

Overall Density Tabulation - Multi-Use Subdivision

	Turf Valley Villas Section One (F-97-69)	Turf Valley Villas Section Two (F-97-158)	PGCC District Multi-Use Subdivision Totals
# of Proposed Units =	162	69	231
Gross Area Required (2 Density Units/Gross Acres)	162 DU = 2 DU's/Acre 81.00 Ac.	69 DU = 2 DU's/Acre 34.50 Ac.	231 DU = 2 DU's/Acre 115.50 Ac.
Gross Area Provided	Parcel B 12.08 Ac. Parcel C 29.54 Ac. Parcel D 68.73 Ac. Subtotal 110.35 Ac.	Parcel E 5.15 Ac.	115.50 Ac.
Golf Course Required 15% of gross area provided	15% of 110.35 Ac. 16.55 Ac.	15% of 5.15 Ac. 0.77 Ac.	15% of 115.50 Ac. 17.33 Ac.
Golf Course Provided	Parcel C 29.54 Ac. Parcel D 68.73 Ac. Subtotal 98.27 Ac.	0.00 Ac.	98.27 Ac.

* 29.35 acres recorded under F-97-69 to fulfill the acreage requirements for the 69 units in Section 2 (5.15 + 29.35 = 34.5 acres x 2 units/acre = 69 units)

COORDINATES

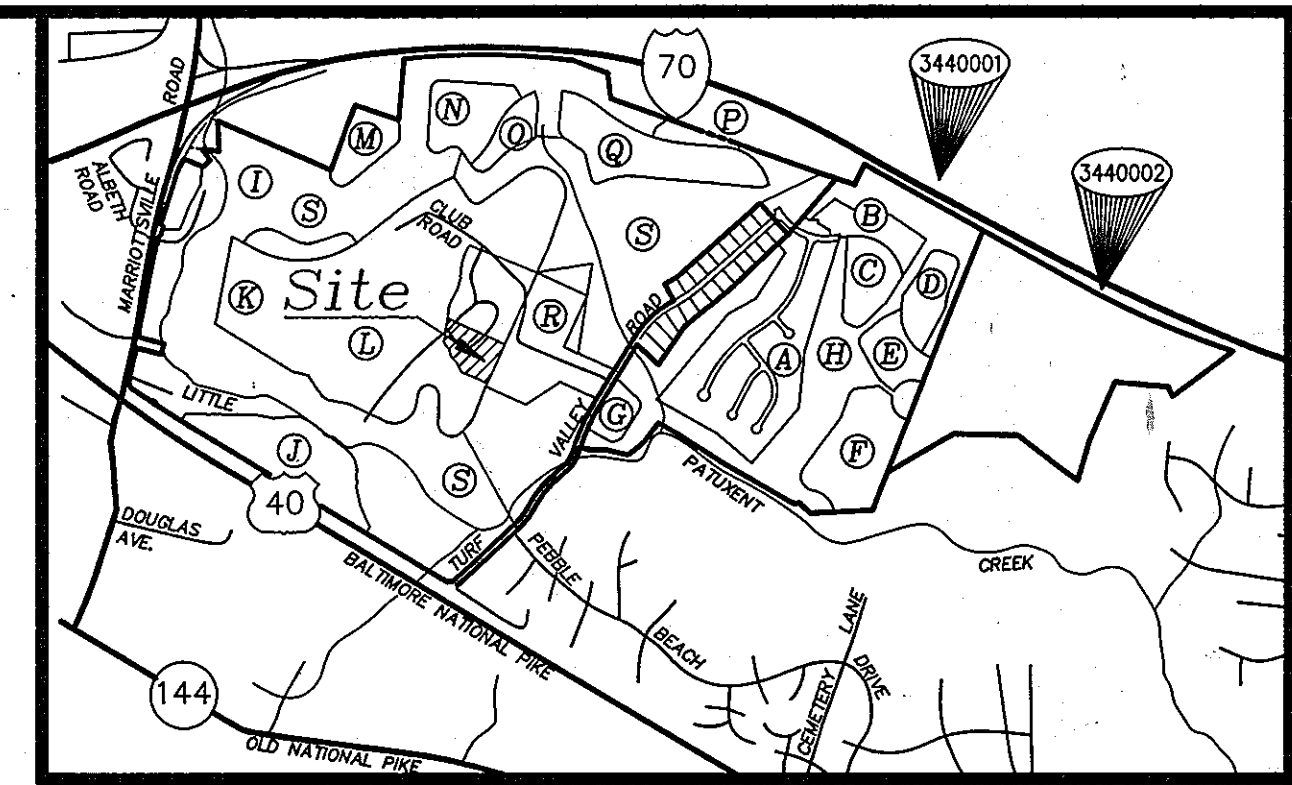
	North	East
1	533044.00	831764.95
2	532639.70	831580.95
3	532762.73	831310.63
4	532655.78	830981.57
5	532904.71	831221.88
6	532965.15	831280.22
7	532959.88	831196.39
8	532954.54	831111.56
9	533021.14	831164.37
10	533086.96	831216.57
11	533094.86	831132.94
12	533067.96	831417.67
13	533243.59	831191.96
14	533266.34	831209.66
15	533255.33	831245.84
16	533245.57	831267.77
17	533199.28	831312.38
18	533153.83	831425.77
19	533168.99	831490.31

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	346.00'	169.12'	86.28'	167.44'	N32°00'27"W	28°00'18"
2	84.00'	62.18'	32.59'	60.77'	S24°48'13"E	42°24'45"
3	85.00'	71.19'	37.83'	69.13'	N27°35'27"W	47°59'13"
4	84.00'	83.54'	45.59'	80.14'	S23°05'36"E	56°58'55"
5	286.00'	162.18'	83.34'	160.02'	S21°38'34"W	32°29'25"

LEGEND

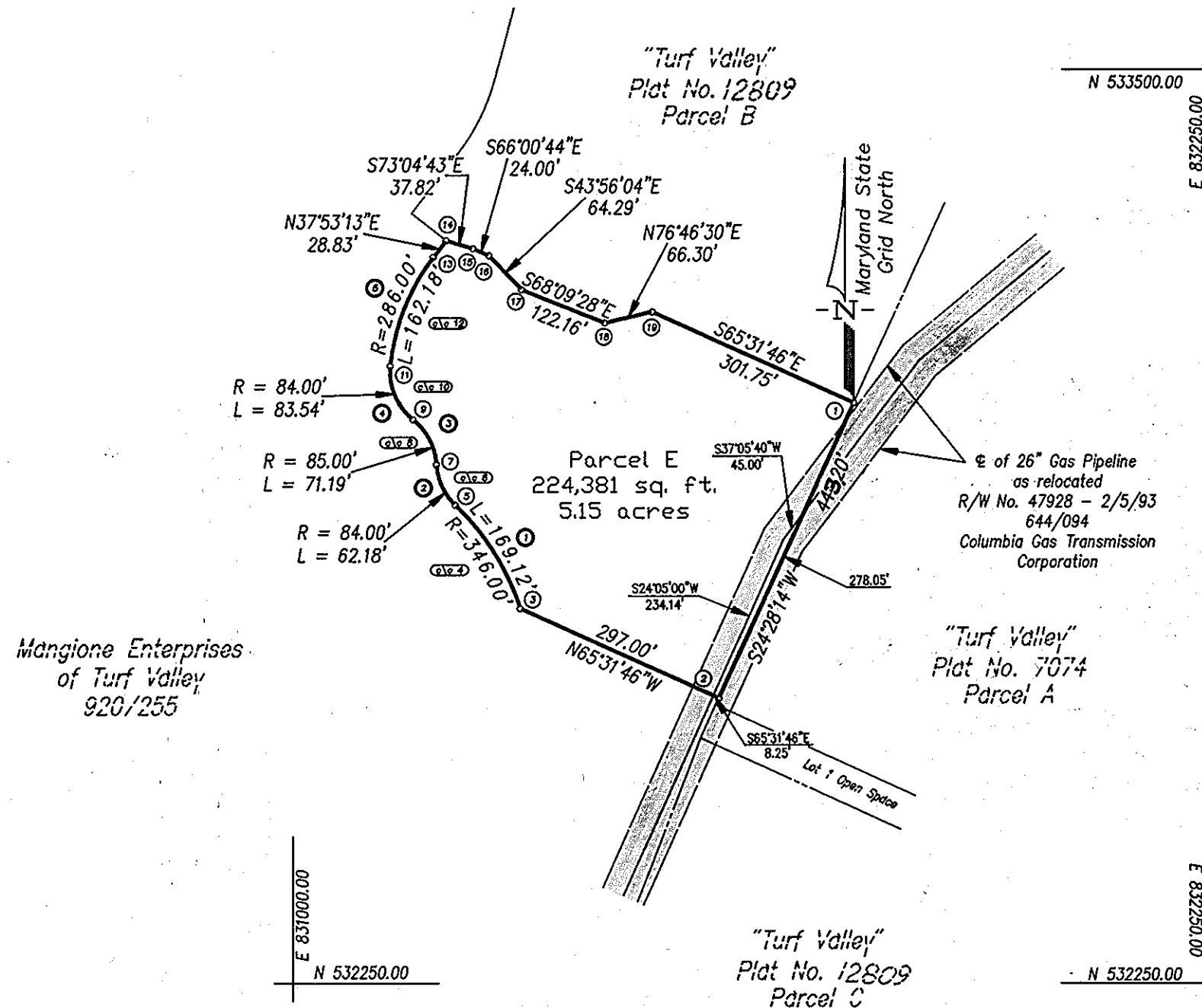
- ⊙ COORDINATE POINT #
- ⊙ CURVE CENTER POINT #
- ⊙ CURVE #



Vicinity Map
Scale: 1" = 2000'

GENERAL NOTES

- Coordinates based on NAD '27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 3440001 and 3440002. No. 3440001 N 534735.478 E 836286.297 No. 3440002 N 533593.800 E 837983.249
- ⊙ Denotes an iron pipe set. ⊙ Denotes a concrete monument set.
- BRL denotes Building Restriction Line
- This plat is based on a field run monumented survey performed on or about May 26, 1992 by Mildner, Mochi and Associates, Inc., and verified by APR Associates, Inc. on or about October, 1995.
- Minimum building setback restrictions from property lines and the public right-of-way line to be in accordance with FDP-3054-A-1510 and 3054-1511 criteria.
- All lots shown and recorded hereon must conform with the minimum requirements set forth on FDP-3054-A-1510 and 3054-A-1511 as recorded among the Land Records of Howard County, Maryland on December 14, 1995.
- Stormwater management will be provided at the Site Development Plan Stage.
- All areas provided on this plat are to be taken as "more or less".
- Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Parcels E. 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 lots. Developer shall execute and deliver deeds for the easements herein reserved 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 easement in the Land Records of Howard County.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement. The stormwater management design shall be based on the approved regional stormwater management concept plan and report.



SURVEYOR

A.P.R. Associates, Inc.
7427 Harford Rd.
Baltimore, MD 21234
(301) 444-4312
Attn: Mr. Alex P. Ratych, L.S.

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 allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.

SEWER NOTE:
PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Nicholas B. Mangione 3.30.97
Nicholas B. Mangione, General Partner Date

RECORDED AS PLAT NUMBER 12988
DATED DECEMBER 4, 1997
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

The requirements of § 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.

Alexander P. Ratych 3-27-1997
Alexander P. Ratych, L.S. 3633 Date
Nicholas B. Mangione 3.30.97
Nicholas B. Mangione, General Partner Date

LOT TABULATIONS

TOTAL No. OF PARCELS - 1
Buildable - 1
TOTAL AREA OF PARCELS - 5.15 Ac.
Buildable - 5.15 Ac.
TOTAL GROSS AREA OF SUBDIVISION - 5.15 Ac.

ENGINEER

R.M. MOCHI GROUP, P.C.
10120-A Old National Pike
Ijamsville, Maryland 21754-9706
(301) 865-5858
Attn: Mr. Robert M. Mochi, P.E.

OWNER / DEVELOPER

MANGIONE ENTERPRISES OF TURF VALLEY
1205 York Road, Penthouse
Lutherville, Maryland 21093
(410) 825-8400
Attn: Mr. Louis Mangione

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

Joyce M. Boyd 11-19-97
JOYCE M. BOYD, COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James R. Smith 11/20/97
DIRECTOR DATE

William J. ... 11/17/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the land conveyed by Turf Valley Associates, a Maryland Limited Partnership, to Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, by deed dated December 20, 1978 and recorded among the Land Records of Howard County, Maryland in Liber 0920 at folio 250, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.1306. Monumentation is in accordance with the Subdivision Regulations.



March 27, 1997 *Alexander P. Ratych*
Date Alexander P. Ratych, L.S. 3633

Owner's Dedication

I, Nicholas B. Mangione, General Partner of Mangione Enterprises of Turf Valley, a Maryland Limited Partnership, owner of the property shown and described hereon, hereby adopt this plan 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 and assigns:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 30 day of March, 1997

Nicholas B. Mangione (SEAL)
Nicholas B. Mangione, General Partner Attest

Turf Valley Parcel E

PARCEL E: TURF VALLEY VILLAS SECTION 2
PGCC DISTRICT, MULTI-USE SUBDISTRICT
Election District No. 3 Howard County, Maryland
Tax Map 16 Grid 17 Part of Parcel 8
Scale: 1" = 200' MARCH, 1997

Previous Plans Include: 1st and 2nd Amended Comprehensive Sketch S-86-13, PB 294, PB 300 F-86-194, S-90-15, WP-90-32, SDP-94-80, P.B.-181, WP-95-03, S-94-46, P-95-26, SP-95-13, P-96-26, FDP-PGCC Multi-Use Subdistrict, F-97-69

95017.14 JLM DBW