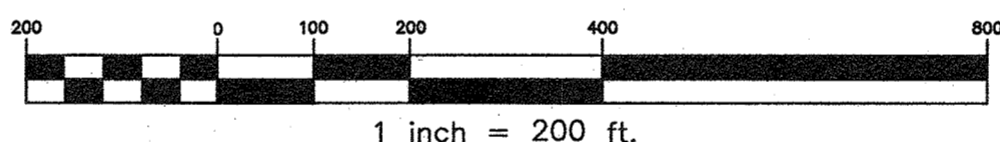
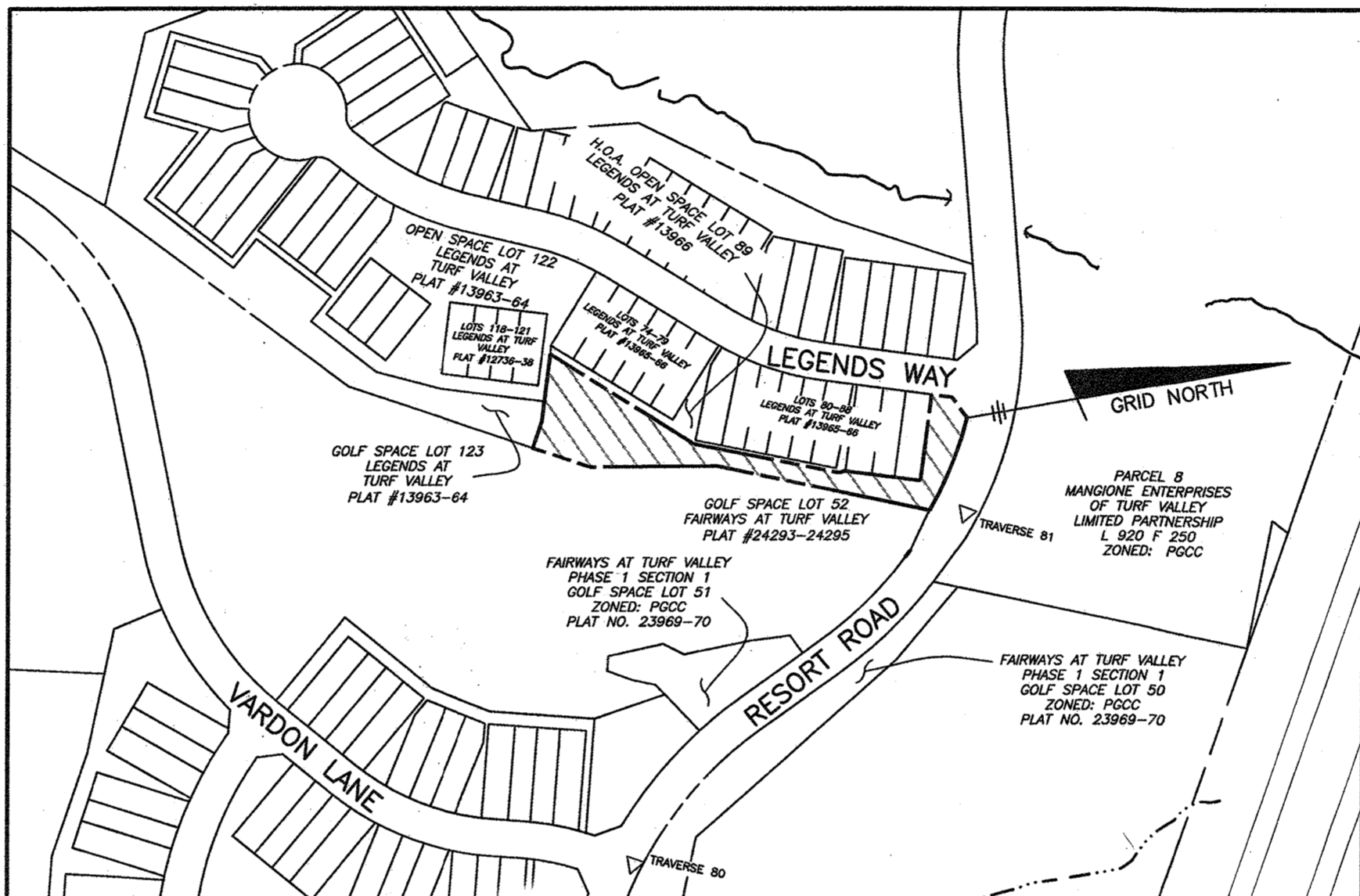
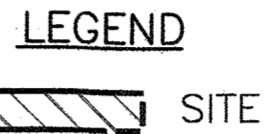
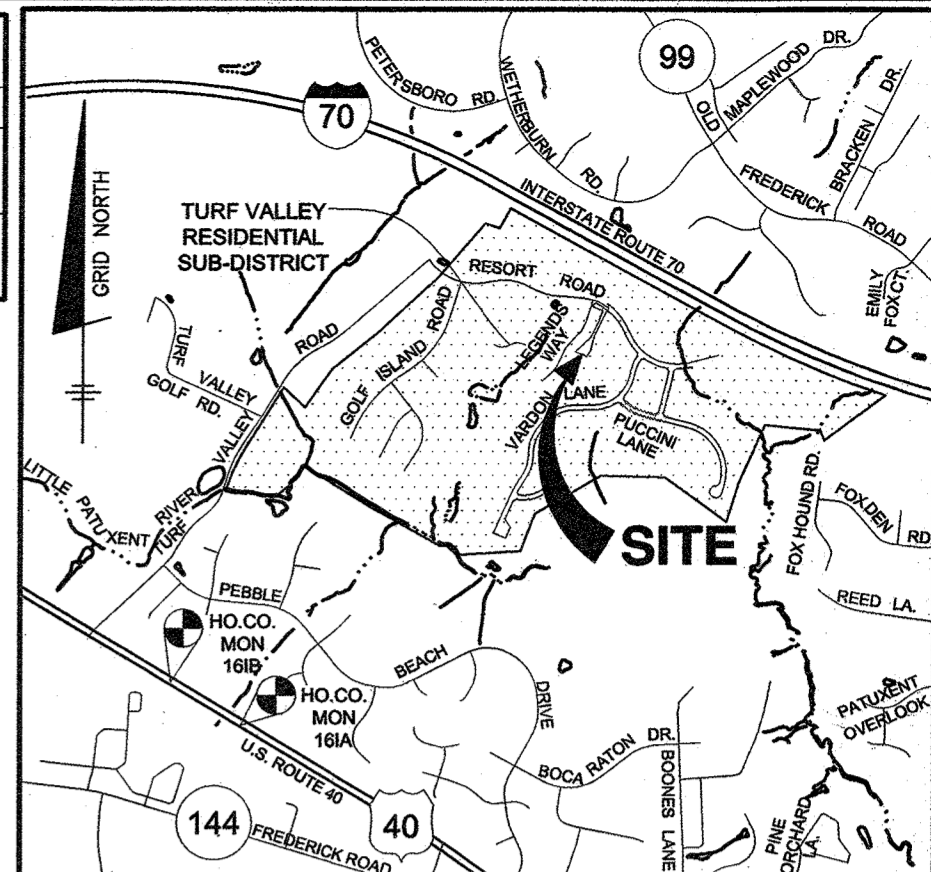


**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 2ND AMENDED TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #20286-20287 ON OCTOBER 24, 2008 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 161A AND 161B WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006 AND THE RECORD PLAT FOR LEGENDS AT TURF VALLEY, PHASE ONE RECORDED AS PLAT NO. 13965-13966.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT. THERE IS NO WATER OR SEWER SERVICE NEEDED AS THIS PLAT ONLY CREATES OPEN SPACE LOTS.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b) OF THE COUNTY CODE.
- THERE IS NO ADDITIONAL LANDSCAPING REQUIREMENT SINCE THIS PLAT ONLY CREATES OPEN SPACE LOTS.
- STORMWATER MANAGEMENT IS NOT REQUIRED SINCE THERE IS NO NEW IMPERVIOUS AREAS BEING CREATED.
- THE ARTICLES OF INCORPORATION FOR THE LEGENDS AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC. WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 19, 1996 AND ARE RECORDED AS LIBER 3887 FOLIO 1836.
- THE PURPOSE OF OPEN SPACE LOT 92 IS TO ALLOW FOR THE RESIDENTS OF LOTS 86, 87, AND 88 TO ACCESS THEIR REAR YARDS WITHOUT ENCRUCHING INTO GOLF SPACE TERRITORY AND FOR THE USE OF THE RESIDENCES WITHIN THE SUBDIVISION. IT SHALL BE DEDICATED TO THE LEGENDS AT TURF VALLEY HOMEOWNERS ASSOCIATION, INC.
- GOLF SPACE LOT 93 SHALL REMAIN THE PROPERTY OF THE OWNER/DEVELOPER FOR GOLF AND GOLF ANCILLARY USE.
- THIS PROJECT IS EXEMPT FROM THE RECREATIONAL OPEN SPACE REQUIREMENTS SINCE IT IS ZONED PGCC.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOT 92 AND GOLF SPACE LOT 93, 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 LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:  
F-96-150, F-99-107, SDP-00-053
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE AS THE SITE WAS PREVIOUSLY A GOLF COURSE USE.

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16IA	589,509.3676	1,346,343.632	462.988	RT. 40 0.35 MILES WEST OF RT-144 JOINT
16IB	590,475.2538	1,344,753.9350	469.892	RT.40 0.8 MILES EAST OF MARRIOTTVILLE ROAD



TRAVERSE CHART (NAD '83)			
No.	NORTHING	EASTING	ELEVATION
80	594105.9580	1349303.1160	446.90
81	594620.7920	1348913.5280	470.26

Site Analysis Data Chart	
Zoned: PGCC	
Gross Area	0.74 acres
100yr Floodplain	0.00 acres
Steep Slopes 25% or >(outside floodplain)	0.00 acres
Net Area	0.74 acres
Number of Proposed Units:	
Single Family Detached:	0
Single Family Attached:	0
Apartments:	0
Total:	0
Area of Buildable Lots	0.00 acres
Area of Buildable Bulk Parcels	0.00 acres
Area of Proposed Right-of-way	0.00 acres
Open Space Calculations	
Area of Open Space Required (15% of gross)	NA acres
Area of Open Space Provided	0.74 acres
Recreational Open Space Required	NA

**TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	NA
OPEN SPACE/GOLF SPACE	0.74± AC.
BUILDABLE BULK PARCELS	NA
NON-BUILDABLE BULK PARCELS	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	NA
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.74± AC.

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

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* 5/15/18  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
*Louis Mangione* 8/30/2018  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO CREATE AN ADDITIONAL OPEN SPACE LOT AND TO CREATE A 10' PUBLIC TREE MAINTENANCE EASEMENT

RECORDED AS PLAT NO. 24779 ON 10/15/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Madison for Maria Resman* 9/18/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chad Chamberlain* 9/28/18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kent Henderson* 10-03-18  
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 1-7-2019 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 CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 6/15/18  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

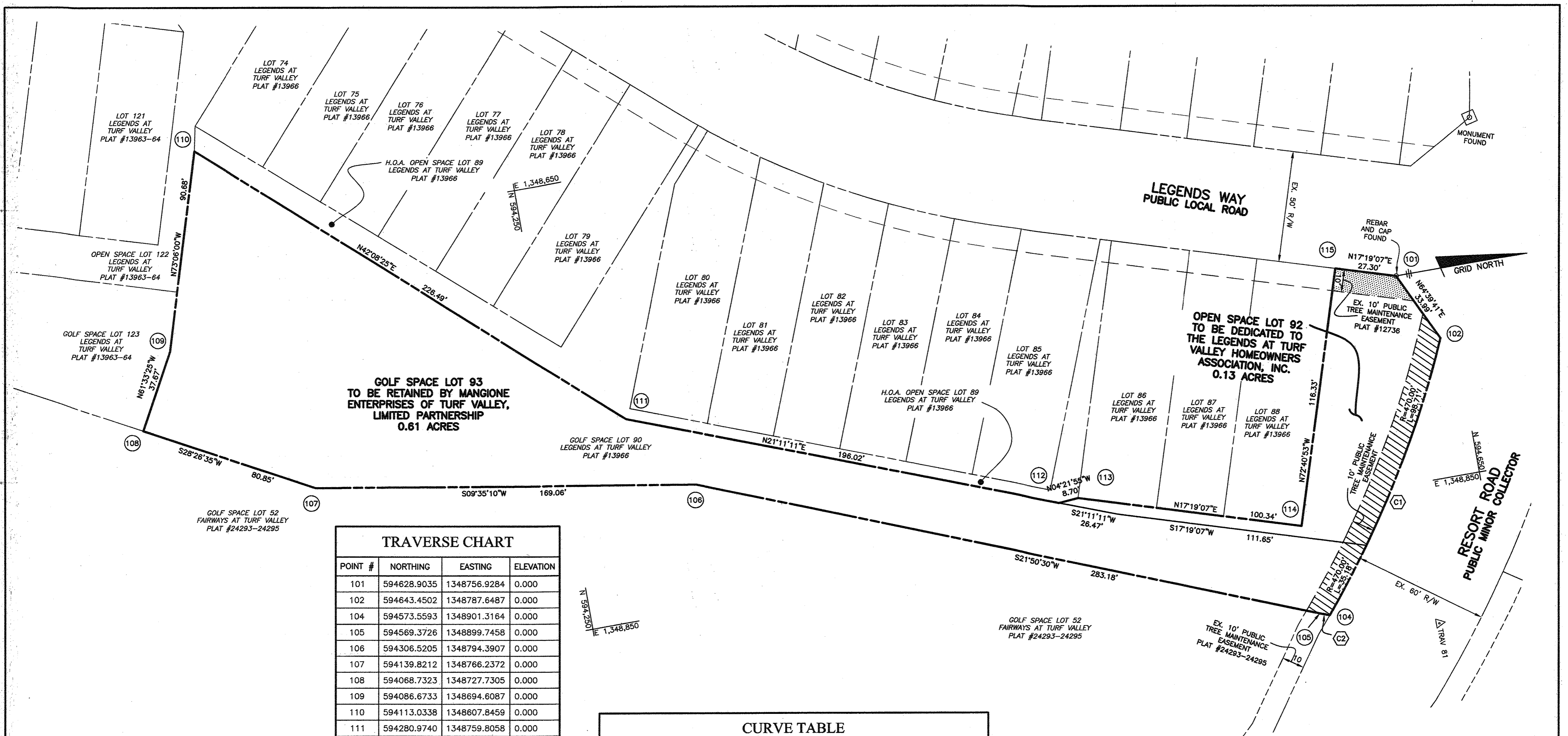
"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD 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 30<sup>th</sup> DAY OF AUGUST, 2018."

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

WITNESS

**LEGENDS AT TURF VALLEY**  
OPEN SPACE LOT 92 AND GOLF SPACE LOT 93  
(A Resubdivision of Legends at Turf Valley  
Golf Space Lot 90  
previously recorded as Plat No. 13965-13966)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 13 DATE: MAY 15, 2018  
PARCEL: p/o 8 SHEET: 1 OF 2  
ZONED: PGCC



**TRAVERSE CHART**

POINT #	NORTHING	EASTING	ELEVATION
101	594628.9035	1348756.9284	0.000
102	594643.4502	1348787.6487	0.000
104	594573.5593	1348901.3164	0.000
105	594569.3726	1348899.7458	0.000
106	594306.5205	1348794.3907	0.000
107	594139.8212	1348766.2372	0.000
108	594068.7323	1348727.7305	0.000
109	594086.6733	1348694.6087	0.000
110	594113.0338	1348607.8459	0.000
111	594280.9740	1348759.8058	0.000
112	594463.7458	1348830.6500	0.000
113	594472.4206	1348829.9878	0.000
114	594568.2116	1348859.8577	0.000
115	594602.8415	1348748.8017	0.000

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	470.00'	133.89'	016°19'18"	67.40'	N58° 24' 50"W	133.44'
C2	100.00'	4.47'	002°33'45"	2.24'	N20° 33' 38"E	4.47'

**TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	0
OPEN SPACE/GOLF SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	NA
OPEN SPACE/GOLF SPACE	0.74± AC.
BUILDABLE BULK PARCELS	NA
NON-BUILDABLE BULK PARCELS	NA

TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)

	NA
--	----

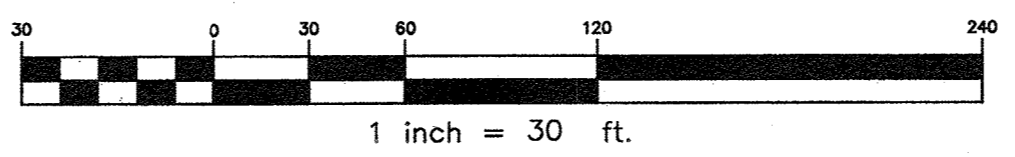
TOTAL AREA OF SUBDIVISION TO BE RECORDED

	0.74± AC.
--	-----------

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM



**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* 5/15/19  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Louis Mangione* 8/30/2018  
LOUIS MANGIONE  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
DATE

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

*Edison M. Roman* 9/2/2018  
HOWARD COUNTY HEALTH OFFICER DATE  
H.O.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Phyllis...* 9-28-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 10-03-18  
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 1-7-2019 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 CONVEYED BY TURF VALLEY ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP TO MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 5/15/19  
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 30th DAY OF AUGUST, 2018."

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

*...*  
WITNESS

RECORDED AS PLAT NO. 24780 ON 10/15/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LEGENDS AT TURF VALLEY**  
OPEN SPACE LOT 92 AND GOLF SPACE LOT 93  
(A Resubdivision of Legends at Turf Valley  
Golf Space Lot 90  
previously recorded as Plat No. 13965-13966)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 16 SCALE: AS SHOWN  
GRID: 13 DATE: MAY 15, 2018  
PARCEL: p/o 8 SHEET: 2 OF 2  
ZONED: PGCC