

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-06-2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 161A AND NO. 161B
 - DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP)
 - STA. NO. 161A N 589509.3676 E 1346343.6320
 - STA. NO. 161B N 580475.2538 E 1344753.9350
 - DENOTES IRON PIPE FOUND.
 - DENOTES REBAR AND CAP FOUND.
 - DENOTES REBAR AND CAP SET.
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - DENOTES CONCRETE MONUMENT SET.
- ALL LOT AREAS ARE MORE OR LESS (+/-).
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2006 BY MILDENBERG, BOENDER & ASSOC. INC.
- OPEN SPACE LOTS 90-94 TO BE OWNED AND MAINTAINED BY THE FAIRWAYS AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. THE ARTICLES OF INCORPORATION WERE ACCEPTED BY THE STATE DEPARTMENT ASSESSMENT AND TAXATION ON 4-13-2010 ID #D1351399.
- GOLF SPACE LOT 95 TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP.
- NON-BUILDABLE BULK PARCELS 'E' & 'F' WILL BE RESUBDIVIDED INTO BUILDABLE LOTS, COMMON ROADS, AND/OR OPEN SPACE LOTS UNDER A FUTURE PHASE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9-1-2016 ON WHICH DATED DEVELOPER AGREEMENT NO. F10084/24-4671-D WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAINS, STEEP SLOPES, OR FOREST CONSERVATION EASEMENTS WITHIN THE SUBDIVISION BOUNDARY. WETLAND LIMITS SHOWN ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON OCTOBER 24, 2007. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY MILDENBERG, MOCHI AND ASSOCIATES, INC. WETLAND AND 100-YEAR FLOODPLAIN LIMITS SHOWN ARE IN ACCORDANCE WITH THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368), APPROVED JULY 28, 2006.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; S-94-045; S-04-012; SP-97-012; SP-06-013; F-94-006; F-96-107; F-96-150; F-96-151; F-07-156; SDP-95-121; CONTR.#44-1562-D, CONTR.#24-3549-D; CONTR.#24-4485-D; CONTR.#24-4486-D; PB-181; PB-294; PB-300; PB-351; PB-368; WP-09-048; WP-09-211; PLAT #20286 & 20287.
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT 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 DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 1.12 ACRES SHALL BE MET USING 0.71 ACRES OF OFF-SITE REFORESTATION AND 0.82 ACRES OF OFF-SITE RETENTION WITHIN FOREST CONSERVATION EASEMENT #14 LOCATED ON OPEN SPACE LOT 204 OF THE VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, SUBDIVISION (F-08-084). THIS EASEMENT WAS RECORDED AS PLAT 22880-22881. FINANCIAL SURETY IN THE AMOUNT OF 22,608.00 WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- STORMWATER MANAGEMENT FOR THIS PHASE 2 WAS PROVIDED BY A REGIONAL STORMWATER MANAGEMENT POND CONSTRUCTED UNDER SDP-95-121. WQV, REV AND CPV REQUIREMENTS ARE PROVIDED FOR IN THE REGIONAL FACILITY. SEE THE STORMWATER MANAGEMENT REPORT FOR SDP-95-121 FOR DESIGN COMPUTATIONS FOR THE REGIONAL STORMWATER MANAGEMENT FACILITY.
- STREET TREES, PERIMETER TREES AND RESIDENTIAL INTERNAL LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.

AREA TABULATION CHART - THIS SUBMISSION

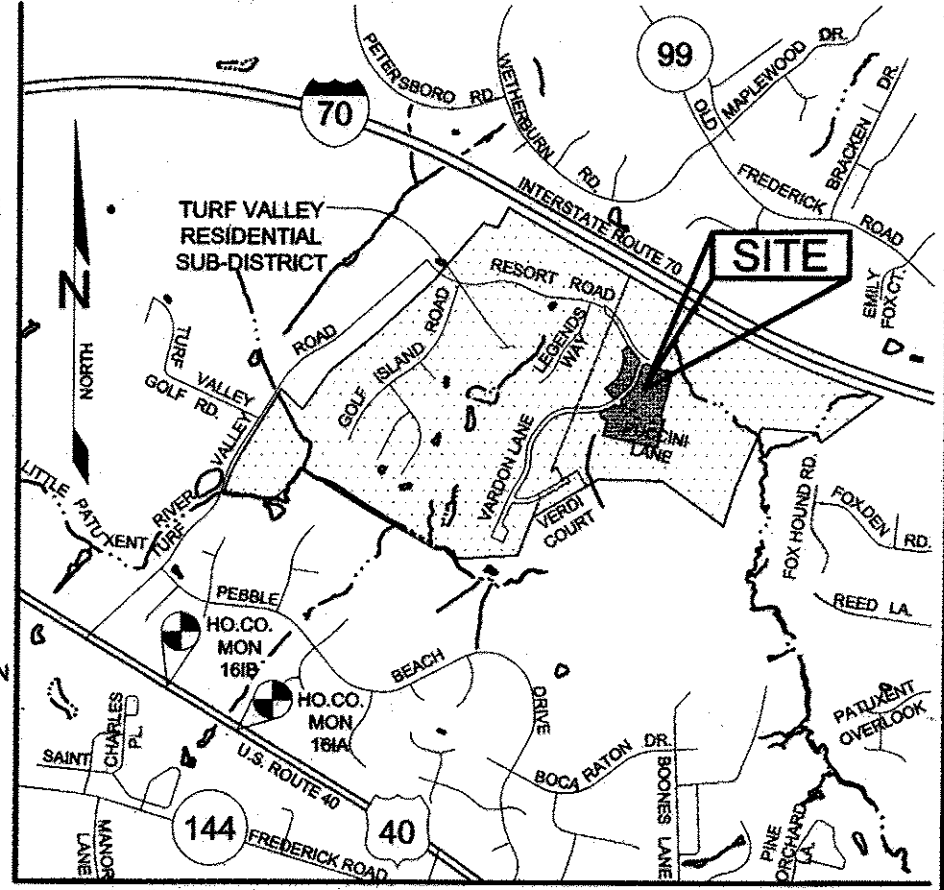
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	33
GOLF SPACE/OPEN SPACE	6
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.2639± AC.
GOLF SPACE/OPEN SPACE	3.7044± AC.
NON-BUILDABLE BULK PARCELS	2.5006± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.6108± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.0797± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Rosen 8/24/2017
 HOWARD COUNTY HEALTH OFFICER DATE

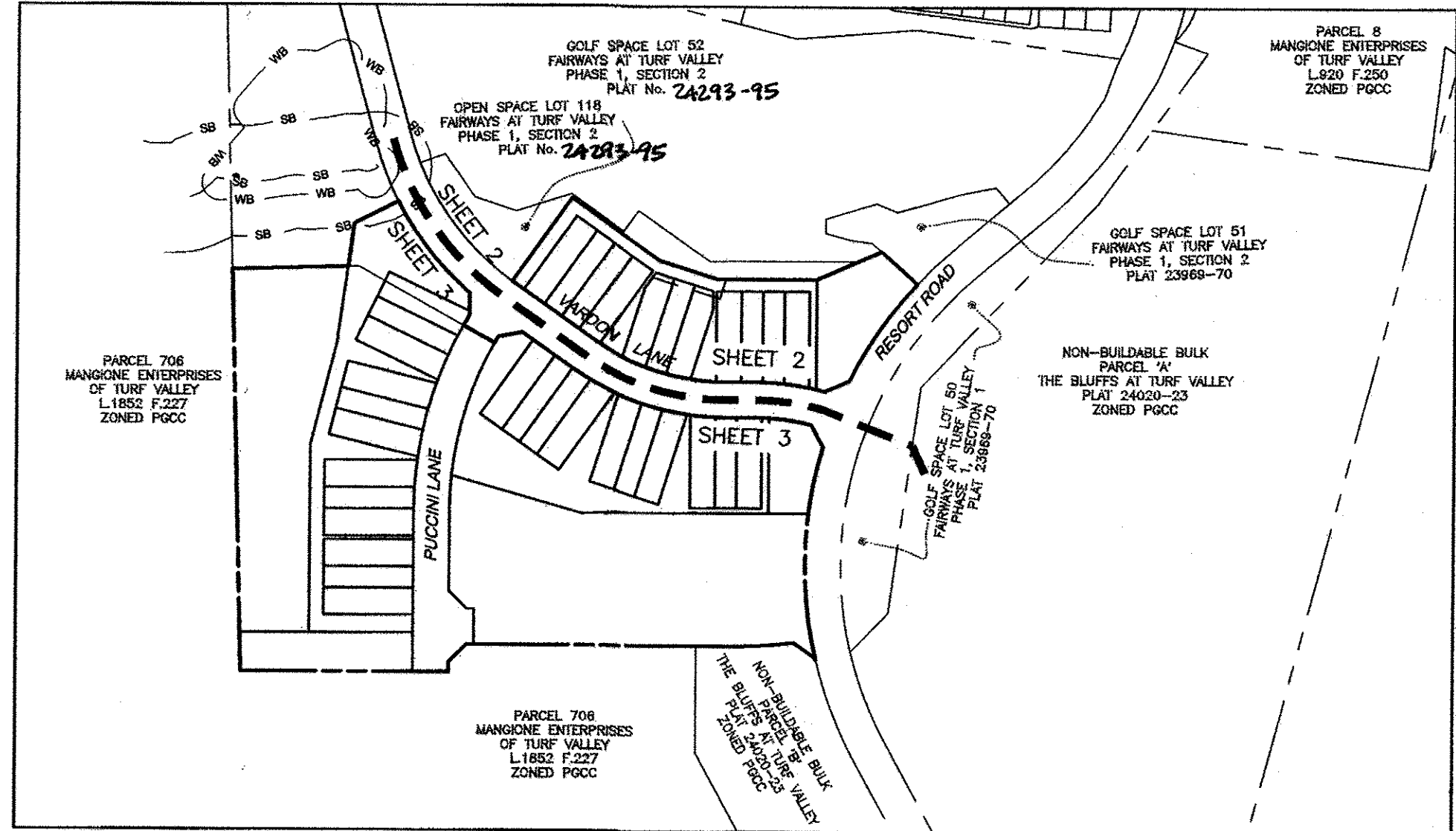
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad E. Smith 8/31/17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent S. ... 9-5-17
 DIRECTOR DATE

- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN ADT OF TEN THOUSAND (10,000) VEHICLES.
- OPEN SPACE REQUIRED (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION):
 10.08 AC. x 15% = 1.51 AC.
 CREDITED OPEN SPACE PROVIDED: 3.26 AC.±
 NON-CREDITED OPEN SPACE PROVIDED: 0.44 AC.±
 TOTAL OPEN SPACE PROVIDED: 3.70 AC.±
- THIS PLAN IS SUBJECT TO WAIVER PETITION, WP-09-048, TO WAIVE SECTION 16.156(a)(1) OF THE HOWARD COUNTY CODE AND WAS APPROVED ON NOVEMBER 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
 - WAIVER PETITION APPROVAL APPLIES ONLY TO TEMPORARY DEFERRAL FOR ESTABLISHING ON-OR OFF-SITE FOREST CONSERVATION EASEMENTS FOR DEVELOPMENT OF TURF VALLEY 4TH AMENDED CSP, PARCEL 706. EACH SUBSEQUENT PHASE OF DEVELOPMENT MUST ESTABLISH THE REQUIRED AREA OF FOREST CONSERVATION EASEMENTS AND PROVIDE THE NECESSARY AREA OF FOREST RETENTION AND AFFORESTATION PLANTING AS REQUIRED BY THE FOREST CONSERVATION WORKSHEET FOR THE DEVELOPMENT TO SATISFY ITS OBLIGATION. THE ENTIRE AREA OF FOREST CONSERVATION OBLIGATION FOR PARCEL 706 MUST BE PROVIDED WITH THE PROCESSING AND RECORDING OF THE LAST PHASE OF DEVELOPMENT LOCATED ON PARCEL 706.
 - ALL DEADLINE AND MILESTONE DATES MUST BE MET IN ACCORDANCE WITH SECTIONS 16.144 AND 6.156 OF THE HOWARD COUNTY CODE.
- THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAN ORIGINAL FOR RECORDATION WAS FEBRUARY 27, 2011 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LATTER DATED AUGUST 31, 2010. WP-12-129 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2013. WP-13-128 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2014. WP-14-084 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2015. FINALLY, WP-16-104 EXTENDED THE MILESTONE DATE UNTIL AUGUST 3, 2017.

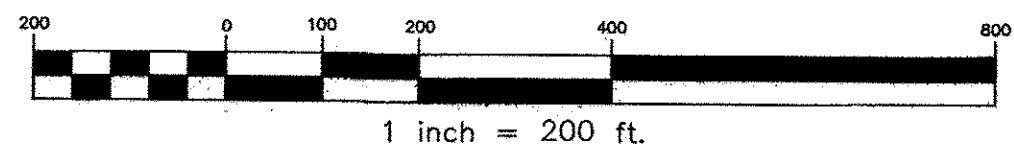
- WP-13-054, A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
 - PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBDIVISION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
 - PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION, ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.
 - PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.



HOWARD COUNTY, MARYLAND ADC: MAP 19 GRID F4 & MAP 20 GRID A4
VICINITY MAP
 SCALE: 1"=2000'



LOCATION MAP



RESERVATION OF PUBLIC UTILITY EASEMENTS
 "DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH LOTS 56 THRU 88 AND NON-BUILDABLE BULK PARCELS 'E' AND 'F'. ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-6644
 WWW.BEI-CIVILENGINEERING.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY PEDICORD PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAN BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7-5-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) 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-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31 DAY OF July, 2017."

Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

THE REQUIREMENTS 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.

Donald A. Mason 7-5-17
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Lou Mangione 7/31/17
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

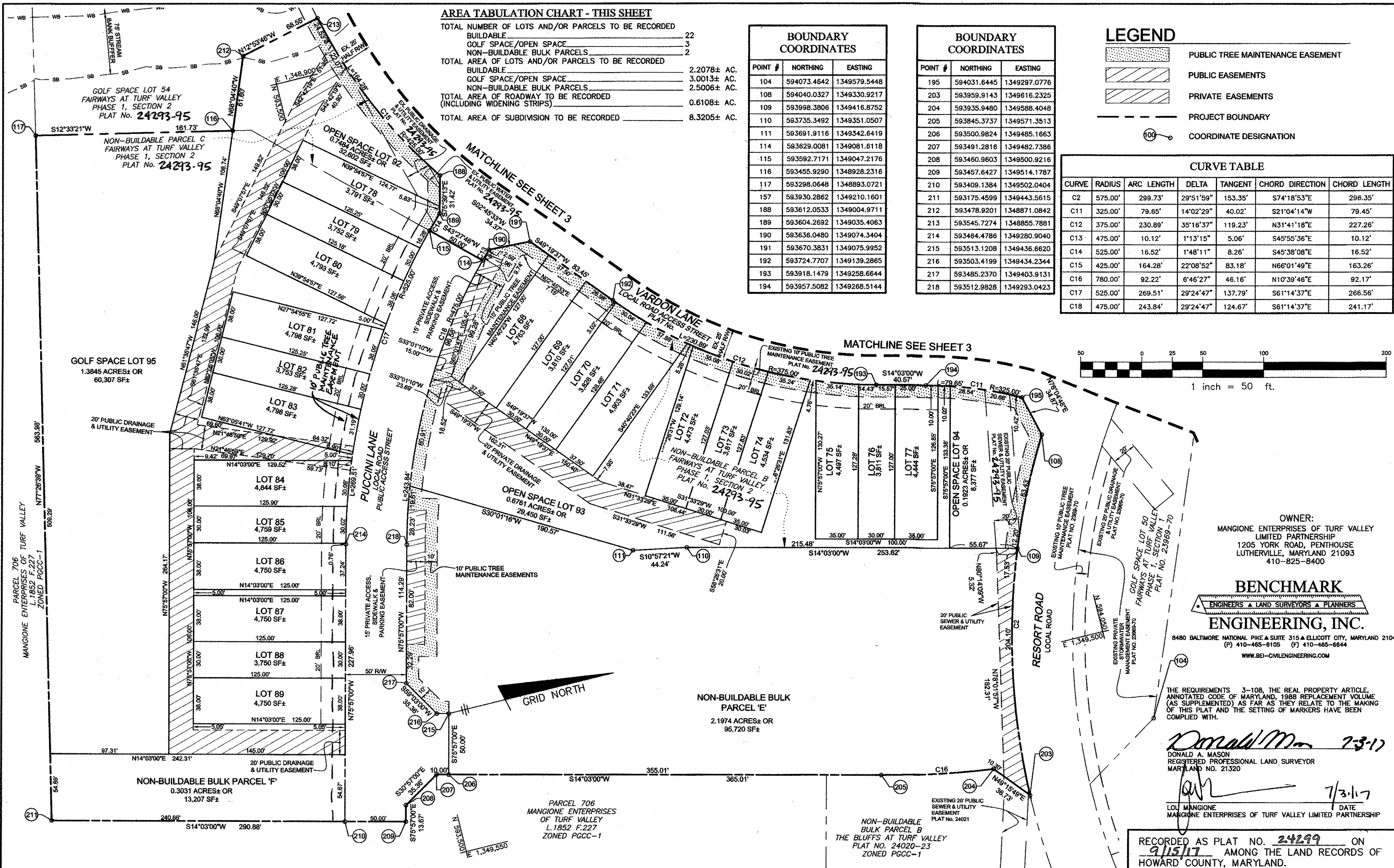
RECORDED AS PLAT NO. 24298 ON 7/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY

PHASE 2
 LOTS 57-89, OPEN SPACE LOTS 90-94
 GOLF SPACE LOT 95
 AND NON-BUILDABLE BULK PARCELS 'E' & 'F'
 PART OF POD 'E-1' SECTION IV: RESIDENTIAL PHASE IV D
 A SUBDIVISION OF PART OF PARCEL 706 AND
 A RESUBDIVISION OF BULK PARCELS A, B, AND C
 RECORDED AS PLAT 24293-95
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 16
 GRID: 10, 11, 16, 17
 PARCEL: 8 AND 706
 ZONED: PGCC

SCALE: AS SHOWN
 DATE: JULY, 2017
 SHEET: 1 OF 3



AREA TABULATION CHART - THIS SHEET

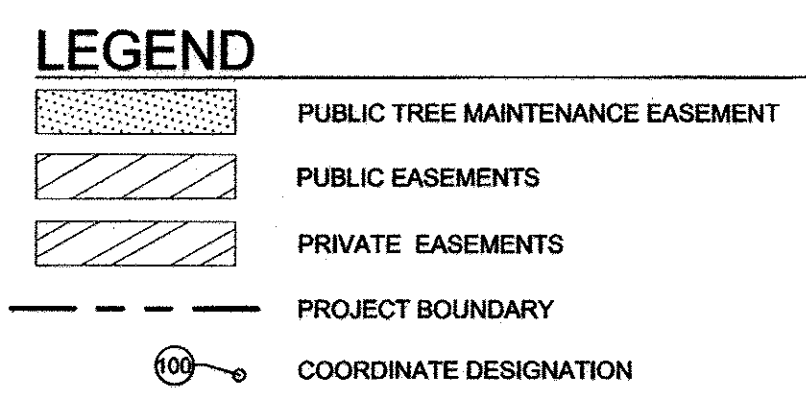
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	22
BUILDABLE	5
GOLF SPACE/OPEN SPACE	3
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.2078± AC.
BUILDABLE	3.0013± AC.
GOLF SPACE/OPEN SPACE	2.5006± AC.
NON-BUILDABLE BULK PARCELS	0.6108± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	8.3205± AC.

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
104	594073.4642	1349579.5448
108	594040.0327	1349330.9217
109	593998.3806	1349416.8752
110	593735.3492	1349351.0507
111	593691.9116	1349342.6419
114	593629.0081	1349081.6118
115	593592.7171	1349047.2176
116	593455.9290	1348928.2316
117	593298.0648	1348893.0721
157	593930.2862	1349210.1601
188	593612.0533	1349004.9711
189	593604.2692	1349035.4063
190	593638.0480	1349074.3404
191	593670.3831	1349075.9952
192	593724.7707	1349139.2865
193	593918.1479	1349258.6644
194	593957.5082	1349268.5144

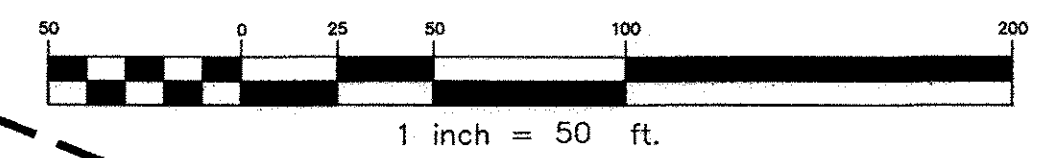
BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
195	594031.6445	1349297.0776
203	593959.9143	1349616.2325
204	593935.9480	1349588.4048
205	593845.3737	1349571.3513
206	593500.9824	1349485.1863
207	593491.2816	1349482.7386
208	593460.9603	1349500.9216
209	593457.6427	1349514.1787
210	593409.1384	1349502.0404
211	593175.4599	1349443.5615
212	593478.9201	1348871.0842
213	593545.7274	1348855.7881
214	593464.4786	1349280.9040
215	593513.1208	1349436.6620
216	593503.4199	1349434.2344
217	593485.2370	1349403.9131
218	593512.9828	1349293.0423



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	575.00'	299.73'	29°51'59"	153.35'	S74°18'53"E	296.35'
C11	325.00'	79.65'	14°02'29"	40.02'	S21°04'14"W	79.45'
C12	375.00'	230.89'	35°16'37"	119.23'	N31°41'18"E	227.26'
C13	475.00'	10.12'	1°13'15"	5.06'	S45°55'36"E	10.12'
C14	525.00'	16.52'	1°48'11"	8.26'	S45°38'08"E	16.52'
C15	425.00'	164.28'	22°08'52"	83.18'	N66°01'49"E	163.26'
C16	780.00'	92.22'	6°46'27"	46.16'	N10°39'46"E	92.17'
C17	525.00'	269.51'	29°24'47"	137.79'	S61°14'37"E	266.56'
C18	475.00'	243.84'	29°24'47"	124.67'	S61°14'37"E	241.17'



OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

BENCHMARK ENGINEERING, INC.
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THE REQUIREMENTS 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.

Donald A. Mason 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

LOJ 7/3/17
LOJ MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 24299 ON 9/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Brian M. Rossman 8/24/2017
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith LeDuff 9-5-17
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY PEDICOR PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 1982 FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO RECORDING THIS PLAT. BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) 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-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31 DAY OF July, 2017.
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MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

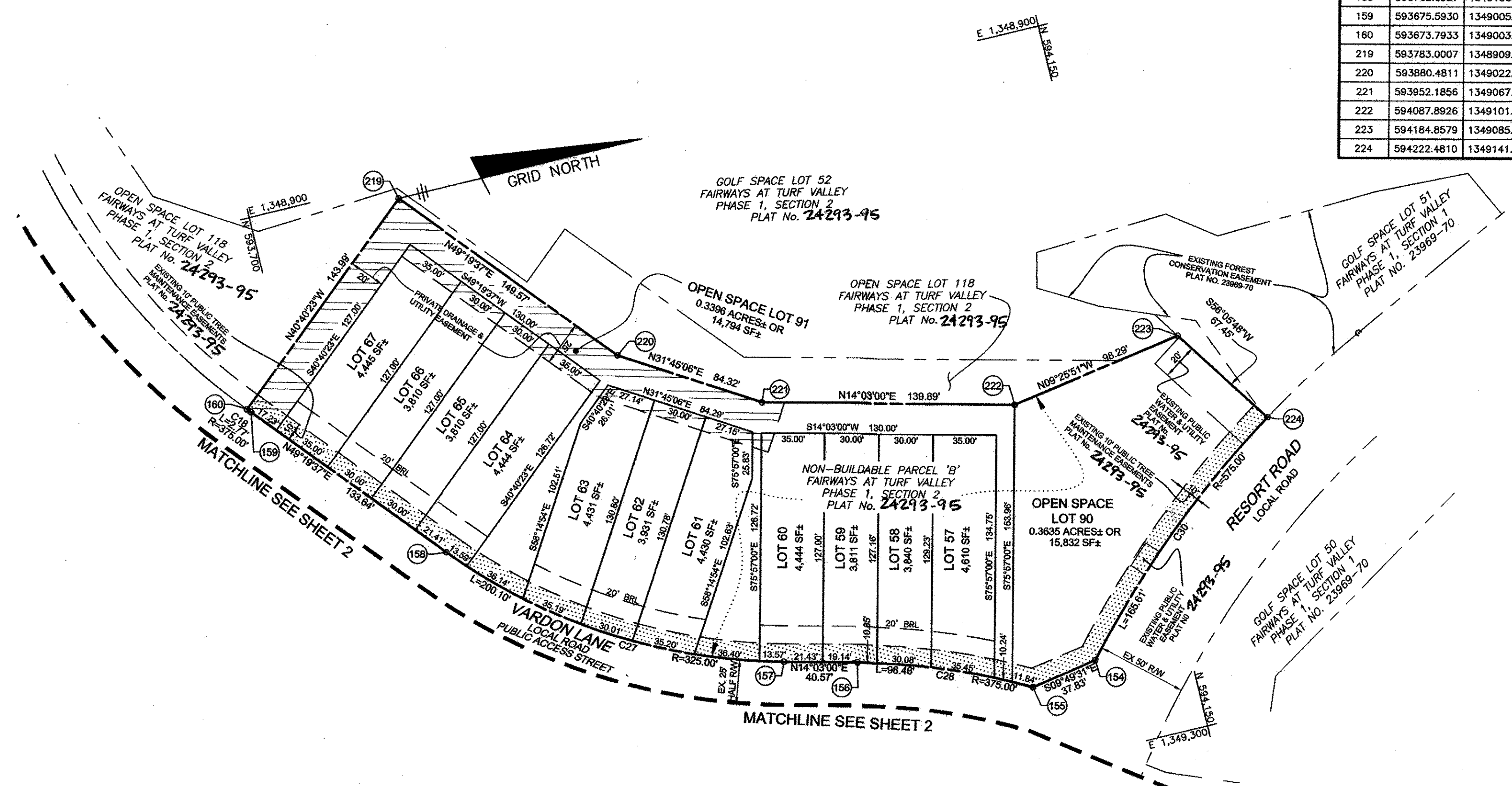
FAIRWAYS AT TURF VALLEY
PHASE 2
LOTS 57-89, OPEN SPACE LOTS 90-94
GOLF SPACE LOT 95
AND NON-BUILDABLE BULK PARCELS 'E' & 'F'
PART OF POD 'E-1' SECTION IV; RESIDENTIAL PHASE IV D
A SUBDIVISION OF PART OF PARCEL 706 AND
A RESUBDIVISION OF BULK PARCELS A, B, AND C
RECORDED AS PLAT 24293-95
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 10, 11, 16, 17
PARCEL: 8 AND 706
ZONED: PGCC
SCALE: AS SHOWN
DATE: JULY, 2017
SHEET: 2 OF 3

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C18	375.00'	2.77'	0°25'26"	1.39'	N49°32'19"E	2.77'
C27	325.00'	200.10'	35°16'37"	103.34'	N31°41'18"E	196.96'
C28	375.00'	98.46'	15°02'38"	49.52'	S21°34'19"W	98.18'
C30	575.00'	165.61'	16°30'06"	83.38'	S41°09'28"E	165.03'

LEGEND

- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC EASEMENTS
- PRIVATE EASEMENTS
- PROJECT BOUNDARY
- COORDINATE DESIGNATION

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
154	594098.2270	1349249.6514
155	594060.9488	1349256.1074
156	593969.6465	1349220.0102
157	593930.2862	1349210.1601
158	593762.6927	1349106.6993
159	593675.5930	1349005.3407
160	593673.7933	1349003.2306
219	593783.0007	1348909.3882
220	593880.4811	1349022.8249
221	593952.1856	1349067.1899
222	594087.8926	1349101.1610
223	594184.8579	1349085.0549
224	594222.4810	1349141.0368



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	11
GOLF SPACE/OPEN SPACE	2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.0561± AC.
GOLF SPACE/OPEN SPACE	0.7031± AC.
NON-BUILDABLE BULK PARCELS	0.0000± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.0000± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.7592± AC.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELlicOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

THE REQUIREMENTS 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.

Donald A. Mason 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

LOU MANGIONE 7/3/17
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman 8/24/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Shelley 9-3-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Shenk 9-5-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY PEDIGREE PROPERTY PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1852 FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7-3-17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR BENCHMARK ENGINEERING, INC. MD LICENSE NO. 21320

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) 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-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 31 DAY OF July, 2017."

LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

WITNESS

RECORDED AS PLAT NO. 24300 ON 9/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FAIRWAYS AT TURF VALLEY
PHASE 2
LOTS 57-89, OPEN SPACE LOTS 90-94
GOLF SPACE LOT 95
AND NON-BUILDABLE BULK PARCELS 'E' & 'F'
PART OF POD 'E-1' SECTION IV: RESIDENTIAL PHASE IV D
A SUBDIVISION OF PART OF PARCEL 706 AND
A RESUBDIVISION OF BULK PARCELS A, B, AND C
RECORDED AS PLAT 24293-95
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 10, 11, 16, 17
PARCEL: 8 AND 706
ZONED: PGCC

SCALE: AS SHOWN
DATE: JULY, 2017
SHEET: 3 OF 3