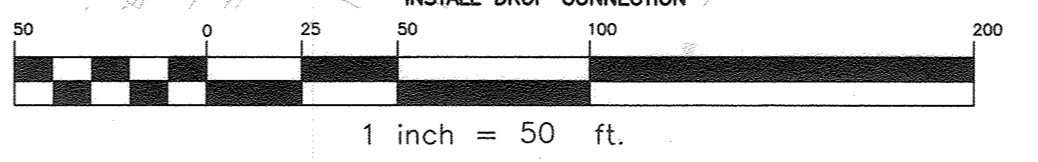


NOTE: ALL METER VAULTS AND CLEANOUTS TO BE PLACED AT EDGE OF PUBLIC UTILITY EASEMENT OR RIGHT-OF-WAY WHERE APPLICABLE

NOTE: LOTS 28-33 ARE FIRST FLOOR SLAB w/NO BASEMENTS

OWNER/DEVELOPER:  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410-825-8400

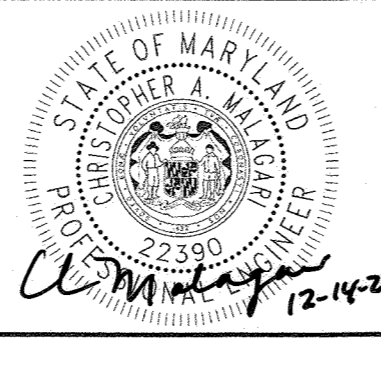
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22390, Expiration Date: 6-30-2023.



DEPARTMENT OF PUBLIC WORKS  
HOWARD COUNTY, MARYLAND  
DATE: 12-22-21

DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY, MARYLAND  
DATE: 12-22-21

**BENCHMARK ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8644  
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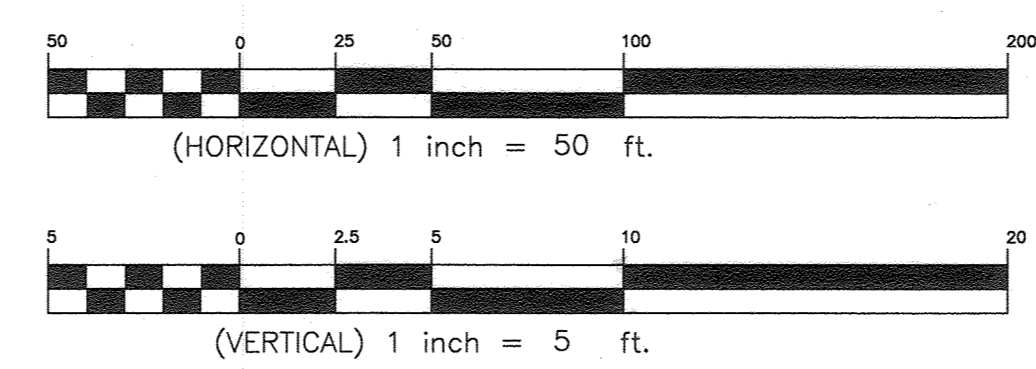
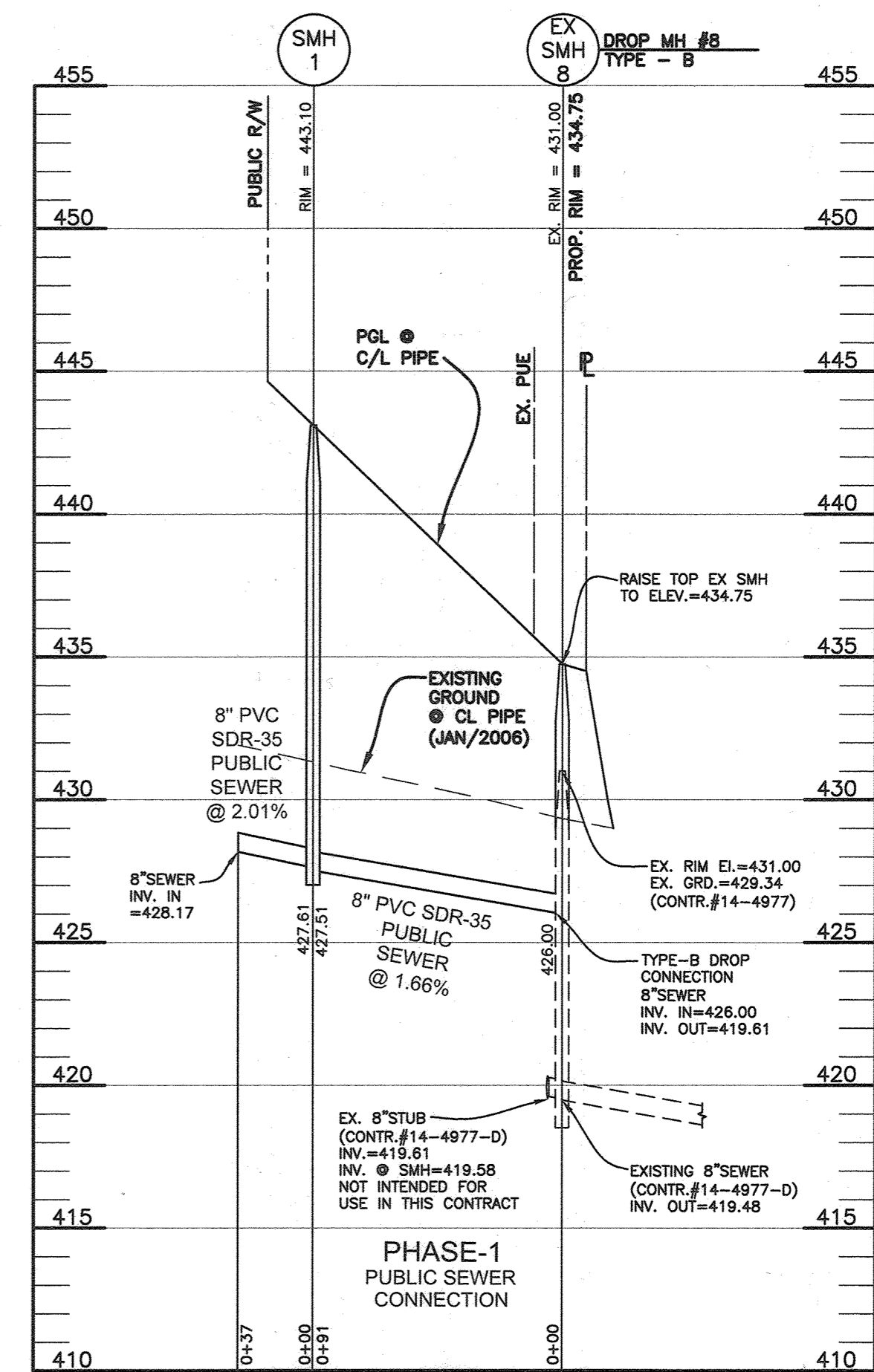
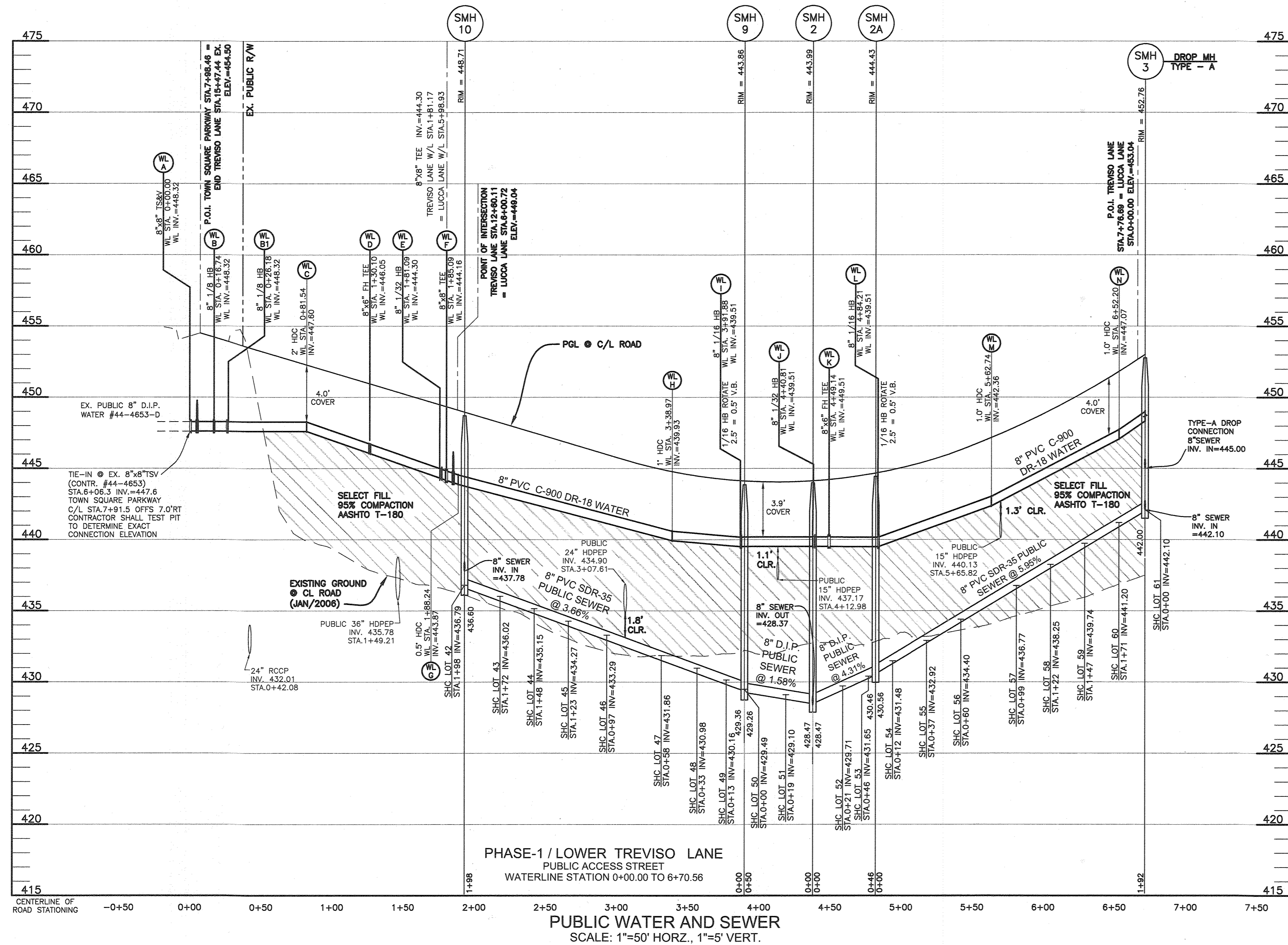


DES:	LDD/MCR				
DRAFT:	LDD/MCR				
CHK:	CAM				
DATE:	12/13/21	BY:	NO.	1	REVISION
					REVISE PUBLIC UTILITY EASEMENTS, ADJUST PLANS & CHARTS ACCORDINGLY
					6/2022

**PUBLIC WATER & SEWER**  
PLAN VIEW  
PHASE-1 WATER & SEWER  
600 SCALE MAP #16

**VILLAGES AT TOWN SQUARE**  
PHASE 1  
LOTS 1-68  
TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8  
ZONED: PGCC(MULTI-USE SUBDISTRICT) - ELECTION DISTRICT 3  
**CONTRACT NO.24-5089-D**

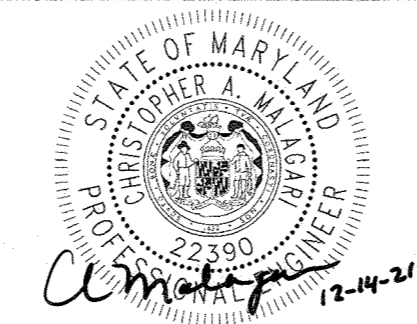
SCALE:  
AS SHOWN  
SHEET NO.  
2 OF 5



MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410-825-8400

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DRAFT:	LDD/MCR				
CHK:	CAM				
DATE:	12/13/21	BY:	NO.	REVISION	DATE

**PUBLIC WATER & SEWER PROFILES**  
 PHASE-1 WATER & SEWER  
 600 SCALE MAP # 16 BLOCK: 10

**VILLAGES AT TOWN SQUARE**  
 PHASE 1  
 LOTS 1-68  
 TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8  
 ZONED: PGCC(MULTI-USE SUBDISTRICT) - ELECTION DISTRICT 3  
**CONTRACT NO.24-5089-D**

SCALE: AS SHOWN  
 SHEET NO. 3 OF 5

DEPARTMENT OF PUBLIC WORKS  
 HOWARD COUNTY, MARYLAND  
 CHIEF, BUREAU OF UTILITIES  
 DATE: 12-22-21

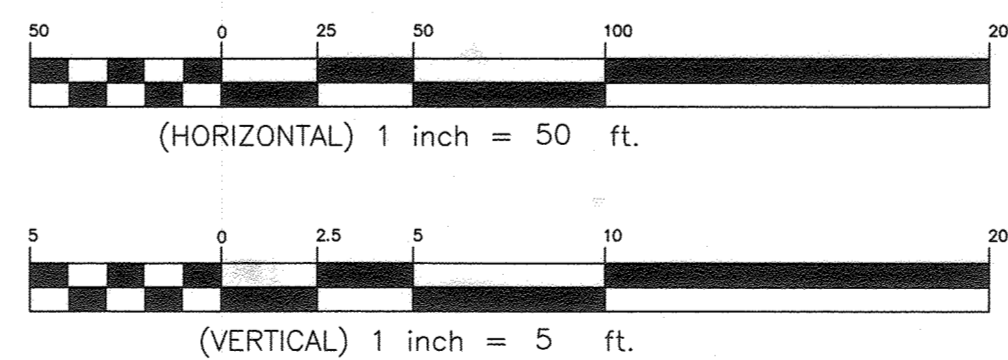
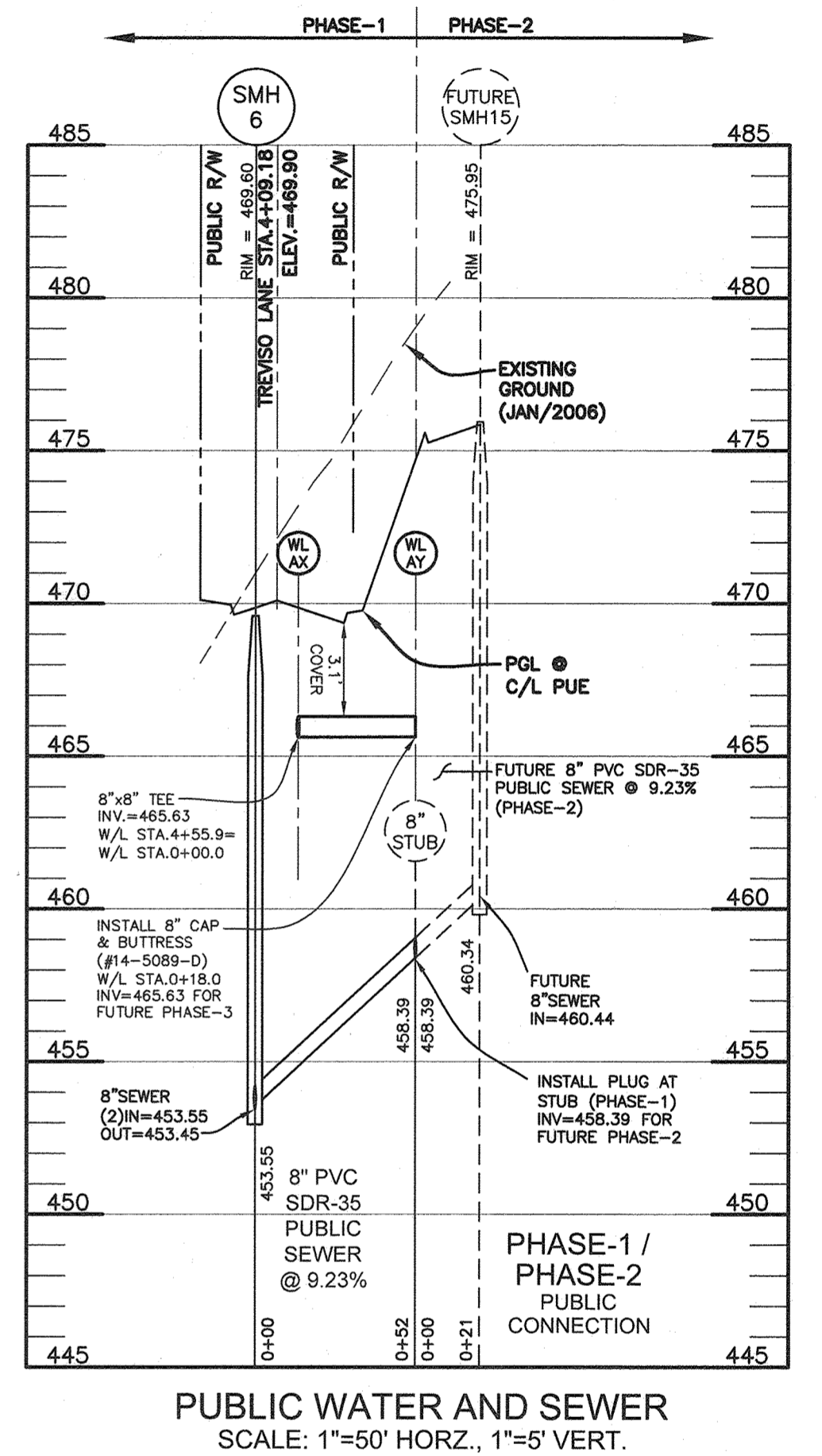
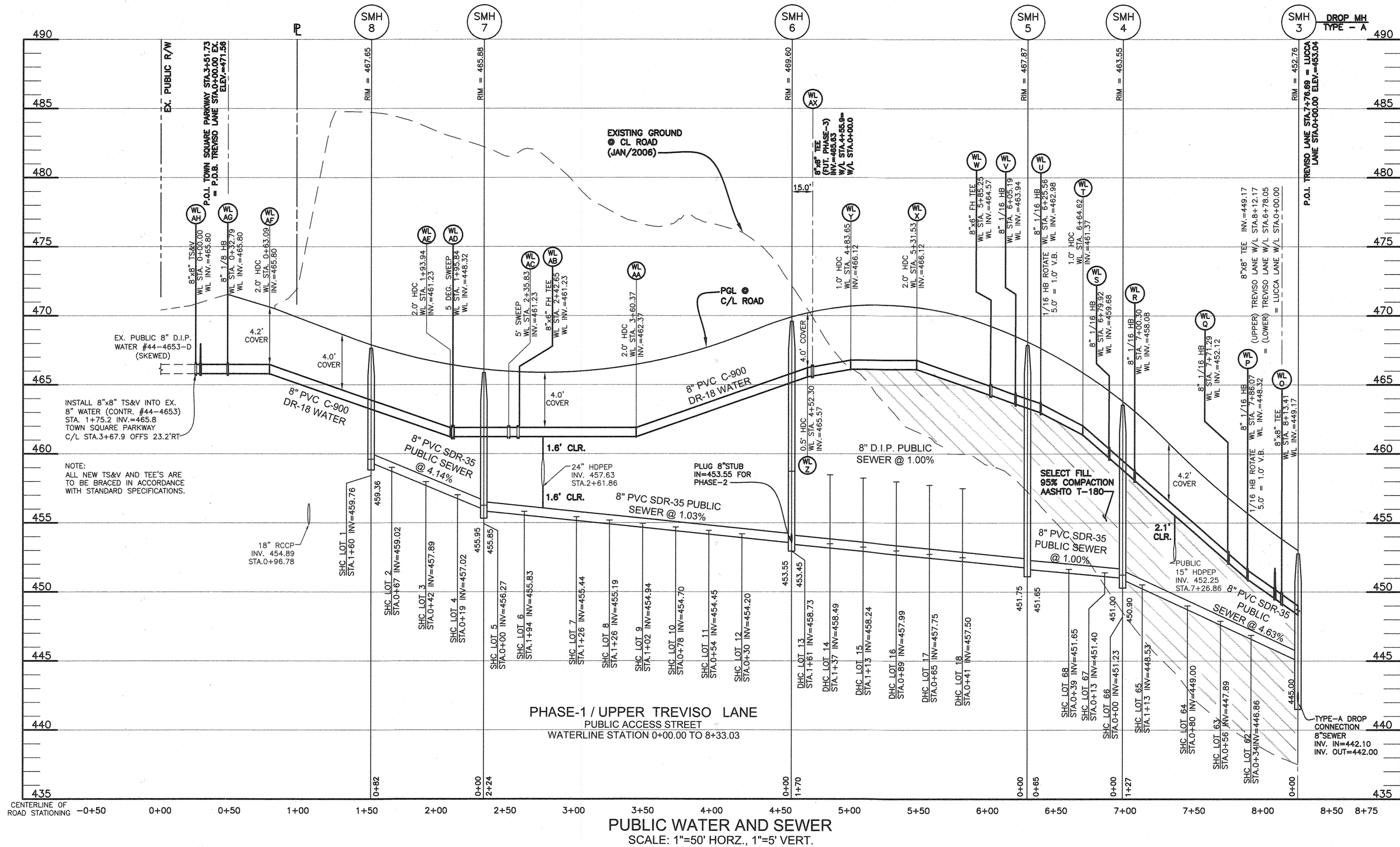
DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY, MARYLAND  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1-20-22

J:\2899 Village at Town Square\dwg\24-5089-1.dwg, 12/13/2021 4:15:32 PM, MRiedel

SHC TABLE						
LOT NO.	NOTES	INVERT AT MAIN OR MH	DHC LENGTH/HEIGHT	INVERT AT ESMT./ROW	MCE	LOWER LEVEL
1		459.0		460.2	464.4	467.84
2		458.9		459.2	463.4	467.17
3		457.9		458.2	462.3	466.50
4		457.0		457.3	461.3	465.84
5		456.3		456.6	460.6	465.84
6		455.8		456.1	460.1	465.17
7		455.4		455.9	459.9	465.17
8		455.2		456.0	460.0	465.17
9		454.9		455.9	459.8	465.84
10		454.7		455.9	459.5	466.50
11		454.5		455.3	459.3	466.50
12		454.2		454.4	458.4	467.84
13		453.7	5.0	459.1	463.0	468.84
14		453.5	5.0	458.8	462.7	469.50
15		453.2	5.0	458.5	462.5	469.50
16		453.0	5.0	458.3	462.2	469.50
17		452.8	5.0	458.1	462.0	469.50
18		452.5	5.0	457.8	461.7	468.84
19		443.04		444.55	448.2	457.50
20		443.04		444.19	448.2	456.83
21		443.53		444.08	447.9	456.17
22		442.78		443.33	447.3	455.50
23		442.00		442.55	446.5	454.83
24		441.5		442.09	445.7	453.83
25		440.6		441.15	445.1	453.17
26		440.1		440.61	444.6	452.50
27		439.4		440.04	443.6	451.83
28		439.7		440.1	443.8	452.17
29		440.0		440.3	444.6	453.17
30		440.8		441.1	445.0	454.17
31		441.4		441.8	445.7	455.17
32		441.9		442.2	446.2	456.17
33		442.6		442.9	446.9	457.17
34		446.1		446.4	450.2	452.00
35		445.9		446.2	450.0	451.33
36		445.5		445.8	449.6	450.67
37		445.3		445.6	449.4	450.00
38		444.8		445.1	448.9	450.00
39		444.4		444.7	448.5	449.33
40		444.1		444.4	448.2	448.67
41		443.9		444.2	447.5	448.00
42		438.8		437.1	441.4	448.17
43		436.0		436.3	440.5	447.50
44		435.2		435.5	439.6	446.84
45		434.3		434.6	438.9	446.17
46		433.3		433.6	438.0	445.50
47		432.7		433.0	436.2	444.17
48		431.9		432.2	435.6	444.17
49		431.0		431.2	435.1	443.50
50		430.1		430.4	434.8	443.50
51		429.4		429.7	434.2	443.50
52		429.7		430.0	433.1	443.50
53		431.7		432.0	434.6	444.17
54		431.5		431.8	436.5	444.84
55		432.9		434.4	438.0	445.50
56		434.4		434.7	439.5	446.17
57		436.8		437.1	441.9	447.50
58		438.3		438.6	443.4	448.00
59		439.7		440.0	444.9	449.50
60		441.2		441.5	446.4	452.00
61		442.1		442.4	446.6	453.50
62		446.9		447.5	452.4	456.00
63		447.9		448.5	452.8	459.00
64		449.0		450.2	454.1	459.50
65		448.5		449.1	453.7	462.00
66		451.2		451.7	458.3	463.50
67		451.4		452.0	458.7	465.00
68		451.7		452.4	457.3	466.50

ALL SHC'S ARE AT A 2.0% UNLESS OTHERWISE NOTED.  
ALL DROP CONNECTIONS ARE HO. CO. STD. S-2.12 TYPE 'A'

NOTE: LOTS 28-33 ARE  
FIRST FLOOR SLAB  
W/NO BASEMENTS



MANGIONE ENTERPRISES OF TURF VALLEY, LP  
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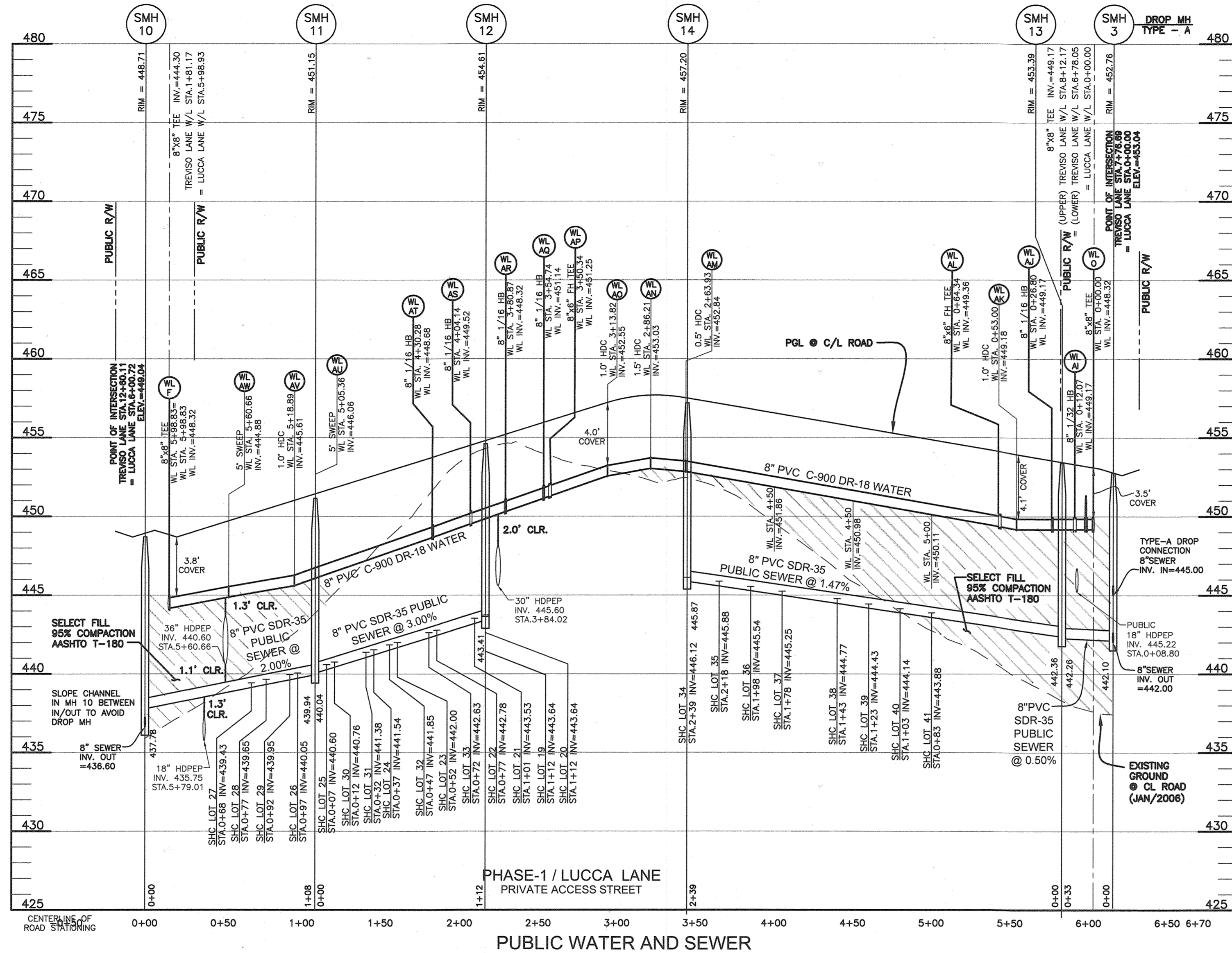
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DATE:	12/13/21				
BY:	NO.	REVISION	DATE		
		REVISE PUBLIC UTILITY EASEMENT; ADJUST PLANS & CHARTS ACCORDINGLY	6/2/2022		

PUBLIC WATER & SEWER  
PROFILES  
PHASE-1 WATER & SEWER  
600 SCALE MAP # 16 BLOCK: 10

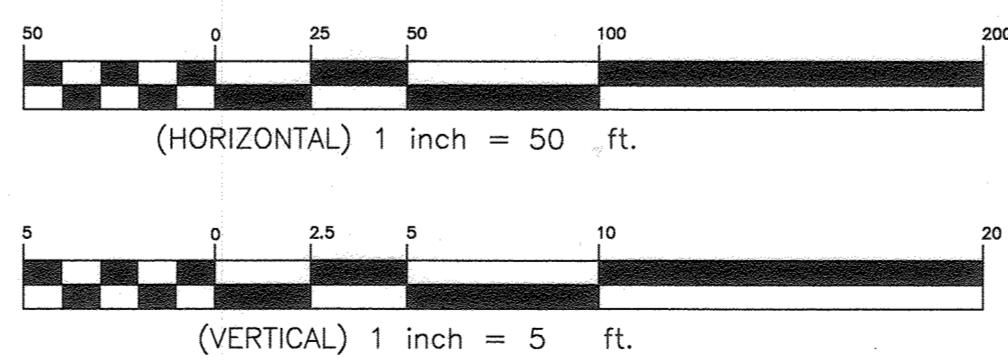
VILLAGES AT TOWN SQUARE  
PHASE 1  
LOTS 1 - 68  
TAX MAP: 16 - GRID: 10 - PARCEL: P/O 8  
ZONED: PGCC(MULTI-USE SUBDISTRICT) - ELECTION DISTRICT 3  
CONTRACT NO.24-5089-D

SCALE:  
AS SHOWN  
SHEET NO.  
4 OF 5

WATER APPURTENANCES SCHEDULE				
NAME	APPURTENANCE	WATER LINE STATION	NORTHING	EASTING
WL A	8"x8" T&SV	WL STA.0+00.00	593863.2997	1341788.8578
WL B	8" 1/8 HB	WL STA.0+16.74	593886.4957	1341785.0906
WL B1	8" 1/8 HB	WL STA.0+30.09	593877.5664	1341792.5562
WL D	8"x8" FH TEE	WL STA.1+26.20	593896.6584	1341890.7207
WL E	8" 1/32 HB	WL STA.1+81.09	593906.3926	1341940.7710
WL F	8"x8" TEE	WL STA.1+85.09	593908.3822	1341944.7710
WL G	0.5" HDC	WL STA.1+93.51	593906.3671	1341953.1940
WL H	1.0" HDC	WL STA.3+44.52	593905.9687	1342104.2053
WL I	8" 1/16 HB	WL STA.3+91.88	593905.8437	1342151.5672
WL J	8" 1/32 HB	WL STA.4+40.81	593924.4516	1342196.8228
WL K	8"x8" FH TEE	WL STA.4+50.87	593930.0018	1342205.2089
WL L	8" 1/16 HB	WL STA.4+84.21	593948.4019	1342233.0106
WL M	1.0" HDC	WL STA.5+62.74	594013.5085	1342276.9290
WL N	1.0" HDC	WL STA.6+52.20	594087.6705	1342326.9557
WL O	8"x8" TEE	WL STA.8+13.41	594111.9626	1342343.3423
WL P	8" 1/16 HB	WL STA.7+86.07	594133.5854	1342357.9655
WL Q	8" 1/16 HB	WL STA.7+71.29	594147.2408	1342363.8533
WL R	8" 1/16 HB	WL STA.7+00.30	594218.2324	1342363.8202
WL S	8" 1/16 HB	WL STA.6+79.29	594237.0745	1342366.0748
WL T	1.0" HDC	WL STA.6+84.62	594252.1172	1342341.1078
WL U	8" 1/16 HB	WL STA.6+25.56	594275.6163	1342317.7310
WL V	8" 1/16 HB	WL STA.6+05.19	594283.4613	1342298.9301
WL W	8"x8" FH TEE	WL STA.5+85.25	594283.5151	1342299.8301
WL X	2.0" HDC	WL STA.5+31.53	594283.6518	1342225.2753
WL Y	1.0" HDC	WL STA.4+83.65	594283.7778	1342177.3971
WL Z	0.5" HDC	WL STA.4+52.30	594283.8585	1342146.0468
WL AA	2.0" HDC	WL STA.3+60.37	594284.1822	1342021.9390
WL AB	8"x8" FH TEE	WL STA.2+42.65	594284.4231	1341929.5766
WL AC	5 DEG SWEEP	WL STA.2+35.83	594284.4231	1341929.5766
WL AD	5 DEG SWEEP	WL STA.1+95.84	594287.8036	1341889.7279
WL AE	2.0" HDC	WL STA.1+93.94	594288.1188	1341887.8542
WL AF	2.0" HDC	WL STA.0+63.09	594309.8236	1341758.8207
WL AG	8" 1/8 HB	WL STA.0+32.79	594314.8516	1341728.9402
WL AH	8"x8" T&SV	WL STA.0+00.00	594295.8318	1341702.2271
WL AI	8" 1/16 HB	WL STA.0+12.07	594118.7114	1342333.3376
WL AJ	8" 1/32 HB	WL STA.0+28.83	594124.4066	1342319.7232
WL AK	1.0" HDC	WL STA.0+53.00	594124.4748	1342293.5498
WL AL	8"x8" FH TEE	WL STA.0+54.35	594124.5151	1342292.2121
WL AM	0.5" HDC	WL STA.2+63.93	594125.0240	1342082.6245
WL AN	1.5" HDC	WL STA.2+86.21	594125.0820	1342060.3408
WL AO	1.0" HDC	WL STA.3+13.82	594125.1539	1342032.7292
WL AP	8"x8" FH TEE	WL STA.3+50.33	594125.2490	1341996.2228
WL AQ	8" 1/16 HB	WL STA.3+54.74	594125.2605	1341991.8170
WL AR	8" 1/16 HB	WL STA.3+80.87	594115.3207	1341967.8424
WL AS	8" 1/16 HB	WL STA.4+04.14	594098.9081	1341951.1441
WL AT	8" 1/16 HB	WL STA.4+30.28	594074.7856	1341941.0786
WL AU	5 DEG SWEEP	WL STA.5+05.36	593999.7053	1341940.8830
WL AV	1.0" HDC	WL STA.5+18.89	593986.2108	1341941.8586
WL AW	5 DEG SWEEP	WL STA.5+60.66	593944.5494	1341944.8704
WL AX	8"x8" TEE	WL STA.4+55.9	594283.8490	1342149.6540
WL AY	8" CAP & BUTT	WL STA.0+52.5	594322.3499	1342149.7543



STRUCTURE TABLE								
NUMBER	TYPE	NOTHING	EASTING	INVERT IN	TOP ELEV.	STD. DETAIL	OWNER	REMARKS
EX. STUB	-	593863.1984	1342291.2031	419.61(8')	N/A	-	PUBLIC	CONTR.#14-4977-D
EX. MH-8	48" MH	593830.3712	1342295.3541	428.00(8')	429.34	HO. CO. STD. G-5.12	PUBLIC	TYPE-B DROP CONNECTION
STUB	-	594322.3889	1342134.7543	458.39(8')	459.08	-	PUBLIC	PH-1 / PH-2 CONNECTION
SMH 1	48" MH	593872.4773	1342232.8444	427.61(8')	427.51(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 2A	48" MH	593936.7721	1342242.0530	430.56(8')	430.46(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 2	48" MH	593809.2551	1342223.4912	428.47(8')	428.37(8')	HO. CO. STD. S-1.32	PUBLIC	TYPE-A DROP CONNECTION
SMH 3	48" MH	594096.0594	1342349.5020	445.00(8')	442.00(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 4	48" MH	594223.4951	1342349.8338	451.00(8')	450.90(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 5	48" MH	594269.4477	1342304.1199	451.75(8')	451.65(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 6	48" MH	594269.8881	1342134.8176	453.55(8')	453.45(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 7	48" MH	594270.4725	1341910.5782	455.95(8')	455.85(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 8	48" MH	594283.7903	1341929.2017	459.36(8')	457.65	HO. CO. STD. G-5.12	PUBLIC	
SMH 9	48" MH	593891.9214	1342121.7105	430.84(8')	430.54(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 10	48" MH	593892.3460	1341956.6704	437.78(8')	436.60(8')	HO. CO. STD. G-5.12	PUBLIC	CHANNEL BOTTOM = NO DROP
SMH 11	48" MH	593999.9787	1341950.8894	440.04(8')	439.94(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 12	48" MH	594112.3662	1341951.1764	443.41(8')	443.41(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 13	48" MH	594114.4852	1342322.1867	442.36(8')	442.26(8')	HO. CO. STD. G-5.12	PUBLIC	
SMH 14	48" MH	594115.0216	1342083.5156	445.87(8')	445.77(8')	HO. CO. STD. G-5.12	PUBLIC	



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2480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043  
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DRAFT:	LDD/MCR		
CHK:	CAM		
DATE:	12/13/21		
BY:	BEI	1	REVISE PUBLIC UTILITY EASEMENTS; ADJUST PLAN & CHARTS ACCORDINGLY
NO.:			
REVISION:			
DATE:		6/2022	

**PUBLIC WATER & SEWER PROFILES**  
PHASE-1 WATER & SEWER  
600 SCALE MAP # 16  
BLOCK: 10

**VILLAGES AT TOWN SQUARE**  
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