

**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE 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 AMENDED TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #20286-20287 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. 161A AND 161B WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND THE PLAT FOR FAIRWAYS AT TURF VALLEY PHASE 2 RECORDED AS PLAT #24298-24300 ON SEPTEMBER 15, 2017.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN OR STEEP SLOPES GREATER 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 THE SUBJECT PROPERTY.
- THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- THESE LOTS ARE SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE SEPTEMBER 1, 2016 ON WHICH DATE DEVELOPER AGREEMENT #F10084/24-4671-D WAS FILED AND ACCEPTED.
- 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:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 78 AND 85, ANY CONVEYANCES OF THE AFORESAID PARCEL 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 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.
- STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-10-084.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
 

S-86-013, F-10-084, SDP-17-057, WP-12-129, WP-13-054, WP-13-128, WP-14-084, WP-16-104

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	525.00'	32.81'	3'34'49"	16.41'	S46°31'27"E	32.80'
C2	525.00'	30.02'	3'16'33"	15.01'	S74°13'45"E	30.01'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
201	593605.7147	1349029.7545
202	593604.2692	1349035.4063
203	593581.7006	1349059.2088
204	593485.6348	1348978.8405
205	593510.0179	1348949.6949
206	593472.8210	1349251.2832
207	593464.6636	1349280.1669
208	593343.4025	1349249.8209
209	593350.6855	1349220.7184

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* 3/10/2020  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

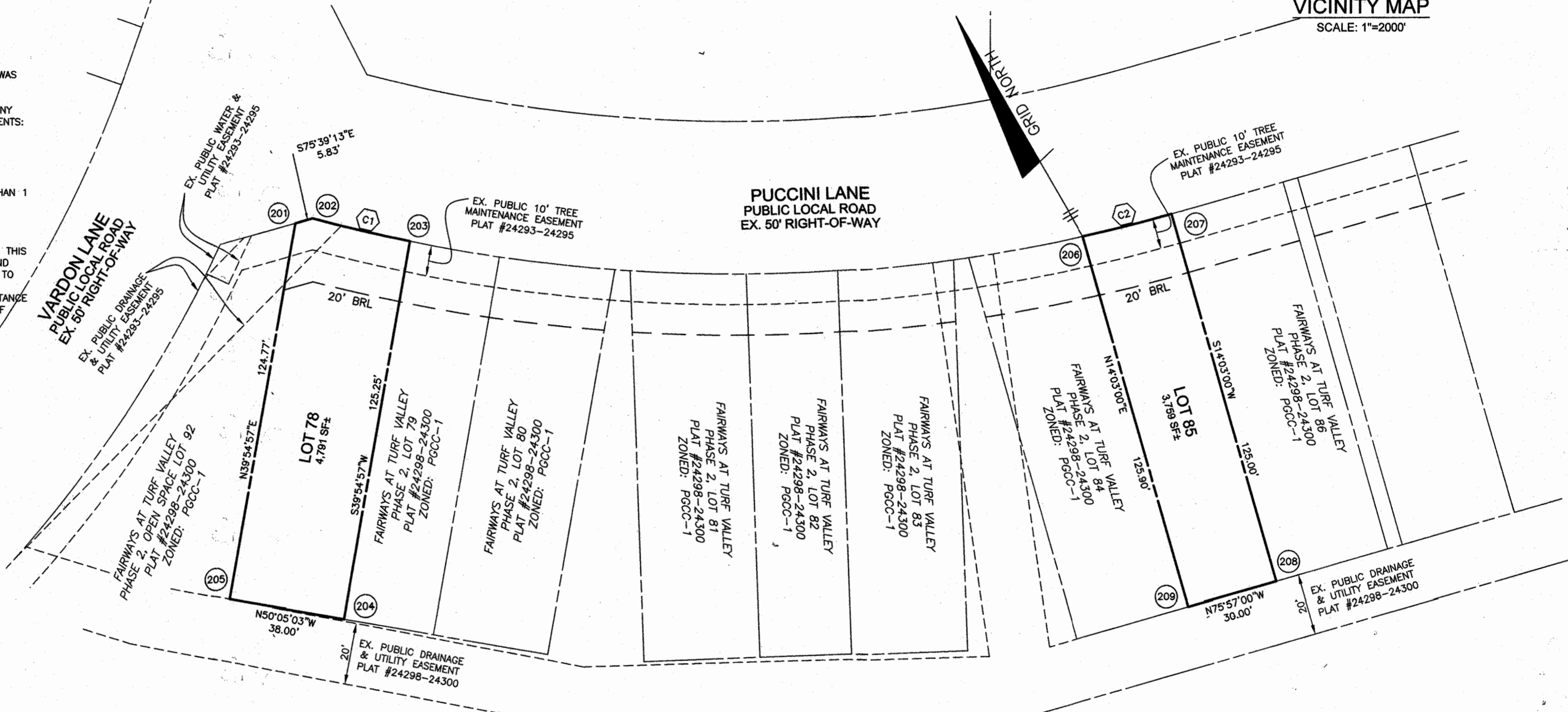
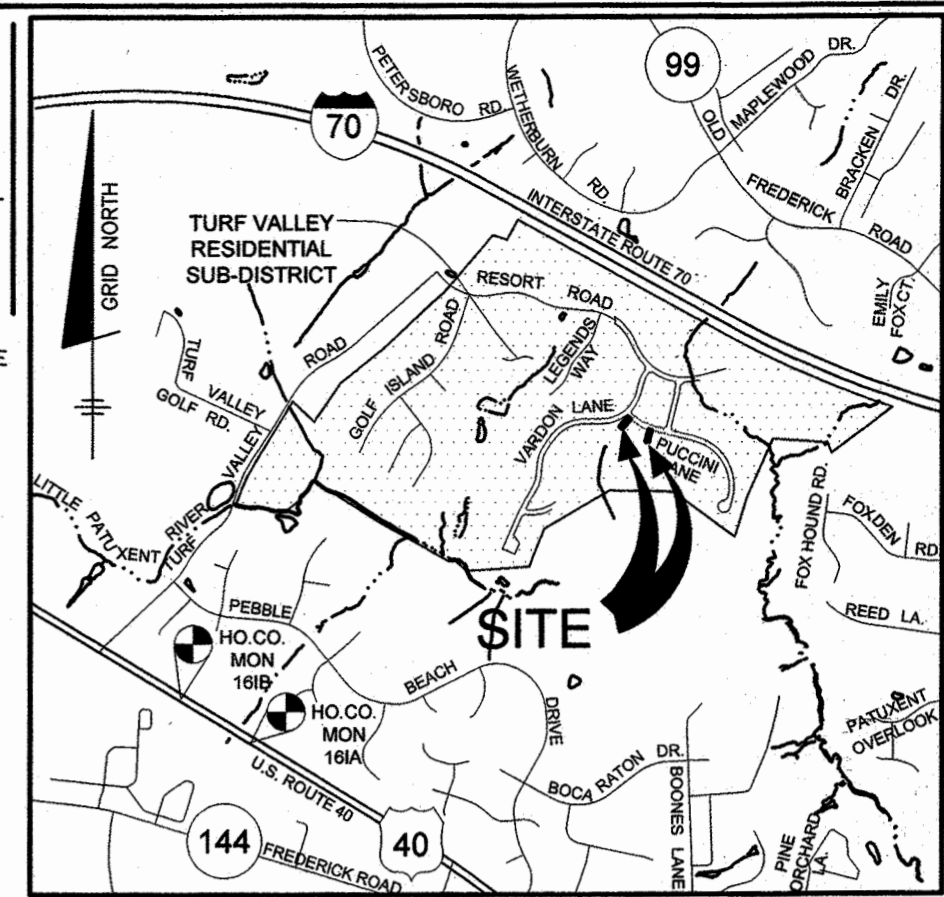
*W. H. ...* 3/10/20  
 DATE

FAIRWAYS AT TURF VALLEY LLC

**BENCHMARKS**  
 NAD'83 HORIZONTAL

HO. CO. #161B  
 11.5' SW OF WBL RTE 40  
 20.8' WEST OF PK NAIL IN SHOULDER  
 66.4' SOUTH OF LAST POST IN GUARDRAIL  
 N 590475.2538' E 1344753.9350  
 ELEVATION: 469.892'

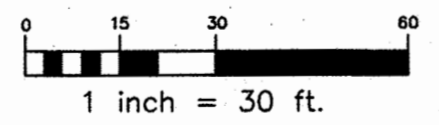
HO. CO. #17AB  
 SE OF INTERSECTION OF RTE 99 AND  
 WETHERBURN ROAD, 14.8' WEST OF FENCE  
 POST, 35' NE OF MANHOLE  
 N 598435.249' E 1348615.2482'  
 ELEVATION: 508.469'



**TABULATION CHART - THIS PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.20± AC.
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.20± AC.

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



**OWNER:**  
 FAIRWAYS AT TURF VALLEY, LLC  
 1975 OLD VALLEY RD  
 PO BOX 280  
 STEVENSON, MARYLAND 21153  
 410-252-8600

THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO CORRECT THE SQUARE FOOTAGE OF LOTS 78 AND 85

RECORDED AS PLAT NO. 25407 ON 5/29/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*William M. ...* 4/14/2020  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*W. H. ...* 4/21/20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*W. H. ...* 4/21/20  
 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 CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, TO FAIRWAYS AT TURF VALLEY LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MAY 6, 2019 AND RECORDED IN LIBER 18675 AT FOLIO 348 AND BY CONFIRMATORY DEED DATED JANUARY 15, 2020 RECORDED IN LIBER 19133 AT FOLIO 348 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 3/10/2020  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**  
 "FAIRWAYS AT TURF VALLEY LLC, 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 AND 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 10<sup>th</sup> DAY OF MARCH 2020."

*W. H. ...*  
 FAIRWAYS AT TURF VALLEY LLC  
 WITNESS

**PLAT OF REVISION**  
**FAIRWAYS AT TURF VALLEY**  
 LOT 78 AND 85  
 (previously recorded as Plat #24298-242300)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 17  
 GRID: 18  
 PARCEL: p/o 8  
 ZONED: PGCC

SCALE: AS SHOWN  
 DATE: MARCH 9, 2020  
 SHEET: 1 OF 1