

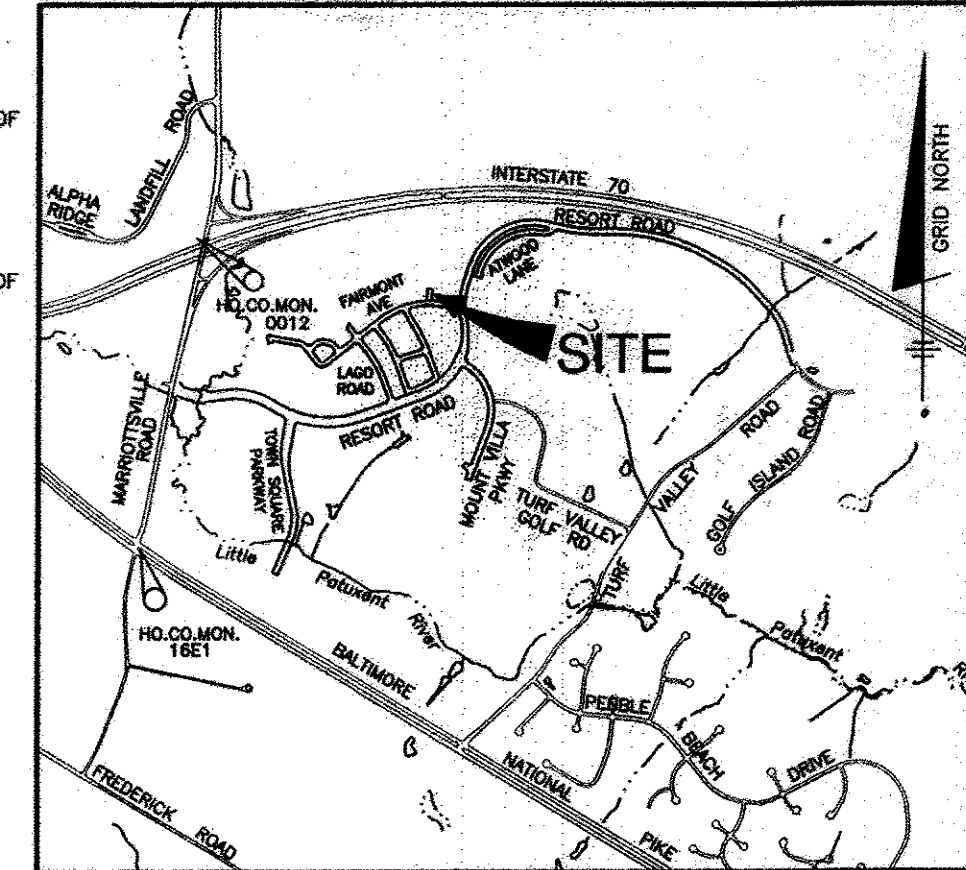
GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013. PER SECTION 126.0.H.1. PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDBERG DATED MARCH, 2006.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS REVISION PLAT.
- STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #2 (EXTENDED DETENTION FACILITY WITH MICROPOOL), AND OFFLINE RECHARGE CHAMBER #2 BOTH CONSTRUCTED UNDER VILLAGES AT TURF VALLEY, PHASE 1, SECTION 2 (F-08-060). THE POND IS PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER IS PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH THESE LOTS, 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 LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- OPEN SPACE DEDICATION FOR LOT 312:
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON APRIL 13, 2010 ID# 0002413257.
- APPLICABLE DPZ FILE REFERENCES ARE:
S-86-13, S-03-01, F-08-060, F-15-076, F-15-085, F-15-058

BENCHMARKS

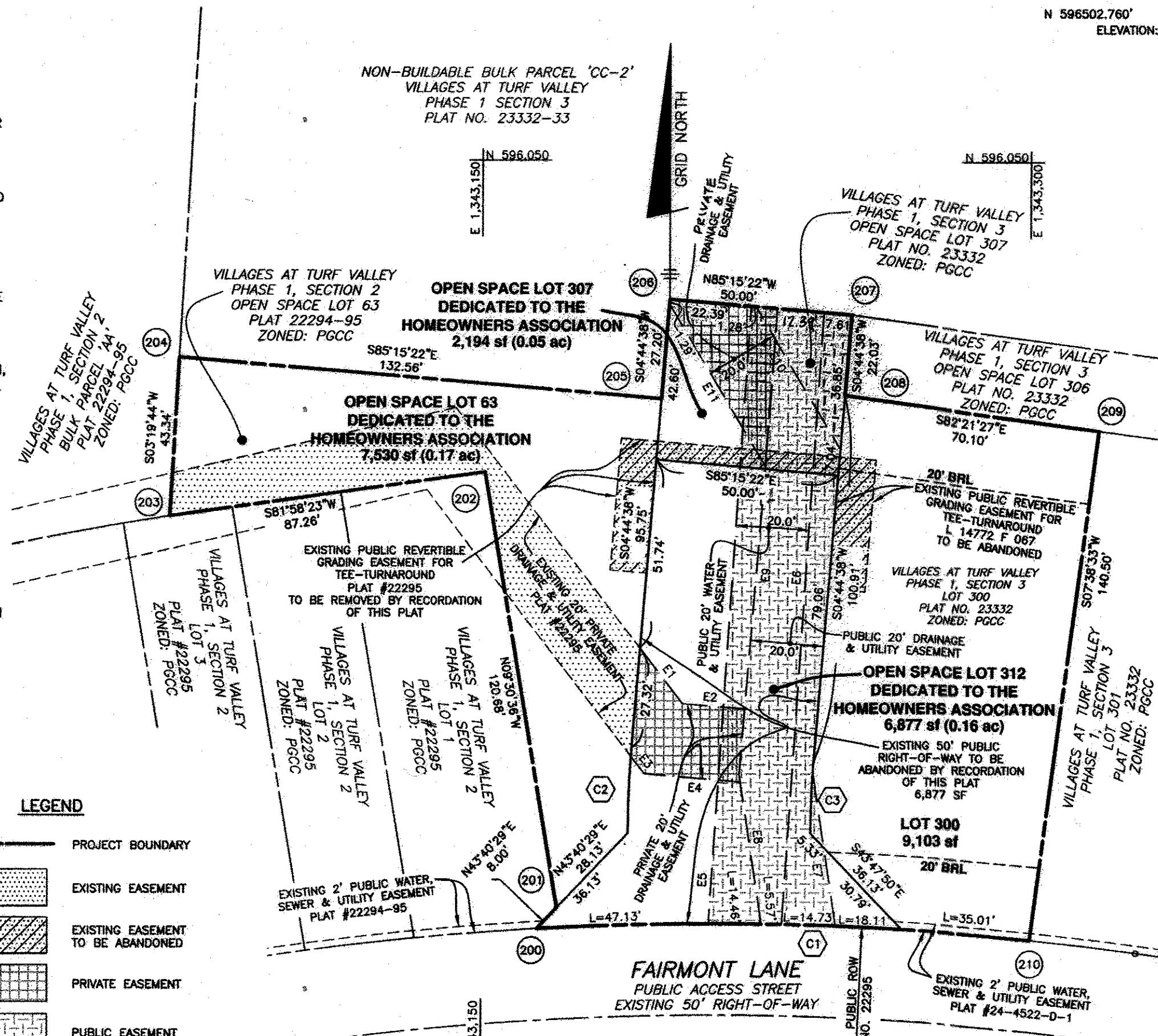
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R. DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R. DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 466.298'



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 11
GRID: D4



BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
200	595840.1087	1343165.1959
201	595845.8955	1343170.7210
202	595964.9193	1343150.7819
203	595952.7347	1343064.3792
204	595996.0017	1343066.8958
205	595985.0388	1343199.0035
206	596012.1415	1343201.2526
207	596008.0064	1343251.0813
208	595986.0537	1343249.2595
209	595976.7314	1343318.7331
210	595837.4754	1343300.0470

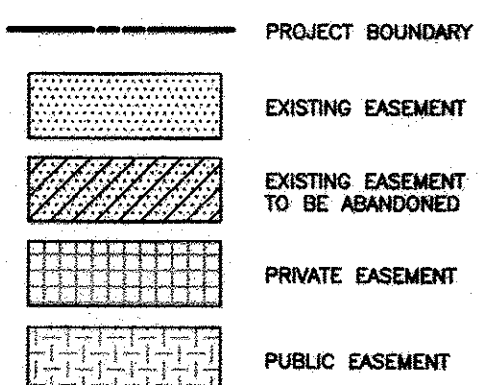
LINE TABLE

LINE	BEARING	DISTANCE
E1	S37°38'41"E	19.15'
E2	S85°15'23"E	17.09'
E3	S37°38'41"E	6.05'
E4	S85°15'23"E	26.41'
E5	N03°49'17"E	169.04'
E6	N03°49'17"E	167.53'
E7	S08°34'56"E	42.46'
E8	S08°34'56"E	41.33'
E9	S04°44'38"W	127.67'
E10	N30°48'36"W	45.29'
E11	N30°48'36"W	51.59'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	850.00'	135.02'	9°06'04"	67.65'	N88°52'53"W	134.88'
C2	275.00'	23.41'	4°52'37"	11.71'	S02°18'19"W	23.40'
C3	225.00'	19.22'	4°53'35"	9.61'	S02°17'50"W	19.21'

LEGEND

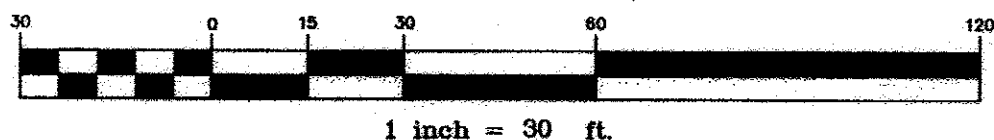


AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	3
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.21± AC.
OPEN SPACE	0.38± AC.
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.59± 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-CIVLENGINEERING.COM



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

OWNER:
 VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.
 P.O. BOX 280
 1925 OLD VALLEY ROAD STEVENSON, MARYLAND 21153

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 8-11-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

LOUIS MANGIONE 8/16/16
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

MARK BUDA 8/12/16
 MARK BUDA, VICE PRESIDENT
 VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.

THE PURPOSES OF THIS PLAT ARE TO REMOVE THE PUBLIC RIGHT-OF-WAY DEDICATION FOR BLUE HAVEN LANE AS THAT SHALL BECOME A PRIVATE ROAD; TO ESTABLISH THAT RIGHT-OF-WAY AS OPEN SPACE LOT 312; TO ESTABLISH THE NEW PUBLIC WATER AND DRAINAGE EASEMENTS AND THE PRIVATE DRAINAGE EASEMENTS WITHIN THESE OPEN SPACE LOTS; TO ABANDON THE PUBLIC REVERTIBLE GRADING EASEMENT FOR TEE-TURNAROUND; AND TO REVISE THE BRL'S ON LOT 300

RECORDED AS PLAT NO. 23913 ON 9/13/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman 9/6/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clark 9-8-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Seidman 9-12-16
 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 1-7-2017 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 TURF VALLEY ASSOCIATES, LP BY DEED DATED 12-20-1978 AND RECORDED IN LIBER 920 AT FOLIO 250; PART OF THE LAND ACQUIRED BY VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED 8-17-2015 AND RECORDED IN LIBER 16402 AT FOLIO 0213; AND PART OF THE LAND ACQUIRED BY VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED 4-16-2013 AND RECORDED IN LIBER 14848 AT FOLIO 0427 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 Mason 8-11-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 3511

OWNER'S CERTIFICATE
 "MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, AND VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. OWNERS 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 SETBACKS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 12th DAY OF AUGUST, 2016."

LOUIS MANGIONE 8/16/16 DATE
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

MARK BUDA 8/12/16 DATE
 MARK BUDA, VICE PRESIDENT
 VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC.

PLAT OF REVISION
VILLAGES AT TURF VALLEY
 PHASE 1 SECTION 2: OPEN SPACE LOT 63 AND 312
 PHASE 1 SECTION 3: LOT 300 AND OPEN SPACE LOT 307

A REVISION OF THE BLUE HAVEN LANE PUBLIC RIGHT-OF-WAY AND OPEN SPACE LOT 63 PREVIOUSLY RECORDED AS PLAT NO. 22295 AND LOT 300 AND OPEN SPACE LOT 307 PREVIOUSLY RECORDED AS PLAT NO. 23332

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 10
 PARCEL: 8
 ZONED: PGCC

SCALE: AS SHOWN
 DATE: AUGUST, 2016
 SHEET: 1 OF 1