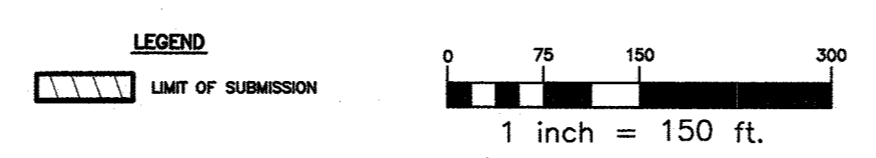
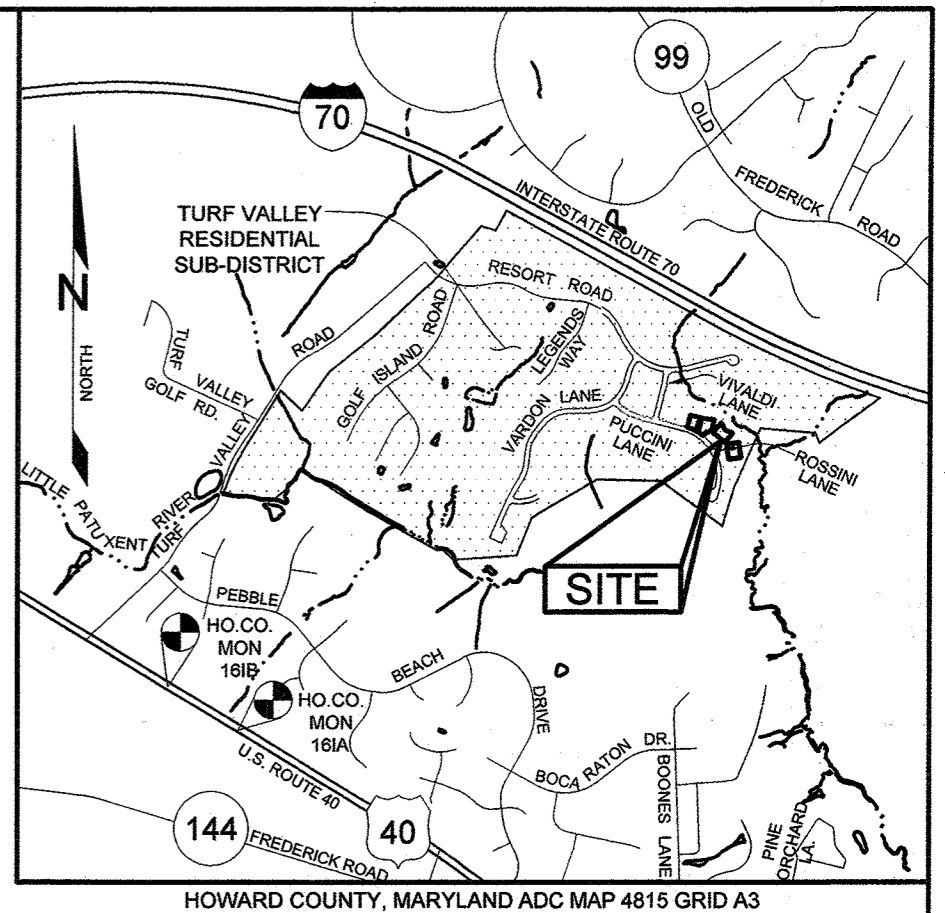


**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 2ND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #20286-87 ON OCTOBER 24, 2008 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 161B AND 161A WERE USED FOR THIS PROJECT.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 10, 2017 BY NJR AND ASSOCIATES AND ON RECORDED PLAT #25042-46
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE" OR "LESS".
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THESE LOTS ARE WITHIN THE METROPOLITAN DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 2-28-2019, ON WHICH DATE DEVELOPER AGREEMENT #24-5019-D WAS FILED AND ACCEPTED.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAIN, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THESE LOTS.
- 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 27 thru 42, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:  
ECP-11-062, S-11-004, P-16-001, SP-08-006, F-147-095, F-17-096, WP-13-164, WP-15-111, WP-18-101
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP DATED JANUARY 7, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 20080.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN 500 FEET FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN ADT OF 10,000 VEHICLES.
- DISTANCES ARE BASED ON U.S. SURVEY FEET.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE RETAINING WALLS ON THESE LOTS.
- FOREST CONSERVATION FOR THESE LOTS WAS PREVIOUSLY ADDRESSED UNDER F-17-095.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)  
C) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.



BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
161B	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL
17AB	598,435.249	1,348,615.2482	508.469	SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	593503.0813	1349847.5053
102	593487.2213	1349910.8809
103	593346.7331	1349875.7233
104	593376.2318	1349815.7608
105	593486.4585	1349931.3068
106	593470.5986	1349994.6824
107	593474.4789	1349995.6535
108	593467.1959	1350024.7560
109	593472.0747	1350025.9770
110	593463.4977	1350060.2501
111	593340.6993	1350029.5194
112	593346.5785	1350013.3977
113	593328.8170	1349975.2462
114	593297.7916	1349946.7811
115	593335.9702	1349893.6466
116	593431.0240	1350131.4755
117	593419.2680	1350145.3279
118	593369.0121	1350164.5333
119	593349.6003	1350187.4065
120	593334.2253	1350233.9439

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
121	593321.3491	1350249.1161
122	593227.2717	1350169.2753
123	593331.2284	1350046.7819
124	593226.7850	1350312.7478
125	593067.4853	1350333.6103
126	593051.2534	1350209.6687
127	593210.5531	1350188.8062

**TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	16
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.56± AC.
OPEN SPACE	0.00 AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.56± AC.

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8644  
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 A. Mason* 10/2/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 10/2/19  
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 IS TO ADD A "PRIVATE RETAINING WALL MAINTENANCE EASEMENT" ON LOTS 27 thru 42.

RECORDED AS PLAT NO. 25204 ON 11-8-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Maurin Rossman* 10/22/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*David Chubb* 10-29-19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*V. Stender* 10/31/19  
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 LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED JUNE 8, 1988 AND RECORDED IN LIBER 1852 AT FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE AND TO 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* 10/2/19  
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 2 DAY OF OCTOBER, 2019."

*Louis Mangione*  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*John*  
WITNESS

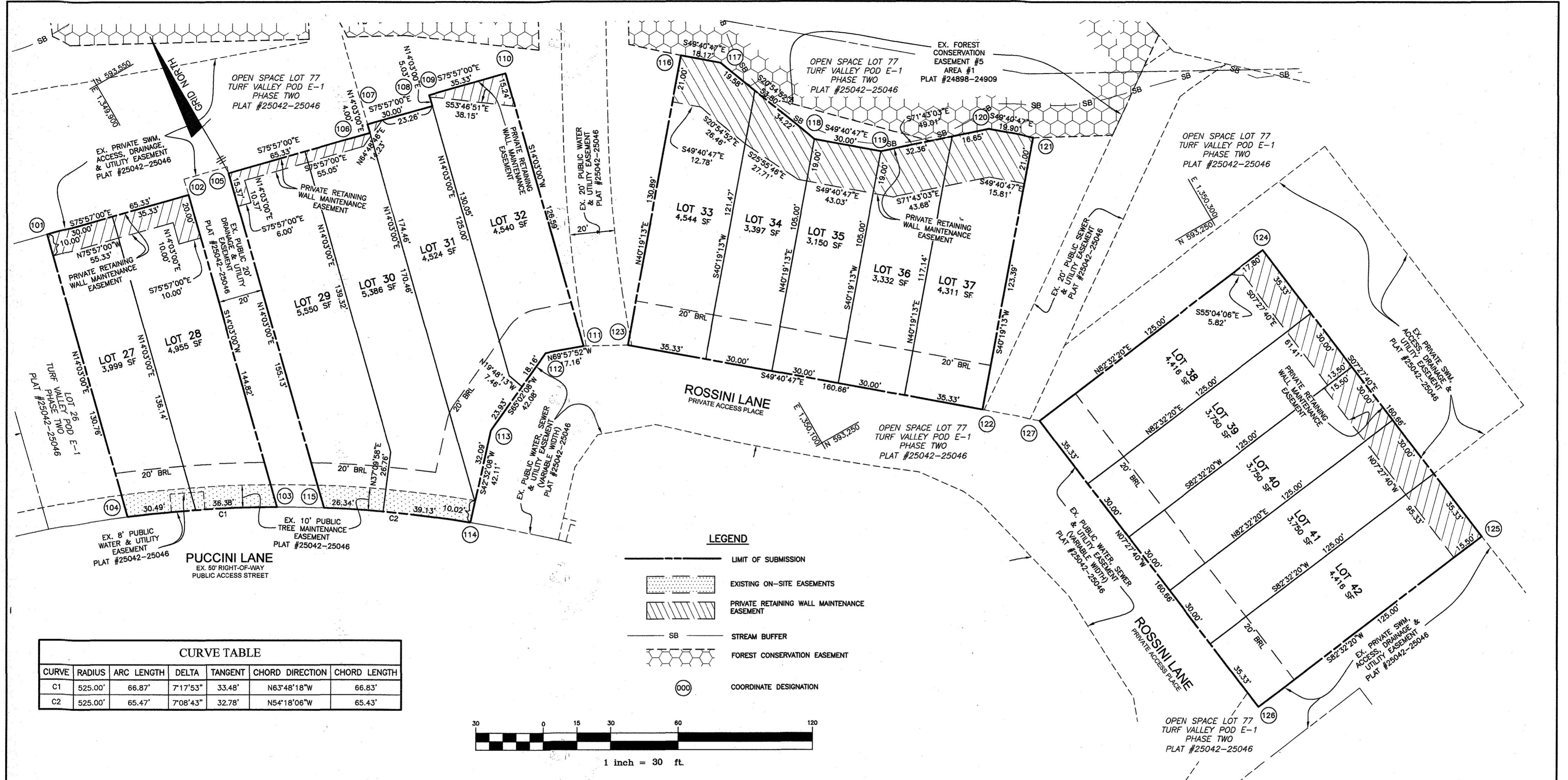
PLAT OF REVISION

**TURF VALLEY, POD E-1  
PHASE TWO  
LOTS 27 thru 42  
(PREVIOUSLY RECORDED AS  
PLAT NO. 25043 AND 25045)**

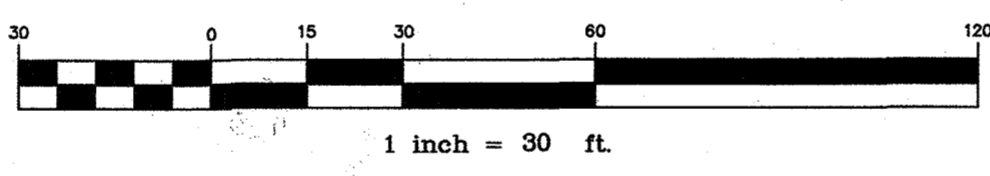
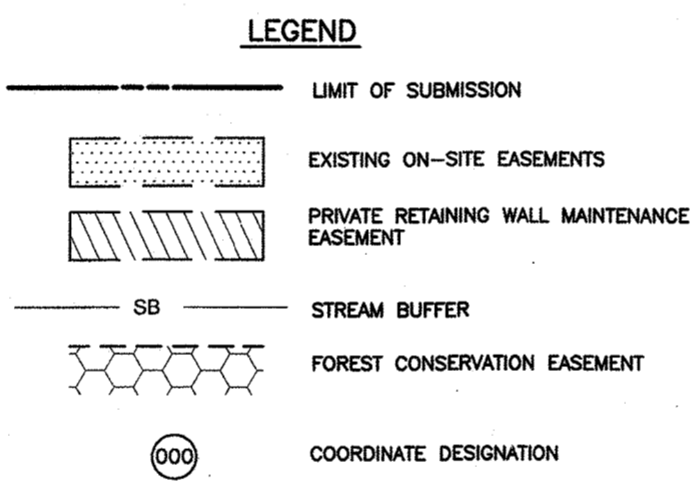
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 17  
GRID: 13  
PARCEL: 706  
ZONED: PGCC

SCALE: AS SHOWN  
DATE: OCTOBER, 2019  
SHEET: 1 OF 2

J:\2948 Turf Valley Pod E-1\dw\Revision plat\Revision Plat wall easements.dwg, 10/1/2019 3:54:27 PM



CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	525.00'	66.87'	7°17'53"	33.48'	N63°48'18"W	66.83'
C2	525.00'	65.47'	7°08'43"	32.78'	N54°18'06"W	65.43'



**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	16
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.56± AC.
BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.56± AC.

**BENCHMARK**  
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-8105 (F) 410-485-8644  
WWW.BEI-CVLENGINEERING.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 A. Mason* 10/21/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 10/21/19  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO ADD A "PRIVATE RETAINING WALL MAINTENANCE EASEMENT" ON LOTS 27 thru 42.

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

RECORDED AS PLAT NO. 25205 ON 11-8-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Richard Maurer Rossman* 10/22/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David P. ...* 10.29.19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith ...* 10/31/19  
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 LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED JULY 8, 1988 AND RECORDED IN LIBER 1852 AT FOLIO 227 AND THAT ALL MONUMENTS ARE IN PLACE AND 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* 10/21/19  
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 OF 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 2 DAY OF OCTOBER, 2019."

*Louis Mangione*  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Witness*  
WITNESS

PLAT OF REVISION

**TURF VALLEY, POD E-1  
PHASE TWO  
LOTS 27 thru 42**  
(PREVIOUSLY RECORDED AS PLAT NO. 25043 AND 25045)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 17  
GRID: 13  
PARCEL: 706  
ZONED: PGCC

SCALE: AS SHOWN  
DATE: OCTOBER, 2019  
SHEET: 2 OF 2