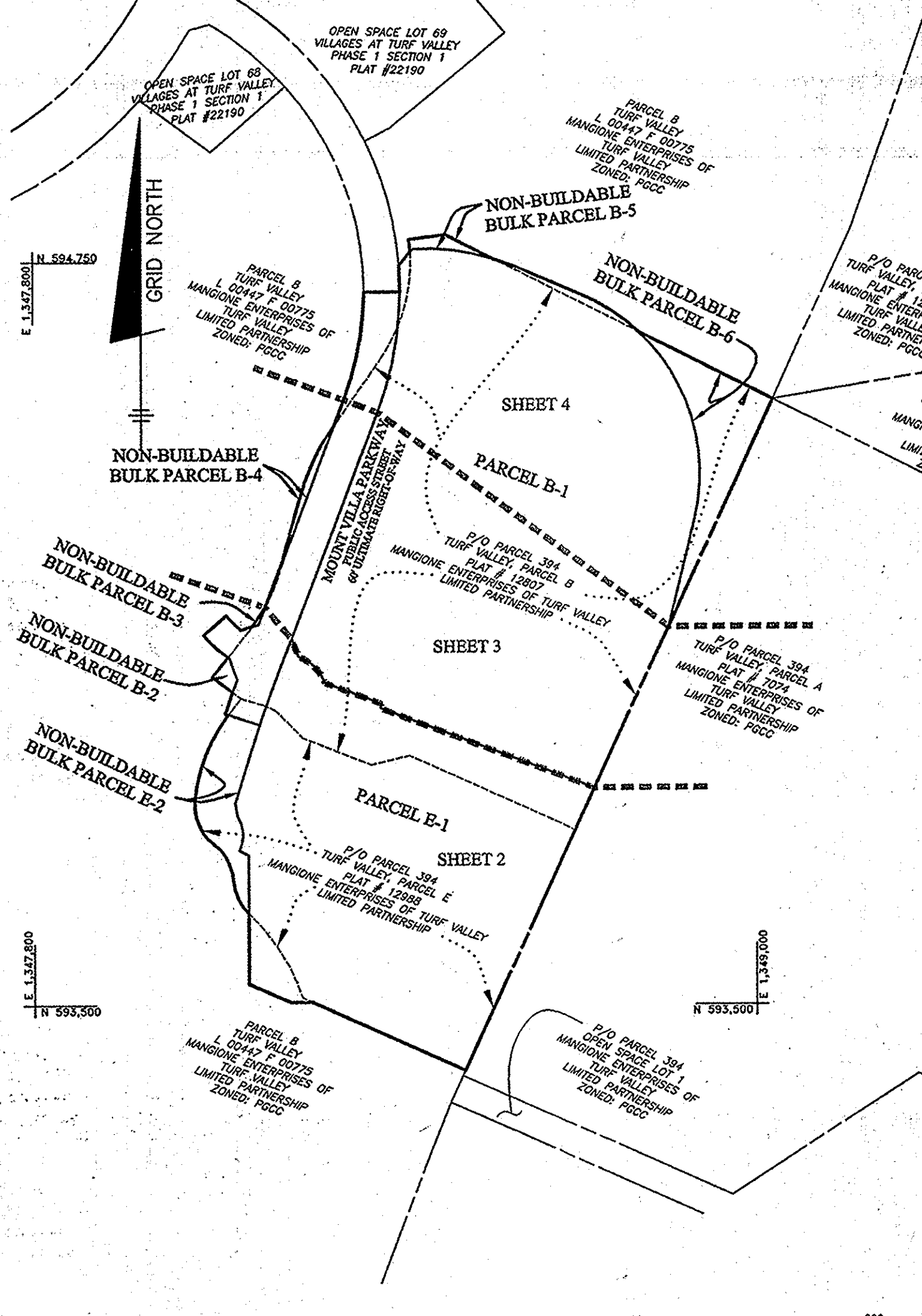
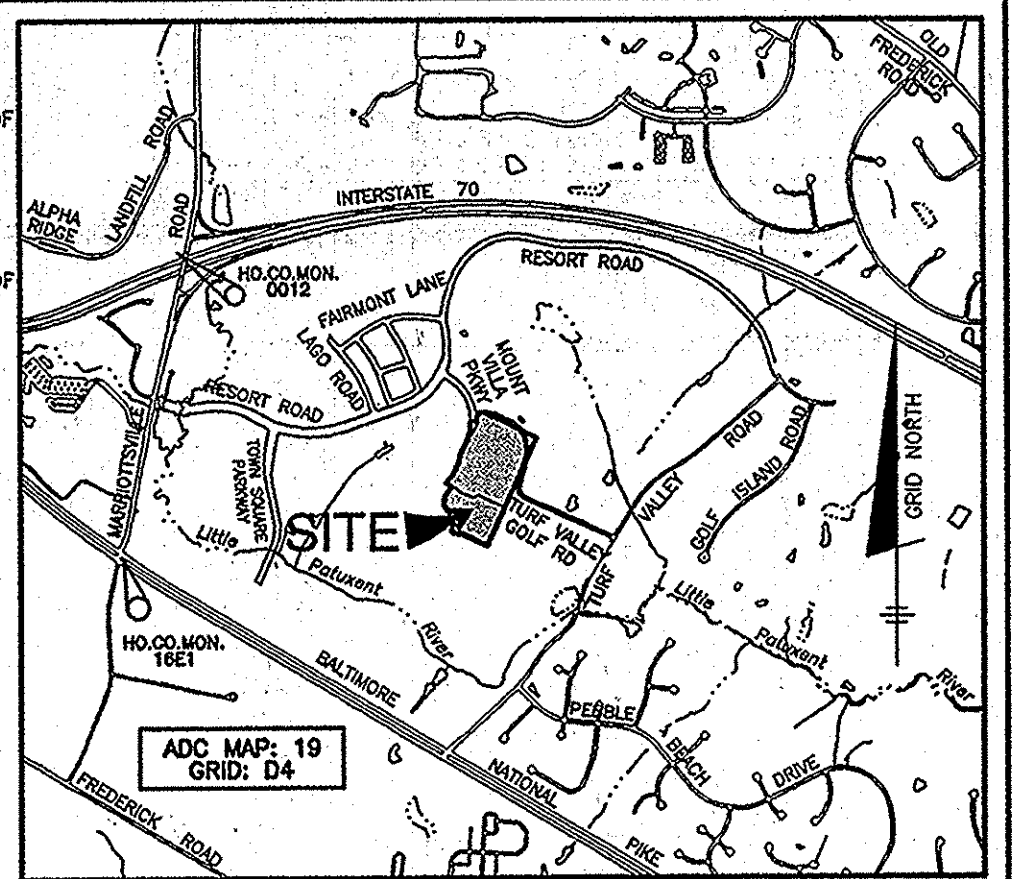


GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED SUBURBAN BOUNDARY SURVEY PERFORMED BY JOHN A. MILDBERG DATED MARCH, 2006.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- 4.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4855-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 5.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 20-3331-D. THE DRAINAGE AREA IS LITTLE PATUXENT.
- 6.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 7.) THERE IS NO 100-YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PLAT.
- 8.) A NOISE STUDY IS NOT REQUIRED FOR THIS RESUBDIVISION SINCE IT IS NOT WITHIN 1000' OF AN ARTERIAL ROADWAY.
- 9.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 10.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 11.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS LOCATED WITHIN THE LIMITS OF THIS PLAT.
- 12.) THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT UNDER S-86-13.
- 13.) THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL 'B-1' WHICH ARE TO REMAIN.
- 14.) **RESERVATION OF PUBLIC UTILITY EASEMENTS**
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL B-1 AND E-1 thru E-5. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 15.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT #24-4551-D WAS FILED AND ACCEPTED.
- 16.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- 17.) THIS PROJECT IS SUBJECT TO THE TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. UNDER S-86-13, UPDATED IN MARCH 2004 AND FURTHER UPDATED VIA LETTER DATED 1-29-2014.
- 18.) ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
- 19.) PER DPZ, AS ESTABLISHED UNDER VILLAGES AT TURF VALLEY, PHASE 1, SECTION 1, F-10-026, MOUNT VILLA PARKWAY IS LABELED AS A "PUBLIC ACCESS STREET". HOWEVER, IT HAS BEEN DESIGNED AS A "MAJOR COLLECTOR" BASED ON FUTURE ADT'S.
- 20.) STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. STORMWATER MANAGEMENT OBLIGATIONS ARE BEING MET BY THE USE OF A BIOTENTION FACILITY (F-6) AND AN INFILTRATION BERM (M-4). ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THESE FACILITIES ARE SHOWN AND APPROVED UNDER TURF VALLEY REGIONAL STORMWATER MANAGEMENT FACILITIES, SDP-13-036.
- 21.) DEVELOPMENT ON THESE PARCELS MUST BE REVIEWED BY HEALTH DEPARTMENT AND ANY DEVELOPMENT MUST CONFORM TO HOWARD COUNTY CODE SECTION 16.129. ADDITIONALLY, NO FILL MAY BE IMPORTED TO THE PARCELS FROM ANY OTHER SECTION OF TURF VALLEY WITHOUT PRIOR HEALTH DEPARTMENT APPROVAL.
- 22.) APPLICABLE DPZ FILE NUMBERS: F-97-069, F-97-158, F-10-026, SDP-94-080, SDP-98-148, F-14-096, SDP-14-065



BENCHMARKS
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R 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 3R DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 466.298'



COORDINATE CHART (NAD '83)

No.	NORTH	EAST
101	594787.2651	1343909.2674
102	594795.0639	1343968.7584
103	594754.5428	1344048.3376
104	594742.0198	1344082.2284
105	594694.6894	1344193.5098
106	594631.6127	1344289.7595
107	594518.2432	1344512.4054
108	593398.9505	1343998.4264
109	593504.7220	1343744.0636
110	593504.7220	1343707.4812
111	593535.7261	1343639.3617
112	593653.9721	1343639.5618
113	593709.1365	1343613.8688
114	593770.4030	1343581.8529
115	593844.1211	1343550.4207
116	593988.0890	1343605.8102
117	593989.6973	1343600.9165
118	594026.3434	1343613.3489
119	594052.4557	1343579.7926
120	594085.8842	1343605.8054
121	594116.8463	1343572.0077
122	594124.3832	1343565.4354
123	594157.2444	1343603.1203
124	594149.7074	1343609.6925
125	594132.6872	1343627.0659
126	594138.7108	1343646.8006
127	594171.0683	1343667.5026
128	594247.4722	1343696.4741
129	594351.6757	1343724.4086
130	594470.1755	1343779.4286
131	594474.8990	1343782.7121
132	594519.4918	1343799.6212
133	594699.6011	1343833.3856
134	594699.1096	1343893.3836
135	594744.2399	1343891.9957
136	594767.2334	1343911.1796
137	594498.2184	1343855.7233
138	594054.3446	1343687.4109
139	593970.9635	1343657.9169
140	594047.5086	1343620.8868
141	594084.1062	1343608.2846
142	594141.6215	1343656.3366

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN AMENDMENT PLATS 21029-21031 (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PERMITTED HEIGHT : SINGLE-FAMILY DETACHED AND ATTACHED - 34 FEET
 APARTMENT BUILDINGS - 80 FEET
 COMMERCIAL 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.

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 15 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
 ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET
 A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES
 RESIDENTIAL - REAR 20 FEET
 SINGLE-FAMILY DETACHED - SIDE 7.5 FEET
BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
 FACE TO FACE 30 FEET
 FACE TO SIDE/REAR TO SIDE 30 FEET
 SIDE TO SIDE 45 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.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	6
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	15.46± AC.
BUILDABLE	15.46± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	1.15± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.14± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.75± AC.

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

Donald Mason 11-25-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Louis Mangione 12/1/14
 LOUIS MANGIONE
 VICE PRESIDENT OF TURF VALLEY INC.
 GENERAL PARTNER OF MANGIONE ENTERPRISES OF
 TURF VALLEY LIMITED PARTNERSHIP

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Barbara M. Roseman 12/18/14
 HOWARD COUNTY HEALTH OFFICER u.o. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief 1-13-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 1-26-15
 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 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY. WITNESS MY HAND AND SEAL WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12/1/14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 381

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 1ST DAY OF DEC. 2014."
Louis Mangione 12/1/14
 LOUIS MANGIONE
 VICE PRESIDENT OF TURF VALLEY INC.
 GENERAL PARTNER OF MANGIONE ENTERPRISES OF
 TURF VALLEY LIMITED PARTNERSHIP

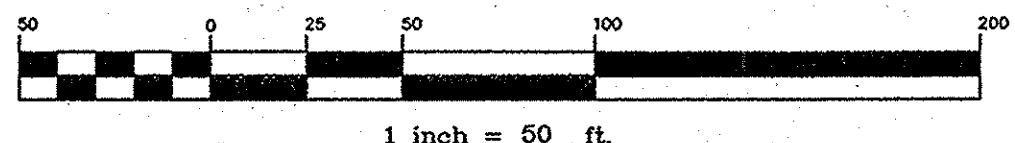
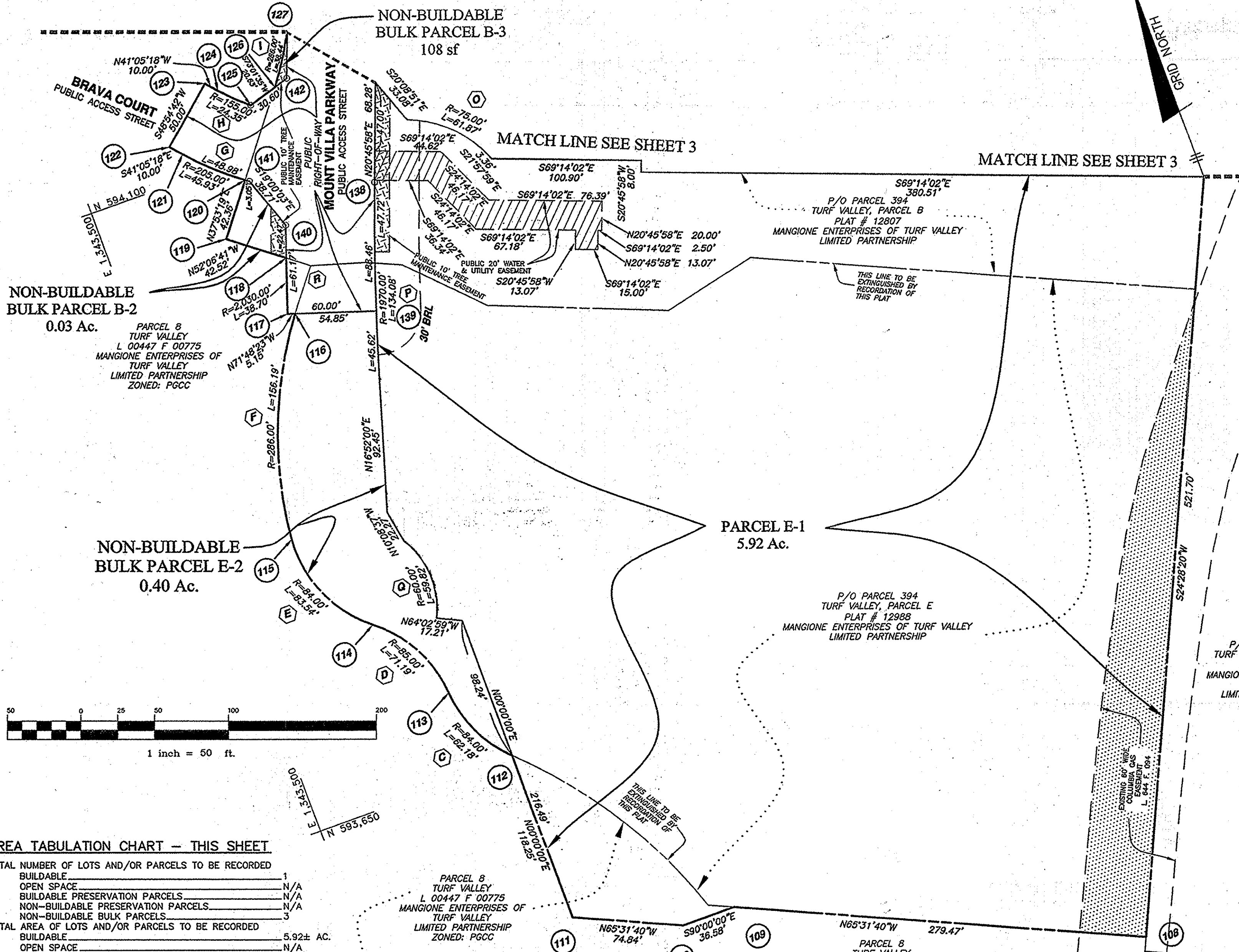
RECORDED AS PLAT NO. **23185** ON **11/30/15** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TURF VALLEY
 PARCELS E-1 & B-1;
 NON-BUILDABLE BULK PARCELS
 E-2, B-2, B-3, B-4, B-5 AND B-6
 A RESUBDIVISION OF
 PARCEL 'E' PREVIOUSLY RECORDED AS PLAT NO. 12988
 PARCEL 'B' PREVIOUSLY RECORDED AS PLAT NO. 12807-09
 AND A SUBDIVISION OF A PART OF PARCEL 8
 THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 19
 PARCEL: P/O 8 AND P/O 394
 ZONED: PGCC
 DATE: AS SHOWN
 SCALE: NOVEMBER, 2014
 SHEET: 1 OF 4

LEGEND

- BOUNDARY
- EXISTING EASEMENTS
- EXISTING EASEMENTS TO BE ABANDONED
- PRIVATE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC TREE EASEMENT
- BOUNDARY COORDINATE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C	84.00'	62.18'	42°24'45"	32.59'	N24°48'11"W 60.77'
D	85.00'	71.19'	47°59'13"	37.83'	N27°35'25"W 69.13'
E	84.00'	83.54'	58°58'55"	45.59'	N23°05'33"W 80.14'
F	286.00'	156.19'	31°17'25"	80.10'	N21°02'37"E 154.26'
G	205.00'	48.98'	13°41'25"	24.61'	N47°56'01"W 48.87'
H	155.00'	24.35'	08°59'59"	12.20'	S45°35'18"E 24.32'
I	286.00'	38.44'	07°42'05"	19.25'	N32°36'38"E 38.41'
O	75.00'	61.87'	47°16'03"	32.82'	S45°36'00"E 60.13'
P	1,970.00'	134.08'	03°53'68"	67.06'	N18°48'59"E 134.05'
Q	60.00'	59.82'	57°07'31"	32.66'	N02°36'44"W 57.37'
R	2,030.00'	61.17'	01°43'35"	30.56'	N19°03'25"E 61.16'



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	5.92± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	0.43± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.34± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.69± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Rosman 12/18/14
 HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad E. ... 1-13-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin ... 1-26-15
 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 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED 12/20/1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE AND WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12/15/14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 1st DAY OF DEC, 2014."

Louis Mangione 12/11/14
 LOUIS MANGIONE
 VICE PRESIDENT OF TURF VALLEY INC.
 GENERAL PARTNER OF MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 23186 ON 1/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TURF VALLEY
 PARCELS E-1 & B-1;
 NON-BUILDABLE BULK PARCELS
 E-2, B-2, B-3, B-4, B-5 AND B-6

A RESUBDIVISION OF
 PARCEL 'E' PREVIOUSLY RECORDED AS PLAT NO. 12988
 PARCEL 'B' PREVIOUSLY RECORDED AS PLAT NO. 12807-09
 AND A SUBDIVISION OF A PART OF PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19
 PARCEL: P/O 8 AND P/O 394 DATE: NOVEMBER, 2014
 ZONED: PGCC SHEET: 2 OF 4

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

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

Donald A. Mason 1-25-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

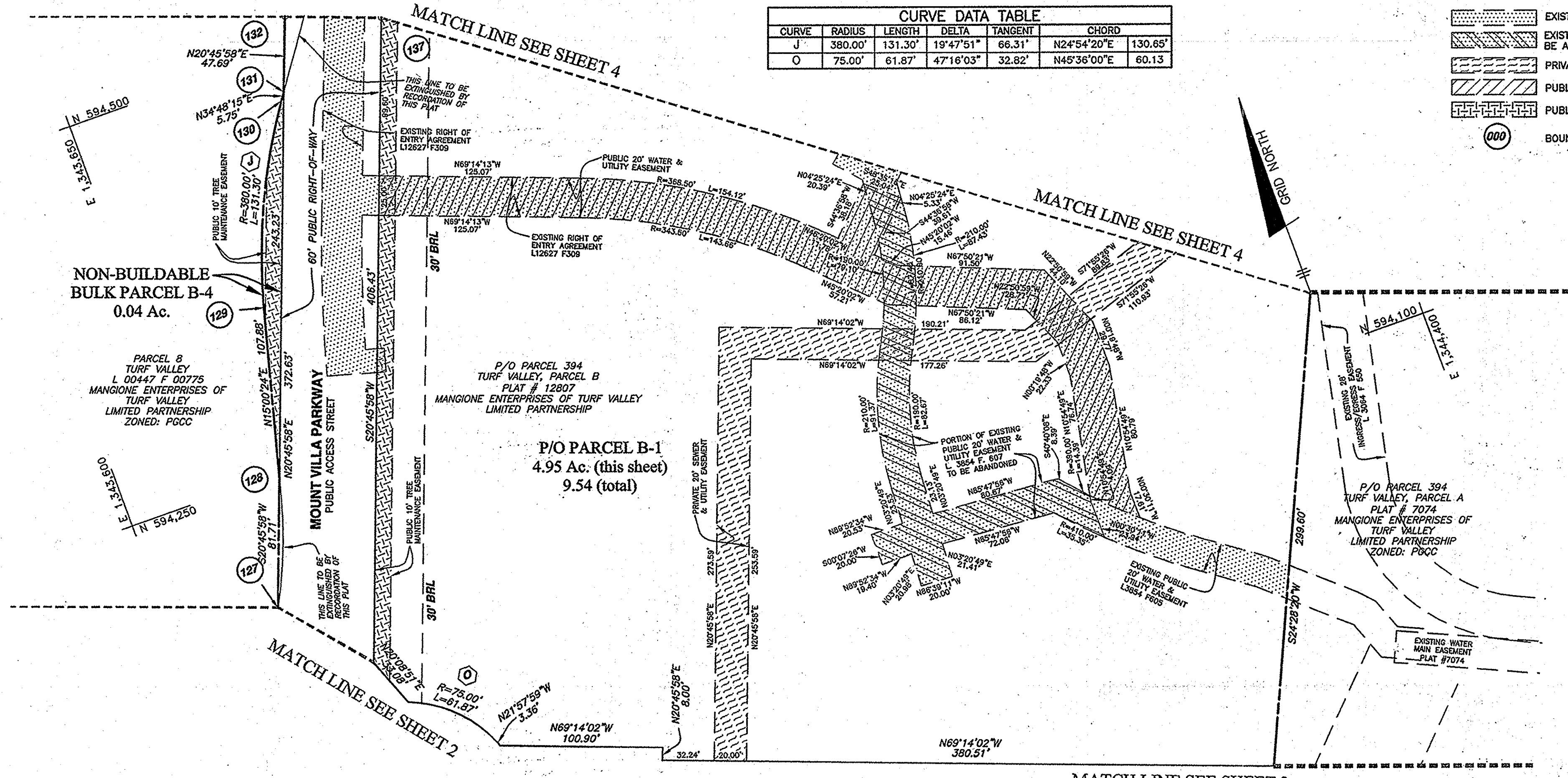
Louis Mangione 12/11/14
 LOUIS MANGIONE
 VICE PRESIDENT OF TURF VALLEY INC.
 GENERAL PARTNER OF MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-468-6105 (F) 410-465-6644
 WWW.BE-ENGINEERING.COM

LEGEND

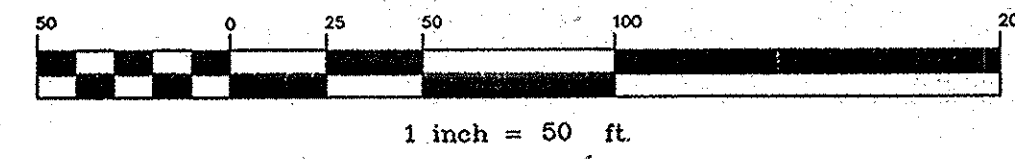
- BOUNDARY
- EXISTING EASEMENTS
- EXISTING EASEMENTS TO BE ABANDONED
- PRIVATE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC TREE EASEMENT
- BOUNDARY COORDINATE

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
J	380.00'	131.30'	19°47'51"	66.31'	N24°54'20"E 130.65'
O	75.00'	61.87'	47°16'03"	32.82'	N45°36'00"E 60.13



AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.95± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	0.04± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.54± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.53± AC.



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

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6844
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OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

Donald Mason 11-25-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Louis Mangione 12/1/14
LOUIS MANGIONE
VICE PRESIDENT OF TURF VALLEY INC.
GENERAL PARTNER OF MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

RECORDED AS PLAT NO. 23187 ON 11/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Maureen Rossman 12/15/2014
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 1-13-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE
Kevin Strohman 1-26-15
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 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED FEBRUARY 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE NOTED HEREON 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 11-25-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 110091

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 1st DAY OF Dec, 2014."

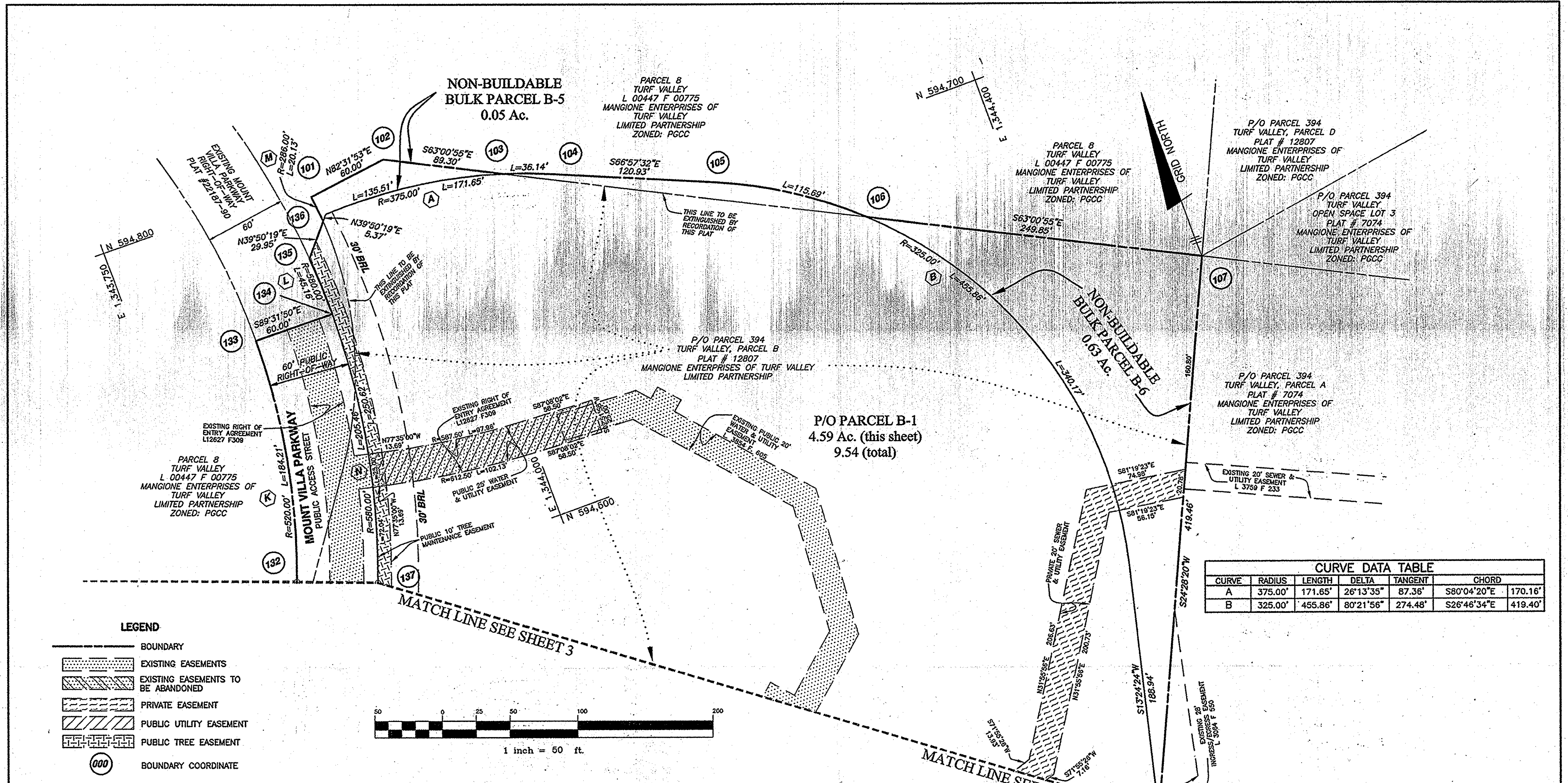
Louis Mangione 12/1/14
LOUIS MANGIONE
VICE PRESIDENT OF TURF VALLEY INC.
GENERAL PARTNER OF MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

TURF VALLEY

PARCELS E-1 & B-1;
NON-BUILDABLE BULK PARCELS
B-2, B-2, B-3, B-4, B-5 AND B-6

A RESUBDIVISION OF
PARCEL 'E' PREVIOUSLY RECORDED AS PLAT NO. 12988
PARCEL 'B' PREVIOUSLY RECORDED AS PLAT NO. 12807-09
AND A SUBDIVISION OF A PART OF PARCEL 8

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: NOVEMBER, 2014
PARCEL: P/O 8 AND P/O 394 SHEET: 3 OF 4
ZONED: PGCC



CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
A	375.00'	171.65'	26°13'35"	87.36'	S80°04'20"E 170.16'
B	325.00'	455.86'	80°21'56"	274.48'	S26°46'34"E 419.40'

LEGEND

- BOUNDARY
- EXISTING EASEMENTS
- EXISTING EASEMENTS TO BE ABANDONED
- PRIVATE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC TREE EASEMENT
- BOUNDARY COORDINATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.59± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	0.68± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.26± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.53± AC.

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

Donald A. Mason 11-25-14

DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 12/11/14
LOUIS MANGIONE
VICE PRESIDENT OF TURF VALLEY INC.
GENERAL PARTNER OF 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

BENCHMARK

ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEJ-CMLEENGINEERING.COM

RECORDED AS PLAT NO. 23188 ON 11/30/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Richard M. Rossman 12/15/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 1-13-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Decker 1-26-15
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Donald A. Mason 11-25-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

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Louis Mangione 12/11/14
LOUIS MANGIONE
VICE PRESIDENT OF TURF VALLEY INC.
GENERAL PARTNER OF MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

L. Shepleton 12/11/14
WITNESS DATE

TURF VALLEY
PARCELS B-1 & B-1;
NON-BUILDABLE BULK PARCELS
B-2, B-2, B-3, B-4, B-5 AND B-6

A RESUBDIVISION OF
PARCEL 'E' PREVIOUSLY RECORDED AS PLAT NO. 12988
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THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
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