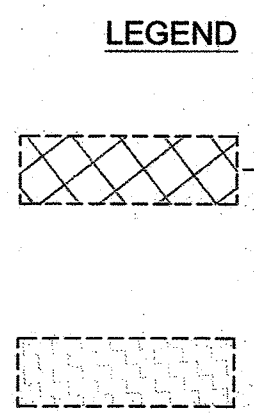
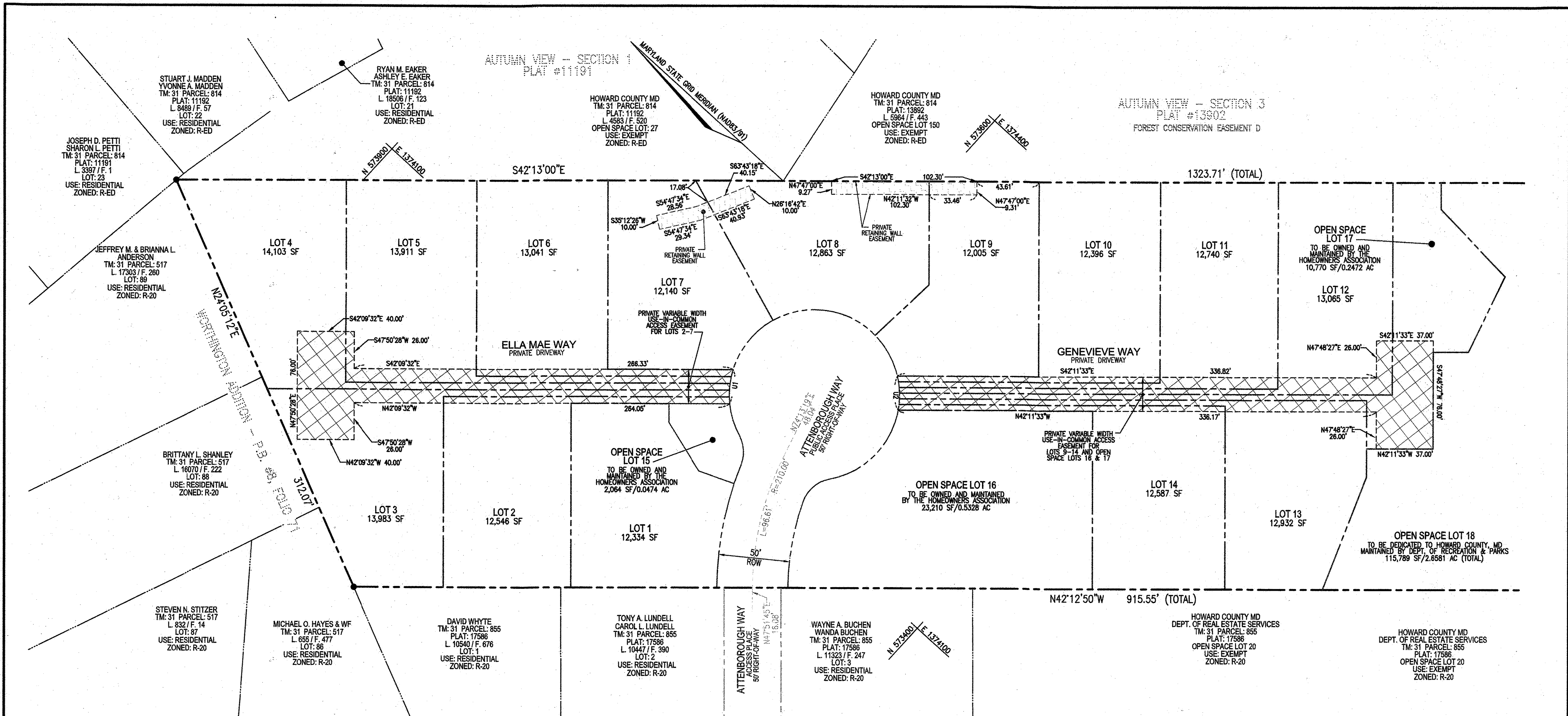
RECORDED AS PLAT No. 25877 ON 10/13/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A SUBDIVISION OF TAX MAP 31
PARCEL 24 (L 11433 / F 112)

DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
AUGUST 2021
SHEET 4 OF 6



PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT - CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
U1	24.27'	60.00'	23°10'46"	S53°16'22"W 24.11'	12.31'
U2	24.17'	60.00'	23°04'56"	S46°16'09"W 24.01'	12.25'

DETAIL OF PRIVATE RETAINING WALL EASEMENTS AND PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7 AND PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 9-14 AND OPEN SPACE LOTS 16 & 17

SCALE: 1"=50'

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

OWNER
 HAMPTON HILLS, 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 Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael P. Jones
 MICHAEL P. JONES
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

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

Michael J. Jones 9/14/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad P. Jones 9/21/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael P. Jones 9/20/21
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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;
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- 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24th DAY OF AUGUST 2021

Michael P. Jones
 MICHAEL P. JONES
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM O'BRIEN FAMILY, LLC. TO HAMPTON HILLS, LLC BY DEED DATED JUNE 11, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18727, FOLIO 339.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AMENDED, AND BOUNDARY SURVEY 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 3, 2022.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25870 ON 10/13/21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
 LOTS 1-14 AND OPEN SPACE LOTS 15-18
 A SUBDIVISION OF TAX MAP 31
 PARCEL 24 (L. 11433 / F. 112)

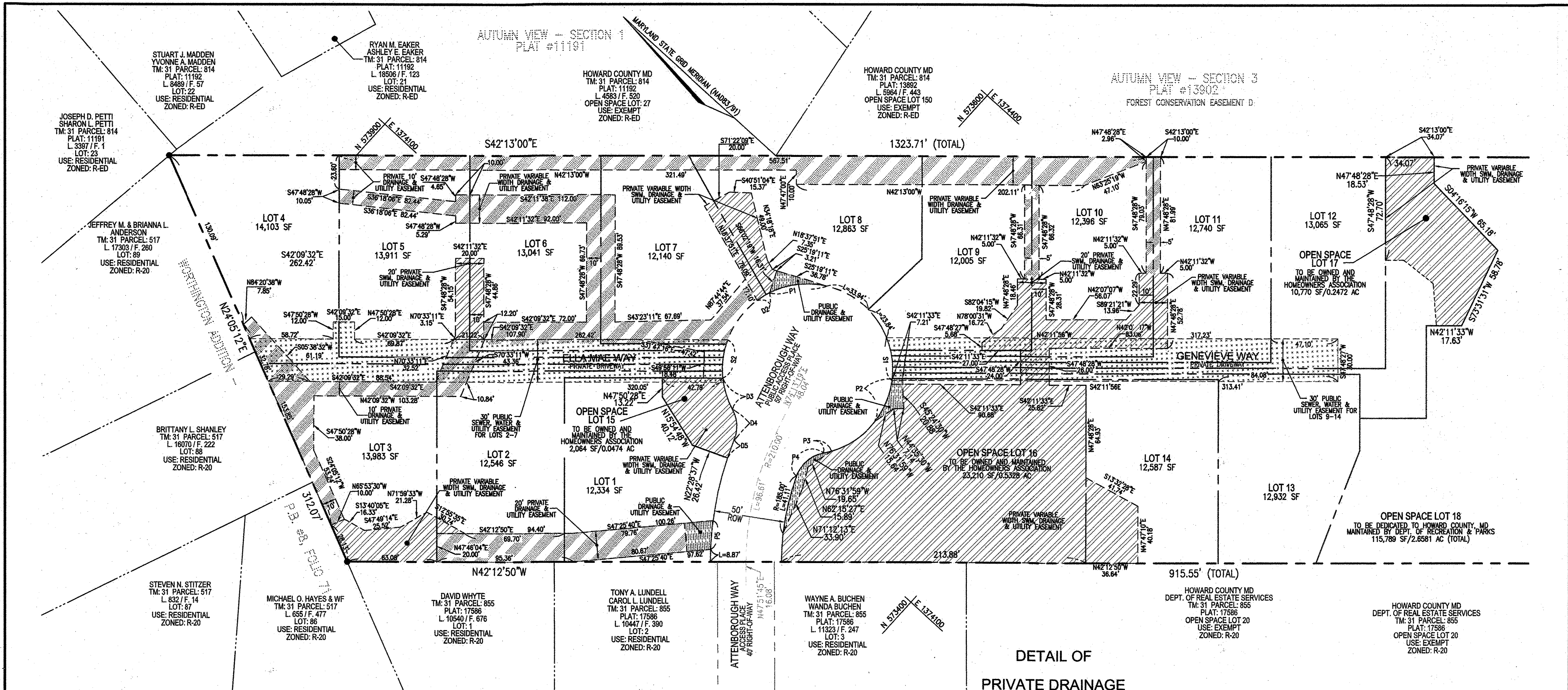
DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
 2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' AUGUST 2021

50' 0 50' 100' 150'
 GRAPHIC SCALE

SHEET 5 OF 6



20' PUBLIC DRAINAGE & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
P1	41.41'	60.00'	39°32'23"	N49°00'03"W 40.59'	21.57'
P2	32.69'	60.00'	31°12'43"	S69°33'27"W 32.28'	16.76'
P3	5.64'	60.00'	05°23'21"	N55°32'07"W 5.64'	2.82'
P4	26.20'	25.00'	60°02'31"	N82°51'42"W 25.02'	14.45'

20' PUBLIC DRAINAGE & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
P5	20.32'	235.00'	04°57'15"	S52°38'24"W 20.31'	10.16'

20' PRIVATE SWM, DRAINAGE & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
D2	10.24'	60.00'	09°46'45"	N73°39'37"W 10.23'	5.13'
D3	23.20'	60.00'	22°09'23"	S30°36'17"W 23.06'	11.75'
D4	21.81'	25.00'	49°58'23"	S44°31'18"W 21.13'	11.66'
D5	13.90'	235.00'	03°23'19"	S67°49'20"W 13.90'	6.95'

LEGEND

- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT FOR LOTS 9-14
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT FOR LOTS 2-7
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE SWM, DRAINAGE & UTILITY EASEMENT
- PRIVATE VARIABLE WIDTH SWM, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT

30' PUBLIC SEWER, WATER & UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
S1	30.57'	60.00'	29°11'38"	S40°32'43"W 30.24'	15.63'
S2	30.46'	60.00'	29°05'30"	S53°20'18"W 30.14'	15.57'

DETAIL OF PRIVATE DRAINAGE & UTILITY EASMENT

PRIVATE SWM, DRAINAGE & UTILITY EASEMENT

PUBLIC DRAINAGE & UTILITY EASMENT

30' PUBLIC SEWER, WATER & UTILITY EASEMENT

SCALE: 1"=50'

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

OWNER
HAMPTON HILLS, LLC.
3675 PARK AVE., SUITE 301
ELLCOTT 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 Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE 8/29/2021

Michael P. ...
MEMBER 08-24-21
DATE

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

Richard J. Davis 9/14/21
HOWARD COUNTY HEALTH OFFICER RJE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/21/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/26/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HAMPTON HILLS, LLC OWNERS 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;

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WITNESS OUR HANDS THIS 24th DAY OF AUGUST 2021

Michael P. ...
MEMBER
DATE

SURVEYOR'S CERTIFICATE

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Eric David Salmi 8/29/2021
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25879 ON 10/13/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
HAMPTON HILLS
LOTS 1-14 AND OPEN SPACE LOTS 15-18
A SUBDIVISION OF TAX MAP 31
PARCEL 24 (L. 11433 / F. 112)

DPZ REF'S: ECP-15-027, WP-15-161, SP-15-016

TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' AUGUST 2021

50' 0 50' 100' 150'

SHEET 6 OF 6