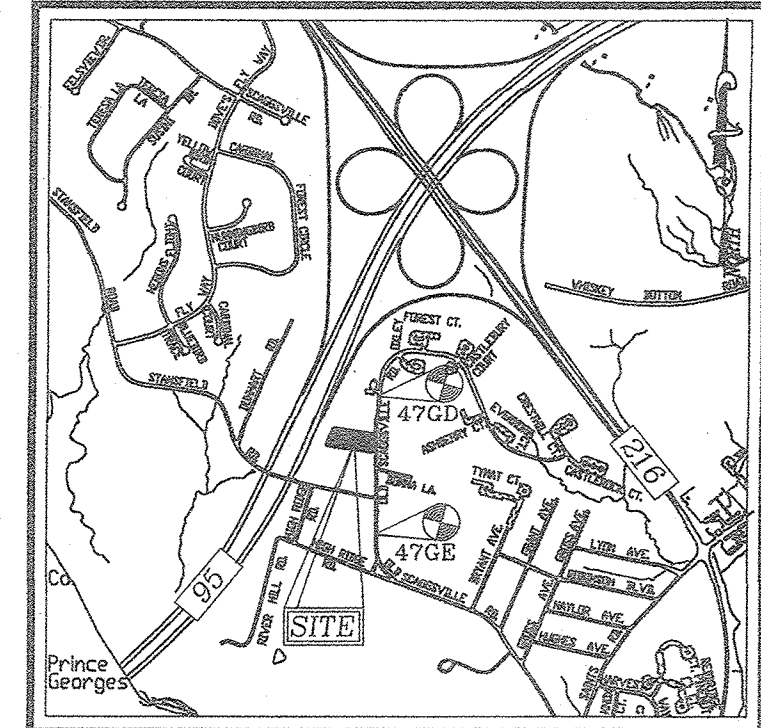


GENERAL NOTES

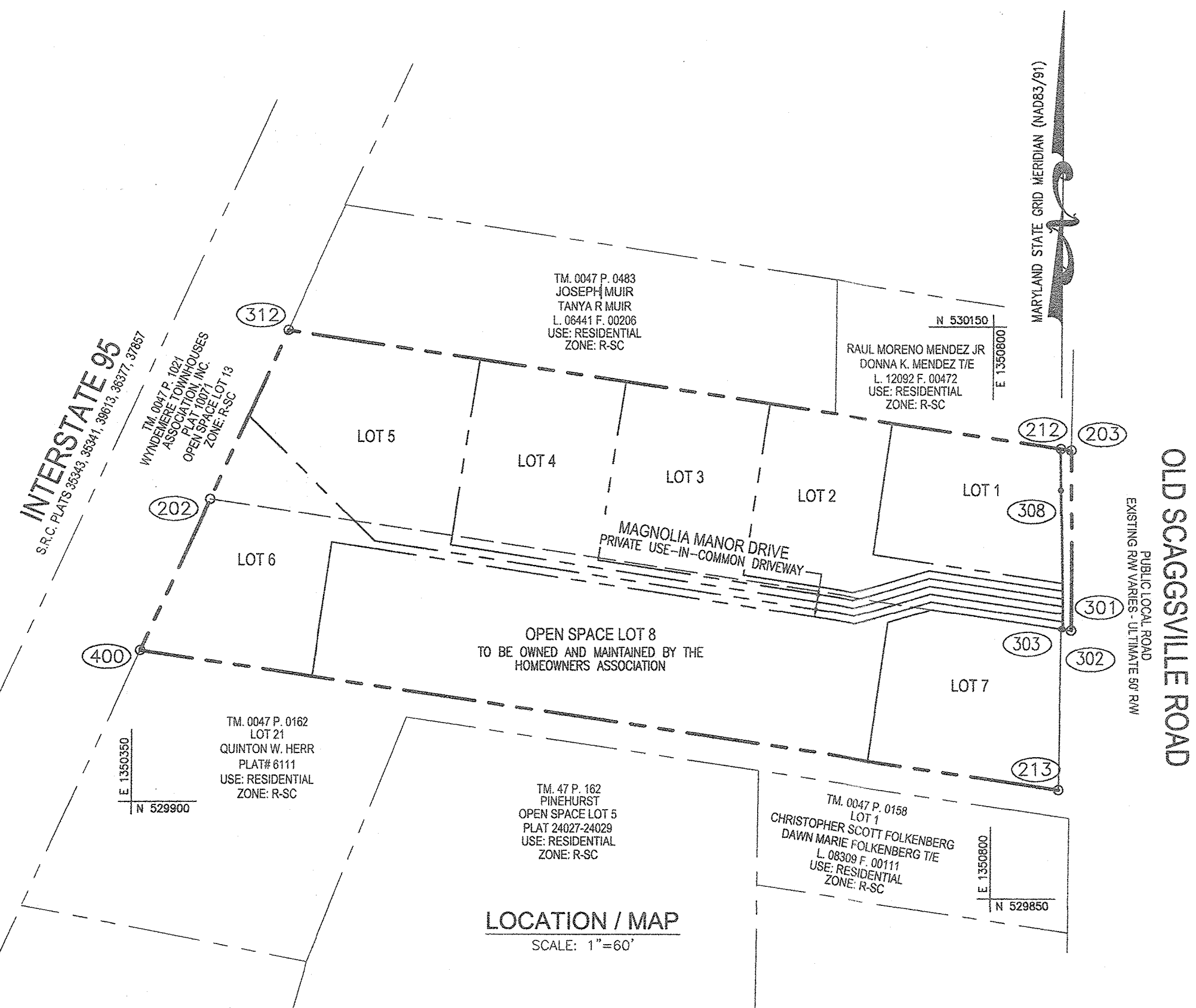
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 47G AND 47GD.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- ▣ DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- THIS FINAL PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES:
F-84-62, ECP-17-004, S-17-003, WP-17-059.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JULY 17, 2016 AT THE NORTH LAUREL COMMUNITY CENTER.
- 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, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING 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.
- TO THE BEST OF THE OWNERS KNOWLEDGE OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THE TWO EXISTING HOMES BEING REMOVED ARE NOT LISTED ON THE HISTORIC SITES INVENTORY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. NOISE WALL MITIGATION CURRENTLY EXISTS ALONG INTERSTATE 95.
- TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 2016, WAS APPROVED UNDER S-17-003.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND NON STRUCTURAL PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- DECLARATION OF COVENANTS FOR LOTS 1-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE **October 9, 2018**, ON WHICH DATE DEVELOPER AGREEMENT # 24-5032-D WAS FILED AND ACCEPTED.
- WATER FOR THIS PROJECT IS FROM A PUBLIC EXTENSION OF CONTRACT NO. 1-W.
- SEWER FOR THIS PROJECT IS FROM CONTRACT NO. 20-1018
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD.
SITE ACCESS SHALL BE VIA THE F-18-059 PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 2-6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH 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 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.
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.
- NO FLOODPLAIN IS LOCATED ONSITE.
- PER ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES; NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED DURING THE FIELD REVIEW OF THE PROPERTY.
- A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, AUGUST 16, 2016, AND APPROVED AS PART OF THE ECP & SKETCH PLAN SUBMISSION.
-AN INTERMITTENT STREAM IS LOCATED OFFSITE. ITS BUFFER DOES NOT IMPACT THE PROJECT SITE
-SEVEN (7) SPECIMEN TREES WERE FOUND ONSITE. THE PROPOSAL INCLUDES THE REMOVAL OF 6 TREES. EFFORTS WILL BE MADE TO SAVE TREE #4. REFER TO WP-17-059.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-17-004) WAS APPROVED ON JANUARY 24, 2017.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$10,050 FOR THE REQUIRED 19 SHADE TREES, 14 SPECIMEN REPLACEMENT SHADE TREES, 5 SHRUBS SHALL BE POSTED WITH THE DEVELOPER AGREEMENT.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$1,500) SHALL BE POSTED FOR THE REQUIRED 5 STREET TREES AS PART OF THE DEVELOPER'S AGREEMENT.
- FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY PAYMENT OF FEE-IN-LIEU OF \$8,820.90.
- THIS PROJECT IS SUBJECT TO WP-17-059, ON MARCH 9, 2017; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES THE RETENTION OF STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30" IN DIAMETER OR LARGER. THIS PROJECT PROPOSES THE REMOVAL OF SEVEN (7) SPECIMEN TREES APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ADD A GENERAL NOTE FOR THE ALTERNATIVE COMPLIANCE WP 17-059, ON &17-003, MAGNOLIA MANOR WEST STATING THE REQUEST, SECTION REFERENCE NUMBER, THE APPROVAL DATE AND CONDITIONS.
2. SHOW THE SPECIMEN TREES BEING REMOVED AND LABELED PER WP-17-059 ON THE PLAN MYLAR ORIGINAL, FOR S-17-003.
3. REMOVAL OF THE 7 SPECIMEN TREES IS SUBJECT TO PROVIDING THE REPLACEMENT OF FOURTEEN 3-1/2" MINIMUM CALIPER NATIVE SHADE TREES AS STATED IN THE ALTERNATIVE COMPLIANCE JUSTIFICATION TO BE LOCATED AT A MORE APPROPRIATE LOCATION.
- 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 (6,000 SF LOT) IS 25% OF GROSS AREA (1.8350 AC. GROSS AREA X 25% = 0.4588 AC.).
-OPEN SPACE LOT 8 IS 0.49 ACRES
-OPEN SPACE LOT 8 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON **8-07-18**. DEPARTMENT REF# **D19052299**.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 109.D.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU 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.
- THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAKER. ON OCTOBER 30, 2018, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME II - WATER AND SEWER, SECTION 4.3.2.C. ALLOWING SEWER SERVING THE SUBJECT PROJECT TO BE PLACED OUTSIDE OF THE PAVED ROADWAY SECTION. APPROVAL IS SUBJECT TO ADJUSTING THE DRIVEWAY ON LOT 4 SUCH THAT EXISTING SMH 505 IS LOCATED OUTSIDE OF THE DRIVEWAY.

COORDINATE TABLE		
POINT	NORTHING	EASTING
203	530085.5108	1350841.3121
212	530086.3603	1350835.6391
213	529907.3248	1350835.3583
301	529990.9559	1350841.6307
302	529991.5966	1350837.3520
303	529991.7509	1350836.3214
308	530021.1675	1350836.2524
312	530146.9828	1350430.8871
400	529979.2066	1350354.3523



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: 40- A6



LOCATION / MAP
SCALE: 1"=60'

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 12/5/2018
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Michael P. Jones 12/6/18
MAGNOLIA MANOR, LLC DATE

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

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

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.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TAX MAP 47 - PARCEL 157 "GIDDINGS PROPERTY - LOTS 1 AND 2" (PLAT 5708) AND SUBDIVIDE TAX MAP 47 - PARCEL 558 TO CREATE LOTS 1-7, OPEN SPACE LOT 8 AND VARIOUS EASEMENTS.

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 7 AND OPEN SPACE LOT 8, 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

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
- BUILDABLE	7
- NON-BUILDABLE	1
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.8241 AC.
- BUILDABLE	1.3381 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0.4860 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0109 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8350 AC.

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

Bridget for Maureen Roszman 1/4/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/9/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/16/19
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MAGNOLIA MANOR 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 6th DAY OF DECEMBER, 2018.

[Signature]
MAGNOLIA MANOR, LLC
[Signature]
WITNESSES

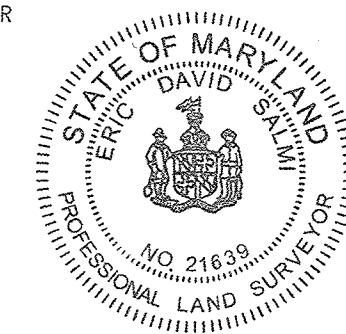
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, CO-TRUSTEES UNDER THE GIDDINGS LIVING TRUST DATED SEPTEMBER 17, 2014 TO MAGNOLIA MANOR LLC BY DEED DATED JULY 19, 2016 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16996, FOLIO 489.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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 03, 2020.

Eric David Salmi 12/5/2018
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS
2300 N. RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 24912 ON 1/18/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

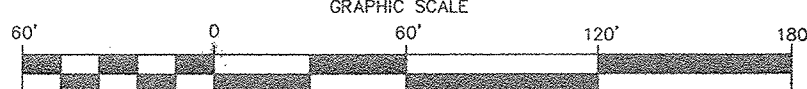
**PLAT OF RESUBDIVISION
MAGNOLIA MANOR WEST**

LOTS 1-7 AND OPEN SPACE LOT 8
A RESUBDIVISION OF TAX MAP 47 - PARCEL 157
"GIDDINGS PROPERTY - LOTS 1 AND 2" (PLAT 5708)
AND A SUBDIVISION OF TAX MAP 47 - PARCEL 558

TAX MAP 47 GRID 19, PARCEL 157 & 557 ----- ZONED: R-SC

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

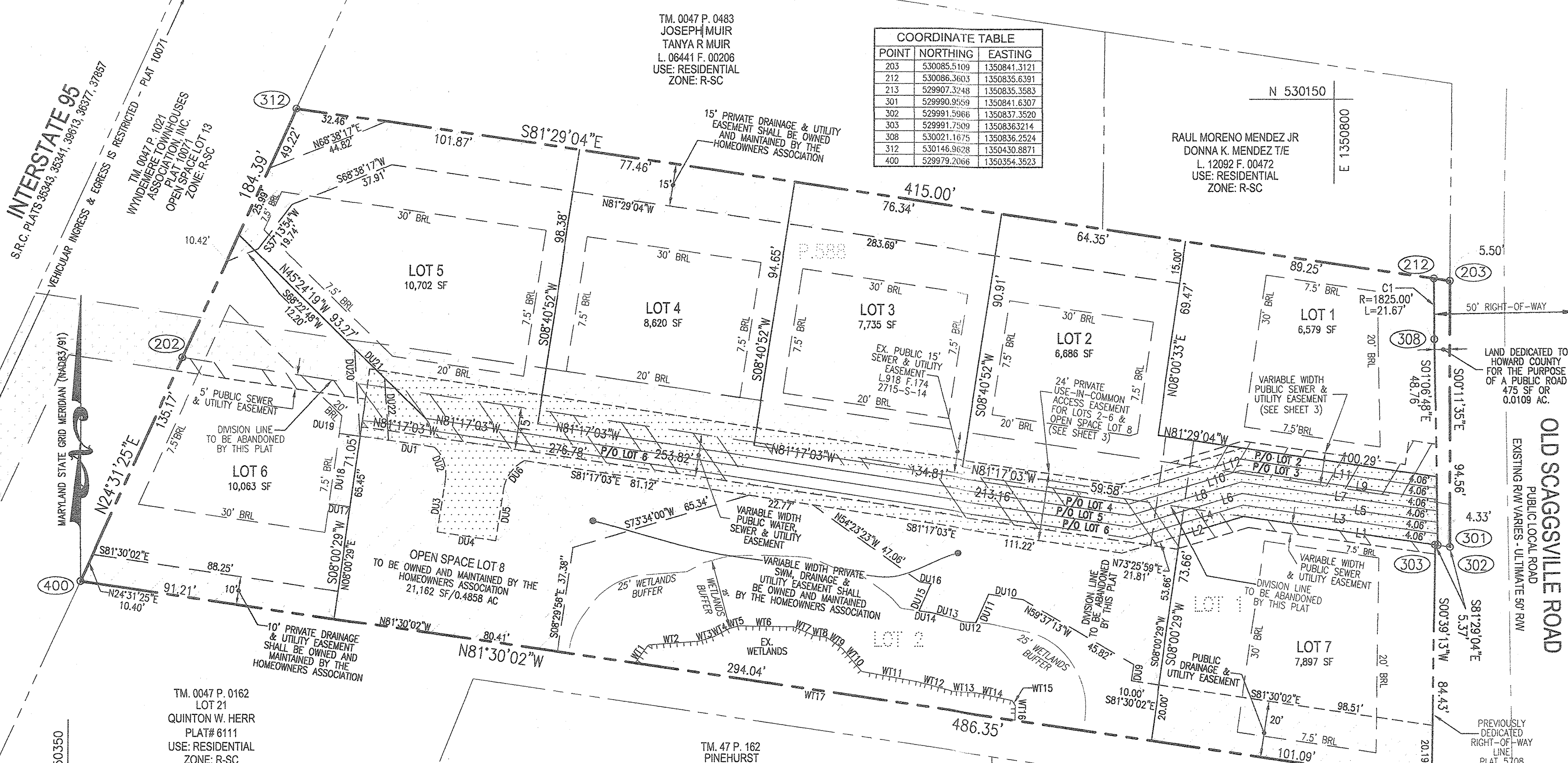
SCALE: 1" = 60' DECEMBER 2018



SHEET 1 OF 3

LEGEND

- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- VARIABLE WIDTH PUBLIC SEWER WATER & UTILITY EASEMENT
- 20' EXISTING SEWER & UTILITY EASEMENT 2175-S-14
- PRIVATE DRAINAGE & UTILITY EASEMENT TO BE OWNED & MAINTAINED BY THE H.O.A.
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT TO BE OWNED & MAINTAINED BY THE H.O.A.
- EXISTING WETLANDS



COORDINATE TABLE

POINT	NORTHING	EASTING
203	530085.5109	1350841.3121
212	530086.3603	1350835.6391
213	529907.3248	1350835.3583
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303	529991.7509	1350836.3214
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400	529979.2066	1350354.3523

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 12/5/2018
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Michael Ryan 12/6/18
 MAGNOLIA MANOR, LLC DATE

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
- BUILDABLE	7
- NON-BUILDABLE	0
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.8241 AC.
- BUILDABLE	1.3381 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0.4860 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0109 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8350 AC.

WETLAND LINE TABLE

LINE	LENGTH	BEARING
WT1	7.90'	N36°04'56"E
WT2	17.95'	N85°45'24"E
WT3	5.28'	N73°59'01"E
WT4	6.71'	N62°19'12"E
WT5	3.43'	N75°02'29"E
WT6	19.43'	S88°58'10"E
WT7	7.63'	S66°18'13"E
WT8	4.83'	S81°43'43"E
WT9	7.10'	S54°18'52"E
WT10	10.43'	S40°01'29"E
WT11	20.29'	S79°37'32"E
WT12	12.85'	S75°01'27"E
WT13	8.17'	S88°08'03"E
WT14	13.08'	S77°45'20"E
WT15	2.15'	S31°48'48"E
WT16	5.23'	S01°17'37"W
WT17	136.37'	S81°30'02"W

VARIABLE WIDTH PRIVATE SWM, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
DU1	16.63'	S81°17'03"E
DU2	L=12.86' R=13.50'	CHD=S18°34'08"E 12.38'
DU3	18.50'	S08°42'57"W
DU4	21.00'	S81°17'03"E
DU5	18.50'	N08°42'57"E
DU6	L=12.86' R=13.50'	CHD=N36°00'01"E 12.38'
DU9	5.83'	S08°00'29"W
DU10	12.29'	S80°45'11"E
DU11	11.04'	N23°49'24"E
DU12	4.42'	S88°08'03"E
DU13	11.44'	S75°01'27"E
DU14	4.77'	S81°43'15"E
DU15	10.53'	S23°49'24"W
DU16	4.02'	S80°45'11"E
DU17	7.50'	N81°59'31"W
DU18	25.25'	N08°00'29"E
DU19	7.41'	S81°17'03"E
DU20	30.96'	N03°22'55"W
DU21	14.94'	S45°24'19"E
DU22	22.00'	S03°22'55"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L1	69.85'	S81°29'04"E
L2	23.61'	N73°25'59"E
L3	70.06'	N81°29'04"W
L4	41.67'	S73°25'59"W
L5	70.27'	N81°29'04"W
L6	41.67'	S73°25'59"W
L7	70.49'	N81°29'04"W
L8	41.65'	S73°25'59"W
L9	70.70'	N81°29'04"W
L10	41.65'	S73°25'59"W
L11	70.91'	N81°29'04"W
L12	41.64'	S73°25'59"W

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
2	6,686 SF	282 SF	6,404 SF	6,000 SF
3	7,735 SF	690 SF	7,045 SF	6,000 SF
4	8,620 SF	990 SF	7,630 SF	6,000 SF
5	10,702 SF	1,303 SF	9,399 SF	8,000 SF
6	10,063 SF	1,484 SF	8,599 SF	6,000 SF

CURVE TABLE

LINE	LENGTH	RADIUS	TAN. DELTA	CHORD
C1	21.67'	1825.00'	10.84' 0°40'50"	500°46'23"E 21.67'

NOTE:
 REFER TO SHEET 3 FOR:
 1. DETAIL OF 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
 2. DETAIL OF VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT

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

Barbara for Maureen Roseman 1/4/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt S. DeLoach 1/9/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt S. DeLoach 1/16/19
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MAGNOLIA MANOR 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 6th DAY OF DECEMBER, 2018.

Michael Ryan
 MAGNOLIA MANOR, LLC
Eric Salmi
 WITNESSES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM WILLIAM E. GIDDINGS AND GEORGE A. GIDDINGS, CO-TRUSTEES UNDER THE GIDDINGS LIVING TRUST DATED SEPTEMBER 17, 2014 TO MAGNOLIA MANOR LLC BY DEED DATED JULY 19, 2016 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16996, FOLIO 489.

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 03, 2020.

Eric David Salmi 1/5/2019
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



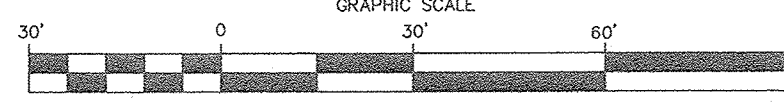
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N. RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 TEL: 410-461-7666 FAX: 410-461-8961

RECORDED AS PLAT No. 24913 ON 1/18/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

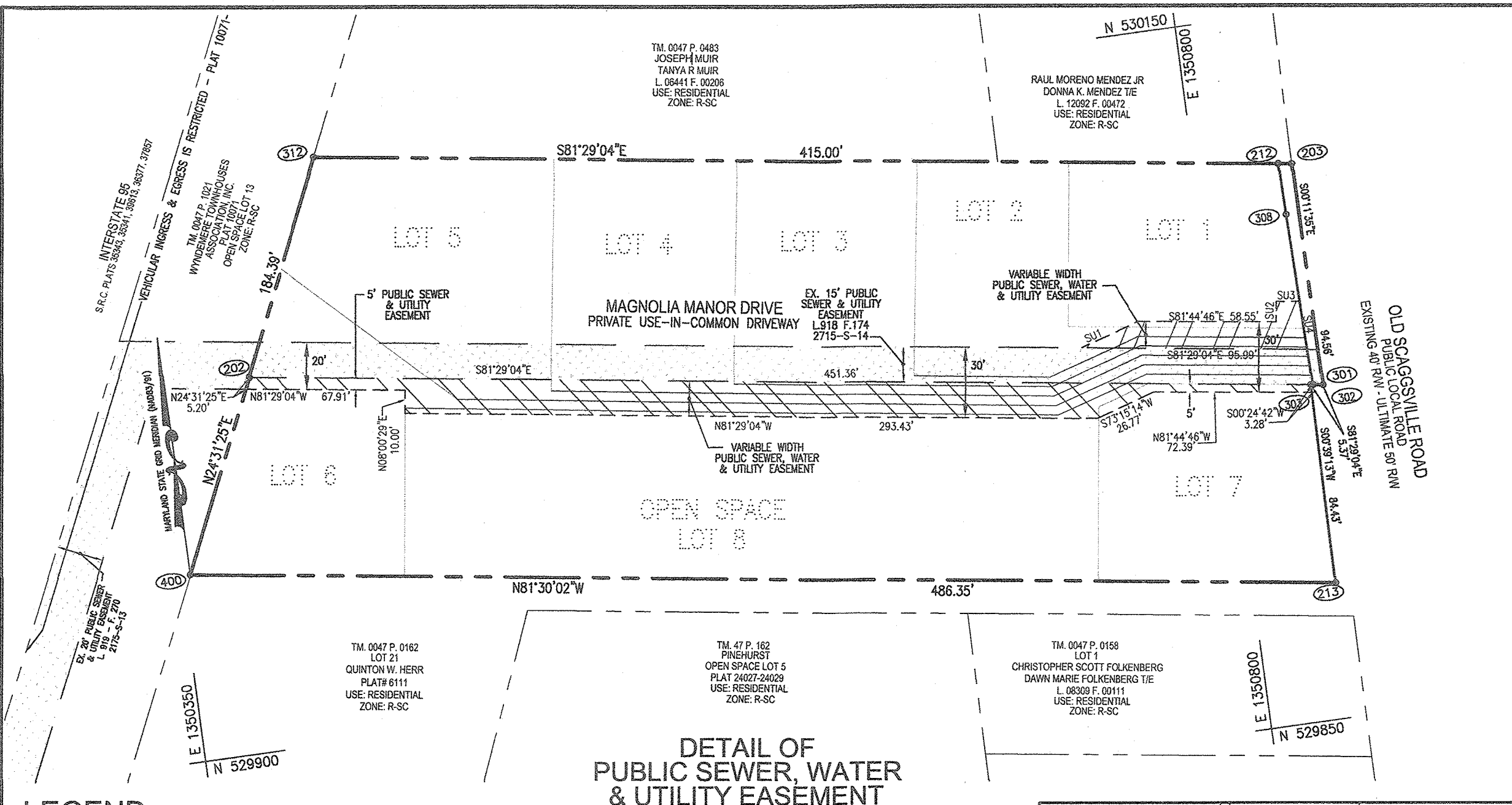
**PLAT OF RESUBDIVISION
 MAGNOLIA MANOR WEST**

LOTS 1-7 AND OPEN SPACE LOT 8
 A RESUBDIVISION OF TAX MAP 47 - PARCEL 157
 "GIDDINGS PROPERTY - LOTS 1 AND 2" (PLAT 5708)
 AND A SUBDIVISION OF TAX MAP 47 - PARCEL 558

TAX MAP 47 GRID 19, PARCEL 157 & 557 ----- ZONED: R-SC
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DECEMBER 2018



COORDINATE TABLE		
POINT	NORTHING	EASTING
203	530085.5109	1350841.3121
212	530086.3803	1350835.6391
213	529907.3248	1350835.3583
301	529990.9559	1350841.6307
302	529991.5866	1350837.3520
303	529991.7509	1350836.3214
308	530021.1875	1350836.2524
312	530146.9828	1350430.8871
400	529979.2066	1350354.3523



DETAIL OF PUBLIC SEWER, WATER & UTILITY EASEMENT
SCALE: 1" = 50'

DETAIL OF PRIVATE USE-IN-COMMON ACCESS EASEMENT
SCALE: 1" = 50'

LEGEND

 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-6 & OPEN SPACE LOT 8

LEGEND

- VARIABLE WIDTH PUBLIC SEWER WATER & UTILITY EASEMENT
- 15' EXISTING PUBLIC SEWER & UTILITY EASEMENT 2175-S-14

VARIABLE WIDTH SEWER & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
SU1	26.70'	N73°15'14"E
SU2	8.68'	N08°15'14"E
SU3	9.88'	S81°44'46"E
SU4	20.68'	S01°06'48"E

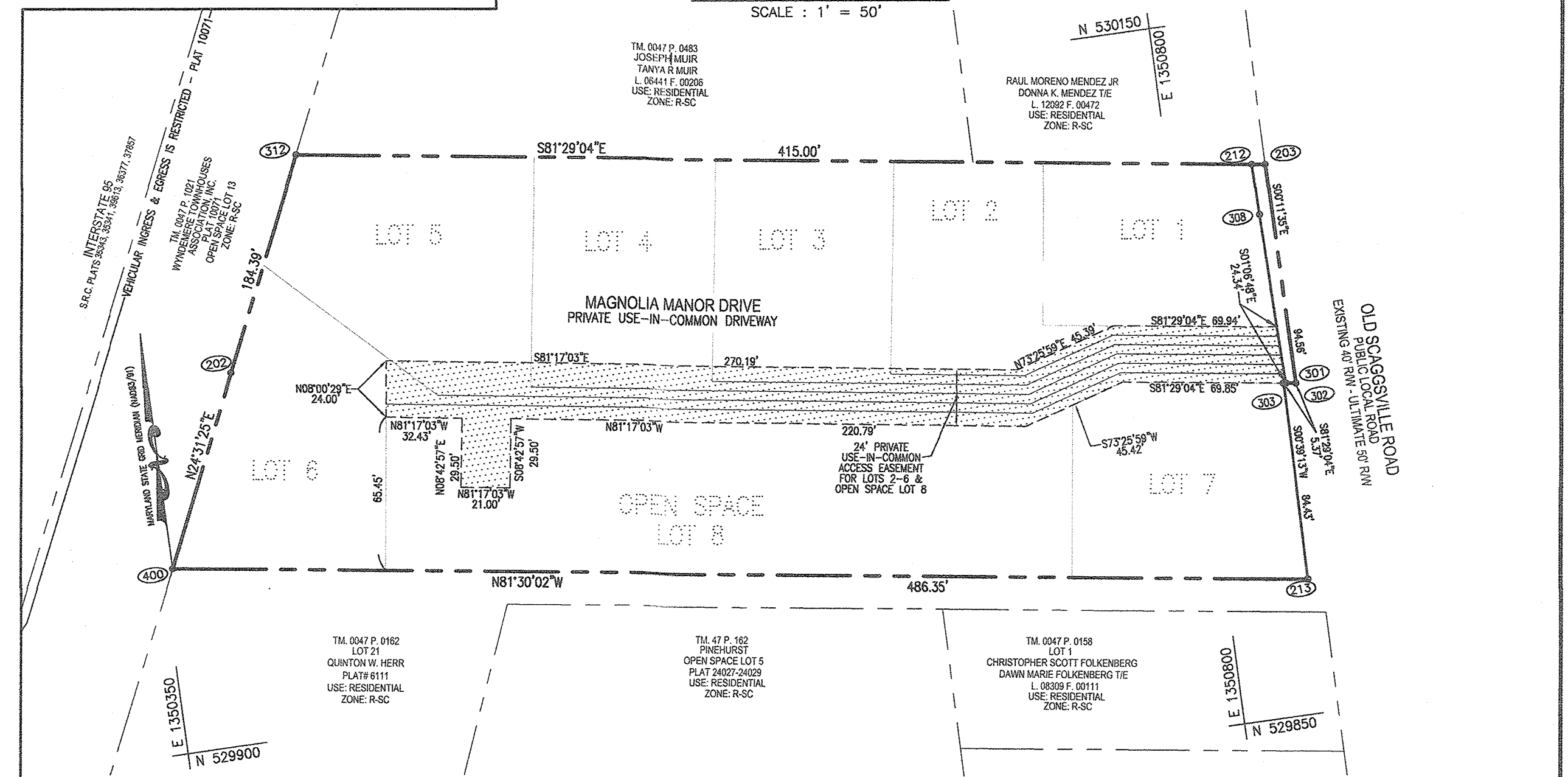
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Eric David Salmi 12/5/2018
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael P. Row 12/6/18
 MICHAEL P. ROW DATE
 MAGNOLIA MANOR, LLC

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

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



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

Walter for Maureen Rossman 1/4/2019
 WALTER FOR MAUREEN ROSSMAN DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Kevin J. DeLoach 1/9/19
 KEVIN J. DELOACH DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Michael P. Row 1/16/19
 MICHAEL P. ROW DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, MAGNOLIA MANOR 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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- 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;
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- 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 6th DAY OF DECEMBER, 2018.

Michael P. Row
 MICHAEL P. ROW
 MAGNOLIA MANOR, LLC
 WITNESS

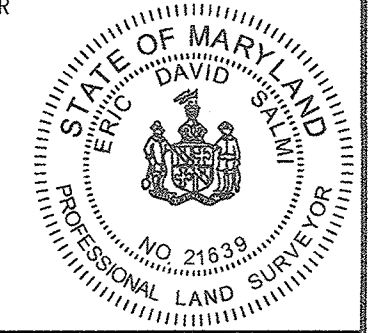
SURVEYOR'S CERTIFICATE

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Eric David Salmi 1/18/19
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



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 TEL: 410-461-7666 FAX: 410-461-8961

RECORDED AS PLAT No. 24914 ON 1/18/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 MAGNOLIA MANOR WEST**

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 GIDDINGS PROPERTY - LOTS 1 AND 2 (PLAT 5708)
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TAX MAP 47 GRID 19, PARCEL 157 & 557 ----- ZONED: R-SC

6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DECEMBER 2018

GRAPHIC SCALE
 50' 0 50' 100' 150'

SHEET 3 OF 3