

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 B. MILDBERG 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 012 WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED PGCC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN HAS BEEN PROVIDED FOR THIS PROJECT. THE ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE WETLAND LIMITS FOR TURF VALLEY ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 26, 2018. THE LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE 4TH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368) APPROVED JULY 28, 2006.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS NONE OF THE PROPOSED LOTS ARE LOCATED WITHIN 500 FEET OF THE I-70 (PRINCIPAL ARTERIAL) RIGHT-OF-WAY.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLS-CARNES ENGINEERING ASSOCIATES, INC. DATED MARCH 31, 2014 AND SUPPLEMENTED OCT. 18, 2018 & APRIL 9, 2020.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE PLAN AS PART OF F-20-071 CONSTRUCTION PLAN SET. FINANCIAL SURETY FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE FUTURE SITE DEVELOPMENT PLAN. FINANCIAL SURETY FOR THE 101 STREET TREES IN THE AMOUNT OF \$30,300.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-20-071.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE SINCE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED PRIOR TO DECEMBER 31, 1992. **THIS PLAT IS A GRANDFATHERED TO SILENT P-18-004.**
- 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 (H2S 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.
- OPEN SPACE DEDICATION FOR LOTS 69, 70 AND 71
"THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGES AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON."
- ALL AREAS ARE MORE OR LESS.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE U.S. SURVEY FOOT.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES: S-86-013, ECP-13-047, S-13-008, WP-18-002, F-12-055, F-15-056, P-18-004, WP-21-051
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBER 21029-21031 ON MARCH 26, 2010 AND THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE REQUIREMENTS SINCE IT IS ZONED PGCC.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING REQUIREMENTS (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- THERE IS NO FOREST STAND DELINEATION FOR THIS SITE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9/23/2021, ON WHICH DATE DEVELOPER AGREEMENT #24-5089-D WAS FILED AND ACCEPTED.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 4/27/2021 ID#500000004996400.
- THE OFFSITE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. UNDER F-15-056 AND APPROVED ON MAY 14, 2015.

- ALTERNATIVE COMPLIANCE, WP-21-051 TO REQUEST RELIEF FROM SECTION 16.116(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO DISTURB 3,894 SQUARE FEET OF OFFSITE INTERMITTENT STREAM BUFFER TO GRADE AND CONSTRUCT A 10 FOOT PAVED PATHWAY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS ON THE SUBMITTED FINAL PLANS, F-20-071.
 - THE PROPOSED DISTURBANCES TO THE 50' STREAM BANK BUFFER AND 100-YEAR FLOODPLAIN ARE LIMITED TO THE AREAS SHOWN ON THE APPROVED PLANS FOR CONSTRUCTION OF THE NEW PATHWAY AND REMOVAL OF THE REMNANTS OF THE EXISTING GOLF CART PATHWAY. NO DISTURBANCE SHOULD OCCUR UNTIL THE FINAL PLAN IS SIGNED.
 - THE EXISTING GOLF PATHWAY THAT DOES NOT PROVIDE CONNECTION BETWEEN THE NEW PEDESTRIAN PATHWAYS (AS SHOWN ON F-17-102 AND F-20-071) MUST BE REMOVED AND RETURNED TO A NATURAL VEGETATIVE STATE. THE LIMITS OF DISTURBANCE AND REMOVAL MUST BE SHOWN ON F-20-071.
 - THE EXISTING 12" CONCRETE CULVERT ON PARCEL 8, ADJACENT TO OPEN SPACE LOT 93 (CAPERTON VILLAGE AT TURF VALLEY) AND TO THE REAR OF PROPOSED LOTS 58-63 (THE VILLAGE AT TOWN SQUARE) MUST BE REMOVED AND THE NATURAL STREAM CHANNEL MUST BE RESTORED. THE RESTORATION DETAILS MUST BE SHOWN ON F-20-071.
 - THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCES WITHIN THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS. REFERENCE TO THE APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON THE FINAL PLAN AND ANY BUILDING OR GRADING PERMITS
 - ALL GRADING AND DISTURBANCES OUTSIDE OF THE PROPOSED PATHWAY MUST BE STABILIZED AND RETURNED TO PREVIOUS CONDITIONS ONCE CONSTRUCTION IS COMPLETE. DISTURBANCES TO ANY EXISTING VEGETATED AREAS SHOULD BE TO THE MINIMUM NECESSARY TO CONSTRUCT THE NEW PATHWAY AND REMOVE THE EXISTING GOLF CART PATHWAY.
 - ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
- 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 LOTS 1 THROUGH 68. ANY AND ALL CONVEYANCES OF AFFORSAID 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 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.

- THE SUBMISSION OF FINAL ROAD CONSTRUCTION PLANS F-20-071 AND F-20-072 MEETS THE MILESTONE ESTABLISHED IN THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED OCTOBER 3, 2019 FOR SIGNATURE OF THE PRELIMINARY PLAN (P-18-004) SINCE THESE TWO PLANS CONSIST OF THE ENTIRE AREA OF THE APPROVED PRELIMINARY PLAN. THE PRELIMINARY PLAN P-18-004 INDICATED A TOTAL OF 153 UNITS. THERE WILL BE 28 UNITS TRANSFERRED FROM F-97-158 FOR A TOTAL OF 181 UNITS IN THE VILLAGES AT TOWN SQUARE-PHASE 1-3. THE FINAL CONSTRUCTION PLANS FOR PHASE 1 AND 2 SHALL CONSIST OF A TOTAL OF 85 SFA UNITS. THE REMAINDER OF 96 UNITS-PHASE 3, SHALL BE REFLECTED ON A FUTURE SDP FOR BUILDABLE BULK PARCEL 'B' AS SHOWN ON THESE PLANS.
 - 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 RECORDED 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 RECORDED 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 RECORDED; 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 RECORDED 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 REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- Any use of self course fill dirt shall conform to Howard County Code 16.124 and shall be used as structural fill - deep fill only, covered by at least 4 feet of dirt to grade. The Health Department must be notified prior to movement of golf course fill dirt.*

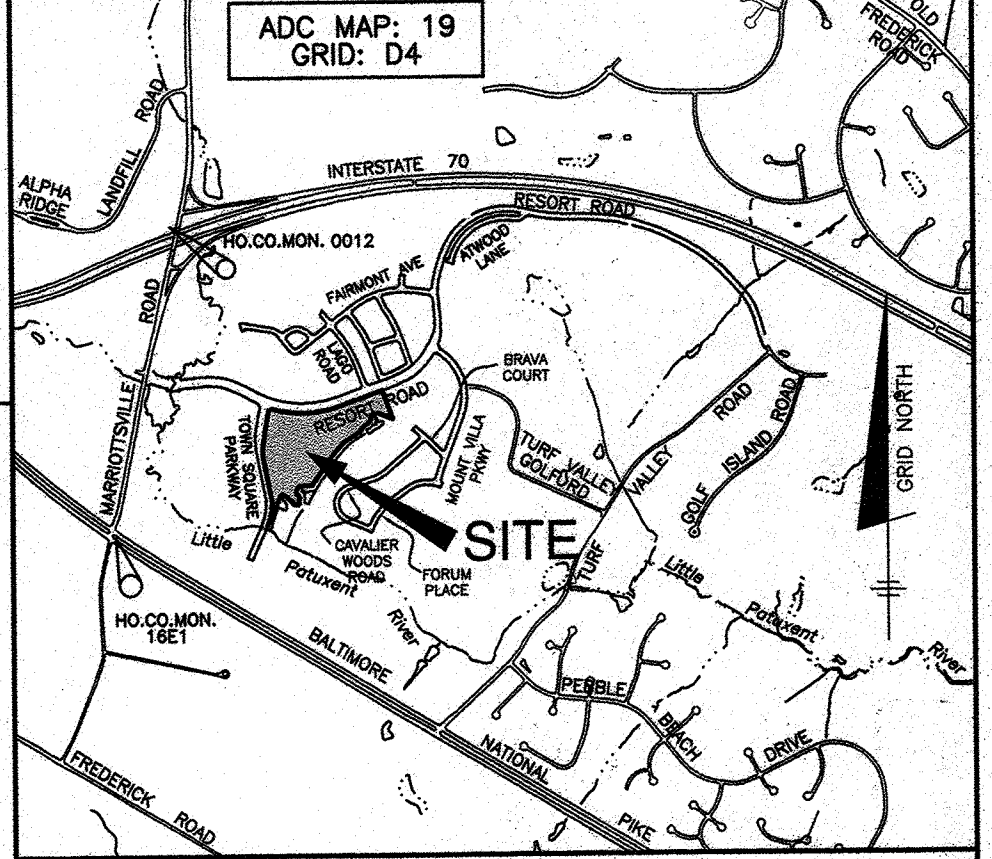
BENCHMARKS
NAD'83 HORIZONTAL

HO. CO. #16E1 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
N 592520.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.
N 596502.700' E 1340864.37'
ELEVATION: 486.298'

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	594580.2975	1341852.6794
102	594598.2009	1342548.6595
103	594764.8710	1343008.5169
104	594468.0292	1343116.1039
105	594530.3608	1342961.6177
106	594504.1141	1342892.0662
107	594449.6240	1342863.5686
108	594376.6286	1342791.7425
109	594337.2223	1342771.4773
110	594224.3083	1342600.7149
120	594535.2635	1341816.7207
121	594563.7041	1341822.4535
123	594358.5897	1341787.0924
124	594322.7393	1342000.2069
125	594321.6709	1342410.4996
126	594334.8274	1342453.5735
127	594127.7101	1342516.8353
128	594380.1578	1342601.9840
129	594593.9870	1342536.8223
130	594272.3043	1342673.3004



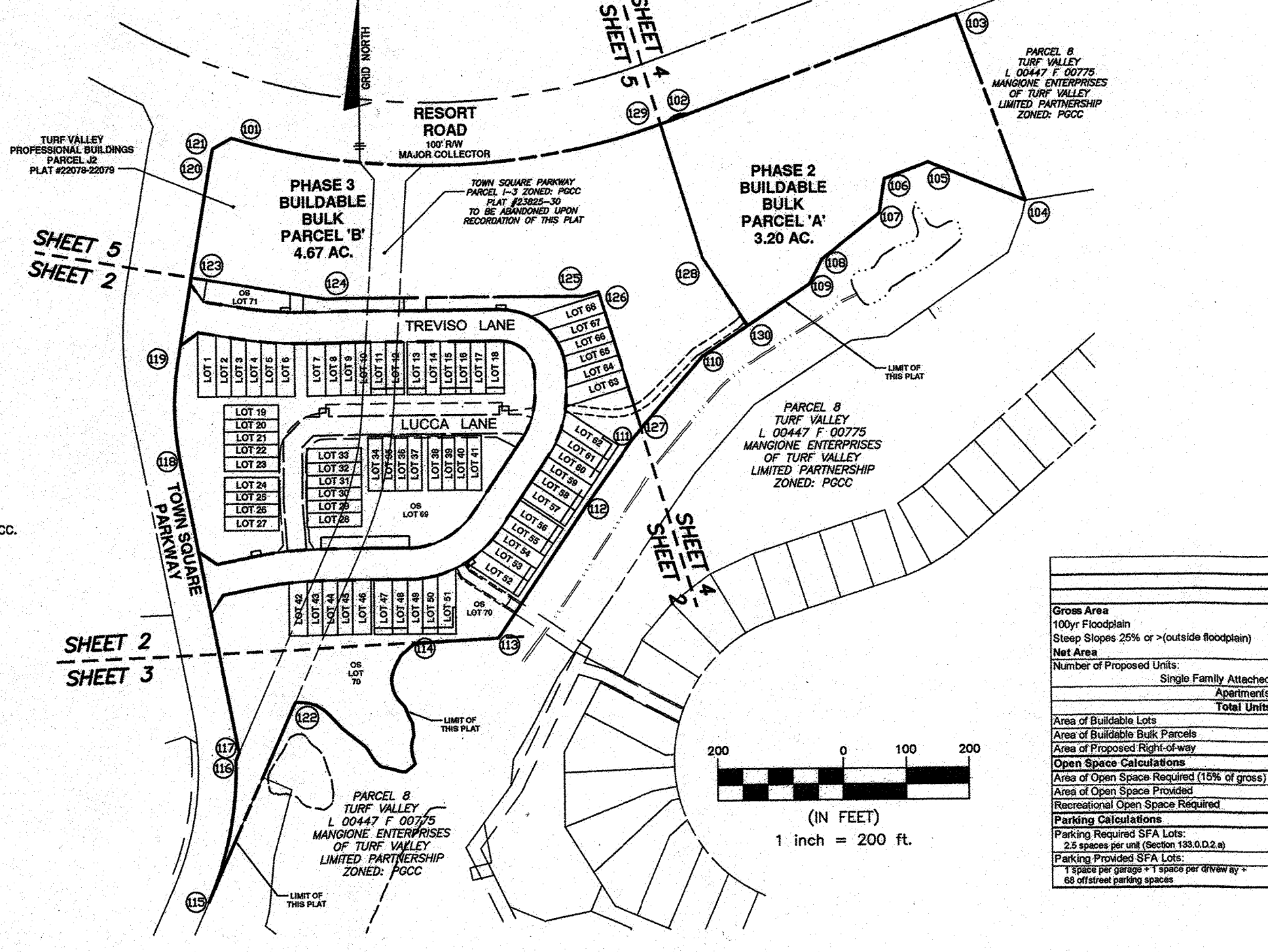
VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	PLAT SHEET
3	PLAT SHEET
4	PLAT SHEET
5	PLAT SHEET

LEGEND

- BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG
- PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT
- PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PRIVATE WALL MAINTENANCE & UTILITY EASEMENT
- PRIVATE ACCESS EASEMENT
- EX. 100 YR FLOODPLAIN
- PUBLIC PARKING & PEDESTRIAN ACCESS EASEMENT
- PRIVATE STORM DRAIN, MAINTENANCE, & UTILITY EASEMENT



AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	68
BUILDABLE	3
OPEN SPACE	3
BUILDABLE BULK PARCELS	2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.32± AC.
BUILDABLE	4.25± AC.
OPEN SPACE	7.87± AC.
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.59± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.03± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

OWNER:
TVTS RETAIL, LLC
1205 YORK ROAD PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

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

Site Analysis Data Chart
Zoned: PGCC

	Total	Phase 1	Phase 2	(Future) Phase 3
Gross Area	17.03 acres	9.16 acres	3.20 acres	4.67 acres
100yr Floodplain	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Slope Slopes 25% or > (outside floodplain)	2.04 acres	0.77 acres	0.66 acres	0.61 acres
Net Area	14.99 acres	6.39 acres	2.54 acres	4.06 acres
Number of Proposed Units:				
Single Family Attached:	85	68	17	0
Apartments:	96	0	0	96
Total Units:	181	68	17	96
Area of Buildable Lots	4.02 acres	3.34 acres	0.88 acres	0.00 acres
Area of Buildable Bulk Parcels	4.67 acres	0.00 acres	0.00 acres	4.67 acres
Area of Proposed Right-of-way	1.59 acres	1.59 acres	0.00 acres	0.00 acres
Open Space Calculations				
Area of Open Space Required (15% of gross)	2.55 acres	1.37 acres	0.48 acres	0.70 acres
Area of Open Space Provided	6.75 acres	4.23 acres	2.22 acres	0.00 acres
Residential Open Space Required	NA (PGCC)	NA (PGCC)	NA (PGCC)	NA (PGCC)
Parking Calculations				
Parking Required SFA Lots: 2.5 spaces per unit (Section 133.0.D.2.a)	213	170	43	NA
Parking Provided SFA Lots:	239	190	49	NA
* 1 space per garage + 1 space per driveway = 68 off-street parking spaces				

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TOWN SQUARE PARKWAY PARCEL 1-3, PLAT NO. 23825-23830, TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079 AND TO SUBDIVIDE A PORTION OF PARCEL 8 TAX MAP 16 TO CREATE 68 SINGLE FAMILY ATTACHED UNITS AND TWO BUILDABLE BULK PARCELS AND VARIOUS EASEMENTS.

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.

Donald Mason 12/22/21
DATE: 12/22/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Janey 12/22/21
DATE: 12/22/21
SIGNATURE OF OWNER
TURF VALLEY, LIMITED PARTNERSHIP

Janey 12/22/21
DATE: 12/22/21
SIGNATURE OF OWNER
TVTS RETAIL, LLC

RECORDED AS PLAT NO. 24006 ON 12-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Janey 1/21/22
DATE: 1/21/22
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul For: CE 2/3/22
DATE: 2/3/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Janey 2/17/22
DATE: 2/17/22
DIRECTOR

SURVEYOR'S CERTIFICATION

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 1-7-2023 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 THE 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 PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MARY C. MANGIONE BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 180, AND PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14898 AT FOLIO 49, 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 12/22/21
DATE: 12/22/21
DONALD A. MASON
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 AND TVTS RETAIL, LLC, OWNERS 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 DAY OF 20 2021

Janey
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Janey
LOUIS MANGIONE
TVTS RETAIL, LLC

M.C.F. 12/22/21
WITNESS

M.C.F. 12/22/21
WITNESS

VILLAGES AT TOWN SQUARE
PHASE 1: LOTS 1 Thru 68;
OPEN SPACE Lots 69, 70 & 71
AND BUILDABLE BULK PARCELS A & B

A RESUBDIVISION OF TOWN SQUARE PARKWAY PARCEL 1-3
PLAT NO. 23825-23830 1-3
A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079
AND A SUBDIVISION OF PART OF PARCEL 8

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 16
PARCELS: 8 & 50
ZONED: PGCC

SCALE: AS SHOWN
DATE: DECEMBER, 2021
SHEET: 1 OF 5

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C13	29.00'	45.55'	90°00'00"	29.00'	S45°08'57"W	41.01'
C14	279.00'	20.86'	4°17'03"	10.44'	S01°59'34"E	20.86'
C15	321.00'	24.00'	4°17'03"	12.01'	N01°59'34"W	24.00'
C16	71.00'	111.53'	90°00'00"	71.00'	N45°08'57"E	100.41'

POINT #	NORTHING	EASTING
200	593823.6800	1341814.0567
201	593852.9930	1341833.8241
202	593865.2492	1341896.8413
203	593874.2600	1341991.6641
204	593873.9054	1342127.8569
205	593951.0408	1342273.3906
206	594067.2182	1342351.7593
207	594164.6264	1342381.6807
208	594198.2453	1342381.7682
209	594301.5132	1342279.0368
210	594302.3451	1341959.5456
211	594310.5180	1341863.2063
212	594320.1604	1341805.8870
213	594348.9613	1341785.3807
214	594250.3468	1341768.7916
215	594270.8532	1341797.5925
216	594261.2108	1341854.9118
217	594252.3462	1341959.4154
218	594251.5133	1342278.9066
219	594198.3755	1342331.7684
220	594164.7566	1342331.6808
221	594095.1793	1342310.3084
222	593979.0019	1342231.9397
223	593923.9052	1342127.9871
224	593924.2598	1341991.7943
225	593914.3295	1341887.2957
226	593902.0734	1341824.2785
227	593921.8407	1341794.9655

NOTE: SEE SHEET 3 FOR ADDITIONAL EASEMENT LINE TABLES.

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	540.00'	105.14'	11°09'19"	52.73'	S84°34'18"W	104.97'
C2	640.00'	105.00'	9°23'59"	52.62'	S85°09'03"E	104.88'
C3	53.00'	83.25'	90°00'00"	53.00'	N44°51'03"W	74.95'
C4	125.00'	73.86'	33°51'10"	38.04'	N17°04'32"E	72.79'
C5	125.00'	122.49'	56°08'50"	66.67'	N62°04'32"E	117.65'
C6	175.00'	171.49'	56°08'50"	93.34'	N62°04'32"E	164.71'
C7	175.00'	103.40'	33°51'10"	53.26'	N17°04'32"E	101.90'
C8	450.00'	161.44'	20°33'18"	81.60'	S00°43'43"E	160.57'
C9	490.00'	95.40'	11°09'19"	47.85'	S84°34'18"W	95.25'
C20	590.00'	96.79'	9°23'59"	48.51'	S85°09'03"E	96.69'
C21	103.00'	161.79'	90°00'00"	103.00'	N44°51'03"W	145.66'

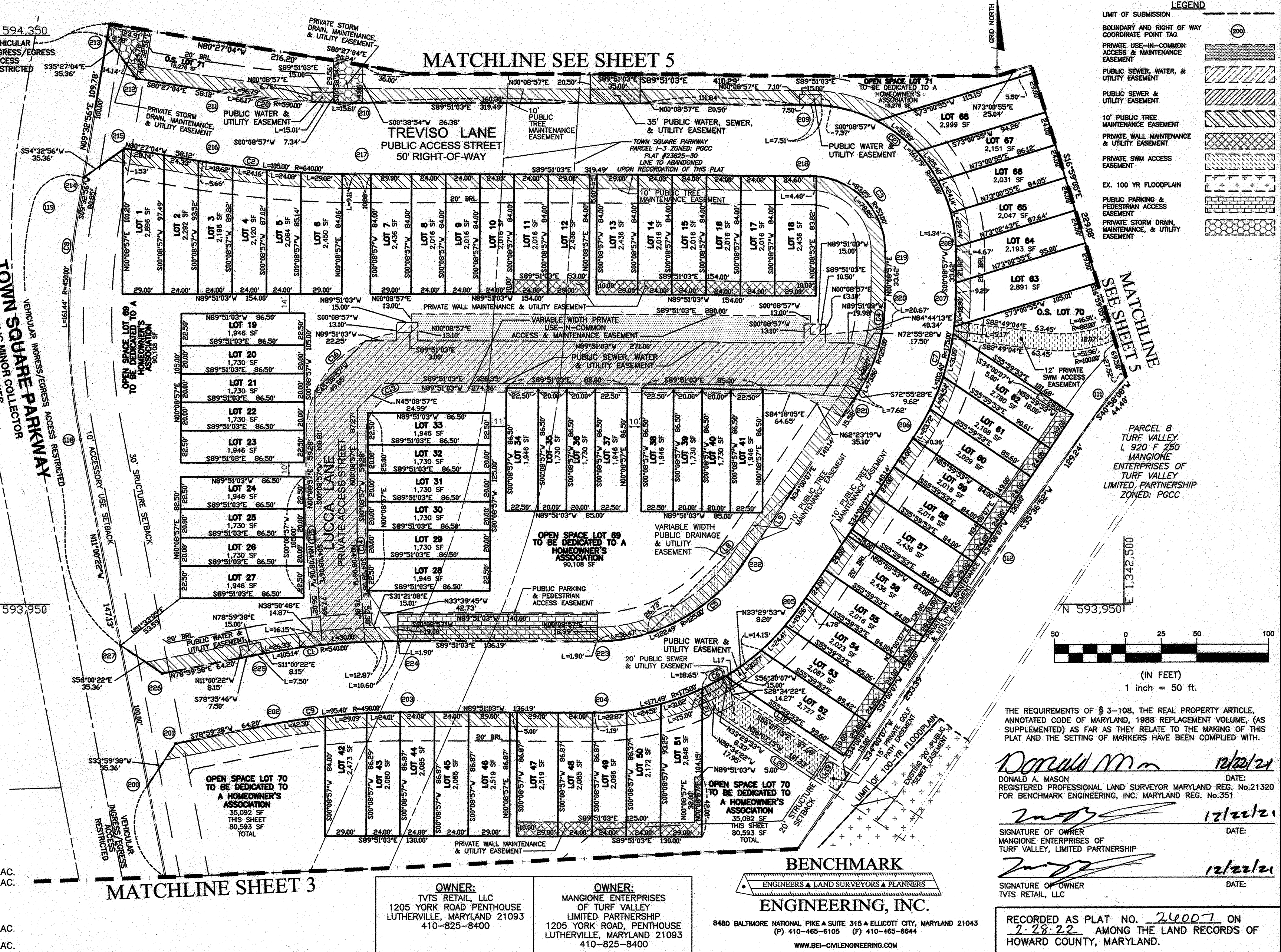
AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	68
BUILDABLE	3
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.42± AC.
BUILDABLE	3.22± AC.
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.59± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.23± AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 1/21/22 DATE
 HOWARD COUNTY HEALTH OFFICER

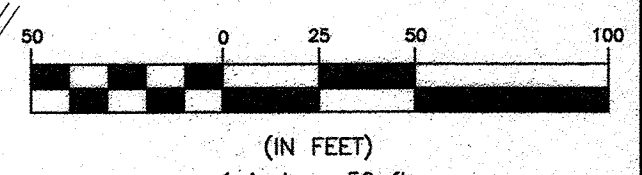
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] For: CE 2/3/22 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/1/22 DATE
 DIRECTOR



LEGEND

LIMIT OF SUBMISSION	(Symbol)
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG	(Symbol)
PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT	(Symbol)
PUBLIC SEWER, WATER, & UTILITY EASEMENT	(Symbol)
PUBLIC SEWER & UTILITY EASEMENT	(Symbol)
10' PUBLIC TREE MAINTENANCE EASEMENT	(Symbol)
PRIVATE WALL MAINTENANCE & UTILITY EASEMENT	(Symbol)
PRIVATE SWM ACCESS EASEMENT	(Symbol)
EX. 100 YR FLOODPLAIN	(Symbol)
PUBLIC PARKING & PEDESTRIAN ACCESS EASEMENT	(Symbol)
PRIVATE STORM DRAIN MAINTENANCE, & UTILITY EASEMENT	(Symbol)



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.

[Signature] 12/22/21 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

[Signature] 12/22/21 DATE
 SIGNATURE OF OWNER MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

[Signature] 12/22/21 DATE
 SIGNATURE OF OWNER TVTS RETAIL, LLC

RECORDED AS PLAT NO. 24007 ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATION

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 1-7-2023 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 THE 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 PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MARY C. MANGIONE BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 180, AND PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 49, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 12/22/21 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP AND TVTS RETAIL, LLC, OWNERS 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 DAY OF _____ 20__.

[Signature]
 LOUIS MANGIONE MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 LOUIS MANGIONE TVTS RETAIL, LLC

[Signature]
 WITNESS

[Signature]
 WITNESS

VILLAGES AT TOWN SQUARE
 PHASE 1: LOTS 1 Thru 68;
 OPEN SPACE Lots 69, 70 & 71
 AND BUILDABLE BULK PARCELS A & B

A RESUBDIVISION OF TOWN SQUARE PARKWAY PARCEL I-3
 PLAT NO. 23825-23830 I-3
 A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079 AND A SUBDIVISION OF PART OF PARCEL 8

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 16 DATE: DECEMBER, 2021
 PARCELS: 8 & 50 SHEET: 2 OF 5
 ZONED: PGCC

MATCHLINE SHEET 2

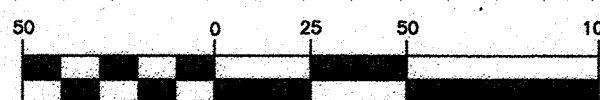
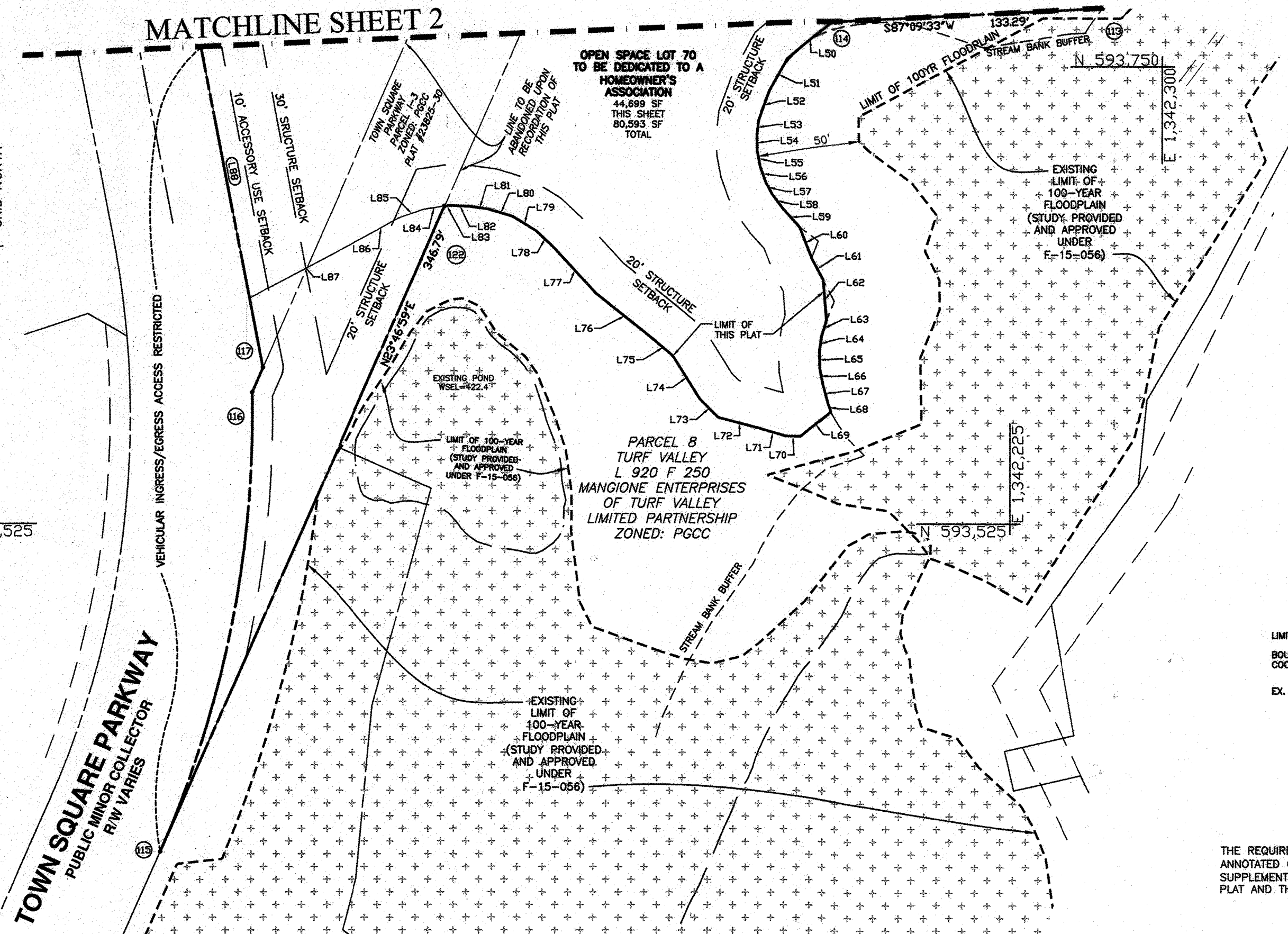
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L50	N49°58'58"E	28.96'	L75	S49°43'01"E	12.97'
L51	N29°03'03"E	18.06'	L76	S51°18'02"E	35.97'
L52	N20°14'30"E	15.31'	L77	S42°41'10"E	31.02'
L53	N07°01'42"E	7.88'	L78	S46°53'13"E	11.48'
L54	N01°46'51"W	7.68'	L79	S58°17'58"E	13.34'
L55	N10°35'23"W	7.68'	L80	S73°10'43"E	12.69'
L56	N19°23'56"W	7.68'	L81	S82°08'07"E	8.86'
L57	N27°48'18"W	6.98'	L82	S86°48'52"E	10.58'
L58	N36°36'51"W	8.38'	L83	N81°21'48"E	2.31'
L59	N41°25'17"W	13.07'	L84	N81°21'48"E	10.53'
L60	N21°23'35"W	16.29'	L85	N71°18'38"E	12.40'
L61	N28°16'55"W	11.70'	L86	N61°00'12"E	21.12'
L62	N04°46'22"W	20.17'	L87	N62°07'02"E	62.95'
L63	N16°55'15"E	8.02'	L88	S11°00'22"E	125.49'
L64	N07°42'57"E	8.02'			
L65	N01°29'20"W	8.02'			
L66	N10°41'38"W	8.02'			
L67	N15°17'47"W	9.25'			
L68	N18°56'27"W	4.77'			
L69	N50°35'33"E	19.47'			
L70	S87°38'16"E	7.31'			
L71	S73°47'03"E	12.95'			
L72	S75°15'44"E	21.34'			
L73	S45°05'57"E	12.58'			
L74	S32°01'40"E	25.07'			

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C10	530.00'	232.07'	25°05'15"	117.92'	N11°14'21"E	230.22'



E 1,341,700
N 593,525

TOWN SQUARE PARKWAY
PUBLIC MINOR COLLECTOR
R/W VARIES



(IN FEET)
1 inch = 50 feet

LEGEND	
LIMIT OF SUBMISSION	---
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG	⊙
EX. 100 YR FLOODPLAIN	+

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.

Donald A. Mason 12/22/21
DONALD A. MASON DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

[Signature] 12/22/21
SIGNATURE OF OWNER DATE:
MANGIONE ENTERPRISES OF
TURF VALLEY, LIMITED PARTNERSHIP

[Signature] 12/22/21
SIGNATURE OF OWNER DATE:
TVTS RETAIL, LLC

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	1.03± AC.
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.03± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
6480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

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

RECORDED AS PLAT NO. 24008 ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

[Signature] 1/2/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] For: CE 2/3/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/1/22
DIRECTOR DATE

SURVEYOR'S CERTIFICATION
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 1-7-2023 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 THE 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 PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MARY C. MANGIONE BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 180, AND PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14596 AT FOLIO 49, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12/22/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP AND TVTS RETAIL, LLC, OWNERS 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 DAY OF 20

[Signature]
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
[Signature]
LOUIS MANGIONE
TVTS RETAIL, LLC

[Signature] 12/22/21
WITNESS
[Signature] 12/22/21
WITNESS

VILLAGES AT TOWN SQUARE
PHASE 1: LOTS 1 Thru 68;
OPEN SPACE Lots 69, 70 & 71
AND BUILDABLE BULK PARCELS A & B
A RESUBDIVISION OF TOWN SQUARE PARKWAY PARCEL 1-3
PLAT NO. 23825-23830 1-3
A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079 AND A SUBDIVISION OF PART OF PARCEL B

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16 DATE: DECEMBER, 2021
PARCELS: 8 & 50 SHEET: 3 OF 5
ZONED: PGCC

BULK REGULATIONS:

(per 3rd AMENDMENT TO THE TURF VALLEY, MULTI-USE SUBDISTRICT FDP RECORDED AS PLAT NO. 21029-21031)

- PERMITTED USES : ALL USES AS PER ABOVE MENTIONED FDP
- PROPOSED USE : SINGLE FAMILY ATTACHED (SFA)
SINGLE FAMILY DETACHED (SFD)
APARTMENTS (APT)
- PERMITTED HEIGHT : SINGLE FAMILY ATTACHED - 34 FEET
SINGLE FAMILY DETACHED - 34 FEET
APARTMENTS - 60 FEET
OTHER - 15 FEET
ACCESSORY STRUCTURES - 15 FEET
- MAXIMUM LOT COVERAGE (SFA): 60%
- MAXIMUM UNITS PER STRUCTURE (SFA): 8 UNITS
- MAXIMUM UNITS PER STRUCTURE (APT LESS THAN 40' IN HEIGHT): 24 UNITS
- MAXIMUM UNITS PER STRUCTURE (APT 40' OR OVER IN HEIGHT): 120 UNITS
- MAXIMUM BUILDING LENGTH (RESIDENTIAL): 120 FEET
- MINIMUM LOT SIZE REQUIREMENTS (SFA): NONE
- MINIMUM LOT SIZE REQUIREMENTS (SFD): 6,000 SF
- MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE (SFA): NONE
- MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE (SFD): 50 FEET

PERMITTED SETBACKS:

- FROM ARTERIAL ROADS:**
RESIDENTIAL STRUCTURES 50 FEET
ACCESSORY USES 30 FEET
PARKING 25 FEET
- FROM COLLECTOR ROADS AND LOCAL STREETS:**
RESIDENTIAL STRUCTURES 30 FEET FROM A 60' ROW
RESIDENTIAL STRUCTURES 20 FEET FROM A 50' ROW
ACCESSORY USES 10 FEET
- FROM NON-PGCC ADJACENT PROPERTIES:**
RESIDENTIAL DISTRICTS 75 FEET
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
RESIDENTIAL REAR 20 FEET
- MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS AND APTS:**
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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C17	1100.00'	12.56'	0°39'16"	6.28'	N70°24'17"E	12.56'

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	3.20±AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.20± AC.

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

Howard County Health Officer
DATE: 2/1/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

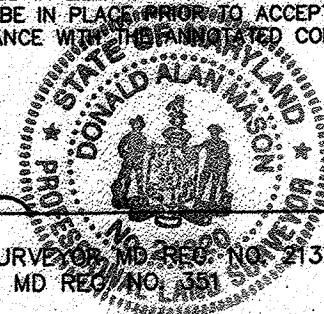
Paul J. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/3/22

Director
DATE: 2/17/22

SURVEYOR'S CERTIFICATION

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 1-7-2023 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 THE 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 PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MARY C. MANGIONE BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 180, AND PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14696 AT FOLIO 49, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 151



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8844
WWW.BE-CIVILENGINEERING.COM

OWNER:
TVTS RETAIL, LLC
1205 YORK ROAD PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410-825-8400

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

OWNER'S CERTIFICATE

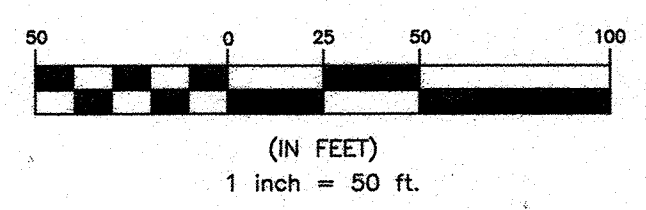
"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP AND TVTS RETAIL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES 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 DAY OF 20 . . .

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Louis Mangione
LOUIS MANGIONE
TVTS RETAIL, LLC

M.C.B.
WITNESS

M.C.B.
WITNESS



RECORDED AS PLAT NO. 21009 ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

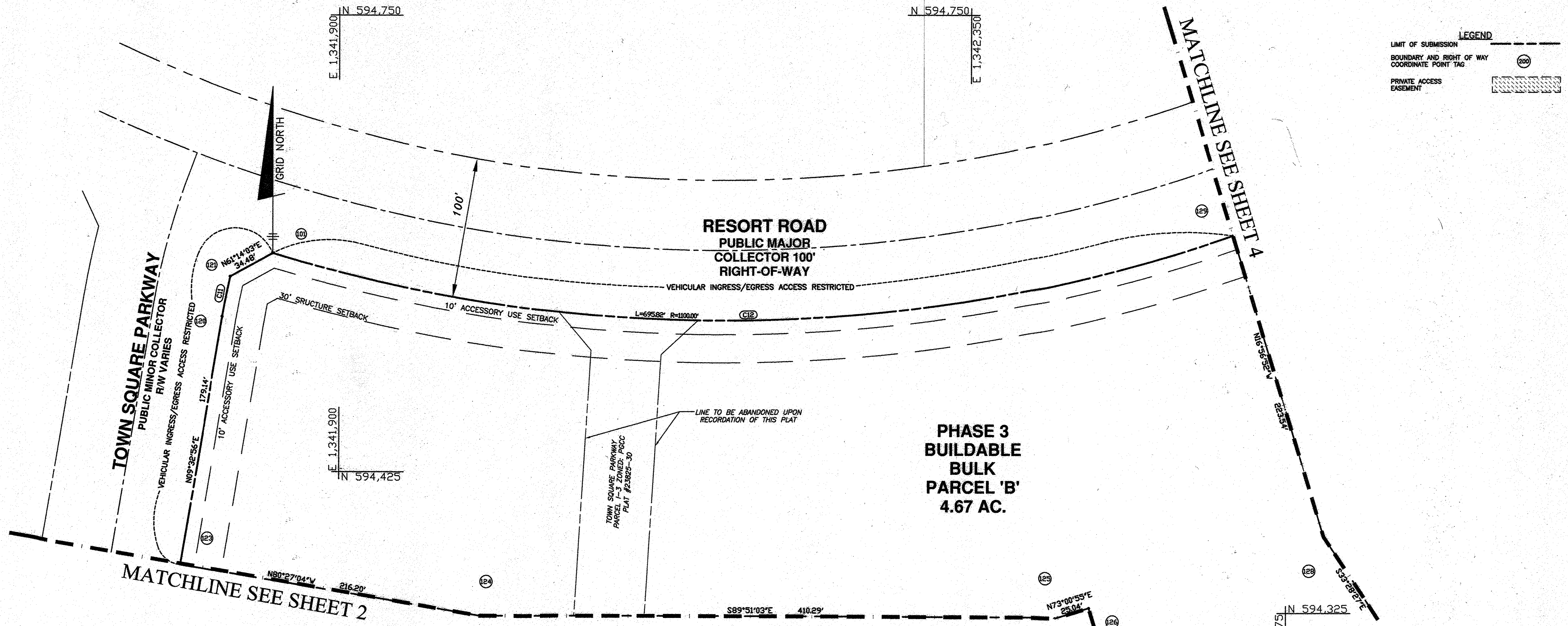
VILLAGES AT TOWN SQUARE

PHASE 1: LOTS 1 Thru 68;
OPEN SPACE Lots 69, 70 & 71
AND BUILDABLE BULK PARCELS A & B

A RESUBDIVISION OF TOWN SQUARE PARKWAY PARCEL 1-3
PLAT NO. 23825-23830 1-3
A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079 AND A SUBDIVISION OF PART OF PARCEL 8

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 16
PARCELS: 8 & 50
ZONED: PGCC

SCALE: AS SHOWN
DATE: DECEMBER, 2021
SHEET: 4 OF 5



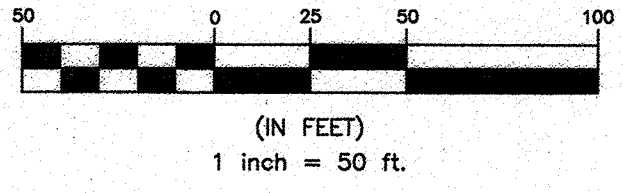
LEGEND

---	LIMIT OF SUBMISSION
---	BOUNDARY AND RIGHT OF WAY
●	COORDINATE POINT TAG
▨	PRIVATE ACCESS EASEMENT

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C11	450.00'	29.02'	3°41'41"	14.51'	N11°23'47"E	29.01'
C12	1100.00'	695.82'	36°14'36"	360.00'	N88°51'13"E	684.28'

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.



AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	4.67± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.67± AC.

Donald A. Mason 12/22/21
 DONALD A. MASON DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

Tom Mangione 12/22/21
 SIGNATURE OF OWNER DATE:
 MANGIONE ENTERPRISES OF
 TURF VALLEY, LIMITED PARTNERSHIP

Tom Mangione 12/22/21
 SIGNATURE OF OWNER DATE:
 TVTS RETAIL, LLC

OWNER:
 TVTS RETAIL, LLC
 1205 YORK ROAD, PENTHOUSE
 LUTHERVILLE, MARYLAND 21093
 410-825-8400

OWNER:
 MANGIONE ENTERPRISES
 OF TURF VALLEY
 LIMITED PARTNERSHIP
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BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 26010 ON
2-28-22 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT
Richard J. Davis 2/3/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul Chen For: CE 2/3/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/3/22
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION
 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 1-7-2023 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 THE 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 PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP AND MARY C. MANGIONE BY DEED DATED MAY 4, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 180, AND PART OF THE LAND ACQUIRED BY TVTS RETAIL, LLC FROM TURF VALLEY PROPERTY OWNER'S ASSOCIATION, INC. BY DEED DATED DECEMBER 28, 2012 AND RECORDED IN LIBER 14000 AT FOLIO 49, 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 12/22/21
 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 AND TVTS RETAIL, LLC, OWNERS 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 DAY OF 20

Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Louis Mangione
 LOUIS MANGIONE
 TVTS RETAIL, LLC

Michael B. P. 12/22/21
 WITNESS

Michael B. P. 12/22/21
 WITNESS

VILLAGES AT TOWN SQUARE
 PHASE 1: LOTS 1 THRU 68;
 OPEN SPACE LOTS 69, 70 & 71
 AND BUILDABLE BULK PARCELS A & B

A RESUBDIVISION OF TOWN SQUARE PARKWAY PARCEL 1-3
 PLAT NO. 23825-23830 1-3
 A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCEL J2 PLAT NO. 22078-22079 AND A SUBDIVISION OF PART OF PARCEL 8

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 16 DATE: DECEMBER, 2021
 PARCELS: 8 & 50 SHEET: 5 OF 5
 ZONED: PGCC