

PARCEL 4  
 TOWN VALLEY  
 L 10417 7 20711  
 AMENDED INSTRUMENTS OF  
 TOWN VALLEY  
 LOTS 1-100  
 LOTS 1-100  
 LOTS 1-100  
 LOTS 1-100

REPORT ROAD

PARMA LANE

BUILDABLE SHIP  
 PARCEL 9

WILLAGES AT  
 TOWN SQUARE

OPEN SPACE  
 LOT 71

OLD NORTH

OVERSEER WILLAGES  
 AT TOWN VALLEY  
 BUILDABLE SHIP  
 PARCEL 2

TOWN SQUARE RE-PARK WAY

LOT 1  
 LOT 2  
 LOT 3  
 LOT 4  
 LOT 5  
 LOT 6  
 LOT 7  
 LOT 8  
 LOT 9  
 LOT 10  
 LOT 11  
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 LOT 61  
 LOT 62  
 LOT 63  
 LOT 64  
 LOT 65  
 LOT 66  
 LOT 67  
 LOT 68  
 LOT 69  
 LOT 70

LUCCA LANE

PRIVATE ALLEY

WEST LANE

OPEN SPACE  
 LOT 70

5' MIN. 150'

OVERSEER WILLAGES  
 AT TOWN VALLEY  
 PARCEL 1  
 2-11-10  
 2-11-10  
 2-11-10

OPEN SPACE  
 LOT 69

OPEN SPACE  
 LOT 68

OLD NORTH ROAD

OPEN SPACE  
 LOT 50

PARCEL 1  
 TOWN VALLEY  
 L 10417 7 20711  
 AMENDED INSTRUMENTS OF  
 TOWN VALLEY  
 LOTS 1-100  
 LOTS 1-100  
 LOTS 1-100

OPEN SPACE LOT 4  
 TOWN SQUARE  
 BUILDABLE SHIP  
 PARCEL 10  
 10/1/10-10/1/10

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

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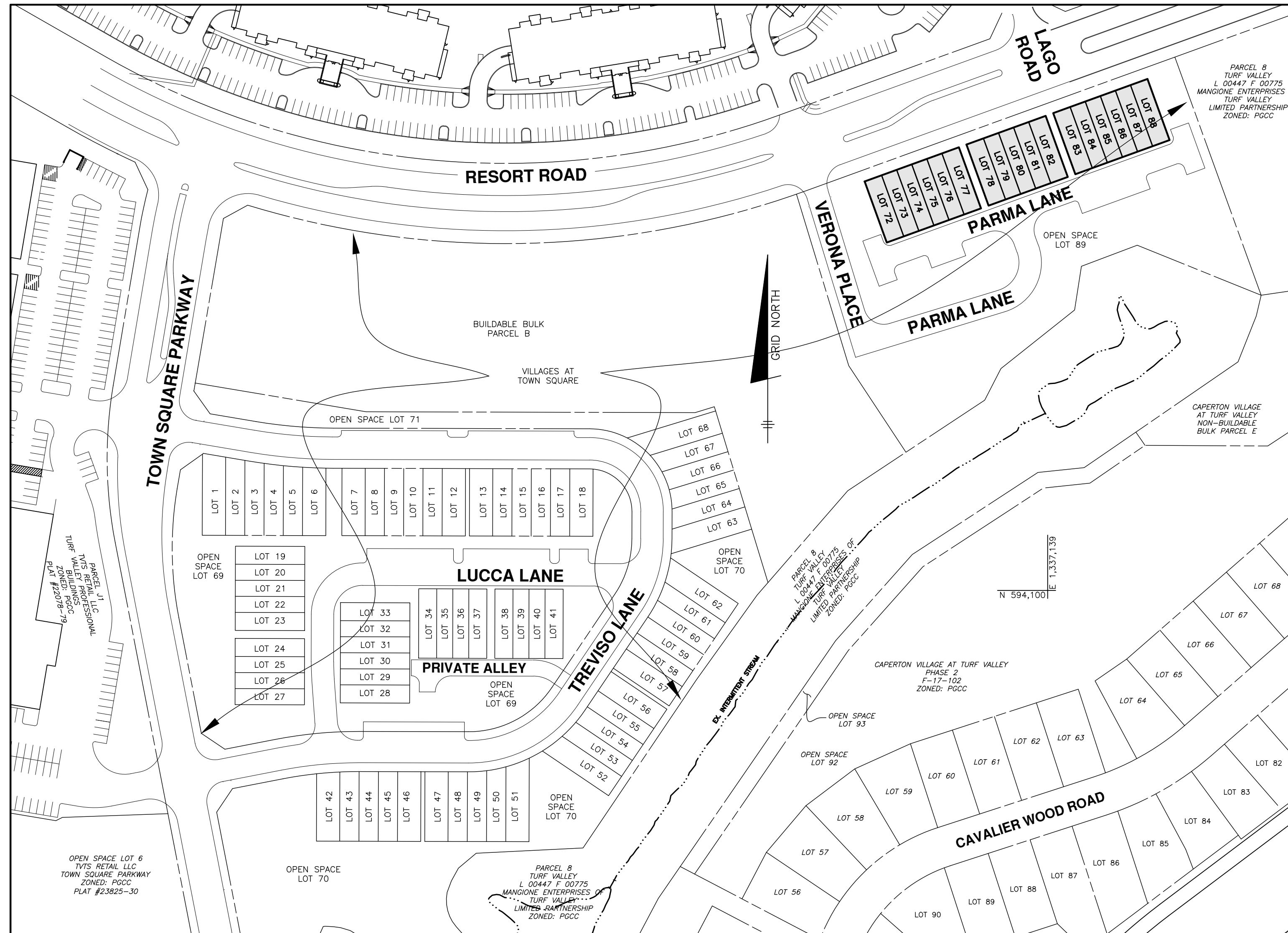
**GENERAL NOTES**

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 RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010 AND THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
4. 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.
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-20-072 ROAD CONSTRUCTION PLANS.
7. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE F-20-072 ROAD CONSTRUCTION PLANS AND CONTRACT NO. 24-5090-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. 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.
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. THE INFORMATION WAS UPDATED WITH CONFIRMATION LETTER DATED DECEMBER 30, 2020 AND FURTHER AMENDED BY REVISION LETTER DATED APRIL 9, 2021 AND APPROVED UNDER F-20-071.
13. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
14. WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 24-5090-D. THE DRAINAGE AREA IS THE LITTLE PATUKENT. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 9-22-2021, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-20-072/24-5090-D WAS FILED AND ACCEPTED.
15. THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) 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 AS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
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. FINANCIAL SURVEY IN THE AMOUNT OF \$6,900.00 FOR THE REQUIRED 21 SHADE TREES AND 4 EVERGREEN TREES FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT.
17. STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-20-072. 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. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, WINDOW WELLS, ORIELS, VESTIBULES, BALCONIES AND CHIMNEYS MAY ENCRoACH 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 ENCRoACH 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 ENCRoACH 10 FEET INTO A FRONT OR REAR SETBACK, SETBACK FROM A PROJECT BOUNDARY OR A REQUIRED DISTANCE BETWEEN BUILDINGS.
24. REFER TO HO. CO. STD. DETAIL R-6.03 FOR DRIVEWAY APRONS.
25. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
26. SEWER HOUSE CONNECTION (SHC) INVERTS SHOWN ARE LOCATED AT THE PROPERTY (OR EASEMENT) LINE.
27. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 4-27-2021 ID #500000004996400.
28. THE SETBACKS ON THIS SITE DEVELOPMENT PLAN FOR LOTS 72-88 WERE APPROVED BY THE PLANNING BOARD ON \_\_\_\_\_ THE APPROVAL ALLOWED FOR THE REDUCTION OF THE RESIDENTIAL REAR SETBACK FROM 20 FEET DOWN TO 13.7 FEET.

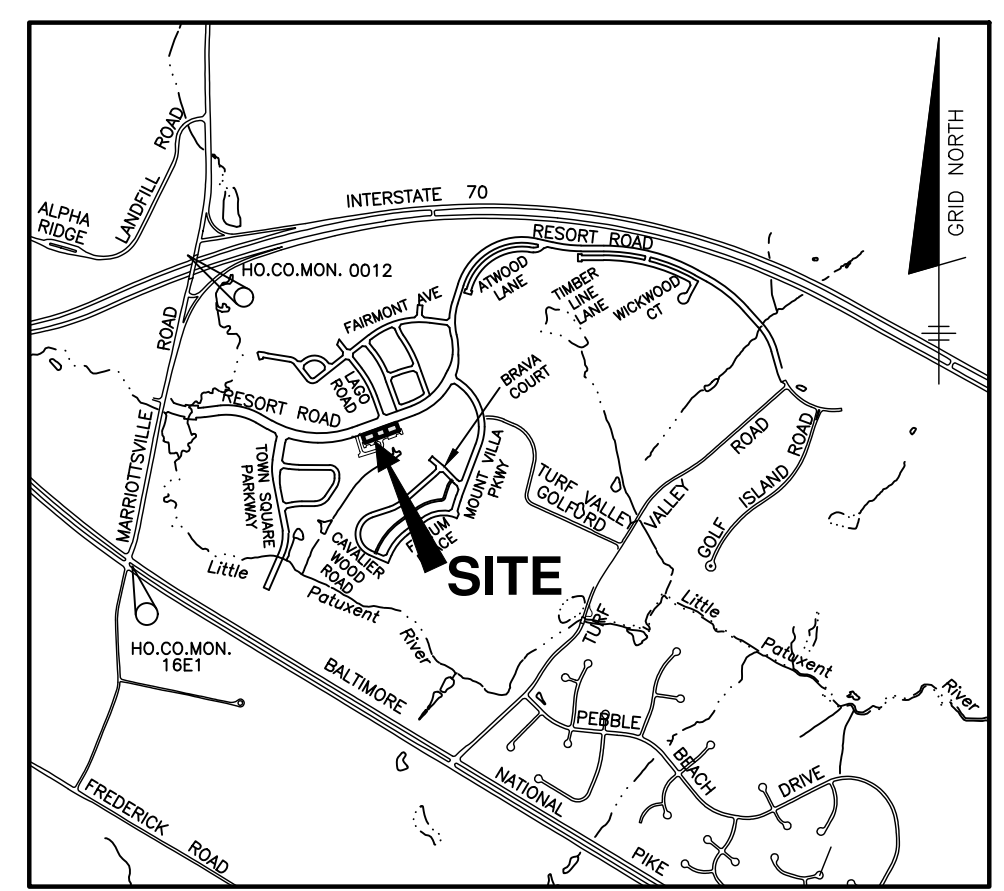
# RESIDENTIAL SITE DEVELOPMENT PLAN

## VILLAGES AT TOWN SQUARE

### PHASE 2 - LOTS 72 thru 88



**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

SHEET INDEX	
SHEET	TITLE
1	SITE DEVELOPMENT PLAN COVER SHEET
2	SITE DEVELOPMENT AND GRADING PLAN
3	LANDSCAPE PLAN
4	SEDIMENT & EROSION CONTROL PLAN
5	SEDIMENT & EROSION CONTROL NOTES

**SITE ANALYSIS DATA CHART**

- A.) TOTAL PROJECT AREA (AS SHOWN ON F-20-072) 3.20 ACRES
- B.) AREA OF PLAN SUBMISSION (BUILDABLE LOTS ONLY) 0.68 ACRES
- C.) LIMIT OF DISTURBED AREA 0.90 ACRES
- D.) PRESENT ZONING: PGCC-2
- E.) PROPOSED USE OF SITE: RESIDENTIAL - SINGLE FAMILY ATTACHED
- F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE N/A
- G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S) 17
- H.) TOTAL NUMBER OF UNITS PROPOSED 17
- I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE N/A
- J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND/OR FDP CRITERIA 17 SFA x 2.5 = 43 SPACES
- K.) NUMBER OF PARKING SPACES PROVIDED ONSITE (INCLUDES HANDICAPPED SPACES) 49 (PROVIDED UNDER F-21-072)
- L.) OPEN SPACE ON-SITE N/A
- M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED N/A  
 AREA OF RECREATIONAL OPEN SPACE PROVIDED N/A
- N.) BUILDING COVERAGE OF SITE 1,006 sf } BASED ON THE LOT WITH LARGEST COVERAGE  
 PERCENTAGE OF GROSS AREA 59.9% } PERCENTAGE  
 (MAXIMUM ALLOWED 60%) (I.e. LOT 73)
- O.) APPLICABLE DPZ FILE REFERENCES: S-86-013, ECP-17-047, S-17-008, WP-18-002, F-12-055, F-15-056, P-18-004, F-20-071, F-20-072, WP-21-051

**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 21029-21031 (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 GAMBREL 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:  
 RESIDENTIAL STRUCTURES: 30 FEET FROM A 60 FT. ROW  
 20 FEET FROM A 50 FT. ROW  
 ACCESSORY USES: 10 FEET

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 - SIDE: 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

**PERMIT INFORMATION CHART**

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #			
VILLAGES AT TOWN SQUARE	PHASE 2	LOTS 72-88			
PLAT No.	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
.	19	PGCC-2	16	3	6030.00

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 _____

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-CVENGINEERING.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 2  
 Lots 72 thru 88  
 (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 PATUKENT WOODS DRIVE  
 COLUMBIA, MARYLAND 21046  
 703-956-4080

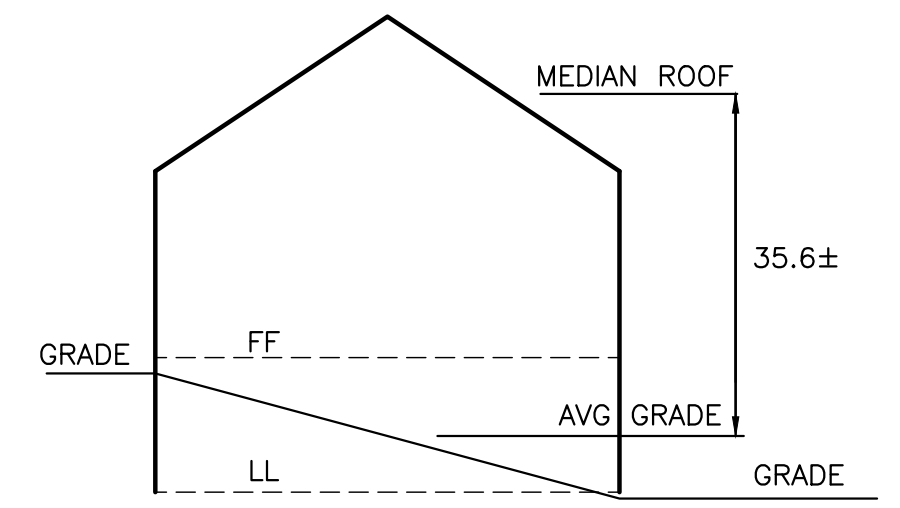
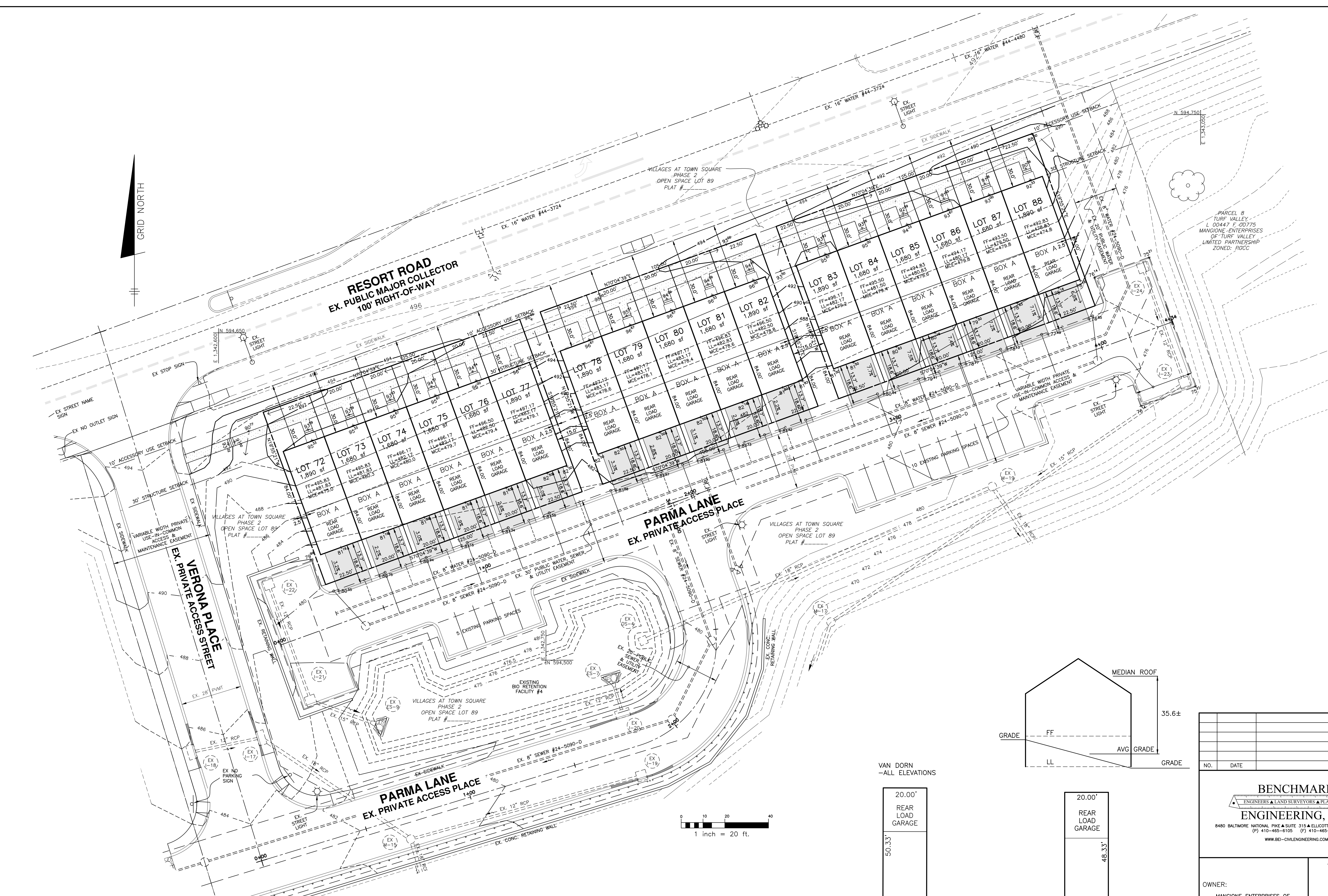
TAX MAP: 16 - GRID: 19 - PARCEL: 8  
 ZONED: PGCC-2  
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

**SITE DEVELOPMENT PLAN COVER SHEET**

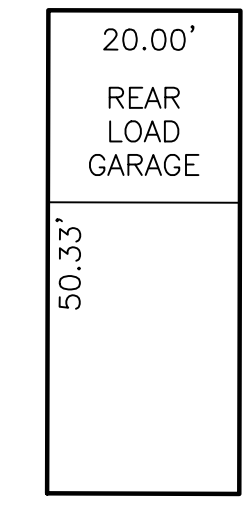
DATE: FEBRUARY 9, 2022 BEI PROJECT NO. 3098  
 SCALE: AS SHOWN SHEET 1 OF 5

**LEGEND OF SYMBOLS**

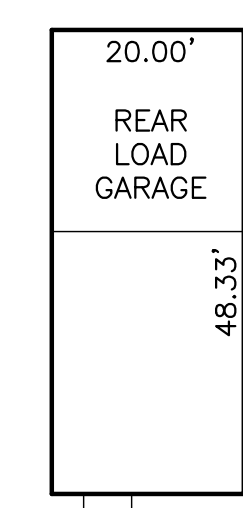
- EXISTING CONTOURS
- MASS GRADES FROM F-20-072
- 464 PROPOSED CONTOURS
- LIMIT OF SUBMISSION
- ☆ EXISTING STREET LIGHTS
- ⊛ EXISTING FIRE HYDRANT
- XX' BRL BUILDING RESTRICTION LINE
- FF=000.00 FIRST FLOOR ELEVATION
- LL=000.00 LOWER LEVEL FLOOR ELEVATION
- MCE=000.00 MINIMUM CELLAR ELEVATION
- EX. 18" SD EXISTING STORM DRAIN
- EXISTING 1.5' WHC
- METER EXISTING 4" SHC
- C/O PROPOSED SIDEWALK



VAN DORN  
-ALL ELEVATIONS



BOX A  
SCALE: 1" = 20'



VAN DORN  
SCALE: 1" = 20'

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 ENGINEERING, INC.**  
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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 2  
 Lots 72 thru 88  
 (previously recorded as Plat No. \_\_\_\_\_)

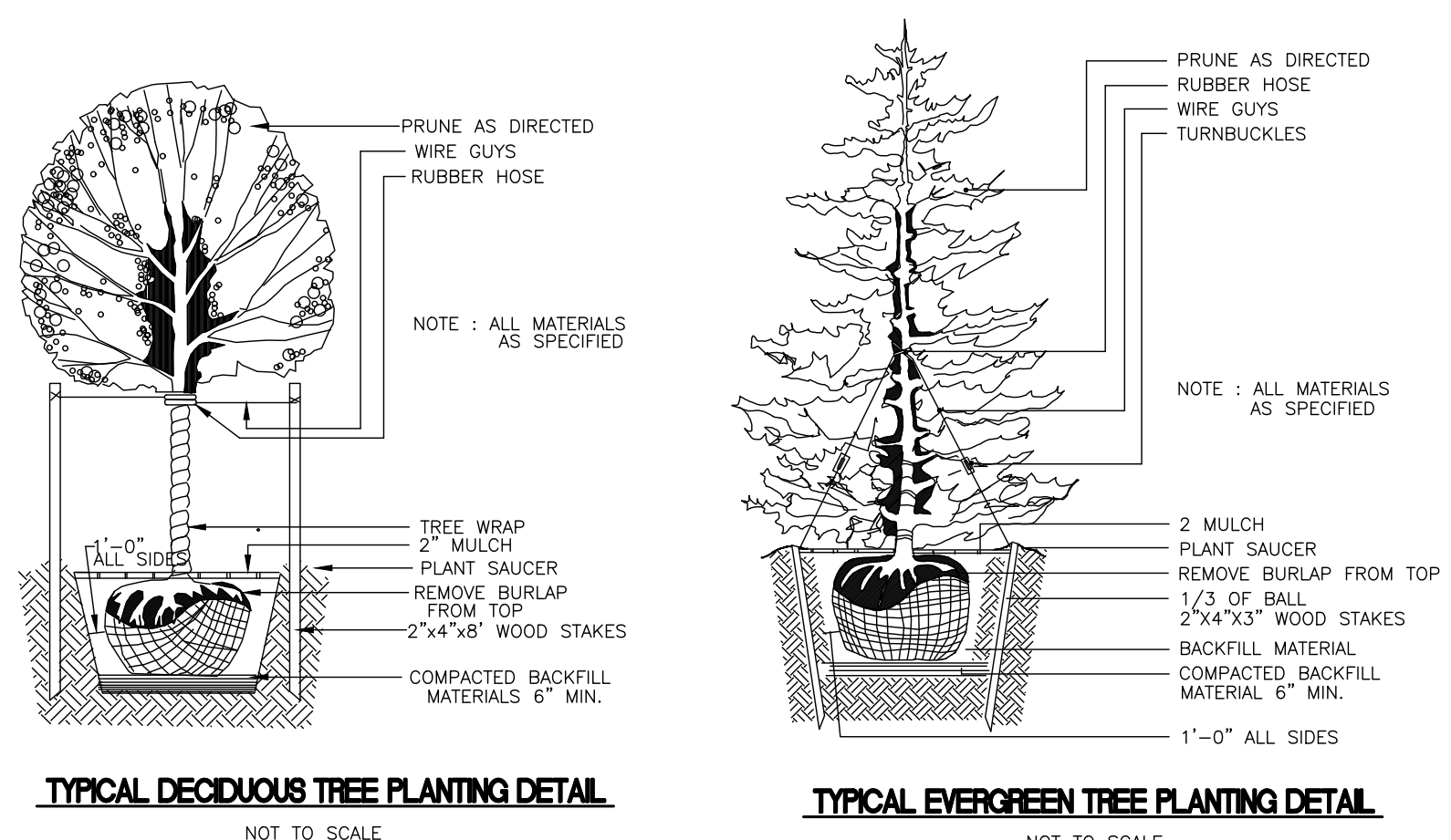
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP  
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093  
 410-825-8400

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

TAX MAP: 16 - GRID: 19 - PARCEL: 8  
 ZONED: PGCC-2  
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

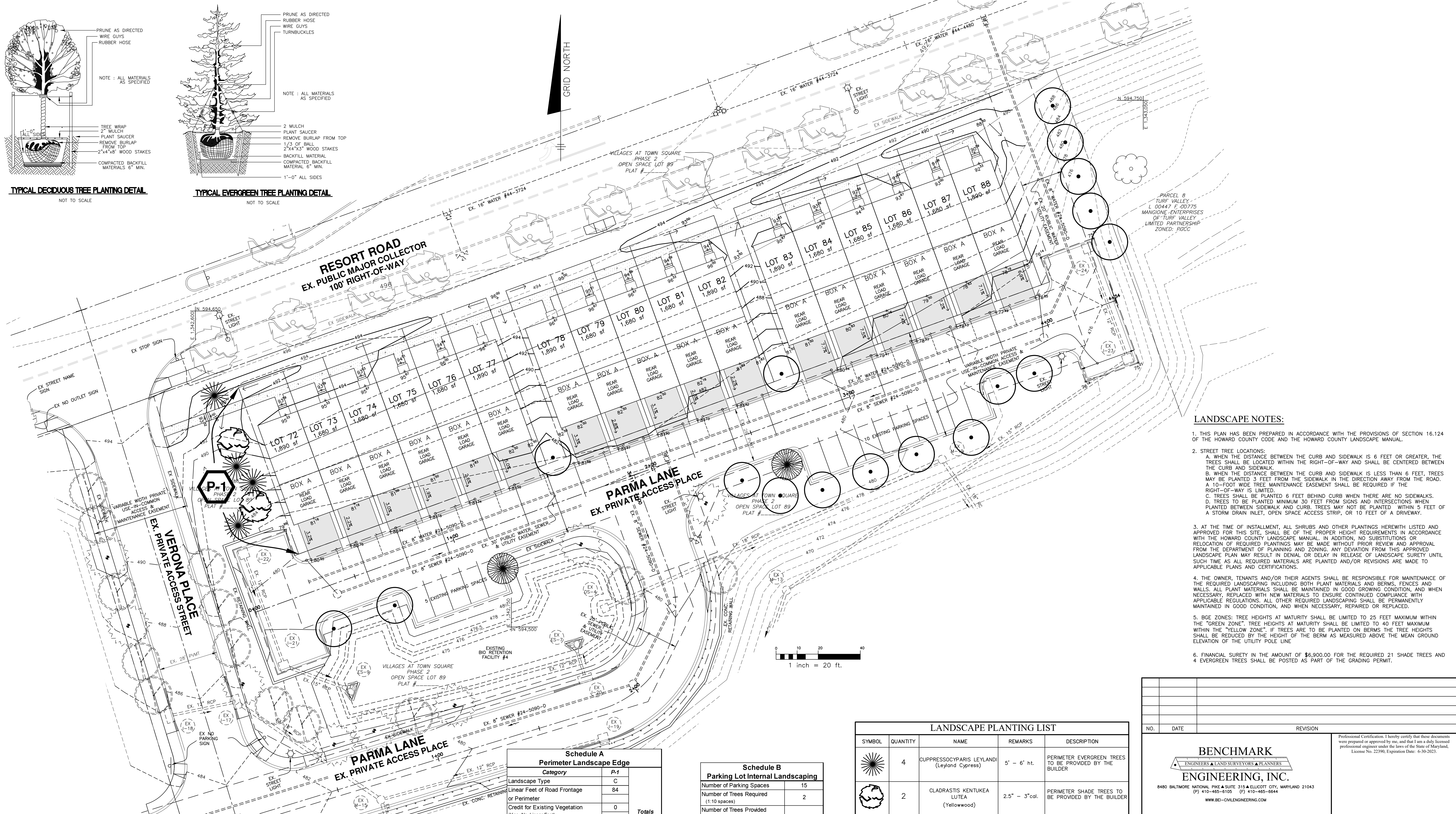
**SITE DEVELOPMENT AND GRADING PLAN**

DATE: FEBRUARY 9, 2022 BEI PROJECT NO. 3098  
 SCALE: AS SHOWN SHEET 2 OF 5

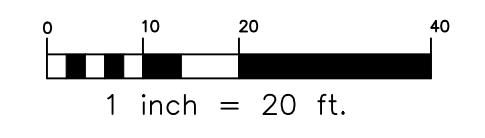


TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

TYPICAL EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



- LANDSCAPE NOTES:**
1. 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.
  2. 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.
  3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH 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 REQUIRED 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.
  4. 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.
  5. 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.
  6. FINANCIAL SURETY IN THE AMOUNT OF \$6,900.00 FOR THE REQUIRED 21 SHADE TREES AND 4 EVERGREEN TREES SHALL BE POSTED AS PART OF THE GRADING PERMIT.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**Schedule A**  
**Perimeter Landscape Edge**

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

**Schedule B**  
**Parking Lot Internal Landscaping**

Number of Parking Spaces	15
Number of Trees Required (1:10 spaces)	2
Number of Trees Provided	2
Shade Trees	
Other Trees (2:1 substitution)	

**Schedule C**  
**Residential Development Internal Landscaping**

Category	SFA	APT
Number of Dwelling Unit	17	0
Number of Trees Required (1:DU SFA; 1:3 DU Apts)	17	0
Number of Trees Provided	17	0
Shade Trees		
Other Trees (2:1 substitution)		

**LANDSCAPE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	4	CUPRESSOCYPARIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	PERIMETER EVERGREEN TREES TO BE PROVIDED BY THE BUILDER
	2	CLADRASTIS KENTUCKEA LUTEA (Yellowwood)	2.5" - 3" cal.	PERIMETER SHADE TREES TO BE PROVIDED BY THE BUILDER
	17	ACER RUBRUM "RED SUNSET" (Red Sunset Red Maple)	2.5" - 3" cal.	SHADE TREES TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER
	2	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-20-072
				EXISTING STREET TREES

NO.	DATE	REVISION

**BENCHMARK 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 2  
Lots 72 thru 88  
(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  
ZONED: PGCC-2  
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND

**LANDSCAPE PLAN**

DATE: FEBRUARY 9, 2022 BEI PROJECT NO. 3098  
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 3 OF 5

# Van Dorn



# Van Dorn

