

OPEN SPACE LOT 4
100' 0" WIDE
FROM SURVEY RECORD
DATE: 08-20-09
ADD 10' BUFFER-0'

PARCEL 8
100' 0" WIDE
FROM SURVEY RECORD
DATE: 08-20-09
ADD 10' BUFFER-0'

PARCEL 1
100' 0" WIDE
FROM SURVEY RECORD
DATE: 08-20-09
ADD 10' BUFFER-0'

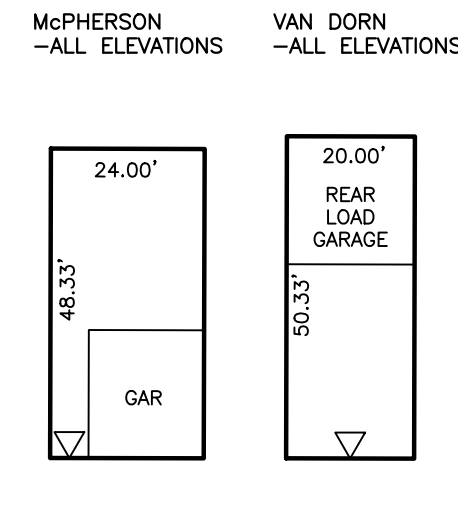
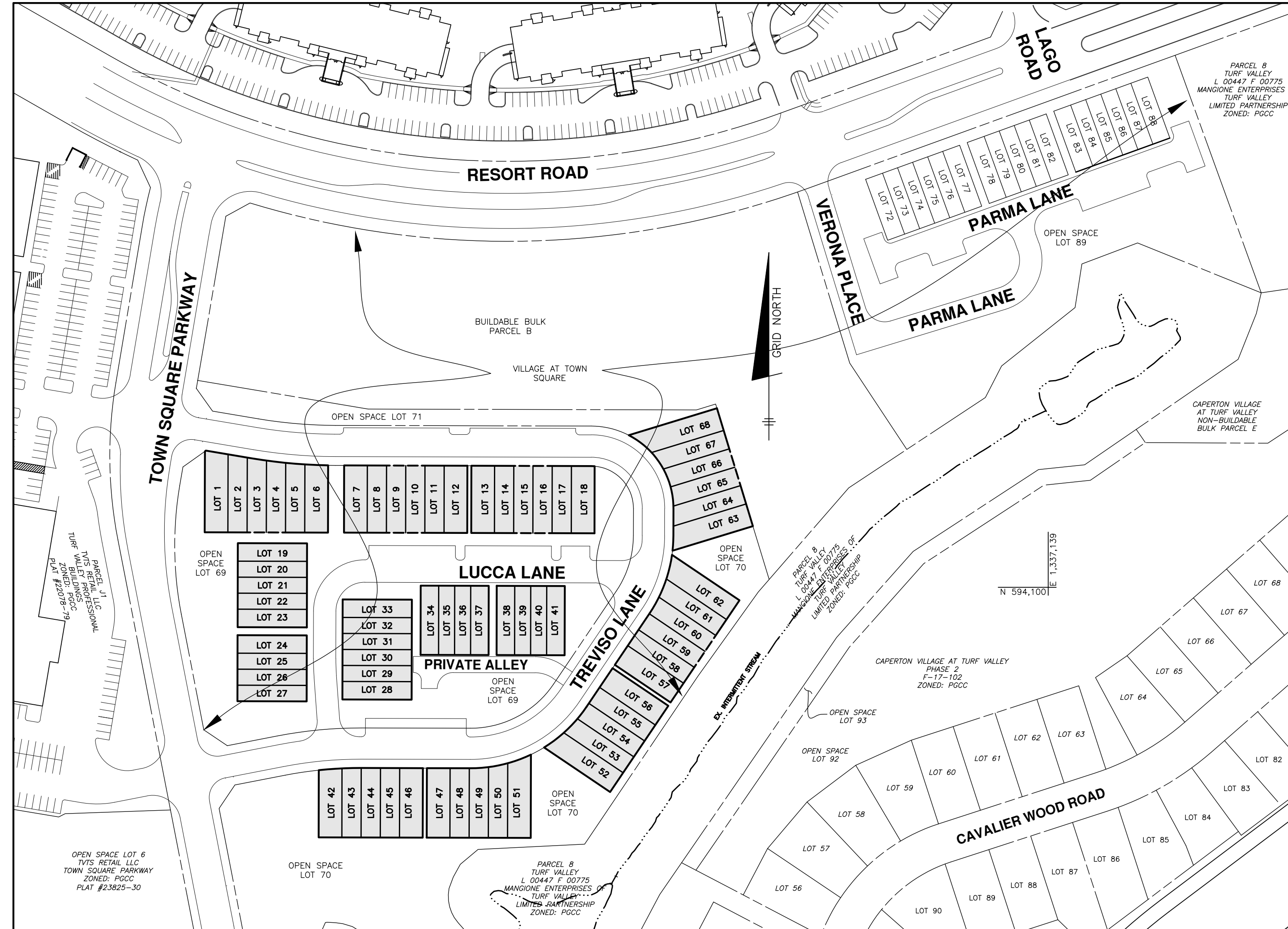
CARRIAGE WHEEL AT TOWN SQUARE
100' 0" WIDE
FROM SURVEY RECORD
DATE: 08-20-09
ADD 10' BUFFER-0'

PARCEL 2
100' 0" WIDE
FROM SURVEY RECORD
DATE: 08-20-09
ADD 10' BUFFER-0'

GENERAL NOTES

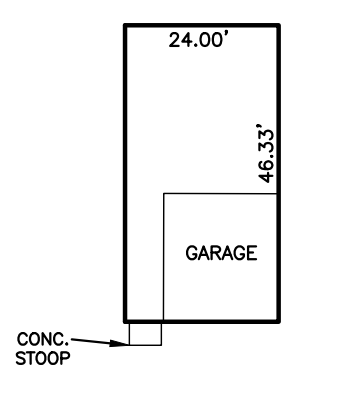
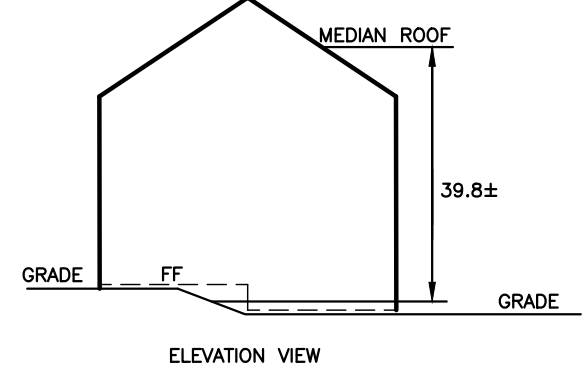
- 1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
2. THE SUBJECT PROPERTY IS ZONED PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THIS PROJECT IS SUBJECT TO THE 3RD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN...
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM...
5. TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
6. THE EXISTING TOPOGRAPHY SHOWN IS BASED ON THE F-20-071 ROAD CONSTRUCTION PLANS.
7. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE F-20-071 ROAD CONSTRUCTION PLANS AND CONTRACT NO. 24-5089-D.
8. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR-FLOODPLAINS, OR STEEP SLOPES 25% OR GREATER THAT ARE MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THESE LOTS.
9. 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...
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
11. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT AS NONE OF THE PROPOSED LOTS ARE WITHIN 500 FEET OF THE INTERSTATE 70 OR ROUTE 40 RIGHTS-OF-WAY.
12. THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005 AND APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006...
13. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
14. WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 24-5089-D. THE DRAINAGE AREA IS THE LITTLE PATUKENT. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE...
15. THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE...
16. 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 THIS PLAN SET...
17. STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-20-071. THERE ARE NO ON-LOT ESD SWM PRACTICES.
18. THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
19. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
20. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
21. 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:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
C) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
22. FOR APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES SEE SITE ANALYSIS DATA CHART ON THIS SHEET.
23. PUBLIC TRASH PICKUP SHALL BE PROVIDED FOR ALL LOTS. LOTS 34-41 IN THE PRIVATE ALLEY FRONT ON LUCCA LANE. TRASH PICKUP SHALL BE PROVIDED AT LUCCA LANE THROUGH AN AGREEMENT WITH THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENVIRONMENTAL SERVICES. PICKUP WILL OCCUR ONCE ALL CONSTRUCTION HAS BEEN COMPLETED. A DAMAGE WAIVER HAS BEEN ATTACHED TO THE HOA AGREEMENT FOR THE PUBLIC TRASH SERVICE.
24. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCRACH 4 FEET INTO ANY SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS PROVIDED THE FEATURE HAS A MAXIMUM WIDTH OF 16 FEET, EXTERIOR STAIRWAYS OR RAMPS, ABOVE OR BELOW GROUND LEVEL (EXCLUDING THOSE ATTACHED TO A PORCH OR DECK) MAY ENCRACH 10 FEET INTO A FRONT SETBACK OR A SETBACK FROM A PROJECT BOUNDARY, 16 FEET INTO A REAR SETBACK, 4 FEET INTO A SIDE SETBACK OR REQUIRED DISTANCE BETWEEN BUILDINGS. OPEN OR ENCLOSED PORCHES OR DECKS AND THE STAIRWAYS OR RAMPS ATTACHED THERETO MAY ENCRACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
25. REFER TO HO. CO. STD. DETAILS R-6.03 AND R-6.05 FOR DRIVEWAY APRONS.
26. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
27. SEWER HOUSE CONNECTION (SHC) INVERTS SHOWN ARE LOCATED AT THE PROPERTY (OR EASEMENT) LINE.
28. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARKING LOTS AND ON-STREET PARKING, INCLUDING PAVEMENT, STRIPING, CURB, LITTER PICKUP, SIDEWALK, AND SNOW REMOVAL.
29. THE SETBACKS ON THIS SITE DEVELOPMENT PLAT FOR LOTS 1-18, 28-33, 34-68 WERE APPROVED BY THE PLANNING BOARD ON THE APPROVAL ALLOWED FOR THE REDUCTION OF THE RESIDENTIAL REAR SETBACK FROM 20 FEET DOWN TO 15.7 FEET ON LOTS 1-18 AND 42-68, FROM 20 FEET DOWN TO 19.7' ON LOTS 28-33, AND FROM 20 FEET DOWN TO 16.5' ON LOTS 34-41.

RESIDENTIAL SITE DEVELOPMENT PLAN
VILLAGES AT TOWN SQUARE
PHASE 1 - LOTS 1 thru 68

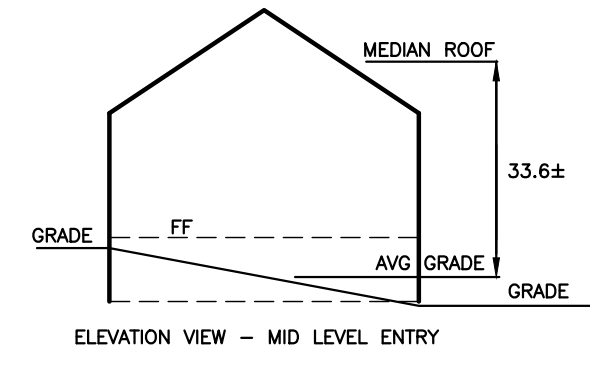
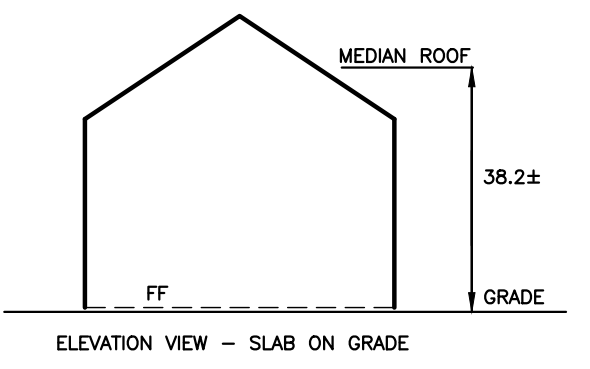


GENERIC BOXES (TOWNHOUSES) SCALE: 1" = 30'

NOTE: HOUSE TYPES AND OPTIONS LISTED ABOVE EACH GENERIC BOX ARE THE HOUSE TYPES AND OPTIONS THAT FIT WITHIN THAT GENERIC BOX



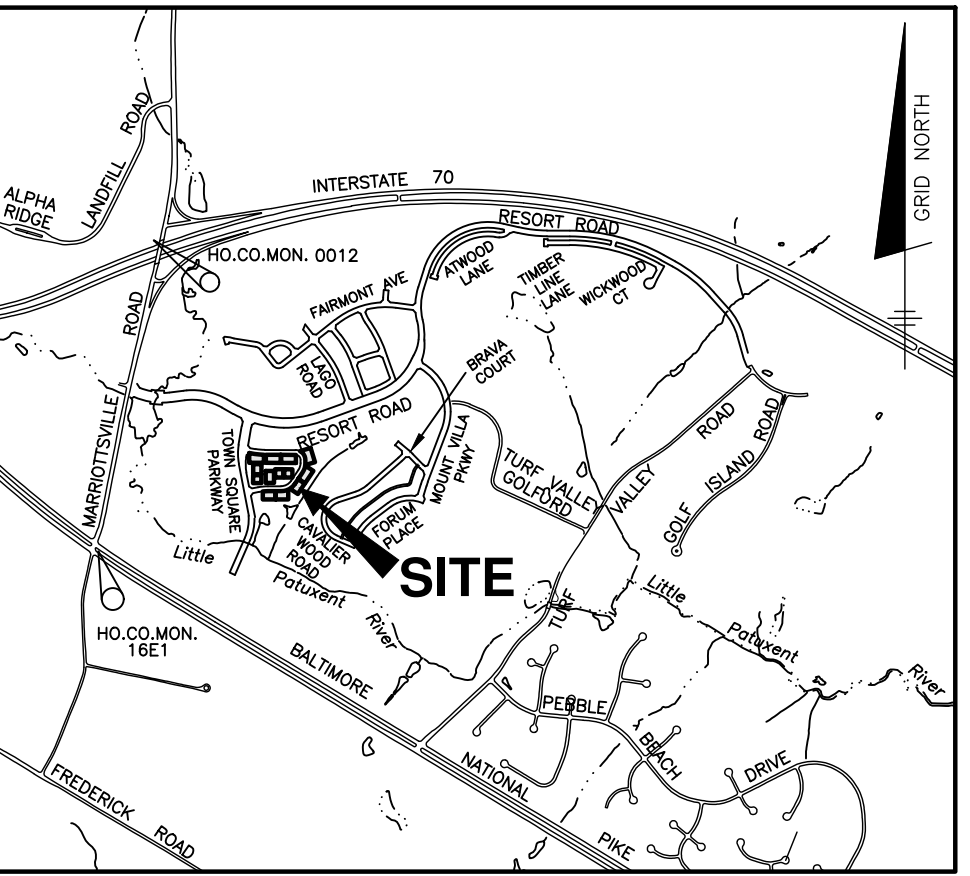
ELEVATIONS: A, B, C, D, E McPHERSON SCALE: 1" = 30' VAN DORN SCALE: 1" = 30'



BULK REGULATIONS: (per 3RD AMENDMENT TO THE TURF VALLEY, MULTI-USE SUBDISTRICT FDP)
PERMITTED USES: ALL USES AS PER TURF VALLEY PGCC DISTRICT, MULTI-USE SUBDISTRICT FINAL DEVELOPMENT PLAN, THIRD AMENDMENT PLATS 21029-21033 (46 USES OUTLINED FROM RESIDENTIAL USES TO SPECIALTY STORES)
PROPOSED USE: SINGLE FAMILY ATTACHED
PERMITTED HEIGHT: PRINCIPAL STRUCTURE: 34 FEET EXCEPT UNITS WITH GABLE, HIP, OR GAMBLE ROOFS: 40 FEET
MAXIMUM LOT COVERAGE FOR STRUCTURES WITHIN SINGLE-FAMILY ATTACHED PROJECTS DEVELOPED WITH ONE DWELLING UNIT PER LOT: 60 PERCENT
MAXIMUM DENSITY FOR TOTAL PGCC DISTRICT IS 2.0 DWELLING UNITS PER ACRE.
MAXIMUM UNITS PER STRUCTURE: SINGLE FAMILY ATTACHED: 8 UNITS
MAXIMUM BUILDING LENGTH FOR RESIDENTIAL STRUCTURE: 120 FEET (PLANNING BOARD MAY APPROVE GREATER LENGTH UP TO 300 FEET)
MINIMUM SETBACK REQUIREMENTS:
FROM ARTERIAL ROADS: RESIDENTIAL STRUCTURES: 50 FEET ACCESSORY USES: 30 FEET
FROM COLLECTORS AND LOCAL STREETS: 30 FEET FROM A 60 FT. ROW 20 FEET FROM A 50 FT. ROW 10 FEET
ACCESSORY USES: 20 FEET FROM A 60 FT. ROW 10 FEET FROM A 50 FT. ROW
FROM NON-PGCC ADJACENT PROPERTIES: FROM RESIDENTIAL DISTRICTS: 75 FEET FROM ALL OTHER DISTRICTS: 30 FEET
FROM LOT LINES WITHIN PGCC MULTI-USE SUBDISTRICT SINGLE FAMILY DETACHED: 7.5 FEET ZERO LOT LINE AND ALL OTHER USES - SIDE: 0 FEET A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES RESIDENTIAL - REAR: 20 FEET
MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS FACE TO FACE: 30 FEET FACE TO SIDE/REAR: 30 FEET SIDE TO SIDE: 19 FEET REAR TO REAR: 60 FEET REAR TO FACE: 100 FEET

Table with 5 columns: SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL #, PLAT No., GRID No., ZONE, TAX MAP NO, ELECTION DISTRICT, CENSUS TRACT. Includes Village at Town Square Phase 1, Lots 1-68.

BENCHMARKS
NAD'83 HORIZONTAL
HO. CO. #16E1 (AKA: 3438001) STAMPED BRASS DISK SET ON TOP OF A 3" 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" DEEP COLUMN OF CONCRETE. N 596502.760' E 1340864.37' ELEVATION: 486.298'



VICINITY MAP SCALE: 1" = 2000' ADC MAP: 19 GRID: D4

SHEET INDEX table with 2 columns: SHEET, TITLE. Lists sheets 1-6 including Site Development Plan Cover Sheet, Site Development and Grading Plan, Landscape Plan, Sediment & Erosion Control Plan, Sediment & Erosion Control Notes, and Sediment & Erosion Control Details.

SITE ANALYSIS DATA CHART table with 2 columns: A-O. Lists project area (9.16 acres), area of plan submission (3.34 acres), limit of disturbed area (4.4 acres), present zoning (PGCC-2), proposed use (Residential - Single Family Attached), floor space, total units allowed (68), total units proposed (68), maximum employees/tenants (N/A), parking spaces (170), on-site parking (190), recreation open space (N/A), building coverage (57.8%), and applicable DPZ file references.

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
DIRECTOR DATE

Table with 3 columns: NO., DATE, REVISION.

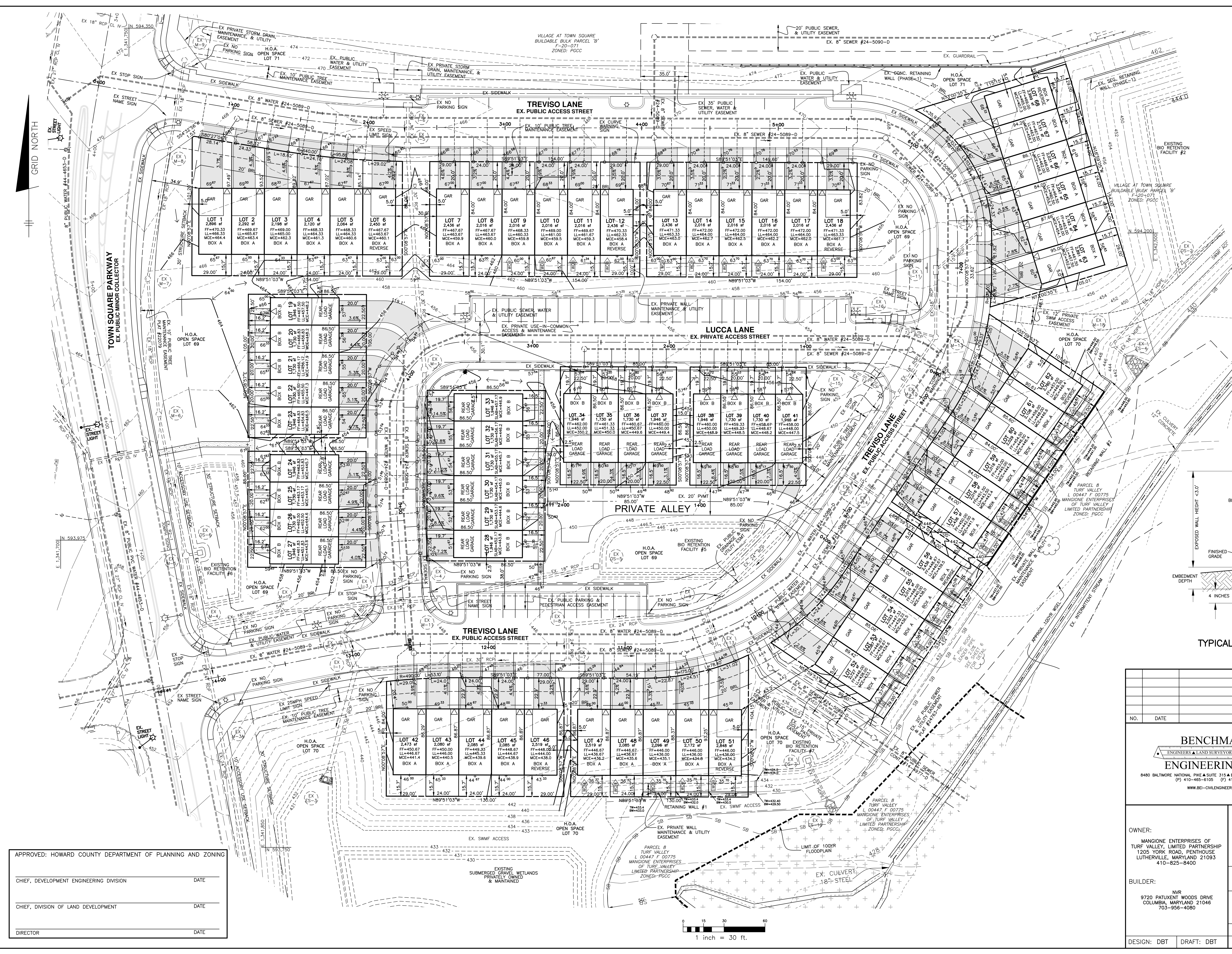
BENCHMARK ENGINEERING, INC. logo and contact information: 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 www.bei-cvengineering.com

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

BUILDER: N/R 9720 PATUKENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080

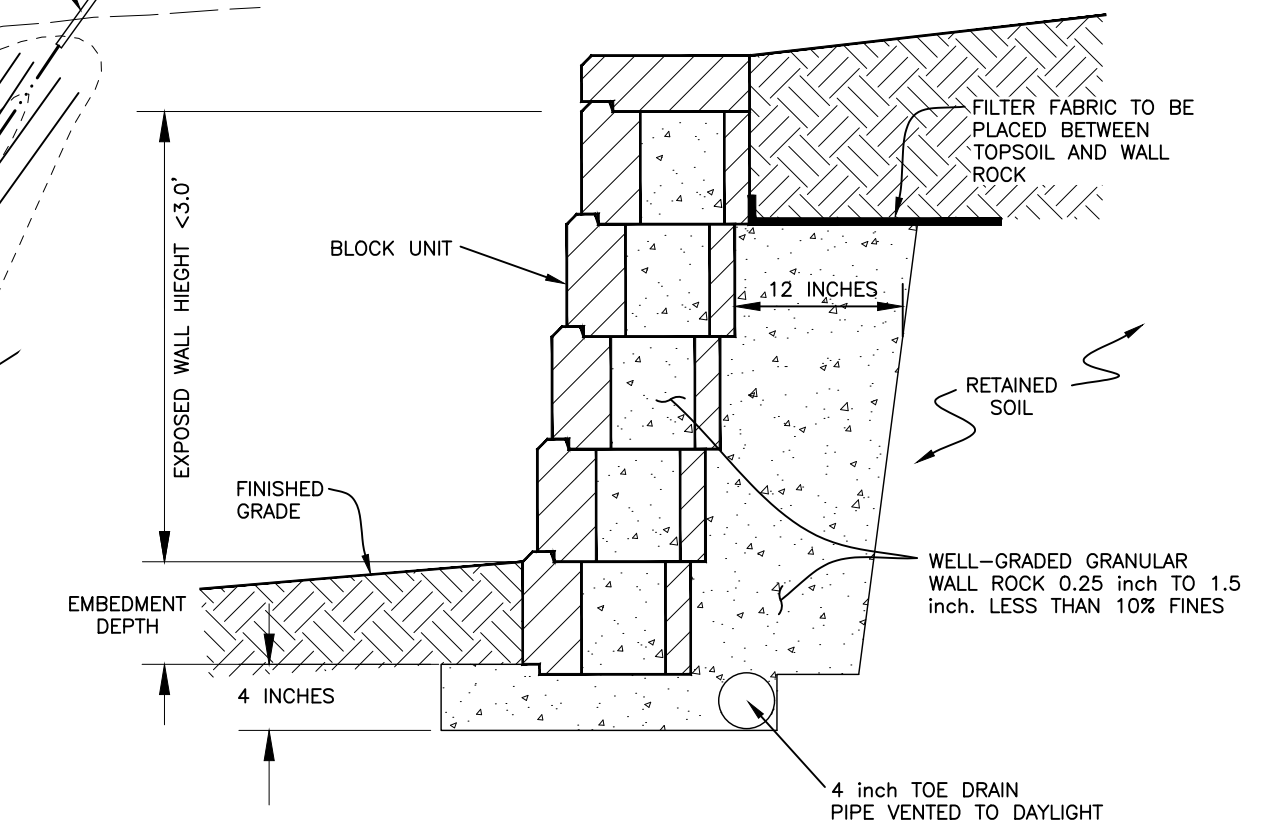
VILLAGES AT TOWN SQUARE Phase 1 Lots 1 thru 68 (previously recorded as Plat No. ...). TAX MAP: 16 - GRID: 19 - PARCEL: 8 ZONED: PGCC-2 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND. SITE DEVELOPMENT PLAN COVER SHEET

DATE: FEBRUARY 7, 2022 BEI PROJECT NO. 3097 SCALE: AS SHOWN SHEET 1 OF 6



LEGEND OF SYMBOLS

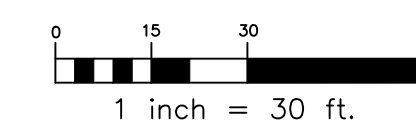
	SB	STREAM BUFFER
	---	EXISTING CONTOURS
	---	MASS GRADES FROM F-20-071
	---	PROPOSED CONTOURS
	---	LIMIT OF SUBMISSION
	☀	EXISTING STREET LIGHTS
	⊙	EXISTING FIRE HYDRANT
	XX" BRL	BUILDING RESTRICTION LINE
	FF=000.00	FIRST FLOOR ELEVATION
	LL=000.00	LOWER LEVEL FLOOR ELEVATION
	MCE=000.00	MINIMUM CELLAR ELEVATION
	---	EXISTING STORM DRAIN
	---	EXISTING 1.5' WHC
	---	EXISTING 4" SHC
	△	FRONT DOOR LOCATION
	↳	INDICATES WALK-OUT BASEMENT



TYPICAL RETAINING WALL (LESS THAN 3')
NOT TO SCALE

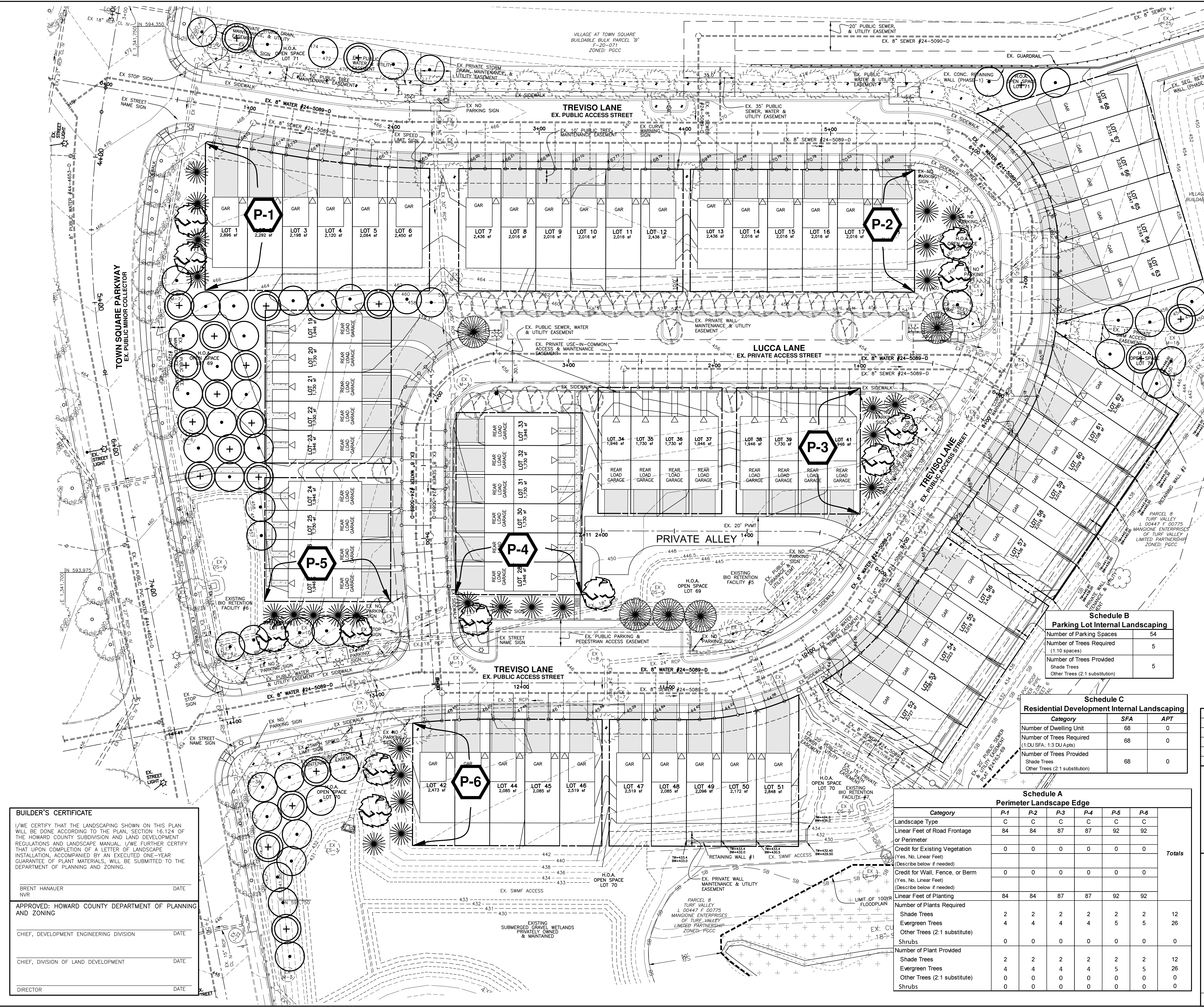
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE



NO.	DATE	REVISION

BENCHMARK <small>ENGINEERS & LAND SURVEYORS & PLANNERS</small> ENGINEERING, INC. <small>8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043</small> <small>(P) 410-465-6105 (F) 410-465-6644</small> <small>WWW.BEI-CVLENGINEERING.COM</small>		<small>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.</small>
VILLAGES AT TOWN SQUARE Phase 1 Lots 1 thru 68 (previously recorded as Plat No. _____)		OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400
BUILDER: N/R 9720 PATUXENT WOODS DRIVE COLUMBIA, MARYLAND 21046 703-956-4080		TAX MAP: 16 - GRID: 19 - PARCEL: 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT AND GRADING PLAN		
DATE: FEBRUARY 7, 2022	BEI PROJECT NO. 3097	
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN SHEET 2 OF 6



LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	26	CUPRESSOCYPARIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	PERIMETER EVERGREEN TREES TO BE PROVIDED BY THE BUILDER
	12	CLADRASITIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	PERIMETER SHADE TREES TO BE PROVIDED BY THE BUILDER
	47	ACER RUBRUM "RED SUNSET" (Red Spine Maple)	2.5" - 3" cal.	SHADE TREES TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER
	21	QUERCUS PALUSTRIS	2.5" - 3" cal.	SHADE TREES TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER
	5	PRUNUS SARGENTII (Sargent Cherry)	2.5" - 3" cal.	SHADE TREES TO SATISFY INTERNAL PARKING OBLIGATION TO BE PROVIDED BY THE BUILDER
		EXISTING STREET TREES PLANTED UNDER F-20-071		
		EXISTING STREET TREES PLANTED UNDER SDP-10-027		

LANDSCAPE NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
 - A. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
 - B. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
 - C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - D. TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- BOE ZONES: TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 25 FEET MAXIMUM WITHIN THE "GREEN ZONE"; TREE HEIGHTS AT MATURITY SHALL BE LIMITED TO 40 FEET MAXIMUM WITHIN THE "YELLOW ZONE"; IF TREES ARE TO BE PLANTED ON BERMS THE TREE HEIGHTS SHALL BE REDUCED BY THE HEIGHT OF THE BERM AS MEASURED ABOVE THE MEAN GROUND ELEVATION OF THE UTILITY POLE LINE.
- FINANCIAL SURETY IN THE AMOUNT OF \$29,400.00 FOR THE REQUIRED 85 SHADE TREES AND 26 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.

Schedule B Parking Lot Internal Landscaping	
Number of Parking Spaces	54
Number of Trees Required (1:10 spaces)	5
Number of Trees Provided	5
Shade Trees	
Other Trees (2:1 substitution)	

Schedule C Residential Development Internal Landscaping			
Category	SFA	APT	
Number of Dwelling Unit	68	0	
Number of Trees Required (1 DU SFA: 1.3 DU Apts)	68	0	
Number of Trees Provided			
Shade Trees	68	0	
Other Trees (2:1 substitution)			

Schedule A Perimeter Landscape Edge							
Category	P-1	P-2	P-3	P-4	P-5	P-6	Totals
Landscape Type	C	C	C	C	C	C	
Linear Feet of Road Frontage or Perimeter	84	84	87	87	92	92	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0	
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe below if needed)	0	0	0	0	0	0	
Linear Feet of Planting	84	84	87	87	92	92	
Number of Plants Required							
Shade Trees	2	2	2	2	2	2	12
Evergreen Trees	4	4	4	4	5	5	26
Other Trees (2:1 substitute)							
Shrubs	0	0	0	0	0	0	0
Number of Plant Provided							
Shade Trees	2	2	2	2	2	2	12
Evergreen Trees	4	4	4	4	5	5	26
Other Trees (2:1 substitute)	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

BRENT HANAUER DATE
NVR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CVLENGINEERING.COM

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.

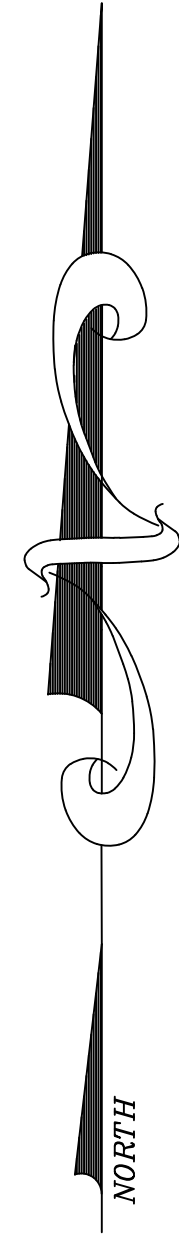
VILLAGES AT TOWN SQUARE
Phase 1
Lots 1 thru 68
(previously recorded as Plat No. _____)

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

BUILDER:
NVR
9720 PATUXENT WOODS DRIVE
COLUMBIA, MARYLAND 21046
703-956-4080

LANDSCAPE PLAN

DATE: FEBRUARY 7, 2022 BEI PROJECT NO. 3097
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 3 OF 6



VILLAGES AT TOWN SQUARE
EXHIBIT FOR PLANNING BOARD
FEBRUARY 27, 2022
SCALE: 1"=60'

McPherson Grand

