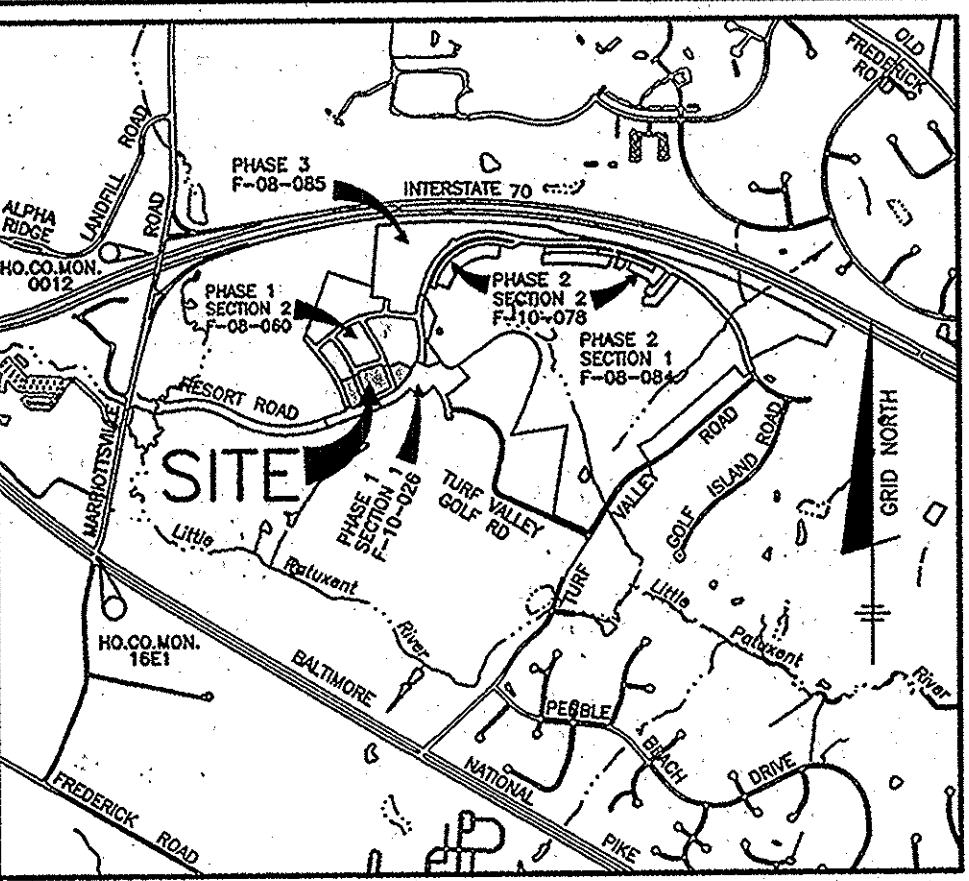
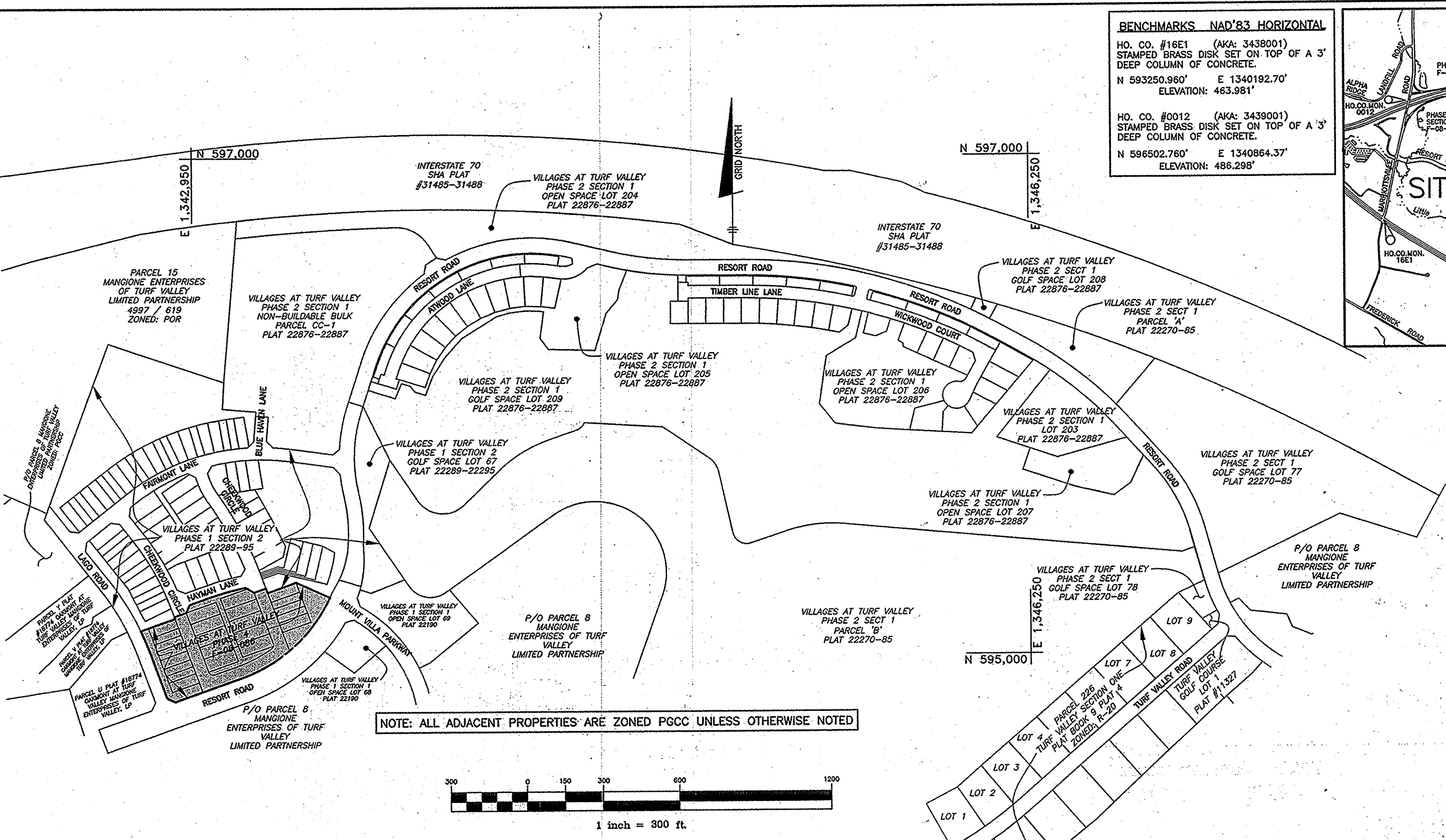


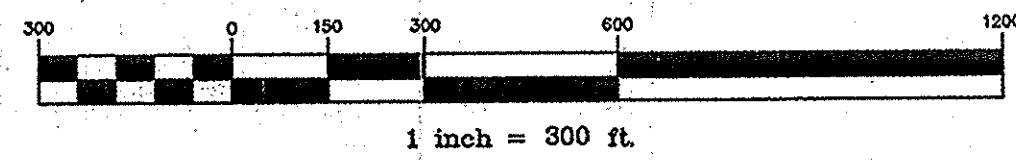
**BENCHMARKS NAD'83 HORIZONTAL**  
 HO. CO. #16E1 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF A 3'  
 DEEP COLUMN OF CONCRETE.  
 N 593250.960' E 1340192.70'  
 ELEVATION: 463.981'  
 HO. CO. #0012 (AKA: 3439001)  
 STAMPED BRASS DISK SET ON TOP OF A 3'  
 DEEP COLUMN OF CONCRETE.  
 N 596502.760' E 1340864.37'  
 ELEVATION: 486.298'



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP: 11  
 GRID: D4



NOTE: ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED



**LEGEND**  
 [Hatched Box] PHASE 4  
 F-08-086

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	23
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	2.69± AC.
OPEN SPACE/GOLF SPACE	1.02± 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)	1.02± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.73± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BE-CIVILENGINEERING.COM

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

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* 1-6-15  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1/8/15  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

NOTE: FOR GENERAL NOTES SEE SHEET 2.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE NON-BUILDABLE BULK PARCEL 'BB' PREVIOUSLY RECORDED AS PLAT NO. 22291 INTO 23 BUILDABLE LOTS AND 3 OPEN SPACE LOTS.

RECORDED AS PLAT NO. 23288 ON 2/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*William M. Mason* 2/5/15  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad E. Ehrlich* 2-19-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schaefer* 2-23-15  
 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 08/11/2010 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 A. Mason* 1/8/15  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 1554

**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 8<sup>th</sup> DAY OF JANUARY, 2015.

*Louis Mangione* 1/8/15  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Donald A. Mason* 1/8/15  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 4**  
 LOTS 177 thru 199  
 OPEN SPACE LOTS 200 thru 202  
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'BB' PREVIOUSLY RECORDED UNDER PHASE 1 SECTION 2 AS PLAT NO. 22291

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16 SCALE: AS SHOWN  
 GRID: 11 DATE: JANUARY, 2015  
 PARCEL: P/O 8 SHEET: 1 OF 3  
 ZONED: PGCC

**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. MILDENBERG 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 012 WERE USED FOR THIS PROJECT.
- 4.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4551-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4551-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #1 (EXTENDED DETENTION FACILITY WITH MICROPOOL), AND OFFLINE RECHARGE CHAMBER #1; CONSTRUCTED UNDER VILLAGES AT TURF VALLEY, PHASE 1, SECTION 1 (F-10-027). THE POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 7.) THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF VILLAGES AT TURF VALLEY, PHASE 4.
- 8.) A NOISE STUDY IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 4 SINCE IT IS NOT WITHIN 1000' OF AN ARTERIAL ROADWAY.
- 9.) A GEOTECHNICAL REPORT IS NOT REQUIRED FOR VILLAGES AT TURF VALLEY, PHASE 4.
- 10.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 12.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS LOCATED WITHIN THE LIMITS OF VILLAGES AT TURF VALLEY, PHASE 4.
- 13.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 14.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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 - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR AND CHIP COATING.
  - 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 ENSURE 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 PERIMETER LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- 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 UNDER S-86-13.
- 18.) THERE ARE EXISTING STRUCTURES LOCATED ON NON-BUILDABLE BULK PARCEL BB WHICH ARE TO BE REMOVED.
- 19.) 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 LOTS 177 THRU 199, AND OPEN SPACE LOTS 200 THRU 202, 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.

20.) 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 #F-08-086/24-4551-D WAS FILED AND ACCEPTED.

21.) 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.

22.) FOR LOTS SERVED BY ALLEYS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE ALLEYWAY AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE ALLEYWAY DRIVEWAY.

23.) 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 THIS PROJECT 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).

- 24.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 25.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 26.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 27.) THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-4) CONSTITUTED 241 TOTAL UNITS (145 SFA, 35 SFD, AND 61 CONDOMINIUM), 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 P-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 (P-06-013). THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE FINAL DEVELOPMENT PLAN WAS RECORDED ON NOVEMBER 30, 2007 (PLAT NO. 19578-19580), 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.

- 28.) ALL PROPOSED ALLEYS SERVING UNITS WITH REAR LOAD GARAGES (LOTS 184-189, & 190-195) ARE PRIVATE. THEY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 29.) PROPERTIES DEPICTED ON THIS PLAT ARE ZONED "PGCC" UNLESS OTHERWISE NOTED.
- 30.) OPEN SPACE DEDICATION FOR LOTS 200, 201 AND 202:

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.

31.) 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.

32.) THE LOTS CREATED HEREON ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY 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.

33.) PARKING REQUIREMENTS AS PER ZONING SECTION 133.D(3):  
2 SPACES PER SFA DWELLING UNIT REQUIRED: 23 UNITS x 2 = 46

34.) 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, RESUBDIVISION 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.
- 35.) 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 26, 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. WP-13-128 WAS APPROVED ON APRIL 2, 2013 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2014. AND WP-14-084 WAS APPROVED ON 2-21-2014 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2015.

**BULK REGULATIONS :**

- PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031, (43 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
- PROPOSED USE : SINGLE FAMILY ATTACHED & 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  
10 FEET
- ACCESSORY USES  
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 15 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.

	OPEN SPACE CALCULATIONS				Total
	Phase 1 Section 1	Phase 1 Section 2	Phase 2 Section 1	Phase 4	
Gross Area	6.25	27.75	157.59	NA	191.59
Open Space Required 15% of gross	0.94	4.16	23.64	NA	28.74
Open Space Provided	2.58	5.32	124.96	1.02	133.88
Non-Credited (less than 35' in width)	0.00	0.65	0.35	0.57	1.57
Total Credited	2.58	4.67	124.61	0.45	132.31
Open Spaces Provided Above Requirement	1.64	0.51	100.97	0.45	103.57

\* This includes area for Phase 4 (Non-Buildable Bulk Parcel BB)  
\*\* This includes area for Phase 2, Section2 (Non-Buildable Bulk Parcels DD-1, EE-1 & FF-1) and area for Phase 3 (Non-Buildable Bulk Parcel CC-1)

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* 1-6-15  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 1/8/15  
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  
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WWW.BE-ONLINEENGINEERING.COM

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

RECORDED AS PLAT NO. 23209 ON 2/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Robert J. M... 2/5/15*  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Ch... 2-19-15*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE  
*K... 2-23-15*  
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 NOVEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 1-6-15  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

**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 8<sup>th</sup> DAY OF JANUARY, 2015."

*Louis Mangione* 1/8/15  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
WITNESS *[Signature]* 1/8/15  
DATE

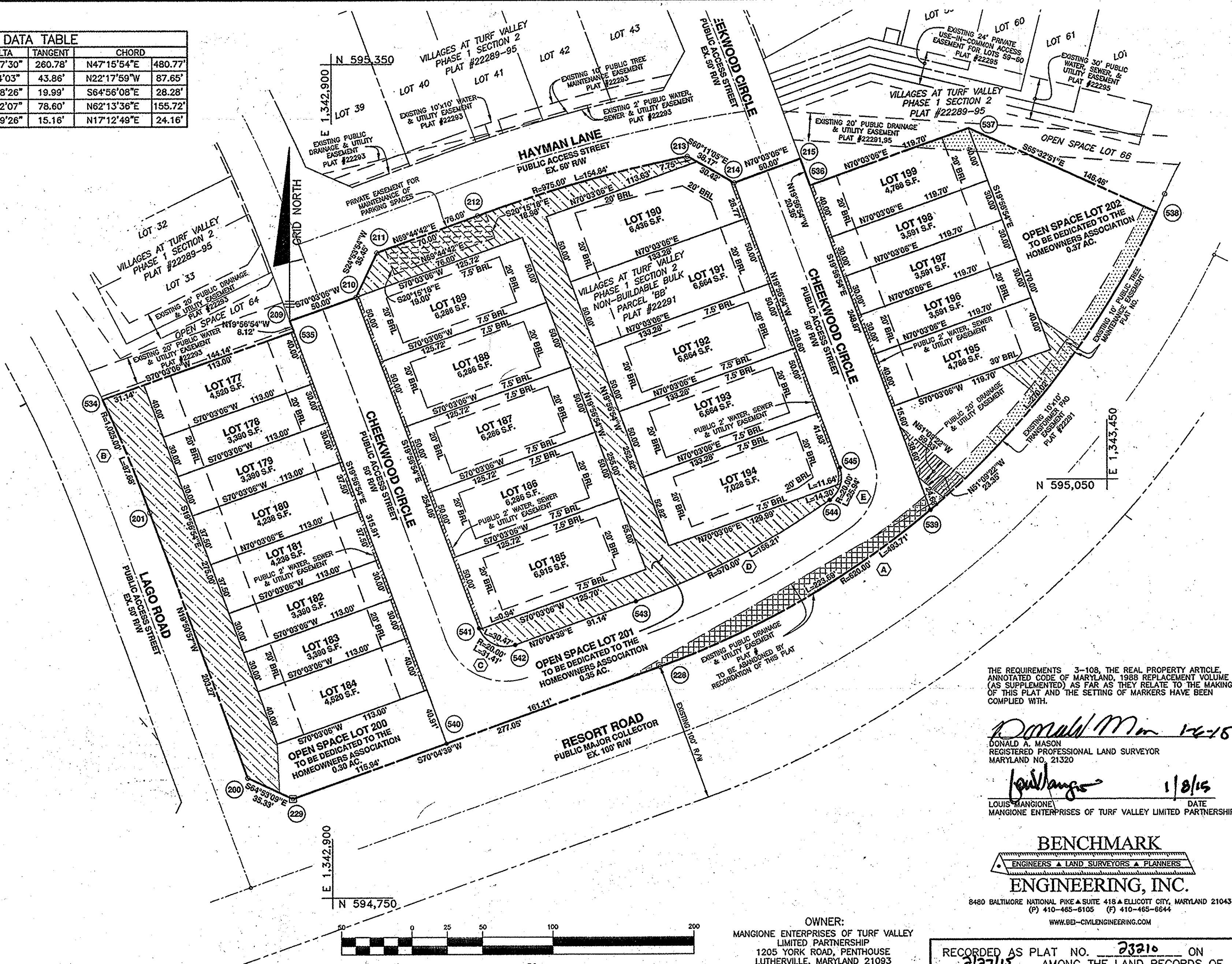
**VILLAGES AT TURF VALLEY PHASE 4**

LOTS 177 thru 199  
OPEN SPACE LOTS 200 thru 202  
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'BB' PREVIOUSLY RECORDED UNDER PHASE 1 SECTION 2 AS PLAT NO. 22291

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 11 DATE: JANUARY, 2015  
PARCEL: P/O 8 ZONED: PGCC SHEET: 2 OF 3

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
200	594836.7514	1342840.0014
201	595027.9453	1342770.9816
209	595165.8440	1342870.4415
210	595182.9027	1342917.4416
211	595215.0577	1342932.3662
212	595241.4007	1343003.7530
213	595283.2706	1343152.6563
214	595264.2927	1343185.7732
215	595281.3514	1343232.7733
228	594916.1584	1343132.4602
229	594821.7554	1342871.9940
534	595109.0396	1342737.7228
535	595158.2150	1342873.2105
536	595262.2093	1343239.7209
537	595303.0483	1343352.2404
538	595242.4131	1343485.5855
539	595028.2668	1343324.6304
540	594861.2599	1342980.9904
541	594944.0888	1343004.1191
542	594932.1092	1343029.7341
543	594963.1661	1343115.4227
544	595035.7278	1343253.2032
545	595058.8084	1343260.3538

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
A	620.00'	493.71'	45°37'30"	260.78'	N47°15'54"E 480.77'
B	1025.00'	87.68'	4°54'03"	43.86'	N22°17'59"W 87.65'
C	20.00'	31.41'	89°58'26"	19.99'	S64°56'08"E 28.28'
D	570.00'	156.21'	15°42'07"	78.60'	N62°13'36"E 155.72'
E	20.00'	25.94'	74°19'26"	15.16'	N17°12'49"E 24.16'



- LEGEND**
- PROJECT BOUNDARY
  - EXISTING EASEMENTS
  - EXISTING EASEMENTS TO BE ABANDONED
  - PRIVATE EASEMENTS
  - PUBLIC EASEMENTS
  - NON-CREDITED OPEN SPACE
  - EXISTING 3/8" PIPE OR STEEL MARKER
  - EXISTING 4"x4" CONCRETE MONUMENT
  - 3/8" PIPE OR STEEL MARKER TO BE SET
  - 10' BRL BUILDING RESTRICTION LINE

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	23
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	2.69± AC.
OPEN SPACE/GOLF SPACE	1.02± 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)	1.02± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.73± 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* 1/8/15  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Louis Mangione* 1/8/15  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-485-8105 (F) 410-485-8644  
 WWW.BEI-CIVILENGINEERING.COM

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

RECORDED AS PLAT NO. 23210 ON 2/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Baibara for Maurea Rossman* 2/5/15  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 2-19-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor Shelephoff* 2-23-15  
 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 11/17/10, 2010, AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND 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* 1/8/15  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

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