

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
 - OPEN SPACE LOTS 77, 78, 80 AND 81 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - GOLF SPACE LOT 79 TO BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 - NON-BUILDABLE BULK PARCEL "G" TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER WAS GRANTED UNDER TERMS AND PROVISIONS THEREOF, EFFECTIVE 2/14/1998 WHICH DEVELOPER AGREED TO AS A CONDITION OF THE DEED.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 10, 2017 BY NJR AND ASSOCIATES.
 - THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
 - WETLAND LIMITS ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 31, 2016. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 2016. WETLANDS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368), APPROVED JULY, 28, 2006.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: P-16-001, S-11-004, ECP-11-062, SP-08-006, WP-15-111 AND WP-18-101.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 16A AND 16B WERE USED FOR THIS PROJECT.
 - ALL GRADING, REMOVAL OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS PERMITTED.
 - STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF WATER MANAGEMENT PRACTICES AND MAINTENANCE AGREEMENTS.
 - FOREST CONSERVATION OBLIGATION FOR PHASE II HAVE BEEN PROVIDED UNDER PHASE I (F-17-095) IN ACCORDANCE WITH SECTION 16.1200 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE FOREST CONSERVATION MANUAL.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - TURF VALLEY, POD E-1 (S-11-004) CONSTITUTED 74 UNITS/LOTS WHICH MET THE SKETCH PLAN MILESTONE DATES OF 12/1/09 THRU 5/31/11 FOR 74 OF THE 127 UNITS/LOTS, SECTION IV, RESIDENTIAL PHASE IV E AS ESTABLISHED BY THE REVISED PHASING PLAN DATED 7/14/08. THIS PLAN PROPOSES 72 UNITS/LOTS. THE 2 REMAINING UNITS FROM S-11-004 ARE BEING TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE 3 (F-08-085) TO REPLACE SOME OF THE 35 UNITS WHICH TRANSFERRED TO VILLAGES AT TURF VALLEY PHASE 5.
 - THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., IN SEPTEMBER 2016.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE IT IS MORE THAN FIVE HUNDRED FEET (500') FROM A PRINCIPAL OR INTERMEDIATE ARTERIAL HIGHWAY AND SINCE THE HEAVY TRUCK TRAFFIC ON INTERSTATE ROUTE 70 DOES NOT EXCEED AN ADT OF TEN THOUSAND (10,000) VEHICLES.
 - ALL AREAS ARE MORE OR LESS (±).
 - DISTANCES SHOWN ARE BASED ON U.S. SURVEY FEET.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - DEVELOPER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 18 THROUGH 72, OPEN SPACE LOTS 77, 78, 80 AND 81 AND NON BUILDABLE BULK PARCEL "J". ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREON TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE HEAD-IN PARKING AREAS INCLUDING PAVEMENT, STRIPING, CURB LITTER PICKUP AND SIDEWALKS.
 - WAIVER PETITION WP-15-111 APPROVED ON APRIL 1, 2015 APPROVING WAIVER TO SUBSECTION 16.144(g)(3)(i); APPROVAL SUBJECT TO SUBMITTING PRELIMINARY PLANS TO THE DEPARTMENT OF PLANNING & ZONING ON OR BEFORE JUNE 5, 2016.
 - WAIVER PETITION WP-18-101 APPROVED ON MAY 7, 2018 APPROVING ALTERNATIVE COMPLIANCE OF SECTION 16.115(c)(2), PROHIBITION ON USE OF FLOODPLAIN LAND AND SECTION 16.116(c)(1) NECESSARY DISTURBANCE. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SITE DEVELOPMENT PLAN, F-17-096.
 - ALL GRADING AND CLEARING SHALL BE MINIMIZED TO THE EXTENT REQUIRED TO CONSTRUCT THE PROPOSED WATER LINE. ANY DISTURBED AREAS MUST BE RETURNED TO THE EXISTING GRADE, STABILIZED, AND PLANTED AS APPROPRIATE.
 - ALTERNATIVE COMPLIANCE REQUEST SHALL APPLY ONLY TO THE PROPOSED UTILITY CROSSING DISTURBED AND AS SHOWN ON THE EXHIBIT AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITION TO THIS PROPERTY.
 - COMPLIANCE WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS PRIOR TO INITIATING CONSTRUCTION ON SITE.
 - THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATION AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCE WITHIN WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFER, AND 100-YEAR FLOODPLAIN.
 - THIS PROJECT IS SUBJECT TO THE CRITERIA ESTABLISHED BY THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUBDISTRICT FINAL DEVELOPMENT PLAN, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 20286 AND 20287
 - PERIMETER LANDSCAPING IS REQUIRED UNDER THIS PHASE OF DEVELOPMENT. STREET TREES AND INTERNAL LANDSCAPING TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 18 THRU 72 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING, STREET TREES AND PARKING LOT LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THIS FINAL PLAN IN THE AMOUNT OF \$18,600.00 (47 SHADE TREES AT \$300.00 EACH, 30 EVERGREEN TREES @ \$150.00 EACH).
- (SEE SHEET 2 OF 5 FOR GENERAL NOTES CONTINUED)

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

Mohammad Najib Roshan 04/19/2019
 (SURVEYOR) DATE

Mangione 4/25/19
 (OWNER) DATE

COORDINATE LIST

POINT	NORTH	EAST
9	593959.91	1349616.23
10	593935.95	1349588.40
11	593845.37	1349571.35
14	593491.28	1349482.74
15	593487.13	1349610.55
16	593789.13	1349686.13
18	593978.30	1349768.21
19	593981.72	1349781.41
20	593903.55	1349801.69
21	593837.33	1349847.57
22	593725.60	1349971.69
23	593699.95	1350115.68
24	593455.46	1350338.51
25	593387.11	1350447.03
26	593379.35	1350535.75
27	592764.62	1350268.20
28	592353.47	1350144.57
29	592754.21	1349605.15
30	592874.40	1349694.44
31	593108.85	1349742.63
32	593187.35	1349390.18
33	593422.41	1349449.01
34	593352.15	1349729.78
35	592760.83	1350071.18
36	592735.48	1350036.05
37	592655.27	1350095.25
38	592757.93	1350122.23
39	593400.65	1349741.92
40	593460.96	1349500.92
41	593227.27	1350169.28
42	593331.23	1350046.78
43	593051.25	1350209.67
44	593210.55	1350188.81
56	592801.75	1349816.27

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	780.00	92.22	06°46'27"	46.16'	S 10°39'46" W	92.17'
C-2	575.00	153.54	15°17'59"	77.23'	N 83°06'08" E	153.09'
C-3	315.00	392.56	71°20'53"	228.13'	S 40°16'34" E	367.40'
C-4	475.00	761.88	91°53'57"	491.01'	S 30°00'02" E	682.79'
C-5	35.00	46.71	76°28'01"	27.58'	S 54°10'58" W	43.32'
C-6	64.00	287.86	257°41'37"	-	S 36°25'50" E	99.69'
C-7	525.00	830.83	90°40'22"	531.20'	N 30°36'50" W	746.81'
C-8	1170.00	119.55	05°51'16"	59.83'	S 49°43'43" E	119.50'
C-9	538.50	82.03	08°43'42"	41.08'	N 24°22'43" E	81.95'
C-10	518.50	78.99	08°43'42"	39.57'	S 24°22'43" W	78.91'

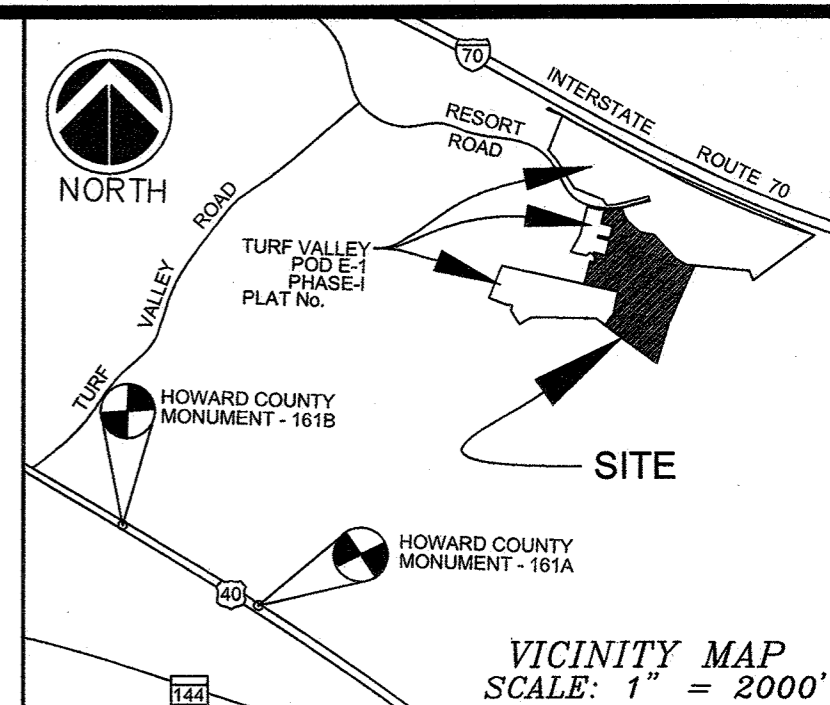
OWNER
 MANGIONE ENTERPRISES OF TURF VALLEY
 LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 (410) 825-8400

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	55
TOTAL NUMBER OF GOLF SPACE/OPEN SPACE LOTS TO BE RECORDED	5
BULK PARCEL TO BE RECORDED	1
AREA OF BULK PARCEL TO BE RECORDED	3.736 Ac.
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.042 Ac.
TOTAL AREA OF GOLF SPACE/OPEN SPACE LOT TO BE RECORDED	7.988 Ac.
AREA DEDICATED TO HOWARD COUNTY FOR PUBLIC ROAD	1.562 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.328 Ac.

LEGEND

- DENOTES PUBLIC DRAINAGE AND UTILITY EASEMENT
- DENOTES EXISTING FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER & UTILITY EASEMENT
- DENOTES PUBLIC SEWER & UTILITY SEWER EASEMENT
- DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT
- DENOTES WETLAND AREA
- 75' STREAM BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET

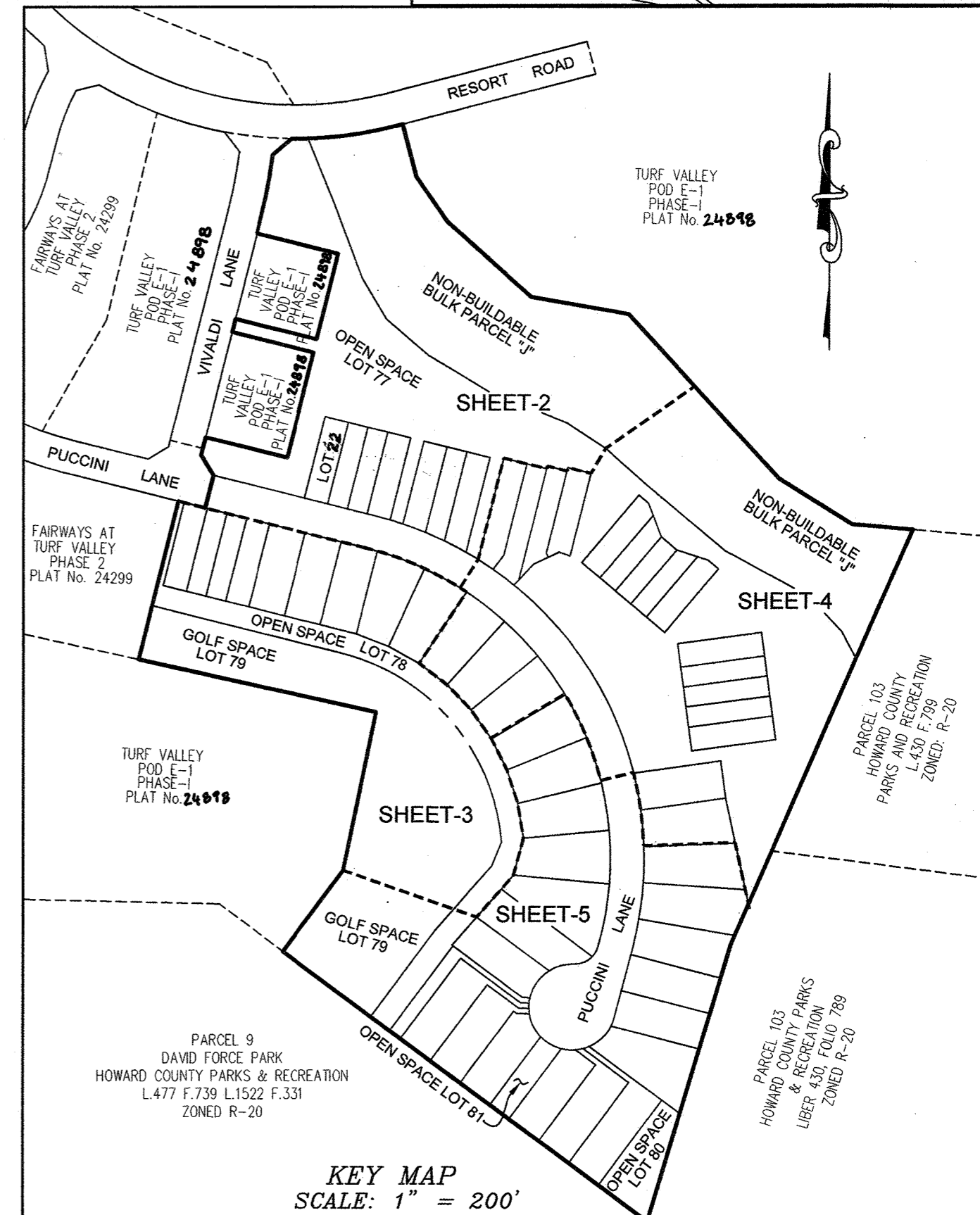


BULK REGULATIONS

(ALSO SEE SECTION 128.A, SUPPLEMENTARY BULK REGULATIONS, AND 128.B, APPLICATION OF BULK REGULATIONS.)

FOR ALL USES IN THE PGCC RESIDENTIAL SUBDISTRICT, THE FOLLOWING MAXIMUM LIMITATIONS SHALL APPLY.

- A) HEIGHT**
- PRINCIPAL STRUCTURES:
 - SINGLE FAMILY DETACHED AND ATTACHED.....34 FEET
 - APARTMENT BUILDINGS IN RESIDENTIAL SUBDISTRICT.....40 FEET
 - OTHER.....34 FEET
 - ACCESSORY STRUCTURES.....15 FEET
 - EXCEPT SPIRES, BELFRIES, CHIMNEYS, FLAG POLES, MONUMENTS, STACKS, STEEPLES, RADIO AND TELEVISION ANTENNAE, OBSERVATION TOWERS, WINDMILLS, BARN, WATER AND GRAIN STORAGE FACILITIES, SILOS, OUTDOOR ATHLETIC STRUCTURES, LINES AND POLES OR OTHER SUPPORTING STRUCTURES FOR ELECTRIC, TELEPHONE, TELEGRAPH OR CATV TRANSMISSION OR DISTRIBUTION.....NO LIMIT
- B) LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE UNIT PER LOT.....60 PERCENT**
- C) DENSITY**
- FOR RESIDENTIAL SUB-DISTRICT.....1.75 DWELLING UNITS PER GROSS ACRE
- D) MINIMUM UNITS PER STRUCTURE**
- SINGLE FAMILY ATTACHED DWELLINGS.....8 UNITS PER STRUCTURE
 - APARTMENTS LESS THAN 40 FEET IN HEIGHT.....24 UNITS PER STRUCTURE
 - APARTMENTS 40 FEET OR GREATER IN HEIGHT.....120 UNITS PER STRUCTURE
- E) BUILDING LENGTH - RESIDENTIAL STRUCTURE**
 HOWEVER, THE PLANNING BOARD MAY APPROVE A GREATER LENGTH, UP TO A MAXIMUM OF 300 FEET, BASED ON A DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH.
- F) MINIMUM LOT SIZE REQUIREMENTS**
- SINGLE FAMILY DETACHED DWELLINGS.....6000 SQ. FT.
 - EXCEPT ZERO LOT LINE DWELLINGS.....4000 SQ. FT.
 - SINGLE FAMILY SEMI-DETACHED DWELLINGS.....4000 SQ. FT.
- G) MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE**
- SINGLE FAMILY DETACHED DWELLINGS.....50 FEET
 - EXCEPT ZERO LOT LINE DWELLINGS.....40 FEET
 - SINGLE FAMILY SEMI-DETACHED DWELLINGS.....40 FEET
- H) MINIMUM SETBACK REQUIREMENTS; EXCEPT THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.**
- FROM ARTERIAL ROADS
 - RESIDENTIAL STRUCTURES (ALL).....50 FEET
 - NON-RESIDENTIAL STRUCTURES.....30 FEET
 - ACCESSORY USES.....30 FEET
 - PARKING.....25 FEET
 - FROM COLLECTOR ROADS AND LOCAL STREETS
 - RESIDENTIAL STRUCTURES (ALL).....20 FEET
 - NON-RESIDENTIAL STRUCTURES.....20 FEET
 - ACCESSORY USES.....10 FEET
 - NON-PGCC ADJACENT PROPERTIES
 - FROM RESIDENTIAL DISTRICTS
 - RESIDENTIAL STRUCTURES (ALL).....30 FEET
 - NON-RESIDENTIAL USES.....30 FEET
 - ACCESSORY USES.....10 FEET
 - FROM NON-RESIDENTIAL DISTRICTS
 - RESIDENTIAL STRUCTURES (ALL).....20 FEET
 - NON-RESIDENTIAL USES.....20 FEET
 - ACCESSORY USES.....10 FEET
 - FROM LOT LINES - STRUCTURES AND USES IN ALL DEVELOPMENT PROJECTS EXCEPT SINGLE FAMILY ATTACHED:
 - PRINCIPAL STRUCTURES - RESIDENTIAL
 - SIDE.....7.5 FEET
 - EXCEPT ZERO LOT LINE DWELLINGS.....0 FEET (A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES)
 - REAR.....25 FEET
 - DETACHED ACCESSORY GARAGES OR SHEDS - RESIDENTIAL
 - SIDE.....0 FEET
 - REAR.....0 FEET
 - OTHER ACCESSORY STRUCTURES TO RESIDENTIAL USES
 - SIDE.....7.5 FEET
 - REAR.....5 FEET
 - MINIMUM DISTANCES BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS, PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD:
 - FACE TO FACE.....80 FEET
 - FACE TO SIDE / REAR TO SIDE.....30 FEET
 - SIDE TO SIDE.....15 FEET
 - REAR TO REAR.....60 FEET
 - REAR TO FACE.....100 FEET



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

William J. Mauro Roshan 5/14/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. Chubb 5.21.19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent S. Schaeffer 6.11.19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 227.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAN IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



Mohammad Najib Roshan 04/19/2019
 MOHAMMAD NAJIB ROSHAN MARYLAND REGISTERED SURVEYOR #11049 DATE

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE DAY OF 2019.

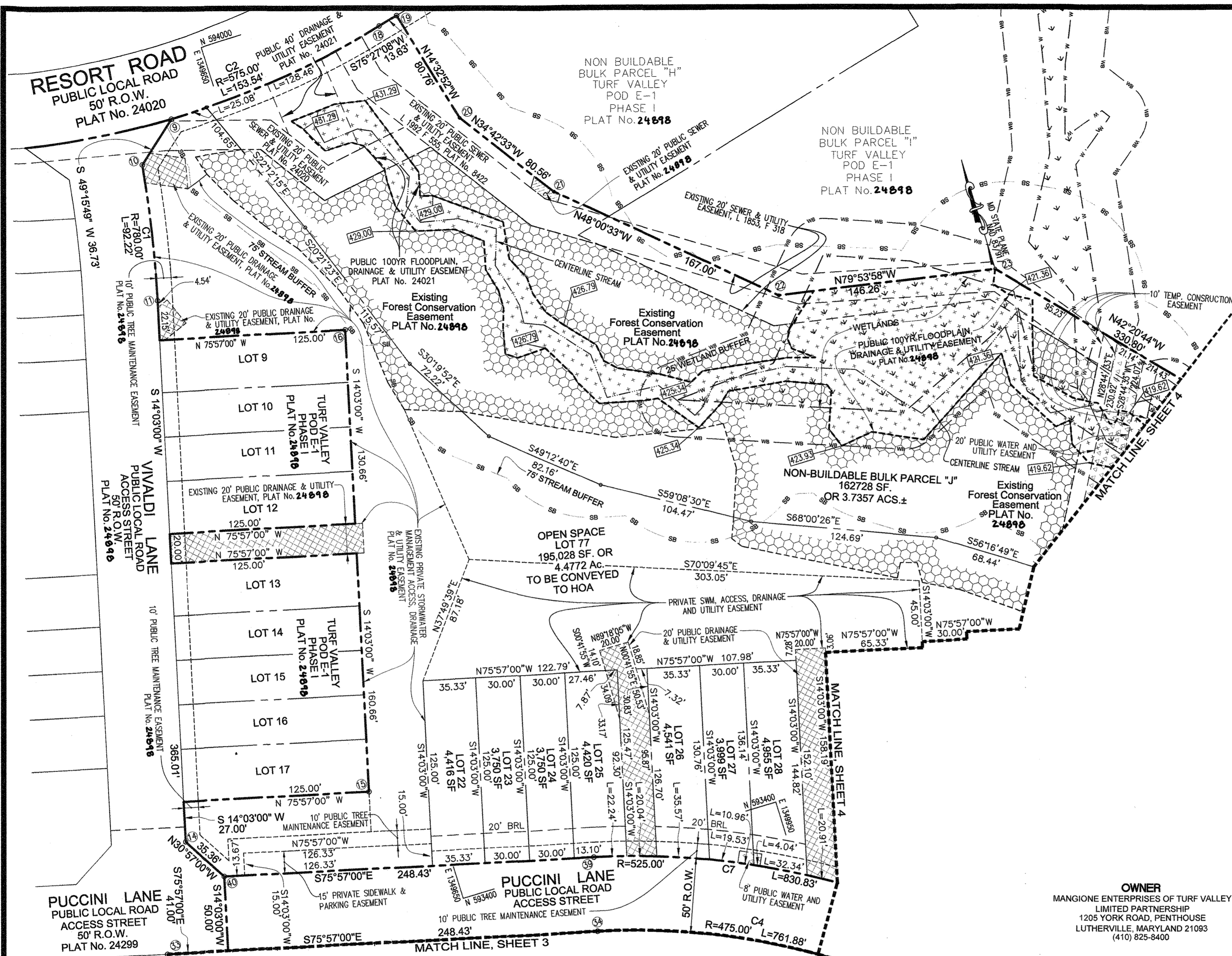
Louis Mangione 4/25/19
 LOUIS MANGIONE DATE

Medula Gupta 4/25/19
 WITNESS DATE

RECORDED AS PLAT NUMBER 25042 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 6/13, 2019

TURF VALLEY, POD E-1
PHASE TWO
LOTS 18 THRU 72
OPEN SPACE LOTS 77, 78, 80 AND 81
GOLF SPACE LOT 79
AND NON BUILDABLE BULK PARCEL J
A SUBDIVISION OF BULK PARCEL I
 TURF VALLEY, POD E-1, PHASE ONE, PLAT No. 24818
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP: 17 SCALE: 1" = 50'
 GRID: 13 DATE: APRIL 19, 2019
 ZONED: PGCC SHEET: 1 OF 5

PREPARED BY: **NJR & Associates, LLC.**
 LAND SURVEYING AND PLANNING
 2770 STATE ROUTE 32
 WEST FRIENDSHIP, MD 21794
 TEL: (240) 508-3200



LEGEND

- DENOTES PUBLIC DRAINAGE AND UTILITY EASEMENT
- DENOTES EXISTING FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER AND UTILITY EASEMENT
- DENOTES PUBLIC SEWER AND UTILITY EASEMENT
- DENOTES WETLAND AREA
- DENOTES EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 75' STREAM BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE
- CENTER LINE STREAM
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- HOA DENOTES HOME OWNERS ASSOCIATION

- GENERAL NOTES CONTINUED:**
31. THE ARTICLES OF INCORPORATION FOR TURF VALLEY POD E-1 NEIGHBORHOOD ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/15/2013.
 32. OPEN SPACE OBLIGATION OF 3.2 ACRES FOR TURF VALLEY POD E-1, PHASE-II IS MET BY PROVIDING 6.89 ACRES UNDER THE PLAN (F-17-096).
 33. 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 17, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
 - a) 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.
 - b) PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" HOA.
 - c) PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "NEIGHBORHOOD" HOA DECLARATION AND COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" HOA.
 - d) PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION, THE RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE HOA.
 - e) PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: i) PREVIOUSLY RECORDED SUBDIVISIONS; ii) RESIDENTIAL UNITS OR COMMERCIAL AREA; iii) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATION; iv) GROSS AREA PROVIDED; v) OPEN SPACE REQUIRED; vi) OPEN SPACE PROVIDED; vii) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.

NOTE: PLEASE SEE SHEET 1 OF 5 FOR THE LIST OF COORDINATES AND THE CURVE DATA.

THE REQUIREMENTS SECTION 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.

(Signature) 04/19/2019
 (SURVEYOR) DATE

(Signature) 4/25/19
 (OWNER) DATE

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.

(Signature) for Maureen Roseman 5/14/2019
 HOWARD COUNTY HEALTH OFFICER
 H.C.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

(Signature) 5-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

(Signature) 6-11-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP FROM PEDICOR PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 277.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

(Signature) 04/19/2019
 MOHAMMAD NAJIB ROSHAN
 MARYLAND REGISTERED SURVEYOR #11049 DATE



OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE DAY OF 2019.

(Signature) 4/25/19
 LOUIS MANGIONE DATE

(Signature) 4/25/19
 WITNESS DATE

RECORDED AS PLAT NUMBER 25043 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 6/13, 2019

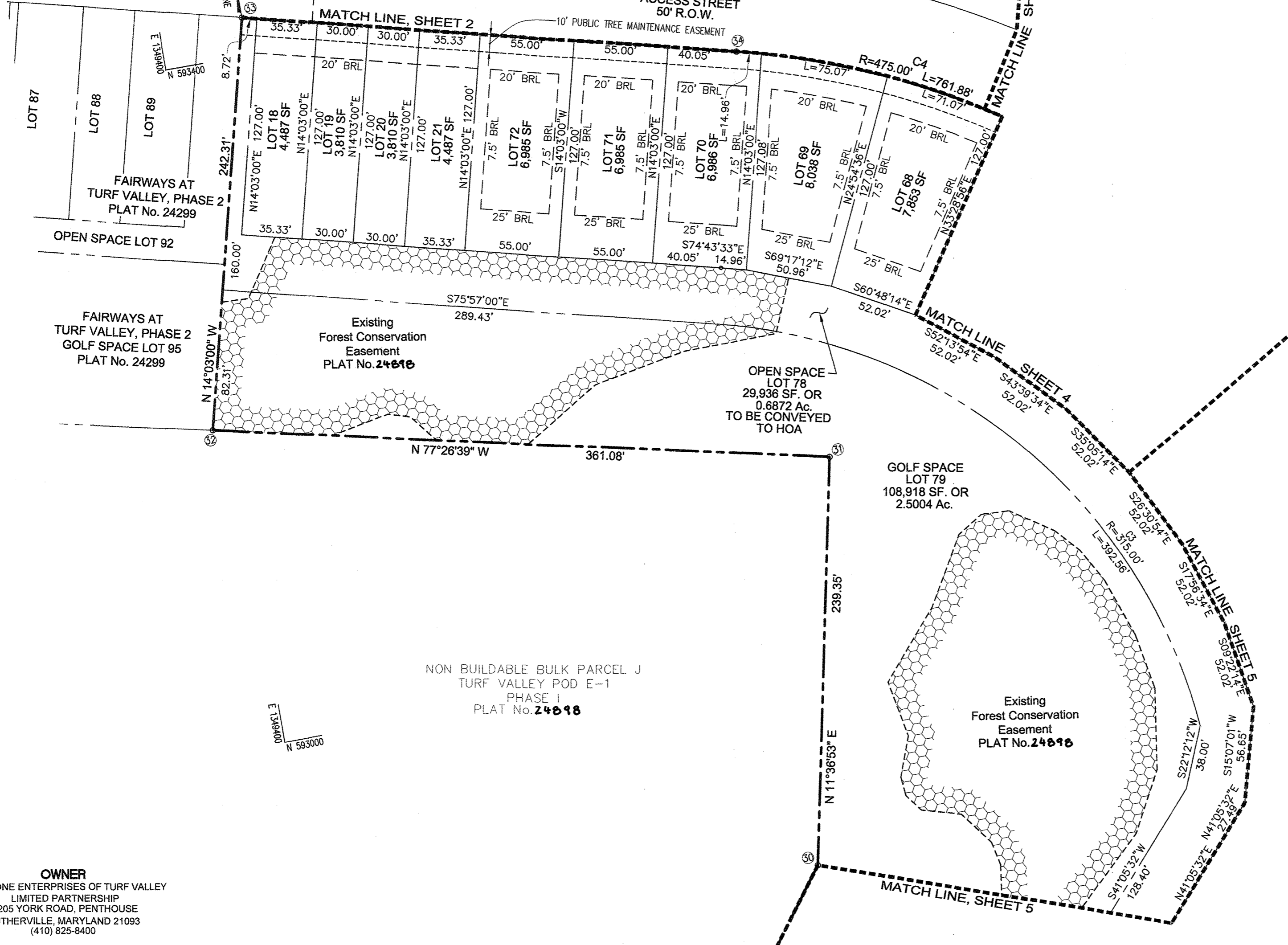
**TURF VALLEY, POD E-1
 PHASE TWO
 LOTS 18 THRU 72
 OPEN SPACE LOTS 77, 78, 80 AND 81
 GOLF SPACE LOT 79
 AND NON BUILDABLE BULK PARCEL J
 A SUBDIVISION OF BULK PARCEL I
 TURF VALLEY, POD E-1, PHASE ONE, PLAT No. 24898
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP: 17 SCALE: 1" = 50'
 GRID: 13 DATE: APRIL 19, 2019
 ZONED: PGCC SHEET: 2 OF 5**

PREPARED BY: **NJR & ASSOCIATES, LLC.**
 LAND SURVEYING AND PLANNING
 2770 STATE ROUTE 32
 WEST FRIENDSHIP, MD 21794
 TEL: (240) 508-3200

PUCCHINI LANE
PUBLIC LOCAL ROAD
ACCESS STREET
50' R.O.W.
PLAT No. 24299

PUCCHINI LANE
PUBLIC LOCAL ROAD
ACCESS STREET
50' R.O.W.

- LEGEND**
- DENOTES EXISTING FOREST CONSERVATION EASEMENT.
 - DENOTES CONC. MONUMENT FOUND
 - DENOTES CONC. MONUMENT SET
 - DENOTES IRON PIN OR PIPE FOUND
 - DENOTES IRON PIN & CAP SET
 - HOA DENOTES HOMEOWNERS ASSOCIATIONS



NOTE:
PLEASE SEE SHEET 1 OF 5 FOR THE LIST OF COORDINATES AND THE CURVE DATA.

THE REQUIREMENTS SECTION 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.

(Signature) 04/19/2019
(SURVEYOR) DATE

(Signature) 4/25/19
(OWNER) DATE

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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 277.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

(Signature) 04/19/2019
MOHAMMAD NAJIB ROSHAN
MARYLAND REGISTERED SURVEYOR #11049

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE DAY OF 2019.

(Signature) 4/25/19
LOUIS MANGIONE DATE

(Signature) 4/25/19
Medula Gupta WITNESS DATE

RECORDED AS PLAT NUMBER 25044 AMONG
THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON 6/13, 2019

**TURF VALLEY, POD E-1
PHASE TWO
LOTS 18 THRU 72
OPEN SPACE LOTS 77, 78, 80 AND 81
GOLF SPACE LOT 79
AND NON BUILDABLE BULK PARCEL J
A SUBDIVISION OF BULK PARCEL I
TURF VALLEY, POD E-1, PHASE ONE, PLAT No. 24618
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

TAX MAP: 17 SCALE: 1" = 50'
GRID: 13 DATE: APRIL 19, 2019
ZONED: PGCC SHEET: 3 OF 5

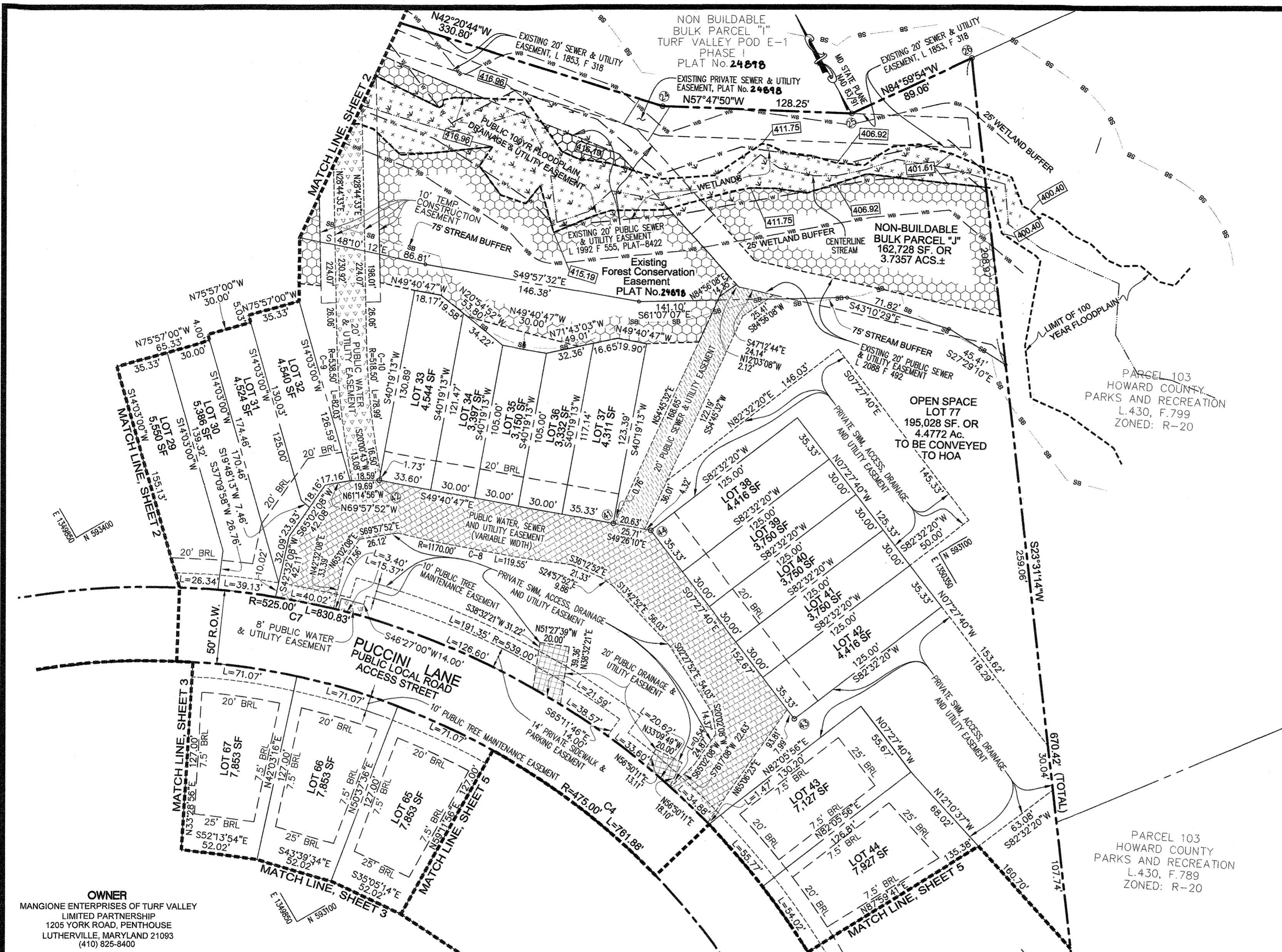
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

(Signature) 5-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

(Signature) 6-11-19
DIRECTOR DATE

PREPARED BY:

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200



LEGEND

- DENOTES PUBLIC DRAINAGE AND UTILITY EASEMENT
- DENOTES EXISTING FOREST CONSERVATION EASEMENT
- DENOTES PUBLIC WATER & UTILITY EASEMENT
- DENOTES PUBLIC SEWER & UTILITY EASEMENT
- DENOTES PUBLIC WATER, SEWER
- DENOTES WETLAND AREA
- DENOTES EXISTING PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 75' STREAM BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE
- CENTER LINE STREAM
- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET
- HOA DENOTES HOME OWNER ASSOCIATION

NOTE: PLEASE SEE SHEET 1 OF 5 FOR THE LIST OF COORDINATES AND THE CURVE DATA.

THE REQUIREMENTS SECTION 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.

PARCEL 103
HOWARD COUNTY
PARKS AND RECREATION
L.430, F.789
ZONED: R-20

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.
By Wilson for Maurice Roszman 5/14/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Chamber 5-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Seidman 6-11-19
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 11049, EXPIRATION DATE 2-10-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP FROM PEDICORD PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED JULY 8, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1852 AT FOLIO 277.
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.



Mohammad Najib Roshan 04/19/2019
MOHAMMAD NAJIB ROSHAN MARYLAND REGISTERED SURVEYOR #11049 DATE

OWNER'S CERTIFICATE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.
WITNESS OUR HANDS THIS THE DAY OF 2019.

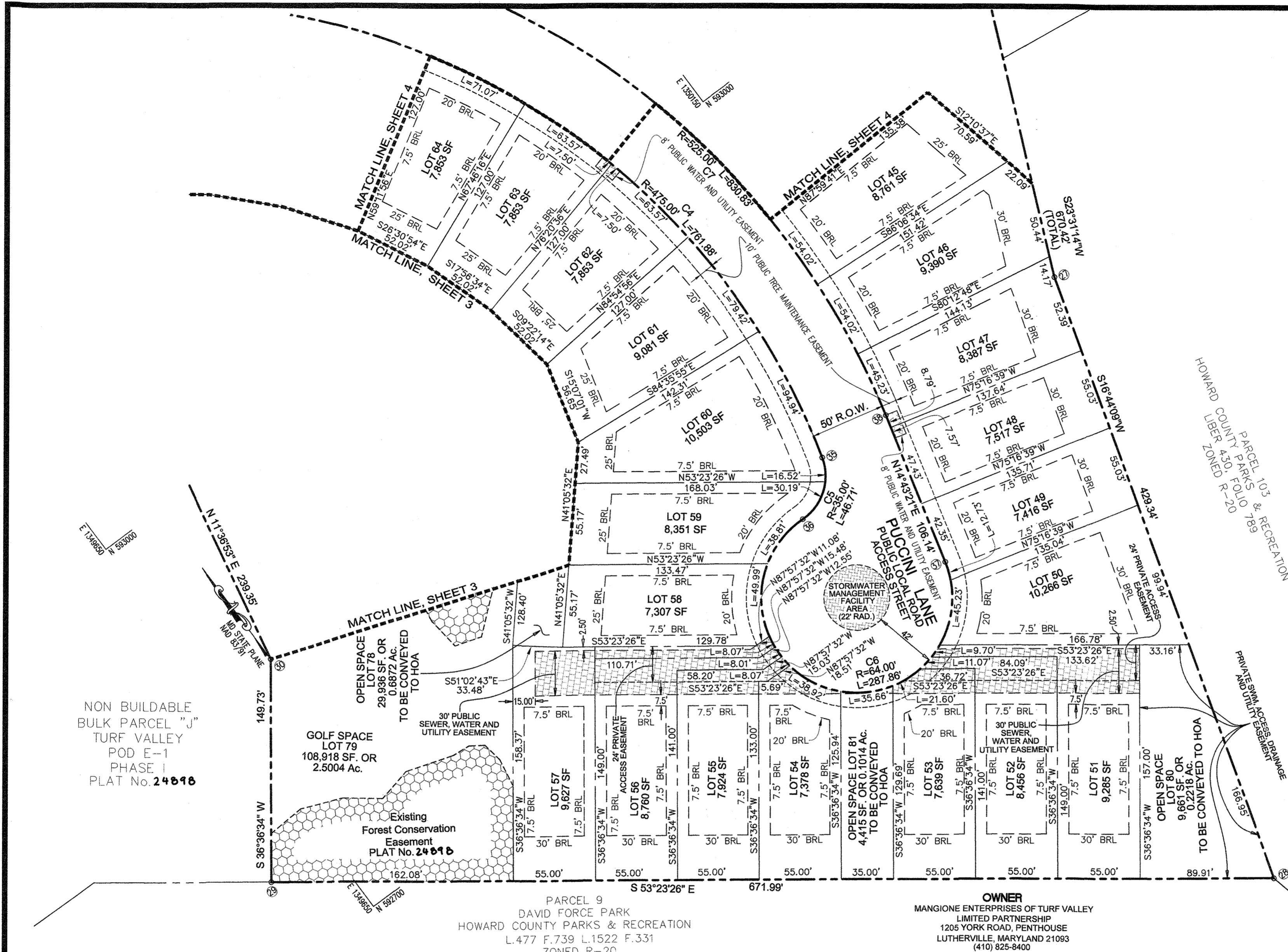
Louis Mangione 4/25/19
LOUIS MANGIONE DATE
Modula Gupta 4/25/19
WITNESS DATE

RECORDED AS PLAT NUMBER 25045 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 6/13, 2019

**TURF VALLEY, POD E-1
PHASE TWO
LOTS 18 THRU 72
OPEN SPACE LOTS 77, 78, 80 AND 81
GOLF SPACE LOT 79
AND NON BUILDABLE BULK PARCEL J
A SUBDIVISION OF BULK PARCEL I
TURF VALLEY, POD E-1, PHASE ONE, PLAT No. 24818
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP: 17 SCALE: 1" = 50'
GRID: 13 DATE: APRIL 19, 2019
ZONED: PGCC SHEET: 4 OF 5**

PREPARED BY: **NJR & ASSOCIATES, LLC.**
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200

- LEGEND**
- DENOTES PUBLIC WATER AND UTILITY EASEMENT
 - DENOTES EXISTING FOREST CONSERVATION EASEMENT.
 - DENOTES PUBLIC SEWER, WATER AND UTILITY EASEMENT.
 - DENOTES STORMWATER MANAGEMENT FACILITY AREA. (TO BE MAINTAINED BY HOA)
 - DENOTES CONC. MONUMENT FOUND
 - DENOTES CONC. MONUMENT SET
 - DENOTES IRON PIN OR PIPE FOUND
 - DENOTES IRON PIN & CAP SET
 - HOA DENOTES HOMEOWNER ASSOCIATION



NOTE: PLEASE SEE SHEET 1 OF 5 FOR THE LIST OF COORDINATES AND THE CURVE DATA.

THE REQUIREMENTS SECTION 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.

M. Roshan 04/19/2019
(SURVEYOR) DATE

Louis Mangione 4/25/19
(OWNER) DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Barbara J. Manna for *Maura Roshan* 5/14/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 5-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Seelbach 6-11-19
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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Mohammad Najib Roshan 04/19/2019
MOHAMMAD NAJIB ROSHAN
MARYLAND REGISTERED SURVEYOR #11049 DATE

OWNER'S CERTIFICATE

MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS THE 25 DAY OF APRIL 2019.

Louis Mangione 4/25/19
LOUIS MANGIONE DATE

Mridula Gupta 4/25/19
Mridula Gupta WITNESS DATE

RECORDED AS PLAT NUMBER 25046 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 4/13, 2019

**TURF VALLEY, POD E-1
PHASE TWO
LOTS 18 THRU 72
OPEN SPACE LOTS 77, 78, 80 AND 81
AND GOLF SPACE LOT 79
AND NON BUILDABLE BULK PARCEL J
A SUBDIVISION OF BULK PARCEL I
TURF VALLEY, POD E-1, PHASE ONE, PLAT No. 24898
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

TAX MAP: 17 SCALE: 1" = 50'
GRID: 13 DATE: APRIL 19, 2019
ZONED: PGCC SHEET: 5 OF 5

PREPARED BY: *NJR & Associates, LLC.*
LAND SURVEYING AND PLANNING
2770 STATE ROUTE 32
WEST FRIENDSHIP, MD 21794
TEL: (240) 508-3200