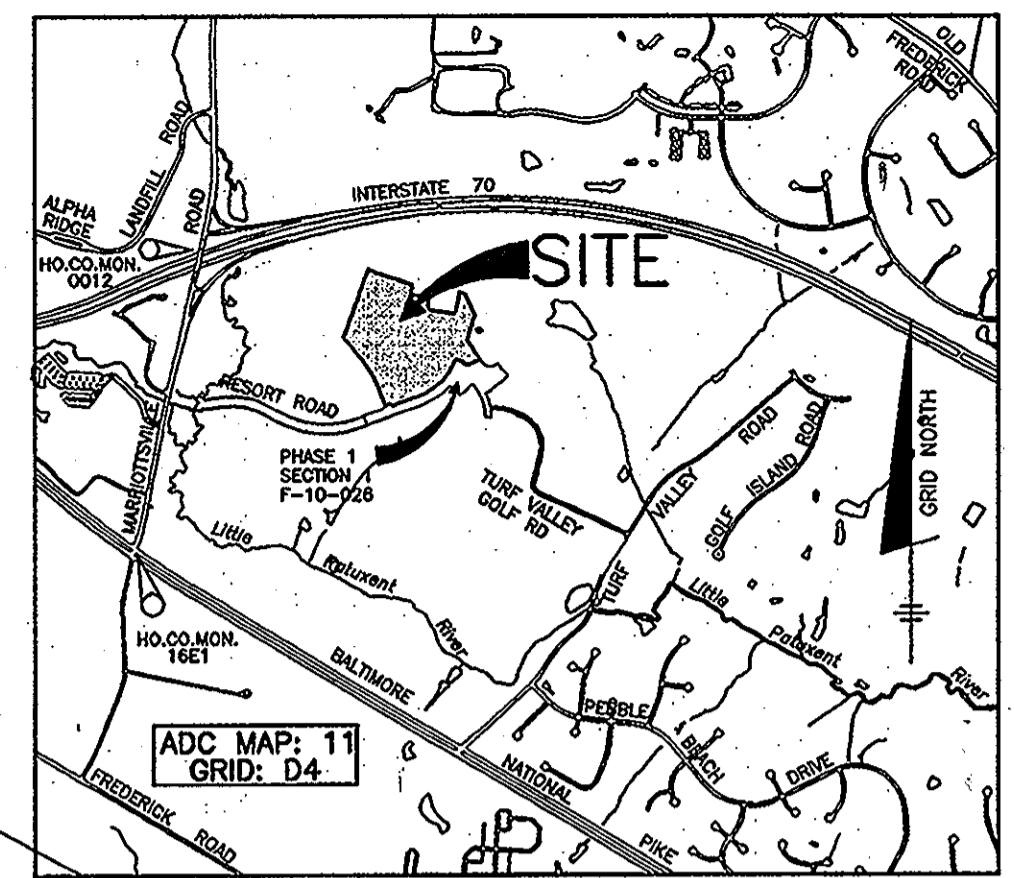
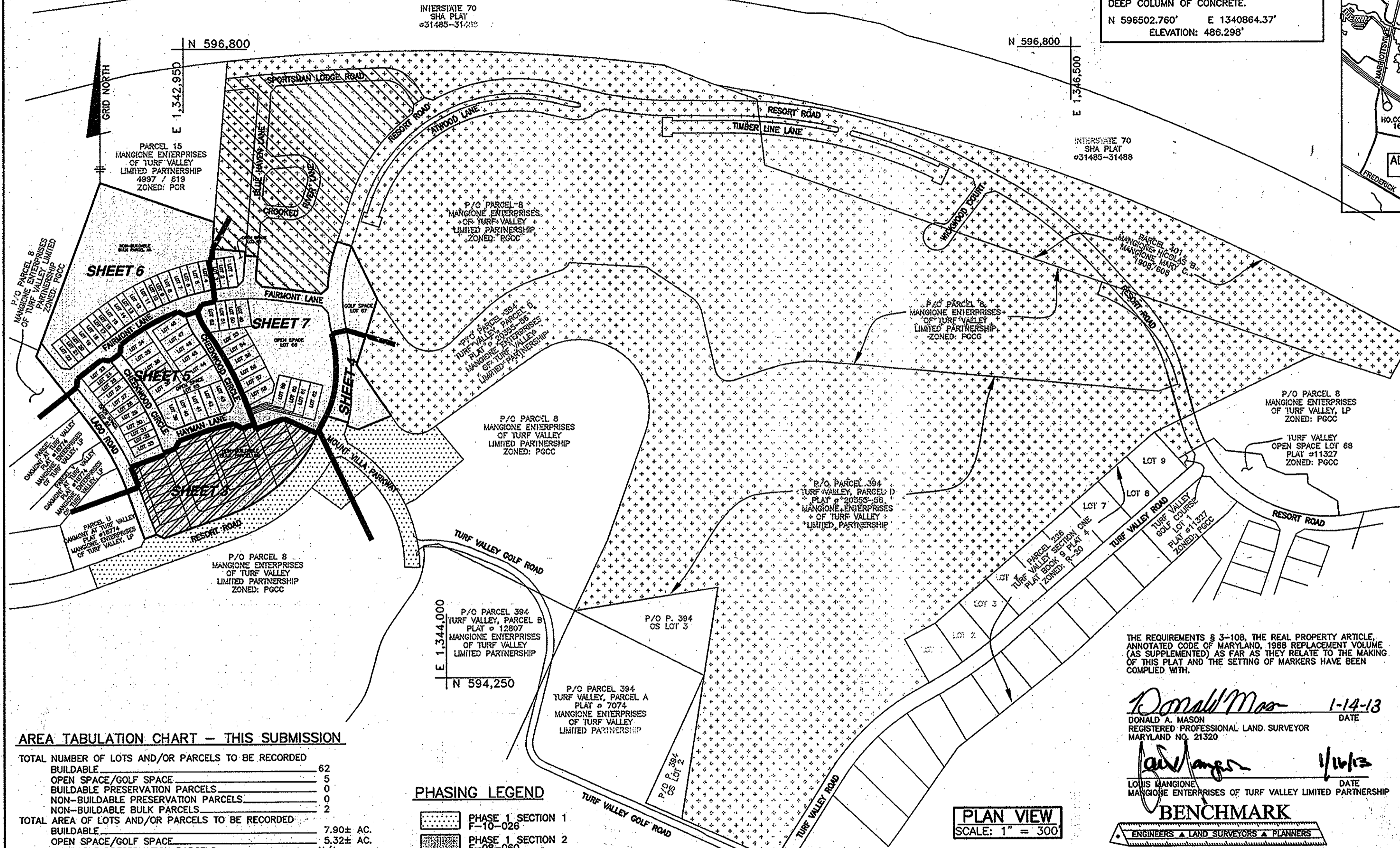


**BENCHMARKS - NAD'83 HORIZONTAL**  
 HO. CO. #16E1 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF A 3' DEEP COLUMN OF CONCRETE.  
 N 593250.960' E 1340192.70'  
 ELEVATION: 463.981'

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



**VICINITY MAP**  
 SCALE: 1" = 2000'



**COORDINATE CHART (NAD '83)**

No.	NORTH	EAST	No.	NORTH	EAST
102	594819.7139	1342792.9937	214	595264.2927	1343185.7732
103	595010.9680	1342723.9521	215	595281.3514	1343232.7733
104	595282.5489	1342573.3313	216	595337.4600	1343212.4086
105	595555.4820	1342358.7322	217	595650.7334	1343048.7433
106	596261.4050	1342615.9830	218	595733.3034	1343007.7851
107	596104.7110	1343073.2190	219	595737.7378	1343006.3829
108	595996.0017	1343066.8958	220	595767.9864	1343023.0096
109	595985.0388	1343199.0035	221	595784.5266	1343322.4732
110	595968.4056	1343197.6232	222	595760.2903	1343503.0910
111	595964.2706	1343247.4519	223	595732.0451	1343529.8698
112	595885.4855	1343240.9139	224	595645.1558	1343544.2967
113	595866.2913	1343240.1439	225	595450.6298	1343559.3616
114	595840.2156	1343265.1472	226	595285.9043	1343506.8984
115	595834.0824	1343329.1229	227	595255.4137	1343491.3183
116	595810.8991	1343501.8936	228	594916.1584	1343132.4602
117	595832.5613	1343527.4916	229	594821.7554	1342871.9940
118	595999.9922	1343557.7452	230	595610.7574	1342378.8755
119	596023.8303	1343565.2783	231	595508.8461	1342459.0053
120	596005.7509	1343622.4896	232	595504.6797	1342494.0834
121	595787.8773	1343725.9404	233	595658.9136	1342689.5457
122	595517.5881	1343643.3018	234	595840.1087	1343165.1959
123	595313.4188	1343521.8985	235	595866.2383	1343190.1439
124	595286.8426	1343607.8974	236	595889.6205	1343191.0852
125	595273.7693	1343604.3044	237	595981.9129	1343614.9566
126	595259.1621	1343648.5969	238	595658.8528	1343602.7124
127	595312.8549	1343780.6854	239	595454.5166	1343619.7778
128	594836.7514	1342840.0014	240	595438.7947	1343620.0142
129	595027.9453	1342770.9816	241	595603.4367	1342699.9559
130	595313.4534	1342812.6366	242	595619.6618	1342720.5182
131	595430.2354	1342520.8144	243	595737.8545	1342927.7149
132	595465.3743	1342524.9881	244	595722.6637	1342958.7094
133	595541.4917	1342621.4523	245	595718.2292	1342960.1115
134	595537.3520	1342656.5645	246	595621.8975	1343007.8961
135	595472.1771	1342707.9922	247	595358.8040	1343150.7884
136	595207.8141	1342855.2085	248	595330.7745	1343135.2714
137	595165.8440	1342870.4415	249	595288.3087	1342985.4431
138	595182.9027	1342917.4416	250	595261.8989	1342914.8752
139	595215.0577	1342932.3662	251	595276.3569	1342881.8929
140	595241.4007	1343003.7530	252	595503.1496	1342747.2440
141	595283.2706	1343152.6563	253	595568.3245	1342695.8163

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	62
BUILDABLE	5
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	7.90± AC.
BUILDABLE	5.32± AC.
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	9.45± AC.
NON-BUILDABLE BULK PARCELS	5.08± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	27.75± AC.

**PHASING LEGEND**

- PHASE 1 SECTION 1 F-10-026
- PHASE 1 SECTION 2 F-08-060
- FUTURE PHASE 2 F-08-084
- FUTURE PHASE 3 F-08-085
- FUTURE PHASE 4 F-08-086

**PLAN VIEW**  
 SCALE: 1" = 300'

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* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1/16/13  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELlicOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6844  
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BEI-CMENGINEERING.COM

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

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

*Brian M. Rossman* 2/14/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Keith D. ...* 2/15/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith D. ...* 2/20/13  
 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 1-7-2015 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 DECEMBER 20, 1978 AND RECORDED IN VOLUME 920 AT FOLIO 250 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 A. Mason* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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, 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 JANUARY, 2013."

*Louis Mangione* 1/16/13  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Donald A. Mason* 1-16-13  
 WITNESS DATE

RECORDED AS PLAT NO. 22281 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY**  
**PHASE 1, SECTION 2**  
 LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
 GOLF SPACE LOT 67  
 NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16  
 GRID: 11  
 PARCEL: 8  
 ZONED: PGCC

SCALE: AS SHOWN  
 DATE: JANUARY, 2013  
 SHEET: 1 OF 7

**F-08-060**

**GENERAL NOTES**

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDBERG DATED MARCH, 2006.
- 3.) 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.
- 4.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4522-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4522-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN THE PROPOSED SWMF #2 (EXTENDED DETENTION WITH MICROPOOL) AND THE PROPOSED OFFLINE RECHARGE CHAMBER #2 AND BY THE EXISTING SWMF #2 (EXTENDED DETENTION WITH MICROPOOL) AND OFFLINE RECHARGE CHAMBER #1 CONSTRUCTED UNDER F-10-026. THE PONDS SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBERS SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 7.) THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE BOUNDARIES OF VILLAGES AT TURF VALLEY, PHASE 1, SECTION 2.
- 8.) WETLANDS LOCATIONS SHOWN ARE BASED ON APPROVED STUDIES AS SHOWN ON COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 (FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q, & S).
- 9.) A NOISE STUDY IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 1, SECTION 2.
- 10.) THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN MARCH, 2006 AND SUPPLEMENTED IN AUGUST, 2007.
- 11.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 13.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA EXCEPT FOR THE DISTURBANCES TO THE STREAM BUFFER FOR THE CON/SPAN BRIDGE CROSSING OF RESORT ROAD. MDE PERMIT #02-NT-0009 / 200261454 EFFECTIVE 5-16-2006 WITH EXPIRATION OF DECEMBER 31, 2014.
- 14.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 15.) 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:
  - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 16.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$24,750.00 (\$11,400.00 FOR 38 SHADE TREES, \$13,350.00 FOR 89 EVERGREENS).
- 17.) THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- 18.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 19.) THERE ARE EXISTING STRUCTURES LOCATED ON NON-BUILDABLE BULK PARCEL BB TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 20.) RESERVATION OF PUBLIC UTILITY EASEMENTS  
DEVELOPER RESERVES INTO 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 1-62, OPEN SPACE LOTS 63-66 AND GOLF SPACE LOT 67, ANY CONVEYANCES OF THE FORESAID 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 ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- 21.) 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 ON WHICH DATE DEVELOPER AGREEMENT #24-4522-D WAS FILED AND ACCEPTED.
- 22.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(H)(1), PLANNING BOARD APPROVAL IS REQUIRED FOR THE SITE DEVELOPMENT PLAN FOR THIS PROJECT.
- 23.) WP-05-074 A REQUEST TO WAIVE SECTION 16.116(a)(2)(ii) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 75 FEET STREAM BUFFER FOR THE PURPOSE OF A RETAINING WALL FOR RESORT ROAD AT STATION 39+00 WAS DENIED ON MARCH 10, 2005. THE REMAINING DISTURBANCES IDENTIFIED ON THESE PLANS BY THEIR ENVIRONMENTAL IMPACT ID NUMBER WERE DEEMED AS NECESSARY BY DPZ DURING THE REVIEW OF S-03-01.
- 24.) WP-08-009, A WAIVER PETITION TO SECTION 16.145(a) AND 16.146 (a) WHICH REQUIRES A SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN, RESPECTIVELY TO ALLOW THE ADDITION OF 21 UNITS TO VILLAGES AT TURF VALLEY WAS APPROVED ON 12-12-2007 WITH THE FOLLOWING CONDITIONS:
  1. PETITIONER SHALL COMPLY WITH ALL RELEVANT PARKING REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR ALL DEVELOPMENT PROPOSED ON LOT 103 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
  2. PETITIONER SHALL COMPLY WITH ALL RELEVANT STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR PROPOSED DEVELOPMENT OF LOT 103 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
- 25.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 26.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 27.) PARKING REQUIREMENTS AS PER ZONING SECTION 133.D(3):
 

2 SPACES PER DWELLING UNIT

REQUIRED: 62 UNITS x 2 = 124  
PROVIDED: 2 SPACES EACH UNIT FROM GARAGES = 62 x 2 = 124
- 28.) THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-4) CONSTITUTED 241 TOTAL UNITS, WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER F-06-013, 42 CONDOMINIUM UNITS THAT WERE APPROVED WERE USED FOR OAKMONT AT TURF VALLEY (F-02-082). THESE 42 CONDOMINIUM UNITS WERE NOT PREVIOUSLY INCLUDED WITH THE OAKMONT AT TURF VALLEY (F-02-82) PLANS. IN ORDER TO RECEIVE BUILDING ALLOCATIONS, THESE 42 CONDOMINIUM UNITS WERE SHOWN AND APPROVED ON THE PRELIMINARY PLAN FOR THE VILLAGES AT TURF VALLEY (F-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007, INCREASING THE PROJECTED UNITS IN THE OAKMONT AT TURF VALLEY AREA FROM 150 TO 200. AS A RESULT, THOSE 42 UNITS ARE NO LONGER A PART OF THE VILLAGES AT TURF VALLEY WHICH LEAVES UNIT TOTAL AT 199. HOWEVER, WITH THE APPROVAL OF WP-08-009 AN ADDITIONAL 21 UNITS WERE ADDED TO THE VILLAGES AT TURF VALLEY. THE FINAL UNIT TOTAL FOR THIS SUBDIVISION COMES TO 220.
- 29.) 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.
- 30.) THE LOTS CREATED HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAID ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND IS A CONTRACTUAL OBLIGATION BETWEEN DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- 31.) OPEN SPACE DEDICATION FOR LOTS 63, 64, 65 AND 66:
 

THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- 32.) WP-09-004, A WAIVER PETITION TO SECTION 16.116(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH STATES: GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 50 FEET OF AN INTERMITTENT STREAM BANK WAS APPROVED ON 12-12-2007 WITH THE FOLLOWING CONDITIONS:
  1. PETITIONER SHALL MAKE TO THE DLD, DED AND SCD A DIRECT SUBMISSION OF RELEVANT PLAN SHEETS INDICATING THE STORMWATER MANAGEMENT FACILITY OUTFALL DESIGN AFFECTED BY THIS WAIVER WITHIN TWO WEEKS OF THE DATE OF THIS LETTER (ON OR BEFORE SEPTEMBER 19, 2008).
  2. PETITIONER SHALL COMPLY WITH MILESTONE DATES ESTABLISHED BY THE DPZ "TECHNICALLY COMPLETE" LETTER OF AUGUST 7, 2008 FOR VILLAGES AT TURF VALLEY, PHASE 1.
- 33.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 34.) APPLICABLE DPZ FILE NUMBER: S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009, WP-09-004, WP-08-211, F-10-026, WP-10-159, WP-11-168, WP-12-129, WP-13-054
- 35.) WP-09-211, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(c), 16.144(d) AND 16.144(q) WAS APPROVED ON JUNE 12, 2009 WITH THE FOLLOWING CONDITIONS:
  1. PETITIONER SHALL SUBMIT FINAL CONSTRUCTION DRAWINGS FOR FINAL PLANS TO DPZ FOR SIGNATURE ON OR BEFORE APRIL 6, 2010.
  2. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2010.
  3. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2010.

OPEN SPACE CALCULATIONS			
	Phase 1 Section 1	Phase 1 Section 2	Total
Gross Area	6.25	27.75	34.00
Open Space Required 15% of gross	0.94	4.16	5.10
Open Space Provided	2.58	5.32	7.90
Non-Credited (less than 35' in width)	0.00	0.65	0.65
Total Credited	2.58	4.67	7.25
Open Space Provided Above Requirement	1.64	0.51	2.15

\* This includes area for Phase 4 (Non-Buildable Bulk Parcel BB)

36.) WP-10-159, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON JUNE 2, 2010 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2011.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2011.

37.) WP-11-168, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON MAY 25, 2011 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2012.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2012.

38.) WP-12-129, A WAIVER PETITION TO SUBDIVISION AND LAND DEVELOPMENT REGULATION SECTION 16.144(p) AND 16.144(q) WAS APPROVED ON APRIL 10, 2012 WITH THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL PAY ALL REQUIRED FEES TO THE COUNTY, SUBMIT DEVELOPERS AGREEMENT TO DPW, RES AND POST FINANCIAL SURETY FOR CONSTRUCTION OF PUBLIC FACILITIES ON OR BEFORE JUNE 5, 2013.
2. PETITIONER SHALL SUBMIT FINAL PLAT ORIGINALS TO DPZ FOR SIGNATURE ON OR BEFORE AUGUST 3, 2013.

38.) WP-13-054, A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:

1. PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBMISSION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
  2. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION: ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.
  3. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- 39.) THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAT ORIGINAL FOR RECORDATION WAS AUGUST 3, 2010 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LETTER FROM DPZ DATED OCTOBER 8, 2009. WP-10-059 WAS APPROVED ON JUNE 2, 2010 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2011. WP-11-168 WAS APPROVED ON MAY 25, 2011 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2012. WP-12-129 WAS APPROVED ON APRIL 10, 2012 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2013.

**BULK REGULATIONS :**

- PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (48 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
- PROPOSED USE: SINGLE FAMILY ATTACHED AND DETACHED.
- PERMITTED HEIGHT : SINGLE FAMILY ATTACHED - 34 FEET  
APARTMENT BUILDINGS - 80 FEET  
OTHER - 34 FEET  
ACCESSORY STRUCTURES - 15 FEET
- MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
- MAXIMUM UNITS PER STRUCTURE:  
1. SINGLE FAMILY ATTACHED - 8 UNITS PER STRUCTURE  
2. APARTMENTS LESS THAN 40 FEET IN HEIGHT - 24 UNITS PER STRUCTURE  
3. APARTMENTS 40 FEET OR GREATER IN HEIGHT - 120 UNITS PER STRUCTURE
- MINIMUM LOT SIZE REQUIREMENTS :  
SINGLE FAMILY DETACHED - 6,000 SQ.FT.  
EXCEPT ZERO LOT LINE DWELLINGS - 4,000 SQ.FT.  
SINGLE FAMILY SEMI-DETACHED - 4,000 SQ.FT.
- MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:  
SINGLE FAMILY DETACHED - 50 FEET  
EXCEPT ZERO LOT LINE DWELLINGS - 40 FEET  
SINGLE FAMILY SEMI-DETACHED - 40 FEET
- MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

**PERMITTED SETBACKS:**

- FROM ARTERIAL ROADS:  
RESIDENTIAL STRUCTURES - 50 FEET  
ACCESSORY USES - 30 FEET  
PARKING - 25 FEET
- FROM COLLECTORS AND LOCAL STREETS:  
RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES - 30 FEET FROM A 60 FT. ROW  
20 FEET FROM A 50 FT. ROW
- ACCESSORY USES - 10 FEET
- FROM NON-PGCC ADJACENT PROPERTIES:  
FROM RESIDENTIAL DISTRICTS - 75 FEET  
FROM ALL OTHER DISTRICTS - 30 FEET
- FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:  
SINGLE FAMILY DETACHED - SIDE - 7.5 FEET  
ZERO LOT LINE AND ALL OTHER USES - SIDE - 0 FEET  
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES  
RESIDENTIAL - REAR - 20 FEET
- BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :  
FACE TO FACE - 30 FEET  
FACE TO SIDE/REAR TO SIDE - 30 FEET  
SIDE TO SIDE - 15 FEET  
REAR TO REAR - 60 FEET  
REAR TO FACE - 100 FEET
- THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

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* 1-12-13  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 1/16/13  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 418 A ELLICOTT CITY, MARYLAND 21043  
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60 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3506  
WWW.BEI-CIVLENGINEERING.COM

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

RECORDED AS PLAT NO. 22210 ON  
2/22/13 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

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

*Anna Maria Rossman* 2/14/13  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


*Donald A. Mason* 2/5/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Seabrook* 2/20/13  
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 1-7-2015 AND 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 DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 1-12-13  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 BASEMENT 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 16<sup>th</sup> DAY OF JANUARY, 2013."

*Louis Mangione* 1/16/13  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Donald A. Mason* 1-16-13  
DATE

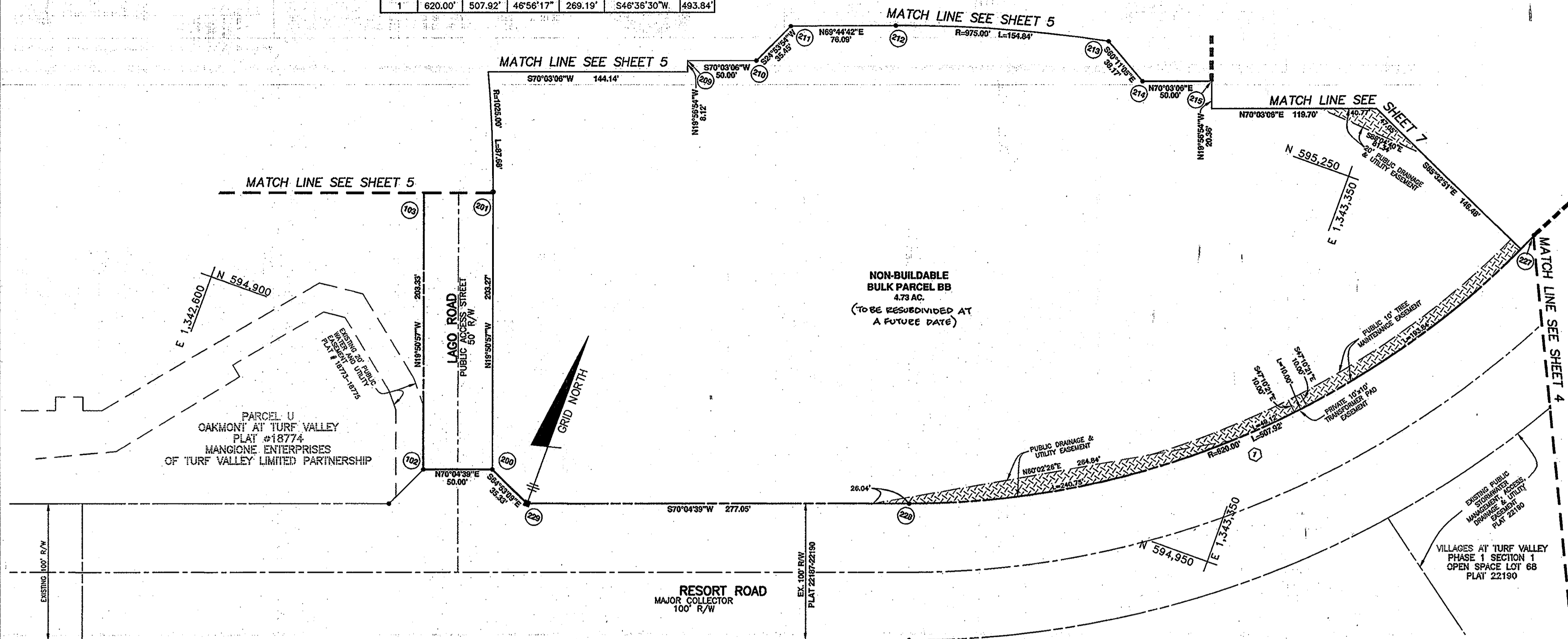
*Louis Mangione* 1-16-13  
WITNESS DATE

**VILLAGES AT TURF VALLEY**  
**PHASE 1, SECTION 2**  
LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
GOLF SPACE LOT 67  
NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16  
GRID: 11  
PARCEL: 8  
ZONED: PGCC

SCALE: NONE  
DATE: JANUARY, 2013  
SHEET: 2 OF 7

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	620.00'	507.92'	46°56'17"	269.19'	S46°36'30"W 493.84'



**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.73± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.23± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.96± AC.

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* 1-14-13  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1-16-13  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**PLAN VIEW**  
 SCALE: 1" = 50'

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

- LEGEND**
- PUBLIC MAINTENANCE, UTILITY OR ACCESS EASEMENTS
  - EXISTING EASEMENTS
  - PROJECT BOUNDARY
  - 3/8" PIPE OR STEEL MARKER TO BE SET
  - 4"x4" CONCRETE MONUMENT TO BE SET
  - RCF REBAR & CAP FOUND
  - IPF IRON PIPE FOUND
  - COORDINATE POINT

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
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 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 22291 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Bridgette Marie Rosman* 2/11/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Keith Shulman* 2/5/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Karl Schuler* 2/20/13  
 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 1-7-2015 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 DECEMBER 20, 1978 AND RECORDED IN REGISTER 920 AT FOLIO 250 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 A. Mason* 1-14-13  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**  
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 16<sup>th</sup> DAY OF JANUARY, 2013."

*Louis Mangione* 1-16-13  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

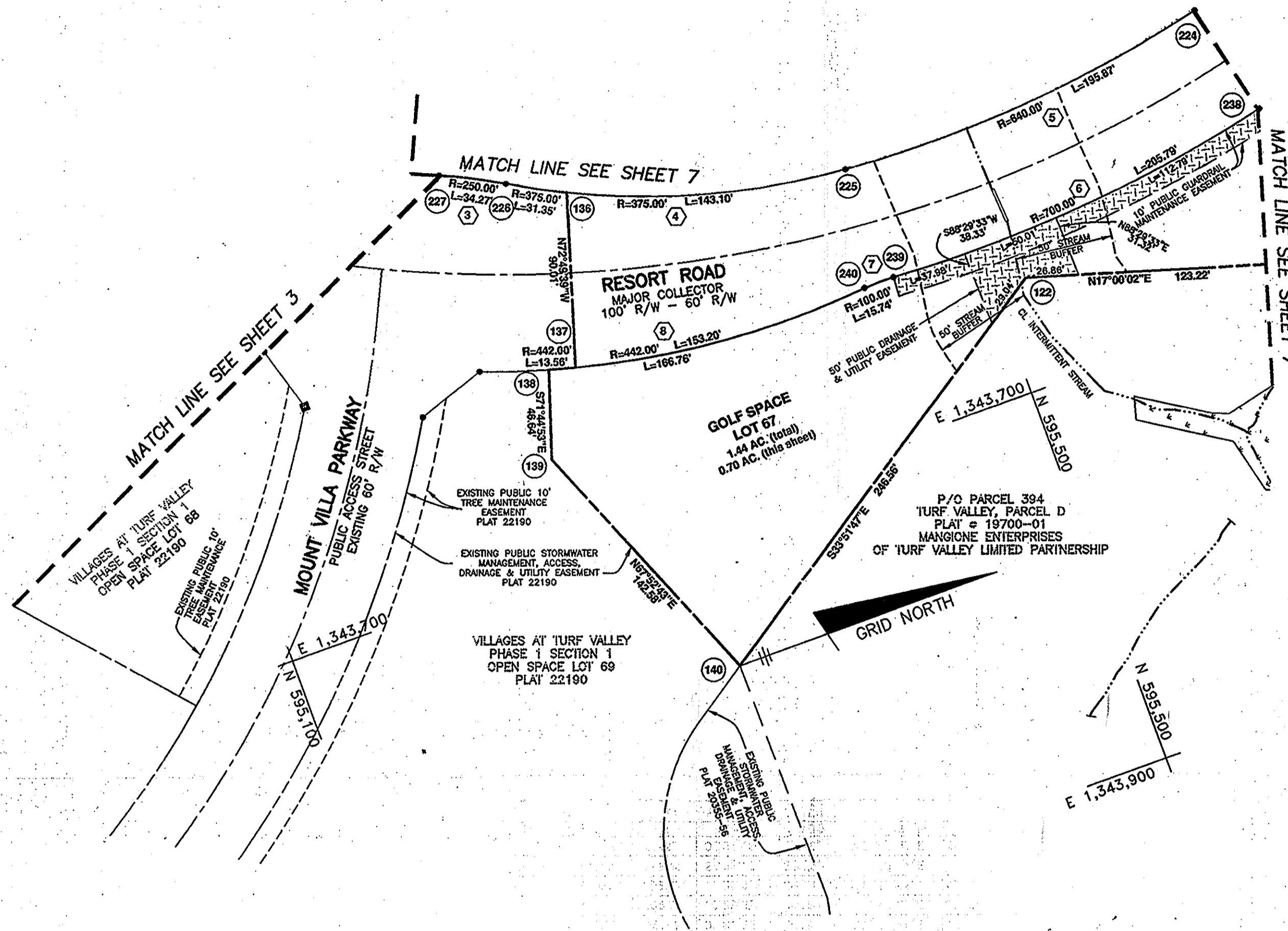
*Bridgette Marie Rosman* 1-16-13  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 1, SECTION 2**  
 LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
 GOLF SPACE LOT 67  
 NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16  
 GRID: 11  
 PARCEL: P/O 8  
 ZONED: PGCC

SCALE: AS SHOWN  
 DATE: JANUARY, 2013  
 SHEET: 3 OF 7

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
3	250.00'	34.27'	07°51'13"	17.16'	N27°03'58"E 34.24'
4	375.00'	174.45'	26°39'13"	88.83'	N17°39'58"E 172.88'
5	640.00'	195.87'	17°32'07"	98.71'	N04°25'42"W 195.11'
6	700.00'	205.79'	16°50'38"	103.64'	S04°46'27"E 205.05'
7	100.00'	15.74'	09°01'06"	7.89'	S00°51'40"E 15.72'
8	442.00'	166.76'	21°37'00"	84.38'	S05°26'17"W 165.77'



**LEGEND**

- PUBLIC MAINTENANCE, UTILITY OR ACCESS EASEMENTS
- EXISTING EASEMENTS
- PROJECT BOUNDARY
- 3/8" PIPE OR STEEL MARKER TO BE SET
- 4"x4" CONCRETE MONUMENT TO BE SET
- REBAR & CAP FOUND
- IRON PIPE FOUND
- COORDINATE POINT

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	1
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	N/A
OPEN SPACE/GOLF SPACE	0.70± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.54± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.24± AC.

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* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1-16-13  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**PLAN VIEW**  
 SCALE: 1" = 50'

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

**BENCHMARK**  
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 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 22292 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Howard County Health Officer* 2/14/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief Development Engineering Division* 2/5/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 2/20/13  
 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 1-7-2016 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 DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 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* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF JANUARY, 2013."

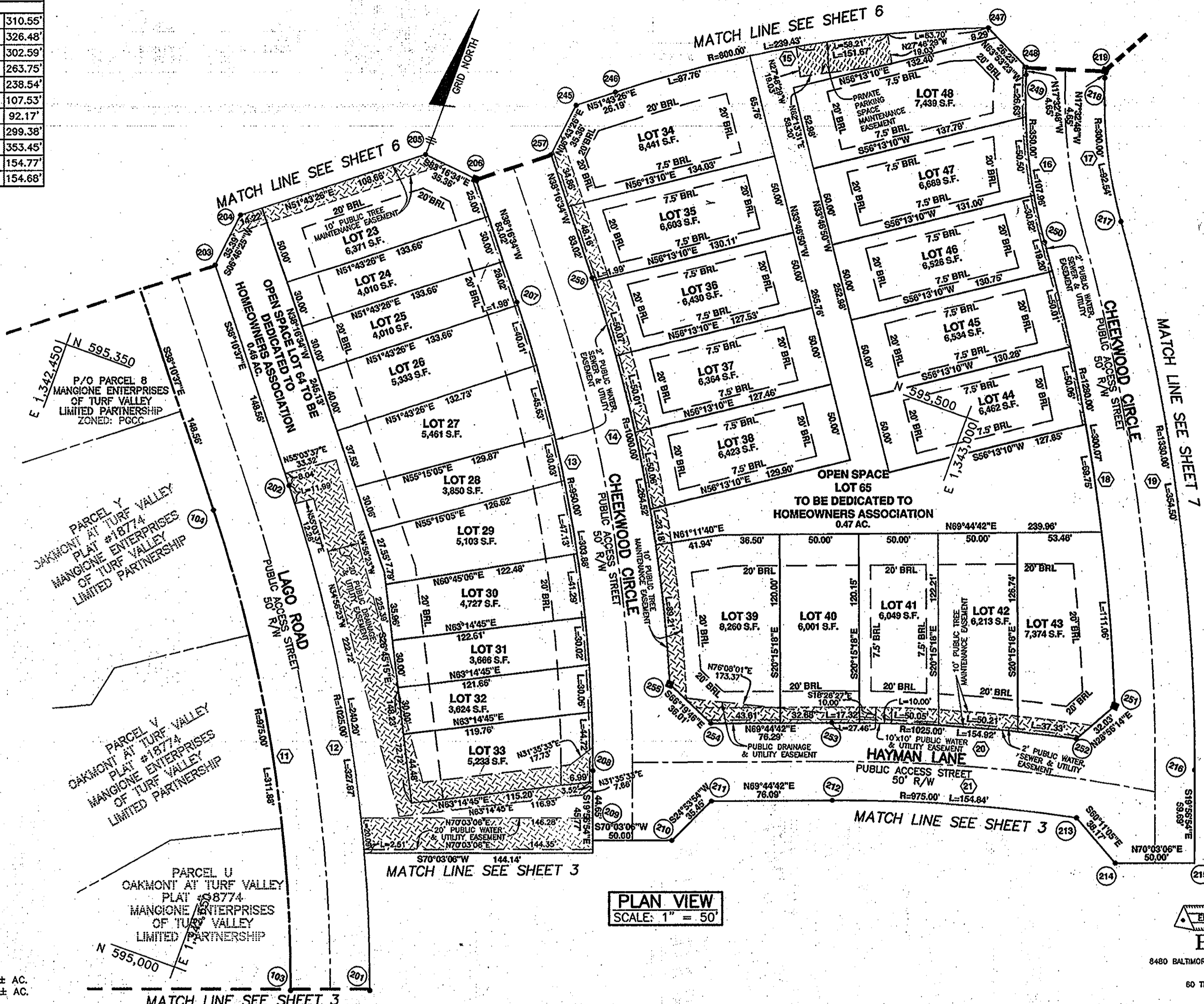
*Louis Mangione* 1-16-13  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Witness* 1-16-13  
 WITNESS DATE

**VILLAGES AT TURF VALLEY**  
**PHASE 1, SECTION 2**  
 LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
 GOLF SPACE LOT 67  
 NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 11 DATE: JANUARY, 2013  
 PARCEL: P/O 8 ZONED: PGCC SHEET: 4 OF 7

CURVE DATA TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
11	975.00'	311.88'	18°19'39"	157.28'	N29°00'47"W	310.55'
12	1025.00'	327.87'	18°19'39"	165.35'	S29°00'47"E	326.48'
13	950.00'	303.88'	18°19'39"	153.25'	S29°06'44"E	302.59'
14	1000.00'	264.52'	15°09'22"	133.04'	S30°41'53"E	263.75'
15	800.00'	239.43'	17°08'52"	120.62'	N60°17'53"E	238.54'
16	350.00'	107.96'	17°40'24"	54.41'	S26°23'00"E	107.53'
17	300.00'	92.54'	17°40'24"	46.64'	N26°23'00"W	92.17'
18	1280.00'	300.07'	13°25'55"	150.73'	S28°30'15"E	299.38'
19	1330.00'	354.50'	15°16'18"	178.31'	N27°35'03"W	353.45'
20	1025.00'	154.92'	08°39'34"	77.61'	S74°04'29"W	154.77'
21	975.00'	154.84'	09°05'57"	77.58'	N74°17'41"E	154.68'



LEGEND	
[Symbol]	PUBLIC MAINTENANCE, UTILITY OR ACCESS EASEMENTS
[Symbol]	PRIVATE MAINTENANCE, UTILITY OR ACCESS EASEMENTS
[Symbol]	PROJECT BOUNDARY
[Symbol]	10' BRL BUILDING RESTRICTION LINE
[Symbol]	3/8" PIPE OR STEEL MARKER TO BE SET
[Symbol]	4"x4" CONCRETE MONUMENT TO BE SET
[Symbol]	RCF REBAR & CAP FOUND
[Symbol]	IPF IRON PIPE FOUND
[Symbol]	COORDINATE POINT

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* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione*  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	26
BUILDABLE	2
OPEN SPACE/GOLF SPACE	0
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	3.51± AC.
OPEN SPACE/GOLF SPACE	0.93± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.98± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.42± AC.

**PLAN VIEW**  
 SCALE: 1" = 50'

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 418 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-8105 (F) 410-485-8844  
 80 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702  
 (P) 301-371-3505 (F) 301-371-3506  
 WWW.BE-CVLENGINEERING.COM

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

RECORDED AS PLAT NO. 22213 ON 2/23/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Brianne Marie Roseman* 2/11/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Donald Mason* 2/5/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Robert Sturdevant* 2/20/13  
 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 1-7-2015 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 DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 1-14-13  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 16th DAY OF JANUARY, 2013."

*Louis Mangione* 1-16-13  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP DATE  
*Donald Mason* 1-16-13  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 1, SECTION 2**  
 LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
 GOLF SPACE LOT 67  
 NON-BUILDABLE BULK PARCELS AA & BB

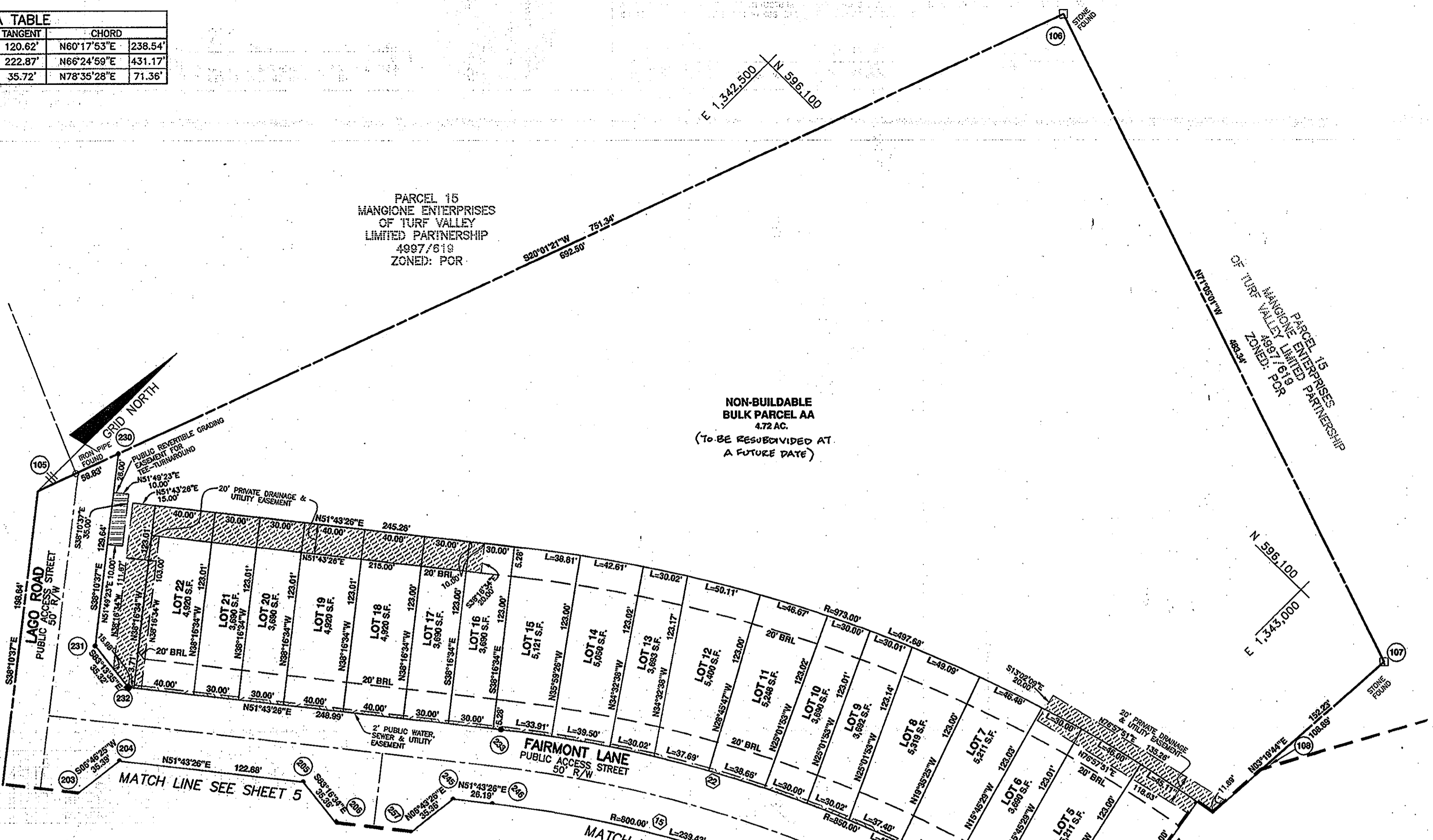
THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 11 DATE: JANUARY, 2013  
 PARCEL: 8 SHEET: 5 OF 7  
 ZONED: PGCC

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
15	800.00'	239.43'	17°08'52"	120.62'	N60°17'53"E 238.54'
22	850.00'	435.93'	29°23'05"	222.87'	N66°24'59"E 431.17'
23	800.00'	71.39'	05°06'46"	35.72'	N78°35'28"E 71.36'

- LEGEND**
- PUBLIC MAINTENANCE, UTILITY OR ACCESS EASEMENTS
  - PRIVATE MAINTENANCE, UTILITY OR ACCESS EASEMENTS
  - OFFSITE AND/OR REVERTIBLE EASEMENTS
  - PROJECT BOUNDARY
  - 3/8" PIPE OR STEEL MARKER TO BE SET
  - 4"x4" CONCRETE MONUMENT TO BE SET
  - 10' BRL BUILDING RESTRICTION LINE
  - RCF REBAR & CAP FOUND
  - IPF IRON PIPE FOUND

PARCEL 15  
MANGIONE ENTERPRISES  
OF TURF VALLEY  
LIMITED PARTNERSHIP  
4997/619  
ZONED: PCR

NON-BUILDABLE  
BULK PARCEL AA  
4.72 AC.  
(TO BE RESUBDIVIDED AT  
A FUTURE DATE)



**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	19
OPEN SPACE/GOLF SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.97± AC.
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.72± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.13± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.82± AC.

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* 1-14-13 DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 1-16-13 DATE  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**PLAN VIEW**  
SCALE: 1" = 50'

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

**BENCHMARK ENGINEERING, INC.**  
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60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702  
(P) 301-371-3505 (F) 301-371-3506  
WWW.BE-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 22294 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Barbara M. ...* 2/14/13 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Kevin ...* 2/5/13 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kevin ...* 2/20/13 DATE  
DIRECTOR

**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 1-7-2015 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 DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AND ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 1-14-13 DATE  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF JANUARY, 2013."

*Louis Mangione* 1-16-13 DATE  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Kevin ...* 1-16-13 DATE  
WITNESSES

**VILLAGES AT TURF VALLEY PHASE 1, SECTION 2**

LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
GOLF SPACE LOT 67  
NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 11 DATE: JANUARY, 2013  
PARCEL: P/O 8 ZONED: PGCC SHEET: 6 OF 7

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
3	250.00'	34.27'	07°51'13"	17.16'	N27°03'58"E 34.24'
4	375.00'	174.45'	26°39'13"	88.83'	N17°39'58"E 172.88'
5	640.00'	195.87'	17°32'07"	98.71'	N04°25'42"W 195.11'
19	1330.00'	364.36'	15°41'47"	183.33'	N27°47'47"W 363.22'
24	850.00'	80.99'	05°27'34"	40.53'	N63°50'18"E 80.96'
25	800.00'	230.32'	16°29'43"	115.96'	N89°23'42"E 229.52'
26	275.00'	23.41'	04°52'37"	11.71'	N02°18'19"E 23.40'
27	225.00'	19.22'	04°53'35"	9.61'	S02°17'15"W 19.21'
28	850.00'	64.28'	04°20'00"	32.16'	S84°31'26"E 64.27'
29	670.00'	170.60'	14°35'21"	85.77'	N10°14'33"E 170.14'
30	610.00'	327.20'	30°43'59"	167.64'	N02°10'14"E 323.29'
31	670.00'	88.14'	07°32'15"	44.13'	N09°25'38"W 88.08'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
59	6945 S.F.	582 S.F.	6363 S.F.
60	6143 S.F.	863 S.F.	5280 S.F.
61	6601 S.F.	1081 S.F.	5520 S.F.
62	8572 S.F.	1300 S.F.	7272 S.F.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 1-14-13  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1-16-13  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
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 (P) 301-371-3503 (F) 301-371-3506  
 WWW.BEI-CIVLENGINEERING.COM

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	17
BUILDABLE	17
OPEN SPACE/ GOLF 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	2.42± AC.
OPEN SPACE/GOLF SPACE	3.69± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.20± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.31± AC.

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

*Bilgon for Donna Rivers* 2/14/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

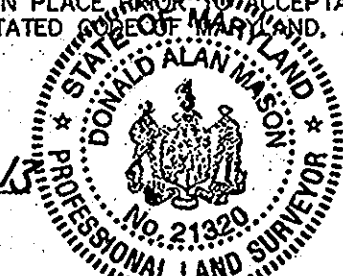
*Donald Mason* 2/5/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ke. J. Sheehan* 2/20/13  
 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 1-7-2015 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 DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 1-14-13  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16<sup>TH</sup> DAY OF JANUARY, 2013."

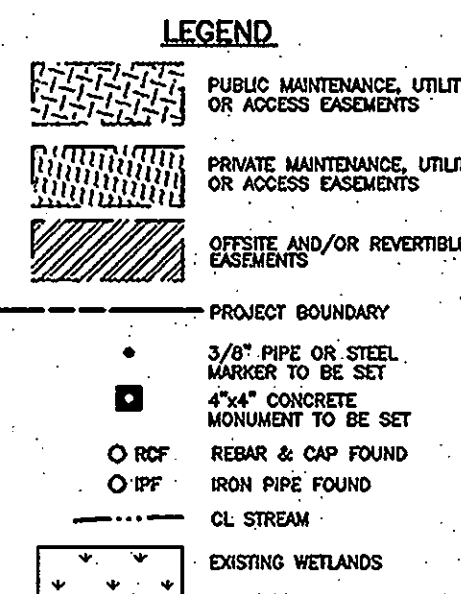
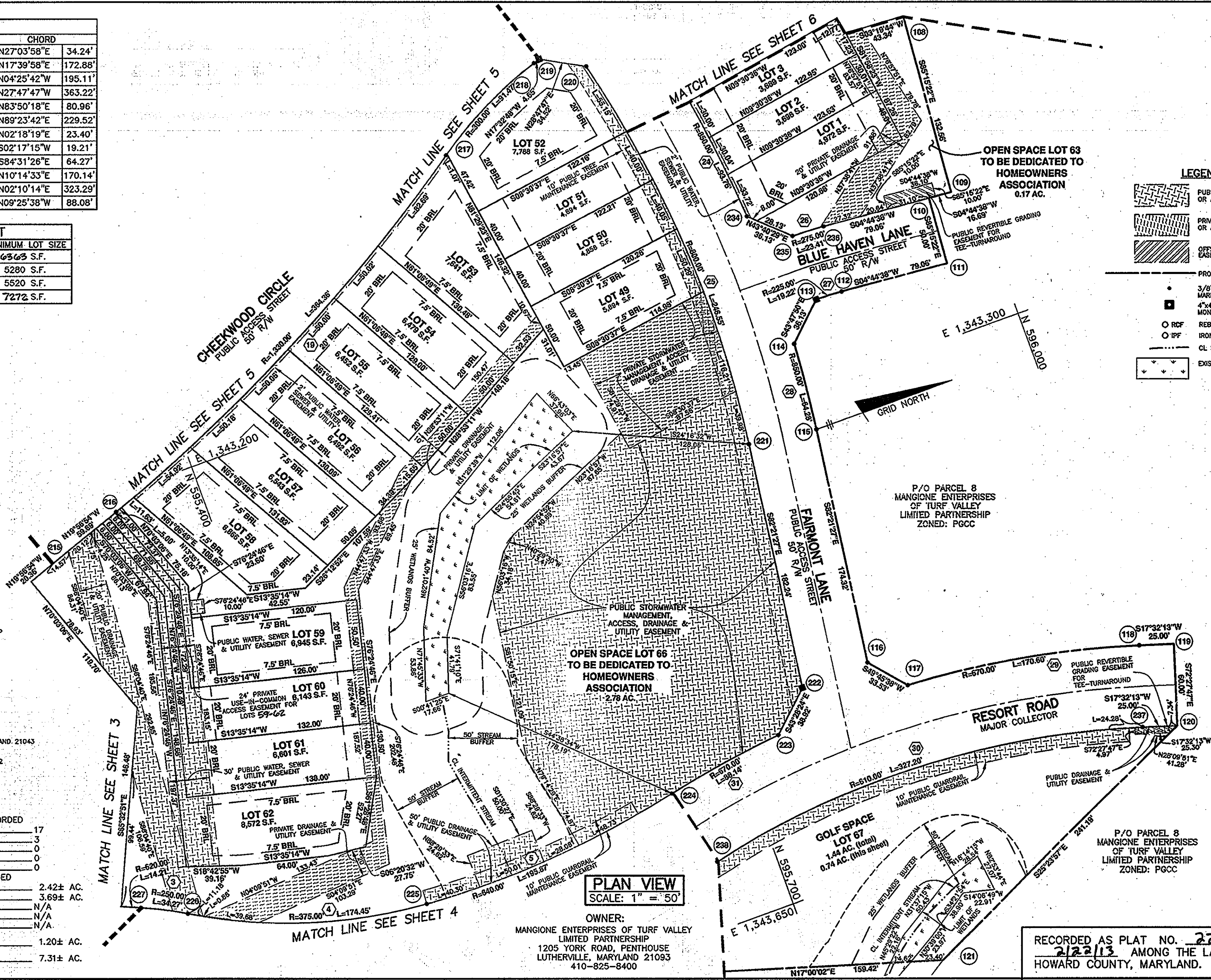
*Louis Mangione* 1-16-13  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Witness* 1-16-13  
 WITNESS DATE

RECORDED AS PLAT NO. 22295 ON 2/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY**  
**PHASE 1, SECTION 2**  
 LOTS 1 thru 62; OPEN SPACE LOTS 63 thru 66  
 GOLF SPACE LOT 67  
 NON-BUILDABLE BULK PARCELS AA & BB

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 11 DATE: JANUARY, 2013  
 PARCEL: P/O 8 SHEET: 7 OF 7  
 ZONED: PGCC



**PLAN VIEW**  
 SCALE: 1" = 50'