

**DENSITY TABULATION**

# PROPOSED UNITS = # ALLOWED UNITS	TURF VALLEY VILLAS SECTION ONE (F-97-89) PLAT NOS. 12807-12809 (MULTI-USE SUBDISTRICT)		TURF VALLEY VISTAS (F-94-06, F-95-49, & F-96-107) PLAT NOS. 12530-12532 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASE 1 (F-96-150 & F-99-107) PLAT NOS. 12738 & 13965-13966 (RESIDENTIAL SUBDISTRICT)		THE LEGENDS AT TURF VALLEY PHASES 2&3 (F-96-151 & F-98-91) PLAT NOS. 12738 & 13963-13964 (RESIDENTIAL SUBDISTRICT)		TURF VALLEY PROF. BLDGS. (F-02-074) PLAT NOS. 18696-18698 (MULTI-USE SUBDISTRICT)		OAKMONT at TURF VALLEY (F-02-82) PLAT NOS. 18773-18775 (MULTI-USE SUBDISTRICT)		PGCC DISTRICT TOTALS	
	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	# UNITS	DESCRIPTION	RESIDENTIAL SUBDISTRICT	MULTI-USE SUBDISTRICT
162		40	F-96-107	32	F-96-150	30	F-96-151	150,000sqft COMMERCIAL	F-02-074	192	F-02-82			
162	SUBTOTAL	74	SUBTOTAL	32	SUBTOTAL	30	SUBTOTAL			192	SUBTOTAL	136 UNITS	354 UNITS	
GROSS AREA REQUIRED												173.04/ GROSS AC. = 77.7 AC.	20.00/ GROSS AC. = 17.9 AC.	
GROSS AREA PROVIDED														
12.08 AC. PARCEL B		49.55 AC. F-94-06		22.50 AC. F-96-150		0.70 AC. F-96-151		68.97 AC. PARCELS I THRU K, OPEN SPACE LOTS 1-3; (RESORT RD. R/W) (F-02-074)		36.49 AC. PARCELS Q THRU Y & RESORT RD. R/W (F-02-082)				
29.54 AC. PARCEL C														
68.73 AC. PARCEL D														
110.35		49.55 AC. SUBTOTAL		22.50 AC. SUBTOTAL		9.95 AC. SUBTOTAL		68.97 AC. SUBTOTAL		36.49 AC. SUBTOTAL		82.00 AC. 215.60 AC.		
GOLF COURSE/OPEN SPACE REQUIRED												150*82.0 AC. = 12.30 AC.	150*215.68 AC. = 32.37 AC.	
GOLF COURSE/OPEN SPACE PROVIDED														
29.54 AC. PARCEL C		9.96 AC. LOT 147 (F-96-107)		0.67 AC. LOT 1 (F-96-150)		1.08 AC. LOT 122 (F-98-91)		24.33 AC. PARCELS K AND LOTS 1-3		1.43 AC. PARCEL V				
68.73 AC. PARCEL D		1.96 AC. LOT 104 (F-95-49)		0.67 AC. LOT 2 (F-96-150)		1.81 AC. LOT 121 (F-98-91)				.66 AC. PARCEL W				
		1.49 AC. LOT 68 (F-94-06)		0.71 AC. LOT 19 (F-96-150)		3.62 AC. LOT 124 (F-98-91)				14.41 AC. PARCEL X				
		0.07 AC. LOT 1 (F-94-06)		16.16 AC. PARCEL F (F-96-150)		0.30 AC. LOT 125 (F-98-91)								
98.27 AC. SUBTOTAL		13.48 AC. SUBTOTAL		17.61 AC. SUBTOTAL		6.81 AC. SUBTOTAL		24.33		16.30 AC. SUBTOTAL		37.70 AC. 136.9 AC.		

GROSS AREA PROVIDED - GROSS AREA REQUIRED = DENSITY AREA WHICH MAY BE APPLIED TO A FUTURE PROJECT  
297.80 AC. - 254 AC. = 43.10 AC.

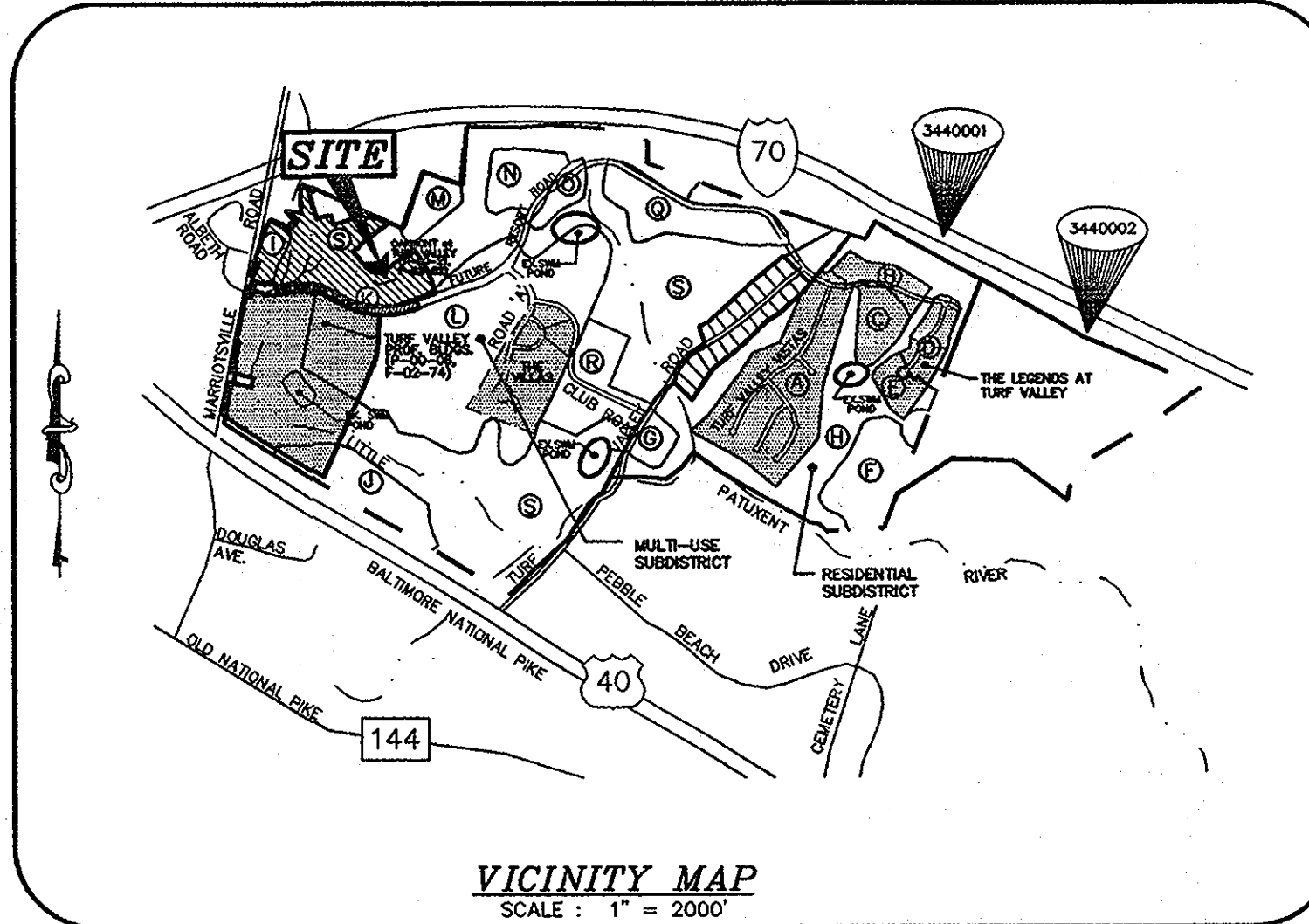
**GENERAL NOTES**

- TAX MAP: 16, P/O PARCEL: 8, BLOCK: 10.
- SUBJECT PROPERTY ZONED PGCC PER THE APRIL 13, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- BOUNDARY INFORMATION IS BASED ON FINAL DEVELOPMENT PLAN FOR TURF VALLEY, PGCC DISTRICT, MULTI-USE SUBDISTRICT (PLAT # 3054-A-1510).
- COORDINATES BASED ON NAD'27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.: 3440001 & 3440002.  
STA. No. 3440001 N 534,735.478 EL. 486.341  
E 836,286.297  
STA. No. 3440002 N 533,593.800 EL. 462.306  
E 837,983.249
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 20-3601-D FOR SEWER AND CAPITAL PROJECT W-8195 FOR WATER.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN SHOWN ON THESE PLANS IS FROM FLOODPLAIN STUDY PERFORMED UNDER TURF VALLEY PROFESSIONAL BUILDINGS, F-02-074, AND APPROVED ON APRIL 28, 2006.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13. PER HOWARD COUNTY GENERAL PLAN OF HIGHWAYS AND COMPREHENSIVE SKETCH PLAN, RESORT ROAD IS A MAJOR COLLECTOR.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND WAS SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THIS PROJECT IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- Denotes Wetlands.
- A. OAKMONT SITE SPECIFIC INFORMATION:  
AREA OF SUBDIVISION = 36.48 ACRES ±  
OPEN SPACE REQUIRED FOR OAKMONT: 15% OF 36.48 ACRES OR 5.47 ACRES  
OPEN SPACE PROVIDED: 16.30 ACRES (PARCELS V, W & X)  
B. DENSITY AT OAKMONT RESIDENTIAL CONDOMINIUMS (192 UNITS) IS SUPPORTED BY PROFESSIONAL BUILDINGS (F-02-74):  
AREA OF PROFESSIONAL BLDGS (F-02-74): 68.97 ACRES ± (USED FOR DENSITY ONLY)  
TOTAL ACRES OF OAKMONT & PROFESSIONAL BUILDINGS: 105.45 ACRES ±  
NUMBER OF UNITS ALLOWED: 200 UNITS (REFERENCE PG 368 FOURTH AMENDMENT TO THE TURF VALLEY COMP. SKETCH PLAN S-86-13 AND THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT PDF, SEE GENERAL NOTE 27.)  
NUMBER OF UNITS PROPOSED: 192 UNITS  
ACREAGE REQUIRED FOR DENSITY FOR OAKMONT: 75.00 ACRES ±  
ACREAGE AVAILABLE FOR DENSITY FOR FUTURE SUBDIVISIONS: 29.75 ACRES ±  
TOTAL OPEN SPACE REQUIRED FOR OAKMONT & PROFESSIONAL BUILDINGS: 15.72 ACRES ±  
TOTAL OPEN SPACE PROVIDED FOR OAKMONT & PROFESSIONAL BUILDINGS: 40.69 ACRES ± (PARCELS K THRU P & V THRU X)  
DPZ REFERENCE: S-86-13; P-00-021; PLAT # 3054-A-1510; WP-02-96; PLAT # 19578-80; SDP-07-62; SDP-07-84; SDP-07-85; WP-07-110
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. WATER AND SEWER WILL BE PROVIDED UNDER CONTRACT NO 24-4236-D.
- LANDSCAPING FOR PARCELS R-U (OAKMONT at TURF VALLEY) AND PARCELS V&W (SWM) WILL BE PROVIDED AT THE SDP STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.1, FIGURE 2.13, TO MODIFY THE TYPICAL SECTION OF A DIVIDED INTERMEDIATE ARTERIAL ROADWAY TO REDUCE THE WIDTH OF PAVING TO 24 FEET APPROVED ON APRIL 1, 2002.
- RESORT ROAD IS A GENERAL PLAN ROAD, SHOWN ON THE TRANSPORTATION MAP 2000 - 2020 AS A MAJOR COLLECTOR CONNECTION TO MARRIOTTVILLE ROAD. THE BUILDING RESTRICTION LINES (BRL'S) ON PARCELS ADJACENT TO THIS SECTION OF RESORT ROAD ARE THE BRL'S FOR THE MAJOR COLLECTOR.
- 'POD' AS USED HEREIN REFERS TO LAND USE AREAS ESTABLISHED IN THE FINAL DEVELOPMENT PLAN FOR TURF VALLEY. A SUMMARY OF THE APPLICABLE LAND USE AREAS IS SHOWN BELOW:

POD NO.	PROJECTED LAND USE
I	All permitted uses in the PGCC Multi-use Subdistrict
K	All permitted residential uses in the PGCC Multi-use Subdistrict
L	All permitted uses in the PGCC Multi-use Subdistrict
S	Golf and/or Open Space

NOTE: THE PURPOSE OF THIS PLAT IS TO ADD AND REVISE THE PUBLIC WATER, SEWER & UTILITY EASEMENT AND WALL MAINTENANCE AND CONSTRUCTION EASEMENTS. AND ADD AND REVISE PLAT NOTES AND UPDATE DENSITY TABULATIONS.

- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE OCTOBER 26, 2006 ON WHICH DATE DEVELOPER AGREEMENT# 024-4236D WAS FILED AND ACCEPTED.
- NO PUBLIC WATER OR SEWER SERVICE CONNECTION MAY BE MADE TO ANY LAND WITHIN PARCEL Q, MAP 16, BLOCK 18, UNTIL THE PARCEL HAS BEEN INCLUDED IN THE METROPOLITAN DISTRICT FOR PUBLIC WATER AND SEWER.
- THE APPROVED COMMERCIAL SPACE ON P-00-06 IS 150,000 SQ.FT. UP TO 30,000.00 S.F. WILL BE DEVELOPED ON PARCEL Q (F 02-82), WITH THE BALANCE ON PARCEL J (F-02-74).
- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- WAIVER PETITION WP-07-091 FOR SECTION 16.120(b)(5)(i) AND 116.155(a)(1) TO WAIVE REQUIREMENT OF SUBMISSION OF NOISE STUDY AND SUBMISSION OF SITE DEVELOPMENT PLAN FOR NON-RESIDENTIAL DEVELOPMENT WAS DENIED ON APRIL 26, 2007.
- WAIVER PETITION WP-07-110 FOR SECTION 16.134(a)(1) TO WAIVE REQUIREMENT OF CONSTRUCTION OF SIDEWALK OF BOTH SIDES OF ALL STREETS IN THE PROJECT WAS APPROVED ON JUNE 29, 2007, WITH THE FOLLOWING CONDITIONS:  
1. PROVIDE DIRECT AT-GRADE PEDESTRIAN WALKWAYS CONNECTIONS FROM MAIN ENTRANCES OF THE BUILDINGS LOCATED ON PARCELS: R, S, T, U TO THE SIDEWALK LOCATED ON WESTBOUND SIDE OF RESORT ROAD.  
2. IN THE DESIGN OF SIDEWALKS OBSERVE SAFETY AND HANDICAPPED-ACCESS REQUIREMENTS.  
3. MEET PARKING REQUIREMENTS.  
4. PROVIDE HEAD ON PARKING ONLY ON SOUTH SIDE PARKING AREA.
- PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT AND PRIVATE WALL MAINTENANCE EASEMENTS WILL BE PREPARED AND RECORDED WITH THE CONDOMINIUM DOCUMENTS.



- OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS Q THRU X. ANY CONVEYANCE OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE SECOND AMENDMENT TO THE TURF VALLEY MULTI-USE SUBDISTRICT PLAT FINAL DEVELOPMENT PLAN (PLATS 19578-19580), APPROVED NOVEMBER 1, 2007, INCREASED POD I PROJECTED RESIDENTIAL UNITS TO 80 AND POD K PROJECT RESIDENTIAL UNITS TO 200, AND RECONFIGURED THE BOUNDARIES OF POD I, K AND S.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT, AT SITE DEVELOPMENT PLAN STAGE. THE DESIGN SHALL BE IN ACCORDANCE WITH CURRENT DESIGN CRITERIA AT THAT TIME.
- MASS GRADING FOR RESORT ROAD IN SUPPORT OF HOWARD COUNTY CAPITAL PROJECT W-8195 (ALBETH HEIGHTS WATER MAIN EXTENSION) APPROVED UNDER WP-02-96 ON NOVEMBER 1, 2002, AND GP-02-090.

THE REQUIREMENTS OF §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.

*Norman Gordon Sacks* 4/2/08  
NORMAN GORDON SACKS, SURVEYOR DATE

*Louis M. Mangione* 3/31/08  
LOUIS M. MANGIONE, PRESIDENT MANGIONE FAMILY GENERAL INC., GP. DATE

*Nicholas B. Mangione* 3/31/08  
NICHOLAS B. MANGIONE, OWNER MANGIONE ENTERPRISES OF TURF VALLEY, LP. DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE PARCELS	65
NUMBER OF OPEN SPACE/GOLF SPACE PARCELS	34
NUMBER OF PARCELS	9
AREA OF BUILDABLE PARCELS	18.46 ± 13.49 AC ±
AREA OF OPEN SPACE PARCELS	16.30 ± 11.66 AC ±
AREA OF 100 YEAR FLOODPLAIN	6.69 AC ±
AREA OF ROADWAY	1.72 AC ±
AREA	36.48 ± 30.49 AC ±

**OWNER/DEVELOPER**  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MUSIC FAIR ROAD LIMITED PARTNERSHIP  
C/O MANGIONE FAMILY GENERAL INC., GENERAL PARTNERSHIP  
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 (410) 825-8400

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

*B. Nelson for Peter Beilensen* 5/21/08  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark DeLoyle* 5/28/08  
DIRECTOR DATE

*Chris DeLoyle* 4/25/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP. AND MUSIC FAIR ROAD, LP. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31<sup>ST</sup> DAY OF March, 2008

*Louis M. Mangione*  
LOUIS M. MANGIONE, PRESIDENT MANGIONE FAMILY GENERAL INC., GP. OF MUSIC FAIR ROAD LP.

*Nicholas B. Mangione*  
NICHOLAS B. MANGIONE MANGIONE ENTERPRISES OF TURF VALLEY, LP.

*Judith M. Leach*  
WITNESS

*Judith M. Leach*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 10909 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

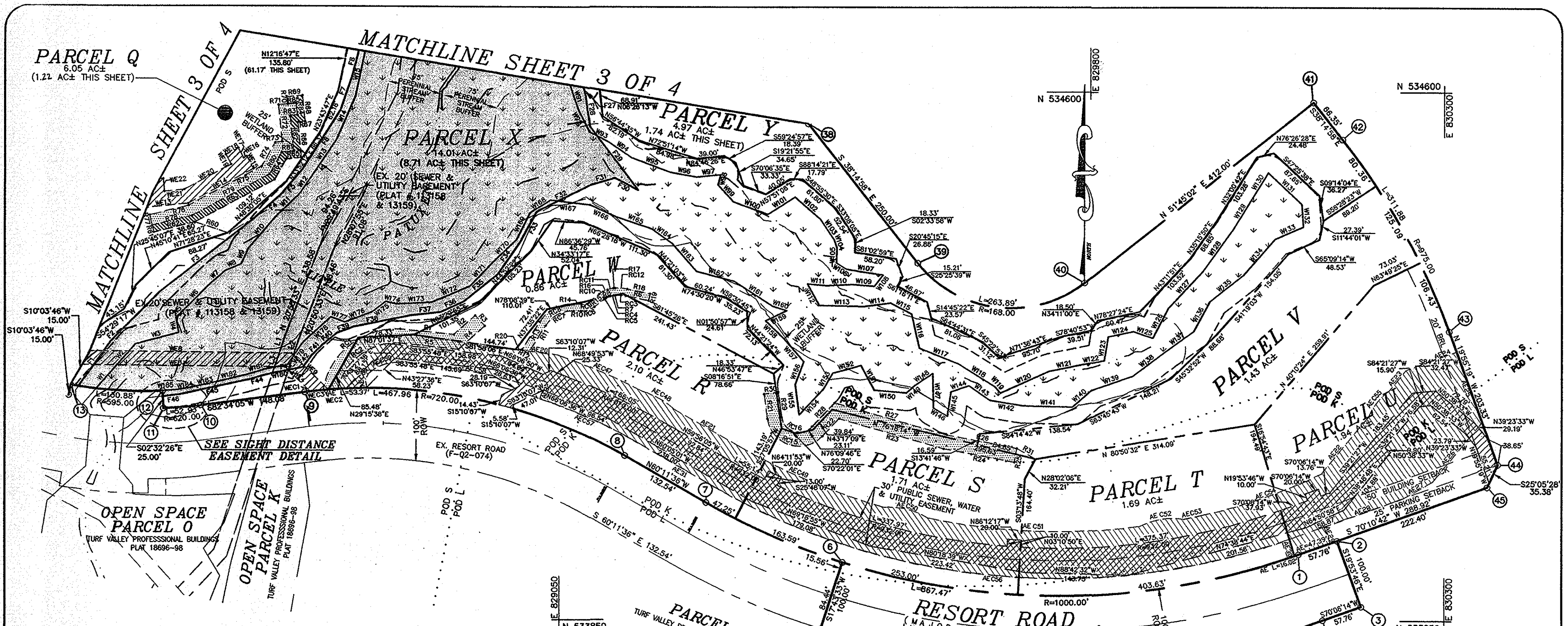
*Norman Gordon Sacks* 4/2/08  
NORMAN GORDON SACKS, L.S. NO. 9698 DATE

RECORDED AS PLAT 19935 ON 5/30/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
TURF VALLEY, PGCC DISTRICT,  
MULTI-USE SUBDISTRICT,  
PODS I, P/O K, L, & S,  
PARCELS Q THRU Y SHEET 1 OF 4

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: AS SHOWN  
P/O PARCEL 8 HOWARD COUNTY, MARYLAND DATE: MARCH 2008  
BLOCK 10 EX. ZONING PGCC  
DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT #18773-75; S-99-02; S-00-18; P-00-06; P-00-21; F-02-74; WP-02-96; PLAT 319578-80; SDP-07-62; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (410) 997-0298 Fax.



THE REQUIREMENTS OF 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.

*Norman Gordon Sacks* 4/2/08  
 NORMAN GORDON SACKS, SURVEYOR DATE

*Louis M. Mangione* 3/31/08  
 LOUIS M. MANGIONE, PRESIDENT DATE  
 MANGIONE FAMILY GENERAL INC., GP.

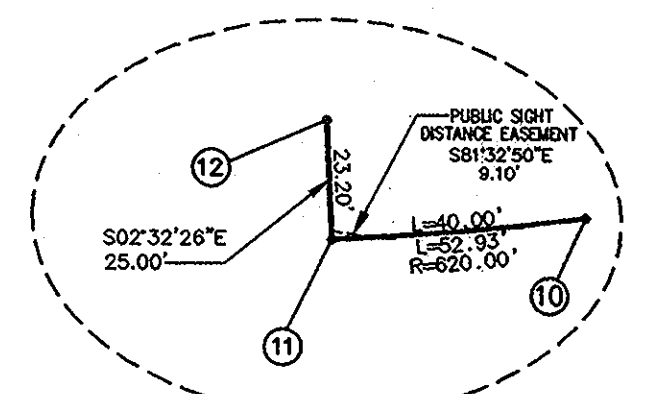
*Nicholas B. Mangione* 3/31/08  
 NICHOLAS B. MANGIONE, OWNER DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP.

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE PARCELS	6+
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS	3
NUMBER OF PARCELS	9+
AREA OF BUILDABLE PARCELS	10.39 AC±
AREA OF OPEN SPACE PARCELS	11.00 AC±
AREA OF 100 YEAR FLOODPLAIN	3.95 AC±
AREA OF ROADWAY	1.72 AC±
AREA	23.12 AC±

**CURVE TABLE**

CURVE NO./ COORDINATES	RADIUS	LENGTH	TANGENT	BEARING	DELTA
1-7	1000.00'	867.47'	463.15'	S85°02'41"E	49°42'10"
4-5	1100.00'	722.29'	374.71'	N88°54'54"E	37°37'19"
8-9	720.00'	467.96'	242.58'	N78°48'46"W	37°14'19"
10-11	620.00'	52.93'	26.48'	N85°00'50"E	04°53'30"
12-13	595.00'	130.88'	65.71'	S86°14'20"E	12°36'12"
14-15	610.00'	125.84'	63.14'	S74°01'39"E	11°49'11"
29-30	58.00'	42.67'	22.35'	S85°53'05"E	42°09'03"
32-33	375.00'	118.13'	59.56'	S77°05'29"E	18°02'57"
39-40	168.00'	263.89'	168.00'	S83°14'58"E	90°00'00"
42-43	975.00'	311.88'	157.28'	N29°05'09"W	18°19'39"



- LEGEND**
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
  - PRIVATE WALL MAINTENANCE EASEMENT
  - PRIVATE WALL CONSTRUCTION EASEMENT
  - COMMON ACCESS AND PARKING EASEMENT

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Peter Bilersen* 5/21/08  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles C. Wagle* 4/25/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Charles C. Wagle* 5/24/08  
 DIRECTOR DATE

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31<sup>ST</sup> DAY OF March, 2008

*Louis M. Mangione*  
 LOUIS M. MANGIONE, PRESIDENT  
 MANGIONE FAMILY GENERAL INC., GP. OF MUSIC FAIR ROAD LP.  
 WITNESS

*Nicholas B. Mangione*  
 NICHOLAS B. MANGIONE, OWNER  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 10909 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEYING IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Norman Gordon Sacks* 4/2/08  
 NORMAN GORDON SACKS, L.S. NO. 9698 DATE

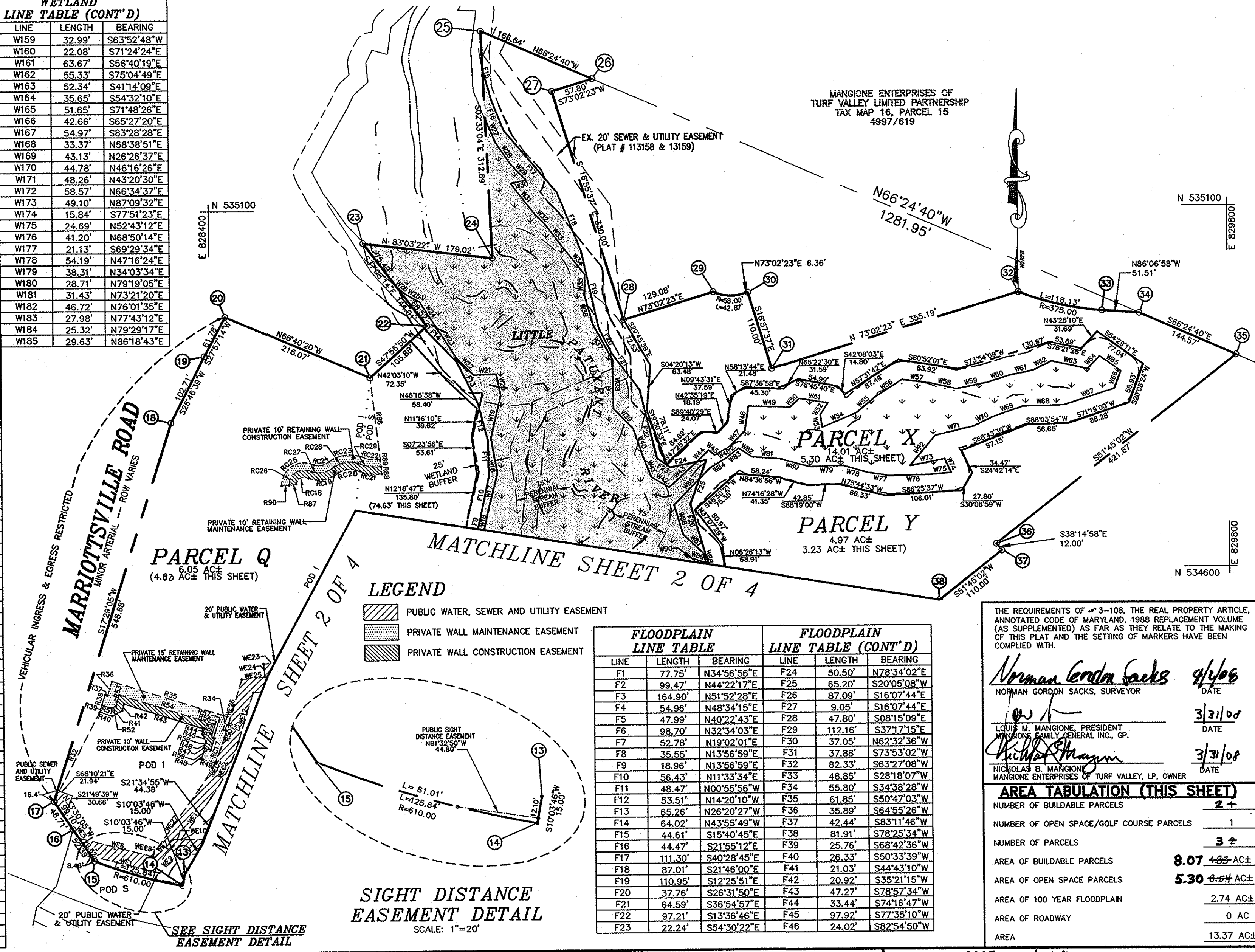
RECORDED AS PLAT 19936 ON 5/30/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**OAKMONT at TURF VALLEY**  
 TURF VALLEY, PGCC DISTRICT,  
 MULTI-USE SUBDISTRICT,  
 PODS I, P/O K, L, & S,  
 PARCELS Q THRU Y SHEET 2 OF 4

TAX MAP 16 THIRD ELECTION DISTRICT SCALE: 1"=100'  
 P/O PARCEL 8 HOWARD COUNTY, MARYLAND DATE: MARCH 2008  
 BLOCK 10 EX. ZONING PGCC  
 DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT #18773-75; S-99-02;  
 S-00-18; P-00-06; P-00-21; F-02-74; WP-02-98; PLAT 319578-80;  
 SDP-07-62; SDP-07-84; SDP-07-85; WP-07-91; WP-07-110

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0286 Bal. (410) 997-0288 Fax.

WETLAND LINE TABLE			WETLAND LINE TABLE (CONT'D)			WETLAND LINE TABLE (CONT'D)		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	33.39'	S41°15'33"W	W80	40.14'	S74°32'28"E	W159	32.99'	S63°52'48"W
W2	51.35'	S41°00'13"W	W81	40.87'	S85°16'59"E	W160	22.08'	S71°24'24"E
W3	63.31'	S75°09'06"W	W82	21.97'	S56°30'40"E	W161	63.67'	S56°40'19"E
W4	21.91'	S10°18'48"E	W83	24.13'	N51°44'04"E	W162	55.33'	S75°04'49"E
W5	16.19'	S44°47'05"W	W84	24.63'	N59°13'10"E	W163	52.34'	S41°14'09"E
W6	51.03'	S44°51'23"W	W85	70.56'	N43°57'26"E	W164	35.65'	S54°32'10"E
W7	28.98'	S48°12'01"W	W86	42.87'	N16°25'29"W	W165	51.65'	S71°48'26"E
W8	24.83'	S67°11'40"W	W87	38.14'	N46°49'24"W	W166	42.66'	S65°27'20"E
W9	24.42'	S24°36'17"W	W88	13.84'	N12°42'40"W	W167	54.97'	S83°28'28"E
W10	60.49'	S40°36'15"W	W89	18.22'	S70°21'53"E	W168	33.37'	N58°38'51"E
W11	44.47'	S46°31'08"W	W90	5.08'	N18°32'31"W	W169	43.13'	N26°26'37"E
W12	34.53'	S34°31'16"W	W91	36.62'	N18°32'31"W	W170	44.78'	N46°16'26"E
W13	60.00'	S33°56'42"W	W92	36.01'	N27°02'07"W	W171	48.26'	N43°20'30"E
W14	65.00'	S23°20'52"W	W93	31.39'	N62°42'22"W	W172	58.57'	N66°34'37"E
W15	65.63'	S12°08'57"W	W94	37.05'	N55°10'23"W	W173	49.10'	N87°09'32"E
W16	23.81'	S12°08'57"W	W95	58.71'	N69°25'17"W	W174	15.84'	S77°51'23"E
W17	57.15'	S13°55'32"W	W96	38.37'	N79°42'42"W	W175	24.69'	N52°43'12"E
W18	49.53'	S10°04'00"E	W97	33.78'	S83°51'19"W	W176	41.20'	N68°50'14"E
W19	61.33'	S13°27'09"W	W98	14.86'	N13°44'06"E	W177	21.13'	S69°29'34"E
W20	29.97'	S11°31'56"E	W99	32.83'	N42°34'33"W	W178	54.19'	N47°16'24"E
W21	31.39'	N88°23'51"E	W100	61.25'	N70°19'24"W	W179	38.31'	N34°03'34"E
W22	33.23'	S44°14'52"E	W101	45.54'	S57°50'09"W	W180	28.71'	N79°19'05"E
W23	53.34'	S32°47'28"E	W102	47.11'	N48°53'33"W	W181	31.43'	N73°21'20"E
W24	38.69'	S32°39'28"E	W103	35.55'	N34°12'26"W	W182	46.72'	N76°01'35"E
W25	23.52'	S61°02'17"E	W104	11.57'	N18°13'19"W	W183	27.98'	N77°43'12"E
W26	15.01'	S48°19'41"E	W105	21.52'	N01°49'54"E	W184	25.32'	N79°29'17"E
W27	36.64'	N23°12'49"W	W106	17.60'	N58°01'22"W	W185	29.63'	N86°18'43"E
W28	35.64'	N35°11'28"W	W107	51.32'	N81°30'17"W			
W29	29.63'	N44°11'16"W	W108	19.89'	N36°19'55"E			
W30	21.85'	N78°13'05"E	W109	32.15'	S85°44'20"E			
W31	54.62'	N37°43'57"W	W110	36.07'	N87°05'12"E			
W32	17.43'	N45°42'33"W	W111	26.76'	S84°27'59"E			
W33	46.65'	N36°46'36"W	W112	35.08'	N27°59'56"W			
W34	43.66'	N38°44'34"W	W113	63.79'	N88°59'39"W			
W35	27.88'	N02°08'24"E	W114	37.36'	S82°20'30"W			
W36	43.43'	N15°46'14"W	W115	33.73'	N62°16'02"W			
W37	54.99'	N28°31'55"W	W116	50.02'	N12°47'35"W			
W38	67.79'	N00°40'42"W	W117	59.27'	N68°01'31"W			
W39	39.11'	N43°30'33"W	W118	60.39'	N57°37'54"W			
W40	42.98'	N18°53'43"W	W119	12.88'	N42°15'08"W			
W41	28.16'	N21°28'52"W	W120	76.19'	S65°30'53"W			
W42	28.53'	N58°50'39"W	W121	42.32'	S78°46'16"W			
W43	50.56'	S47°49'58"W	W122	36.45'	S79°00'49"W			
W44	24.48'	S44°40'50"W	W123	34.62'	S09°27'19"W			
W45	11.00'	N50°24'31"W	W124	36.35'	S78°43'51"W			
W46	24.22'	S60°31'48"W	W125	28.77'	N71°07'36"W			
W47	29.66'	S43°44'11"W	W126	48.83'	S27°26'05"W			
W48	34.50'	S08°44'16"W	W127	71.95'	S43°01'58"W			
W49	57.14'	N88°37'02"W	W128	70.16'	S35°40'46"W			
W50	17.76'	S47°44'50"W	W129	57.88'	S31°43'18"W			
W51	39.74'	N80°29'58"W	W130	38.26'	S31°51'43"W			
W52	19.39'	N32°53'33"E	W131	65.14'	N47°01'30"W			
W53	17.80'	N07°43'51"W	W132	31.97'	N03°18'46"W			
W54	50.57'	S67°13'47"W	W133	43.29'	N66°16'28"E			
W55	34.82'	S50°17'15"W	W134	68.48'	N41°19'36"E			
W56	43.80'	S57°23'43"W	W135	60.03'	N51°39'21"E			
W57	39.63'	N82°29'32"W	W136	48.81'	N28°09'19"E			
W58	36.31'	N77°38'31"W	W137	49.55'	N54°26'36"E			
W59	42.26'	S78°36'00"W	W138	57.05'	N52°50'44"E			
W60	33.47'	S72°46'43"W	W139	61.60'	N70°45'47"E			
W61	32.71'	S78°10'12"W	W140	36.80'	N48°41'16"E			
W62	28.36'	S64°03'09"W	W141	70.20'	S88°12'03"E			
W63	50.79'	N77°52'04"W	W142	46.89'	S80°51'17"E			
W64	23.79'	S43°30'10"W	W143	35.92'	S54°56'23"E			
W65	35.38'	N54°28'39"W	W144	26.84'	N71°47'14"E			
W66	25.85'	N20°47'46"E	W145	35.31'	N08°12'27"E			
W67	73.01'	N71°51'29"E	W146	22.74'	S59°03'45"E			
W68	56.47'	N88°33'13"E	W147	49.13'	S01°17'24"E			
W69	41.85'	N70°27'39"E	W148	30.35'	N56°10'48"E			
W70	30.83'	N64°54'21"E	W149	16.57'	N48°45'28"E			
W71	54.83'	N76°31'23"E	W150	45.29'	S84°48'31"E			
W72	54.31'	N39°31'55"E	W151	39.78'	S27°53'04"E			
W73	48.29'	S78°48'38"W	W152	41.43'	N74°35'11"E			
W74	21.16'	N25°11'30"W	W153	26.58'	N29°50'34"E			
W75	30.12'	N85°12'06"E	W154	49.91'	N43°04'32"E			
W76	55.46'	N88°33'01"E	W155	43.28'	S07°48'09"E			
W77	30.77'	S81°02'55"E	W156	34.98'	S20°19'25"W			
W78	33.74'	S73°13'33"E	W157	42.79'	S40°12'21"E			
W79	46.58'	N88°50'55"E	W158	36.56'	S45°36'26"E			



MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
TAX MAP 16, PARCEL 15  
4997/619

**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Brian P. Bickel* 5/2/2008  
HOWARD COUNTY HEALTH OFFICER

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**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William J. ...* 4/25/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Norman Gordon Sacks* 5/20/08  
DIRECTOR

**OWNER'S STATEMENT**

I, MANGIONE ENTERPRISES OF TURF VALLEY, LP, AND MUSIC FAIR ROAD, LP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31<sup>st</sup> DAY OF March, 2008

*Louis M. Mangione*  
LOUIS M. MANGIONE, PRESIDENT  
MANGIONE FAMILY GENERAL INC., GP, OF MUSIC FAIR ROAD LP.

*Nicholas B. Mangione*  
NICHOLAS B. MANGIONE, OWNER  
MANGIONE ENTERPRISES OF TURF VALLEY, LP

*Leah M. ...*  
WITNESS

*John M. ...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TURF VALLEY ASSOCIATES, LP TO MANGIONE ENTERPRISES OF TURF VALLEY, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 920 AT FOLIO 250 AND OF THE LAND CONVEYED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP TO MUSIC FAIR ROAD LIMITED PARTNERSHIP BY DEED DATED APRIL 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 10909 AT FOLIO 016 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Norman Gordon Sacks* 4/25/08  
NORMAN GORDON SACKS, L.S. NO. 9698  
DATE

**PLAT OF REVISION**  
OAKMONT at TURF VALLEY  
TURF VALLEY, PGCC DISTRICT,  
MULTI-USE SUBDISTRICT,  
PODS I, P/O K, L, & S,  
PARCELS Q THRU Y SHEET 3 OF 4

TAX MAP 16  
P/O PARCEL 8  
BLOCK 10  
DPZ FILE NOS. S-86-13; PLAT#3054-A-1510; S-98-19; PLAT #18773-75; S-99-02; S-00-18; P-00-06; P-00-21; F-02-74; W-02-96; PLAT 319578-80; SDP-07-62; SDP-07-84; SDP-07-85; WF-07-91; WF-07-110

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Bal. (410) 997-0288 Fax.

RECORDED AS PLAT **19937** ON **5/30/08** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

THE REQUIREMENTS OF 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.

*Norman Gordon Sacks* 4/25/08  
NORMAN GORDON SACKS, SURVEYOR

*Louis M. Mangione* 3/31/08  
LOUIS M. MANGIONE, PRESIDENT  
MANGIONE FAMILY GENERAL INC., GP.

*Nicholas B. Mangione* 3/3/08  
NICHOLAS B. MANGIONE, OWNER  
MANGIONE ENTERPRISES OF TURF VALLEY, LP, OWNER

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE PARCELS	24
NUMBER OF OPEN SPACE/GOLF COURSE PARCELS	1
NUMBER OF PARCELS	32
AREA OF BUILDABLE PARCELS	8.07 AC±
AREA OF OPEN SPACE PARCELS	5.30 AC±
AREA OF 100 YEAR FLOODPLAIN	2.74 AC±
AREA OF ROADWAY	0 AC
AREA	13.37 AC±

SCALE: 1"=100'  
DATE: MATCH 2008

