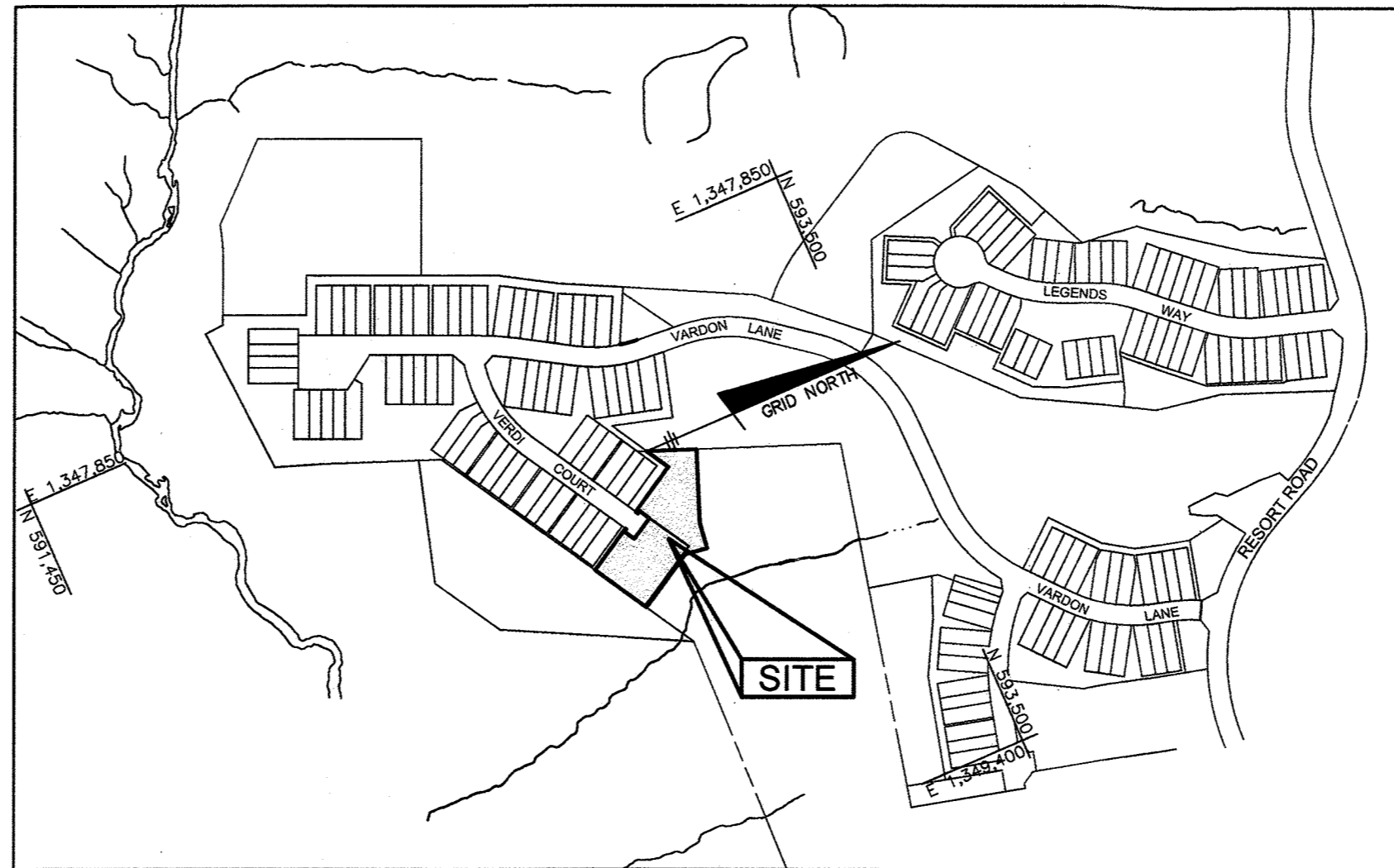
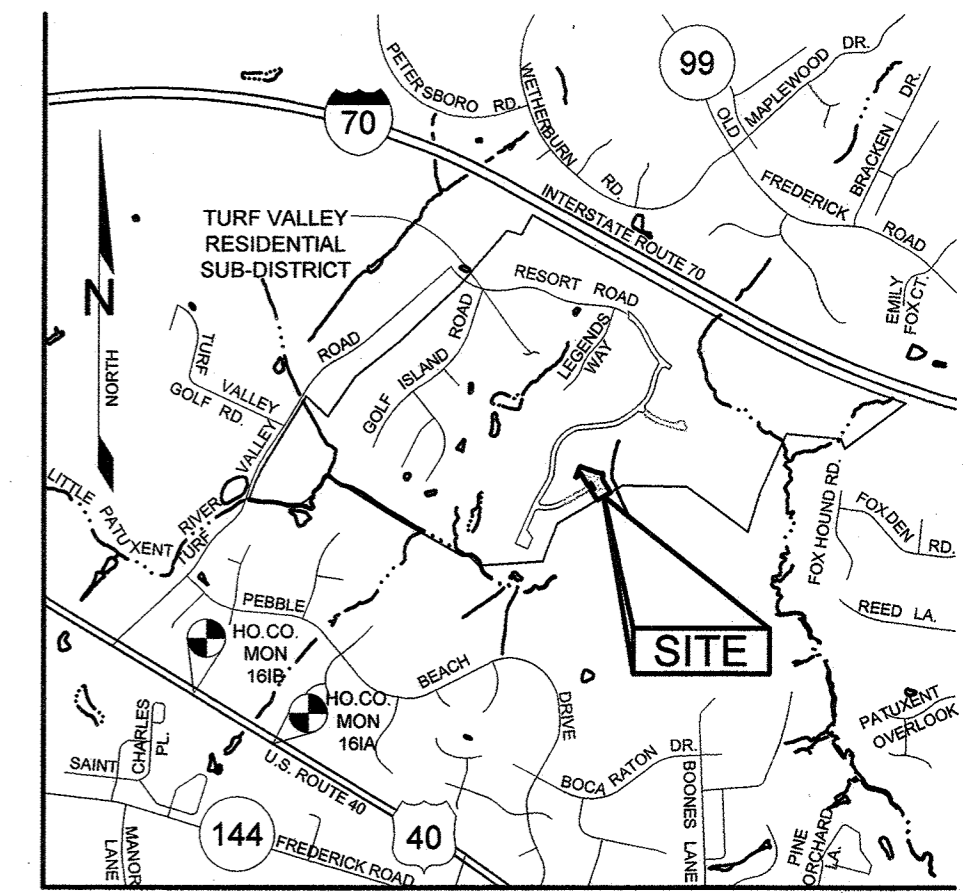
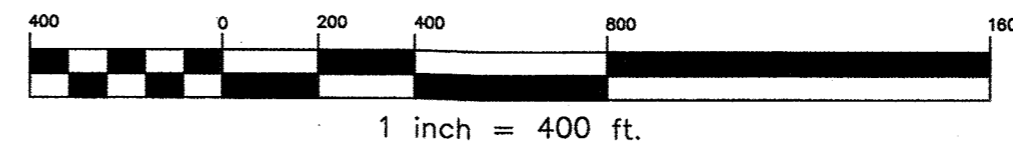


GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN
2. 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 590475.2538 E 1344753.9350
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2006 BY MILDENBERG, BOENDER & ASSOC. INC. AND RECORDED PLAT #24373-75
4. GOLF SPACE LOT 116 SHOWN HEREON SHALL REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND ANCILLARY USE.
5. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
6. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE JUNE 5, 2017, ON WHICH DATE DEVELOPER AGREEMENT #F-10-086/24-4672-D WAS FILED AND ACCEPTED.
7. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, STEEP SLOPES GREATER THAN 25%, HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THESE LOTS.
8. 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-07-158; SDP-95-121; CONTR.#24-4354-D, PB-181; PB-294; PB-300; PB-351; PB-368; WP-09-048, SP-08-05, WP-09-121, F-10-084, F-16-087, F-10-086
9. 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:
 - 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 - LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
12. PERIMETER LANDSCAPING WAS PROVIDED UNDER F-10-086.
13. 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.
14. 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.
15. THESE LOTS COMPLY WITH CRITERIA ESTABLISHED BY THE HOWARD COUNTY ZONING REGULATIONS AND THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN.
16. GOLF EASEMENT LOCATED ON LOT 106 IS INTENDED TO ADVISE PROPERTY OWNERS OF POSSIBLE ENCROACHMENT BY ERRANT GOLF BALLS INTO THE PROPERTY FROM THE FIELD OF PLAY OF THE GOLF COURSE. THE INDUSTRY STANDARD IS TO LOCATE BUILDABLE LOTS 150 FEET FROM THE CENTERLINE OF ADJACENT FAIRWAYS. THE DEVELOPER HAS ATTEMPTED TO MAINTAIN 200 FEET FROM THE FAIRWAY CENTER LINE TO BUILDABLE LOTS. PRIVATE GOLF EASEMENTS ARE LOCATED WHERE THE 200-FOOT DISTANCE CANNOT BE MAINTAINED. GOLF COURSE FUNCTIONS SUCH AS PLAYER OR CART TRESPASS ARE PROHIBITED.
17. FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-10-086.
18. STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-10-086.
19. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.



LOCATION MAP



VICINITY MAP
SCALE: 1"=2000'

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 LOT 106 AND GOLF SPACE LOT 116. ANY CONVEYANCES OF THE AFORESAID 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."

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
GOLF SPACE/OPEN SPACE	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.62± AC.
GOLF SPACE/OPEN SPACE	0.62± AC.
NON-BUILDABLE BULK PARCELS	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	NA
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.24± AC.

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

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 Mason 6/5/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 6/10/19
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

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

THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD A PRIVATE 30' DRAINAGE AND STORMWATER MANAGEMENT EASEMENT ON LOT 106 AND GOLF SPACE LOT 116.

RECORDED AS PLAT NO. 25060 ON 6/28/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Madison for Maura Roseman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Shel Clarke 6.21.19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Eubank 6.26.19
 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 1-7-2021 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 TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND 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 IN LIBER 1169 FOLIO 227, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 6/5/19
 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 10th DAY OF JUNE, 2019."

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

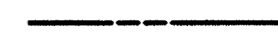
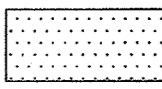

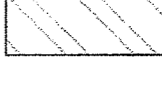

WITNESS DATE

PLAT OF REVISION

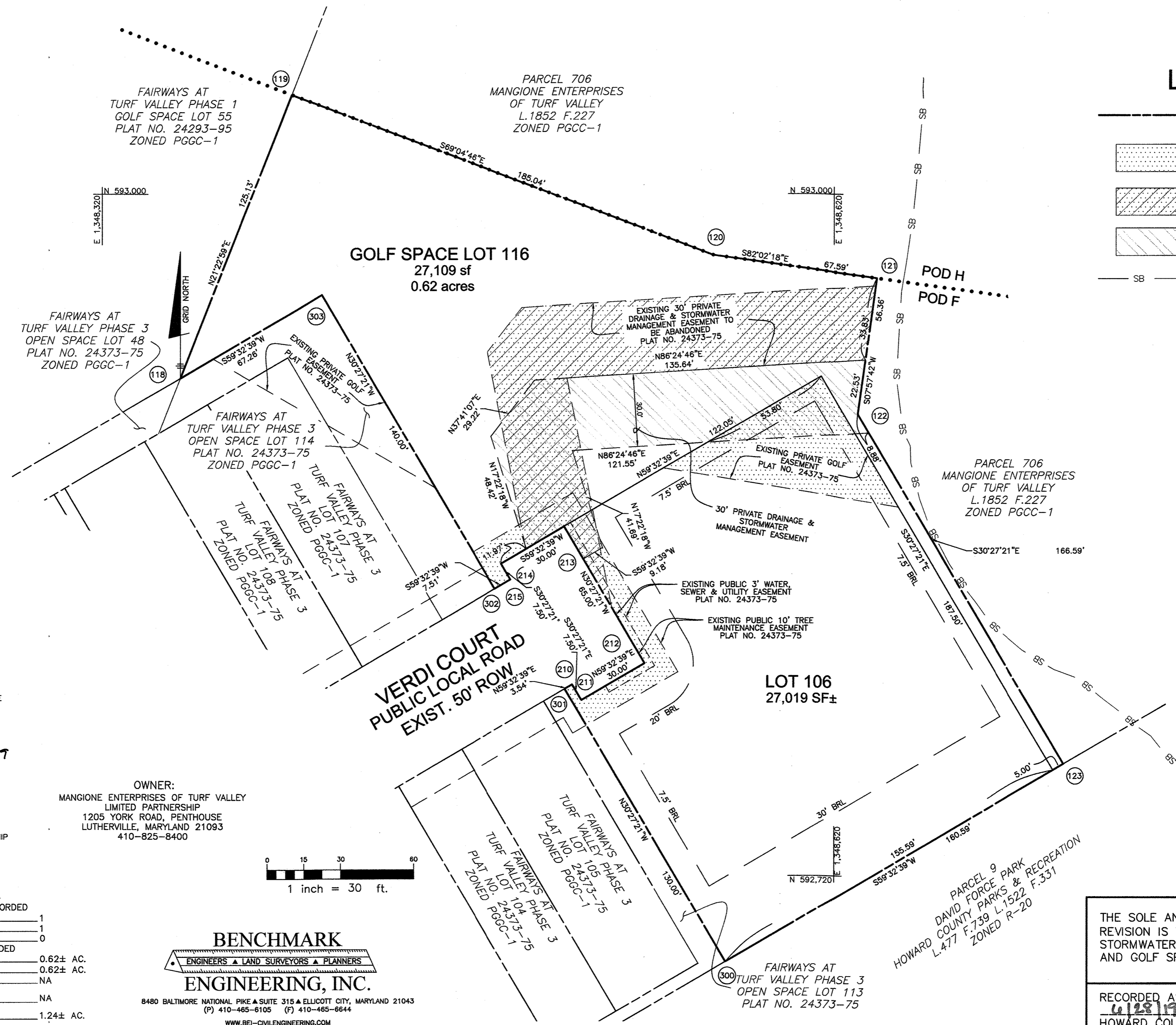
FAIRWAYS AT TURF VALLEY
 PHASE 3
 LOT 106 AND GOLF SPACE LOT 116

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 18 DATE: MAY 31, 2019
 PARCEL: 8 SHEET: 1 OF 2
 ZONED: PGCC

LEGEND

-  LIMIT OF SUBMISSION
-  EXISTING ON-SITE EASEMENT
-  EXISTING ON-SITE EASEMENT TO BE ABANDONED
-  PROPOSED PRIVATE EASEMENT
-  STREAM BUFFER

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
118	592924.3980	1348352.0397
119	593040.9139	1348397.6622
120	592981.9924	1348571.6737
121	592965.4802	1348637.4384
122	592909.6616	1348629.6318
123	592766.0558	1348714.0733
210	592798.5148	1348512.8015
211	592792.0497	1348516.6031
212	592807.2559	1348542.4637
213	592863.2872	1348509.5168
214	592848.0809	1348483.6562
215	592841.6158	1348487.4577
300	592678.8237	1348576.4362
301	592796.7202	1348509.7495
302	592831.6246	1348479.7277
303	592949.7186	1348407.6838

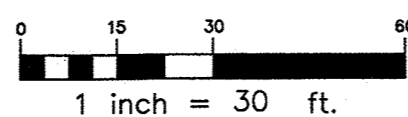


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Donald Mason 6/5/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

LM 6/10/19
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

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



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
GOLF SPACE/OPEN SPACE	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
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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 1-7-2021 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 TURF VALLEY ASSOCIATES, LP, TO MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0920 FOLIO 250, AND 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 IN LIBER 1852 FOLIO 227, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 6/5/19
 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 6th DAY OF JUNE, 2019."

LM
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

LM
 WITNESS

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

Maura Rossman 6/19/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Beardslee 6-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Beardslee 6-26-19
 DIRECTOR DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD A PRIVATE 30' DRAINAGE AND STORMWATER MANAGEMENT EASEMENT ON LOT 106 AND GOLF SPACE LOT 116.

RECORDED AS PLAT NO. 25061 ON 6/28/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

FAIRWAYS AT TURF VALLEY PHASE 3 LOT 106 AND GOLF SPACE LOT 116

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 18 DATE: MAY 31, 2019
 PARCEL: 8 SHEET: 2 OF 2
 ZONED: PGCC