

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004, AND THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN (PLATS 21029-21031).
3. BOUNDARY IS BASED ON RECORDED PLAT ENTITLED, "TURF VALLEY PROFESSIONAL BUILDINGS" PLAT NOS. 18696-18698 PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. AND RECORDED ON DECEMBER 15, 2006.
4. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16E1 AND 0012.
5. ALL AREAS ARE 'MORE' OR 'LESS'.
6. O DENOTES ANGULAR CHANGE IN BEARING OF RIGHT-OF-WAY.
7. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
8. THERE ARE NO STREAMS OR 100-YEAR FLOODPLAIN ON THIS SITE.
9. STORMWATER MANAGEMENT FOR THIS SITE WAS APPROVED UNDER SDP-10-027.
10. THERE ARE NO WETLANDS OR WETLAND BUFFERS ON THIS SITE.
11. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE AS IT IS COMMERCIAL.
12. THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH, 2004.
13. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT..
14. WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4653-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
15. SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-3447-D. THE DRAINAGE AREA IS "LITTLE PATUXENT".
16. THIS SUBDIVISION IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(vi) SINCE IT IS A PLAT OF REVISION AS PROVIDED FOR IN SECTION 16.103 OF THE HOWARD COUNTY CODE.
17. PREVIOUS HOWARD COUNTY FILE NUMBERS: F-02-074, S-86-013 (PB368), S-00-018, P-00-006, PLATS 18696-18698, PLATS 21097-21098, SDP-10-027, F-10-104, F-12-055
18. RESERVATION OF PUBLIC UTILITY EASEMENTS
FOR 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 PARCEL J1, 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 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.
19. THIS SUBDIVISION IS 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 APRIL 19, 2010, ON WHICH DATE DEVELOPER AGREEMENT #44-4653-D WAS FILED AND ACCEPTED..
20. OPEN SPACE WAS PROVIDED UNDER THE ORIGINAL SUBDIVISION AS TURF VALLEY PROFESSIONAL BUILDINGS. TOTAL SUBDIVISION ACREAGE = 68.97 AC. OPEN SPACE REQUIRED = 15% OF 68.97 AC. OR 10.35 AC. OPEN SPACE PROVIDED = 24.33 AC (PARCEL 'K' AND OPEN SPACE LOTS 1, 2 AND 3) 13.98 AC. IS TO BE CREDITED TOWARD FUTURE REQUIREMENTS.
21. A MAXIMUM OF 473,312 SQUARE FEET OF COMMERCIAL/OFFICE BUILDING AREA SHALL BE CONSTRUCTED IN THE MULTI-USE SUBDISTRICT, IN ACCORDANCE WITH THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN.
22. RESORT ROAD IS A GENERAL PLAN ROAD SHOWN ON THE TRANSPORTATION MAP 2000-2020 AS A MAJOR COLLECTOR CONNECTION TO MARRIOTTVILLE ROAD. THE BUILDING RESTRICTION LINES ON PARCEL 'J1' ADJACENT TO RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
23. THIS PLAT IS EXEMPT FROM HOWARD COUNTY LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
24. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLAN ZONE, U.S. SURVEY FOOT.
25. ALL DEVELOPMENT ON THE PARCELS MUST CONFORM TO THE PROVISIONS OF HOWARD COUNTY CODE SECTION 16.129.

N 594,750
E 1,340,750

MANGIONE ENTERPRISES OF
TURF VALLEY LIMITED PARTNERSHIP
TURF VALLEY PROFESSIONAL
BUILDINGS
PARCEL K
ZONED: PGCC
PLAT #18696-18698

PARCEL J1
14.25 AC.

PLAN VIEW
SCALE: 1" = 100'

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #16E1 (AKA: 3438001) STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE. N 593250.960' E 1340192.70' ELEVATION: 463.981'
HO. CO. #0012 (AKA: 3438001) STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE. N 596502.760' E 1340864.37' ELEVATION: 486.298'

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
3	594743.4680	1341512.4604
4	594677.6405	1341627.4940
26	594633.8414	1341712.3832
27	594599.5756	1341728.3303
28	594551.8525	1341718.1063
29	594355.7625	1341685.1197
30	594159.5210	1341687.6151
31	593821.7604	1341753.3058
32	593817.1201	1341621.7642
33	593813.0623	1341613.6788
34	593849.3640	1341394.4952
35	593851.0544	1341390.6531
36	593897.1695	1341327.1711
37	593926.8934	1341265.7587
38	593942.5536	1341165.7747
39	593944.6267	1341156.9570
40	593948.7775	1341150.0646
41	594085.8071	1340947.8961
42	594100.8143	1340926.9728
43	594104.2031	1340925.0916
44	594395.3984	1340975.3723
45	594450.4173	1340995.5425
46	594480.9010	1341015.7208
47	594708.0924	1341054.9014
48	594768.3141	1341096.3199
49	594789.5606	1341136.4273
50	594821.1776	1341132.7420

LEGEND

- LIMIT OF SUBMISSION
- POD DIVISION LINE
- EXISTING EASEMENTS
- EXISTING EASEMENT TO BE ABANDONED
- PUBLIC WATER & UTILITY EASEMENT
- OO COORDINATE DESIGNATION
- o IRON PIPE TO BE SET
- ⊗ CONCRETE MONUMENT TO BE SET

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	620.00'	394.19'	204.02'	287.59'	S78°26'03"E	36°25'43"
C2	1100.00'	95.55'	47.81'	95.52'	S62°42'30"E	04°58'37"
C3	550.00'	48.82'	24.43'	48.81'	S12°05'31"W	05°05'10"
C4	550.00'	197.31'	99.73'	196.26'	S00°43'43"E	20°33'18"

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	14.25± AC.
BUILDABLE	14.25± AC.
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.25± AC.

OWNER:
TVTS RETAIL, LLC
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CVLENGINEERING.COM

E 1,341,000
N 593,600

TURF VALLEY PROPERTY OWNERS
ASSOCIATION, INC.
TURF VALLEY PROFESSIONAL BUILDINGS
OPEN SPACE LOT 5
ZONED: PGCC
PLAT #22078-22079

TURF VALLEY PROPERTY OWNERS
ASSOCIATION, INC.
TURF VALLEY PROFESSIONAL BUILDINGS
OPEN SPACE LOT 2
ZONED: PGCC
PLAT #18696-18698

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.

Donald A. Mason 10/16/12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE 10/16/12

THE PURPOSE OF THIS PLAT IS TO ADD AND ABANDON A PORTION OF THE PUBLIC WATER AND UTILITY EASEMENT PREVIOUSLY RECORDED AS PLAT 21098

RECORDED AS PLAT NO. 22191 ON 12/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maura Rosman 12/17/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edmund 12-6-12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Balaban 12/19/12
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 1-7-2013 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 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 00160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AND THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED).
Donald A. Mason 10-16-12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 16100
DATE

OWNER'S CERTIFICATE
WE, TVTS RETAIL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 16TH DAY OF OCTOBER, 2012.
Carl Payne 10/16/12
TVTS RETAIL, LLC DATE
WITNESS: *[Signature]* 10-16-2012 DATE

REVISION PLAT
TURF VALLEY PROFESSIONAL BUILDINGS
PARCEL J1
A REVISION OF PARCEL 'J1' PREVIOUSLY RECORDED AS PLAT NO. 22078-22079
THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16 PARCEL: P/O 8 DATE: OCTOBER, 2012
ZONED: PGCC SHEET: 1 OF 1

