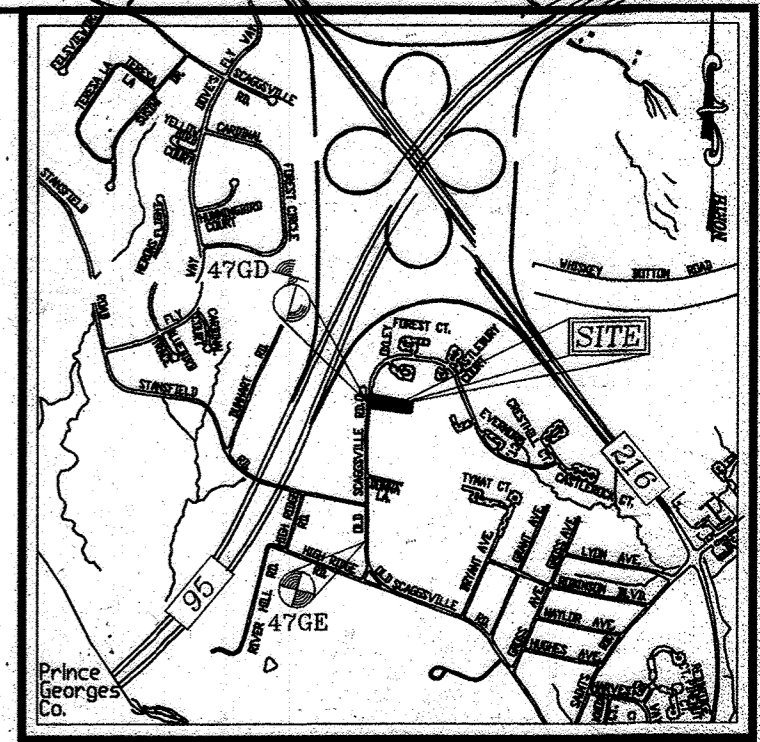
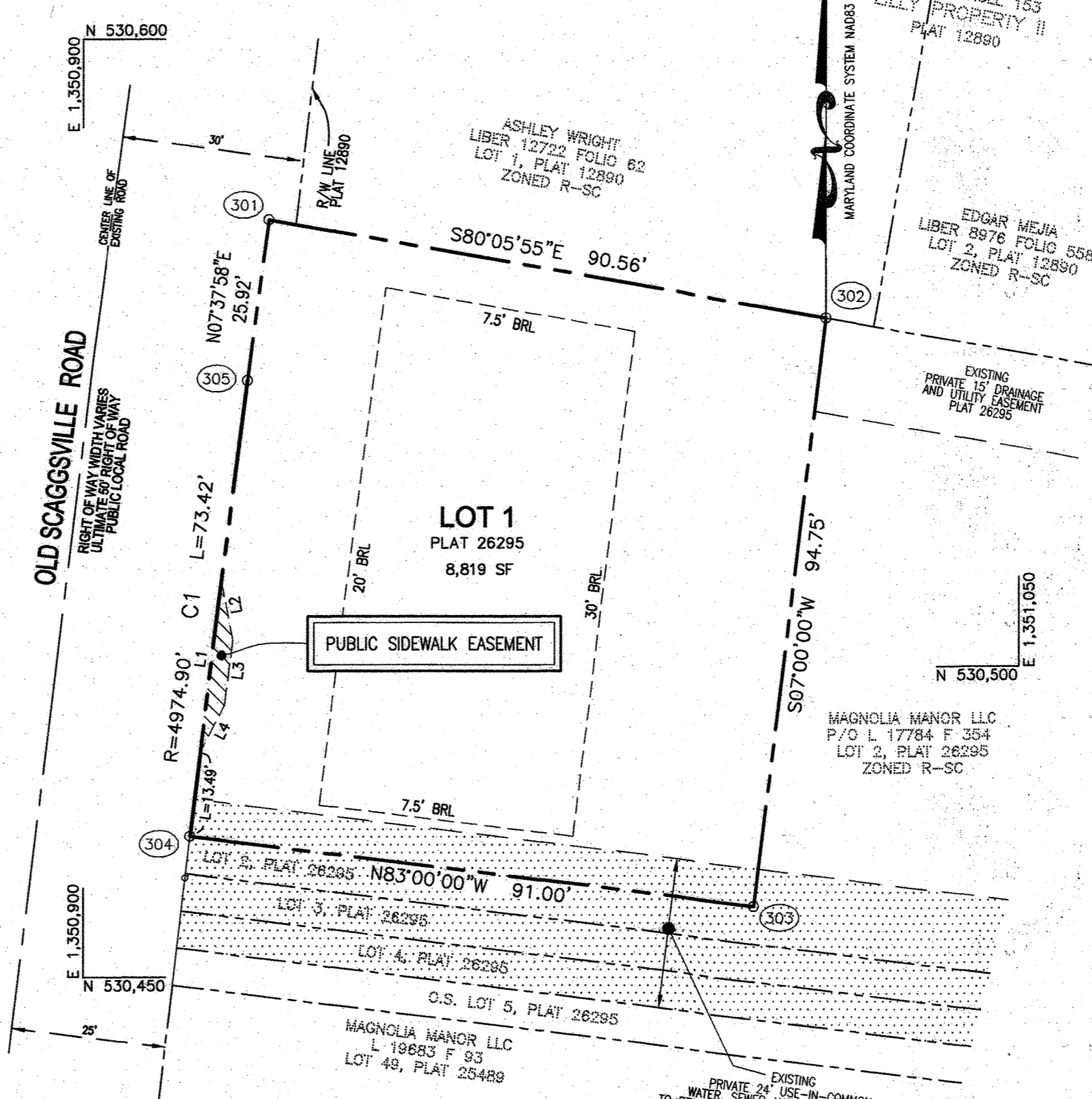


**GENERAL NOTES**

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 47GD AND 47CE.
- 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 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 SITE 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.
- THERE ARE NO EXISTING DWELLINGS ON SITE.
- 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:
  - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE --- 6" INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1-1/2" MIN.)
  - GEOMETRY --- MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES---MINIMUM 12 FEET
  - MAINTENANCE --- SUBJECT 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 HAS BEEN RECORDED IN LIBER 21898 FOLIO 503.
- FOR FLAG OR PISTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PISTEM 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-W, 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.B 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 SUBJECT TRACT IS NOT LOCATED ON A FLOODPLAIN PER FEMA DFIRM MAP PANEL 24027C0230D, EFFECTIVE DATE NOVEMBER 06, 2013.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- DECLARATION OF COVENANTS FOR LOTS 1-4, MAGNOLIA MANOR EAST, HAVE BEEN RECORDED WITH THE DEVELOPERS AGREEMENT FOR THE MAINTENANCE OF PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS. (RECORDED IN L 21911 F 414).
- THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY PAYMENT OF A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT. THE MIHU AGREEMENT HAS BEEN RECORDED IN LIBER 21898 FOLIO 509.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE AND NON STRUCTURAL PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTIONS (M-6), AND DRYNELLS (M-5). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED (STORMWATER MANAGEMENT REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-19-022).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL (LANDSCAPING REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-19-022).
- 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 HAVE BEEN MET (OPEN SPACE REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-19-022).
- PUBLIC STREET TREES ARE NOT REQUIRED FOR THIS PROJECT.
- THIS PLAN IS SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-18-024, F-19-019, F-19-022, SDP-23-001, AND WP-23-050.
- THE ARTICLES OF INCORPORATION FOR MAGNOLIA MANOR EAST HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 09-12-22, DEPARTMENT REF# D23310808.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY FOREST CONSERVATION MANUAL (FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER F-19-022).
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, THE MAINTENANCE AND USE OF THE USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE), WERE RECORDED IN LIBER 21898 FOLIO 485.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN 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 PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE APPLICABLE 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.



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

**LEGEND**

	EX. PRIVATE 24' USE-IN-COMMON, WATER, SEWER AND UTILITY EASEMENT TO BENEFIT LOTS 1-4 & OPEN SPACE LOT 5 (PLAT 26295)
	PUBLIC SIDEWALK EASEMENT

**COORDINATE TABLE**

POINT	NORTHING	EASTING
301	530571.1253	1350929.8248
302	530555.5529	1351019.0372
303	530461.5047	1351007.4895
304	530472.5949	1350917.1672
305	530545.4335	1350926.3818

**CURVE TABLE**

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C1	4974.90'	73.42'	36.71'	0°05'44"	S07°12'36"W 73.42'

**PUBLIC SIDEWALK EASEMENT LINE TABLE**

LINE	BEARING	DIST.
L1	R=4974.90' L=27.76' CH=N07°08'09"E 27.76'	
L2	S10°52'18"E	9.61'
L3	S07°00'00"W	10.58'
L4	S27°28'04"W	8.57'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 6/27/23  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR NO. 267

*Michael J. ...* 6/27/23  
MAGNOLIA MANOR, LLC  
DATE

**VOGEL ENGINEERING**  
TIMMONS GROUP  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

**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

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAN IS TO ADD A PUBLIC SIDEWALK EASEMENT TO LOT 1 OF PLAT 26295

**AREA TABULATION CHART**

	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.2025 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	0.2025 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.2025 AC

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

*Richard J. ...* 7/12/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Michael J. ...* 7-20-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

*Michael J. ...* 7-25-23  
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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27<sup>TH</sup> DAY OF JUNE, 2023.

*Michael J. ...*  
MAGNOLIA MANOR, LLC

*Thomas M. Hoffman, Jr.*  
PROPERTY LINE SURVEYOR NO. 267

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF PART OF THAT LAND CONVEYED TO MAGNOLIA MANOR, LLC BY DEED DATED AUGUST 28, 2017 AND RECORDED IN LIBER 17784, FOLIO 354 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. (TM 47 PAR 154).

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.

*Thomas M. Hoffman, Jr.* 6/27/23  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR NO. 267



RECORDED AS PLAT No. 26379 ON 8-4-23  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MAGNOLIA MANOR EAST  
LOT 1**

A REVISION OF LOT 1  
"MAGNOLIA MANOR EAST, LOTS 1-4 & OPEN SPACE LOTS 5 & 6"  
(PLAT 26295)

ZONED R-SC  
DPZ REFERENCES: ECP-18-024, F-19-019, F-19-022, SDP-23-001, & WP-23-050.  
TAX MAP 47 PARCEL 154 & P/O PARCEL 465  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 20' APRIL 24, 2023  
GRAPHIC SCALE  
SHEET 1 OF 1

K:\PROJECTS\16--15\SURVEY\MG MANOR EAST\PLAT OF REV\PLATOFREV\_TMH.ACD.2004.dwg

F-23-004