

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/13 ZONING REGULATIONS.
- 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 (1.5" 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. MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE.
- ARTICLES OF INCORPORATION FOR THE HAMPTON HILLS HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 3/30/21, DEPARTMENT REF # D20400370

LINE	BEARING	DISTANCE
L1	N77°49'28"E	17.41'
L2	S54°47'34"E	26.03'
L3	S35°12'26"W	10.00'
L4	S54°47'34"E	21.64'
L5	N77°49'28"E	30.34'
L6	N47°48'28"E	20.00'

POINT	NORTHING	EASTING
154	573614.3421	1374150.2854
155	573616.0354	1374189.7990
156	573726.8230	1374227.1495
157	573772.6464	1374185.5752
158	573683.7063	1374087.4608

CURVE	LENGTH	RADIUS	DELTA	CHORD & DIST.	TAN
C1	45.83'	60.00'	43°46'06"	N88°44'48"E 44.73'	24.10'

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.

Thomas M. Hoffman, Jr. 10/3/22
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Michael J. Fox 10/3/22
 MICHAEL J. FOX DATE
 HAMPTON HILLS, LLC.

AREA TABULATION - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	0.2787 AC.
- BUILDABLE	0.2787 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.2787 AC.

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

Michael J. Fox 10/14/22
 MICHAEL J. FOX DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Fox 10-19-22
 MICHAEL J. FOX DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Michael J. Fox 10/21/22
 MICHAEL J. FOX DATE
 DIRECTOR

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 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 3rd DAY OF OCTOBER 2022

Michael J. Fox
 MICHAEL J. FOX
 HAMPTON HILLS, LLC.
 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. 267, EXPIRATION DATE JANUARY 3, 2022.

Thomas M. Hoffman, Jr. 10/3/22
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

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

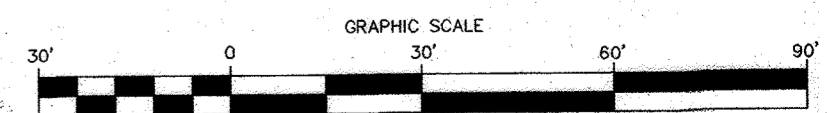
RECORDED AS PLAT No. 26204 ON 10-31-22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HAMPTON HILLS
LOT 7
 PLATS 25874-25879

DPZ REF'S: ECP-15-027, F-20-024, WP-15-161, SP-15-016, SDP-21-010, WAR 25874-25879

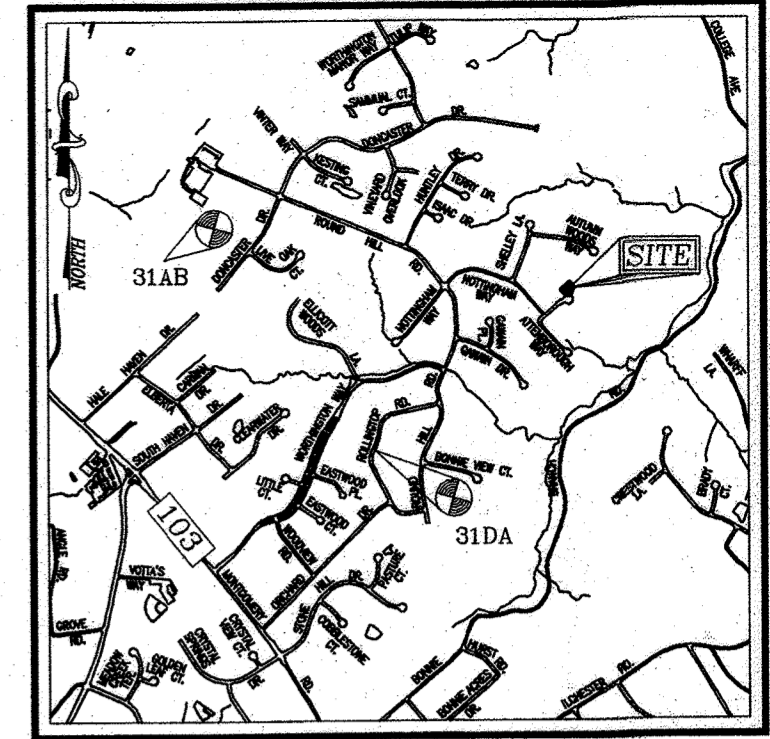
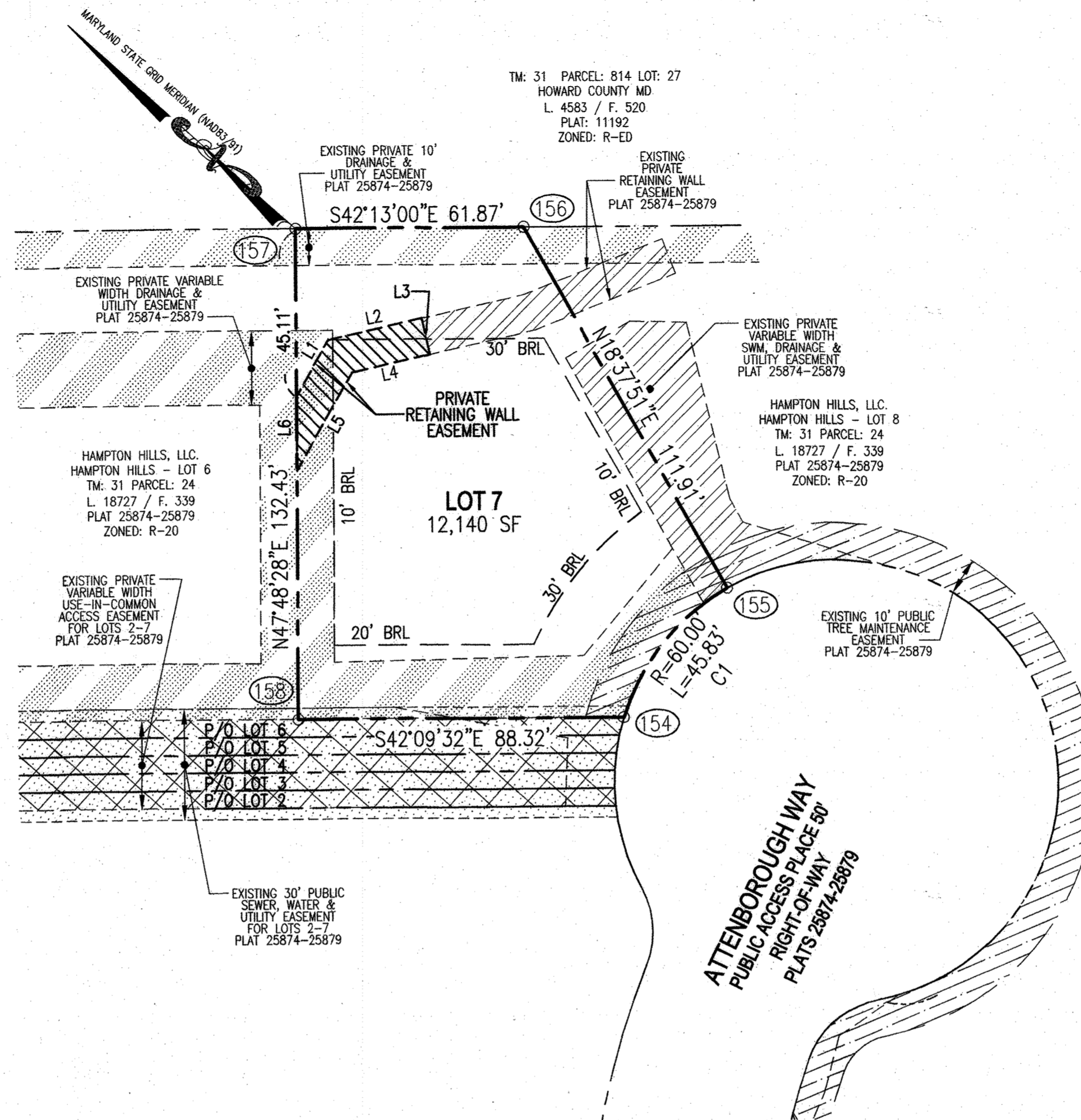
TAX MAP 31 - GRID 9 - PARCEL 24 - ZONED: R-20
 2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' SEPTEMBER 21, 2022



SHEET 1 OF 1

F-23-013



VICINITY MAP

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

LEGEND

- EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7 PLATS 25874-25879
- EXISTING PRIVATE VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT PLATS 25874-25879
- EXISTING 10' PRIVATE DRAINAGE & UTILITY EASEMENT PLATS 25874-25879
- EXISTING PRIVATE VARIABLE WIDTH SWM, DRAINAGE & UTILITY EASEMENT PLATS 25874-25879
- EXISTING PRIVATE RETAINING WALL EASEMENT PLATS 25874-25879
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT FOR LOTS 2-7 PLATS 25874-25879
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 25874-25879
- PRIVATE RETAINING WALL EASEMENT

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

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO EXTEND THE EXISTING PRIVATE RETAINING WALL EASEMENT ON LOT 7.