

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "PGCC" PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 16.019 AC.±
- AREA OF PROPOSED PUBLIC RW: 1.223 AC.±
- NUMBER OF PROPOSED BUILDABLE LOTS AND PARCELS: 100
- AREA OF PROPOSED BUILDABLE LOTS: 7.023 AC.±
- NUMBER OF OPEN SPACE LOTS: 1
- AREA OF PROPOSED OPEN SPACE LOT: 7.773 AC.±
- OPEN SPACE REQUIRED: (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION) = 16.019 AC. x 15% = 2.402 AC. TOTAL OPEN SPACE PROVIDED: 7.773 AC.±
- OPEN SPACE LOTS 97 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NUMBER OF PROPOSED TOWN HOUSES: 96
- NUMBER OF PROPOSED APARTMENT UNITS: 57
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 44-4653-D AND W-8951. THE DRAINAGE AREA IS LITTLE PATUXENT.
- SEWER IS (PRIVATE/PUBLIC). THE CONTRACT NUMBER IS 24-34-47. THE DRAINAGE AREA IS LITTLE PATUXENT.
- SOILS HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. ON OR ABOUT JANUARY, 2006.
- BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT 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.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THERE IS NO FLOODPLAIN WITHIN THE PROPERTY.
- THERE ARE NO WETLANDS WITHIN THE PROPERTY. THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH FOR S-86-13 AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2017.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: F-15-056, F-12-055 AND ECP-17-047
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007. STORMWATER OBLIGATIONS ARE BEING MET BY THE USE OF MICRO RETENTION FACILITIES, BIO-RETENTION FACILITIES, AND SUBMERGED GRAVEL WETLAND. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. WE ARE ABLE TO MEET THE SITE'S TARGET P6 AND RCN NUMBERS BY THE USE OF THESE PRACTICES.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A PRELIMINARY LANDSCAPE PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THIS PROJECT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1)(iv) OF THE 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 BEFORE DECEMBER 31, 1992.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF TWENTY FEET (20') SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" TWO INCH (2") GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A TWO AND A HALF INCH (2-1/2") GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) THREE FEET (3') LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- A NOISE STUDY FOR THIS PROJECT IS NOT REQUIRED SINCE NONE OF PROPOSED LOTS ARE LOCATED WITHIN 500 FEET OF INTERSTATE OR ROUTE 40 RIGHT-OF-WAY.
- PARKING REQUIRED: TOWNHOUSE UNITS = 96
TOTAL PARKING SPACES REQUIRED (2.5 SPACES PER UNIT) = 96 X 2.5 = 240 SPACES
- PARKING PROVIDED: APARTMENT UNITS = 57
TOTAL PARKING SPACES REQUIRED (2.3 SPACES PER UNIT) = 57 X 2.3 = 131 SPACES
- PARKING PROVIDED: SPACES WITHIN GARAGES/DRIVEWAYS OF TOWNHOUSE (2 SPACES EACH TOWNHOUSE) = 2X 96 = 192
SPACES WITHIN THE PARKING LOTS/OFF-STREET PARKING = 49
TOTAL PARKING SPACES PROVIDED = 241
HANDICAP REQUIRED = 7
HANDICAPPED PROVIDED = 7
- PARKING PROVIDED: SPACES WITHIN GARAGES OF APARTMENT BLOCKS = 4 X 10 = 40
SPACES WITHIN THE PARKING LOTS/OFF-STREET PARKING = 164
TOTAL PARKING SPACES PROVIDED = 204
HANDICAP REQUIRED = 7
HANDICAPPED PROVIDED = 7
- THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE THIRD AMENDMENT TO THE TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN.
- APPROVED PHASING CHART FOR THIS DEVELOPMENT IS ON RECORD IN DPZ FILES.
- APARTMENT BUILDING #1 SHOWS 3 DENSITY UNITS UNDER THIS PLAN. BUILDING #1 WILL BE CONSTRUCTED WHEN ADDITIONAL 15 DENSITY UNITS ARE MADE AVAILABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TRAFFIC CONTROL DEVICES:
 - THE R-11 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2838) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE), 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

16.116(b)(1)(i) WHICH PROHIBITS GRADING OF STEEP SLOPES THAT ARE 20,000 SQ.FT. CONTIGUOUS; AND SECTION 16.120(c)(4) WHICH REQUIRES THAT SINGLE FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM OF 15 FT. OF FRONTAGE ON A PUBLIC ROAD. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

- STEEP SLOPE IMPACT IS LIMITED TO 35,230 SQ.FT. OF STEEP SLOPES
- A HOMEOWNER'S ASSOCIATION WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE & MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN THE RECORDED PUBLIC EASEMENT.

OWNER/DEVELOPER

MANGIONE ENTERPRISES OF TURF VALLEY, LP
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410.825.8400

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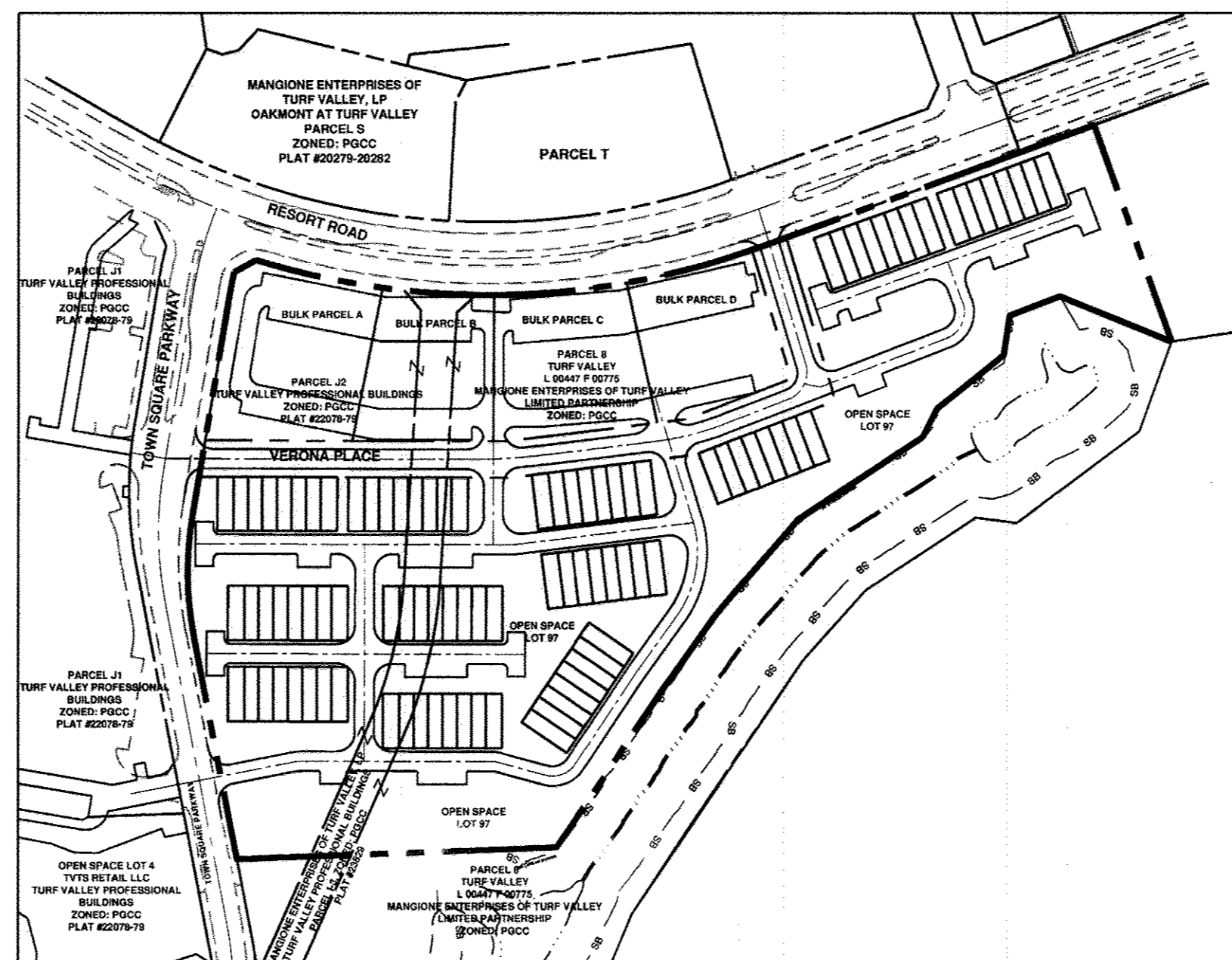
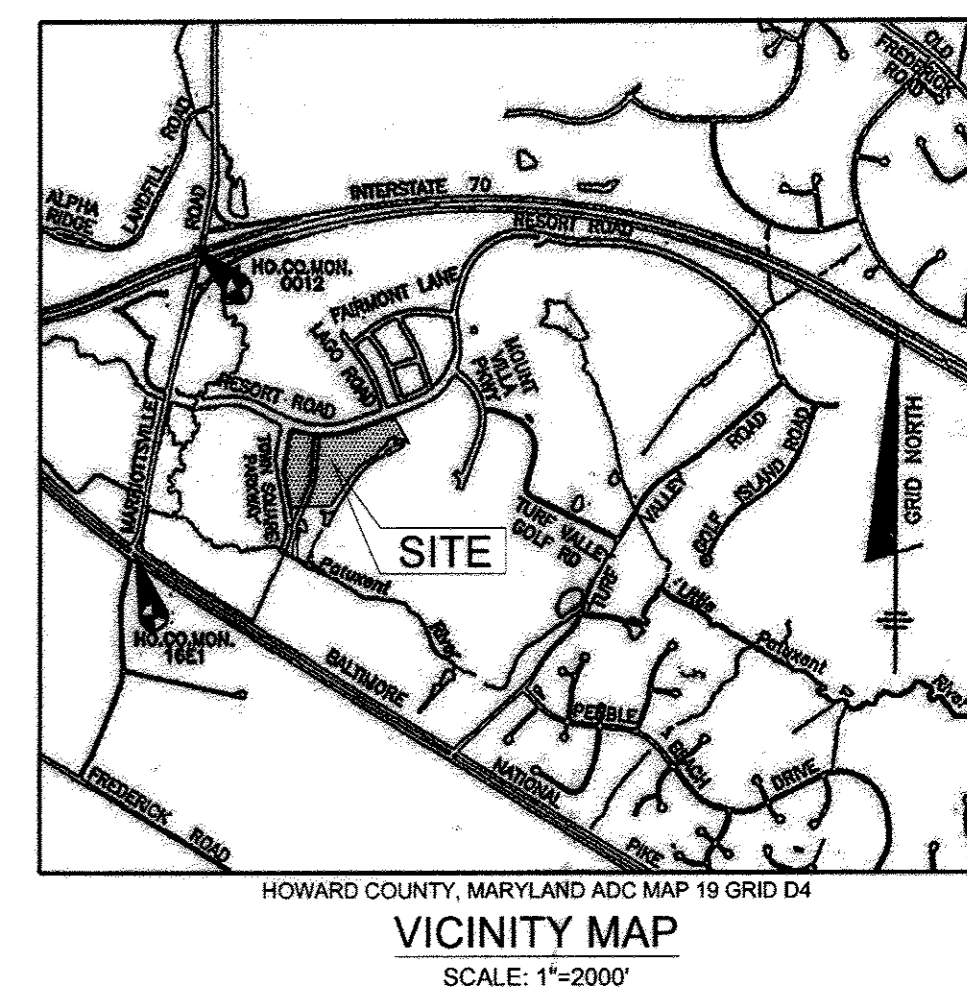
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *Valerie* DATE: 10-3-17

SKETCH PLAN

THE VILLAGE AT TOWN SQUARE

LOTS 1-96, OPEN SPACE LOT 97, BULK PARCELS A TO D A SUBDIVISION OF PARCEL 8 & A RESUBDIVISION OF TURF VALLEY PROFESSIONAL BUILDINGS PARCELS J2 & I-3 HOWARD COUNTY, MARYLAND



BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16E1	593,250.960	1,340,192.70	463.981	STAMPED BRASS DISK SET ON TOP OF A 3 FT. DEEP COLUMN OF CONCRETE
0012	596,502.750	1,340,864.37	466.298	STAMPED BRASS DISK SET ON TOP OF A 3 FT. DEEP COLUMN OF CONCRETE

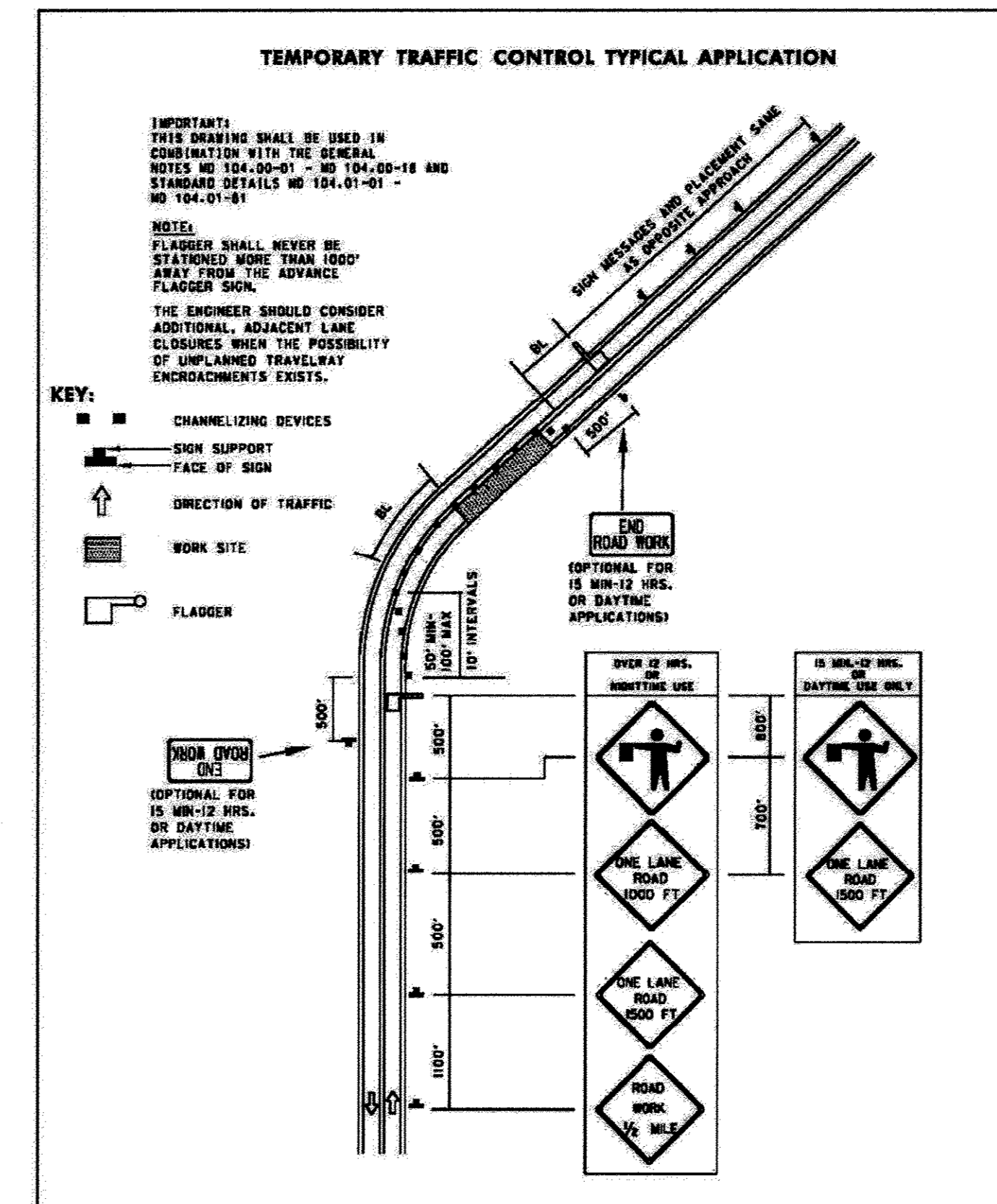
SITE ANALYSIS DATA SHEET	
ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	16.019 ACRES±
LIMIT OF DISTURBANCE	16.019 ACRES±
GREEN OPEN AREA (LAWN)	0.47 ACRES±
IMPERVIOUS AREA	9.55 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	4.46 ACRES±
HIGHLY ERODIBLE SOILS	8.10 ACRES±

HOUSING TYPE CHART	
APARTMENT	TOWNHOUSE
57 UNITS	96

CENTERLINE ROAD CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	101.10'	810.00'	07°09'05"	N 86°34'25" E	101.03'
C2	100.43'	410.00'	14°02'03"	N 75°58'51" E	100.18'
C3	59.98'	40.00'	85°54'42"	N 26°00'28" E	54.52'

ROAD CLASSIFICATION					
ROAD NAME	CLASSIFICATION	PAVING TYPE	DESIGN SPEED	R/W	
VERONA PLACE	ACCESS STREET	P-2	30	50'	
CAPOLET LANE	PRIVATE STREET	P-2	25	-	
MONTAGUE LANE	PRIVATE STREET	P-2	25	-	
TREVISO LANE	PRIVATE STREET	P-2	25	-	
PARMA LANE	PRIVATE STREET	P-2	25	-	
LUCCA LANE	PRIVATE STREET	P-2	25	-	
DANTE LANE	PRIVATE STREET	P-2	25	-	

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SKETCH PLAN



Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

FLAGGING OPERATION-2-LANE, 2-WAY
EQL/LESS THAN 40 MPH

STANDARD NO. **MD 104.02-10**

APPROVED: *[Signature]*
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

APPROVAL: *[Signature]*
SUPERVISOR - OFFICE OF TRAFFIC AND SAFETY

APPROVAL: *[Signature]*
ENGINEER - OFFICE OF TRAFFIC AND SAFETY

APPROVAL: *[Signature]*
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COVER SHEET
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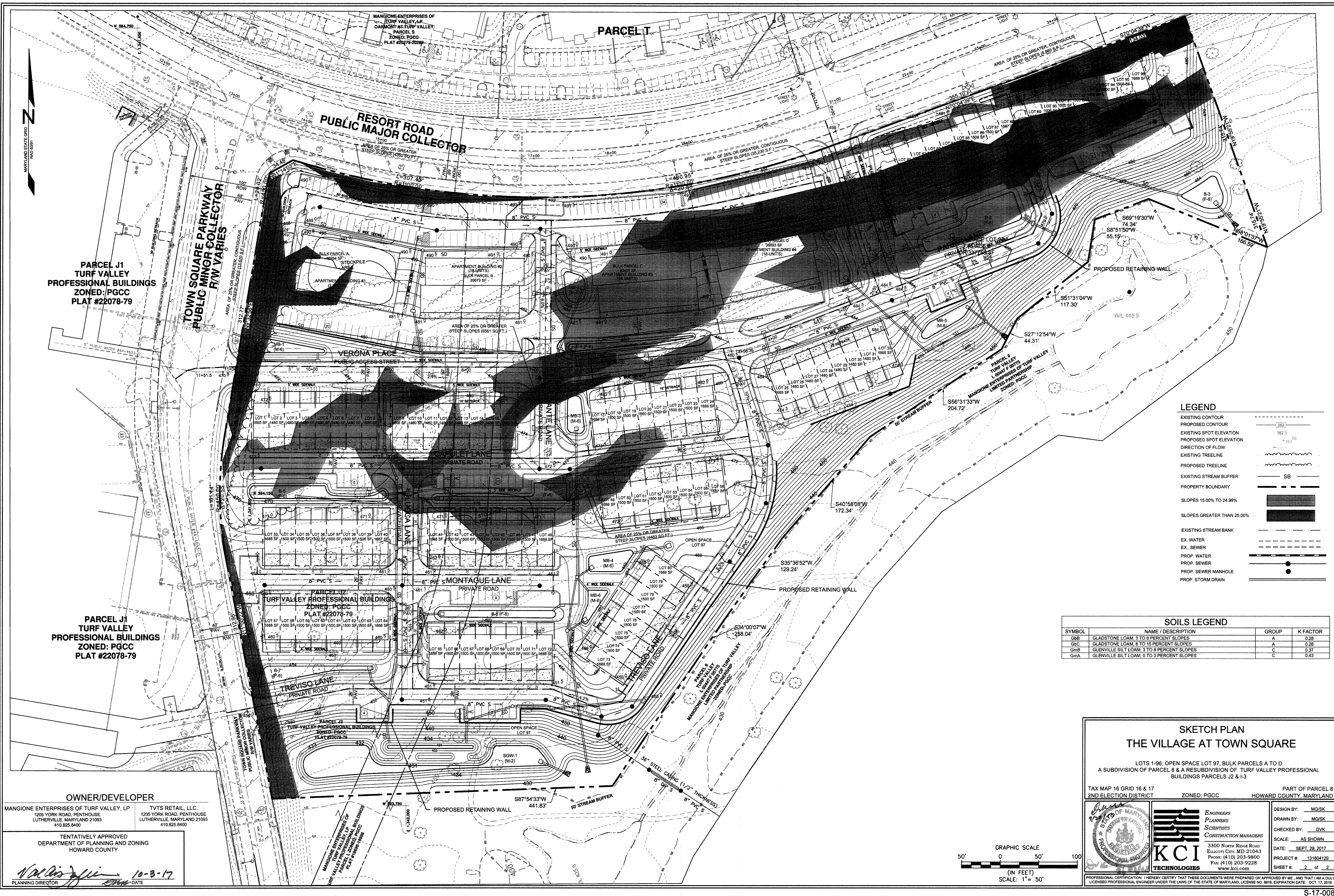
TAX MAP 16 GRID 16 & 17 PART OF PARCEL 8
2ND ELECTION DISTRICT ZONED: PGCC HOWARD COUNTY, MARYLAND

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

KCI TECHNOLOGIES
3300 NORTH RIDGE ROAD
ELLACOTT CITY, MD 21043
PHONE: (410) 203-9900
FAX: (410) 203-9228
www.kci.com

DESIGN BY: MG/SK
DRAWN BY: MG/SK
CHECKED BY: DVK
SCALE: AS SHOWN
DATE: SEPT. 29, 2017
PROJECT #: 131604129
SHEET #: 1 of 2

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8818, EXPIRATION DATE: OCT. 17, 2018



PARCEL J1
TURF VALLEY
PROFESSIONAL BUILDINGS
ZONED: PGCC
PLAT #22078-79

PARCEL J1
TURF VALLEY
PROFESSIONAL BUILDINGS
ZONED: PGCC
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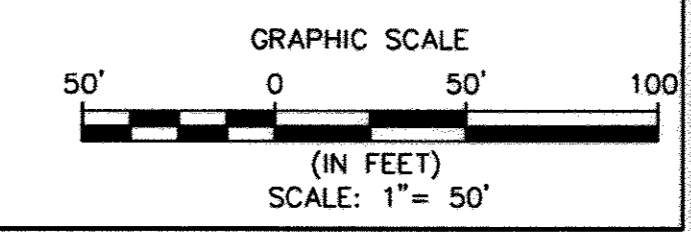
Valley 10-3-17
PLANNING DIRECTOR DATE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING STREAM BUFFER
- PROPERTY BOUNDARY
- SLOPES 15.00% TO 24.99%
- SLOPES GREATER THAN 25.00%
- EXISTING STREAM BANK
- EX. WATER
- EX. SEWER
- PROP. WATER
- PROP. SEWER
- PROP. SEWER MANHOLE
- PROP. STORM DRAIN

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR
S8B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	0.28
G8C	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.28
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
GmA	GLENNVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	C	0.43



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TAX MAP 16 GRID 16 & 17
2ND ELECTION DISTRICT
PART OF PARCEL 8
HOWARD COUNTY, MARYLAND

ZONED: PGCC

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