

COORDINATE CHART (NAD 83)					
No.	NORTH	EAST	No.	NORTH	EAST
401	596005.7509	1343622.4896	441	595915.7839	1344801.7442
402	596170.9229	1343674.6857	442	595934.2086	1344493.8149
403	596601.0468	1344431.5975	443	595904.5461	1344463.7706
404	596596.9115	1344449.1636	444	595865.4936	1344354.4676
405	596574.6618	1344452.1011	445	595740.1720	1344154.3497
406	596565.7424	1344405.4421	446	595606.8335	1344018.4343
407	596571.2329	1344364.5152	447	595625.6548	1343834.7360
408	596575.1561	1344244.1635	448	595787.8773	1343725.9404
409	596525.2723	1344247.5703	449	596750.6711	1343127.9111
410	596521.6769	1344357.8666	450	596728.3114	1344874.8419
411	596516.1863	1344398.7939	451	596647.3514	1345084.2340
412	596558.6894	1344510.2887	452	596402.0743	1346126.7764
413	596573.4315	1344548.9014	453	596343.6488	1346095.2591
414	596563.4695	1344591.2181	454	596587.0204	1345135.9875
415	596527.5501	1344897.5737	455	596587.5499	1344897.7071
416	596527.0206	1345135.8542	456	596621.8729	1344604.9672
417	596478.3423	1345566.7254	457	596659.4502	1344445.3467
418	596472.3723	1345570.4216	458	596593.0613	1343950.5838
419	596442.0777	1345563.0720	459	596601.7851	1343915.3583
420	596438.3281	1345557.0178	460	596574.8280	1343873.2475
421	596465.3104	1345412.2494	461	596539.1858	1343866.4228
422	596415.8430	1345404.9711	462	596189.0022	1343617.4743
423	596370.6297	1345622.2326	107	596104.7110	1343073.2190
424	596418.8939	1345635.2928	108	595996.0017	1343066.8958
425	596424.1824	1345615.3255	109	595985.0388	1343199.0035
426	596430.2895	1345611.6625	110	595968.4056	1343197.6232
427	596460.5841	1345619.0121	111	595964.2706	1343247.4519
428	596464.1966	1345625.0331	112	595866.2913	1343240.1439
429	596281.6874	1346083.5483	113	595840.2156	1343265.1472
430	596214.2337	1346205.7397	114	595834.0824	1343329.1229
431	595906.6622	1346591.5566	115	595810.8991	1343501.8936
432	595737.2484	1346742.9067	116	595832.5613	1343527.4916
433	595485.0336	1346881.4734	117	595999.9922	1343557.7452
434	595420.7200	1346899.6626	118	596023.8303	1343565.2783
435	595402.8439	1346849.1796			
436	595524.1339	1345513.5555			
437	595498.9556	1345293.6019			
438	595450.8080	1345147.5852			
439	595490.9604	1345076.7084			
440	595730.9447	1345022.6843			
440	595791.2501	1344981.9746			

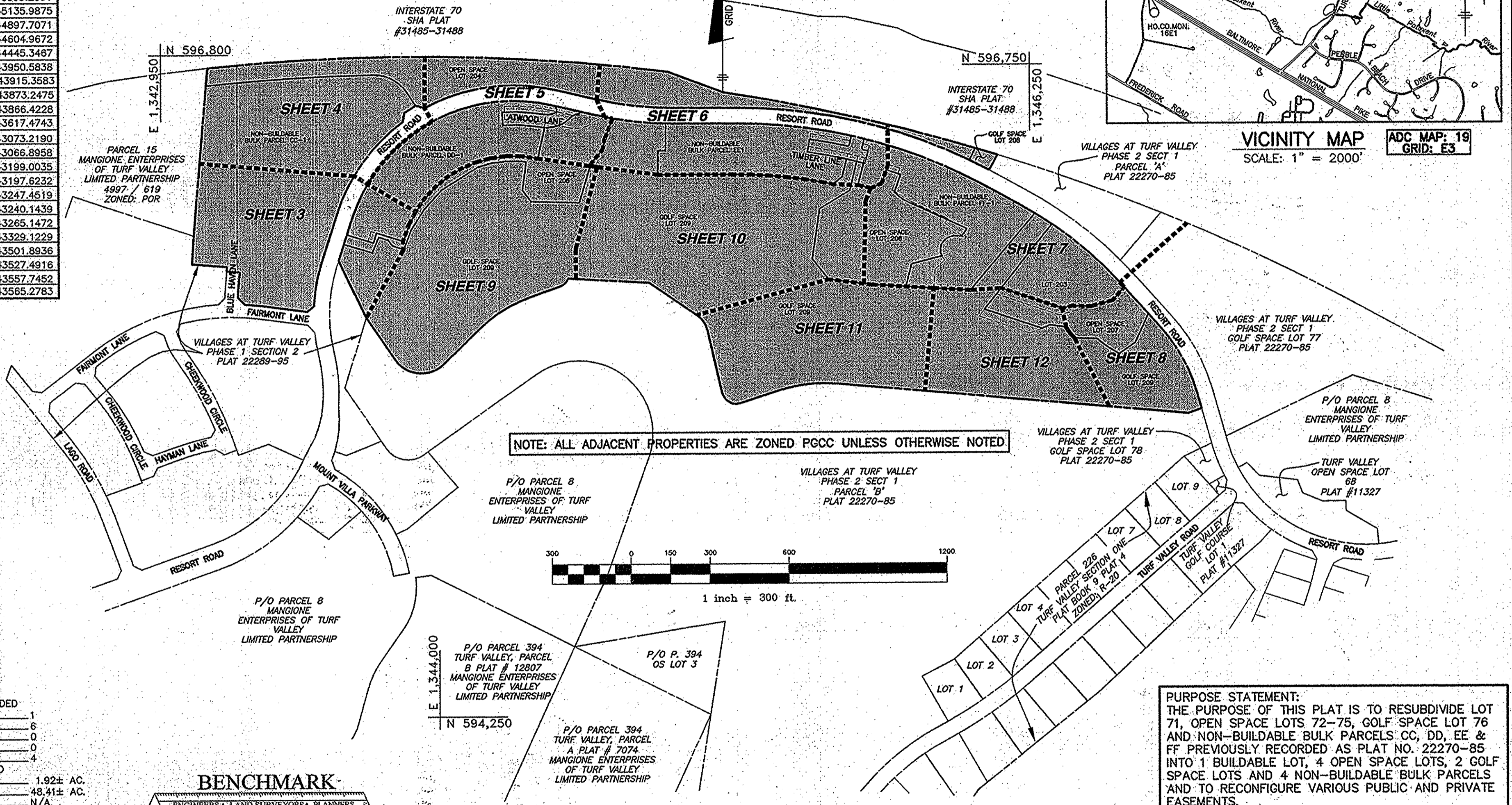
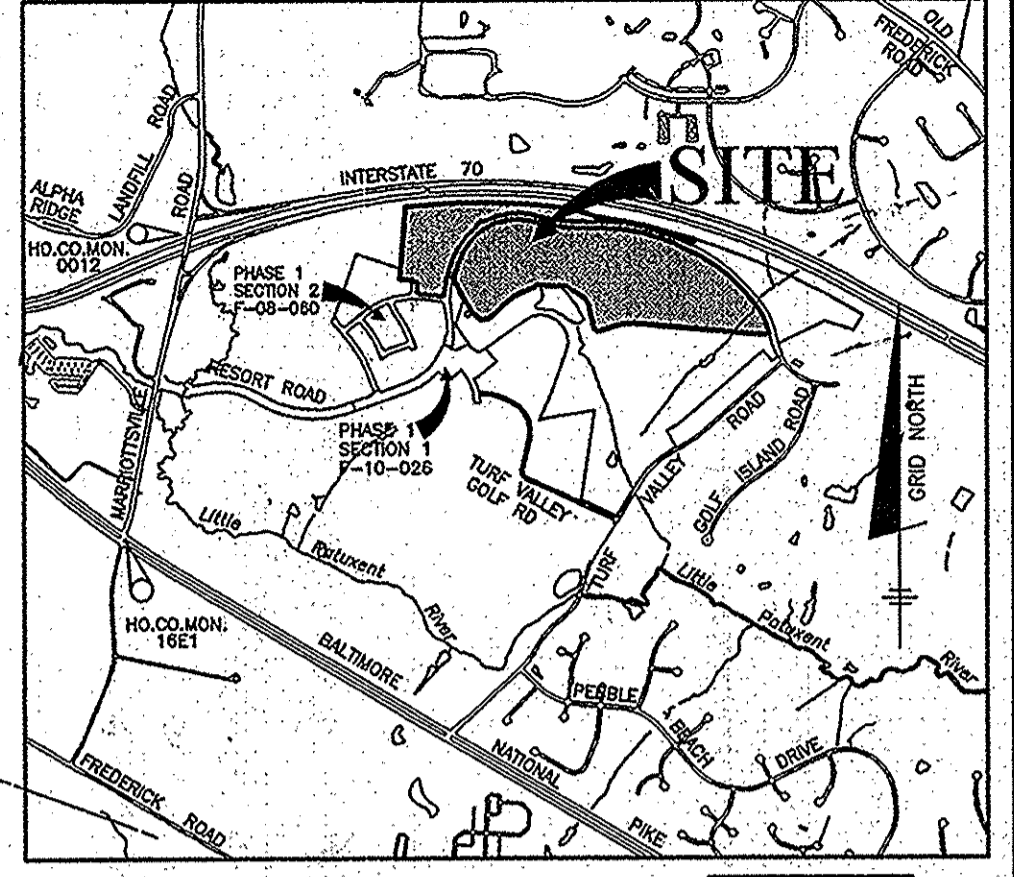
OPEN SPACE CALCULATIONS				
	Phase 1 Section 1	Phase 1 Section 2	Phase 2 Section 1	Total
Gross Area	6.25	27.76	167.69	191.69
Open Space Required 15% of gross	0.94	4.18	23.64	28.74
Open Space Provided	2.68	5.32	124.96	132.96
Non-Credited (less than 35' in width)	0.00	0.65	0.36	1.00
Total Credited	2.68	4.67	124.61	131.86
Open Spaces Provided Above Requirement	1.64	0.51	100.97	103.12

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

**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 596502.780' E 1340864.37'  
 ELEVATION: 486.298'



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* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1
OPEN SPACE/GOLF SPACE	6
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.92± AC.
OPEN SPACE/GOLF SPACE	48.41± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	22.01± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.63± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	72.97± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.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 LOT 71, OPEN SPACE LOTS 72-75, GOLF SPACE LOT 76 AND NON-BUILDABLE BULK PARCELS CC, DD, EE & FF PREVIOUSLY RECORDED AS PLAT NO. 22270-85 INTO 1 BUILDABLE LOT, 4 OPEN SPACE LOTS, 2 GOLF SPACE LOTS AND 4 NON-BUILDABLE BULK PARCELS AND TO RECONFIGURE VARIOUS PUBLIC AND PRIVATE EASEMENTS.

RECORDED AS PLAT NO. 22874 ON 7/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT  
*Bolton for Maria Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Edwards* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Keith Shue* 6-26-14  
 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 200. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 4-4-14  
 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 7th DAY OF APRIL, 2014."

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Chris Malagon* 4/7/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75, Golf Space Lot 76 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

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, 2014  
 ZONED: PGCC SHEET: 1 OF 12

**GENERAL NOTES**

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG DATED MARCH, 2006.
- 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.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4549-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 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.
- 100-YEAR FLOODPLAIN STUDY AND REPORT WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN MAY 2008 FOR THE FLOODPLAIN LOCATED WITHIN OPEN SPACE LOT 204 AND GOLF SPACE LOTS 77 & 209.
- WETLANDS LOCATIONS SHOWN ARE BASED ON APPROVED STUDIES AS SHOWN ON COMPREHENSIVE SKETCH PLAN OF TURF VALLEY. WETLANDS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2002 AND APRIL 2004 (FOR DEVELOPMENT IN AND AROUND PODS I, K, L, M, N, O, P, Q, & S).
- NOISE STUDY WAS PREPARED BY POLYSONICS DATED NOVEMBER, 2007 AND REVISED IN MAY, 2008. 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.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN MARCH, 2006 AND SUPPLEMENTED IN AUGUST, 2007.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA EXCEPT FOR THE DISTURBANCES SHOWN ASSOCIATED WITH THE 3 STREAM CROSSINGS (STATIONS 55+50, 78+50 AND 82+00 ALONG RESORT ROAD, MDE PERMIT #02-NI-0009 / 200261454 EFFECTIVE MAY 16, 2006 WITH AN EXPIRATION OF DECEMBER 31, 2014. THE DISTURBANCE OF NON-TIDAL WETLANDS ALLOWED IN THIS PERMIT REQUIRES 73,745 S.F. OF WETLAND MITIGATION WHICH SHALL OCCUR ONSITE (WITHIN TURF VALLEY). NONE OF THAT MITIGATION IS PROPOSED WITHIN THE LIMITS OF THE VILLAGES AT TURF VALLEY.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAN IS EXEMPT FROM LANDSCAPE REQUIREMENTS SINCE IT IS A RESUBDIVISION THAT CREATES NO NEW LOTS.
- THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SUBSECTION 16.1202(b)(1)(vi) SINCE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 LOT 203, OPEN SPACE LOTS 204-207 AND GOLF SPACE LOT 209. 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. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- 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.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.

- WP-08-009, A WAIVER PETITION TO SECTION 16.145(c) AND 16.146 (c) 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:
  - PETITIONER SHALL COMPLY WITH ALL RELEVANT PARKING REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR ALL DEVELOPMENT PROPOSED ON LOT 203 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
  - PETITIONER SHALL COMPLY WITH ALL RELEVANT STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION FOR PROPOSED DEVELOPMENT OF LOT 203 OF "VILLAGES AT TURF VALLEY, PHASE 2" (F-08-084).
- THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, AND UPDATED IN MARCH 2004.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- THE VILLAGES AT TURF VALLEY SUBDIVISION (PHASES 1-4) CONSTITUTED 241 TOTAL UNITS WHICH MET THE SKETCH PLAN MILESTONE DATE OF JANUARY 1, 2001 THROUGH JUNE 30, 2002 FOR BOTH PHASE IVA (131 UNITS) & IVB (110 UNITS) AS ESTABLISHED BY THE REVISED PHASING PLAN DATED JUNE 21, 2000. UNDER P-08-013, 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-08-013). 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.
- THE ARTICLES OF INCORPORATION FOR THE TURF VALLEY MASTER COMMUNITY ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 3-8-2013 UNDER D13514013
- OPEN SPACE DEDICATION FOR LOTS 204-207:  
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE TURF VALLEY MASTER COMMUNITY ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- ALL PROPERTIES SHOWN ARE ZONED PGCC UNLESS OTHERWISE INDICATED.
- THE OWNER/DEVELOPER, PRIOR TO GRADING PERMIT APPLICATION, SHALL OBTAIN A LETTER FROM COLUMBIA GAS AUTHORIZING ACTIVITIES PROPOSED WITHIN THEIR EASEMENT. A COPY OF THIS LETTER SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- 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:
  - 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.
  - 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.
  - 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 PROVIDED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- 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:
  - 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.
  - 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.
  - 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.
  - 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.
- APPLICABLE DPZ FILE REFERENCES ARE:  
S-86-13, S-03-01, P-06-013, WP-05-074, WP-08-009 F-08-080, F-08-084, F-09-022, F-10-026, F-10-078, WP-09-211, WP-10-159, WP-11-168, WP-12-129, WP-13-054, WP-13-164

**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 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 25 FEET  
PARKING 25 FEET

FROM COLLECTORS AND LOCAL STREETS:  
RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW  
ACCESSORY USES 20 FEET FROM A 50 FT. ROW  
PARKING 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES:  
FROM RESIDENTIAL DISTRICTS 75 FEET  
FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:  
SINGLE FAMILY DETACHED - SIDE 7.5 FEET  
ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET  
A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES  
RESIDENTIAL - REAR 20 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :  
FACE TO FACE 30 FEET  
FACE TO SIDE/REAR TO SIDE 30 FEET  
SIDE TO SIDE 15 FEET  
REAR TO REAR 60 FEET  
REAR TO FACE 100 FEET

THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald Mason* 4-4-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4-7-14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CVLENGINEERING.COM

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

RECORDED AS PLAT NO. 22077 ON  
7/2/14 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*B. W. ...* 4/30/14  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Ch. ...* 5-1-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*K. ...* 6-26-14  
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 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 608 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE AND RECORD OF THIS PLAT IN HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS REFERENCED.

*Donald Mason* 4-4-14  
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 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 7th DAY OF APRIL, 2014.

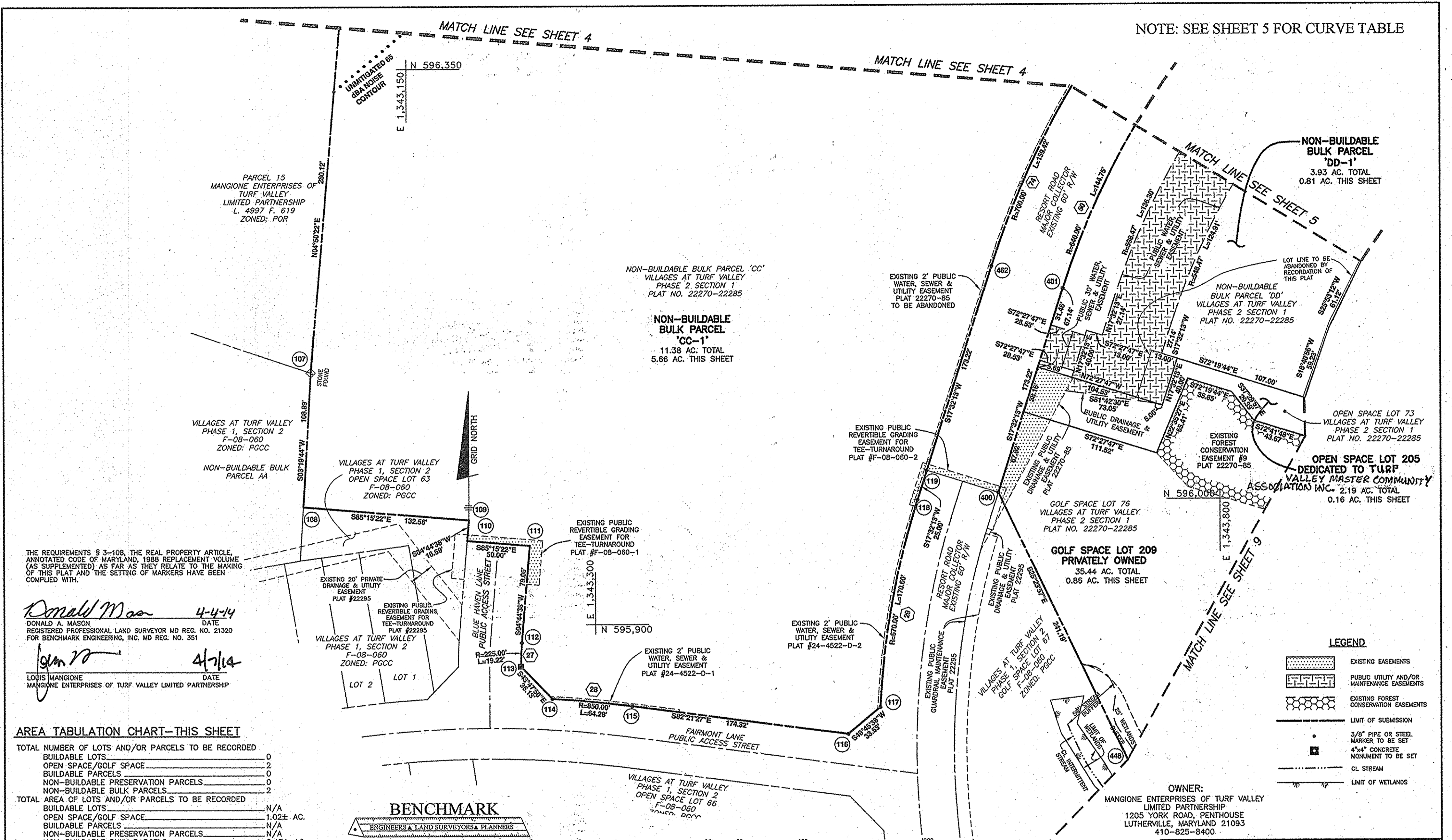
*Louis Mangione* 4-7-14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Ch. ...* 4-7-14  
WITNESS DATE

**VILLAGES AT TURF VALLEY**  
PHASE 2, SECTION 1  
LOT 203; OPEN SPACE LOTS 204 thru 207;  
GOLF SPACE LOTS 208 & 209;  
NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1

A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
Golf Space Lot 76  
and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN  
TAX MAP: 16, PARCEL: P/O B, GRID: 17 DATE: APRIL, 2014  
ZONED: PGCC SHEET: 2 OF 12



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.

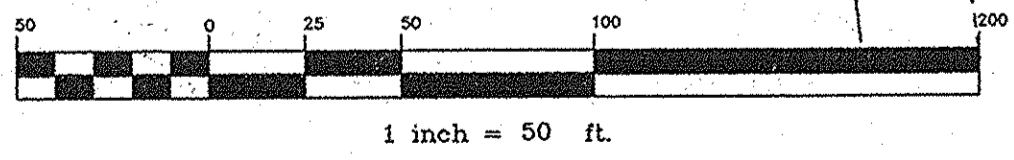
*Donald Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	1.02± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	6.47± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.49± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM



**LEGEND**

	EXISTING EASEMENTS
	PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
	EXISTING FOREST CONSERVATION EASEMENTS
	LIMIT OF SUBMISSION
	3/8" PIPE OR STEEL MARKER TO BE SET
	4\"/>
	CL STREAM
	LIMIT OF WETLANDS

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

RECORDED AS PLAT NO. 22878 ON 7/20/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Barbara Maura Rodman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief* 5.1.14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kate R...* 6.26.14  
 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 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 AND DEED DATED JULY 7, 1987 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, § 3-108.

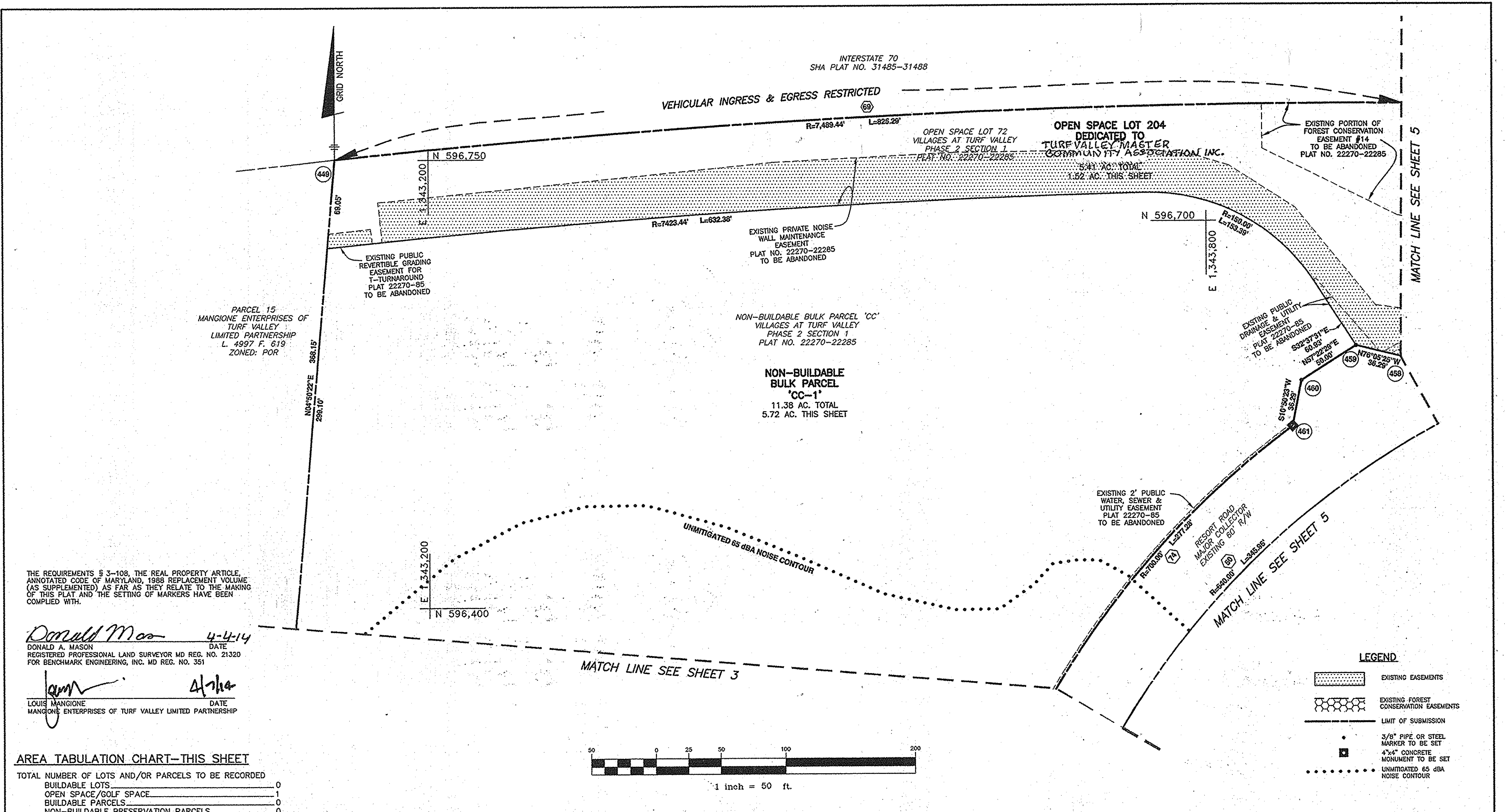
*Donald Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.

**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 7th DAY OF APRIL, 2014.

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Cl Malagon* 4/7/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
 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, 2014  
 ZONED: PGCC SHEET: 3 OF 12



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* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	1
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	1.52± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	5.72± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.24± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 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  
*B. Wilson for Maureen Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad P. Smith* 5-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kurt Schindler* 6-26-14  
 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 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 400 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* 4-4-14  
 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 7th DAY OF APRIL, 2014."

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Cl. Malagon* 4/7/14  
 WITNESS DATE

RECORDED AS PLAT NO. 22879 ON 7/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
 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, 2014  
 ZONED: PGCC SHEET: 4 OF 12

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
27	225.00'	19.22'	9.61'	19.21'	S02°17'50"W	4°53'35"
28	850.00'	64.28'	32.16'	64.27'	N84°31'26"W	4°20'00"
29	670.00'	170.60'	85.77'	170.14'	S10°14'33"W	14°35'21"
50	640.00'	957.39'	593.79'	870.59'	S60°23'32"W	85°42'37"
51	75.00'	48.34'	25.04'	47.50'	S79°10'40"W	36°55'34"
52	598.47'	120.62'	60.51'	120.42'	N88°07'59"W	11°32'52"
53	548.47'	110.54'	55.46'	110.35'	S88°07'59"E	11°32'52"
54	125.00'	124.39'	67.89'	119.32'	N69°07'57"E	57°01'00"
55	1350.00'	309.13'	155.24'	308.45'	S83°18'46"E	13°07'11"
56	1970.00'	434.49'	218.13'	433.61'	N83°33'15"W	12°38'13"
57	1928.83'	147.30'	73.68'	147.26'	N79°26'32"W	04°22'32"
58	1878.83'	222.04'	111.15'	221.92'	S78°14'39"E	08°46'17"
59	1928.83'	20.56'	10.33'	20.66'	N75°09'55"W	00°26'49"
60	1970.00'	494.80'	248.71'	493.50'	N68°17'43"W	14°23'27"
61	1470.00'	495.76'	250.26'	493.41'	N51°26'18"W	19°19'23"
62	640.00'	290.25'	147.67'	287.77'	N28°47'04"W	25°59'05"
63	545.00'	222.94'	113.05'	221.39'	S83°28'11"W	23°26'16"
64	55.00'	91.73'	60.61'	81.46'	N60°28'05"W	95°33'21"
65	100.00'	74.47'	39.06'	72.76'	N34°01'18"W	42°40'03"
66	50.00'	43.59'	23.29'	42.22'	S45°21'59"W	49°56'50"
67	550.00'	237.97'	120.88'	236.12'	S57°56'37"W	24°47'26"
68	120.00'	210.70'	144.55'	184.66'	S84°09'00"W	100°36'11"
69	7489.44'	1751.06'	879.54'	1747.07'	N89°16'00"W	13°23'45"
70	7439.44'	1071.93'	536.90'	1071.01'	N76°45'39"W	08°15'20"
71	2030.00'	999.73'	510.22'	989.66'	N75°45'51"W	28°13'01"
72	1290.00'	295.39'	148.34'	294.75'	S83°18'46"E	13°07'11"
73	700.00'	510.43'	267.16'	499.20'	S82°21'27"W	41°46'46"
74	700.00'	436.70'	225.72'	429.66'	S35°24'34"W	35°44'41"

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* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART--THIS SHEET**

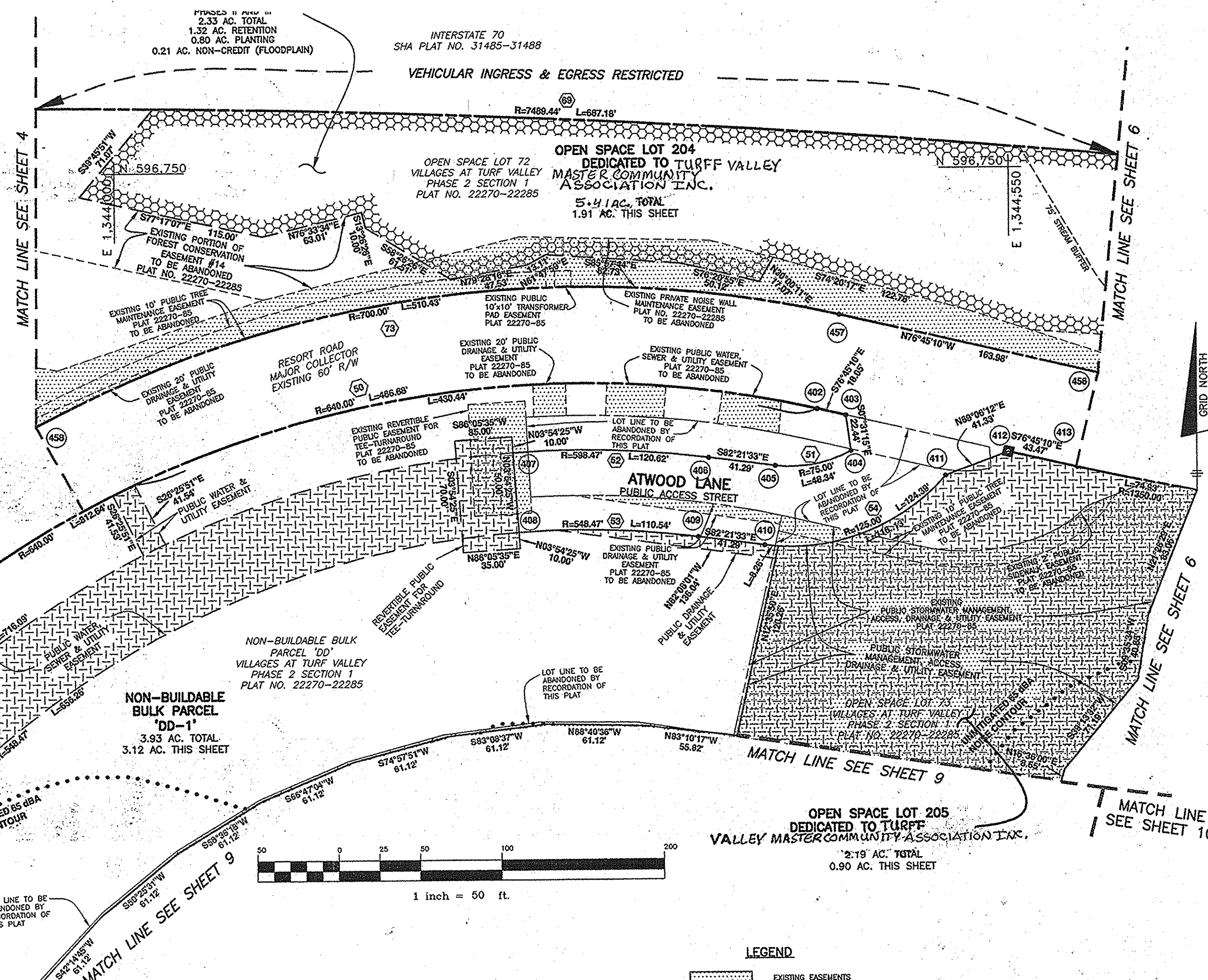
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	2.81± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	3.12± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.32± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.25± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Bryon for Mauna Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Ket Senivindan* 6-26-14  
 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 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 600. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**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.BEI-CIVILENGINEERING.COM

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

**LEGEND**

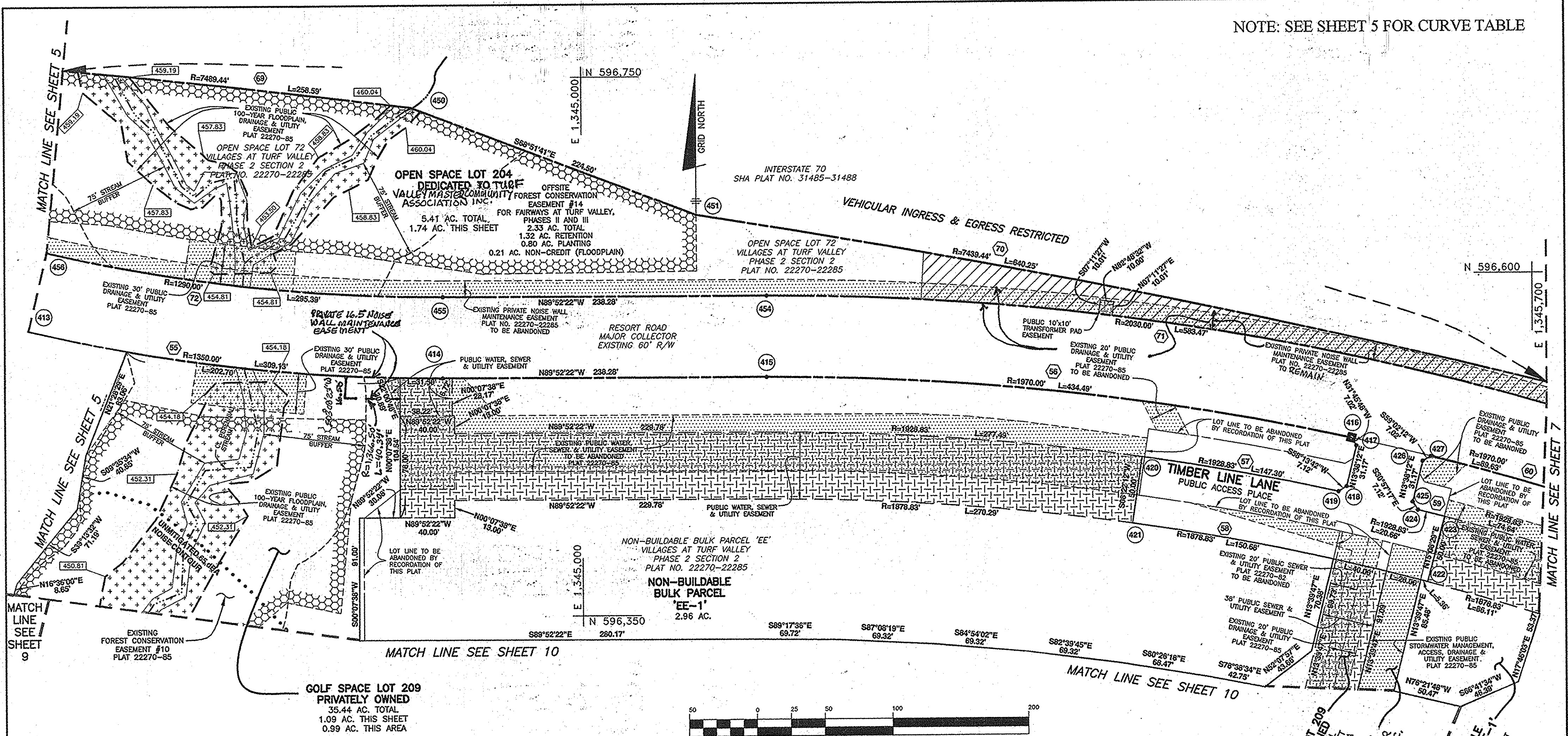
	EXISTING EASEMENTS
	PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
	EXISTING FOREST CONSERVATION EASEMENTS
	LIMIT OF SUBMISSION
	3/8" PIPE OR STEEL WARKER TO BE SET
	4\" CONCRETE MONUMENT TO BE SET
	UNMITIGATED 65 dBA NOISE CONTOUR

RECORDED AS PLAT NO. 22880 ON 7/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**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 7th DAY OF APRIL, 2014.

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
*Cl. Malayan* 4/7/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207; GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75, Golf Space Lot 76 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
 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, 2014  
 ZONED: PGCC SHEET: 5 OF 12



**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	3
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	2.88±AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	3.30± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.31±AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.49±AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6844  
 WWW.BEI-CMENGINEERING.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 Mason* 4-4-14  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE  
 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

- LEGEND**
- EXISTING EASEMENTS
  - EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
  - EXISTING FOREST CONSERVATION EASEMENTS
  - PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
  - LIMIT OF SUBMISSION
  - 3/8" PIPE OR STEEL MARKER TO BE SET
  - 4" CONCRETE MONUMENT TO BE SET
  - CL STREAM
  - UNIMPROVED 65 DBA NOISE CONTOUR
  - NON-CREDITED OPEN SPACE

RECORDED AS PLAT NO. 22881 ON 7/21/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*B. Wilson for Maurer Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Edmund* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kevin Shulman* 6-26-14  
 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 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 100 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* 4-4-14  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.

**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 7th DAY OF APRIL, 2014."

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

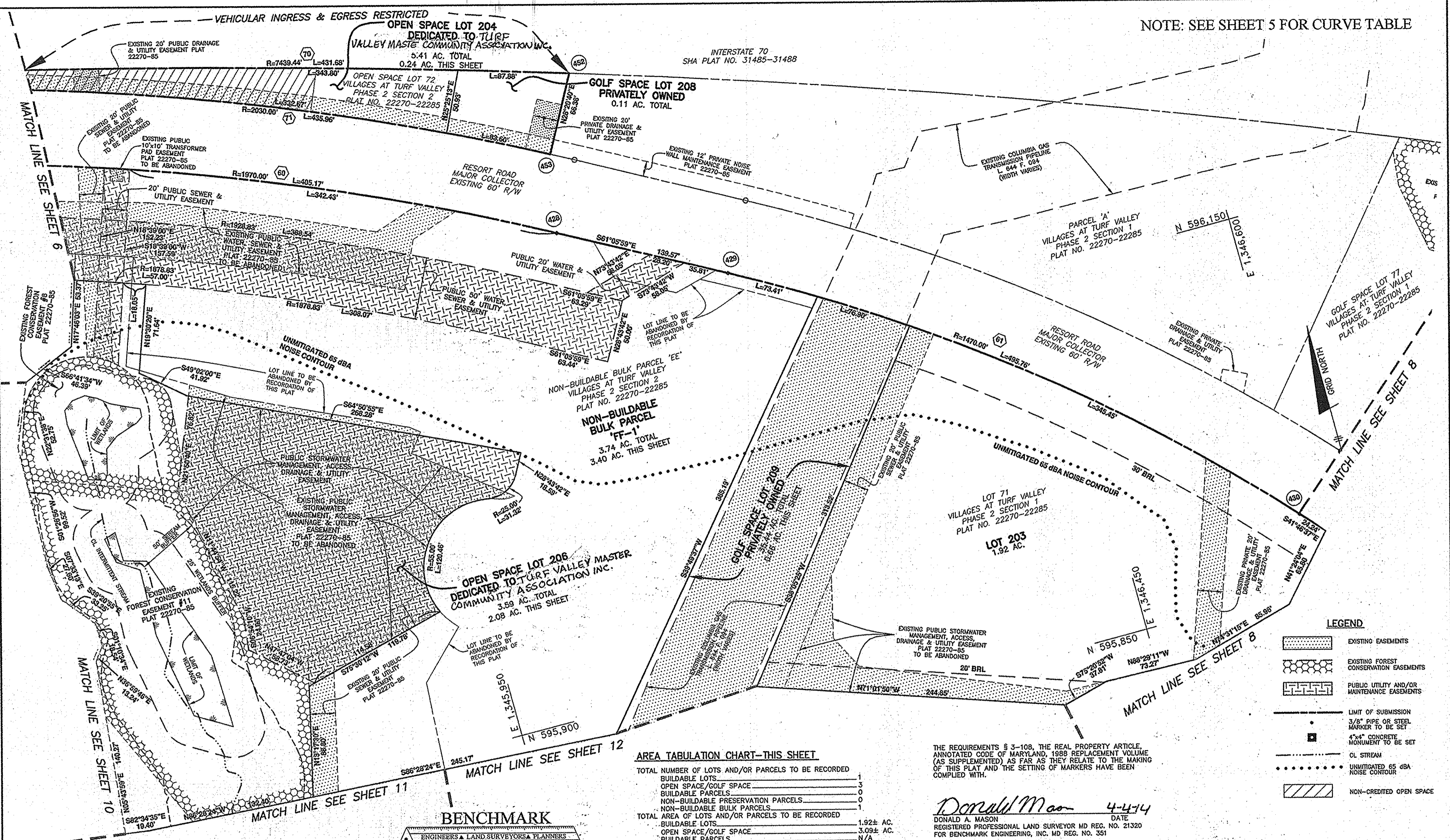
*Cl Malagon* 4/7/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1

A Resubdivision of Lot 71, Open Space Lots 72 thru 75, Golf Space Lot 76 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 16, PARCEL: 401, GRID: 10 SCALE: AS SHOWN  
 TAX MAP: 16, PARCEL: P/D 8, GRID: 17 DATE: APRIL 2014  
 ZONED: PGCC SHEET: 6 OF 12

NOTE: SEE SHEET 5 FOR CURVE TABLE



**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1
OPEN SPACE/GOLF SPACE	3
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.92± AC.
OPEN SPACE/GOLF SPACE	3.09± AC.
BUILDABLE PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	3.40± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.43± AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 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* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4-7-14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

- LEGEND**
- EXISTING EASEMENTS
  - EXISTING FOREST CONSERVATION EASEMENTS
  - PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
  - LIMIT OF SUBMISSION
  - 3/8" PIPE OR STEEL MARKER TO BE SET
  - 4"x4" CONCRETE MONUMENT TO BE SET
  - CL STREAM
  - UNMITIGATED 65 dBA NOISE CONTOUR
  - NON-CREDITED OPEN SPACE

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

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PkE & SUITE 315 BELLCOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6644  
 WWW.BE-ONLINEENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Balifer for Maria Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Clark* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ketisha L. Wood* 6-26-14  
 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 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 680 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 4-4-14  
 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 7th DAY OF APRIL, 2014.

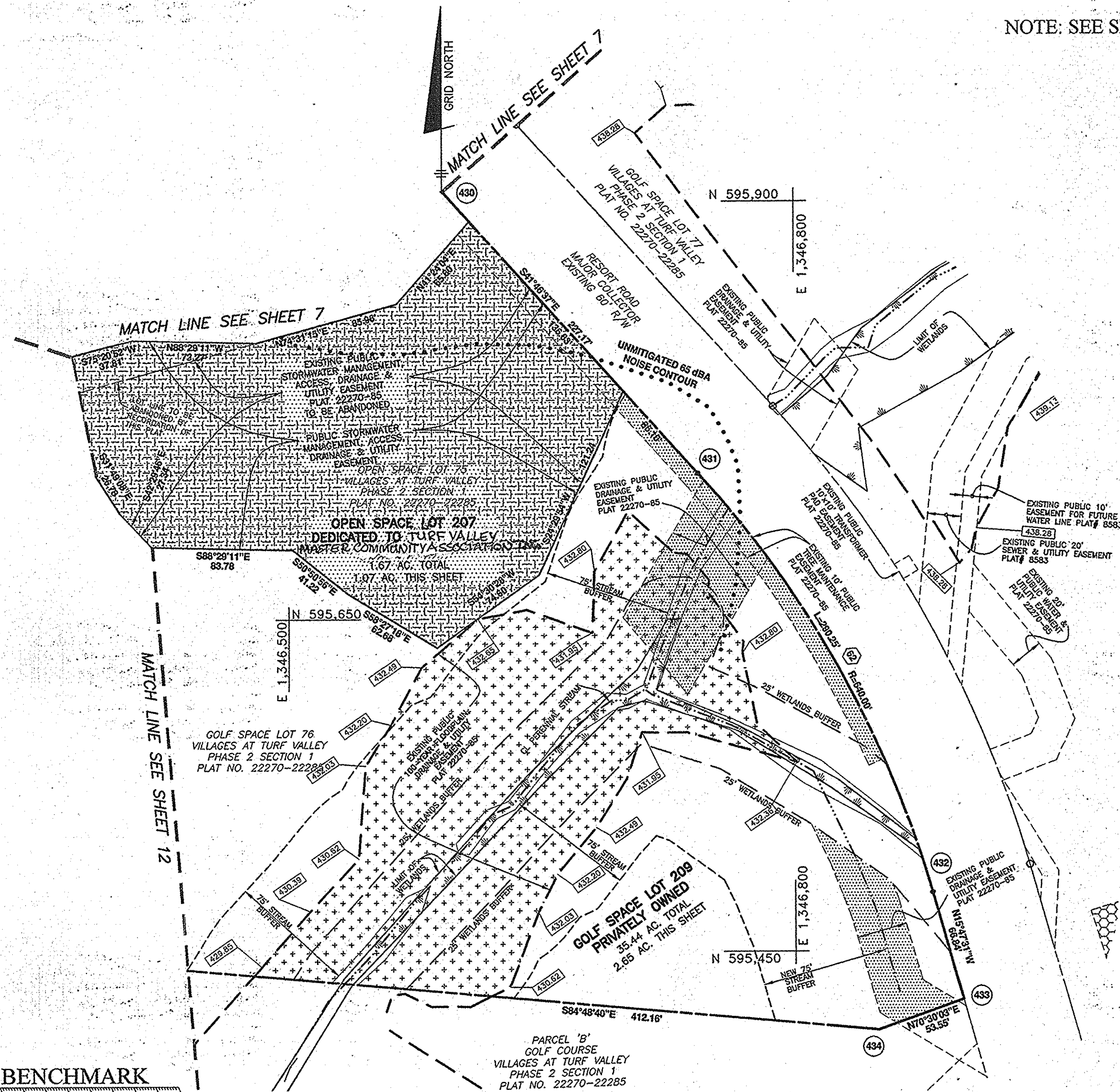
*Louis Mangione* 4-7-14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Cl. Malaguei* 4/7/14  
 WITNESS DATE

RECORDED AS PLAT NO. 22882 ON 7/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

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, 2014  
 ZONED: PGCC SHEET: 7 OF 12



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.

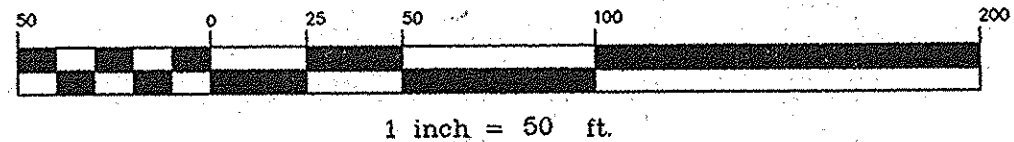
*Donald Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	3.72± 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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.72± AC.

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



**LEGEND**

	EXISTING EASEMENTS
	EXISTING PUBLIC 100FT FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	EXISTING FOREST CONSERVATION EASEMENTS
	PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
	LIMIT OF SUBMISSION
	3/8" PIPE OR STEEL MARKER TO BE SET
	4" CONCRETE MONUMENT TO BE SET
	CL STREAM
	LIMIT OF WETLANDS
	UNMITIGATED 65 dBA NOISE CONTOUR

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

RECORDED AS PLAT NO. 22883 ON 4/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Barton M. Rosanan* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Clendenen* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kevin Sheehan* 6-26-14  
 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 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 105 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 4-4-14  
 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 7th DAY OF APRIL, 2014."

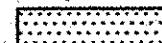

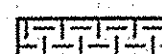
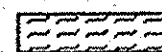

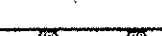
*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Al Malagani* 4/2/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY**  
 PHASE 2, SECTION 1  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
 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, 2014  
 ZONED: PGCC SHEET: 8 OF 12



**LEGEND**

-  EXISTING EASEMENTS
-  EXISTING FOREST CONSERVATION EASEMENTS
-  PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
-  PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
-  LIMIT OF SUBMISSION
-  LIMIT OF WETLANDS

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* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/11/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

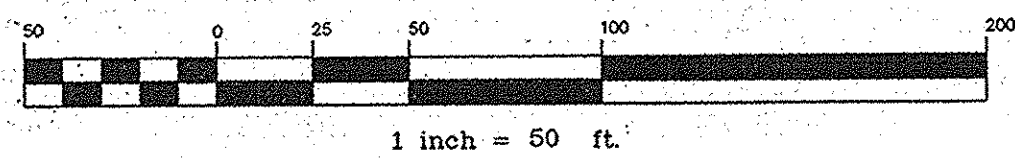
OPEN SPACE LOT 76  
 VILLAGES AT TURF VALLEY  
 PHASE 2, SECTION 1  
 PLAT NO. 22270-22285

OPEN SPACE LOT 205  
 DEDICATED TO TURF VALLEY  
 MASTER COMMUNITY ASSOCIATION  
 2.19 AC. TOTAL INC.  
 1.13 AC. THIS SHEET

GOLF SPACE LOT 76  
 VILLAGES AT TURF VALLEY  
 PHASE 2 SECTION 1  
 PLAT NO. 22270-22285

GOLF SPACE LOT 209  
 PRIVATELY OWNED  
 35.44 AC. TOTAL  
 8.89 AC. THIS SHEET

NOTE: SEE SHEET 5 FOR CURVE TABLE



**AREA TABULATION CHART-THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
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	N/A
OPEN SPACE/GOLF SPACE	10.02± 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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.02± 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-CVLENGINEERING.COM

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

RECORDED AS PLAT NO. 22884 ON  
4/11/14 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

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

*Brian for Maura Rossman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edinger* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert Shindler* 6-26-14  
 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 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 6669 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, AND

*Donald Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

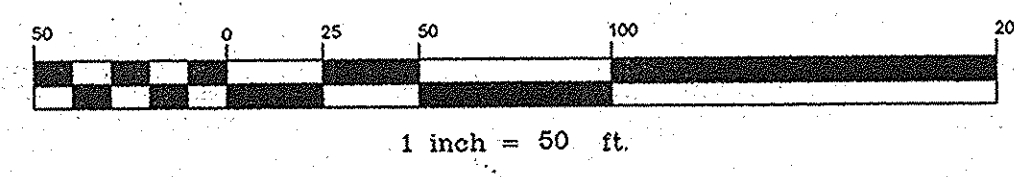
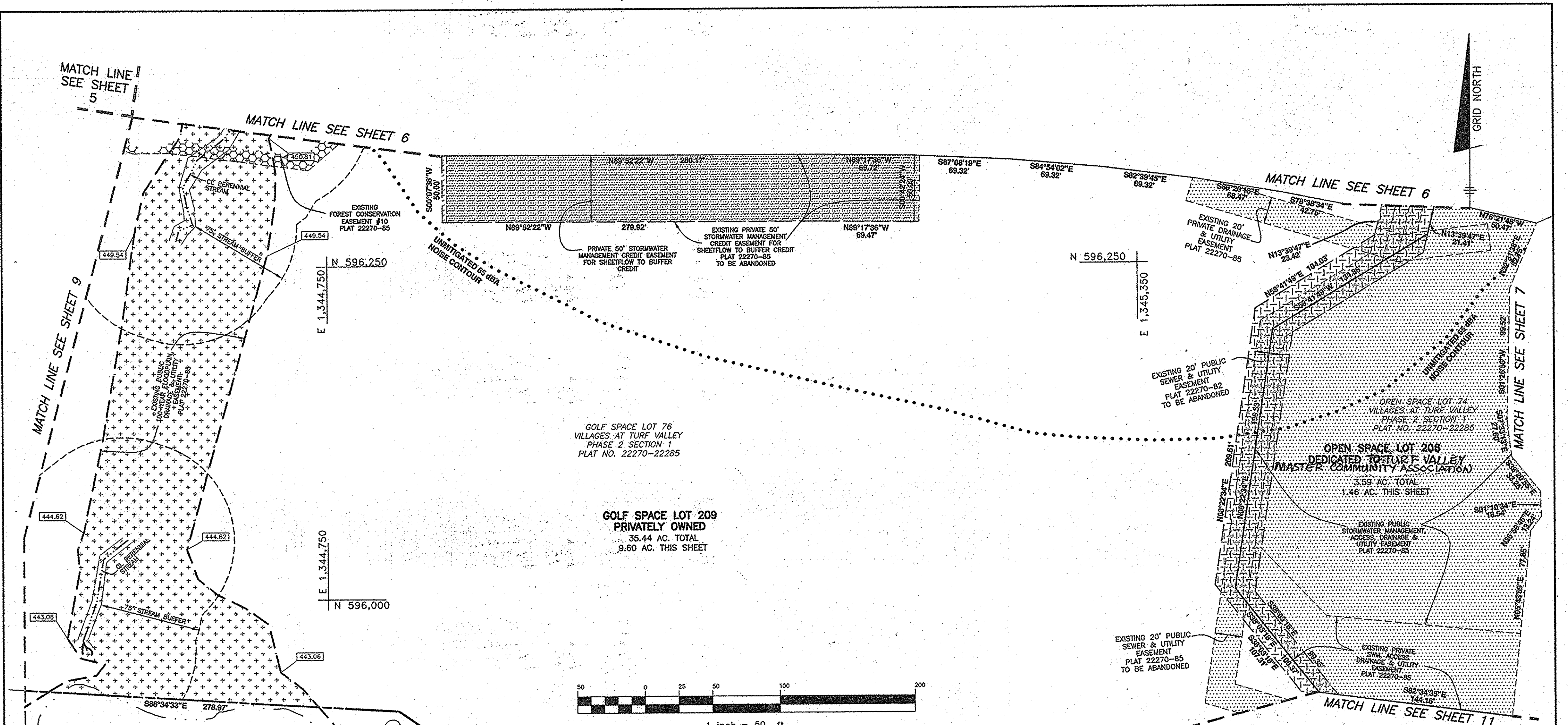
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*Louis Mangione* 4-7-14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP  
*Cl Malagoni* 4/7/14  
 WITNESS DATE

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

LOT 203, OPEN SPACE LOTS 204 thru 207,  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

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, 2014  
 ZONED: PGCC SHEET: 9 OF 12



**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE LOTS	N/A
OPEN SPACE/GOLF SPACE	11.06± 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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.06± AC.

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVLENGINEERING.COM

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

**LEGEND**

	EXISTING EASEMENTS
	EXISTING FOREST CONSERVATION EASEMENTS
	EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
	PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
	LIMIT OF SUBMISSION
	UNMITIGATED 65 dBA NOISE CONTOUR

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* 4-21-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 22885 ON 4/21/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Bridgetta Mauer-Roman* 4/30/14  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Edman* 5-1-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kathleen Leach* 6-26-14  
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 STATE OF MARYLAND BY DEED DATED JULY 7, 1987 AND RECORDED IN LIBER 1908 AT FOLIO 10608. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 4-21-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

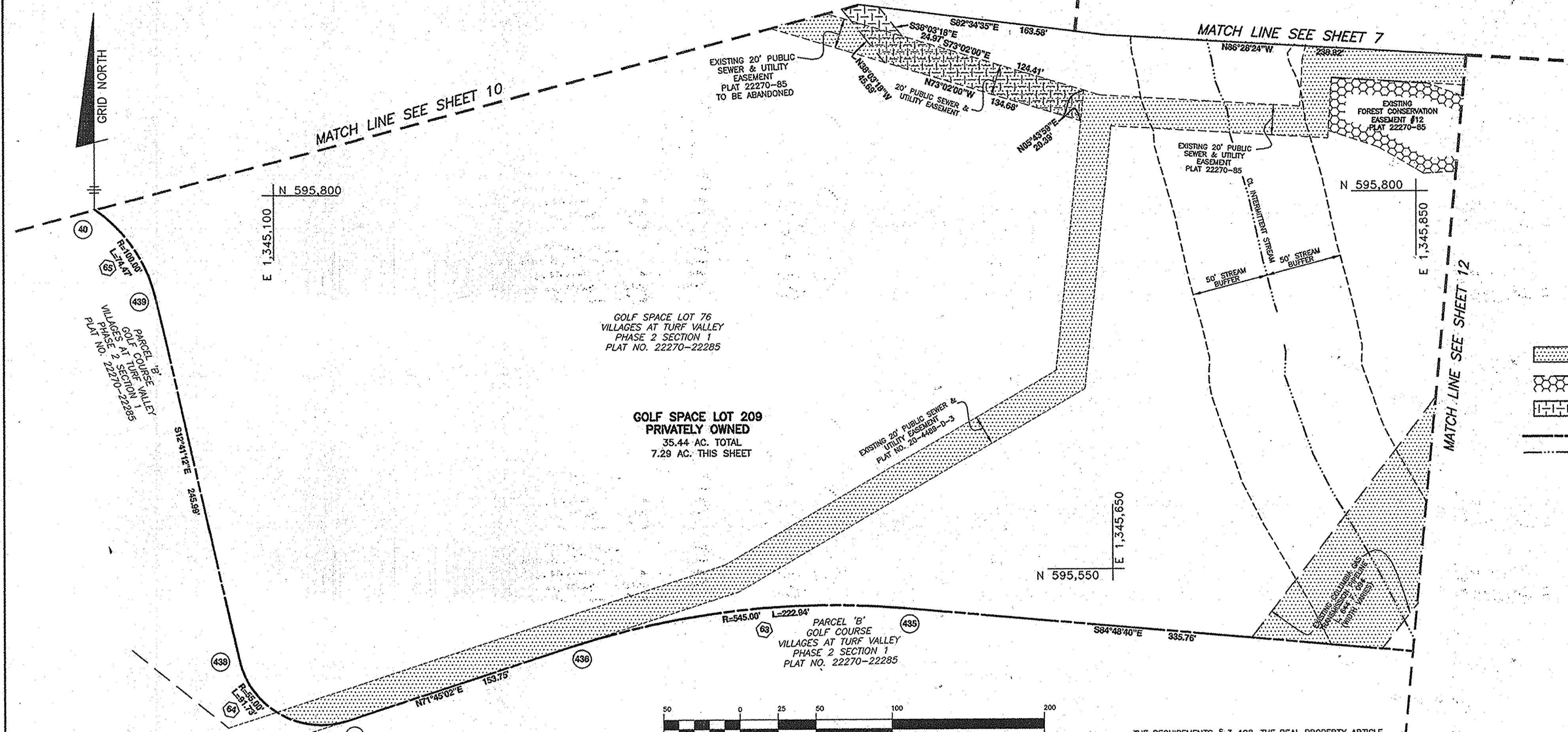
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*Louis Mangione* 4/7/14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Clayton Malagani* 4/7/14  
WITNESS DATE

**VILLAGES AT TURF VALLEY**  
PHASE 2, SECTION 1  
LOT 203; OPEN SPACE LOTS 204 thru 207;  
GOLF SPACE LOTS 208 & 209;  
NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
Golf Space Lot 76  
and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
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, 2014  
ZONED: PGCC SHEET: 10 OF 12



**LEGEND**

- EXISTING EASEMENTS
- EXISTING FOREST CONSERVATION EASEMENTS
- PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
- LIMIT OF SUBMISSION
- CL. STREAM

GOLF SPACE LOT 76  
VILLAGES AT TURF VALLEY  
PHASE 2 SECTION 1  
PLAT NO. 22270-22285

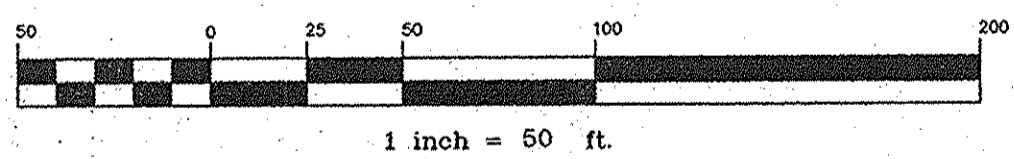
GOLF SPACE LOT 209  
PRIVATELY OWNED  
35.44 AC. TOTAL  
7.29 AC. THIS SHEET

**AREA TABULATION CHART—THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
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	N/A
OPEN SPACE/GOLF SPACE	7.29± 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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.29± AC.

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

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CVLENGINEERING.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 Mason* 4-4-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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

*Louis Mangione* 4-7-14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 22886 ON 7/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Barbara for Maurus Rossman* 4/30/14  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul Edwards* 5-1-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Slevinski* 6-26-14  
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 AS 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 208 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* 4-4-14  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

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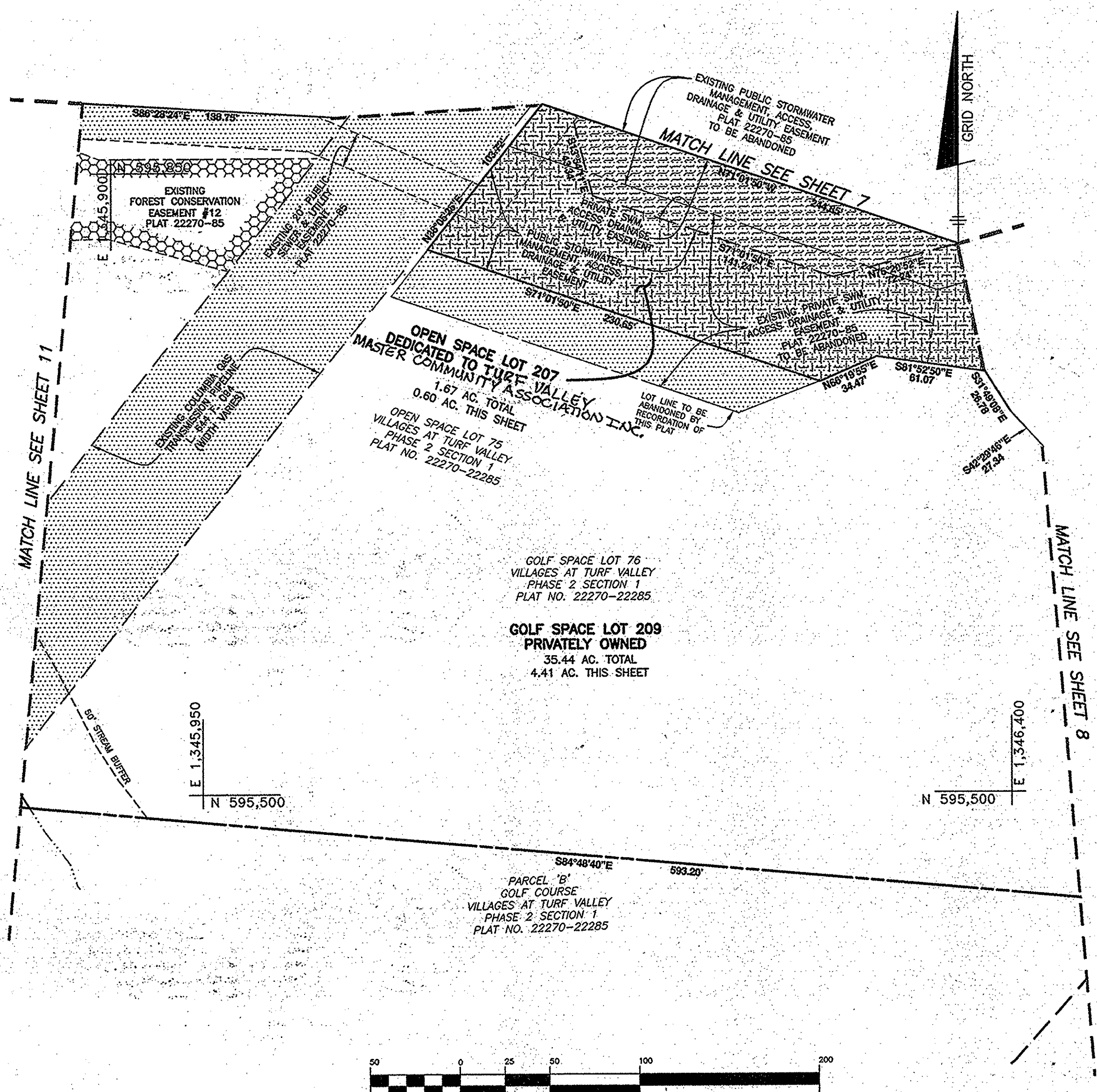
*Louis Mangione* 4-7-14  
LOUIS MANGIONE DATE  
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Clayton Malagani* 4/7/14  
WITNESS DATE

**VILLAGES AT TURF VALLEY PHASE 2, SECTION 1**  
LOT 203; OPEN SPACE LOTS 204 thru 207;  
GOLF SPACE LOTS 208 & 209;  
NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1

A Resubdivision of Lot 71, Open Space Lots 72 thru 75, Golf Space Lot 76 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'

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, 2014  
ZONED: PGCC SHEET: 11 OF 12



**LEGEND**

	EXISTING EASEMENTS
	EXISTING FOREST CONSERVATION EASEMENTS
	PUBLIC UTILITY AND/OR MAINTENANCE EASEMENTS
	PRIVATE UTILITY AND/OR MAINTENANCE EASEMENTS
	LIMIT OF SUBMISSION

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.

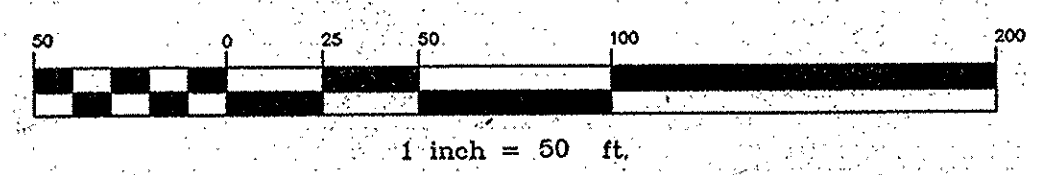
*Donald A. Mason* 4-4-14  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

**AREA TABULATION CHART--THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
OPEN SPACE/GOLF SPACE	2
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	N/A
OPEN SPACE/GOLF SPACE	5.01± 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)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.01± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6544  
 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. 22288 ON 4/2/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Maureen Roseman* 4/30/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Christy E. ...* 5-1-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kate ...* 6-26-14  
 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 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 268. I CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 4-4-14  
 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 7th DAY OF APRIL, 2014."

*Louis Mangione* 4/7/14  
 LOUIS MANGIONE DATE  
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

*Clayton Malagan* 4/2/14  
 WITNESS DATE

**VILLAGES AT TURF VALLEY**  
 PHASE 2, SECTION 1  
 LOT 203; OPEN SPACE LOTS 204 thru 207;  
 GOLF SPACE LOTS 208 & 209;  
 NON-BUILDABLE BULK PARCELS CC-1, DD-1, EE-1 & FF-1  
 A Resubdivision of Lot 71, Open Space Lots 72 thru 75,  
 Golf Space Lot 76  
 and Non-Buildable Bulk Parcels 'CC', 'DD', 'EE' and 'FF'  
 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, 2014  
 ZONED: PGCC. SHEET: 12 OF 12