

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
 - ⊘ DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD ROLL 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:
 - ECF-17-015, S-17-001, WP-17-067, P-18-001, CONT. 24-5033-D
 - 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 THE OCTOBER 6, 2016 FOR ADVISORY COMMENTS. THE COMMISSION REQUESTED THE HISTORIC HOUSE ON PARCEL 428 REMAIN.
 - THE HOUSE ON P. 428 WILL BE REMOVED.
- 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. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DECLARATION OF COVENANTS FOR LOTS 1-10 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 18.122.8 OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE **DECEMBER 03, 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 (ECP-17-015) WAS APPROVED ON FEBRUARY 8, 2017.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE FINAL SUPPLEMENTAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY IN THE AMOUNT OF \$ 29,800.00 FOR THE REQUIRED 38 SHADE TREES, 58 EVERGREENS, 250' FENCING, 10 SPECIMEN TREE REPLACEMENT PLANTINGS (WP-17-067), 10 SHADE TREES FOR RESIDENTIAL PLANTINGS AND 4 SHADE TREES FOR THE PARKING AREAS WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(E)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$12,300.00) SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. 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)

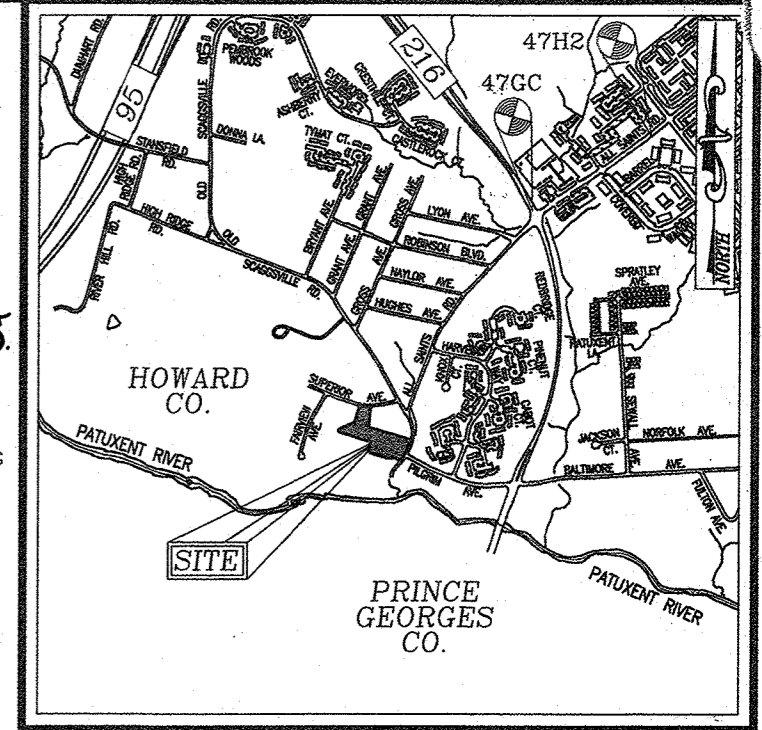
AREA TABULATION

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.

- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF 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 DEED OF FOREST CONSERVATION EASEMENT AREA ALLOWED.
 - TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
 - ONSITE RETENTION EASEMENT = 0.23 AC. CREDITED AREA = 0.22 AC. NON CREDITED AREA = 0.01 AC.
 - ONSITE REFORESTATION PLANTING EASEMENT = 0.30 AC. CREDITED AREA = 0.28 AC. NON CREDITED AREA = 0.02 AC.
 - THE REMAINING PLANTING OBLIGATION (0.12 AC.) SHALL BE SATISFIED VIA A PURCHASE OF THE EQUIVALENT AREA OF CREDIT IN THE FOREST MITIGATION BANK CREATED WITH THE ESTATES AT RIVER HILL FINAL PLAN, F-18-064.
- FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$ 6,099 (0.28 AC OR 12,197 SF @ \$0.50/SF) SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- 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.
 - 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 WILL BE RECORDED WITH THIS PLAT (F-19-031).
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT.
 - IN ACCORDANCE WITH SECTION 109.0.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.
- 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 SHALL BE RECORDED UPON THE LAND RECORDS OF HOWARD COUNTY WITH THE RECORDING OF THIS PROJECTS RECORD PLAT.

SEE SHEET 2 FOR ADDITIONAL NOTES

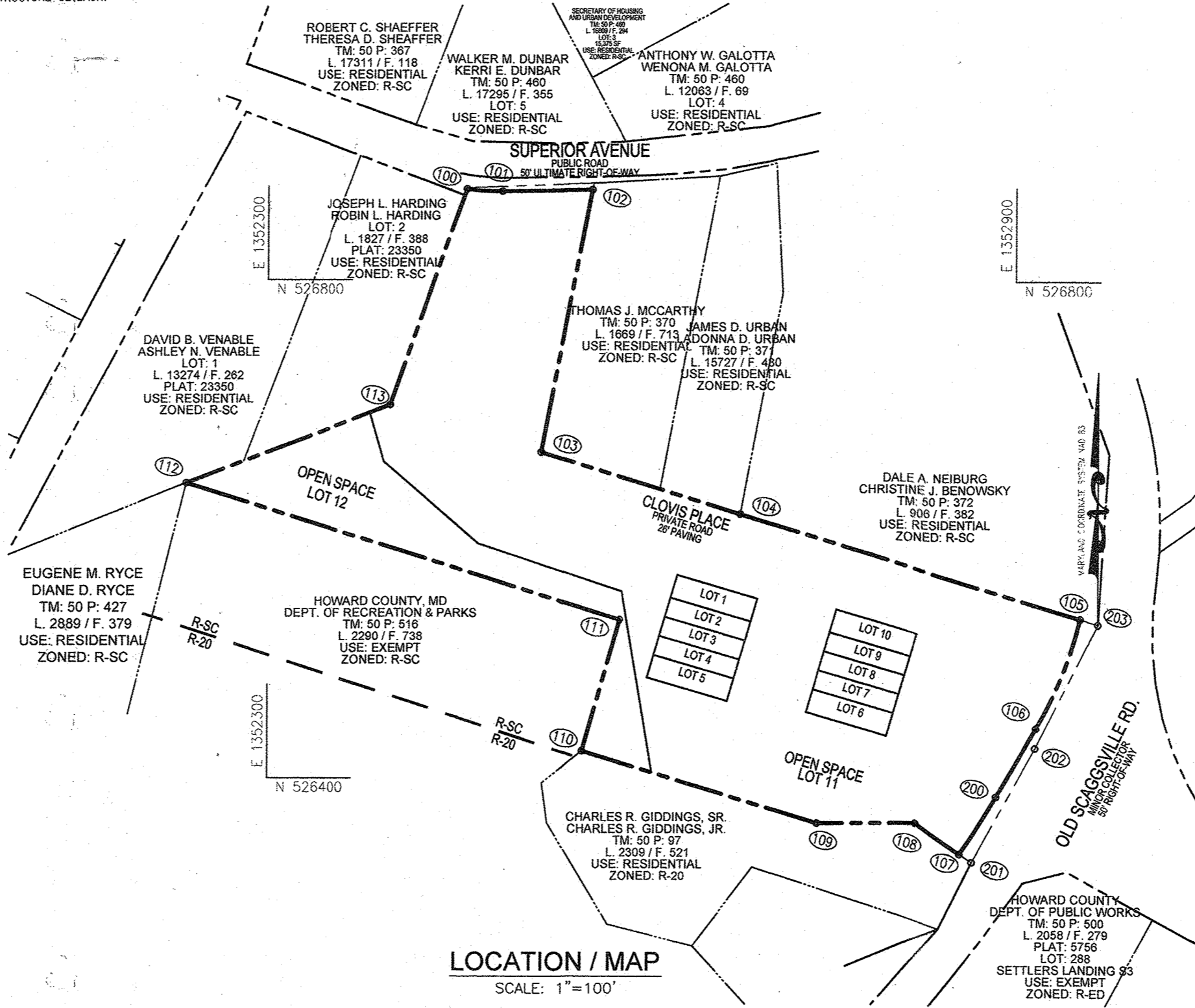


VICINITY MAP

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 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.



LOCATION / MAP

SCALE: 1"=100'

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.

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

Edward John Glawe 10/23/2019
EDWARD JOHN GLAWÉ DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael J. Fu 1/8/20
MICHAEL J. FU DATE
MAGNOLIA MANOR, LLC

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 AFPO ALLOCATIONS)	0
NUMBER OF AFPO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	8
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.

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

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 **8TH** DAY OF **JANUARY**, 2020.

Michael J. Fu
MAGNOLIA MANOR, LLC
WITNESS: *Michael J. Fu*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM: 1) NORMAN E. GIDDINGS, JANET E. GIDDINGS, WILLIAM E. GIDDINGS, AND GEORGE E. GIDDINGS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST UNDER THE GIDDINGS LIVING TRUST TO MAGNOLIA MANOR, LLC BY DEED DATED **NOVEMBER 14, 2018** AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER **19028**, FOLIO **257** AND 2) IRMA M. HARDING AND JOAN B. HARDING TO MAGNOLIA MANOR, LLC BY DEED DATED JULY 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18276, FOLIO 24.

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. 21391, EXPIRATION DATE JUNE 4, 2021.

Edward John Glawe 10/23/2019
EDWARD JOHN GLAWÉ DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



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

Bridgetta Roseman 2/19/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Fu 2-28-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael J. Fu 3/6/2020
DIRECTOR DATE

RECORDED AS PLAT No. **25398** ON **4/10/20**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

TAX MAP 50 GRID 02, PARCEL 100 & 428 ZONED: R-SC

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' GRAPHIC SCALE SEPTEMBER 2019

SHEET 1 OF 3

GENERAL NOTES CONTINUED

37. 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 PROPERTY 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).

38. 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:

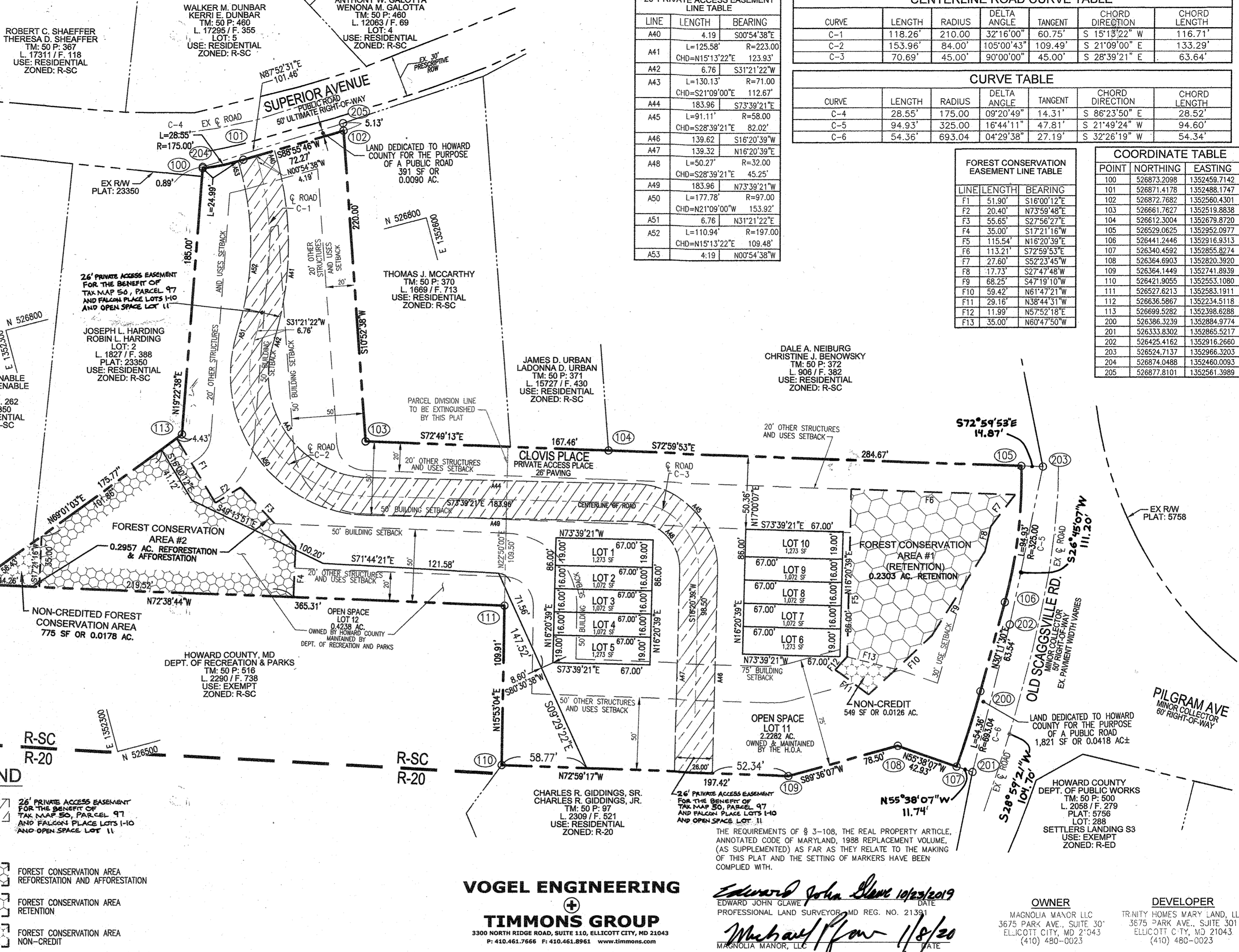
- THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY; AND, IF SUBJECT TO A DEVELOPER AGREEMENT OR MAJOR FACILITY AGREEMENT, SHALL POST ALL MONIES AND FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED WITHIN THE "TECHNICAL COMPLETE" LETTER DATED JULY 23, 2019, WITHIN 60 DAYS OF THE PREVIOUS DEADLINE DATES 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	2,958.4 AC.
- BUILDABLE	0.2646 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	2,652.0 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	2,967.4 AC.

LEGEND

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



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	526872.7882	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	1352334.5118
113	526699.5282	1352398.6288
200	526386.3292	1352884.9774
201	526333.8302	1352865.5217
202	526425.4162	1352916.2660
203	526524.7137	1352966.3203
204	526874.0488	1352460.0093
205	526877.8101	1352561.3989

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

Edward John Glawe 10/23/2019
 EDWARD JOHN GLAWE, DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391
Michael P. Row 1/8/20
 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.

Balufon for Maurea Roseman 2/17/2020
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chief Glawe 2.28.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HOP DATE

3/10/2020
 DIRECTOR 68 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 8TH DAY OF JANUARY, 2020.

Michael P. Row
 MAGNOLIA MANOR, LLC
 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: 1) NORMAN E. GIDDINGS, JANET E. GIDDINGS, WILLIAM E. GIDDINGS, AND GEORGE E. GIDDINGS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST UNDER THE GIDDINGS LIVING TRUST TO MAGNOLIA MANOR, LLC BY DEED DATED NOVEMBER 14, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1902.8, FOLIO 257 AND 2) IRMA M. HARDING AND JOAN B. HARDING TO MAGNOLIA MANOR, LLC BY DEED DATED JULY 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18276, FOLIO 24.

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. 21391, EXPIRATION DATE JUNE 4, 2021.

Edward John Glawe 10/23/2019
 EDWARD JOHN GLAWE, DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

RECORDED AS PLAT No. 25399 ON 4/10/20
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

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

SCALE: 1" = 50' SEPTEMBER 2019

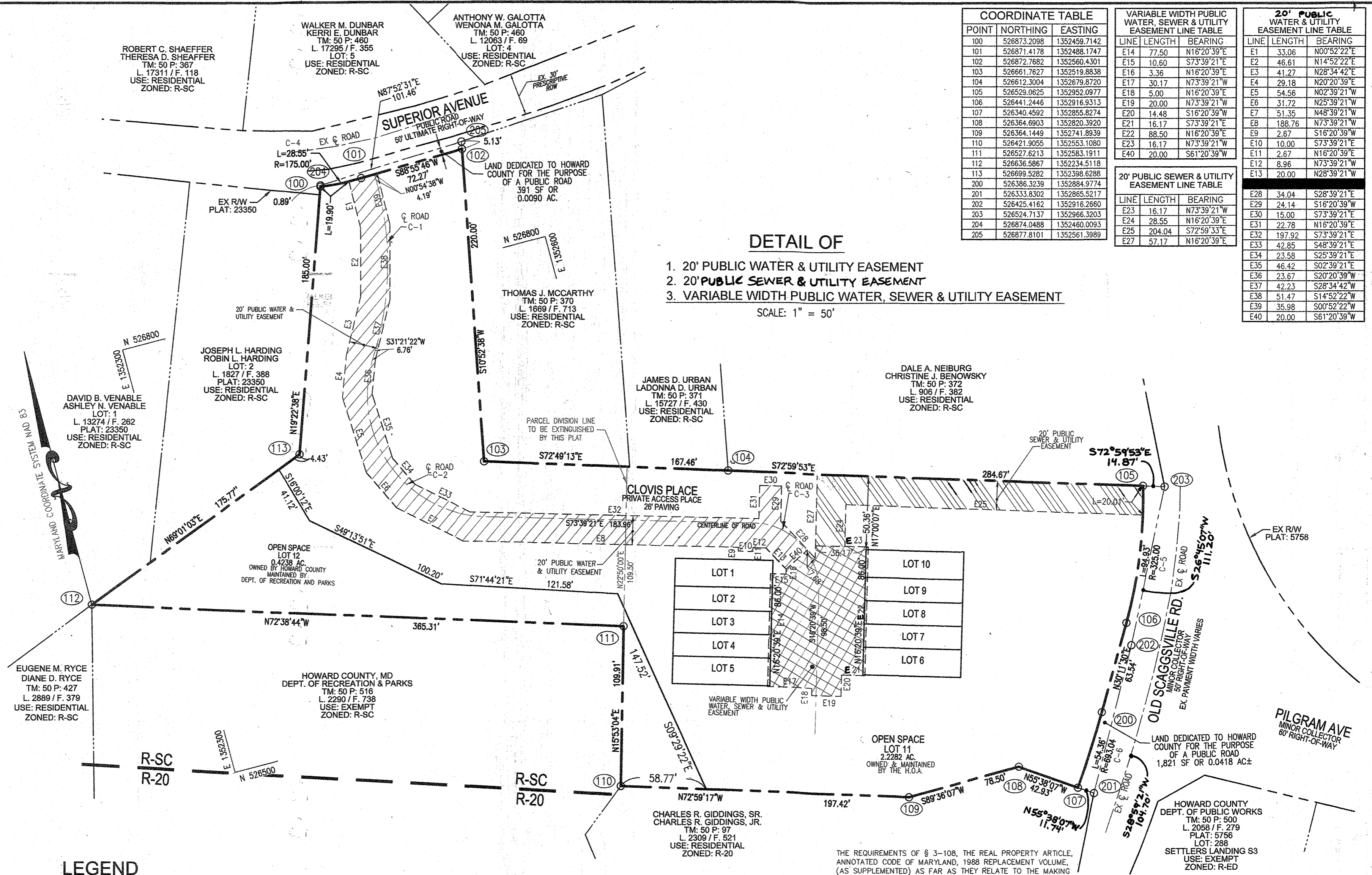
GRAPHIC SCALE
 30' 0 30' 60' 90'

SHEET 2 OF 3



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	E14	77.50	N16°20'39"E	E1	33.06	N00°52'22"E
101	526871.4178	1352488.1747	E15	10.60	S73°39'21"W	E2	46.61	N14°52'22"E
102	526872.7682	1352560.4301	E16	3.36	N16°20'39"E	E3	41.27	N28°34'42"E
103	526661.7627	1352519.8838	E17	30.17	N73°39'21"W	E4	29.18	N20°20'39"E
104	526612.3004	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	N16°20'39"E
109	526364.1449	1352741.8939	E23	16.17	N73°39'21"E	E10	10.00	S73°39'21"E
110	526421.9055	1352553.1080	E24	204.04	S61°20'39"W	E11	2.67	N16°20'39"E
111	526527.6213	1352583.1911	E25	16.17	N73°39'21"E	E12	8.96	N73°39'21"W
112	526636.5867	1352234.5118	E26	20.00	S61°20'39"W	E13	20.00	N28°39'21"W
113	526699.5282	1352398.6288	E27	57.17	N16°20'39"E	E28	34.04	S28°39'21"E
200	526386.3339	1352884.9774	E29	24.14	S16°20'39"W	E29	24.14	S16°20'39"W
201	526333.8302	1352865.5217	E30	15.00	S73°39'21"W	E30	15.00	S73°39'21"W
202	526425.4162	1352916.2680	E31	28.55	N16°20'39"E	E31	22.78	N16°20'39"E
203	526524.7137	1352966.3203	E32	204.04	S72°59'33"E	E32	197.92	S73°39'21"E
204	526874.0488	1352460.0093	E33	42.85	S48°39'21"E	E33	42.85	S48°39'21"E
205	526877.8101	1352561.3989	E34	23.58	S25°39'21"E	E34	23.58	S25°39'21"E
			E35	46.42	S02°39'21"E	E35	46.42	S02°39'21"E
			E36	23.67	S20°20'39"W	E36	23.67	S20°20'39"W
			E37	42.23	S28°34'42"W	E37	42.23	S28°34'42"W
			E38	51.47	S14°52'22"W	E38	51.47	S14°52'22"W
			E39	35.98	S00°52'22"W	E39	35.98	S00°52'22"W
			E40	20.00	S61°20'39"W	E40	20.00	S61°20'39"W

DETAIL OF
 1. 20' PUBLIC WATER & UTILITY EASEMENT
 2. 20' PUBLIC SEWER & UTILITY EASEMENT
 3. 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

	VARIABLE WIDTH PUBLIC WATER SEWER & UTILITY EASEMENT
	20' PUBLIC WATER & UTILITY EASEMENT
	20' PUBLIC SEWER & UTILITY EASEMENT

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.

Edward J. Glawe 10/23/2019
 EDWARD J. GLAWÉ
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

Michael J. Flaw 1/0/20
 MICHAEL J. FLAW
 MAGNOLIA MANOR, LLC

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

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

Madison for Maureen Rossman 2/19/2020
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 2.28.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION HOP DATE

[Signature] 3/6/2020
 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:

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- 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 8TH DAY OF JANUARY, 2020.

Michael J. Flaw
 MAGNOLIA MANOR, LLC
 OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM: 1) NORMAN E. GIDDINGS, JANET E. GIDDINGS, WILLIAM E. GIDDINGS, AND GEORGE E. GIDDINGS, TRUSTEE, OR THEIR SUCCESSORS IN TRUST UNDER THE GIDDINGS LIVING TRUST TO MAGNOLIA MANOR, LLC BY DEED DATED **NOVEMBER 14, 2019** AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER **1902.8**, FOLIO **257** AND 2) IRMA M. HARDING AND JOAN B. HARDING TO MAGNOLIA MANOR, LLC BY DEED DATED JULY 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18276, FOLIO 24.

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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. 21391, EXPIRATION DATE JUNE 4, 2021.

Edward J. Glawe 10/23/2019
 EDWARD J. GLAWÉ
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

RECORDED AS PLAT No. 25400 ON 4/10/20
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

TAX MAP 50 GRID 02, PARCEL 100 & 428 ZONED: R-SC

6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' SEPTEMBER 2019

GRAPHIC SCALE
 30' 0 30' 60' 90'

SHEET 3 OF 3