GENERAL NOTES

1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

2.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.

3.) 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.

4.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.

5.) 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.

6.) THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF THIS REVISION PLAT.

7.) 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.

8.) THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.

9.) THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS SINCE IT IS A PLAT OF REVISION.

10.) 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.

11.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".

12.) 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.

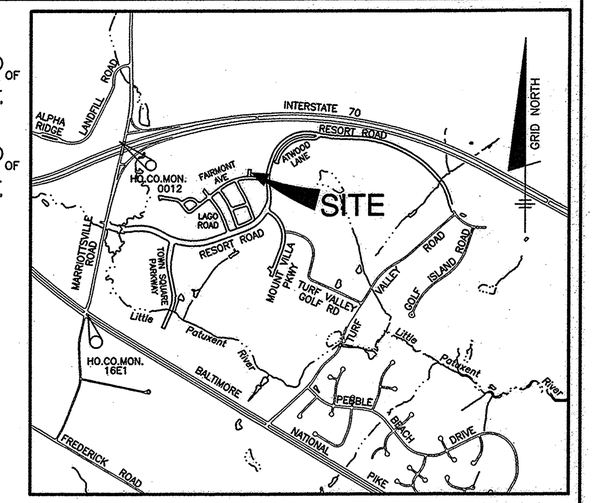
13.) THE ARTICLES OF INCORPORATION FOR VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON APRIL 13, 2010 ID# 0002413257.

14.) APPLICABLE DPZ FILE REFERENCES ARE:
S-86-13, S-03-01, F-08-060, F-08-085, F-15-076, SDP-15-058, F-17-013

BENCHMARKS
NAD'83 HORIZONTAL

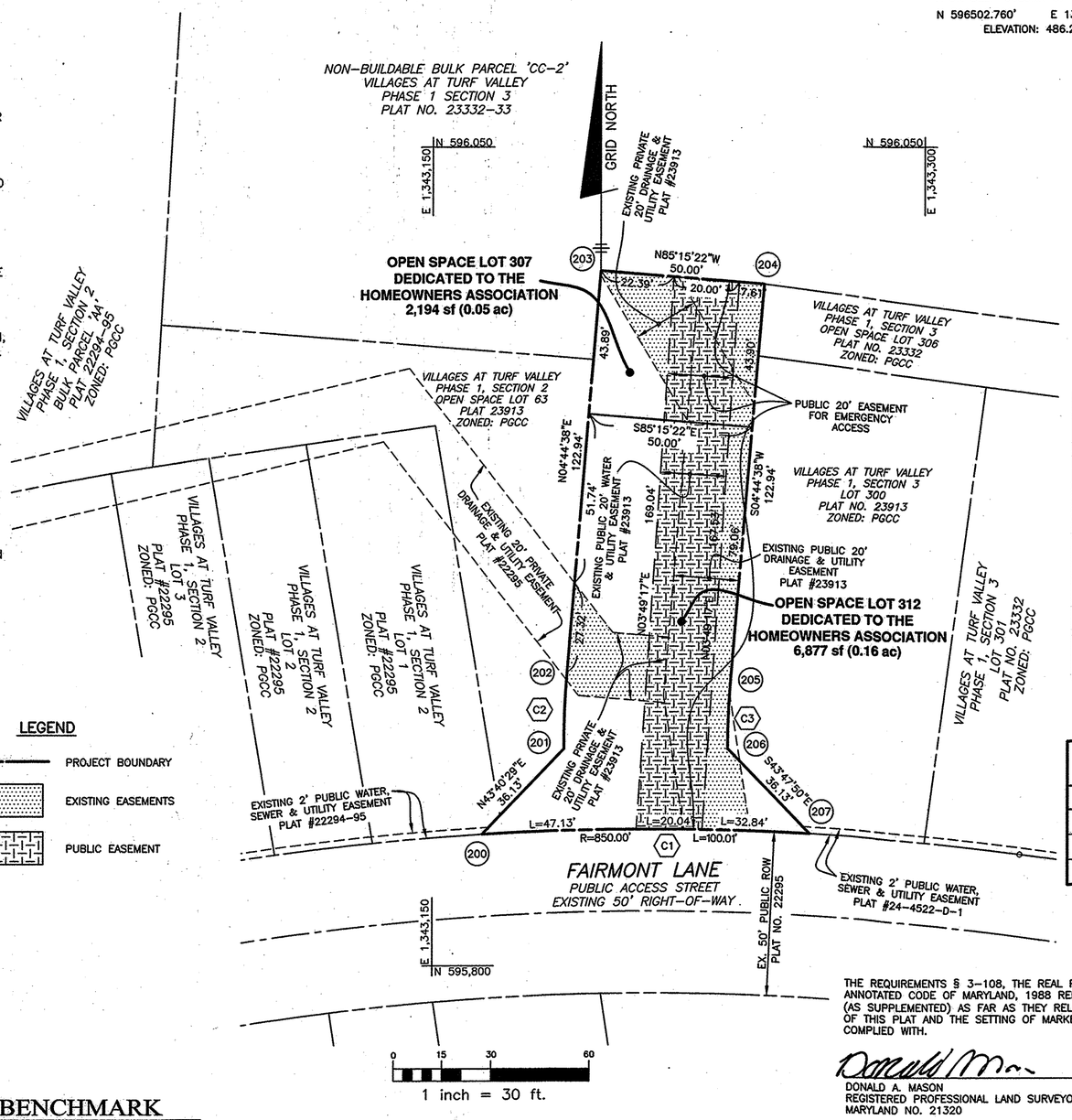
HO. CO. #16E1 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 593250.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 486.298'



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 11
GRID: D4



LEGEND

- PROJECT BOUNDARY
- EXISTING EASEMENTS
- PUBLIC EASEMENT

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
200	595840.1087	1343165.1959
201	595866.2383	1343190.1439
202	595889.6205	1343191.0852
203	596012.1415	1343201.2526
204	596008.0064	1343251.0813
205	595885.4855	1343240.9139
206	595866.2913	1343240.1439
207	595840.2156	1343265.1472

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	850.00'	100.01'	6°44'29"	50.06'	S89°56'20"W	99.95'
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'

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		
BUILDABLE	0	
OPEN SPACE	2	
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	0.00	
OPEN SPACE	0.21±	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	0.21±	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-CIVILENGINEERING.COM

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 1-14-21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

1/15/21
VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. DATE
BY: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP,
ITS ATTORNEY IN FACT UNDER THE POA
BY: TURF VALLEY, INC., ITS CORPORATE GENERAL PARTNER
BY: LOUIS MANGIONE, VICE PRESIDENT

THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD A PUBLIC 20' EASEMENT FOR EMERGENCY ACCESS ON TOP OF THE EXISTING PUBLIC 20' WATER & UTILITY EASEMENT LOCATED ON OPEN SPACE LOTS 307 AND 312

RECORDED AS PLAT NO. 25682 ON 3.18.21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

BWilson for Maura Rossman 2/2/2021
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2.11.21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

2/22/21
DIRECTOR NH 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 1-7-2023 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 ACQUIRED BY VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED AUGUST 17, 2015 AND RECORDED IN LIBER 16402 AT FOLIO 0213; AND ALL OF THE LAND ACQUIRED BY VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP BY DEED DATED OCTOBER 12, 2016 AND RECORDED IN LIBER 17206 AT FOLIO 341 AND THAT 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.

STATE OF MARYLAND · DONALD ALAN MASON · No. 21320 · PROFESSIONAL LAND SURVEYOR

Donald Mason 1-14-21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC., A MARYLAND NON STOCK CORPORATION, BY ITS SPECIAL POWER OF ATTORNEY, MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, (AS SUCH IRREVOCABLE SPECIAL POWER OF ATTORNEY HAS BEEN GRANTED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED APRIL 16, 2013, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14848, FOLIO 312 et seq.) 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF JANUARY, 2021."

1/15/21
VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. DATE
By: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP,
ITS ATTORNEY IN FACT UNDER THE POA
BY: TURF VALLEY, INC., ITS CORPORATE GENERAL PARTNER
BY: LOUIS MANGIONE, VICE PRESIDENT

1/15/21
WITNESS DATE

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

(PREVIOUSLY RECORDED ON PLAT #23913)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 10 DATE: JANUARY, 2021
PARCEL: 8 SHEET: 1 OF 1
ZONED: PGCC

J:\1915 Phase 3\dwg\school\rev plat OS Lot 307 and 312\rev plat OS Lot 307 and 312.dwg, 1/8/2021 2:36:33 PM

F-21-043