

GENERAL NOTES

- COORDINATES BASED ON MD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 476D AND 476E.
- DENOTES ANGLE 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 PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2022 BY VOGEL ENGINEERING & TIMMONS GROUP.
- 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 DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 10/06/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE EXISTING DWELLING AND STRUCTURE(S) WERE REMOVED ON 12/20/22.
- 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 (1-1 1/2" MIN.)
 - 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.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD.
- LOTS 1-4 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT WILL BE SERVICE CONNECTIONS TO CONTRACT NOS. 1-N, AND 24-5031.
- SEWER FOR THIS PROJECT WILL BE SERVICE CONNECTIONS TO CONTRACT NOS. 24-5031, AND 20-1018.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.8 OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THE EXISTING HOME BEING REMOVED IS NOT LISTED ON THE HISTORIC SITES INVENTORY, BUT IS HOME IN A LETTER FROM SAMANTHA HOLMES DATED APRIL 29, 2019.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 2018. THERE ARE NO WETLANDS ON THIS SITE THAT WILL BE DISTURBED BY THIS PROJECT. PER 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- 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.
- THE SUBJECT TRACT IS NOT LOCATED ON A FLOODPLAIN PER FEMA OFRM MAP PANEL 2402702300, EFFECTIVE DATE NOVEMBER 06, 2013.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION AREAS.
- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 2018.
- THE OFFICIAL PRE-SUBMISSION MEETING FOR THIS PROJECT WAS HELD ON JANUARY 10, 2018 AT 7:00 PM AT THE NORTH LAUREL COMMUNITY CENTER. A SECOND MEETING WAS HELD ON FEBRUARY 13, 2019 AT 6:00PM AT THE HOWARD COUNTY LIBRARY SYSTEM - SAVAGE BRANCH.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. NOISE MITIGATION AT PROPERTY EXISTS ALONG INTERSTATE 95.
- DECLARATION OF COVENANTS FOR LOTS 1-4 SHALL BE RECORDED WITH THE DEVELOPERS AGREEMENT AND SIMULTANEOUSLY WITH THIS PLAN FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS. STORMWATER DEVICES LOCATED WITHIN THE PRIVATE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- IN ACCORDANCE WITH SECTION 106.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS (MIHU) OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY PAYMENT OF A 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 SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
- 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. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTIONS (M-6), AND DRYWELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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 \$4,650 FOR THE REQUIRED 13 SHADE TREES, 2 SHrub SPECIMEN TREE REPLACEMENT, 5 SHRUBS SHALL BE POSTED WITH THE DEVELOPER AGREEMENT.
- 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 (1,099.5 AC. GROSS AREA X 25% = 0.2749 AC).
- OPEN SPACE LOT 5 IS 0.1874 ACRES AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC STREET TREES ARE NOT REQUIRED FOR THIS PROJECT.
- NO STREET TREE CAN BE PLANTED WITHIN 30' OF A PROPOSED "STOP" SIGN LOCATION (APPROACH DIRECTION).
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-18-024) WAS APPROVED ON AUGUST 27, 2018.
- 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 Sept. 12, 2022. DEPARTMENT REF: 22-330-806
- 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 HOWARD COUNTY FOREST CONSERVATION MANUAL.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE BED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE AFFORESTATION OF 0.2 AC. FINANCIAL SURETY = \$4,356 (8,712 SF @ \$0.50/SF) SHALL BE POSTED WITH THIS FINAL PLAN DEVELOPER AGREEMENT.
- IF ANY WELL OR SEPTIC SYSTEMS ARE FOUND, THE HEALTH DEPARTMENT MUST BE NOTIFIED AND THEY MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPT. PRIOR TO SIGNATURE OF THE FINAL RECORD PLAT.
- REF.: WP-23-050: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED ON DECEMBER 8, 2022, TO WAIVE SECTION 16.144(g) TO ALLOW A 60 DAY EXTENSION TO COMPLETE THE DEVELOPERS AGREEMENTS TO F-19-022.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLETION OF DEVELOPER AGREEMENTS, PAY FEES, POST FINANCIAL OBLIGATIONS FOR F-19-022 WITHIN 60 DAYS OF APPROVAL DATE (ON OR BEFORE FEB. 6, 2023).

CURVE TABLE

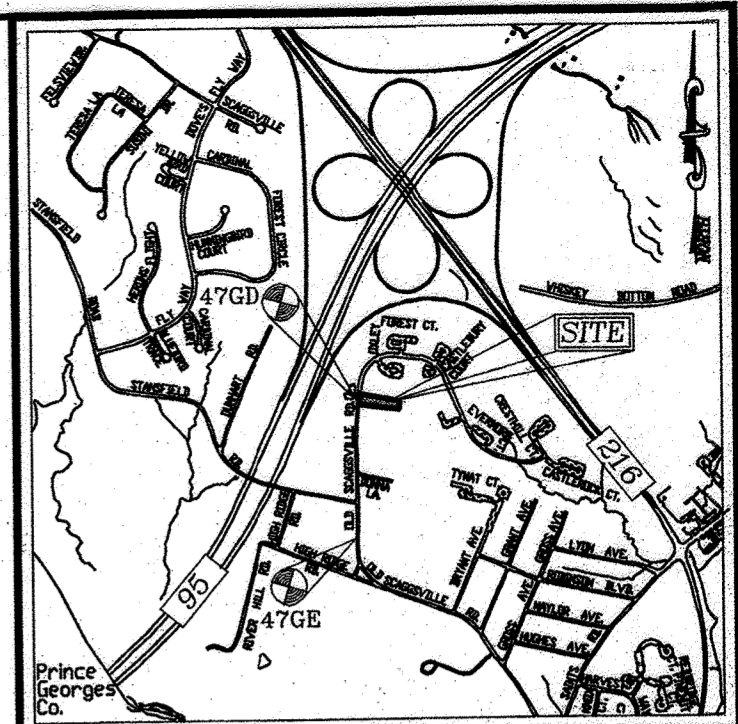
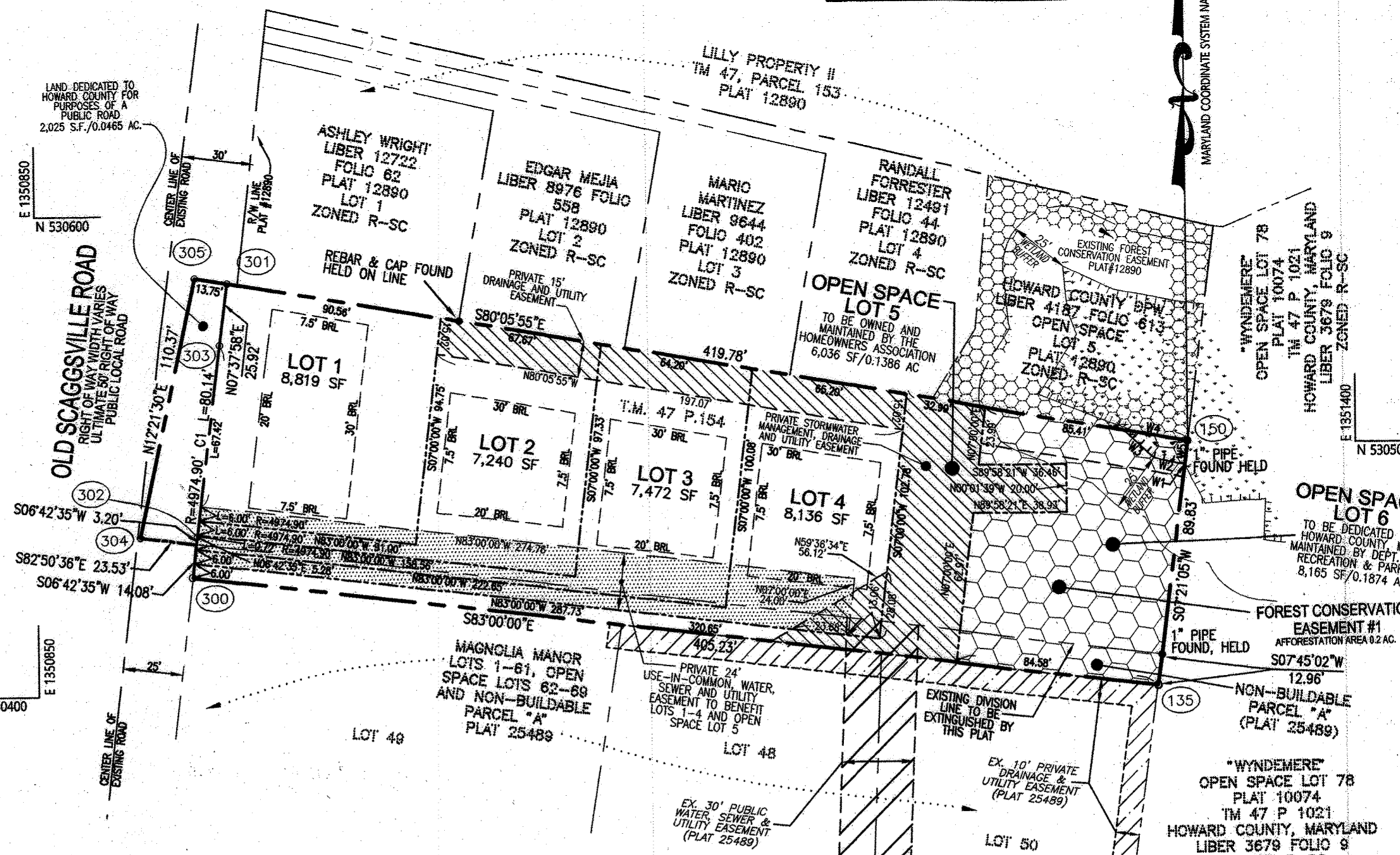
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C1	80.14'	4974.90'	40.07'	00°55'23"	S07°10'17" 80.14'

WETLAND LINE TABLE

LINE	BEARING	LENGTH
W1	N27°19'42"W	0.34'
W2	N78°25'31"W	12.96'
W3	N46°44'47"W	17.02'
W4	S80°05'55"E	26.93'
W5	S07°21'05"W	10.02'

COORDINATE TABLE

POINT	NORTHING	EASTING
135	530399.3749	1351516.5646
150	530501.3068	1351329.8064
300	530448.7596	1350914.3585
301	530571.1253	1350929.8248
302	530465.9198	1350916.3773
303	530545.4335	1350926.3818
304	530465.6753	1350892.6562
305	530573.4898	1350916.2768



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: 5169 - B-1

LEGEND

	EX. PUBLIC FOREST CONSERVATION EASEMENT (PLAT 12890)
	EX. 10' PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 25489)
	EX. 30' PUBLIC WATER, SEWER & UTILITY EASEMENT (PLAT 25489)
	PRIVATE 24' USE-IN-COMMON, WATER, SEWER AND UTILITY EASEMENT TO BENEFIT LOTS 1-4 & OPEN SPACE LOT 5
	WETLAND AREA
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	PRIVATE 15' DRAINAGE & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION

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 1-4, AND OPEN SPACE LOTS 5 & 6, 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 EASEMENT(S), UPON COMPLETION OF 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.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	4
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXCEPT FROM MIHU ALLOCATIONS)	0
NUMBER OF MIHU ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	3
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	1

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 SUBDIVIDE PARCEL 154 AND RESUBDIVIDE MAGNOLIA MANOR NON-BUILDABLE PARCEL "A", PLAT 25489, TO CREATE LOTS 1-4, OPEN SPACE LOTS 5 & 6 AND CREATE VARIOUS EASEMENTS.

AREA TABULATION CHART

	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.7270 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.3260 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.0530 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0465 AC
TOTAL AREA TO BE RECORDED	1.0995 AC

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	8,819 SF	0 SF	8,819 SF	6,000 SF
2	7,240 SF	546 SF	6,694 SF	6,000 SF
3	7,472 SF	951 SF	6,521 SF	6,000 SF
4	8,136 SF	1,336 SF	6,800 SF	6,000 SF

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

DEVELOPER
TRINITY HOMES MARYLAND, 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.

Thomas M. Hoffman 12/20/22
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR NO. 267

Michael P. Jaffe 12/20/22
MICHAEL P. JAFFE, LLC
PROPERTY LINE SURVEYOR NO. 267

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7686 F: 410.461.8951 www.timmons.com

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

[Signature] 1/30/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 1-25-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/1/23
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 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 ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20th DAY OF DECEMBER 2022.

[Signature]
MAGNOLIA MANOR, LLC

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) ALL THAT LAND CONVEYED TO MAGNOLIA MANOR, LLC BY DEED DATED AUGUST 28, 2017 AND RECORDED IN LIBER 17734, FOLIO 354 (TM 47 PAR 154), AND (2) ALL THAT LAND CONVEYED TO MAGNOLIA MANOR, LLC BY DEED DATED DECEMBER 9, 2020 AND RECORDED IN LIBER 20045, FOLIO 355 (N.B. PARCEL A), ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD..

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

I HEREBY FURTHER 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 (PROPERTY LINE SURVEYOR NO. 267), EXPIRATION DATE JULY 28, 2024.

[Signature] 12/20/22
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR NO. 267

RECORDED AS PLAT No. 26295 ON 3-3-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

MAGNOLIA MANOR EAST
LOTS 1-4 & OPEN SPACE LOTS 5 & 6

A SUBDIVISION OF TAX MAP 47 PARCEL 154 AND NON-BUILDABLE PARCEL "A" (PLATS 25486-25493)

ZONED R-SC
DPZ REFERENCE: F-19-019, ECP-18-024
TAX MAP 47 PARCEL 154 & P/O PARCEL 465
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DECEMBER 2022

GRAPHIC SCALE
SHEET 1 OF 1