

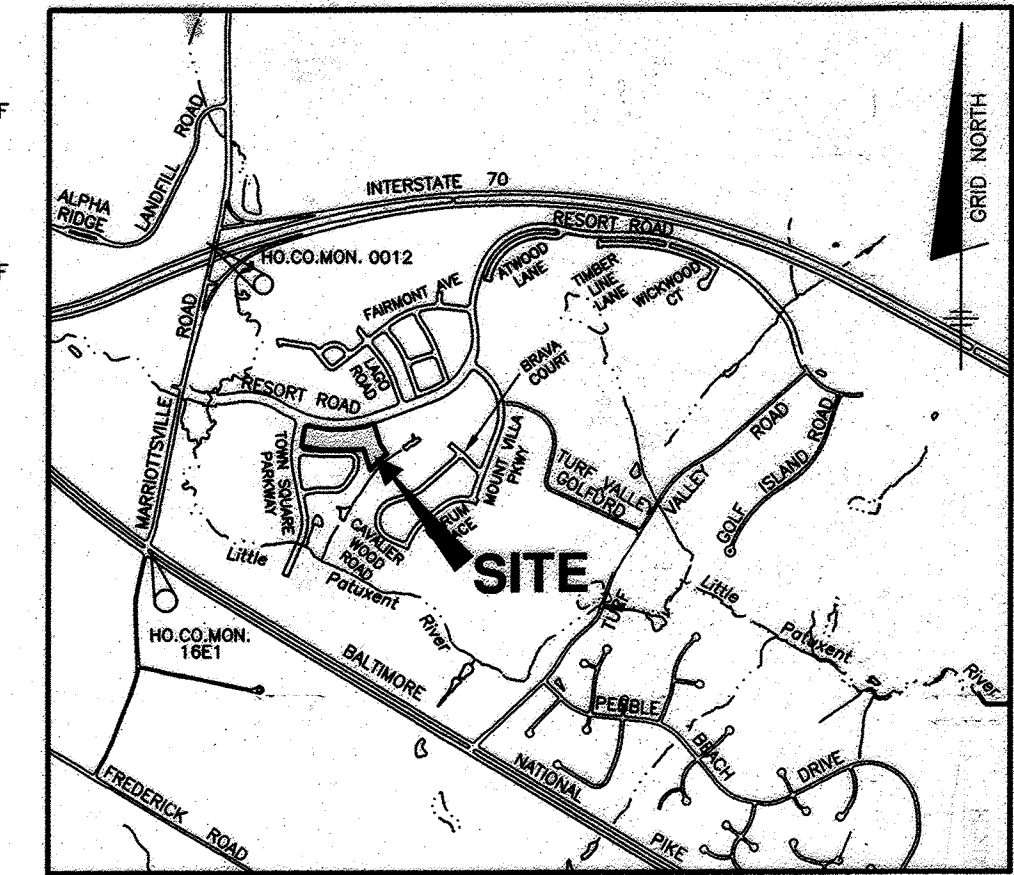
GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT #21029-21031 ON MARCH 26, 2010 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. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOHN A. MILDENBERG IN MARCH, 2006 AND THE PREVIOUSLY RECORDED PLAT #26011-26013 PREPARED BY BENCHMARK ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAM, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN, OR 25% OR GREATER STEEP SLOPES GREATER 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.
- THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION PER SECTION 16.1202(b)(1)(v) OF THE COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- 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 PARCELS B-1 AND E-1. ANY CONVEYANCES OF THE AFORESAID PARCEL 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:
S-86-013, ECP-13-047, S-13-008, WP-18-002, F-12-055, F-15-056, P-18-004, F-20-071, F-20-072, WP-21-051, SDP-22-034, SDP-22-036
- ANY USE OF FILL DIRT FROM THE GOLF COURSE FEATURES SHALL CONFORM TO HOWARD COUNTY CODE 16.129 AND SHALL BE USED AS STRUCTURAL FILL OR DEEP FILL ONLY COVERED BY AT LEAST 4 FEET OF CLEAN DIRT TO GRADE. THE HEALTH DEPARTMENT MUST BE NOTIFIED PRIOR TO MOVEMENT OF GOLF COURSE FILL DIRT.

**BENCHMARK
NAD'83 HORIZONTAL**

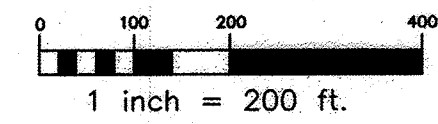
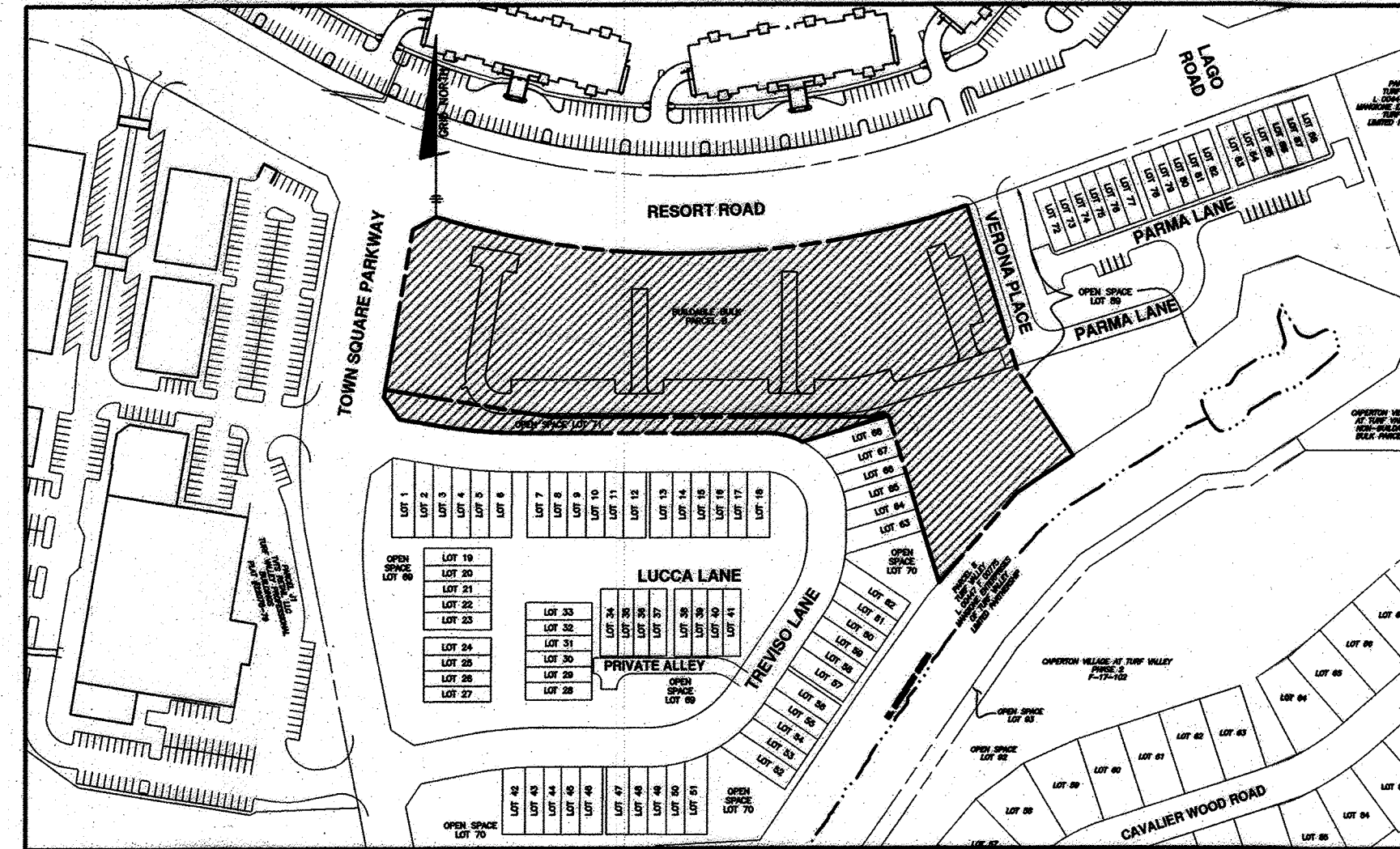
HO. CO. #16E1 (AKA: 3438001)
STAMPED BRASS DISK SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE.
N 593250.960' E 1340192.70'
ELEVATION: 463.981'

HO. CO. #0012 (AKA: 3439001)
STAMPED BRASS DISK SET ON TOP OF
A 3/4" DEEP COLUMN OF CONCRETE.
N 596502.760' E 1340864.37'
ELEVATION: 486.298'



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 19
GRID: D4



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594580.2975	1341852.6794
102	594593.9870	1342536.8223
103	594380.1578	1342601.9840
104	594272.3043	1342673.3004
105	594224.3083	1342600.7149
106	594109.8939	1342501.3649
107	594323.7249	1342436.0525
108	594290.0865	1342325.9213
109	594301.5132	1342279.0368
110	594302.3451	1341959.5456
111	594310.5180	1341863.2063
112	594320.1604	1341805.8870
113	594348.9613	1341785.3807
114	594535.2635	1341816.7207
115	594563.7041	1341822.4535

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1100.00'	695.82'	36°14'36"	360.00'	N88°51'13"E	684.28'
C2	103.00'	48.71'	27°05'44"	24.82'	N76°18'11"W	48.26'
C3	590.00'	96.79'	9°23'59"	48.51'	S85°09'03"E	96.69'
C4	450.00'	29.02'	3°41'41"	14.51'	S11°23'47"W	29.01'

BULK REGULATIONS :

PERMITTED USES : ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT, PLATS 21029-21031 (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)

PERMITTED HEIGHT : SINGLE-FAMILY DETACHED AND ATTACHED - 34 FEET
APARTMENT BUILDINGS - 60 FEET
COMMERCIAL - 120 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
MAXIMUM UNITS PER STRUCTURE:
1. SINGLE FAMILY ATTACHED 8 UNITS PER STRUCTURE
2. APARTMENTS LESS THAN 40 FEET IN HEIGHT 24 UNITS PER STRUCTURE
3. APARTMENTS 40 FEET OR GREATER IN HEIGHT 120 UNITS PER STRUCTURE

MINIMUM LOT SIZE REQUIREMENTS :
SINGLE FAMILY DETACHED 6,000 SQ.FT.
EXCEPT ZERO LOT LINE DWELLINGS 4,000 SQ.FT.
SINGLE FAMILY SEMI-DETACHED 4,000 SQ.FT.

MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE = 120 FEET, UNLESS APPROVED BY PLANNING BOARD TO A MAXIMUM OF 300 FEET.

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:
RESIDENTIAL STRUCTURES 50 FEET
ACCESSORY USES 30 FEET
PARKING 25 FEET

FROM COLLECTORS AND LOCAL STREETS:
RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES 30 FEET FROM A 60 FT. ROW
20 FEET FROM A 50 FT. ROW
10 FEET

ACCESSORY USES:
FROM NON-PGCC ADJACENT PROPERTIES:
FROM RESIDENTIAL DISTRICTS 75 FEET
FROM ALL OTHER DISTRICTS 30 FEET

FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT:
ZERO LOT LINE AND ALL OTHER USES - SIDE 0 FEET
A MINIMUM OF 15 FEET MUST BE PROVIDED BETWEEN STRUCTURES
RESIDENTIAL - REAR 20 FEET
SINGLE-FAMILY DETACHED - SIDE 7.5 FEET

BETWEEN ATTACHED DWELLING UNITS AND APARTMENT BUILDINGS :
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

THERE IS A 60% MAXIMUM LOT COVERAGE REQUIREMENT FOR SFA LOTS AND NO SPECIFIED COVERAGE REQUIREMENT FOR APARTMENTS.

TABULATION CHART - PLAT TOTALS

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	N/A
OPEN SPACE	0.35± AC.
BUILDABLE BULK PARCELS	4.67± AC.
NON-BUILDABLE BULK PARCELS	N/A

TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.02± AC.

**BENCHMARK
ENGINEERING, INC.**
ENGINEERS & LAND SURVEYORS & PLANNERS
3300 N. RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-0844
WWW.BEI-CMLENGINEERING.COM

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 Mason 3/16/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3/16/23
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

Louis Mangione 3/16/23
LOUIS MANGIONE
TVTS RETAIL, LLC

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

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

PURPOSE STATEMENT

THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO:

- ADD PUBLIC WATER & UTILITY EASEMENTS ON PARCEL B AND OPEN SPACE LOT 71.
- ADD A PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 71.
- ADD A PRIVATE ACCESS EASEMENT FOR RESIDENTS OF PARCEL 'B' ON OPEN SPACE LOT 71.
- ADD A PRIVATE STORM DRAIN, MAINTENANCE, & UTILITY EASEMENT ON OPEN SPACE LOT 71.

RECORDED AS PLAT NO. 26315 ON 3-12-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Howard County Health Officer 4/26/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 4/26/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 5/4/23
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 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT 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 DECEMBER 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 SHOWN IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 3/16/23
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 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 16TH DAY OF MARCH, 2023."

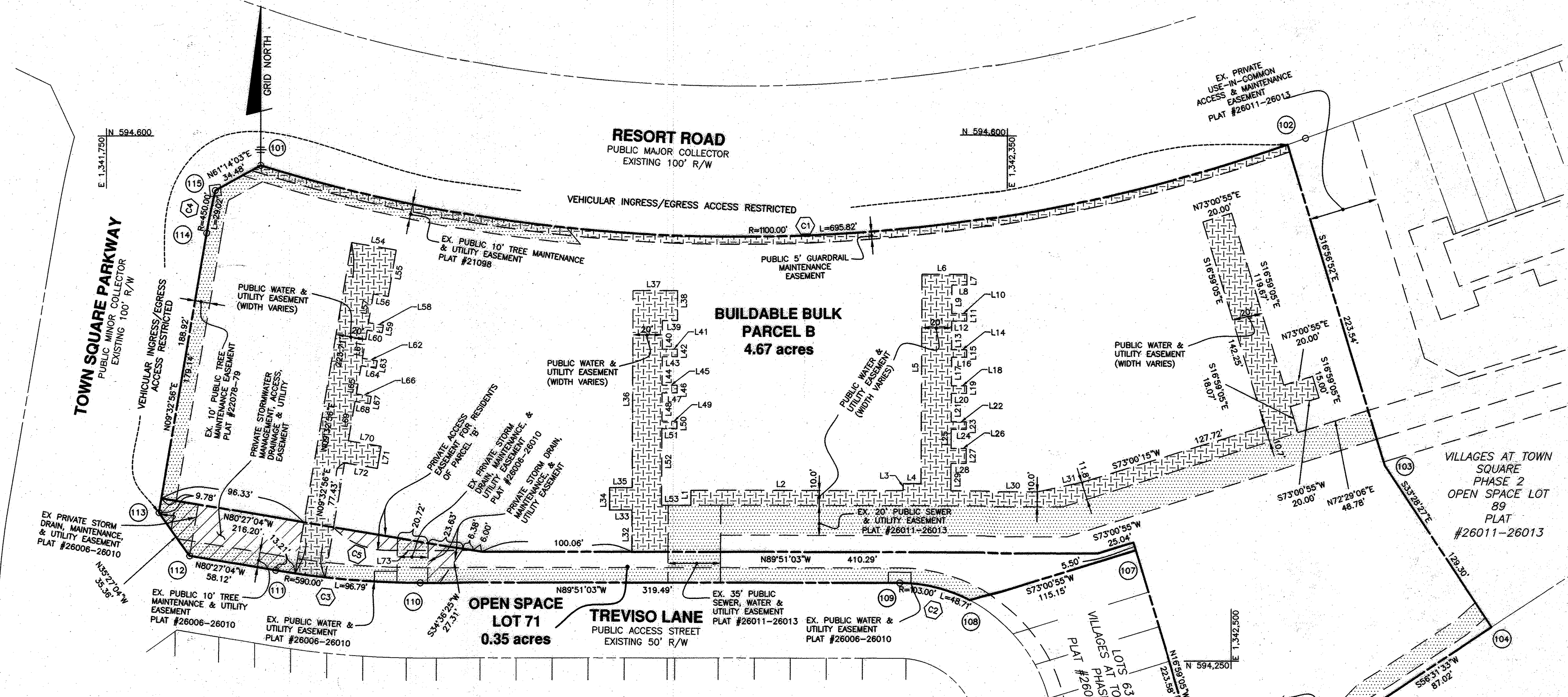
Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
TVTS RETAIL, LLC

Witness
WITNESS

**PLAT OF REVISION
VILLAGES AT TOWN SQUARE
PHASE 2 AND 3
BUILDABLE BULK PARCEL B
(previously recorded as Plat #26011-26013)
AND OPEN SPACE LOT 71
(previously recorded as Plat #26006-26010)**

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 16
PARCEL: B
ZONED: PGCC-2

SCALE: AS SHOWN
DATE: MARCH 16, 2023
SHEET: 1 OF 3



TOWN SQUARE PARKWAY
PUBLIC MINOR COLLECTOR
EXISTING 100' R/W

RESORT ROAD
PUBLIC MAJOR COLLECTOR
EXISTING 100' R/W

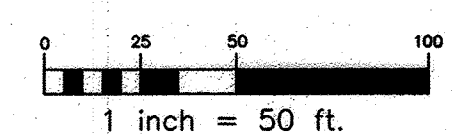
BUILDABLE BULK
PARCEL B
4.67 acres

OPEN SPACE
LOT 71
0.35 acres

TRÉVISO LANE
PUBLIC ACCESS STREET
EXISTING 50' R/W

VILLAGES AT TOWN SQUARE
PHASE 2
OPEN SPACE LOT
89
PLAT #26011-26013

- LEGEND**
- LIMIT OF SUBMISSION
 - EXISTING EASEMENT
 - PRIVATE EASEMENT
 - PUBLIC EASEMENT
 - COORDINATE DESIGNATION
 - EXISTING IRON PIPE OR MONUMENT SET



FOR LINE TABLE SEE SHEET 3

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
3300 N. RIDGE ROAD SUITE 140 • ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

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 Mason 3/16/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3/16/23
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

OWNER:
TVTS RETAIL, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE MD 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. 26316 ON
5-12-23 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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	N/A
OPEN SPACE	0.35± AC.
BUILDABLE BULK PARCELS	4.67± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.02± AC.

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

Howard County Health Officer 4/26/23
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 4/21/23
DATE

Director 5/1/23
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 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT 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 DECEMBER 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 HAVE BEEN SET PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 3/16/23
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 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 16TH DAY OF MARCH, 2023."

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

Witness
WITNESS

PLAT OF REVISION
**VILLAGES AT TOWN SQUARE
PHASE 2 AND 3**
BUILDABLE BULK PARCEL B
(previously recorded as Plat #26011-26013)
AND OPEN SPACE LOT 71
(previously recorded as Plat #26006-26010)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 16
PARCEL: 8
ZONED: PGCC-2

SCALE: AS SHOWN
DATE: MARCH 16, 2023
SHEET: 2 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°08'57"E	10.00'
L2	N89°51'03"W	141.30'
L3	S00°08'57"W	4.67'
L4	S89°51'03"E	11.87'
L5	S00°08'57"W	139.53'
L6	S89°51'03"E	30.00'
L7	S00°08'57"W	7.10'
L8	N89°51'03"W	10.00'
L9	S00°08'57"W	19.00'
L10	N89°51'03"W	10.00'
L11	S00°08'57"W	5.00'
L12	N89°51'03"W	10.00'
L13	S00°08'57"W	19.00'
L14	N89°51'03"W	10.00'
L15	S00°08'57"W	5.00'
L16	N89°51'03"W	10.00'
L17	S00°08'57"W	19.00'
L18	N89°51'03"W	10.00'
L19	S00°08'57"W	5.00'
L20	N89°51'03"W	10.00'
L21	S00°08'57"W	19.00'
L22	N89°51'03"W	10.00'
L23	S00°08'57"W	5.00'
L24	N89°51'03"W	10.00'
L25	S00°08'57"W	12.75'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S89°51'03"E	10.00'
L27	S00°08'57"W	10.00'
L28	S89°51'03"E	10.00'
L29	S00°08'57"W	18.35'
L30	N89°51'03"W	57.24'
L31	S78°00'15"W	30.29'
L32	S00°08'57"W	27.86'
L33	S89°51'03"E	15.00'
L34	S00°08'57"W	15.00'
L35	N89°51'03"W	15.00'
L36	S00°08'57"W	131.32'
L37	S89°51'03"E	30.00'
L38	N00°08'57"E	20.00'
L39	N89°51'03"W	10.00'
L40	S00°08'57"W	19.00'
L41	N89°51'03"W	10.00'
L42	S00°08'57"W	5.00'
L43	N89°51'03"W	10.00'
L44	S00°08'57"W	19.00'
L45	N89°51'03"W	10.00'
L46	S00°08'57"W	5.00'
L47	N89°51'03"W	10.00'
L48	S00°08'57"W	19.00'
L49	N89°51'03"W	10.00'
L50	S00°08'57"W	5.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N89°51'03"W	10.00'
L52	S00°08'57"W	51.10'
L53	N89°51'03"W	19.49'
L54	S80°27'04"E	30.00'
L55	N09°32'56"E	31.40'
L56	N80°27'04"W	10.00'
L57	N09°32'56"E	19.46'
L58	N80°27'04"W	10.00'
L59	S09°32'56"W	5.00'
L60	N80°27'04"W	10.00'
L61	N09°32'56"E	19.00'
L62	N80°27'04"W	10.00'
L63	S09°32'56"W	5.00'
L64	N80°27'04"W	10.00'
L65	N09°32'56"E	19.00'
L66	N80°27'04"W	10.00'
L67	S09°32'56"W	5.00'
L68	N80°27'04"W	10.00'
L69	N09°32'56"E	26.64'
L70	S80°27'04"E	22.10'
L71	S09°32'56"W	15.00'
L72	N80°27'04"W	22.10'
L73	S89°51'03"E	56.28'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	51.10'	40.69'	45°37'36"	21.49'	S67°02'15"E	39.63'

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

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 Mason 3/16/23
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Louis Mangione 3/16/23
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY
LIMITED PARTNERSHIP

Louis Mangione 3/16/23
LOUIS MANGIONE
TVTS RETAIL, LLC

OWNER:
TVTS RETAIL, LLC
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MD 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. 26317 ON
5-12-23 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

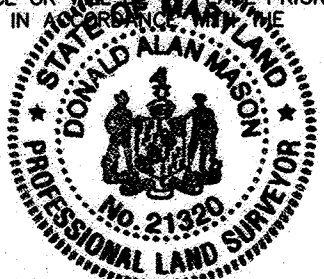
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 4/16/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 4/16/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director NH 5/14/23
DIRECTOR NH 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 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT 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 DECEMBER 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 WERE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 3/16/23
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 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 16th DAY OF MARCH, 2023."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
TVTS RETAIL, LLC

Witness
WITNESS

PLAT OF REVISION
VILLAGES AT TOWN SQUARE
PHASE 2 AND 3

BUILDABLE BULK PARCEL B
(previously recorded as Plat #26011-26013)
AND OPEN SPACE LOT 71
(previously recorded as Plat #26006-26010)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 16 DATE: MARCH 16, 2023
PARCEL: 8 SHEET: 3 OF 3
ZONED: PGCC-2