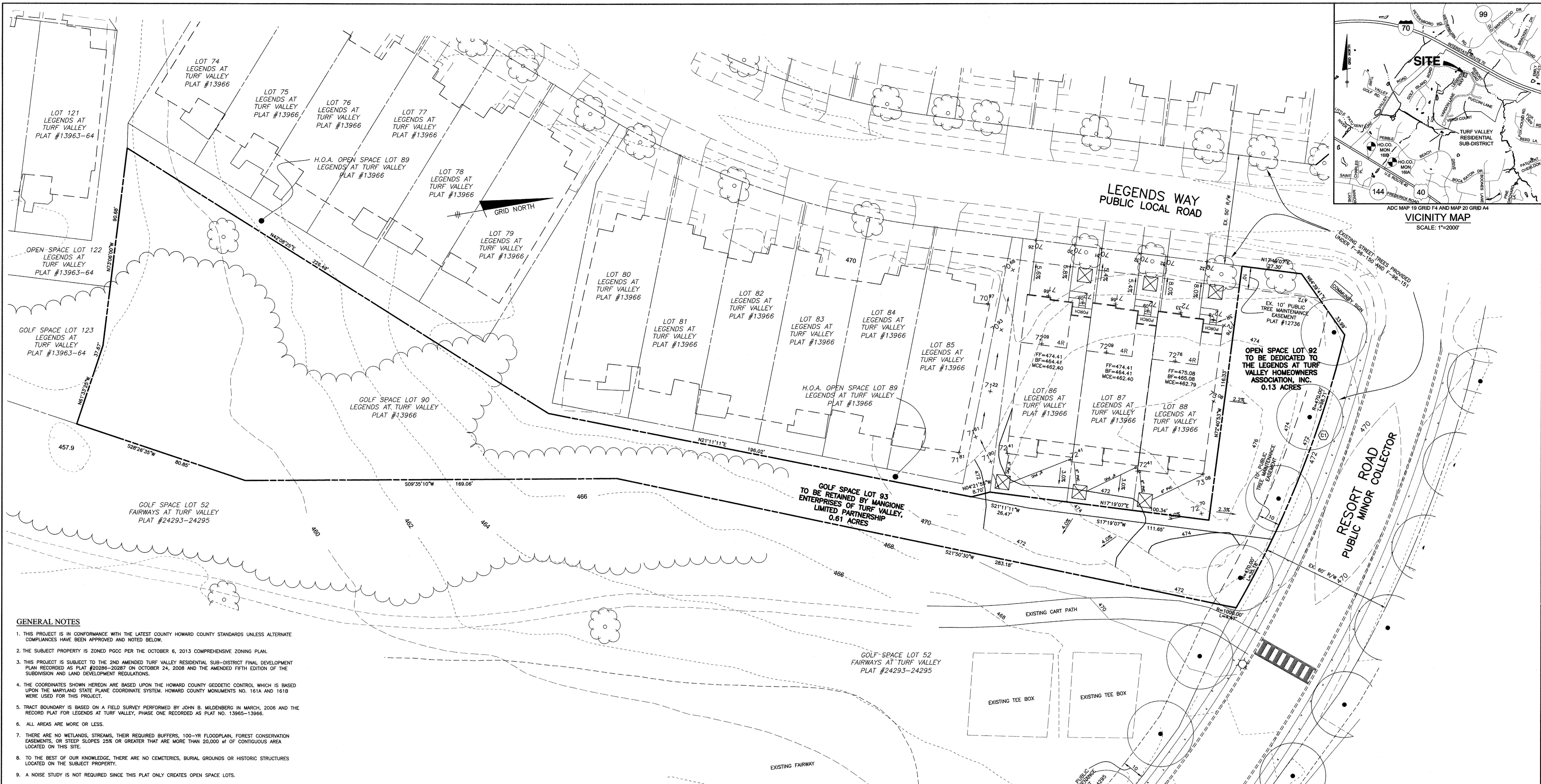


ADC MAP 19 GRID F4 AND MAP 20 GRID A4
VICINITY MAP
SCALE: 1"=2000'

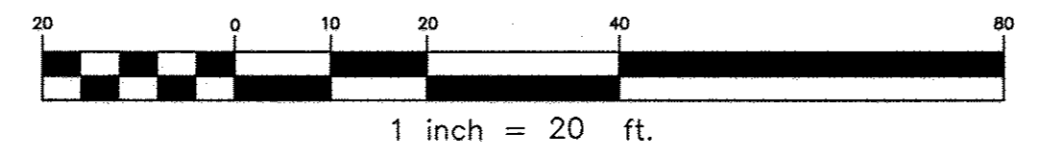


- GENERAL NOTES**
1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
 2. THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 3. THIS PROJECT IS SUBJECT TO THE 2ND AMENDED 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.
 4. 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.
 5. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND THE RECORD PLAT FOR LEGENDS AT TURF VALLEY, PHASE ONE RECORDED AS PLAT NO. 13965-13966.
 6. ALL AREAS ARE MORE OR LESS.
 7. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
 8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 9. A NOISE STUDY IS NOT REQUIRED SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
 10. A TRAFFIC STUDY IS NOT REQUIRED SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
 11. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT. THERE IS NO WATER OR SEWER SERVICE NEEDED AS THIS PLAT ONLY CREATES OPEN SPACE LOTS.
 12. THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
 13. THERE IS NO ADDITIONAL LANDSCAPING REQUIREMENT SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
 14. STORMWATER MANAGEMENT IS NOT REQUIRED SINCE THERE IS NO NEW IMPERVIOUS AREAS BEING CREATED.
 15. THE ARTICLES OF INCORPORATION FOR THE LEGENDS AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 19, 1996 AND ARE RECORDED AS LIBER 3867 FOLIO 1836.
 16. THE PURPOSE OF OPEN SPACE LOT 92 IS TO ALLOW FOR THE RESIDENTS OF LOTS 86, 87, AND 88 TO ACCESS THEIR REAR YARDS WITHOUT ENCRoACHING INTO GOLF SPACE TERRITORY AND FOR THE USE OF THE RESIDENCES WITHIN THE SUBDIVISION. IT SHALL BE DEDICATED TO THE LEGENDS AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC.
 17. THIS PROJECT IS EXEMPT FROM THE RECREATIONAL OPEN SPACE REQUIREMENTS SINCE IT IS ZONED PGCC.
 18. THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
 19. 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 OPEN SPACE LOT 92 AND GOLF SPACE LOT 93. 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.
 20. APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES: F-96-150, F-99-107, SDP-00-053
 21. PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE AS THE SITE WAS PREVIOUSLY A GOLF COURSE USE.
 22. SOILS TYPE IS CLASS 'B'. (9B6 GLADSTONE LOAM)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Ketisha D... 5-29-18
CHIEF, DIVISION OF LAND DEVELOPMENT AND DATE

W... 5-22-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



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| <p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM</p> | | <p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 23399. Expiration Date: 6-30-2019.</p> |
| <p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> | | <p>LEGENDS AT TURF VALLEY OPEN SPACE LOT 92 AND GOLF SPACE LOT 93</p> |
| <p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> | | <p>TAX MAP: 16 - GRID: 17 - PARCEL: P/O 8 ZONED: PGCC (RESIDENTIAL SUBDISTRICT) ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND</p> |
| <p>SUPPLEMENTAL PLAN</p> | | |
| <p>DATE: MAY 15, 2018 SCALE: AS SHOWN</p> | <p>BEI PROJECT NO. 2853 SHEET 1 OF 1</p> | |