

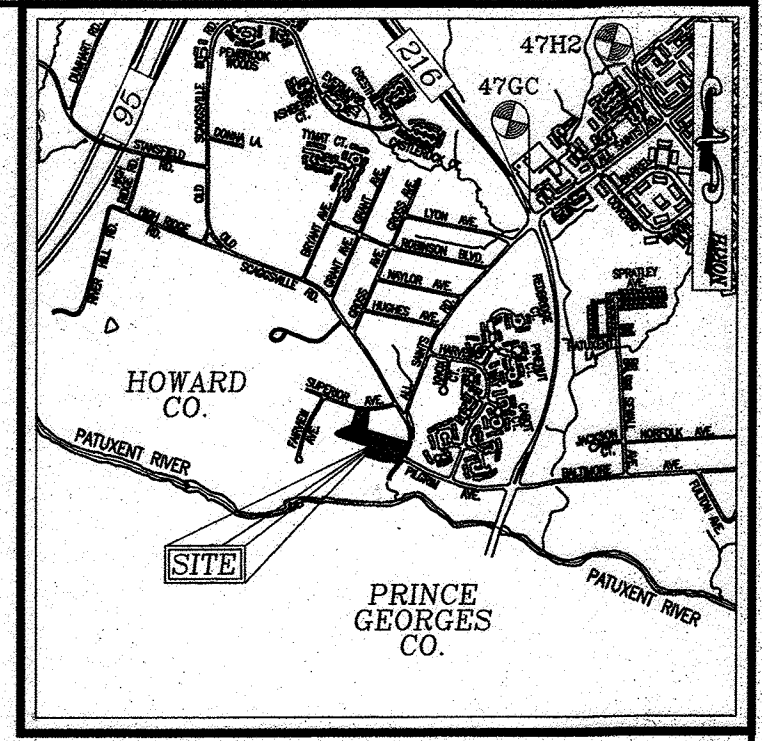
GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 470C AND 47H2.
- 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
BRL DENOTES BUILDING RESTRICTION LINE.
THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON JUNE 21, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- THIS RECORD PLAT IS SUBJECT TO THE FOLLOWING DPZ FILES:
EOP-17-015, S-17-001, WP-18-001, CONT. 24-5033-D, F-19-031, WP-20-050.
THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 27, 2016 AT 6:00PM 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. THERE IS AN EXISTING HOME LOCATED ON PARCEL 100 AND ON PARCEL 428.
-THE HOME ON PARCEL 100 (CA. 1956) IS TO BE REMOVED.
-THE HOME ON PARCEL 428 (CA. 1904) AND THE ASSOCIATED STRUCTURES ARE TO BE REMOVED.
THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION (CASE 16-81) ON OCTOBER 6, 2016 FOR ADVISORY COMMENTS. THE COMMISSION REQUESTED THE HISTORIC HOUSE ON PARCEL 428 REMAIN.
-THE HOUSE ON P. 428 WILL BE REMOVED.
1. RETAINING THE EXISTING HOUSE IS NOT FEASIBLE BASED ON THE REQUIRED SETBACKS, MINIMUM LOT SIZE, ROAD REQUIREMENTS AND PROPERTY GEOMETRY.
2. AN ATTEMPT WILL BE MADE TO RELOCATE THE EXISTING HOUSE OFFSITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE. THIS PROJECT IS LOCATED OVER 1,000 FEET FROM ROUTE 216 (MINOR ARTERIAL) AND THEREFORE A NOISE STUDY IS NOT REQUIRED.
- A TRAFFIC STUDY FOR THIS PROJECT PREPARED BY THE TRAFFIC GROUP, INC., DATED SEPTEMBER 07, 2016, WAS APPROVED UNDER P-18-001.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND A BIO-SWALE UNDER F-19-031. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DECLARATION OF COVENANTS FOR LOTS 1-10 WERE RECORDED WITH F-19-031 (L. 19322 F. 387) FOR THE PRIVATE STORMWATER DEVS 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 18.122.8 OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE DECEMBER 3, 2019, ON WHICH DATE DEVELOPER AGREEMENT # 24-5033-D WAS FILED AND ACCEPTED.
- WATER FOR THIS PROJECT IS FROM A PUBLIC EXTENSION OF CONTRACT NO. 1-W- SEE CONTRACT 24-5033-D
- SEWER FOR THIS PROJECT IS FROM CONTRACT NO. 30-S. SEE CONTRACT 24-5033-D
- 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 PUBLIC MINOR COLLECTOR ROAD.
SUPERIOR AVENUE IS A PUBLIC LOCAL ROAD.
-NEITHER OLD SCAGGSVILLE ROAD OR SUPERIOR AVENUE ARE SCENIC ROADS.
- LOTS 1-10, OPEN SPACE LOT 11 AND TAX MAP 50 PARCEL 97 WILL UTILIZE CLOVIS PLACE AS A PRIVATE ROAD.
- TRASH AND RECYCLING COLLECTION WILL BE PROVIDED BY A PRIVATE REFUSE CONTRACTOR.
- 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 (1-1/2" 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.
- THERE IS NO 100 YEAR 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 SIMPLIFIED FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES ON MARCH 31, 2016. THE SITE WAS REVISITED FOR FURTHER INVESTIGATION ON AUGUST 4, 2016.
-THERE ARE NO WETLANDS, STREAMS AND/OR BUFFERS LOCATED WITHIN THE LIMITS OF THIS SITE.
-THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- 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 (EOP-17-015) WAS APPROVED ON FEBRUARY 8, 2017.
- LANDSCAPING AND STREET TREES FOR THE FALCON PLACE SUBDIVISION WERE PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPING PLAN APPROVED UNDER F-19-031 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PROJECT IS SUBJECT TO AA CASE NO. 18-002; THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON APRIL 30, 2018 GRANTING AN ADMINISTRATIVE ADJUSTMENT FROM 1. SECTION 110.0.D.4.C(1)(B) - REDUCE THE REQUIRED 50' OTHER USE SETBACK FROM VICINAL PROPERTIES TO 40.60' FOR A TEE TURNAROUND (18.8% REDUCTION); 2. SECTION 110.0.D.4.C(2)(B) - REDUCE THE REQUIRED 20' OTHER USE SETBACK FROM THE PROJECT BOUNDARY TO 16.6' FOR A SIDEWALK (17.0% REDUCTION)

- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION REQUIREMENTS FOR THE FALCON PLACE SUBDIVISION WERE FULFILLED UNDER F-19-031 (PLAT NOS. 25398-25400).
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON FEBRUARY 27, 2018, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME III, APPENDIX A "PUBLIC ROADWAY DESIGN CRITERIA" ALLOWING A REDUCTION TO THE MINIMUM CURVE RADIUS OF 210 FEET TO 70.69, 118.26 AND 153.96 FEET ALONG THE PRIVATE ROAD CLOVIS PLACE. APPROVAL IS SUBJECT TO PROVIDING "NO PARKING" SIGNAGE ALONG THE ROADWAY.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON MARCH 5, 2018, THE DEPUTY DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS DENIED THE REQUEST TO WAIVE THE REQUIREMENTS OF DESIGN MANUAL VOLUME II, SECTION 4.3.B.3.B TO ONLY PROVIDE FIRST FLOOR SEWER SERVICE AND FOR A REDUCTION IN THE PUBLIC EASEMENT STRUCTURE SETBACK.

- 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 IS 25% OF GROSS AREA (2.97 AC; GROSS AREA X 25% = 0.74 AC).
- OPEN SPACE LOT 11 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOT 12 SHALL BE OWNED AND MAINTAINED BY HOWARD COUNTY AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON FEBRUARY 13, 2019, DEPARTMENT ID D19428531.
- REFERENCE LIBER 19285 FOLIO 99 FOR THE PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, PRESERVATION PARCELS, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS AS APPLICABLE.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT.
IN ACCORDANCE WITH SECTION 110.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS.
- 10 TOWNHOUSE UNITS X 10% = 1 UNIT REQUIRED.
- THE DEVELOPER HAS DESIGNATED LOT 2 AS THE 1 MIHU TO FULFILL THE REQUIREMENT.
- THE MIHU AGREEMENT AND COVENANTS WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
- AN ACCESS EASEMENT WHICH BLANKETS CLOVIS PLACE (PRIVATE ROAD) HAS BEEN ESTABLISHED FROM SUPERIOR AVENUE TO PROVIDE UNRESTRICTED ACCESS TO THE HOMESITE ON PARCEL 97. AN AGREEMENT WAS RECORDED IN LAND RECORDS WITH F-19-031 IN LIBER 19285 FOLIO 99.

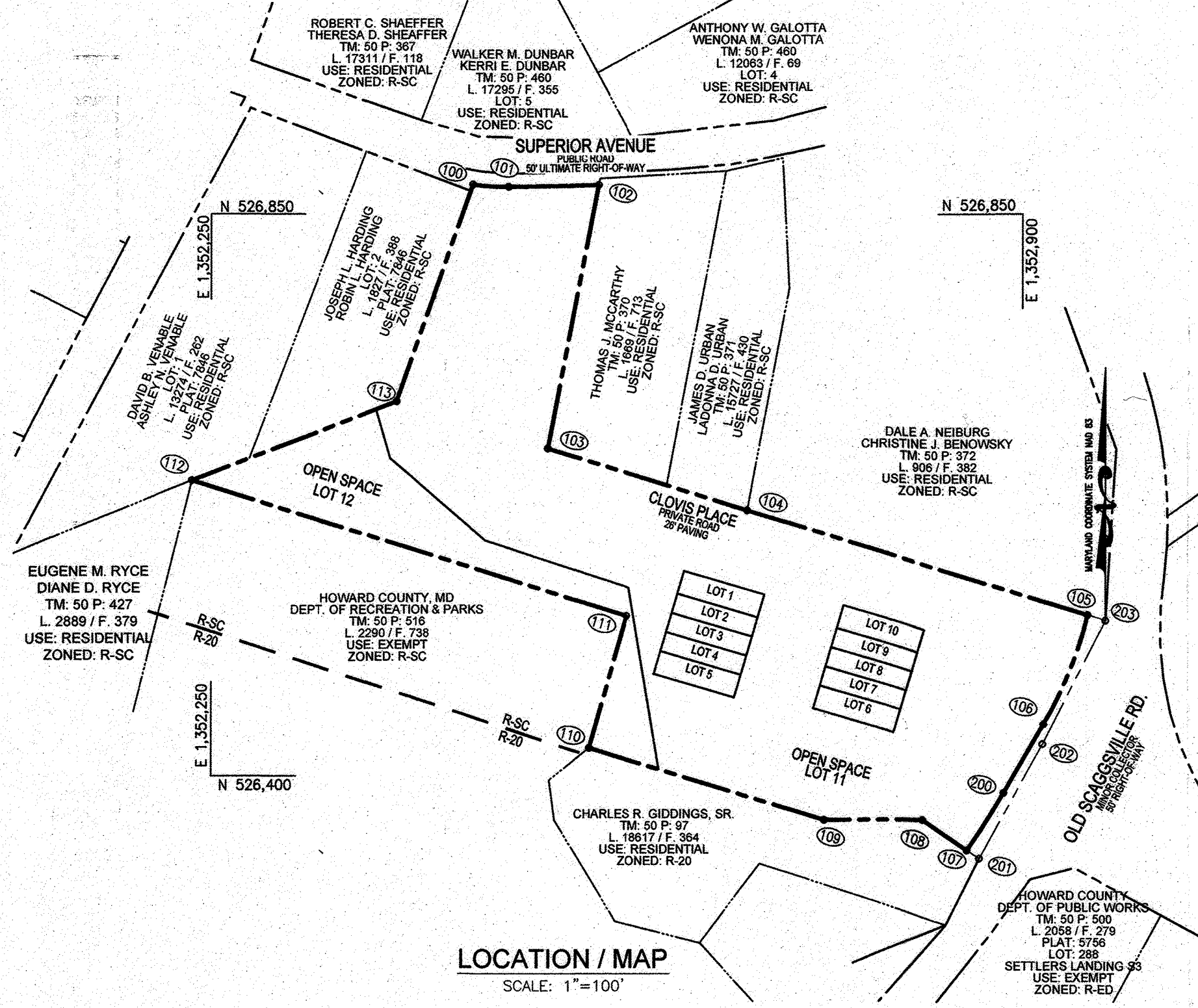
SEE SHEET 2 FOR ADDITIONAL NOTES



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 40, GRID: A8

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 10 AND OPEN SPACE LOTS 11 & 12, 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, 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.



| MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING | |
|---|---------------|
| TOTAL NUMBER OF LOTS/UNITS PROPOSED | 10 |
| NUMBER OF MIHU REQUIRED | 1 |
| NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM AFO ALLOCATIONS) | 1 UNIT, LOT 2 |
| NUMBER OF AFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS) | 0 |
| MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS) | 0 |

** CREDIT 2 UNITS (2 EXISTING HOMES) REFER TO F-19-031

MIHU AGREEMENT
PLEASE NOTE THAT LOT 2 HAS BEEN DEDICATED AS AN MIHU LOT TO FULFILL THE MIHU REQUIREMENT-REFER TO NOTE #34.

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO AMEND THE PREVIOUSLY SHOWN MIHU AGREEMENT NOTE (PLAT NO. 25398) TO DESIGNATE LOT 2 AS A MODERATE INCOME HOUSING UNIT.

AREA TABULATION

| | |
|---|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 12 |
| - BUILDABLE | 10 |
| - NON-BUILDABLE | 0 |
| - OPEN SPACE | 2 |
| - PRESERVATION PARCELS | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 2,9584 AC. |
| - BUILDABLE | 0.2646 AC. |
| - NON-BUILDABLE | 0 AC. |
| - OPEN SPACE | 2.6520 AC. |
| - PRESERVATION PARCELS | 0 AC. |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0508 AC. |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 2.9674 AC. |

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 R. Gurnanilla 09/11/2020
ERICK R. GURNANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

Michael Ryan 9/14/20
MICHAEL RYAN DATE
MAGNOLIA MANOR, LLC

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

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

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

William for Mauron Rossman 9/29/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 10.14.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

EB 10/14/20
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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14TH DAY OF SEPTEMBER, 2020.

Michael Ryan
MAGNOLIA MANOR, LLC

Eric R. Gurnanilla
PROFESSIONAL LAND SURVEYOR

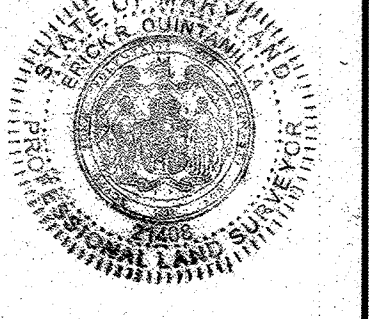
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOTS 1-10 AND OPEN SPACE LOTS 11-12, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "FALCON PLACE, LOTS 1-10 AND OPEN SPACE LOTS 11-12" AND RECORDED IN PLATS 25398-25400; AND ALSO BEING PART OF THE LANDS CONVEYED TO MAGNOLIA MANOR, LLC BY 1) A DEED DATED JULY 10, 2018 AND RECORDED IN BOOK 18276 AT PAGE 24; AND 2) A DEED DATED NOVEMBER 14, 2019 AND RECORDED IN BOOK 19028 AT PAGE 257; AND ALL OF THE LAND CONVEYED TO FALCON PLACE HOMEOWNERS' ASSOCIATION, INC., BY A DEED DATED MARCH 5, 2019 AND RECORDED IN BOOK 19285 AT PAGE 93; AND ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND, BY A DEED DATED DECEMBER 30, 2019 AND RECORDED IN BOOK 19317 AT PAGE 133. ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

Eric R. Gurnanilla 09/11/2020
ERICK R. GURNANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
EXP./RENEWAL DATE JUNE 15, 2021



RECORDED AS PLAT No. 25569 ON 11/13/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FALCON PLACE
LOTS 1-10 AND OPEN SPACE LOTS 11-12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

A REVISION OF
FALCON PLACE - LOTS 1-10 AND OPEN SPACE LOTS 11-12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428
(PLAT 25398 - 25400)

TAX MAP 50 GRID 02, PARCEL 100 & 428 ZONED: R-SC
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
GRAPHIC SCALE
AUGUST 2020

SHEET 1 OF 3

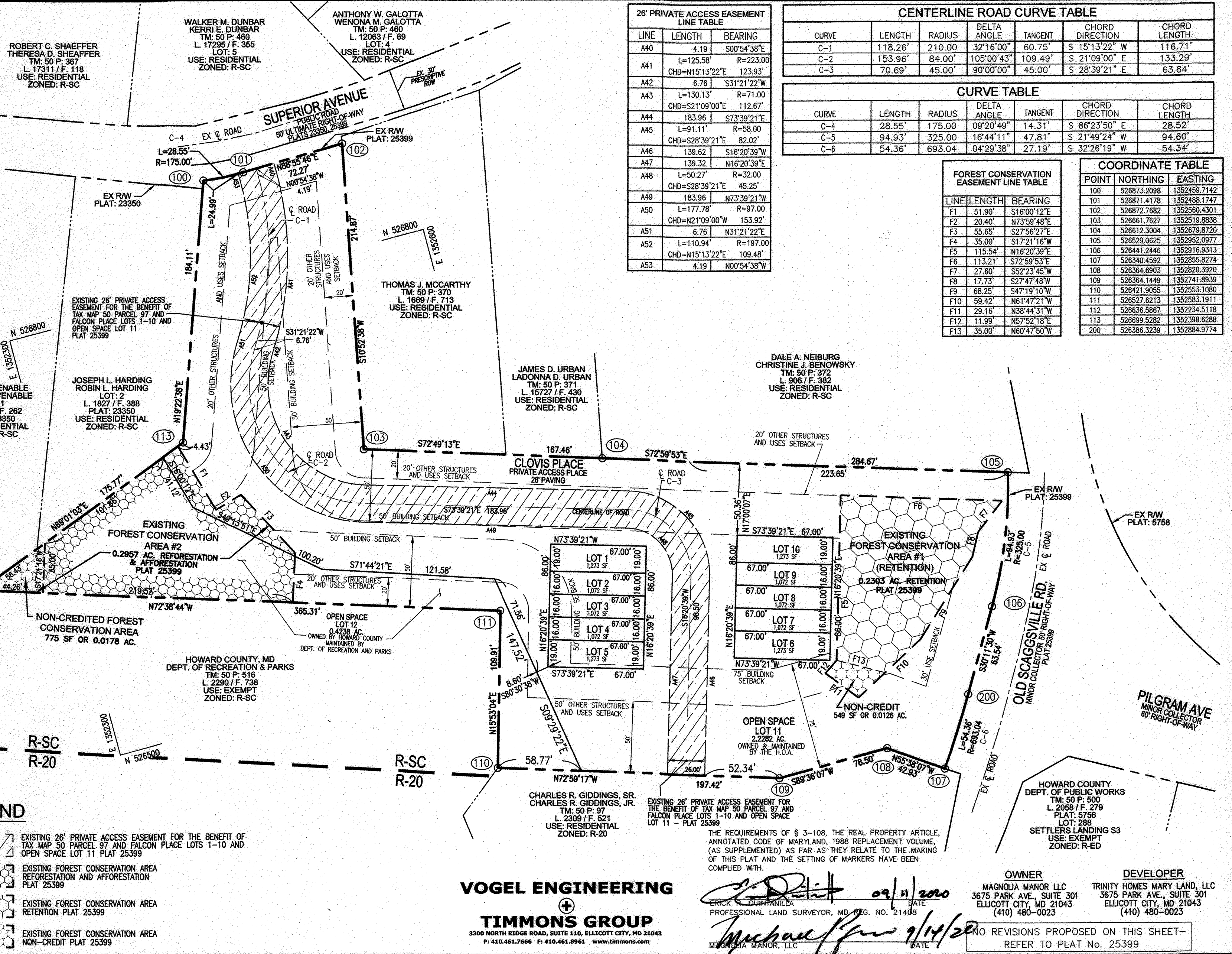
GENERAL NOTES CONTINUED

36. THIS PROJECT IS SUBJECT TO WP-17-067, ON FEBRUARY 28, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) WHICH REQUIRES RETENTION AND PROTECTION OF STATE CHAMPION TREES, TREES 75 PERCENT OF THE DIAMETER OF STATE CHAMPION TREES, AND TREES 30 INCHES IN DIAMETER OR LARGER. SECTION 16.120 (C)(4) WHICH REQUIRES SINGLE-FAMILY ATTACHED LOTS HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD OR FRONTAGE ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. SECTION 16.132(A)(2)(I) WHICH REQUIRES A PROPERTY OWNER THAT OWNS LAND ON ONLY ONE SIDE OF A LOCAL OR MINOR COLLECTOR ROAD TO CONSTRUCT ONE SIDE OF THE ROAD UP TO ONE-HALF OF THE FULL DESIGNATED PAVEMENT WIDTH; OR (AT THE COUNTY'S SOLE OPTION) CONTRIBUTE TO THE COUNTY THE FUNDS NECESSARY TO DO SUCH CONSTRUCTION. SECTION 16.134(C)(1) WHICH REQUIRES A DEVELOPER TO EXTEND SIDEWALK CONSTRUCTION UP TO 250 FEET BEYOND THE PROPOSED DEVELOPMENT TO THE NEAREST PUBLIC SIDEWALK OR PATHWAY OR PAY THE COST OF SUCH CONSTRUCTION CONTINUATION OF THE SIDEWALK IS NECESSARY TO PROVIDE SAFE PEDESTRIAN TRAVEL OR TO COMPLETE A SIDEWALK OR PATHWAY SYSTEM. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- REMOVAL OF THE FIVE (5) SPECIMEN TREES WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF TWO (2) LARGER CALIPER NATIVE TREE SPECIES (AT LEAST THREE (3) INCHES DBH) FOR EACH SPECIMEN TREE REMOVED (10 TREES TOTAL). THE MITIGATION PLANTING CAN BE PROVIDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING FOR THIS PROJECT. YOU MUST SUBMIT A SUPPLEMENTAL PLAN WITH YOUR FINAL SUBMISSION PLAN FOR THIS PROJECT THAT SHOWS HOW YOU PLAN TO ADDRESS THIS ALTERNATIVE FOREST CONSERVATION MITIGATION.
- SPECIMEN TREES 6, 7, AND 8 MUST BE PROTECTED DURING CONSTRUCTION. A REGISTERED ARBORIST MUST INSPECT THE TREES AND IMPLEMENT RECOMMENDATIONS FOR PROFESSIONAL PRUNING OF ROOTS AND FOLIAGE. ALL PRUNING MUST BE PERFORMED BY A MARYLAND LICENSED TREE EXPERT. TREE PROTECTION FENCING MUST BE INSTALLED AROUND THE ENTIRE PERIMETER OF EACH SPECIMEN TREE TO THE GREATEST EXTENT POSSIBLE TO PREVENT ROOT AND FOLIAGE DAMAGE DURING CONSTRUCTION. ALTERNATIVE DESIGNS OF THE SITE MUST BE CONDUCTED BY THE CONSULTANT IN ORDER TO MINIMIZE ROOT DAMAGE.
- SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND A SUPPLEMENTAL PLAN.
- THE PETITIONER SHALL IDENTIFY PRIVATE MEANS OF ACCESS AS A "PRIVATE STREET".
- THE PETITIONER SHALL CONSTRUCT THE PRIVATE STREET TO THE MINIMUM PUBLIC ROAD STANDARDS OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS.
- THE PRIVATE STREET SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNER'S ASSOCIATION.
- ROAD IMPROVEMENTS SHALL BE PROVIDED ON SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENT WHICH STATES: "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.132(A)(2)(I) WHICH REQUIRES THE OWNER TO CONSTRUCT UP TO ONE-HALF OF THE PAVEMENT WIDTH OR CONTRIBUTE TO A COUNTY FUND TOWARDS SUCH CONSTRUCTION. THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST OF THIS REQUIREMENT ALONG OLD SCAGSVILLE ROAD SUBJECT TO PROVIDING THAT THE IMPROVEMENTS BE DONE ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1.
- SIDEWALK AND ASSOCIATED CURB AND GUTTER SHALL BE PROVIDED ALONG SUPERIOR AVENUE ALONG THE PROPERTY FRONTAGE AND CONTINUE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1 IN ACCORDANCE WITH THE ATTACHED DED AND OFFICE OF TRANSPORTATION COMMENTS WHICH STATES "AFTER REVIEW OF THE SUBMITTED INFORMATION REQUESTING AN ALTERNATIVE COMPLIANCE REQUEST OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.134(C)(1) WHICH REQUIRES SIDEWALK ALONG PROPERTY FRONTAGE, THIS DIVISION HAS NO OBJECTION TO THE ALTERNATIVE COMPLIANCE REQUEST TO NOT REQUIRE SIDEWALK ALONG OLD SCAGSVILLE ROAD SUBJECT TO PROVIDING SIDEWALK AND ASSOCIATED CURB AND GUTTER ALONG SUPERIOR AVENUE FROM THE PROPERTY FRONTAGE WEST TO THE WESTERN PROPERTY LINE OF THE VENABLE PROPERTY, TAX MAP 50, PARCEL 421, LOT 1. THE OFFICE OF TRANSPORTATION RECOMMENDS APPROVAL FOR THIS ALTERNATIVE COMPLIANCE PROVIDED THE APPLICANT PROVIDES THE IMPROVEMENTS AS DESCRIBED IN THE APPLICANT'S REQUEST, ON MAY 30, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR RECONSIDERATION OF WP-17-067 REMOVING THE PREVIOUS CONDITIONS #7 & 8 ASSOCIATED WITH SECTION 16.134(C)(1)

37. THIS PROJECT IS SUBJECT TO WP-20-050, ON DECEMBER 23 2019; THE ACTING CHIEF OF THE DEPARTMENT OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(p). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE "TECHNICALLY COMPLETE" LETTER DATED JULY 23, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATE OF NOVEMBER 14, 2019 (OR UNTIL JANUARY 13, 2020).



AREA TABULATION

| | |
|---|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 12 |
| - BUILDABLE | 10 |
| - NON-BUILDABLE | 0 |
| - OPEN SPACE | 2 |
| - PRESERVATION PARCELS | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 2,9584 AC. |
| - BUILDABLE | 0.2646 AC. |
| - NON-BUILDABLE | 0 AC. |
| - OPEN SPACE | 2.6520 AC. |
| - PRESERVATION PARCELS | 0 AC. |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0508 AC. |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 2.9674 AC. |

LEGEND

| | |
|--|--|
| | EXISTING 26' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TAX MAP 50 PARCEL 97 AND FALCON PLACE LOTS 1-10 AND OPEN SPACE LOT 11 PLAT 25399 |
| | EXISTING FOREST CONSERVATION AREA REFORESTATION AND AFFORESTATION PLAT 25399 |
| | EXISTING FOREST CONSERVATION AREA RETENTION PLAT 25399 |
| | EXISTING FOREST CONSERVATION AREA NON-CREDIT PLAT 25399 |

26' PRIVATE ACCESS EASEMENT LINE TABLE

| LINE | LENGTH | BEARING |
|------|------------------------------|----------------------|
| A40 | 4.19 | S00°54'38"E |
| A41 | L=125.58' CHD=N15°13'22"E | R=223.00' 123.93' |
| A42 | 6.76 | S31°21'22"W |
| A43 | L=130.13' CHD=S21°09'00"E | R=71.00' 112.67' |
| A44 | 183.96 | S73°39'21"E |
| A45 | L=91.11' CHD=S28°39'21"E | R=58.00' 82.02' |
| A46 | 139.62 | S16°20'39"W |
| A47 | 139.32 | N16°20'39"E |
| A48 | L=50.27' CHD=S28°39'21"E | R=32.00' 45.25' |
| A49 | 183.96 | N73°39'21"W |
| A50 | L=177.78' CHD=N21°09'00"W | R=97.00' 153.92' |
| A51 | 6.76 | N31°21'22"E |
| A52 | L=110.94' CHD=N15°13'22"E | R=197.00' 109.48' |
| A53 | 4.19 | N00°54'38"W |

CENTERLINE ROAD CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-------|---------|---------|-------------|---------|-----------------|--------------|
| C-1 | 118.26' | 210.00' | 32°16'00" | 60.75' | S 15°13'22" W | 116.71' |
| C-2 | 153.96' | 84.00' | 105°00'43" | 109.49' | S 21°09'00" E | 133.29' |
| C-3 | 70.69' | 45.00' | 90°00'00" | 45.00' | S 28°39'21" E | 63.64' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA ANGLE | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|-------|--------|---------|-------------|---------|-----------------|--------------|
| C-4 | 28.55' | 175.00' | 09°20'49" | 14.31' | S 86°23'50" E | 28.52' |
| C-5 | 94.93' | 325.00' | 16°44'11" | 47.81' | S 21°49'24" W | 94.60' |
| C-6 | 54.36' | 693.04' | 04°29'38" | 27.19' | S 32°26'19" W | 54.34' |

COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|-------------|--------------|
| 100 | 526873.2098 | 1352459.7142 |
| 101 | 526871.4178 | 1352488.1747 |
| 102 | 526872.7682 | 1352560.4301 |
| 103 | 526661.7627 | 1352519.8838 |
| 104 | 526612.3004 | 1352679.8720 |
| 105 | 526529.0625 | 1352952.0977 |
| 106 | 526441.2446 | 1352916.9313 |
| 107 | 526340.4592 | 1352855.8274 |
| 108 | 526364.6903 | 1352820.3920 |
| 109 | 526364.1449 | 1352741.8939 |
| 110 | 526421.9055 | 1352553.1080 |
| 111 | 526527.6213 | 1352583.1911 |
| 112 | 526636.5867 | 1352234.5118 |
| 113 | 526699.5282 | 1352398.6288 |
| 200 | 526386.3239 | 1352884.9774 |

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

Barbara for Maureen Roszman 9/23/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 10.14.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/20/20
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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14TH DAY OF SEPTEMBER, 2020.

Michael Ryan
MAGNOLIA MANOR
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOTS 1-10 AND OPEN SPACE LOTS 11-12, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "FALCON PLACE, LOTS 1-10 AND OPEN SPACE LOTS 11-12" AND RECORDED IN PLATS 25398-25400; AND ALSO BEING PART OF THE LANDS CONVEYED TO MAGNOLIA MANOR, LLC BY 1) A DEED DATED JULY 10, 2018 AND RECORDED IN BOOK 18276 AT PAGE 24; AND 2) A DEED DATED NOVEMBER 14, 2019 AND RECORDED IN BOOK 19028 AT PAGE 257; AND ALL OF THE LAND CONVEYED TO FALCON PLACE HOMEOWNERS' ASSOCIATION, INC., BY A DEED DATED MARCH 5, 2019 AND RECORDED IN BOOK 19285 AT PAGE 93; AND ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND, BY A DEED DATED DECEMBER 30, 2019 AND RECORDED IN BOOK 19317 AT PAGE 133. ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

Eric R. Quintanilla 09/11/2020
ERICK R. QUINTANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
EXP./RENEWAL DATE JUNE 15, 2021

RECORDED AS PLAT No. 25570 ON 11/13/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FALCON PLACE
LOTS 1-10 AND OPEN SPACE LOTS 11-12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

A REVISION OF
FALCON PLACE - LOTS 1-10 AND OPEN SPACE LOTS 11-12
A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428
(PLAT 25398 - 25400)

TAX MAP 50 GRID 02, PARCEL 100 & 428 ZONED: R-SC
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE AUGUST 2020

SHEET 2 OF 3

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

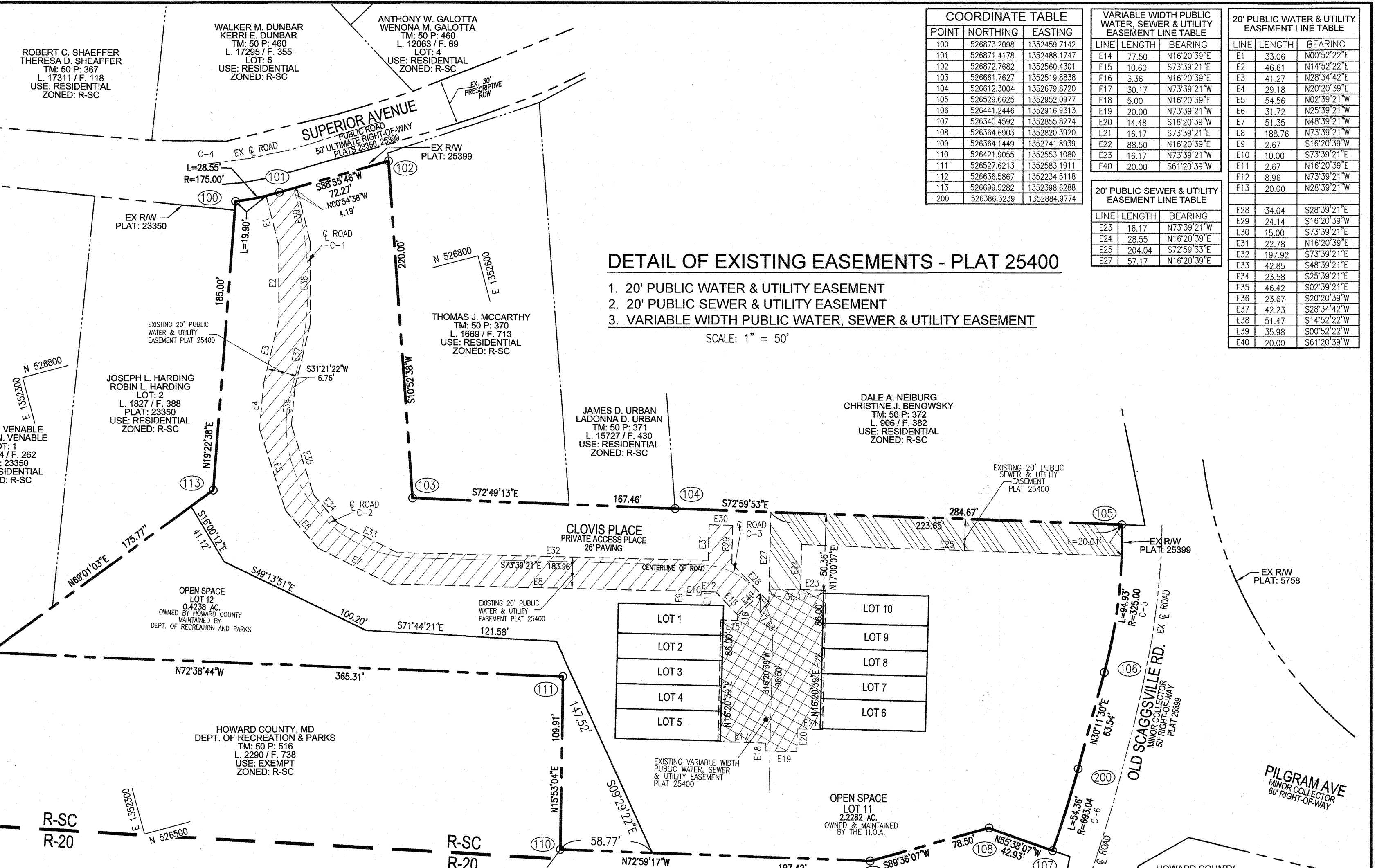
Michael Ryan 09/11/2020
ERICK R. QUINTANILLA DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
MAGNOLIA MANOR, LLC

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

NO REVISIONS PROPOSED ON THIS SHEET-
REFER TO PLAT No. 25399

K:\Projects\18-15\SURVEY\HOWARD COUNTY\RECORD PLAT\FALCON PLACE\PLAT OF REVISION\PLAT 25570



| COORDINATE TABLE | | | VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE | | | 20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE | | |
|------------------|-------------|--------------|--|--------|-------------|--|--------|-------------|
| POINT | NORTHING | EASTING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| 100 | 526873.2098 | 1352459.7142 | E1 | 77.50 | N16°20'39"E | E1 | 33.06 | N00°52'22"E |
| 101 | 526871.4178 | 1352488.1747 | E15 | 10.60 | S73°39'21"E | E2 | 46.81 | N14°52'22"E |
| 102 | 526872.7682 | 1352560.4301 | E16 | 3.36 | N16°20'39"E | E3 | 41.27 | N28°34'42"E |
| 103 | 526861.7627 | 1352519.8838 | E17 | 30.17 | N73°39'21"W | E4 | 29.18 | N20°20'39"E |
| 104 | 526812.3004 | 1352679.8720 | E18 | 5.00 | N16°20'39"E | E5 | 54.56 | N02°39'21"W |
| 105 | 526529.0625 | 1352952.0977 | E19 | 20.00 | N73°39'21"W | E6 | 31.72 | N25°39'21"W |
| 106 | 526441.2446 | 1352916.9313 | E20 | 14.48 | S16°20'39"W | E7 | 51.35 | N48°39'21"W |
| 107 | 526340.4592 | 1352855.8274 | E21 | 16.17 | S73°39'21"E | E8 | 188.76 | N73°39'21"W |
| 108 | 526364.6903 | 1352820.3920 | E22 | 88.50 | N16°20'39"E | E9 | 2.67 | S16°20'39"W |
| 109 | 526364.1449 | 1352741.8939 | E23 | 16.17 | N73°39'21"W | E10 | 10.00 | S73°39'21"E |
| 110 | 526421.9055 | 1352553.1080 | E24 | 28.55 | N16°20'39"E | E11 | 2.67 | N16°20'39"E |
| 111 | 526527.6213 | 1352583.1911 | E25 | 204.04 | S72°59'33"E | E12 | 8.96 | N73°39'21"W |
| 112 | 526636.5867 | 1352234.5118 | E26 | 57.17 | N16°20'39"E | E13 | 20.00 | N28°39'21"W |
| 113 | 526699.5282 | 1352398.6288 | | | | | | |
| 200 | 526366.3239 | 1352884.9774 | | | | | | |

DETAIL OF EXISTING EASEMENTS - PLAT 25400

- 20' PUBLIC WATER & UTILITY EASEMENT
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT
- SCALE: 1" = 50'

AREA TABULATION

| | |
|---|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 12 |
| - BUILDABLE | 10 |
| - NON-BUILDABLE | 0 |
| - OPEN SPACE | 2 |
| - PRESERVATION PARCELS | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 2.9584 AC. |
| - BUILDABLE | 0.2646 AC. |
| - NON-BUILDABLE | 0 AC. |
| - OPEN SPACE | 2.6520 AC. |
| - PRESERVATION PARCELS | 0 AC. |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0508 AC. |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 2.9674 AC. |

LEGEND

| | |
|--|--|
| | EXISTING VARIABLE WIDTH PUBLIC WATER SEWER & UTILITY EASEMENT PLAT 25400 |
| | EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 25400 |
| | EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT PLAT 25400 |

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

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.

Erick R. Quintanilla 09/11/2020
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

Michael J. ... 9/14/20
 DATE

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

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

NO REVISIONS PROPOSED ON THIS SHEET - REFER TO PLAT No. 25400

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

Wilton for Maureen Roseman 9/29/2020
 HOWARD COUNTY HEALTH OFFICER H.O. R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief ... 10-14-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HOP DATE

Director 10/14/20
 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 14TH DAY OF SEPTEMBER, 2020.

Michael J. ...
 MAGNOLIA MANOR, LLC
 WITNESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOTS 1-10 AND OPEN SPACE LOTS 11-12, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "FALCON PLACE, LOTS 1-10 AND OPEN SPACE LOTS 11-12" AND RECORDED IN PLATS 25398-25400; AND ALSO BEING PART OF THE LANDS CONVEYED TO MAGNOLIA MANOR, LLC BY 1) A DEED DATED JULY 10, 2018 AND RECORDED IN BOOK 18276 AT PAGE 24; AND 2) A DEED DATED NOVEMBER 14, 2019 AND RECORDED IN BOOK 19028 AT PAGE 25; AND ALL OF THE LAND CONVEYED TO FALCON PLACE HOMEOWNERS' ASSOCIATION, INC., BY A DEED DATED MARCH 5, 2019 AND RECORDED IN BOOK 19285 AT PAGE 93; AND ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND, BY A DEED DATED DECEMBER 30, 2019 AND RECORDED IN BOOK 19317 AT PAGE 133, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

Erick R. Quintanilla 09/11/2020
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
 EXP./RENEWAL DATE JUNE 15, 2021

RECORDED AS PLAT No. _____ ON _____
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FALCON PLACE
 LOTS 1-10 AND OPEN SPACE LOTS 11-12
 A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428

A REVISION OF
 FALCON PLACE - LOTS 1-10 AND OPEN SPACE LOTS 11-12
 A SUBDIVISION OF TAX MAP 50 - PARCELS 100 & 428
 (PLAT 25398 - 25400)

TAX MAP 50 GRID 02, PARCEL 100 & 428 ----- ZONED: R-SC
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' AUGUST 2020

30' 0 30' 60' 90'
 GRAPHIC SCALE

SHEET 3 OF 3

AS PROJECTED TO US SURVEY (NAD 83) RECORD PLAT FALCON PLACE PLAT OF REVISION