

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. MILDENBERG 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 0012 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, 2016. 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 HILLIS-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-20-072 SUPPLEMENTAL 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 21 STREET TREES IN THE AMOUNT OF \$6,300 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-20-072.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(v) 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 PROJECT IS EXEMPTED TO 61602 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 (H25 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 LOT 89
 "THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO 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, F-20-071, 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 9/22/2021, ON WHICH DATE DEVELOPER AGREEMENT #24-5090-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#500000004986400.
- 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.

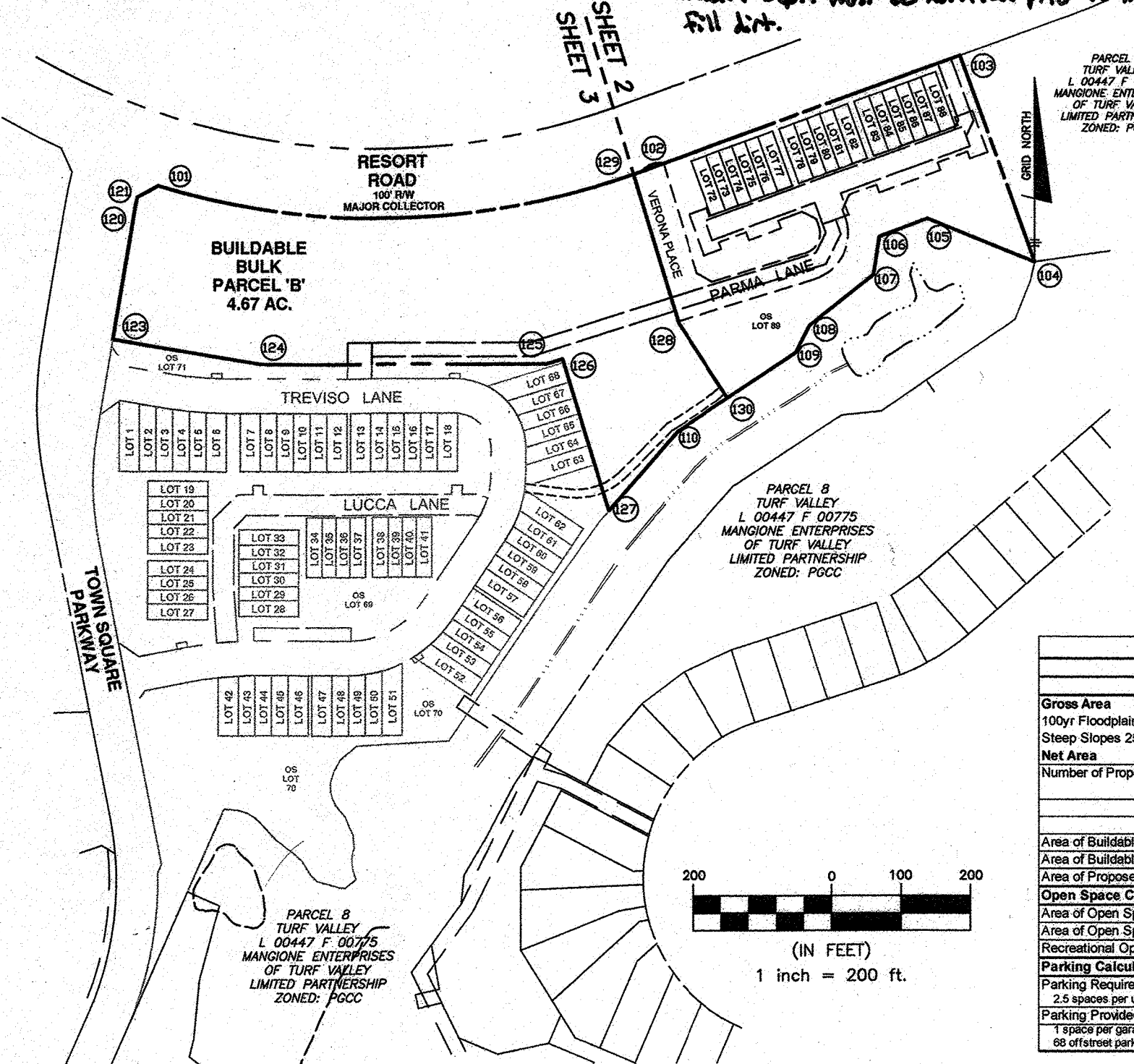
AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	17
BUILDABLE	1
OPEN SPACE	1
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.68± AC.
BUILDABLE	2.52± AC.
OPEN SPACE	4.67± AC.
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.87± AC.

- 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 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 REQUESTING NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.
- DEVELOPER RESERVES 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 1 THROUGH 68. 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 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(a)(5) AND 16.121(a)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER REORDINATION OF THE FINAL PLAN AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT REORDINATION 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 REORDINATION; 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 REORDINATION 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 fill dirt from golf course features shall conform to Howard County Code 16.10A and shall be used as structural fill or deep fill only covered by at least 4 feet of clean dirt to grade. The Health Dept. must be notified prior to movement of golf course fill dirt.

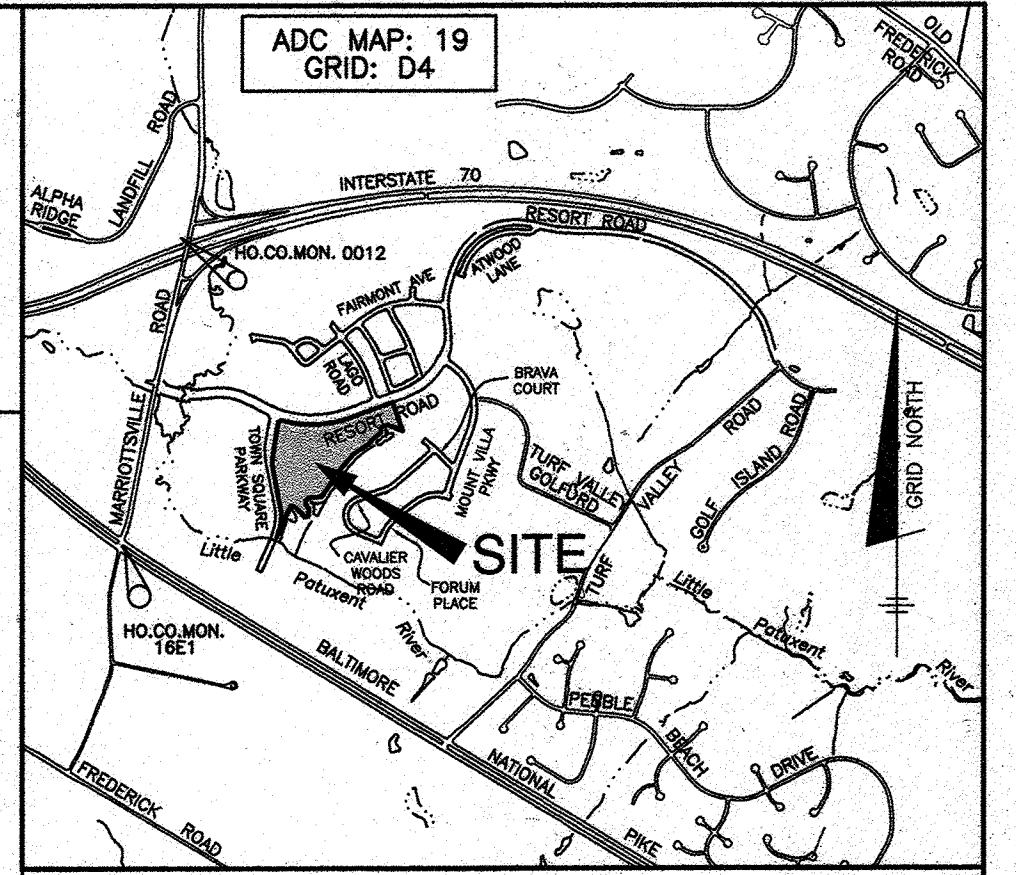


BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BE-CIVILENGINEERING.COM

BENCHMARKS
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3R DEEP COLUMN OF CONCRETE.
 N 596502.760' E 1340864.37'
 ELEVATION: 466.298'

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	1342861.6177
106	594504.1141	1342892.0862
107	594449.6240	1342883.5686
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	594356.5897	1341787.0924
124	594322.7393	1342000.2069
125	594321.6709	1342410.4996
126	594334.8274	1342463.5735
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'

LEGEND

- LIMIT OF SUBMISSION
- BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG
- PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT
- PUBLIC SEWER, WATER, & UTILITY EASEMENT
- PRIVATE SWM ACCESS EASEMENT

SHEET INDEX

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

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
Steep Slopes 25% or >(outside floodplain)	2.04 acres	0.77 acres	0.66 acres	0.61 acres
Net Area	14.99 acres	8.39 acres	2.54 acres	4.05 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	0.68 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	2.52 acres	0.00 acres
Recreational Open Space Required	NA (PGCC)	NA (PGCC)	NA (PGCC)	NA (PGCC)
Parking Calculations				
Parking Required SFA Lots:	213	170	43	NA
2.5 spaces per unit (Section 133.0.D.2.a)				
Parking Provided SFA Lots:	239	190	49	NA
1 space per garage + 1 space per driveway + 68 offstreet parking spaces				

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
 DONALD A. MASON DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

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

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE VILLAGES AT TOWN SQUARE BUILDABLE BULK PARCELS 'A' TO CREATE 17 SINGLE FAMILY ATTACHED UNITS AND TO CREATE VARIOUS EASEMENTS ACROSS BULK PARCELS 'A' AND 'B'

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

RECORDED AS PLAT NO. 216011 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] DATE: 1/20/22
 HOWARD COUNTY HEALTH OFFICER

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

[Signature] 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, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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] DATE: 12/22/21
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

VILLAGES AT TOWN SQUARE
 PHASE 2: LOTS 72 Thru 88;
 OPEN SPACE Lot 89
 AND BUILDABLE BULK PARCEL B

A RESUBDIVISION OF PHASE 1 BULK PARCEL A

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 16 DATE: DECEMBER, 2021
 PARCELS: 8 & 50 SHEET: 1 OF 3
 ZONED: PGCC

[Signature] DATE: 12/22/21
 WITNESS

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 - 80 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'
C18	29.00'	47.04'	92°56'16"	30.53'	N26°32'47"E	42.05'
C19	69.00'	111.92'	92°56'16"	72.63'	S28°32'47"W	100.05'

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	17
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.68±AC.
OPEN SPACE	2.52±AC.
BUILDABLE BULK PARCELS	0.00
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.96± AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: *Paul J. ...* 2/13/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

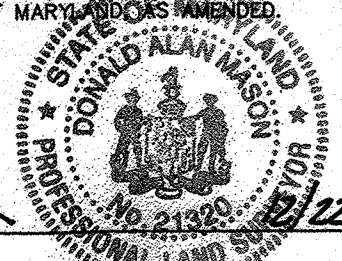
APPROVED: *[Signature]* 2/17/22
DIRECTOR DATE

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-8844
WWW.BEI-CIVILENGINEERING.COM

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 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.



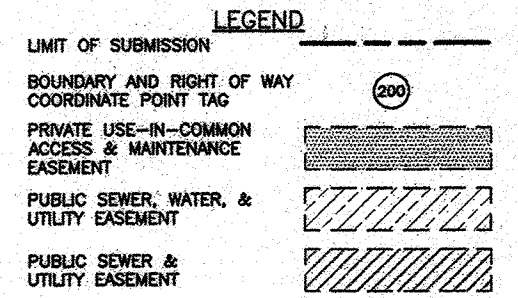
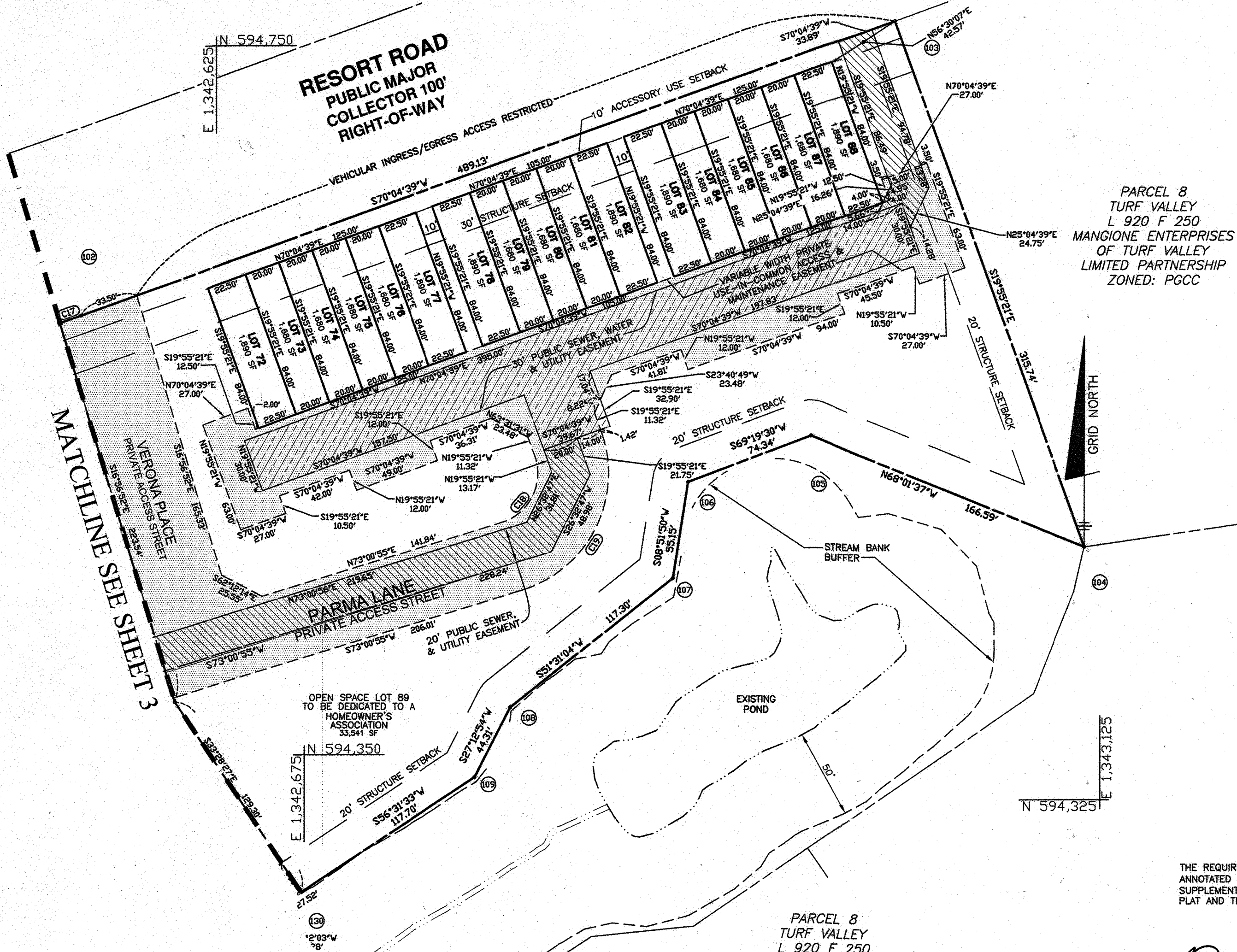
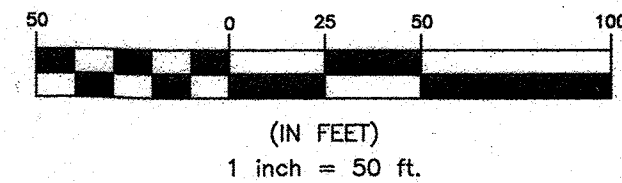
Donald A. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

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, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP



PARCEL 8
TURF VALLEY
L 920 F 250
MANGIONE ENTERPRISES
OF TURF VALLEY
LIMITED PARTNERSHIP
ZONED: PGCC

PARCEL 8
TURF VALLEY
L 920 F 250
MANGIONE ENTERPRISES
OF TURF VALLEY
LIMITED PARTNERSHIP
ZONED: PGCC

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 PLAN 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

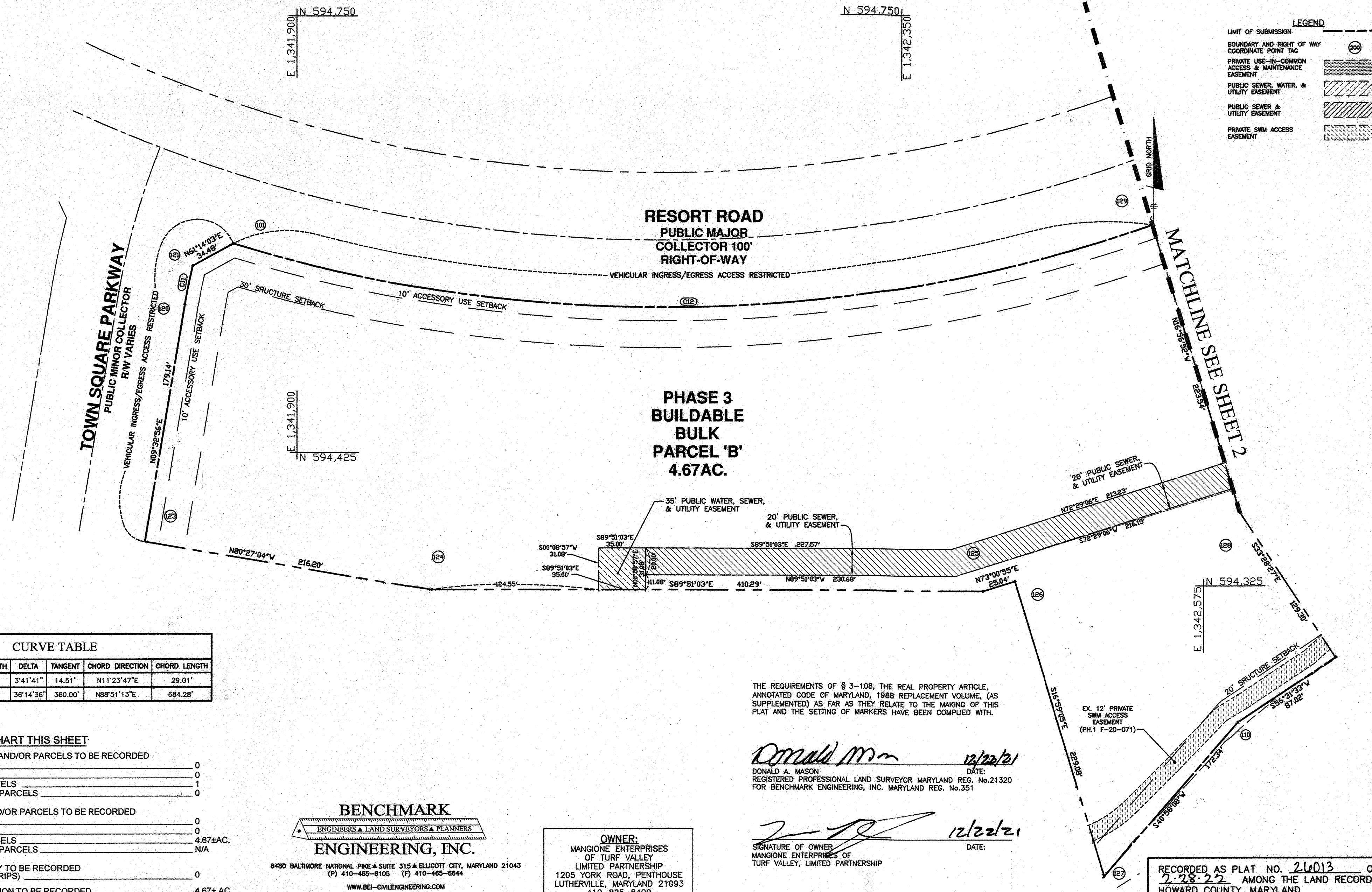
RECORDED AS PLAT NO. 21012 ON
2-28-22 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

VILLAGES AT TOWN SQUARE
PHASE 2: LOTS 72 Thru 88;
OPEN SPACE Lot 89
AND BUILDABLE BULK PARCEL B

A RESUBDIVISION OF PHASE 1 BULK PARCEL A

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

Mid C. Ry 12/22/21
WITNESS



LEGEND

LIMIT OF SUBMISSION	---
BOUNDARY AND RIGHT OF WAY COORDINATE POINT TAG	⊙
PRIVATE USE-IN-COMMON ACCESS & MAINTENANCE EASEMENT	▨
PUBLIC SEWER, WATER, & UTILITY EASEMENT	▨
PUBLIC SEWER & UTILITY EASEMENT	▨
PRIVATE SWM 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'	N85°51'13"E		684.28'

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
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	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.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CMLENGINEERING.COM

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 410-825-8400

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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

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

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

Howard County Health Officer 12/21/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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

Director 12/22/22
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION
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Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Witness
 WITNESS
 12/22/21

RECORDED AS PLAT NO. 26013 ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGES AT TOWN SQUARE
 PHASE 2: LOTS 72 Thru 88;
 OPEN SPACE Lot 89
 AND BUILDABLE BULK PARCEL B
 A RESUBDIVISION OF PHASE 1 BULK PARCEL A

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
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