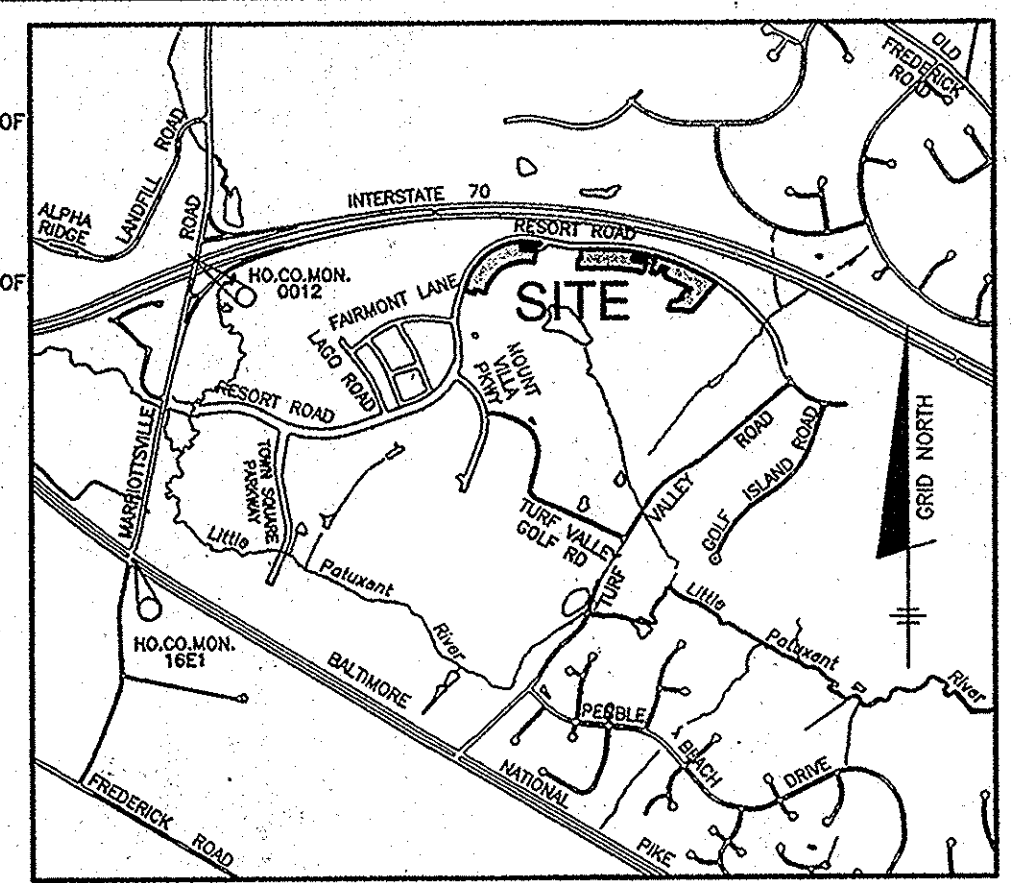


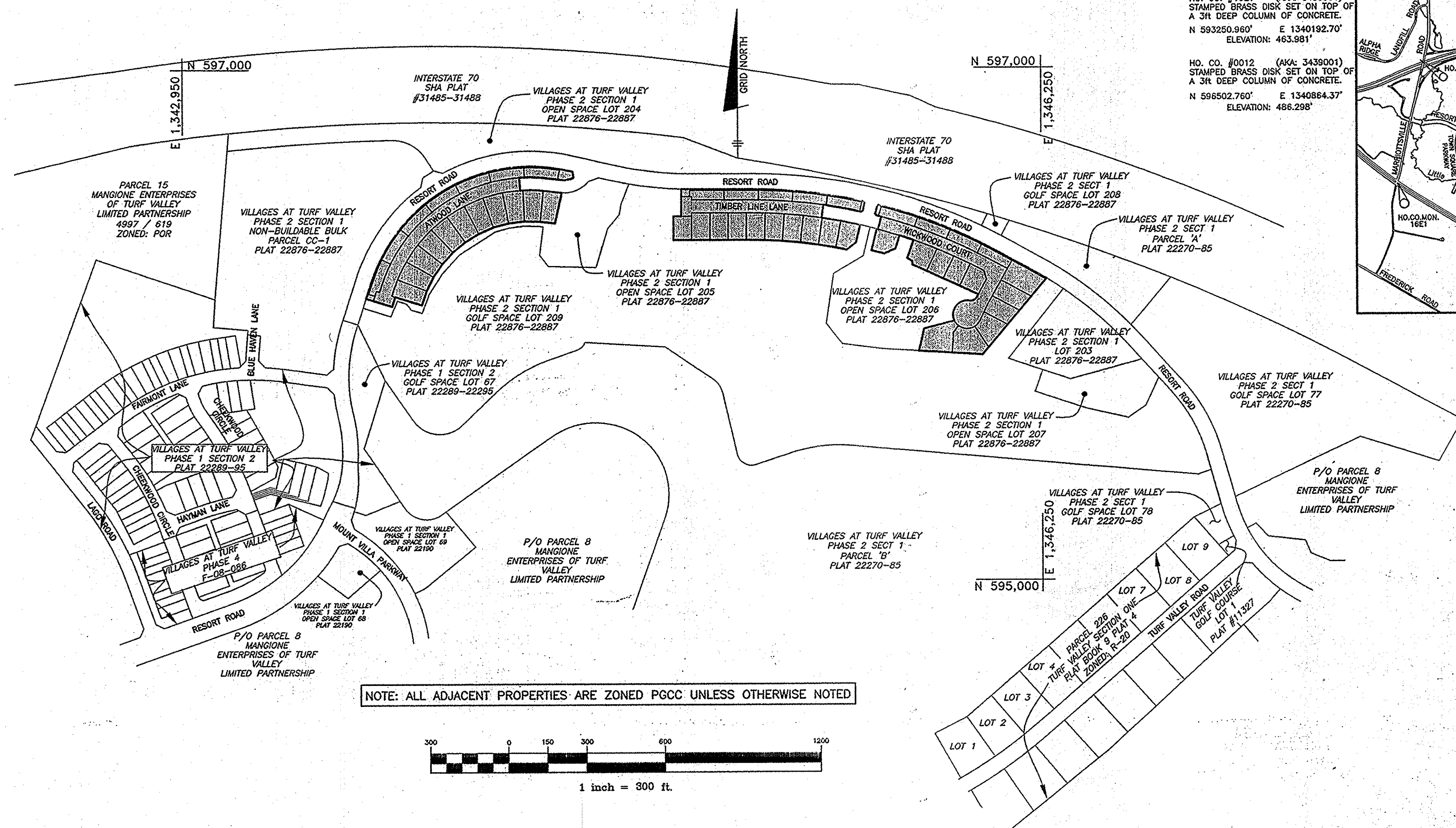
**BENCHMARKS**

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

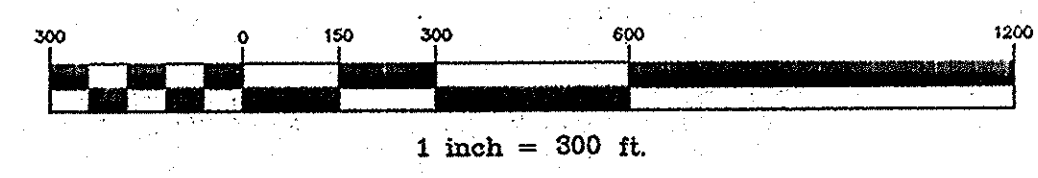
HO. CO. #0012 (AKA: 3438001)  
 STAMPED BRASS DISK SET ON TOP OF  
 A 3ft DEEP COLUMN OF CONCRETE.  
 N 598502.760' E 1340864.37'  
 ELEVATION: 486.298'



ADC MAP: 19  
 GRID: D4  
**VICINITY MAP**  
 SCALE: 1" = 2000'



NOTE: ALL ADJACENT PROPERTIES ARE ZONED PGCC UNLESS OTHERWISE NOTED



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* 4-20-15  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4-20-15  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	48
OPEN SPACE/GOLF SPACE	3
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	7.79± AC.
OPEN SPACE/GOLF SPACE	0.32± AC.
BUILDABLE 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)	2.52± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.63± AC.

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CMLENGINEERING.COM

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

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS DD-1, EE-1 AND FF-1 PREVIOUSLY RECORDED AS PLAT 22876-22887 INTO 48 SINGLE-FAMILY DETACHED LOTS, 3 OPEN SPACE LOTS AND PUBLIC ROAD RIGHT-OF-WAY.

RECORDED AS PLAT NO. 22351 ON 5/29/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Barbara for Maureen Rosman* 5/13/15  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chief* 5-13-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 5-26-15  
 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 1-7-2015 AND THAT 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 ALL OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 668 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* 4-20-15  
 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 20th DAY OF APRIL, 2015."

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

*Witness*  
 WITNESS

**VILLAGES AT TURF VALLEY**  
 PHASE 2, SECTION 2  
 LOTS 210 THRU 257  
 AND OPEN SPACE LOTS 258 THRU 260

A Resubdivision of Villages at Turf Valley, Phase 2, Section 1 Non-Buildable Bulk Parcels 'DD-1', 'EE-1' and 'FF-1' Previously Recorded as Plat No. 22876-22887

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16, PARCEL: 401, GRID: 10 COUNTY: AS SHOWN  
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 DATE: APRIL, 2015  
 ZONED: PGCC SHEET: 1 OF 5

**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 0012 WERE USED FOR THIS PROJECT.
- 4.) THE SUBJECT PROPERTY IS ZONED PGCC AND IS CONSIDERED 'GRANDFATHERED' TO THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006. THE GRANDFATHERING OF THIS PLAN IS IN ACCORDANCE WITH SECTION 100.E.3.b OF THE 2013 ZONING REGULATIONS SINCE THE PROPERTY RECEIVED INITIAL SUBDIVISION APPROVAL PRIOR TO 10-6-2013.
- 5.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D AND 24-4663-D. DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D AND 24-4663-D. DRAINAGE AREA IS LITTLE PATUXENT.
- 7.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- 8.) 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 4-13-2010, ON WHICH DATE DEVELOPER AGREEMENT #24-4549-D WAS FILED AND ACCEPTED AND 10-6-14, ON WHICH DATE DEVELOPER AGREEMENT #24-4663-D WAS FILED AND ACCEPTED.
- 9.) STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL IS PROVIDED WITHIN SWMF #3 & #4 (P-1 MICROPOOL ED PONDS), THE OFFLINE RECHARGE CHAMBER AT SWMF#4, SWMF#5 (P-5 POCKET POND), SWMF#6 (F-1 SURFACE SAND FILTER WITH DRY DETENTION POND) AND SHEETFLOW TO BUFFER CREDITS. SWMF #3, #4 & #5 SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED. THE RECHARGE CHAMBER AT SWMF #4 SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED. FOR SWMF #6, THE SURFACE SAND FILTER SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED WHILE THE DRY DETENTION POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- 10.) THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS OR 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 12.) A NOISE STUDY WAS PREPARED BY HUSH ACOUSTICS IN JULY, 2014. A NEW NOISE STUDY BASED ON THE CURRENT LOCATION OF THE NOISE WALLS (BETWEEN EACH HOUSE ALONG RESORT ROAD) WAS PREPARED BY HUSH ACOUSTICS LLC ON JULY 24, 2014. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 13.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 14.) 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 IN THE AMOUNT OF \$450.00 FOR THE REQUIRED PERIMETER LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
- 15.) FOREST CONSERVATION FOR VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2 WAS PROVIDED UNDER VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1 (F-08-084). THERE ARE NO FOREST CONSERVATION EASEMENTS WITHIN VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2.
- 16.) 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 TAR AND CHIP COATING (1.5" 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 ENSURE ALL WEATHER USE.
- 17.) RESERVATION OF PUBLIC UTILITY EASEMENTS  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 210-257 AND OPEN SPACE LOTS 258-260. 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 SUBDIVISION AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 18.) 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.
- 19.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".

- 20.) 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, PLATS 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.
- 21.) OPEN SPACE DEDICATION FOR LOTS 258-260:  
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE "ATWOOD AND TIMBERLINE VILLAGES AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC." FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- 22.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 6-23-14 DEPARTMENT ID# D15927346
- 23.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 24.) ALL PROPERTIES SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.
- 25.) 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.
  - 26.) WP-13-164, 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 JUNE 13, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
    - A. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, ONE COPY OF THE "MASTER" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" HOA.
    - B. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, ONE COPY OF THE "NEIGHBORHOOD" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" HOA.
    - C. PETITIONER SHALL SUBMIT TO DPZ, DIVISION OF LAND DEVELOPMENT, WITHIN SIXTY (60) DAYS OF RECORDATION OF THE REVISION PLAT RESULTING FROM REDESIGN OF VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1, THE RECORDING REFERENCE(S) FOR THE DEED(S), CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE RESPECTIVE HOA'S.
    - D. SINCE AT THIS TIME F-10-078, VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2 CREATES THREE ADDITIONAL OPEN SPACE LOTS TO BE DEDICATED TO THE HOA, THE PETITIONER MAY AT HIS DISCRETION REQUEST, IN WRITING, DEFERRAL OF CONDITIONS 2.A.-2.C. AS THEY APPLY TO CURRENT VILLAGES AT TURF VALLEY, PHASE 2, SECTION 1 REVISIONS UNTIL THOSE CONDITIONS BECOME APPLICABLE TO F-10-078, VILLAGES AT TURF VALLEY, PHASE 2, SECTION 2.
- 27.) APPLICABLE DPZ FILE REFERENCES ARE:  
S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009 F-08-060, F-08-084, F-09-022, F-10-026, F-10-078, WP-08-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-13-164, WP-14-084
- 28.) THE SETBACKS AND LOT SIZES INDICATED ON THE SITE DEVELOPMENT PLAN FOR LOTS 210-216, 228-232, AND 253-257 WERE APPROVED BY THE PLANNING BOARD ON APRIL 9, 2015. THE APPROVAL ALLOWED FOR THE REDUCTION FOR THE FRONT SETBACK FROM 20 FEET (RESIDENTIAL FROM A LOCAL STREET WITH A 50' RIGHT-OF-WAY) DOWN TO 8 FEET, THE REAR SETBACK FROM 30 FEET (RESIDENTIAL FROM A COLLECTOR STREET WITH A 60' RIGHT-OF-WAY) DOWN TO 6 FEET, AND THE LOT SIZE FROM 6,000 SF DOWN TO 4,800 SF.
- 29.) THE LOTS SHOWN 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 THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.

**BULK REGULATIONS:**

- PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031. (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
- PERMITTED HEIGHT : SINGLE-FAMILY DETACHED - 34 FEET  
OTHER - 15 FEET  
ACCESSORY STRUCTURES - 15 FEET
- MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
- MINIMUM LOT SIZE REQUIREMENTS :  
SINGLE FAMILY DETACHED 6,000 SQ.FT.  
EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
- MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE:  
SINGLE FAMILY DETACHED 50 FEET  
EXCEPT ZERO LOT LINE DWELLINGS 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 20 FEET  
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES  
RESIDENTIAL - REAR 20 FEET

	OPEN SPACE CALCULATIONS				Total
	Phase 1 Section 1	Phase 1 Section 2	Phase 2 Section 1**	Phase 2 Section 2	
Gross Area	6.25	27.75	157.89	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	0.32	133.18
Non-Credited (less than 35' in width)	0.00	0.65	0.35	0.32	1.32
Total Credited	2.58	4.67	124.61	0.00	131.86
Open Spaces Provided Above Requirement	1.64	0.51	100.97	0.00	103.12
* 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)					

30.) THE ORIGINAL MILESTONE DATE TO SUBMIT THE PLAT ORIGINAL FOR RECORDATION WAS AUGUST 30, 2010 AS ESTABLISHED BY THE TECHNICALLY COMPLETE LETTER FROM DPZ DATED MARCH 3, 2010. 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 FINALLY WP-14-084 WAS APPROVED ON 2-21-2014 EXTENDING THE MILESTONE DATE UNTIL AUGUST 3, 2015.

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 M. Mason* 4-20-15  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/20/15  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8460 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BEI-CIVILENGINEERING.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  
*John M. Mason* 5/13/15  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad E. Egan* 5-18-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kate Schaefer* 5-26-15  
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 1-7-2015 AND THAT 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 ALL OF THE LAND ACQUIRED BY MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 880 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald M. Mason* 4-20-15  
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 20<sup>th</sup> DAY OF APRIL, 2015."

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

*Witness*  
WITNESS

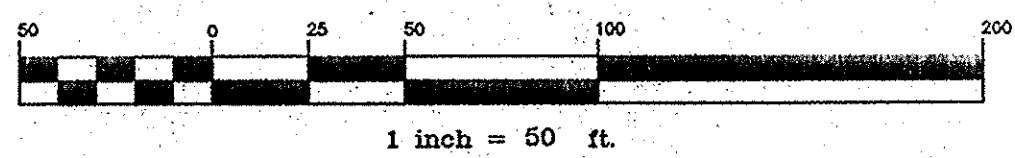
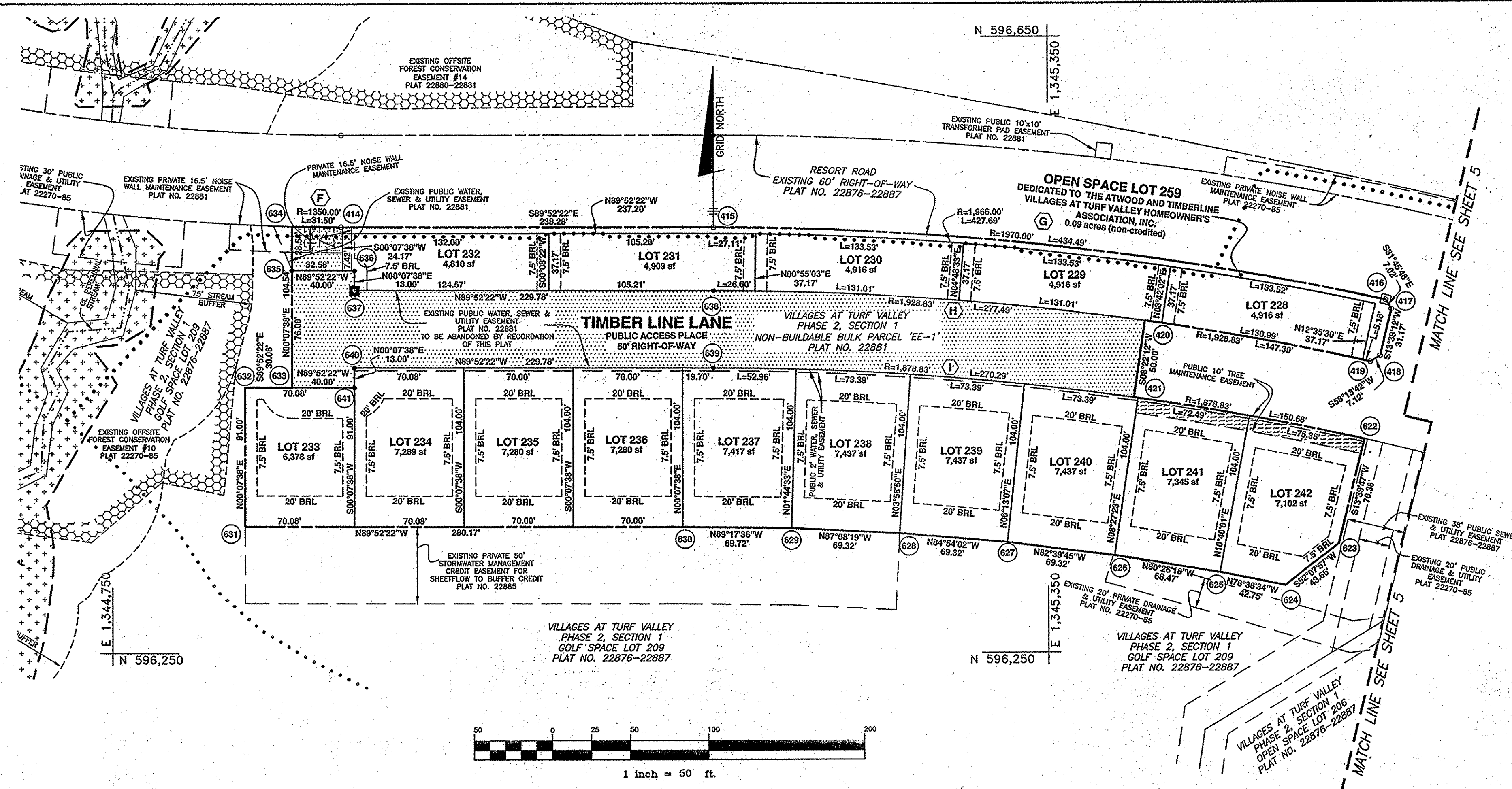
RECORDED AS PLAT NO. *23250* ON *5/24/15* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 2**  
LOTS 210 THRU 257  
AND OPEN SPACE LOTS 258 THRU 260  
A Resubdivision of Villages at Turf Valley, Phase 2, Section 1 Non-Buildable Bulk Parcels 'DD-1', 'EE-1' and 'FF-1' Previously Recorded as Plat No. 22876-22887

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN  
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 DATE: APRIL, 2015  
ZONED: PGCC SHEET: 2 OF 5



COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
414	596527.5501	1344897.5737
415	596527.0206	1345135.8551
416	596478.3423	1345566.7254
417	596472.3723	1345570.4216
418	596442.0777	1345563.0720
419	596438.3281	1345557.0178
420	596465.3104	1345412.2494
421	596415.8430	1345404.9711
622	596387.9679	1345563.0074
623	596319.5673	1345536.3821
624	596292.7665	1345501.9145
625	596301.1853	1345460.0002
626	596312.5591	1345392.4806
627	596321.4125	1345323.7261
628	596327.5742	1345254.6782
629	596331.0348	1345185.4425
630	596331.8948	1345115.7246
631	596332.5174	1344835.5573
632	596423.5172	1344835.7595
633	596423.4503	1344865.8434
634	596527.9876	1344866.0758
635	596499.4501	1344866.0123
636	596499.3613	1344906.0122
637	596486.3613	1344905.9833
638	596485.8507	1345135.7627
639	596435.8508	1345135.6516
640	596436.3614	1344905.8722
641	596423.3614	1344905.8434



**LEGEND**

- PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
- EXISTING EASEMENTS
- FOREST CONSERVATION EASEMENTS
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LIMIT OF SUBMISSION
- BUILDING RESTRICTION LINE
- 
- 
- CL STREAM
- LIMIT OF WETLANDS
- UNMITIGATED 65dB NOISE CONTOUR LINE
- MITIGATED 65dB NOISE CONTOUR LINE

**CENTER LINE CURVE DATA**

CURVE	COORD POINTS	RADIUS	LENGTH	DELTA	TANGENT	CHORD
F	634 TO 414	1,350.00'	31.50'	01-20-13	15.75'	S89°12'15"E 31.50'
G	415 TO 416	1,970.00'	434.49'	12-38-13	218.13'	S83°33'15"E 433.61'
H	419 TO 638	1,928.83'	424.79'	12-37-06	213.26'	N83°33'49"W 423.93'
I	639 TO 622	1,878.83'	420.97'	12-50-16	211.37'	S83°27'14"W 420.09'

**NOTE:**  
SEE GENERAL NOTE 28 ON SHEET 2 REGARDING THE FRONT AND REAR SETBACKS FOR LOTS 228 THRU 232.

**AREA TABULATION CHART--THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	15
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2.22± AC.
OPEN SPACE/GOLF SPACE	0.09± AC.
BUILDABLE 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)	0.65± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.96± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6644  
 WWW.BE-CIVLENGINEERING.COM

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 M. Mason* 4-20-15  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/20/15  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**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  
*B. Winton for Maurin Roseman* 5/18/15  
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Edmister* 5-18-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kevin Steinhilber* 5-26-15  
 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 1-7-2015 AND THAT 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 ALL OF THE LAND ACQUIRED BY DONALD A. MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 008 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THESE RECORDS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald M. Mason* 5-26-15  
 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 20th DAY OF APRIL, 2015."

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

*[Signature]*  
 WITNESS

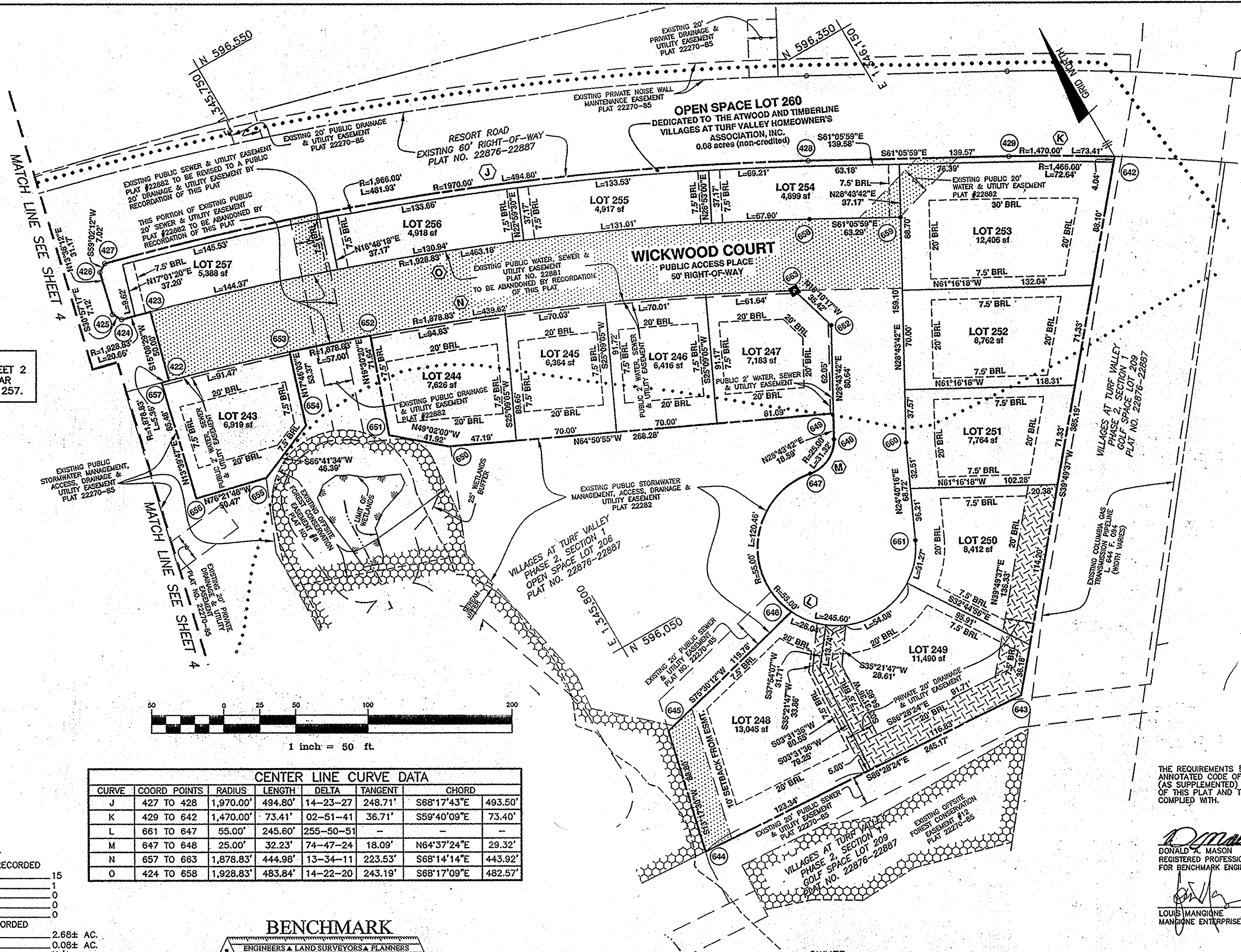
RECORDED AS PLAT NO. A3304 ON 5/21/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY**  
**PHASE 2, SECTION 2**  
 LOTS 210 THRU 257  
 AND OPEN SPACE LOTS 258 THRU 260

A Resubdivision of Villages at Turf Valley, Phase 2, Section 1 Non-Buildable Bulk Parcels 'DD-1', 'EE-1' and 'FF-1' Previously Recorded as Plat No. 22876-22887

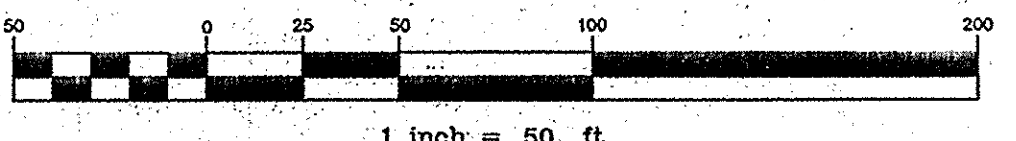
THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN  
 TAX MAP: 16, PARCEL: P/O 8, GRID: 17 DATE: APRIL, 2015  
 ZONED: PGCC SHEET: 4 OF 5

COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
422	596370.6297	1345622.2326
423	596418.8939	1345635.2928
424	596424.1824	1345615.3255
425	596430.2895	1345611.6625
426	596460.5841	1345619.0121
427	596464.1966	1345625.0331
428	596281.6874	1346083.5483
429	596214.2337	1346205.7397
642	596177.1657	1346269.0957
643	595881.3493	1346022.3950
644	595896.4309	1345777.6871
645	595982.8521	1345798.1028
646	596012.8362	1345914.0711
647	596090.1318	1345973.9697
648	596102.6952	1346000.4562
649	596118.9954	1346009.3908
650	596233.0178	1345786.5464
651	596260.4993	1345734.8952
652	596328.0273	1345758.8156
653	596346.2411	1345704.8083
654	596295.4132	1345688.5212
655	596277.0574	1345645.9142
656	596288.9574	1345596.8631
657	596372.0227	1345617.0557
658	596245.6446	1346063.6515
659	596215.0557	1346119.0628
660	596075.5434	1346042.5920
661	596013.0986	1346013.9089
662	596173.4096	1346039.2168
663	596207.4254	1346029.3528



NOTE:  
SEE GENERAL NOTE 28 ON SHEET 2  
REGARDING THE FRONT AND REAR  
SETBACKS FOR LOTS 254 THRU 257.

- LEGEND**
- PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
  - EXISTING EASEMENTS
  - FOREST CONSERVATION EASEMENTS
  - LIMIT OF SUBMISSION
  - BUILDING RESTRICTION LINE
  - 
  - 
  - 
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  - 
  - 
  -



CENTER LINE CURVE DATA						
CURVE	COORD POINTS	RADIUS	LENGTH	DELTA	TANGENT	CHORD
J	427 TO 428	1,970.00'	494.80'	14-23-27	248.71'	S68°17'43"E 493.50'
K	429 TO 642	1,470.00'	73.41'	02-51-41	36.71'	S59°40'09"E 73.40'
L	661 TO 647	55.00'	245.60'	255-50-51	-	-
M	647 TO 648	25.00'	32.23'	74-47-24	18.09'	N64°37'24"E 29.32'
N	657 TO 663	1,878.83'	444.98'	13-34-11	223.53'	S68°14'14"E 443.92'
O	424 TO 658	1,928.83'	483.84'	14-22-20	243.19'	S68°17'09"E 482.57'

**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	15
BUILDABLE LOTS	1
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.68± AC.
BUILDABLE LOTS	0.08± AC.
OPEN SPACE/GOLF SPACE	0.08± AC.
BUILDABLE 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)	0.98± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.74± AC.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BE-CIVILENGINEERING.COM

**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 THAT 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 ALL OF THE LAND ACQUIRED BY NICHOLAS B. MANGIONE AND MARY C. MANGIONE FROM STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 8908. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADWAY BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SUPPLEMENTED.

*Donald A. Mason*  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351  
DATE 4/20/15

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*W. J. Mason*  
HOWARD COUNTY HEALTH OFFICER  
DATE 5/13/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Paul E. Eubank*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 5-18-15  
*Kate Steadman*  
DIRECTOR  
DATE 5-26-15

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

**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 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS INTO 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 20<sup>th</sup> DAY OF APRIL, 2015."

*Louis Mangione*  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
DATE 4/20/15

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason*  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351  
DATE 4/20/15  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 23355 ON 6/29/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY  
PHASE 2, SECTION 2  
LOTS 210 THRU 257  
AND OPEN SPACE LOTS 258 THRU 260**

A Resubdivision of Villages at Turf Valley, Phase 2, Section 1 Non-Buildable Bulk Parcels 'DD-1', 'EE-1' and 'FF-1' Previously Recorded as Plat No. 22876-22887

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN  
TAX MAP: 16, PARCEL: P/O 8, GRID: 17 DATE: APRIL, 2015  
ZONED: PGCC SHEET: 5 OF 5