

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCES HAVE BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED PGCC 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 NUMBERS 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. 18E1 AND 0012 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING, CO. FLOWN ON OR ABOUT JANUARY, 2006 AND BY GRADES SHOWN ON SDP-13-038.
- THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM AERIAL SURVEY, APPROVED CONTRACT DRAWINGS, AND FIELD SURVEY LOCATIONS. IF NECESSARY, THE CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH PROPOSED GRADES.
- 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 THIS SITE.
- 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.
- THE OFFSITE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. UNDER F-15-056 AND APPROVED ON MAY 14, 2015.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DISTURBANCE TO THE STREAM BUFFER ASSOCIATED WITH THE INSTALLATION OF THE PUBLIC "B" SEWER NEAR EXISTING SMH 13A IS NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP ON JANUARY 7, 2005. A SUPPLEMENTAL LETTER FOR TURF VALLEY CLUBHOUSE, PHASE 1, S-08-001, FOR 128 UNITS WAS PREPARED ON NOVEMBER 1, 2007 AND A SUPPLEMENTAL LETTER FOR THE TURF VALLEY CLUBHOUSE, PHASE 2, S-11-000, FOR 63 UNITS WAS PREPARED ON MAY 27, 2011 VERIFYING COMPLIANCE WITH THE 2005 STUDY. THE TRAFFIC STUDY WAS APPROVED UNDER S-08-001 AND S-11-003. "CAPERTON VILLAGE AT TURF VALLEY" WAS FORMERLY REFERRED TO AS "TURF VALLEY CLUBHOUSE".
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- WATER & SEWER IS PUBLIC. THE CONTRACT NO. IS 14-4977-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT. 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 1/1/00, ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-17-057/14-4977-D WAS FILED AND ACCEPTED.
- THE GEO-TECHNICAL REPORT FOR THE GRANDFATHERED STORMWATER MANAGEMENT FACILITIES WAS SUBMITTED AND APPROVED UNDER SDP-13-038. NO ADDITIONAL GEO-TECHNICAL WORK IS NEEDED.
- 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 13, 1992.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE AS PART OF THIS PLAN SET. FINANCIAL SURETY FOR THE REQUIRED PERIMETER AND INTERNAL RESIDENTIAL LANDSCAPE OBLIGATIONS SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE FUTURE SITE DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS "GRANDFATHERED" TO THE MDE 2000 REGULATIONS AND WAS PROVIDED AND APPROVED UNDER SDP-13-038 BY TWO (F-6) BIO-RETENTION FACILITIES AND ONE (F-3) EXTENDED DETENTION FACILITY WITH MICRO-PPOOL. THESE FACILITIES WERE CONSTRUCTED PRIOR TO THE MAY 4, 2017 IN ORDER TO RETAIN THEIR GRANDFATHERING STATUS. THE F-3 FACILITY IS PRIVATELY OWNED AND JOINTLY MAINTAINED AND THE F-6 FACILITIES ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION SHALL BE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PRIOR TO THE RECORDATION OF THE SUBDIVISION PLAN.
- THE PURPOSE OF OPEN SPACE LOT 51 IS TO ENCOMPASS THE PRIVATE DRIVE WHICH IS THE ACCESS FOR THE REAR LOADED UNITS ON LOTS 1-35. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF OPEN SPACE LOT 52 IS TO CREATE A BUFFER BETWEEN THE BUILDABLE LOTS AND THE PRIVATE ALLEY AND FOR THE USE OF THE RESIDENCES WITHIN THE SUBDIVISION. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF OPEN SPACE LOT 53 IS TO CREATE A BUFFER BETWEEN THE BUILDABLE LOTS AND ADJACENT PROPERTIES. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF OPEN SPACE LOT 54 IS TO ENCOMPASS EXISTING BIO-RETENTION FACILITY #1. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE REQUIREMENTS SINCE IT IS ZONED PGCC.
- THIS PROJECT IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SINCE IT IS ZONED PGCC.
- STREET LIGHT PLACEMENT AND TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- TRAFFIC CONTROL DEVICES:
 - THE R1-1 "STOP" SIGN AND STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL 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.
- ON THE APPROACH SIDE OF A STOP SIGN AND ALL OTHER TRAFFIC CONTROL SIGNS NOT ATTACHED TO A STREET POLE, NO STREET TREE CAN BE PLANTED WITHIN 30' OF SIGN.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S OWNERS EXPENSE FOR BOTH ENTRANCES FOR LOTS 43-47. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- 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.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (COURTS/BROOKS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:

S-86-013, S-08-001, S-11-003, SDP-13-038, F-14-096, SP-16-010.
- PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- PUBLIC TRASH PICKUP FOR LOTS 1-35 SHALL BE PROVIDED WITHIN THE PRIVATE ALLEY THROUGH AN ARRANGEMENT 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. PUBLIC TRASH PICKUP FOR LOTS 43-47 SHALL BE PROVIDED AT THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND THE PUBLIC ROAD RIGHT-OF-WAY OF CAVALIER WOOD ROAD. TRASH COLLECTION FOR THE FUTURE APARTMENT BUILDINGS ON BULK PARCELS "A" AND "B" SHALL BE PRIVATE.

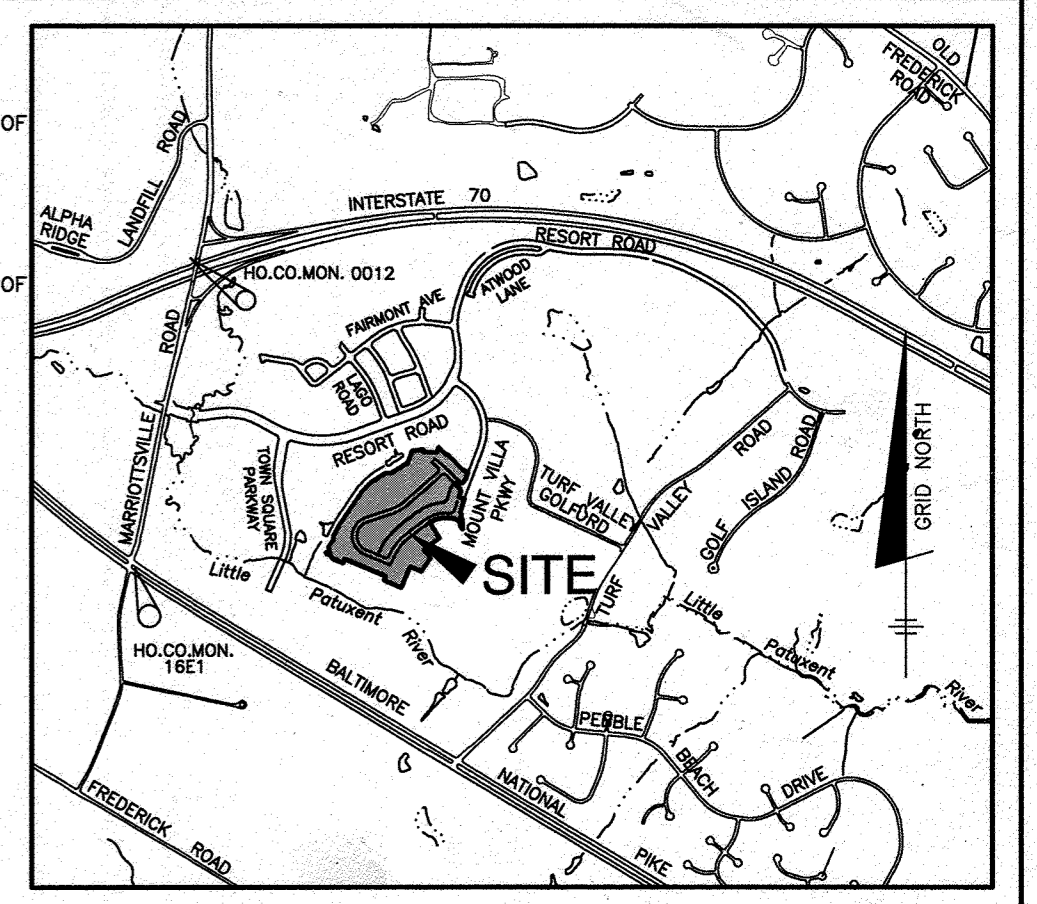
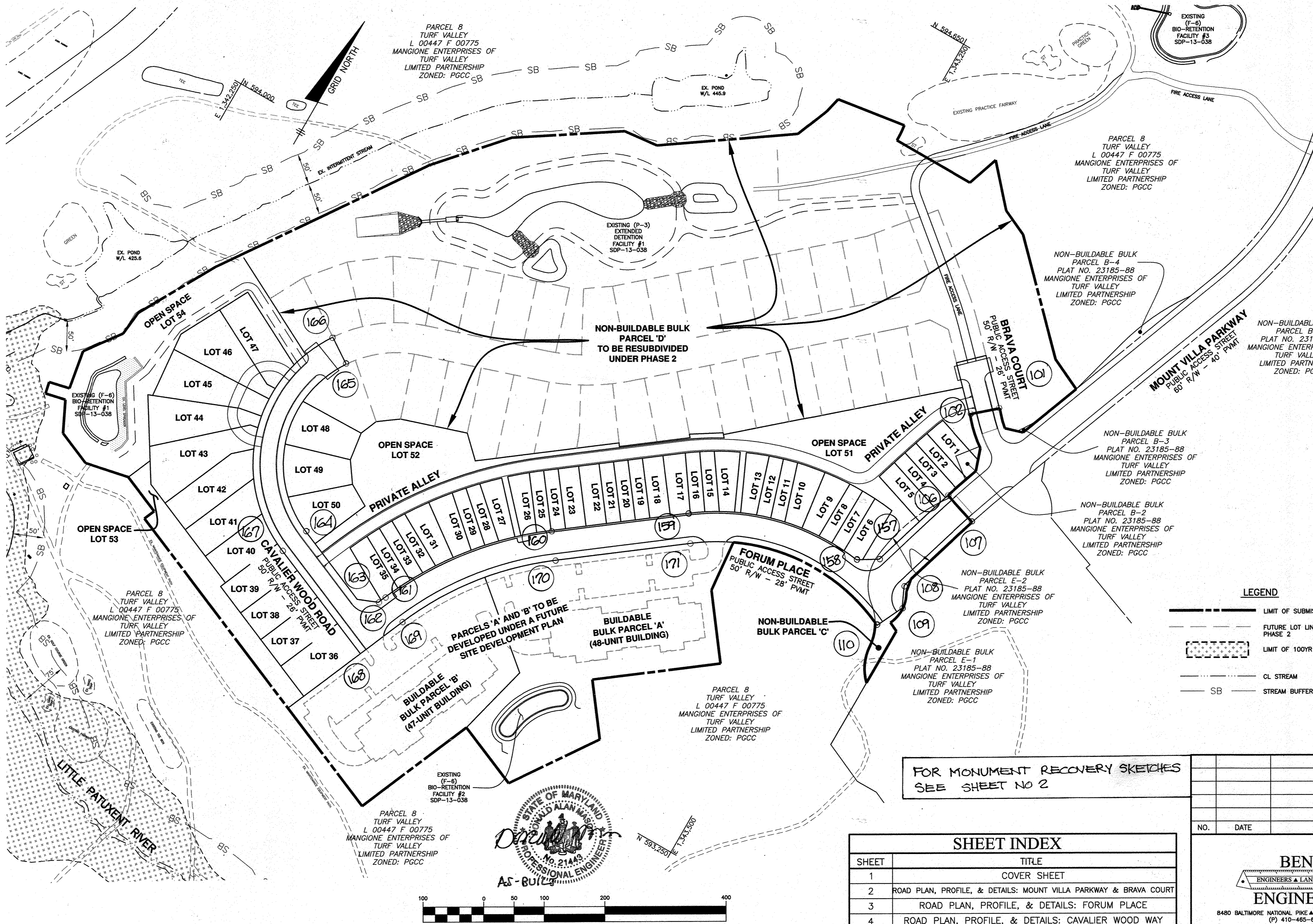
ROAD CONSTRUCTION PLANS

CAPERTON VILLAGE AT TURF VALLEY

(FORMERLY TURF VALLEY CLUBHOUSE)

A SUBDIVISION OF PART OF PARCEL 8

AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E-2, B-2, AND B-3 PREVIOUSLY RECORDED AS PLAT #23185-88



RIGHT OF WAY ELEVATION

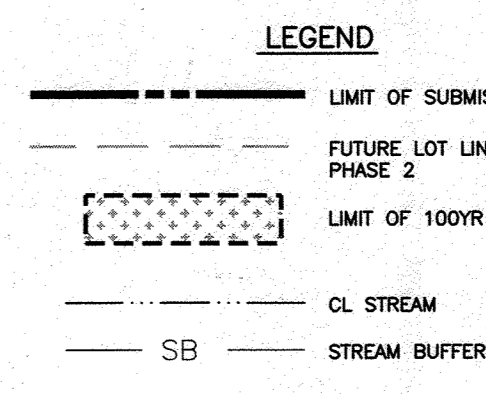
R/W PRNO	DESCRIPTION	ELEVATION
101	REBAR E-2	473.57
102	REBAR E-2	473.57
103	REBAR E-2	473.57
104	REBAR E-2	473.57
105	REBAR E-2	473.57
106	REBAR E-2	473.57
107	REBAR E-2	473.57
108	REBAR E-2	473.57
109	REBAR E-2	473.57
110	REBAR E-2	473.57
111	REBAR E-2	473.57
112	REBAR E-2	473.57
113	REBAR E-2	473.57
114	REBAR E-2	473.57
115	REBAR E-2	473.57
116	REBAR E-2	473.57
117	REBAR E-2	473.57

Site Analysis Data Chart

Zoned: PGCC	
Gross Area	27.22 acres
100yr Floodplain	0.00 acres
Steep Slopes 25% or >(outside floodplain)	0.00 acres
Net Area	27.22 acres
Number of Proposed Units:	
Single Family Detached	15
Single Family Attached	35
Apartments	95 **
Total:	145
Area of Buildable Lots	5.03 acres
Area of Buildable Bulk Parcels	9.87 acres
Area of Non-Buildable Bulk Parcels	12.79 acres
Area of Proposed Right-of-way	2.11 acres
Open Space Calculations	
Area of Open Space Required (15% of gross)	4.08 acres
Area of Open Space Provided	3.42
Non-Credited	0.51
Credited	2.91 acres *
Recreational Open Space Required	NA (PGCC)
Parking Calculations	
Parking Required SFA and SFD Lots:	125
2.5 spaces per unit (Section 133.0.D.2.a)	
Parking Provided SFA and SFD Lots:	235
(2 spaces per garage + 2 spaces per driveway + 34 spaces along Forum Place)	
Parking Required Apartments:	219
2.3 spaces per unit (Section 133.0.D.2.b)	
Parking Provided Apartments:	219 **

* Remaining open space requirement (1.17 acres) shall be provided upon resubdivision of Non-Buildable Bulk Parcel 'D' as part of Caperton Village at Turf Valley, Phase 2 (F-17-102)

** Apartments shall be shown on BPP 'A' and 'B' under a future Site Development Plan



FOR MONUMENT RECOVERY SKETCHES
SEE SHEET NO 2

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	ROAD PLAN, PROFILE, & DETAILS: MOUNT VILLA PARKWAY & BRAVA COURT
3	ROAD PLAN, PROFILE, & DETAILS: FORUM PLACE
4	ROAD PLAN, PROFILE, & DETAILS: CAVALIER WOOD WAY
5	ROAD PLAN, PROFILE, & DETAILS: PRIVATE ALLEY
6	STORMWATER MANAGEMENT DRAINAGE AREA MAP
7	STORM DRAIN DRAINAGE AREA MAP
8-10	STORM DRAIN PROFILES
11	STORM DRAIN PROFILES AND DETAILS
12	LANDSCAPE PLAN
13-14	GRADING, SEDIMENT AND EROSION CONTROL PLAN - PHASE 1
15-16	GRADING, SEDIMENT AND EROSION CONTROL PLAN - PHASE 2
17	GRADING, SEDIMENT AND EROSION CONTROL NOTES
18	GRADING, SEDIMENT AND EROSION CONTROL DETAILS
19	ROAD SIGNAGE, LIGHTING, AND STRIPING PLAN
20-21	RETAINING WALL PLANS

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. 21443, Expiration Date: 12-21-22

Donald Mason, P.E. Date: 8/19/22

ROAD CHART

ROAD	CLASSIFICATION	DESIGN SPEED	RIGHT-OF-WAY	PVMT TYPE
MOUNT VILLA PARKWAY	PUBLIC ACCESS STREET	40 MPH	60 FEET	P-3
BRAVA COURT	PUBLIC ACCESS STREET	25 MPH	50 FEET	P-3
FORUM PLACE	PUBLIC ACCESS STREET	30 MPH	50 FEET	P-3
CAVALIER WOOD ROAD	PUBLIC ACCESS STREET	30 MPH	50 FEET	P-2
PRIVATE ALLEY	PRIVATE ALLEY	25 MPH	N/A	P-2

APPROVED: DEPARTMENT OF PUBLIC WORKS

[Signature] 1/4/2022 DATE

CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/11/18 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 1-9-18 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

35. THE EASEMENT AREA CONTAINED WITHIN OPEN SPACE LOT 53 IS TO BE OWNED BY THE CAPERTON VILLAGE AT TURF VALLEY NEIGHBORHOOD ASSOCIATION, WITH EASEMENT RIGHTS AND RESTRICTIONS GRANTED FOR THE BENEFIT OF MANGIONE ENTERPRISES OF TURF VALLEY (METV). NO TREES MAY BE REMOVED FROM THIS AREA WITHOUT PRIOR CONSENT OF METV. ANY TREES REMOVED FROM THE AREA FOR THE BENEFIT OF A LOT OWNER SHALL BE REMOVED AT THE EXPENSE OF THE HOA. ADDITIONALLY, METV IS PERMITTED TO INSTALL A FENCE WITHIN THE EASEMENT AREA. THE HOA IS RESPONSIBLE FOR TRASH REMOVAL FROM THE AREA UNLESS A FENCE HAS BEEN INSTALLED BY METV. A DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.

36. THE EXISTING OVERHEAD LINES AND ASSOCIATED UTILITY POLES LOCATED ALONG LOTS 8-35 AND 39-40 ARE TO BE REMOVED.

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLIOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
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[Signature] 12/19/17

CAPERTON VILLAGE AT TURF VALLEY

PHASE 1

LOTS 1-50; OPEN SPACE LOTS 51-54;
BUILDABLE BULK PARCELS 'A' AND 'B';
AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

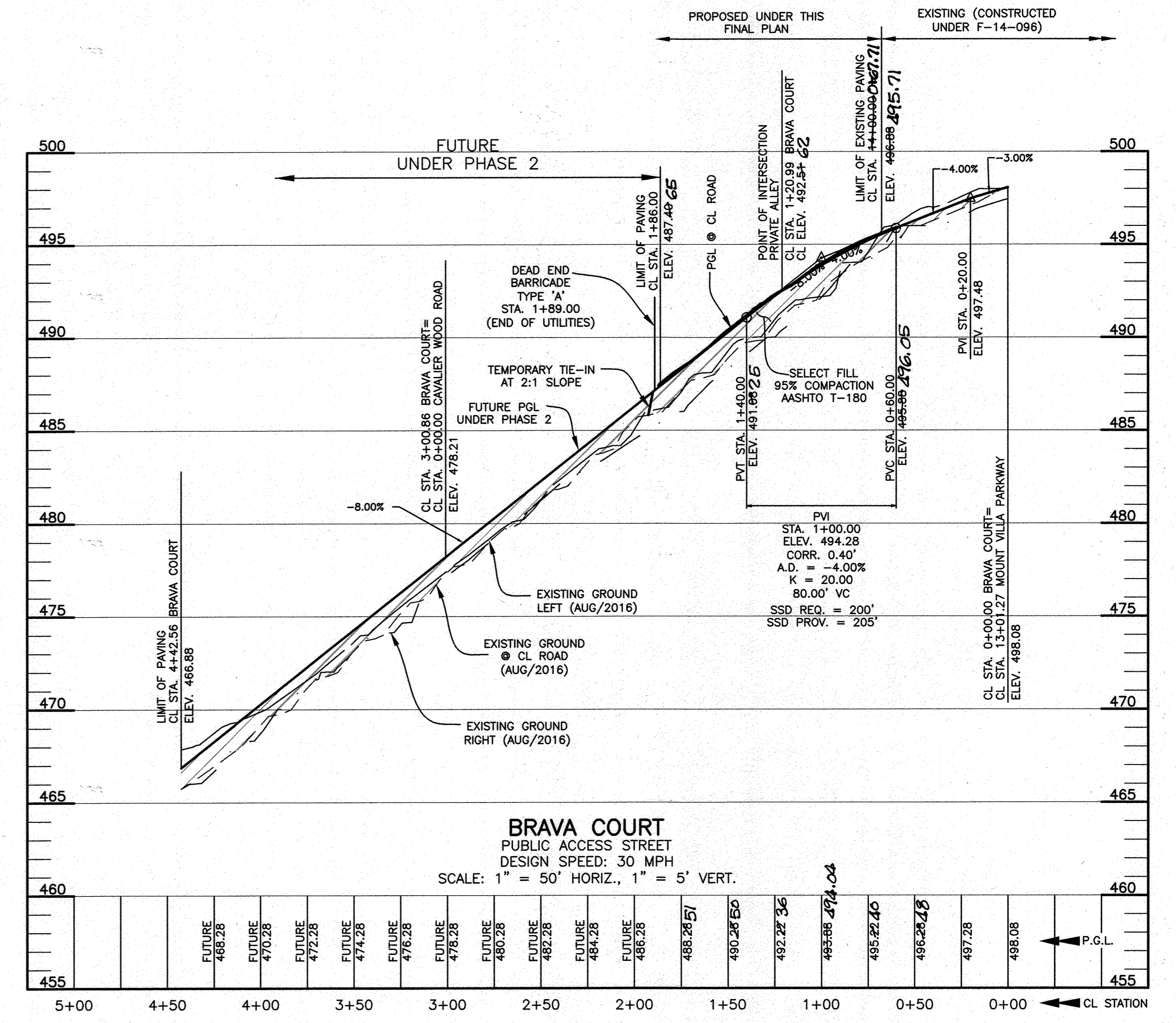
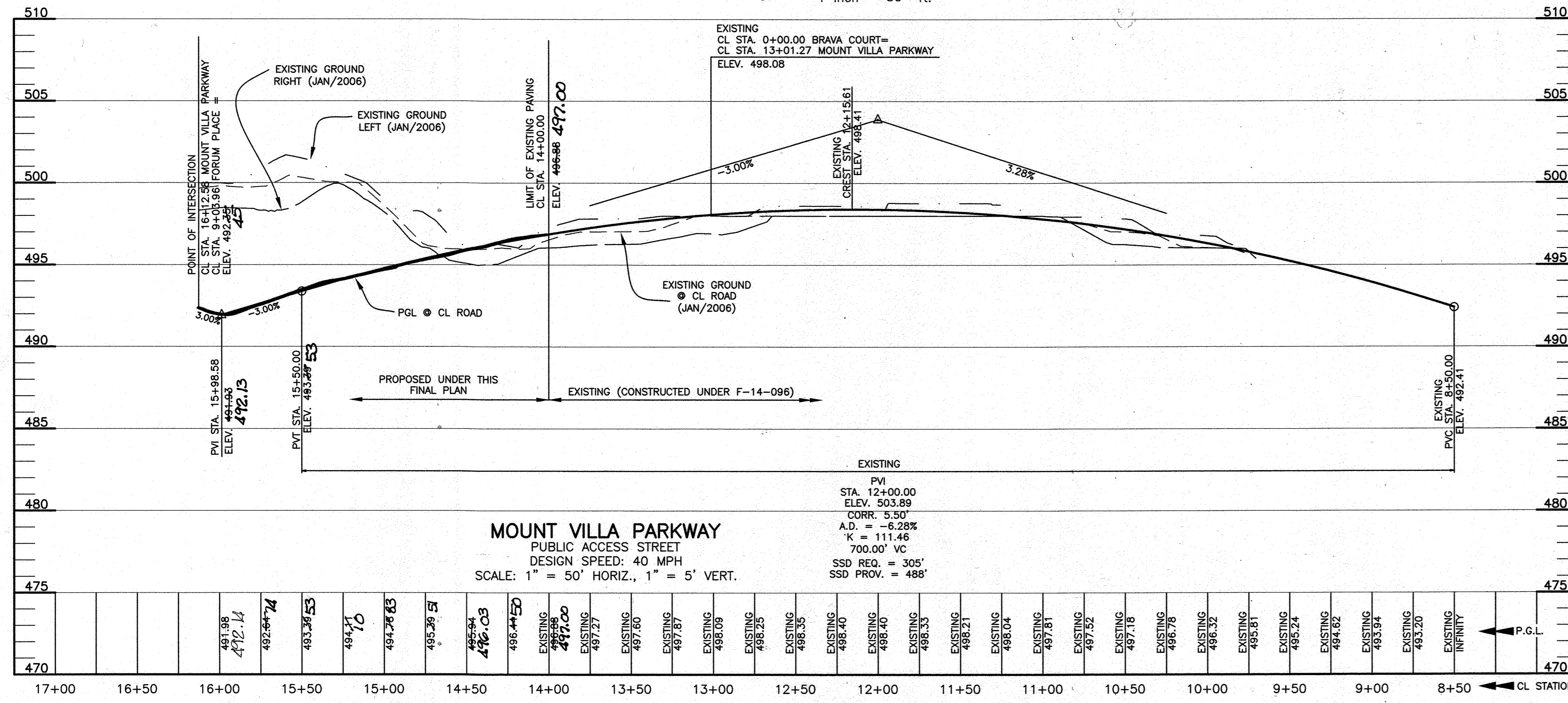
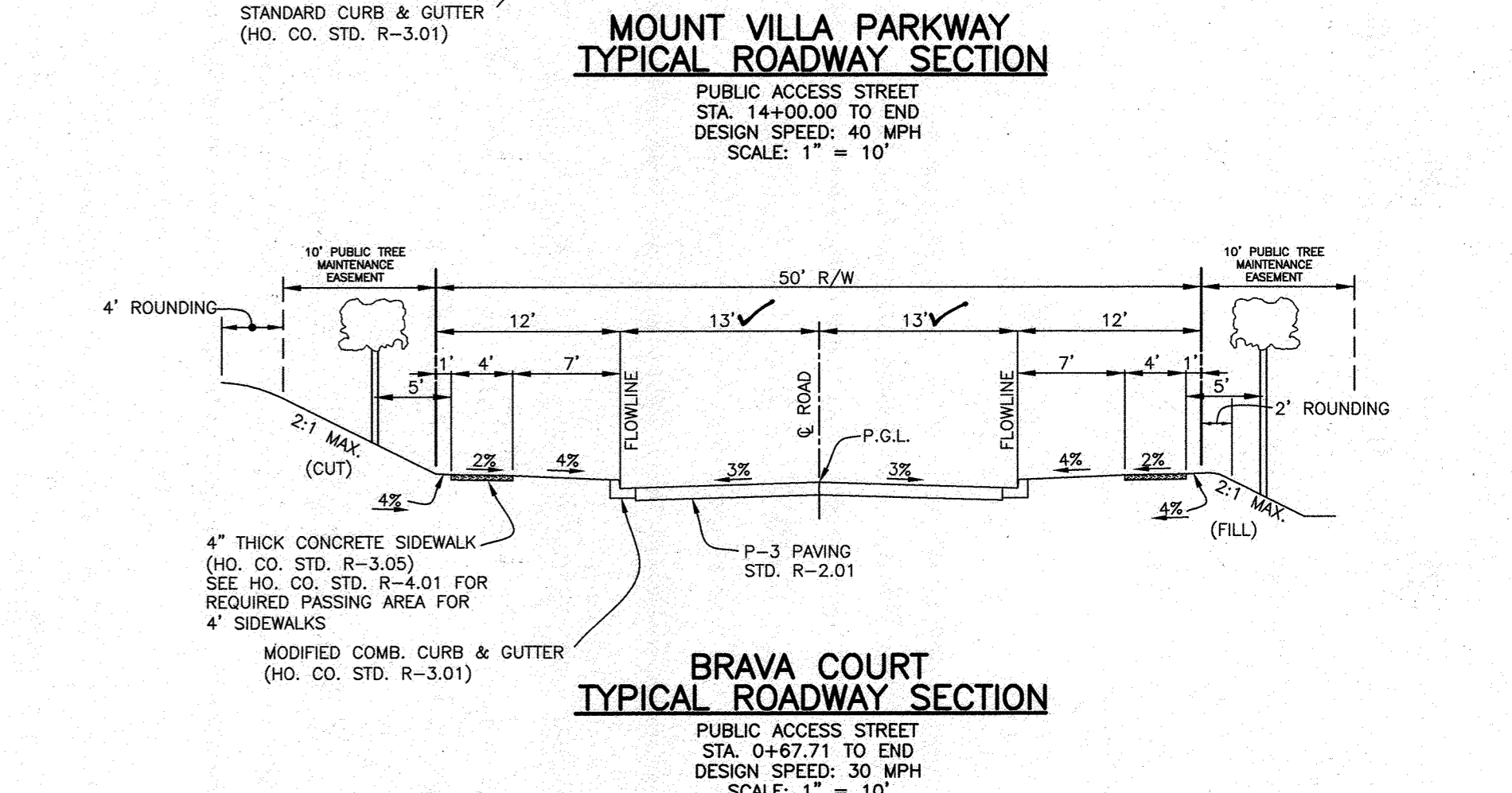
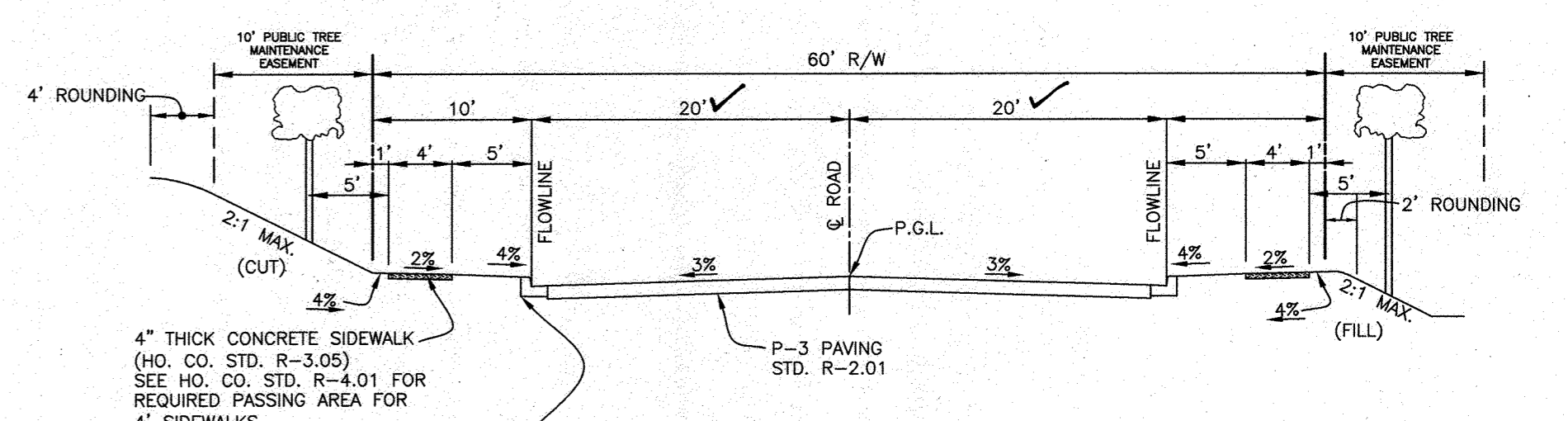
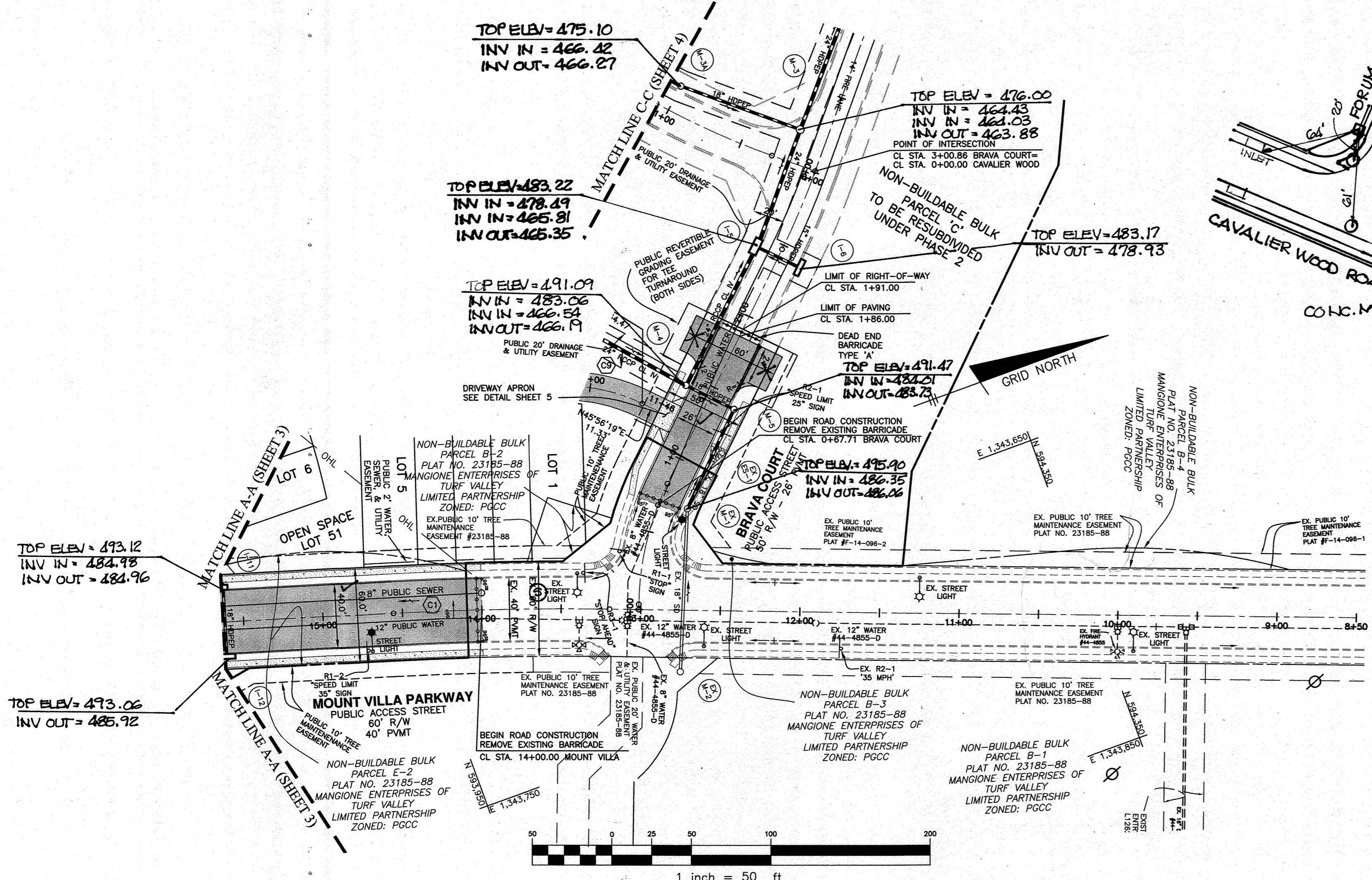
COVER SHEET

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

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

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757

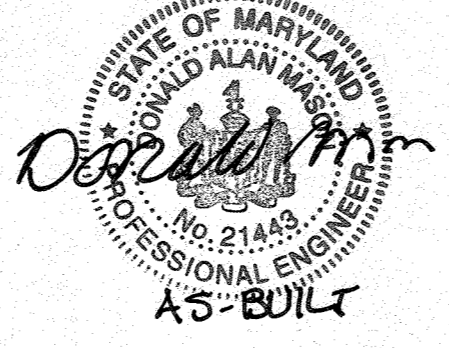
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 1 OF 21



APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/18/18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE



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. 21443, Expiration Date: 12-21-22

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 3-29-22

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-CIVILENGINEERING.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: 6-30-2019

[Signature] 12/19/17

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

DEVELOPER:
 MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
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 410-825-8400

CAPERTON VILLAGE AT TURF VALLEY PHASE 1
 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

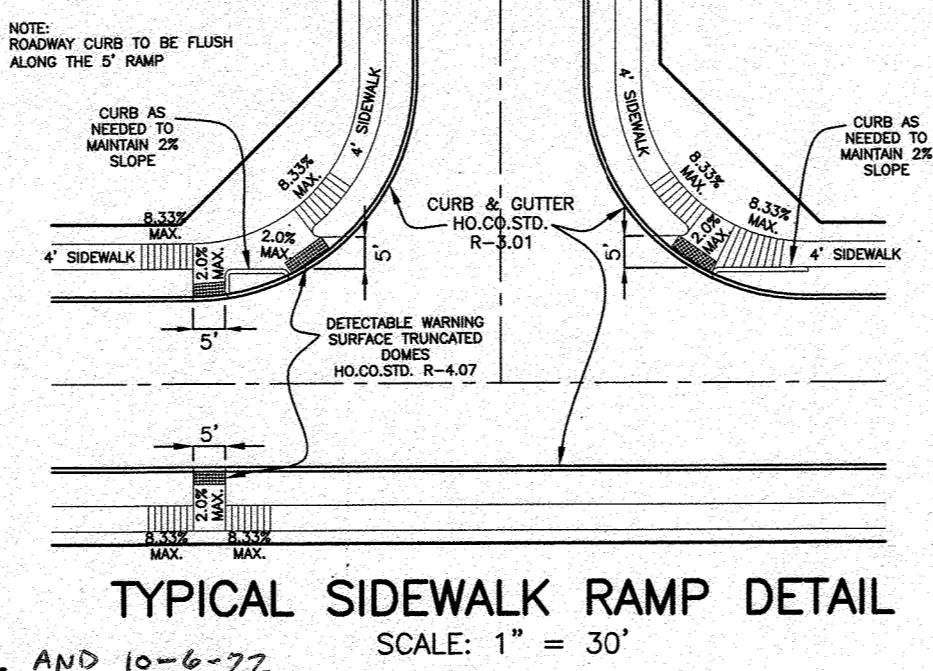
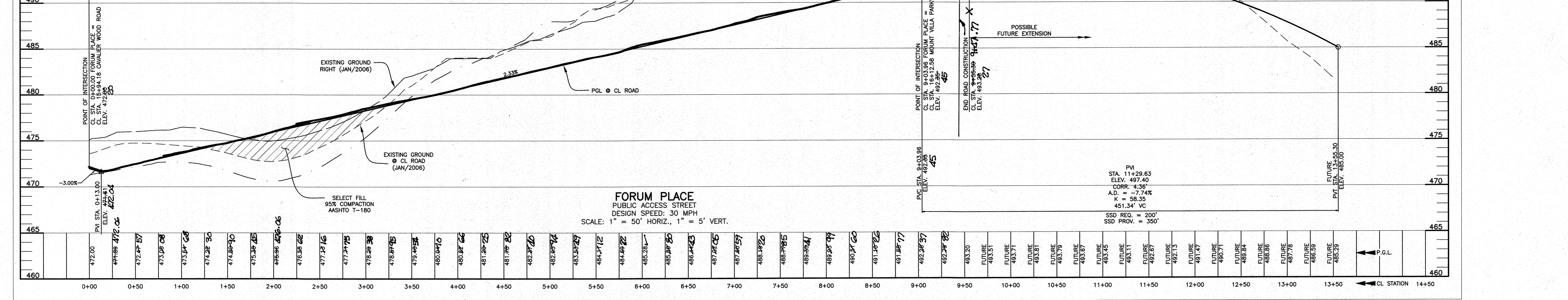
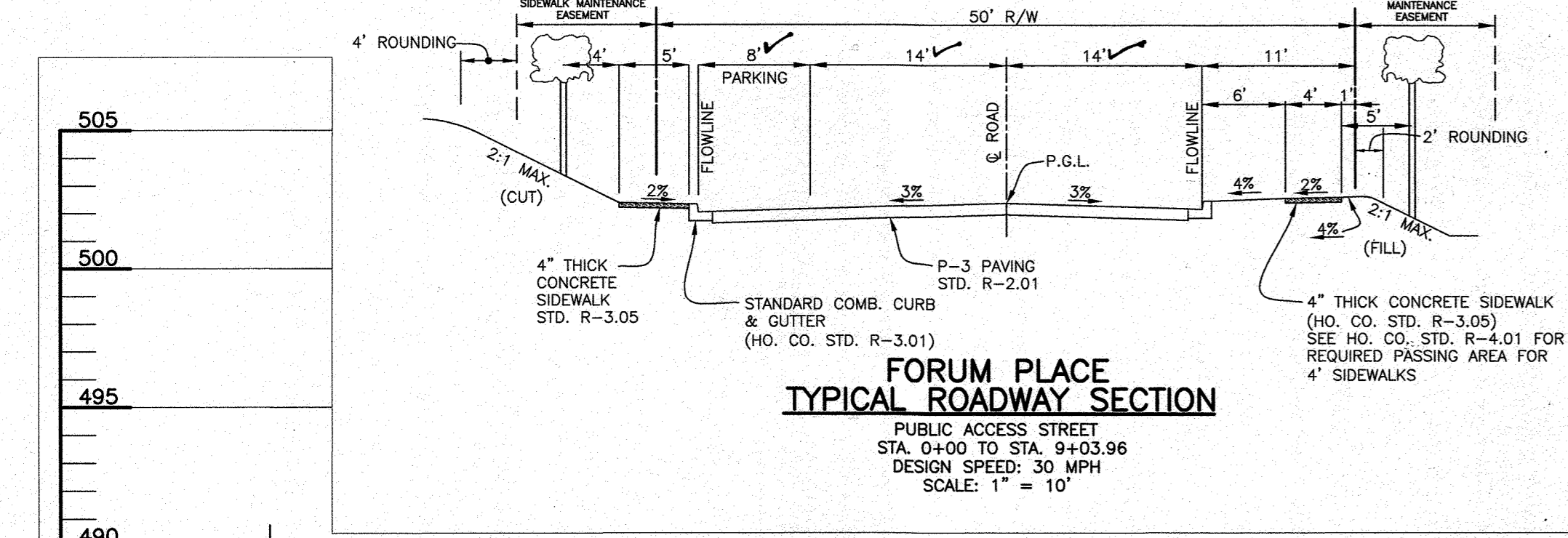
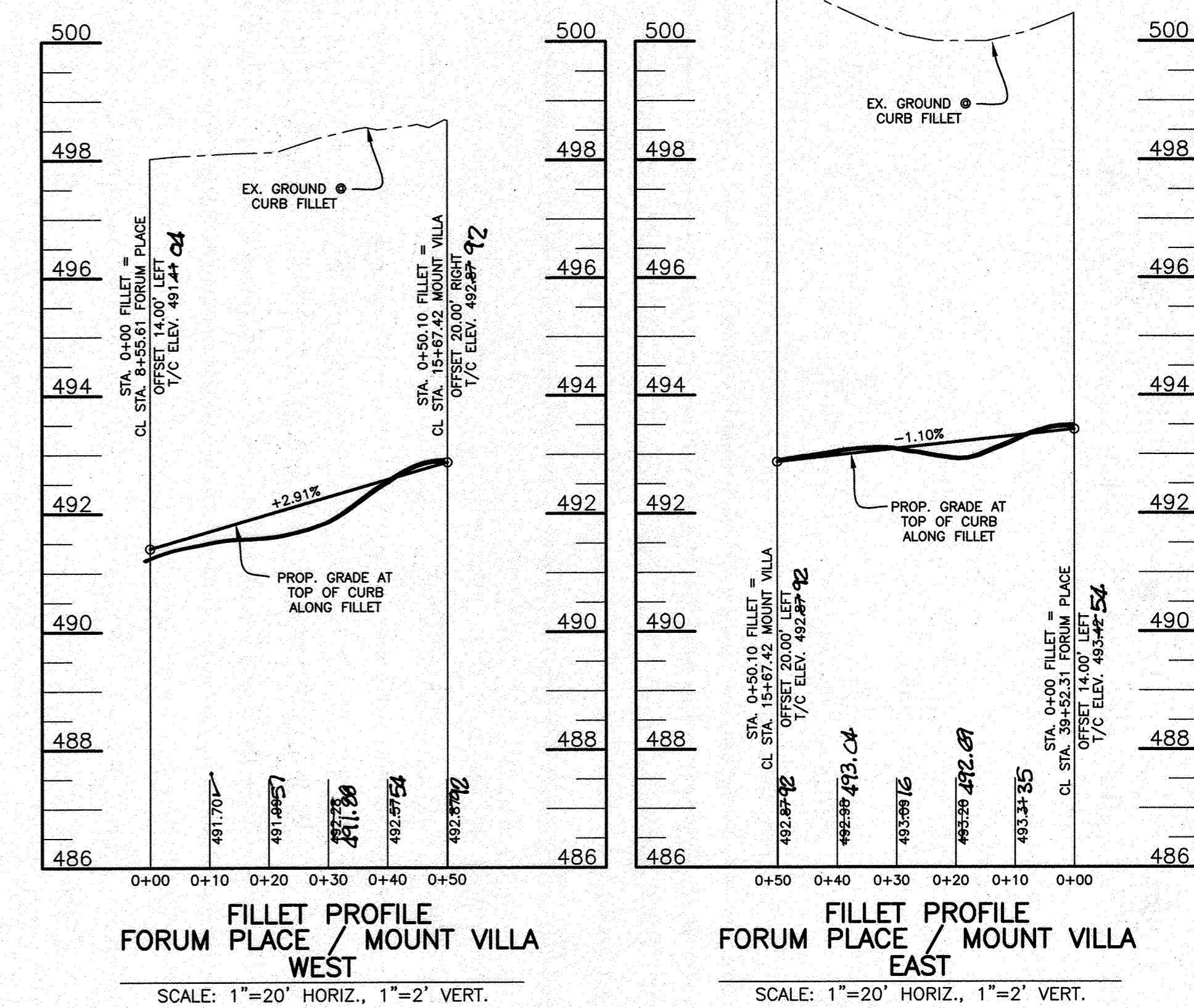
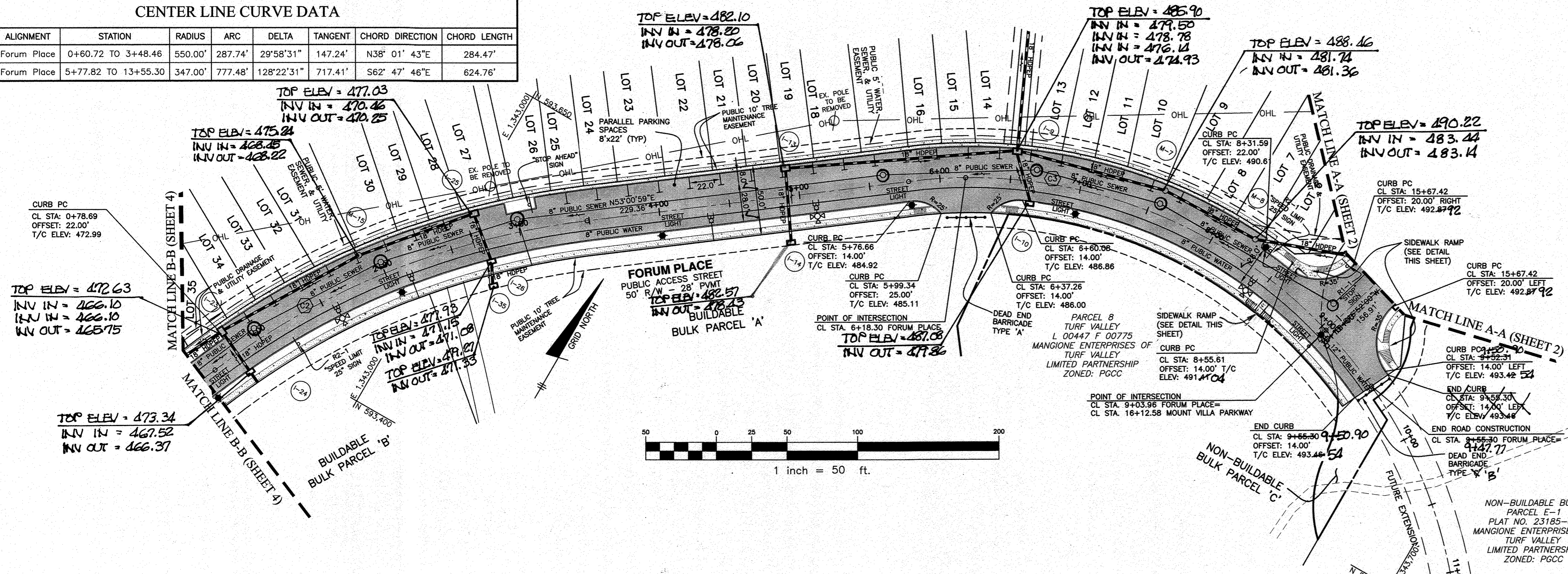
TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
 ZONED: PGCC

ROAD PLAN, PROFILE, & DETAILS MOUNT VILLA PARKWAY & BRAVA COURT

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 2 OF 21

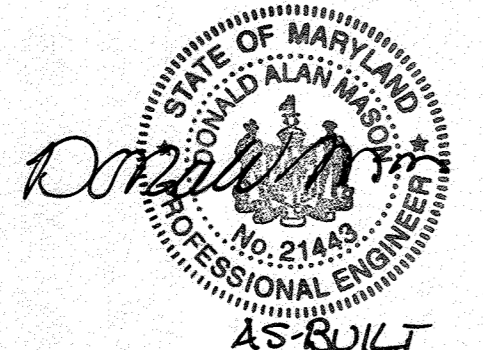
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CENTER LINE CURVE DATA						
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT
C2	Forum Place	0+60.72 TO 3+48.46	550.00'	287.74'	29°58'31"	147.24'
C3	Forum Place	5+77.82 TO 13+55.30	347.00'	777.48'	128°22'31"	717.41'



APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT



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. 21443 Expiration Date: 12-21-22

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 8-29-22 AND 10-6-22

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BE-ENGINEERING.COM

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 License No. 22390, Expiration Date: 6-30-2019.

OWNER:
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DEVELOPER:
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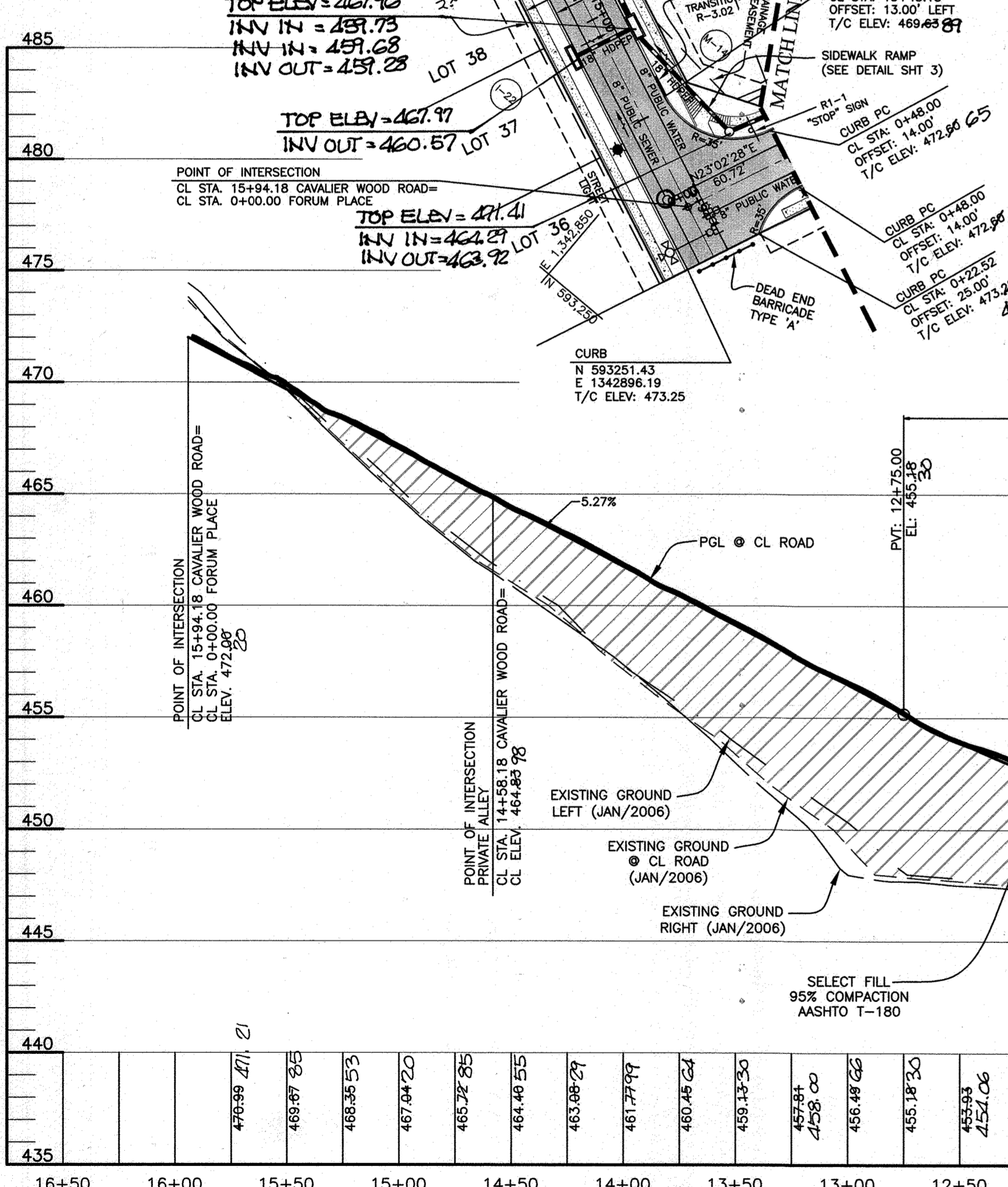
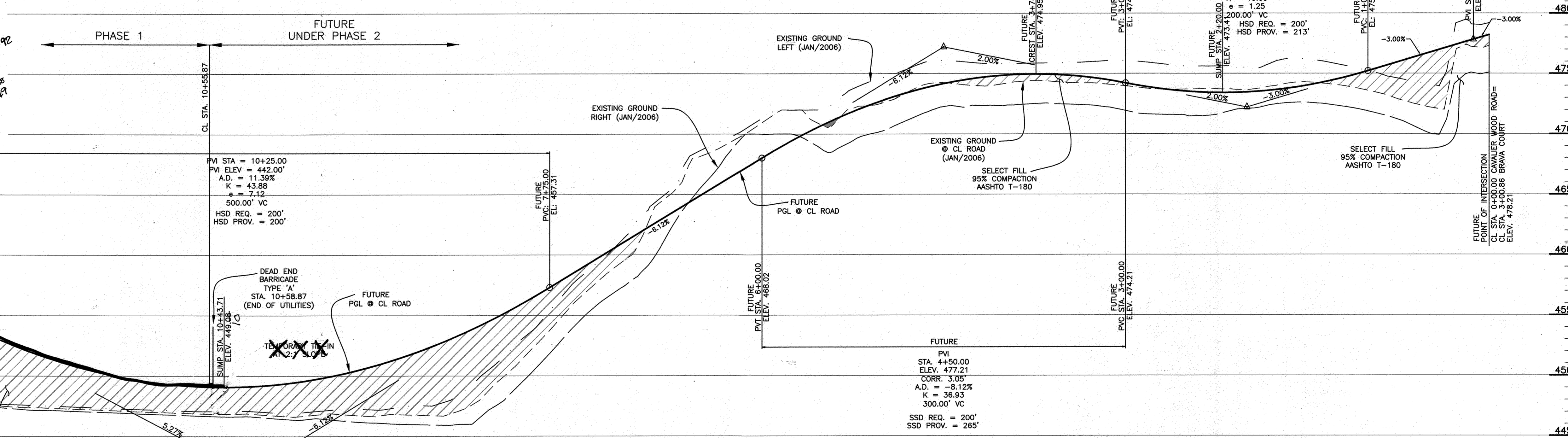
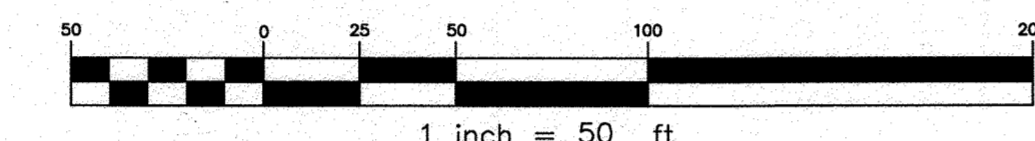
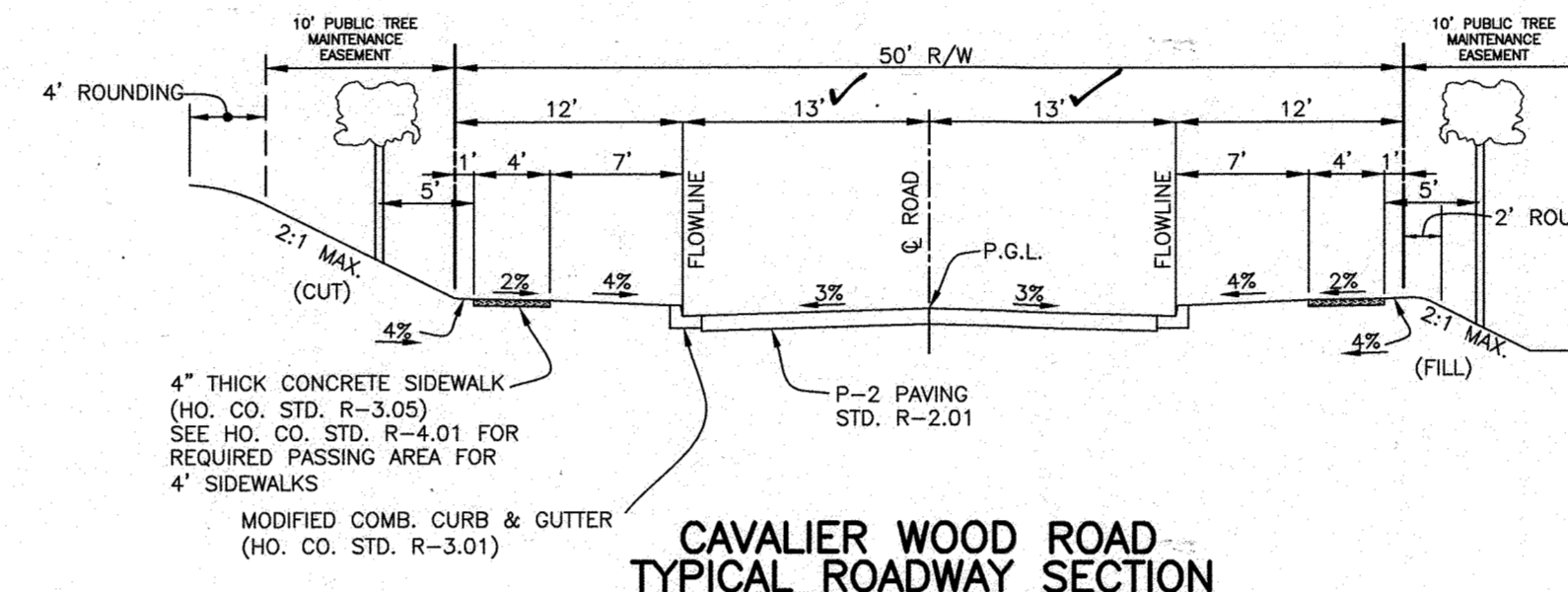
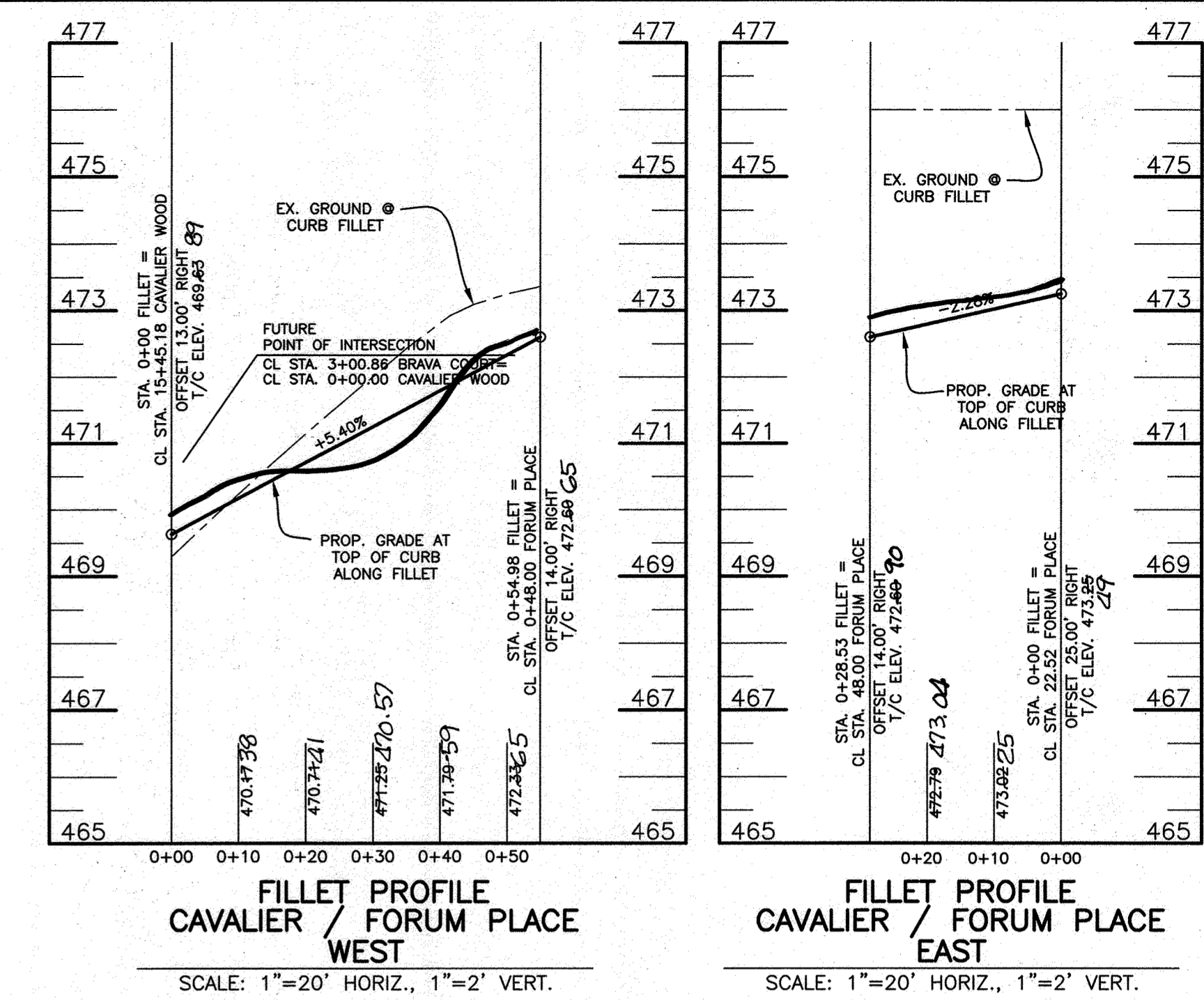
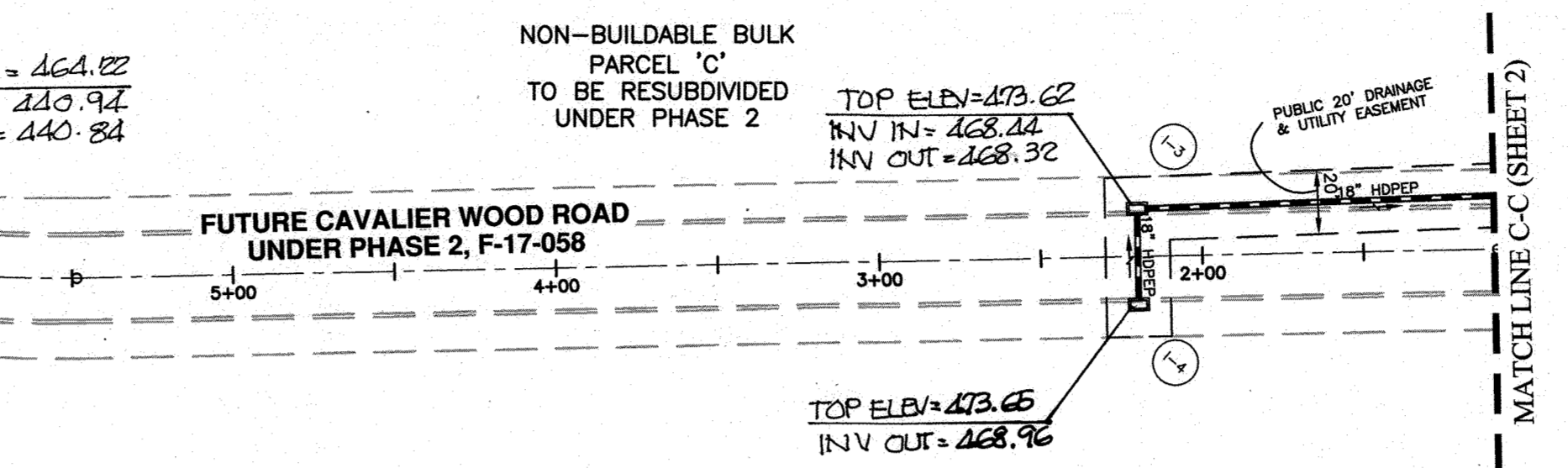
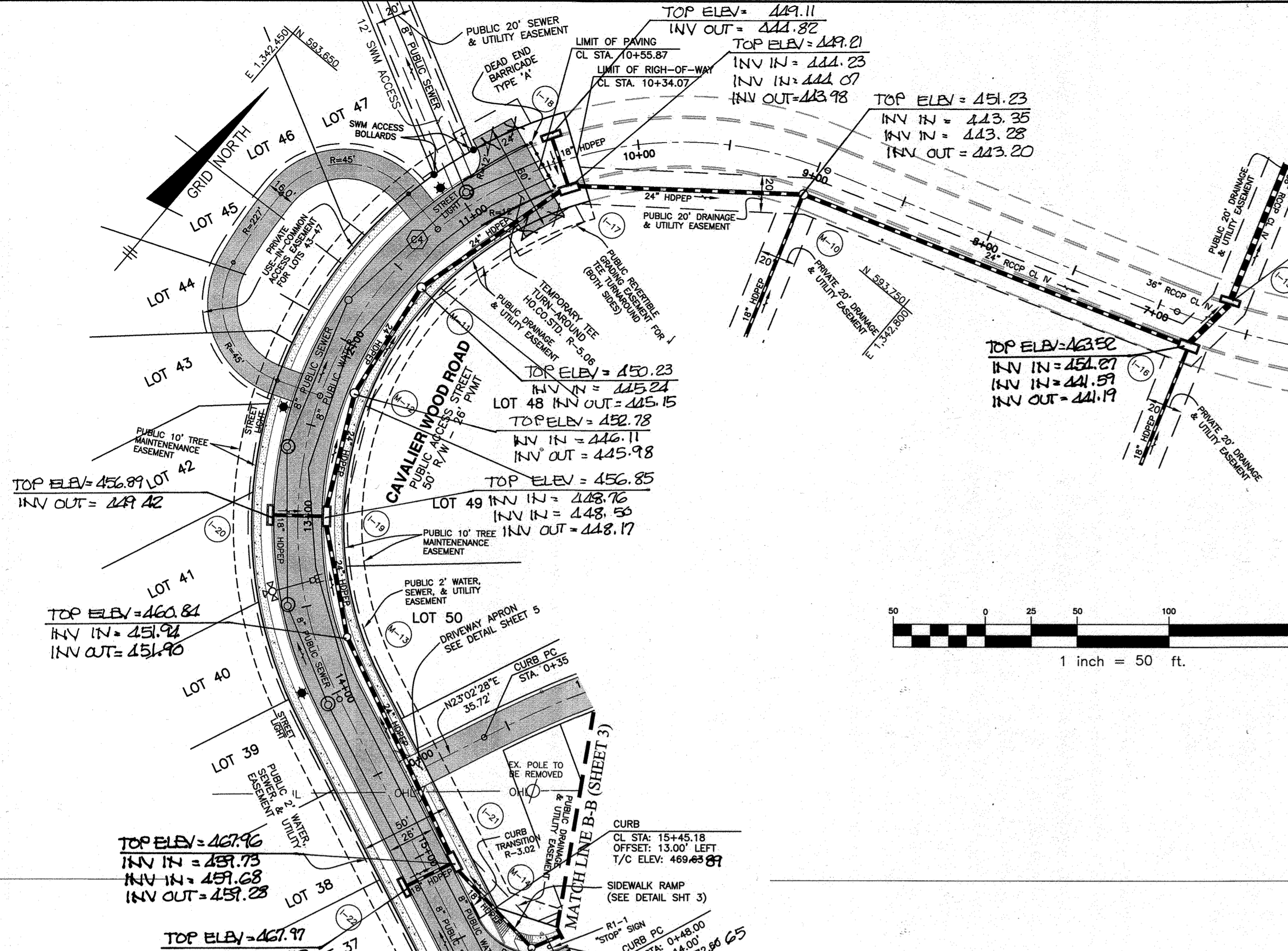
CAPERTON VILLAGE AT TURF VALLEY
 PHASE 1
 LOTS 1-50; OPEN SPACE LOTS 51-54;
 BUILDABLE BULK PARCELS 'A' AND 'B';
 AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

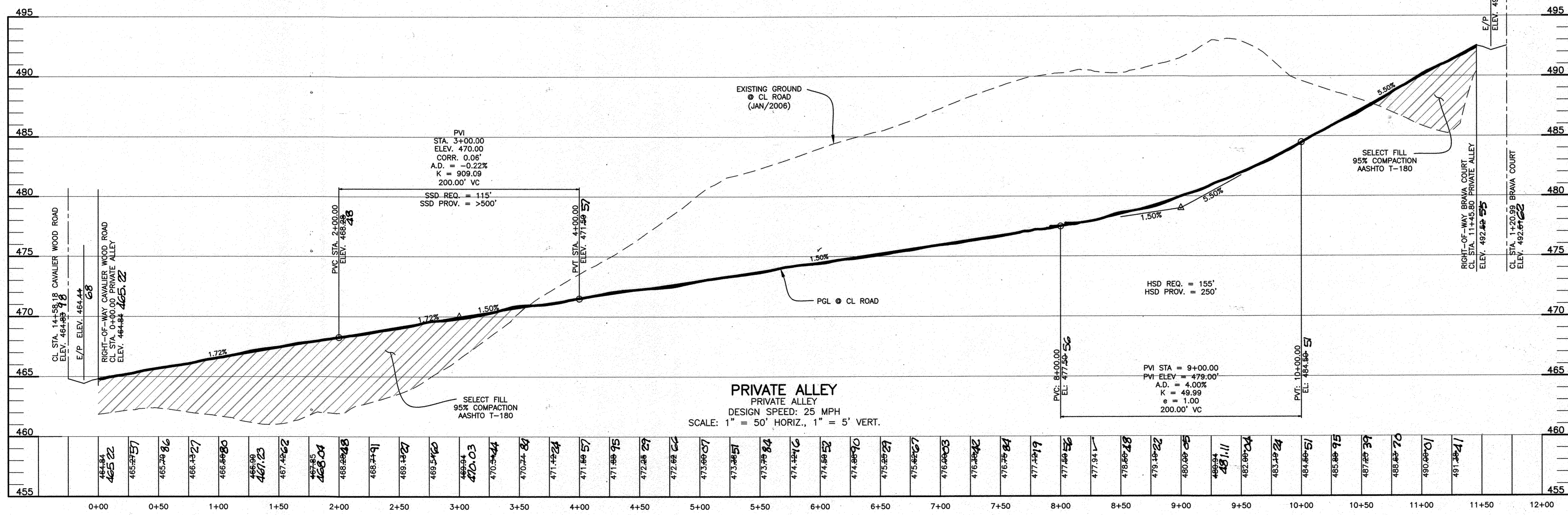
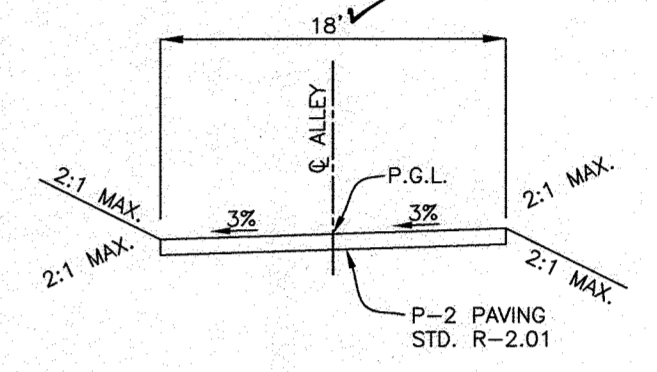
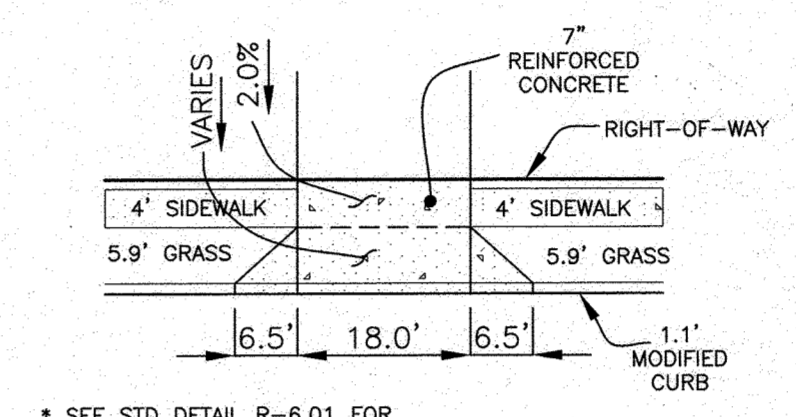
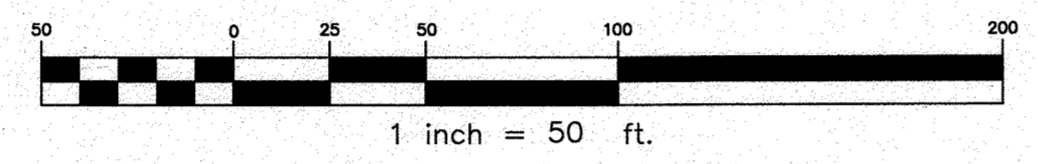
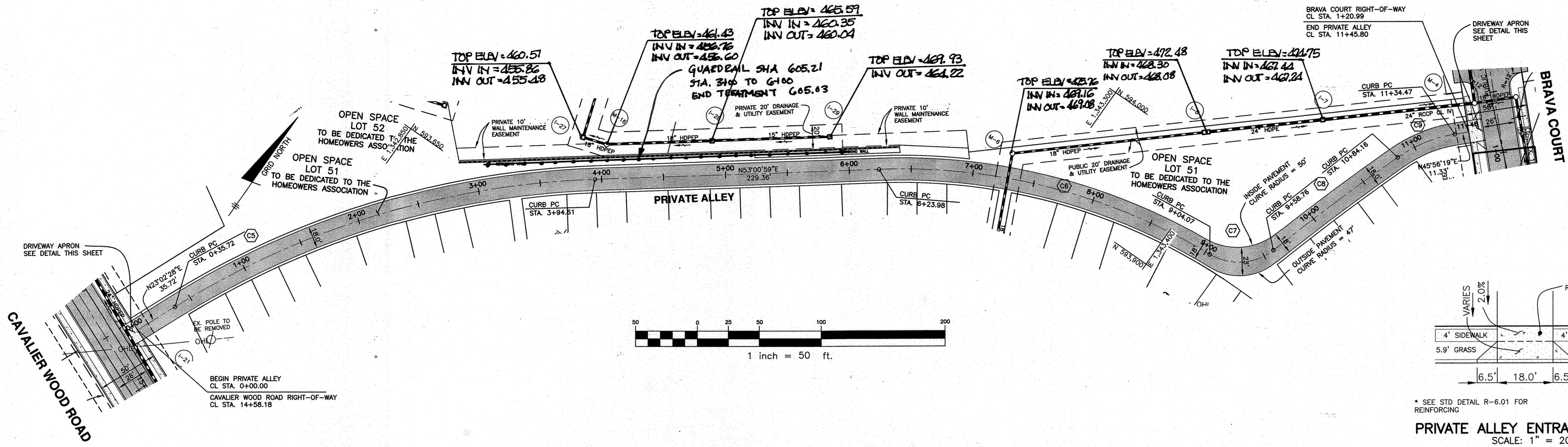
ROAD PLAN, PROFILE, & DETAILS
 FORUM PLACE

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 3 OF 21

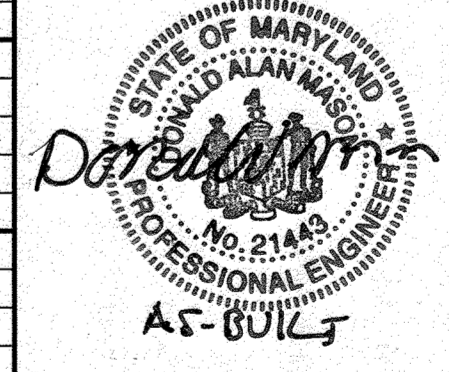
CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C4	Cavalier Wood Road	8+94.67 TO 14+04.02	210.00'	509.35'	138°58'10"	561.21'	S02° 31' 33"W	393.36'



CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C5	Private Alley	0+35.72 TO 3+94.61	686.00'	358.89'	29°58'31"	183.65'	N38° 01' 43"E	354.81'
C6	Private Alley	6+23.98 TO 9+04.07	483.00'	280.10'	33°13'36"	144.11'	N69° 37' 47"E	276.19'
C7	Private Alley	9+04.07 TO 9+58.76	45.00'	54.69'	69°37'54"	31.29'	N51° 25' 37"E	51.38'
C8	Private Alley	9+58.76 TO 10+84.16	214.00'	125.40'	3°21'21"	62.72'	N18° 17' 21"E	125.38'
C9	Private Alley	10+84.16 TO 11+34.47	111.00'	50.32'	25°58'18"	25.60'	N32° 57' 10"E	49.89'



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. 21443 Expiration Date: 12-21-22



AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 8-29-22

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: [Signature] 1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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: 6-30-2019.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
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 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVILENGINEERING.COM

[Signature] 12/19/17

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

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

CAPERTON VILLAGE AT TURF VALLEY PHASE I
 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

ROAD PLAN, PROFILE, AND DETAILS PRIVATE ALLEY

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 5 OF 21

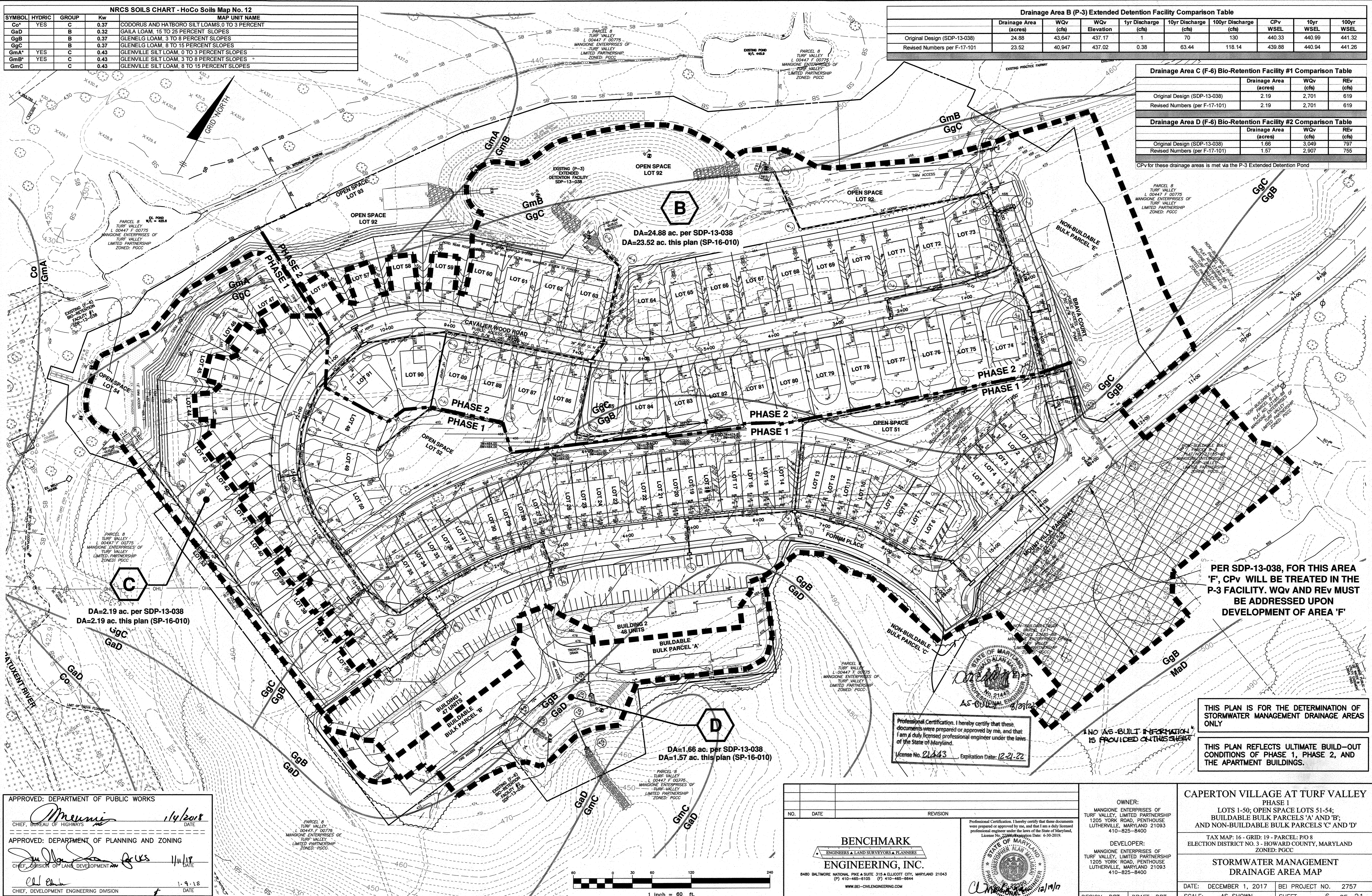
NRCS SOILS CHART - HoCo Soils Map No. 12				MAP UNIT NAME			
SYMBOL	HYDRIC	GROUP	Kw	CoD	CoB	CoA	CoC
Co*	YES	C	0.37	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT			
GaD		B	0.32	GAILA LOAM, 15 TO 25 PERCENT SLOPES			
GgB		B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES			
GgC		B	0.37	GLENELG LOAM, 8 TO 15 PERCENT SLOPES			
GmA*	YES	C	0.43	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES			
GmB*	YES	C	0.43	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES			
GmC		C	0.43	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES			

Drainage Area B (P-3) Extended Detention Facility Comparison Table									
Drainage Area (acre)	WQv (cfs)	WQv Elevation	1yr Discharge (cfs)	10yr Discharge (cfs)	100yr Discharge (cfs)	CPv WSEL	10yr WSEL	100yr WSEL	
Original Design (SDP-13-038)	24.88	43,647	437.17	1	70	130	440.33	440.99	441.32
Revised Numbers per F-17-101	23.52	40,947	437.02	0.38	63.44	116.14	438.88	440.94	441.26

Drainage Area C (F-6) Bio-Retention Facility #1 Comparison Table			
Drainage Area (acre)	WQv (cfs)	REV (cfs)	
Original Design (SDP-13-038)	2.19	2,701	619
Revised Numbers (per F-17-101)	2.19	2,701	619

Drainage Area D (F-6) Bio-Retention Facility #2 Comparison Table			
Drainage Area (acre)	WQv (cfs)	REV (cfs)	
Original Design (SDP-13-038)	1.66	3,049	797
Revised Numbers (per F-17-101)	1.57	2,907	755

CPv for these drainage areas is met via the P-3 Extended Detention Pond



DA=24.88 ac. per SDP-13-038
DA=23.52 ac. this plan (SP-16-010)

DA=2.19 ac. per SDP-13-038
DA=2.19 ac. this plan (SP-16-010)

DA=1.66 ac. per SDP-13-038
DA=1.57 ac. this plan (SP-16-010)

PER SDP-13-038, FOR THIS AREA 'F', CPv WILL BE TREATED IN THE P-3 FACILITY. WQv AND REV MUST BE ADDRESSED UPON DEVELOPMENT OF AREA 'F'

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. 21443 Expiration Date: 12-21-22

THIS PLAN IS FOR THE DETERMINATION OF STORMWATER MANAGEMENT DRAINAGE AREAS ONLY

THIS PLAN REFLECTS ULTIMATE BUILD-OUT CONDITIONS OF PHASE 1, PHASE 2, AND THE APARTMENT BUILDINGS.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 6480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-485-8644
 WWW.BEI-CIVILENGINEERING.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. 21443 Expiration Date: 6-30-2019.

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

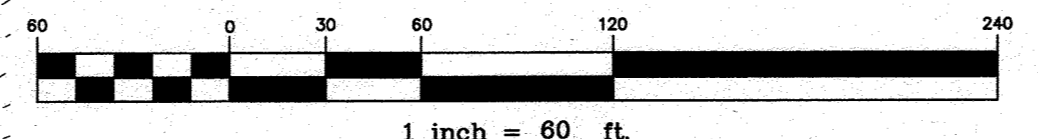
DEVELOPER:
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
410-825-8400

CAPERTON VILLAGE AT TURF VALLEY
 PHASE 1
 LOTS 1-50; OPEN SPACE LOTS 51-54;
 BUILDABLE BULK PARCELS 'A' AND 'B';
 AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

STORMWATER MANAGEMENT DRAINAGE AREA MAP

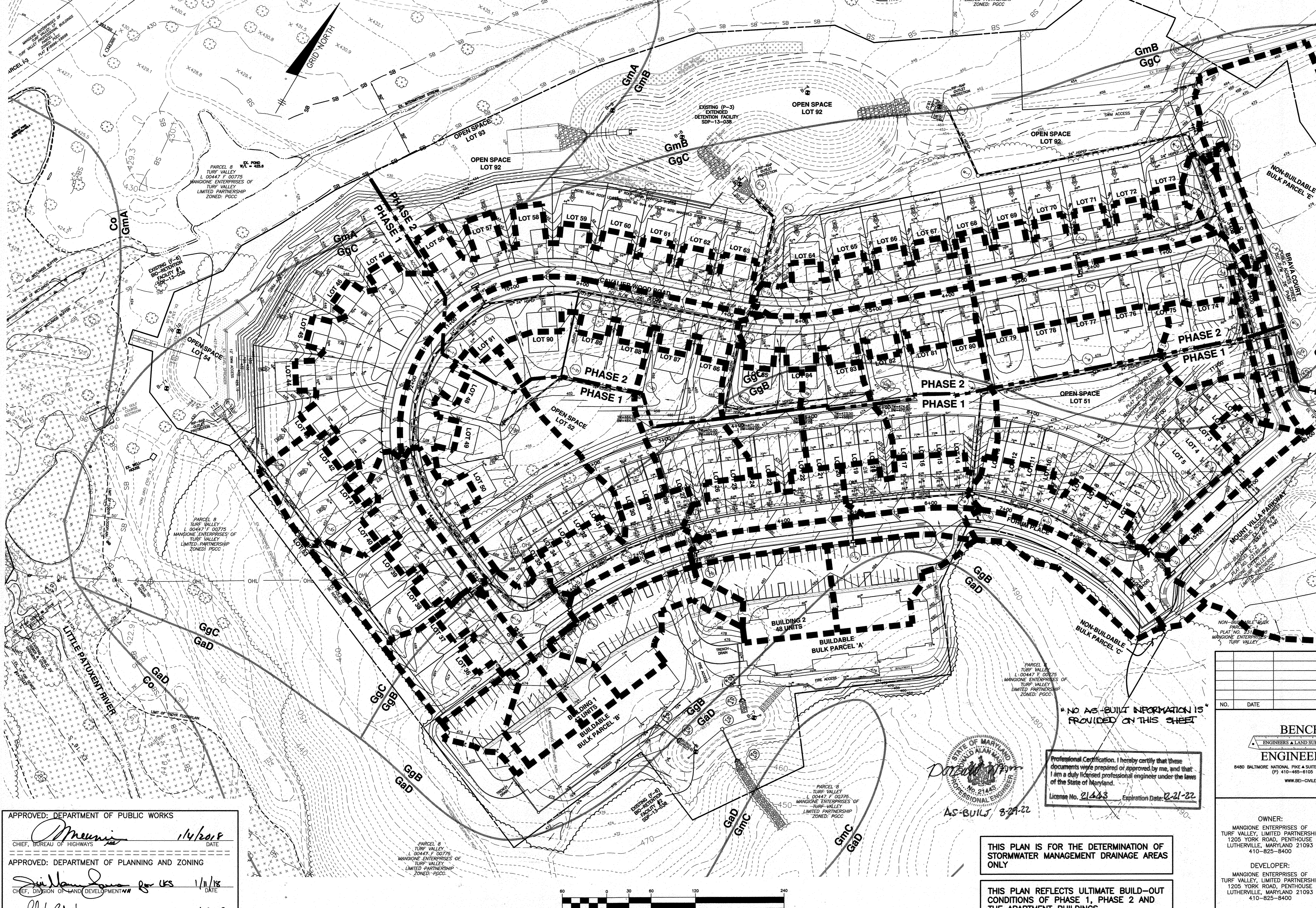
DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 6 OF 21



NRCS SOILS CHART - HoCo Soils Map No. 12			
SYMBOL	HYDRIC	GROUP	Kw
Co*	YES	C	0.37
GaD		B	0.32
GgB		B	0.37
GgC		B	0.37
GmA*	YES	C	0.43
GmB*	YES	C	0.43
GmC		C	0.43

MAP UNIT NAME			
Co*	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT		
GaD	GAILA LOAM, 15 TO 25 PERCENT SLOPES		
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES		
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES		
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GmB*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES		
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES		

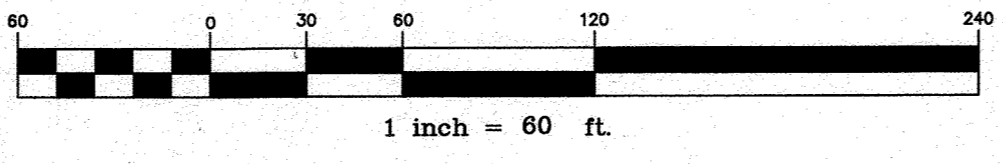
AREA AND "C" FACTOR TABULATION					
PHASE	INLET #	ZONING (Z)	AREA (A) (Ac)	"C" FACTOR (C)-25	% IMPERVIOUS (P)-25
1	1-1	PGCC	0.11	0.71	90.7
1	1-2	PGCC	0.09	0.86	100.0
1	1-3	PGCC	0.49	0.52	78.9
1	1-4	PGCC	0.63	0.50	77.6
1	1-5	PGCC	0.13	0.86	100.0
1	1-6	PGCC	0.18	0.86	100.0
1	1-7	PGCC	0.27	0.30	65.0
1	1-8	PGCC	1.64	0.30	65.0
1	1-9	PGCC	0.50	0.61	84.2
1	1-10	PGCC	0.30	0.52	50.9
1	1-11	PGCC	0.24	0.71	90.6
1	1-12	PGCC	1.26	0.29	18.9
1	1-13	PGCC	0.27	0.50	77.3
1	1-14	PGCC	0.37	0.78	89.0
1	1-15	PGCC	0.40	0.54	79.7
1	1-16	PGCC	0.49	0.51	77.9
1	1-17	PGCC	0.86	0.52	79.0
1	1-18	PGCC	1.54	0.44	73.6
1	1-19	PGCC	0.20	0.63	85.5
1	1-20	PGCC	0.32	0.52	78.9
1	1-21	PGCC	0.34	0.70	83.5
1	1-22	PGCC	0.36	0.62	77.8
1	1-23	PGCC	0.32	0.50	77.2
1	1-24	PGCC	0.14	0.68	73.6
1	1-25	PGCC	0.33	0.52	78.6
1	1-26	PGCC	0.31	0.69	75.0
1	1-27	PGCC	0.36	0.30	65.0
1	1-28	PGCC	0.34	0.30	65.0
1	1-29	PGCC	0.58	0.30	65.0
1	1-30	PGCC	0.51	0.30	65.0
1	1-31	PGCC	0.70	0.30	65.0
1	1-32	PGCC	0.94	0.50	88.1
1	1-33	PGCC	0.41	0.76	85.5
1	1-34	PGCC	0.16	0.80	90.9
1	1-35	PGCC	0.39	0.77	86.5
1	1-36	PGCC	0.35	0.30	65.0
1	1-37	PGCC	0.29	0.30	65.0
1	1-38	PGCC	0.25	0.30	65.0
1	CULVERT	PGCC	1.67	0.16	0.0



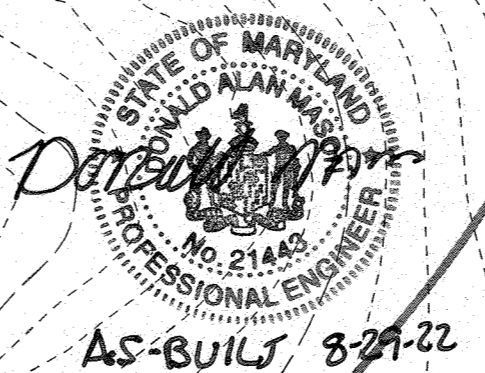
APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 1/4/2018

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/11/18

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1-9-18



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. 21443 Expiration Date: 2-21-22



THIS PLAN IS FOR THE DETERMINATION OF STORMWATER MANAGEMENT DRAINAGE AREAS ONLY

THIS PLAN REFLECTS ULTIMATE BUILD-OUT CONDITIONS OF PHASE 1, PHASE 2 AND THE APARTMENT BUILDINGS.

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21093
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

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

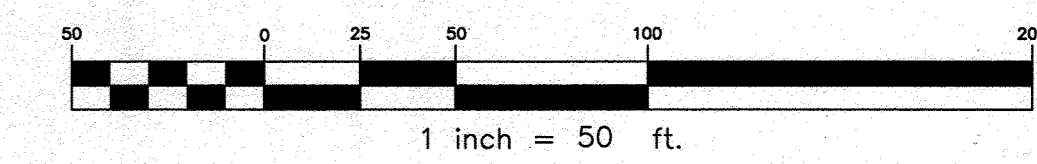
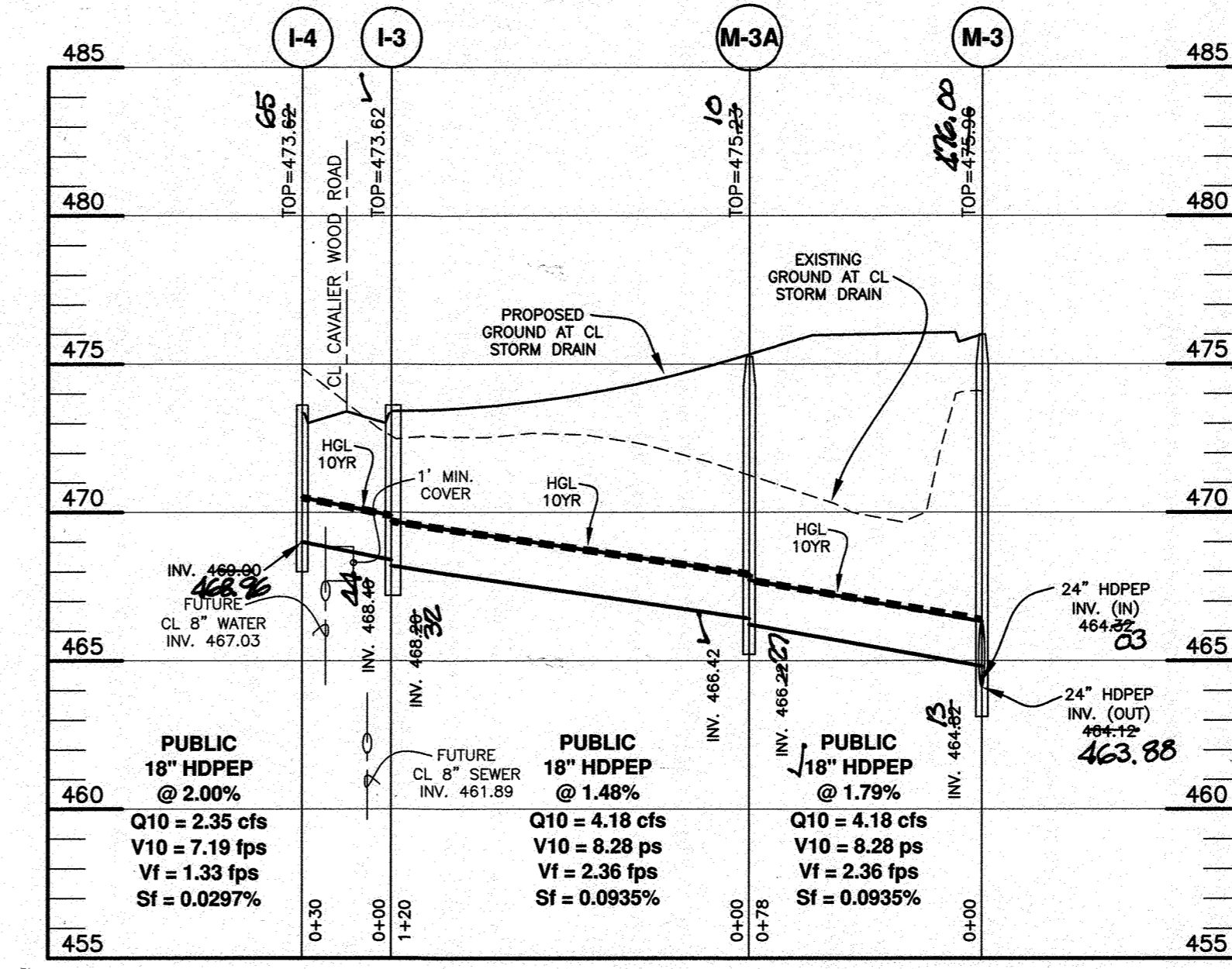
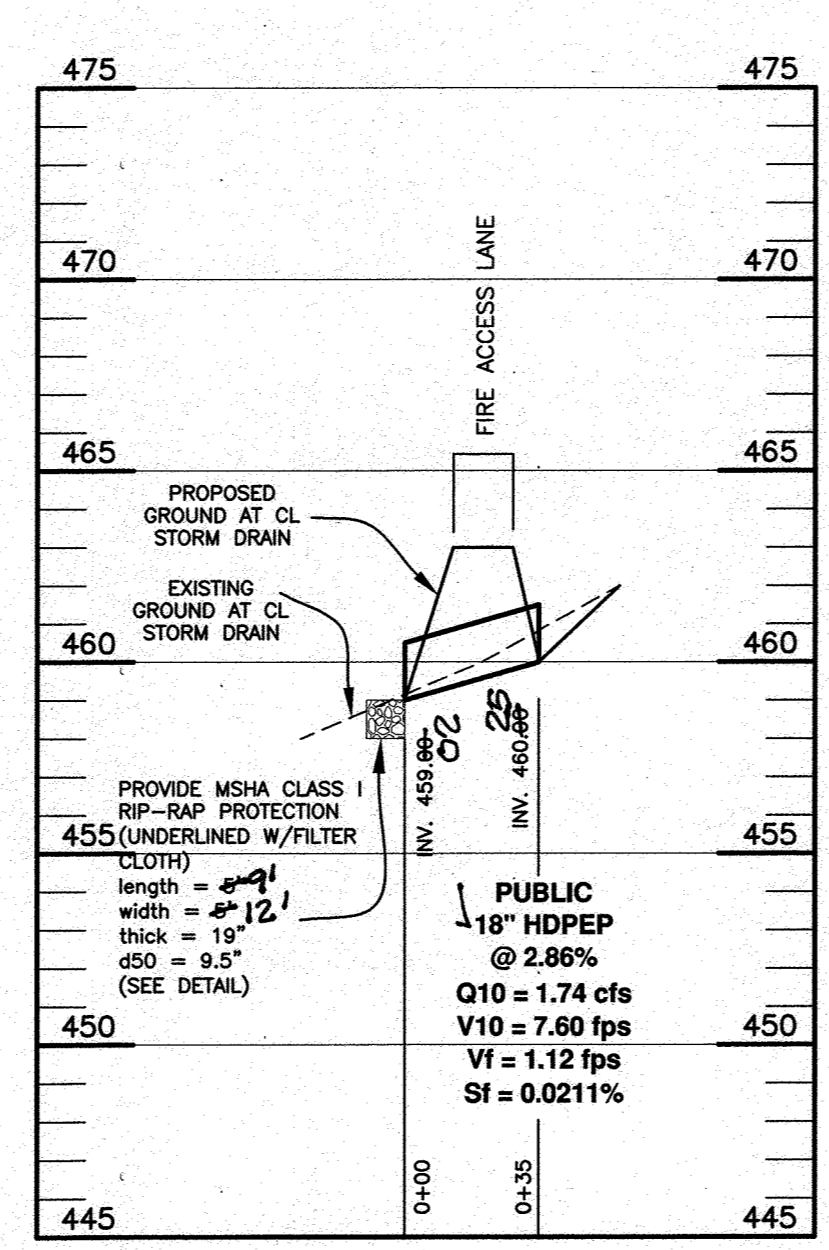
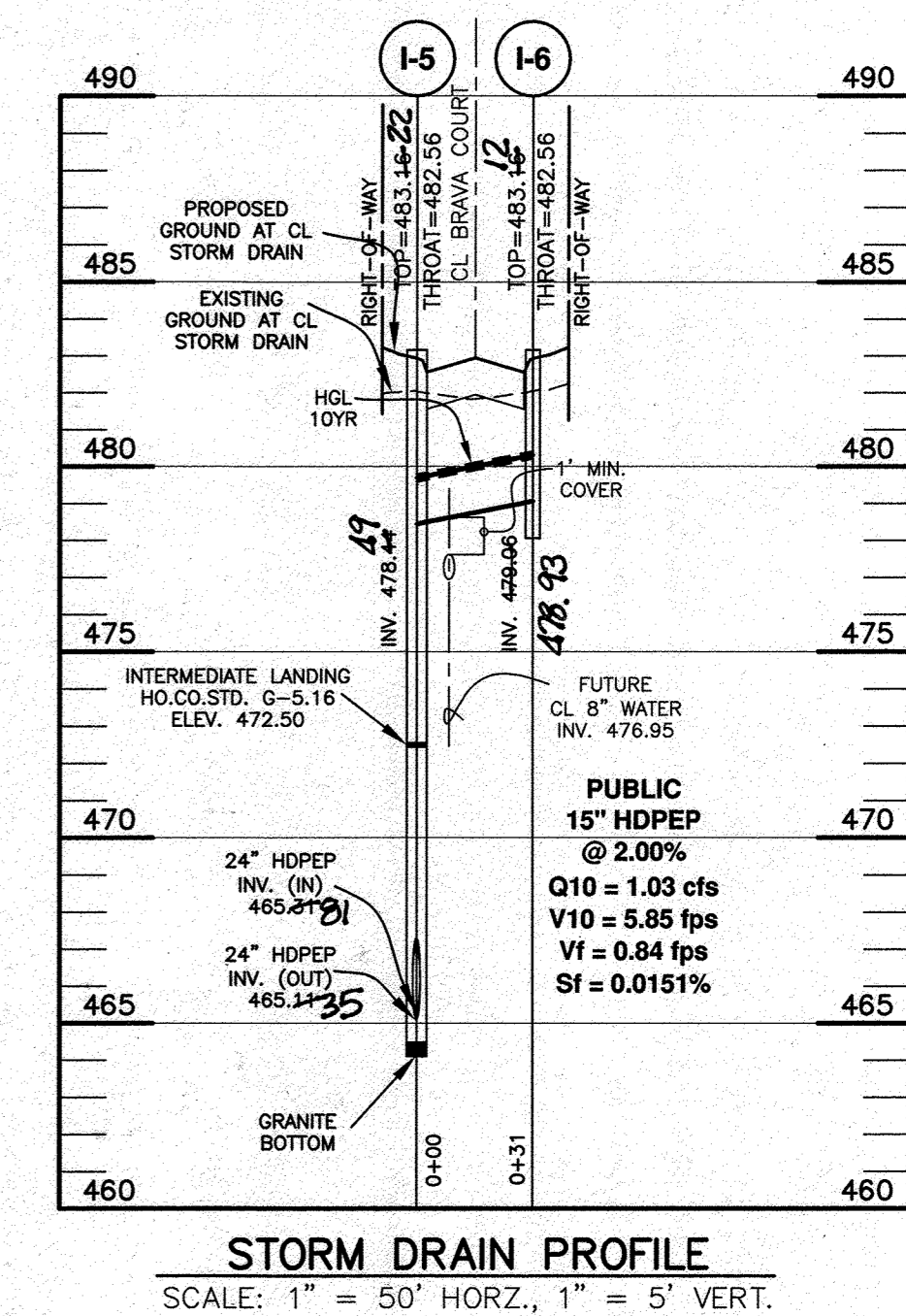
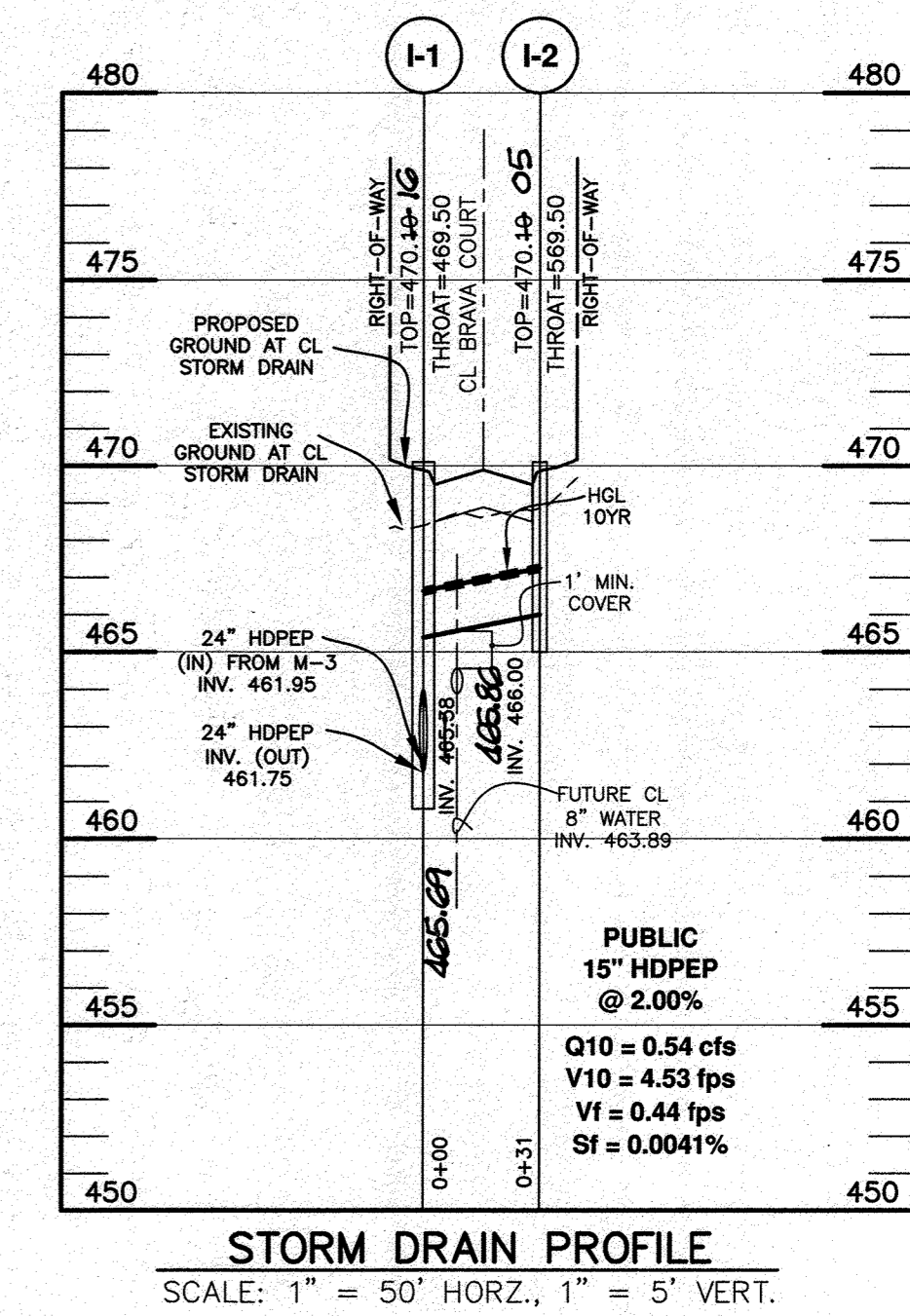
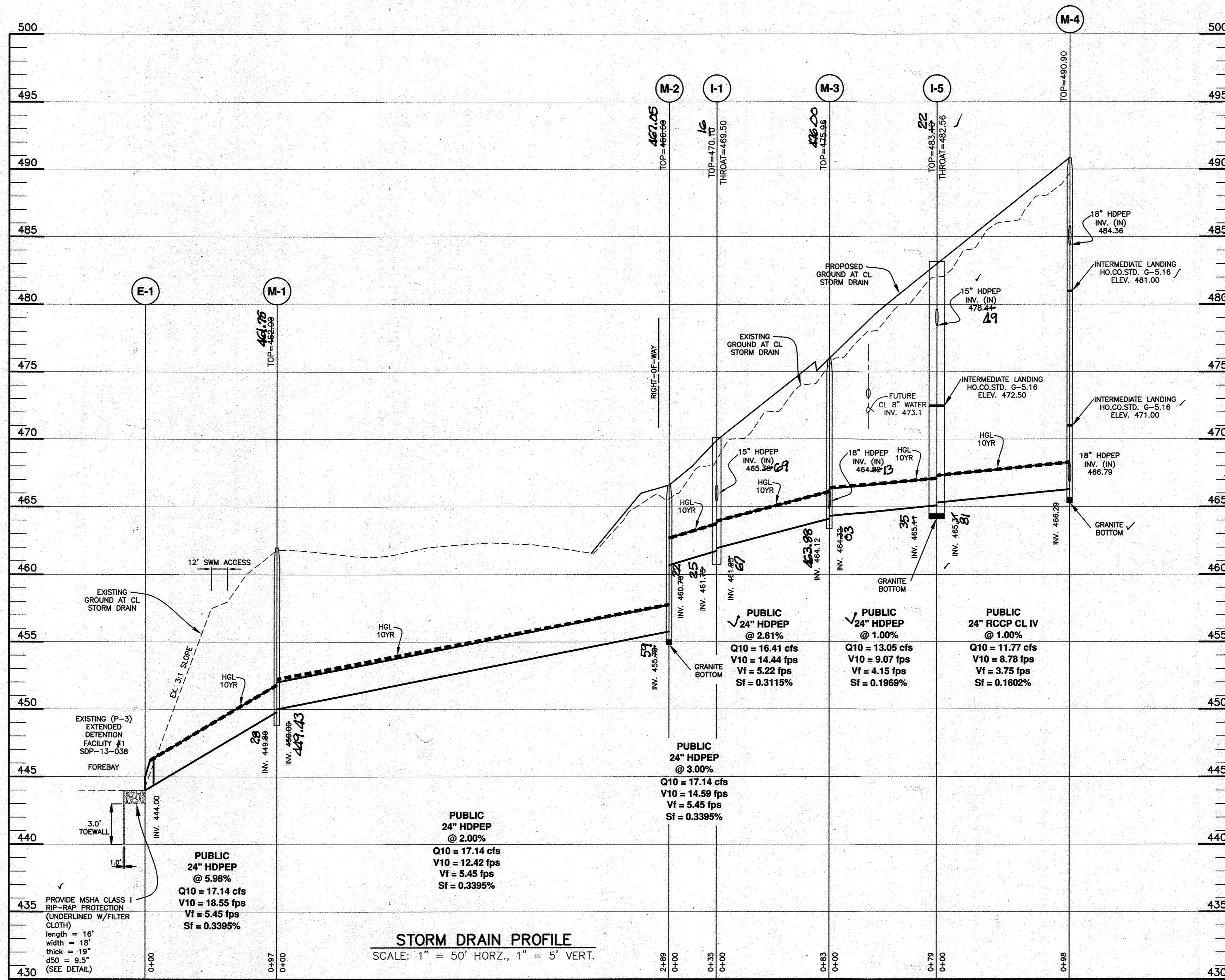
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
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CAPERTON VILLAGE AT TURF VALLEY
 PHASE 1
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TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
 ZONED: PGCC

STORM DRAIN DRAINAGE AREA MAP

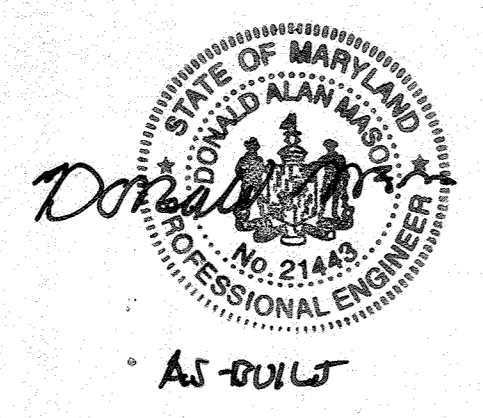
DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 7 OF 21



APPROVED: DEPARTMENT OF PUBLIC WORKS
M. Meunier 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David L. ... 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

David L. ... 1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE



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 License No. 21443 Expiration Date: 12-21-22

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 8-29-22

NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8400 BALTIMORE NATIONAL PIKE A SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8544
 WWW.BE-CIVILENGINEERING.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. 22097 Expiration Date: 6-30-2019.
Donald Mason 12/19/18

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

DEVELOPER:
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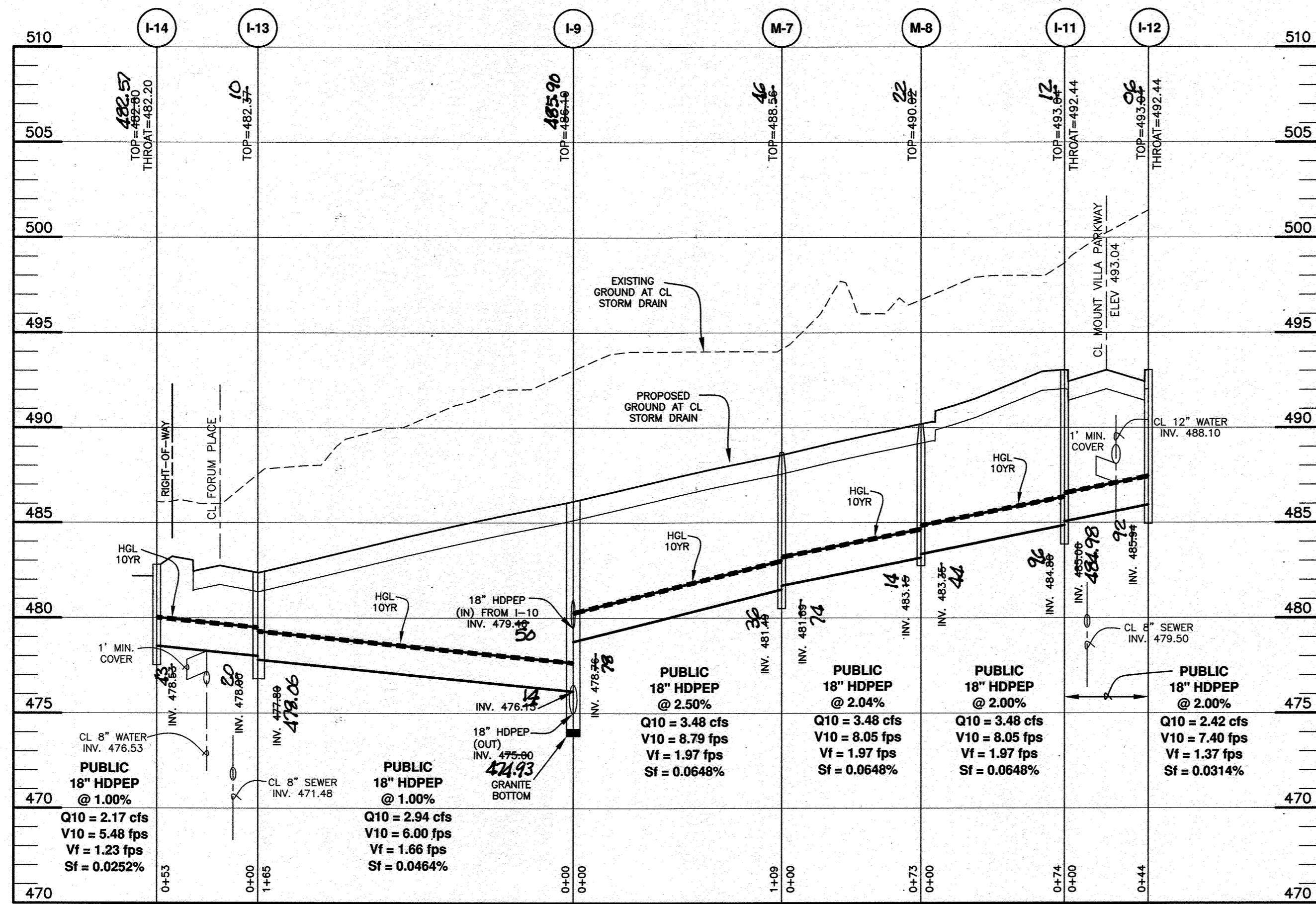
CAPERTON VILLAGE AT TURF VALLEY PHASE 1
 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

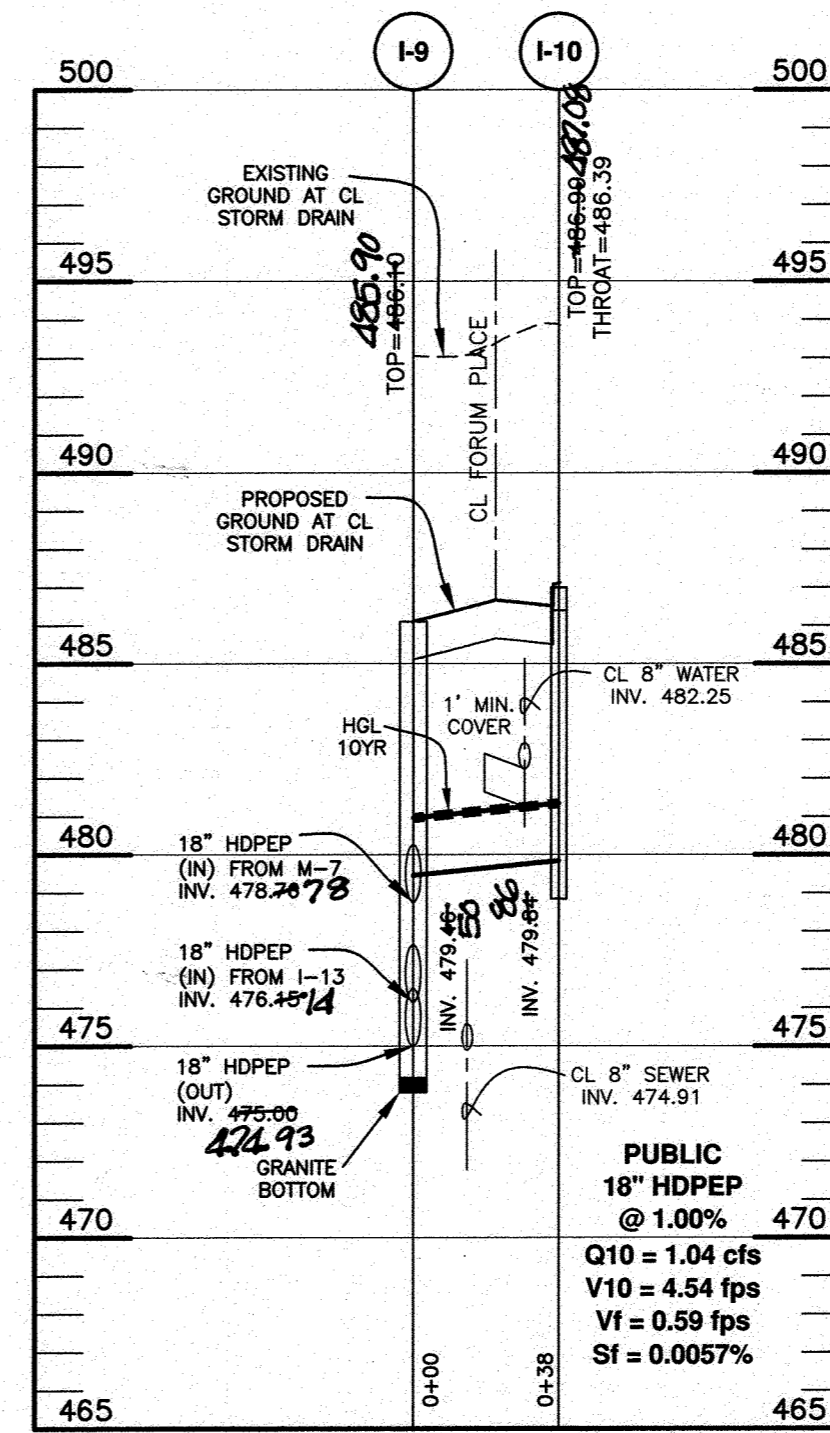
STORM DRAIN PROFILES

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 8 OF 21

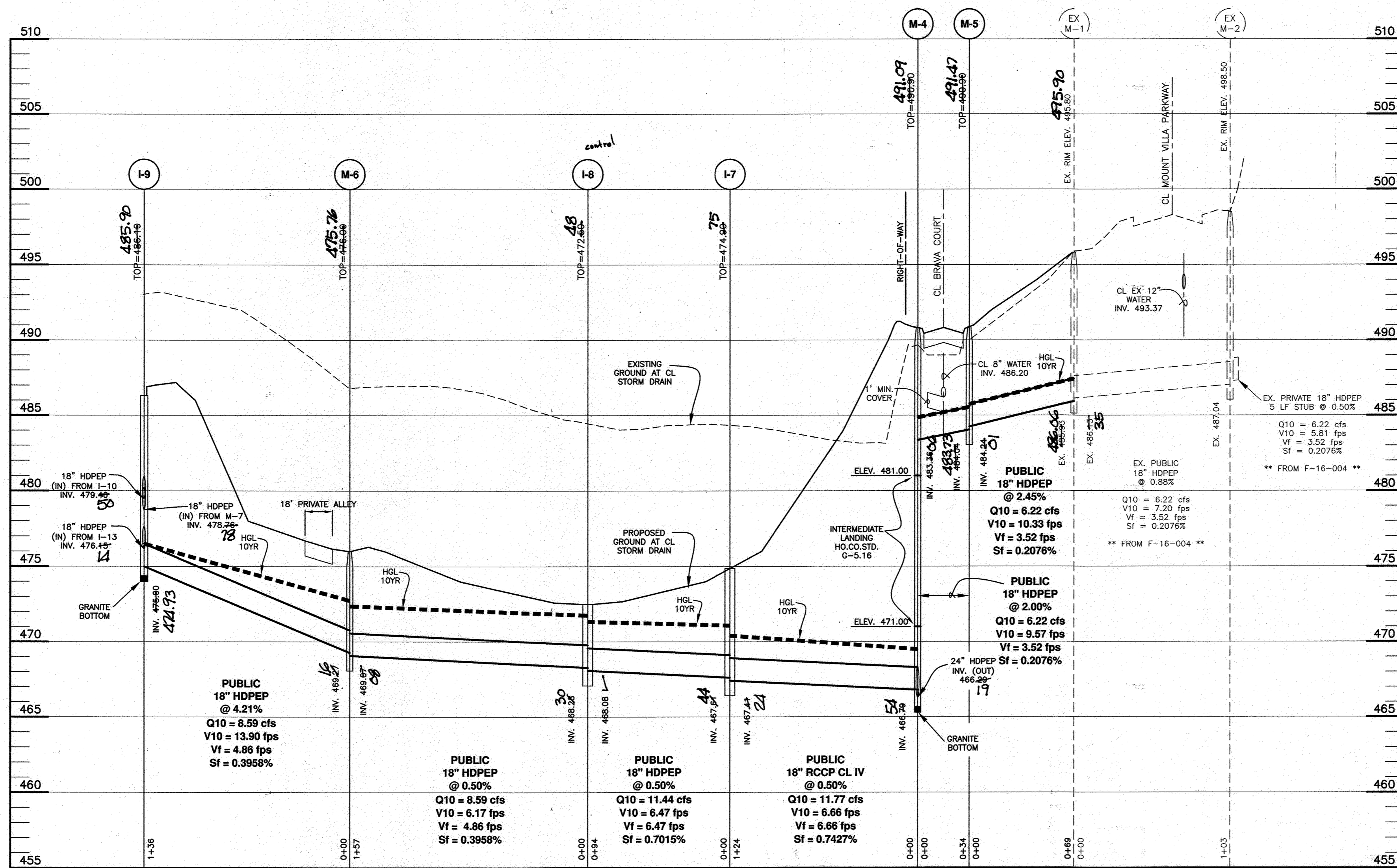
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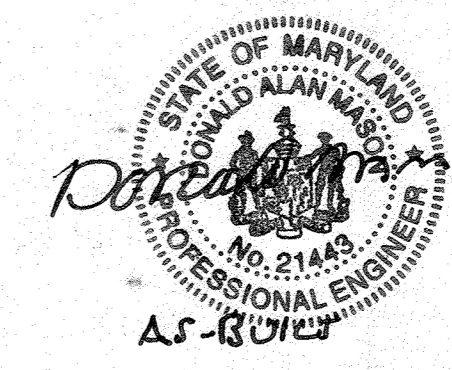
STORM DRAIN PROFILE
SCALE: 1" = 50' HORZ., 1" = 5' VERT.



STORM DRAIN PROFILE
SCALE: 1" = 50' HORZ., 1" = 5' VERT.

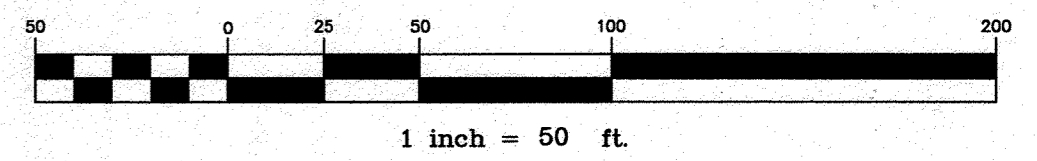


STORM DRAIN PROFILE
SCALE: 1" = 50' HORZ., 1" = 5' VERT.



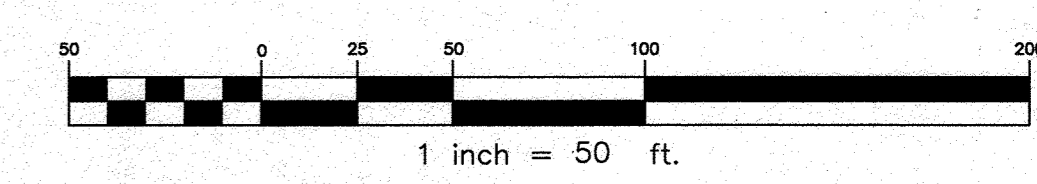
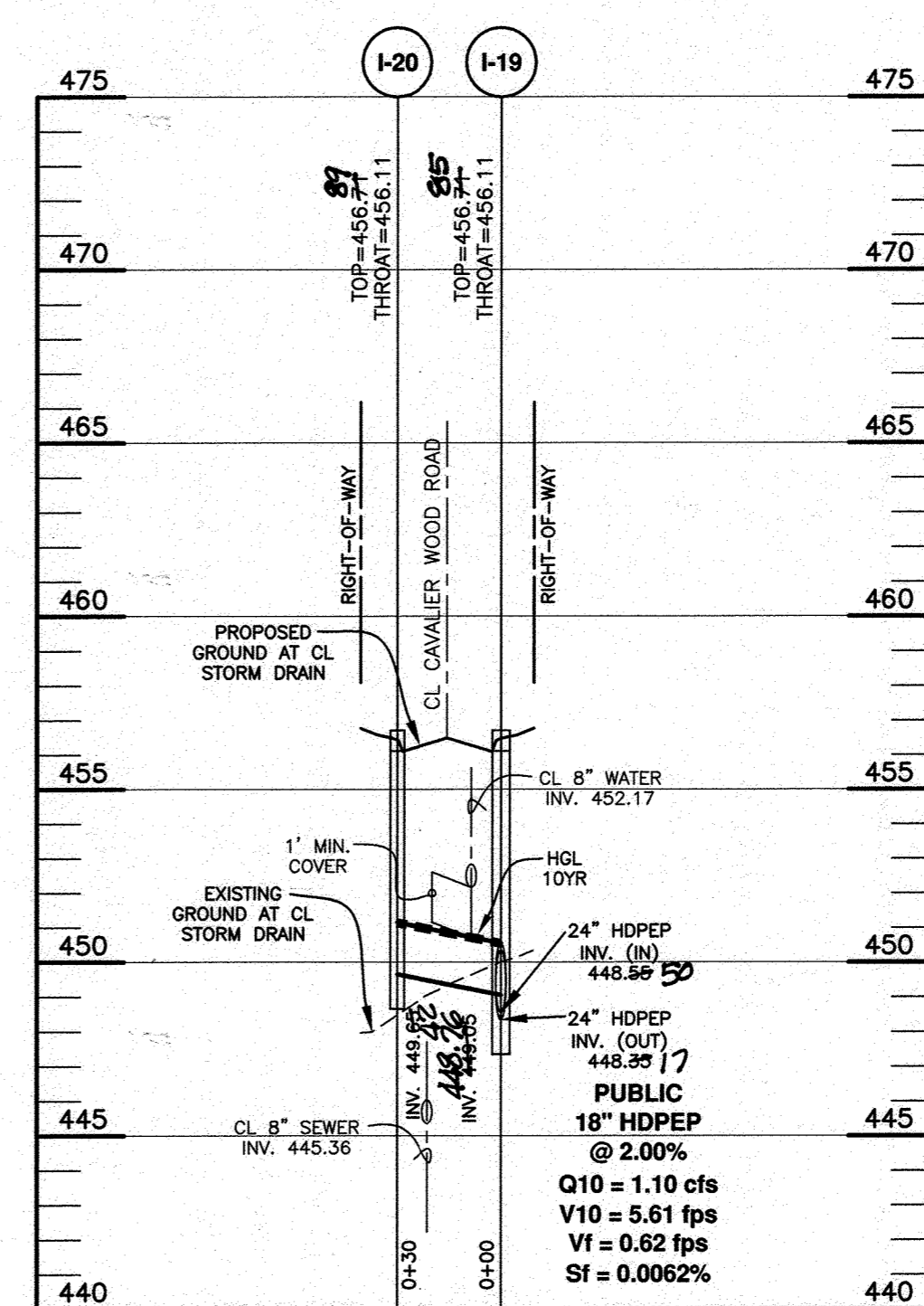
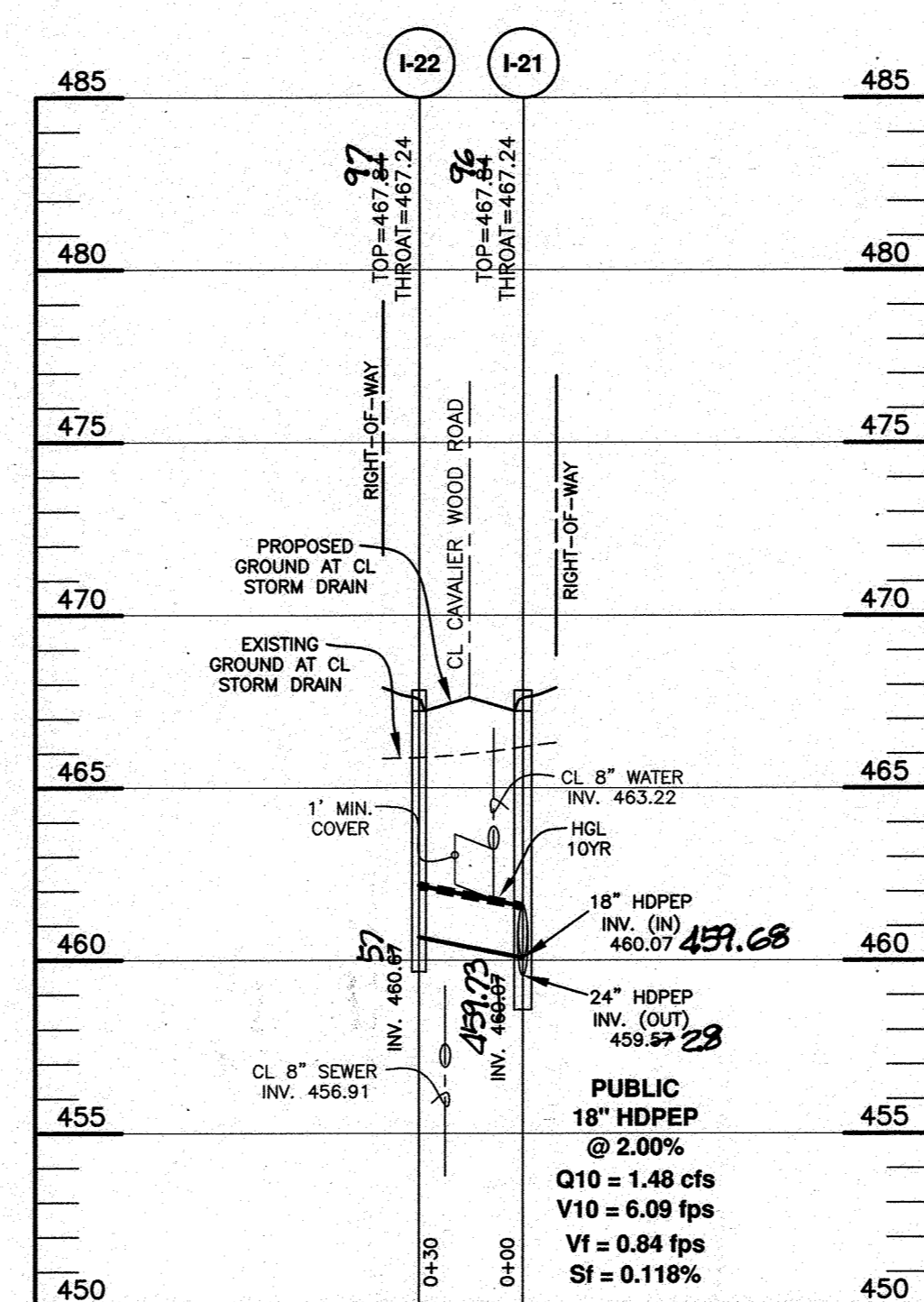
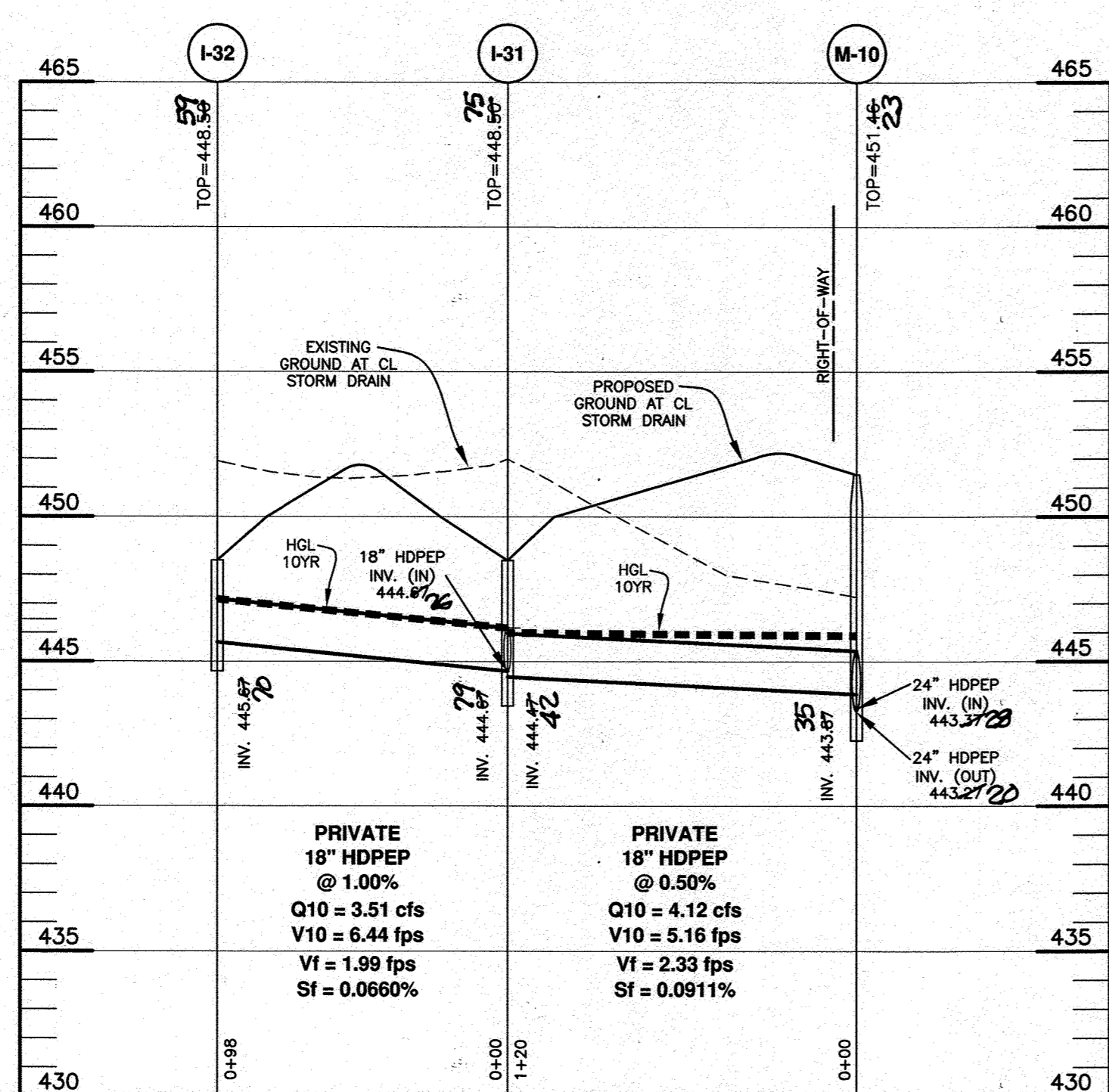
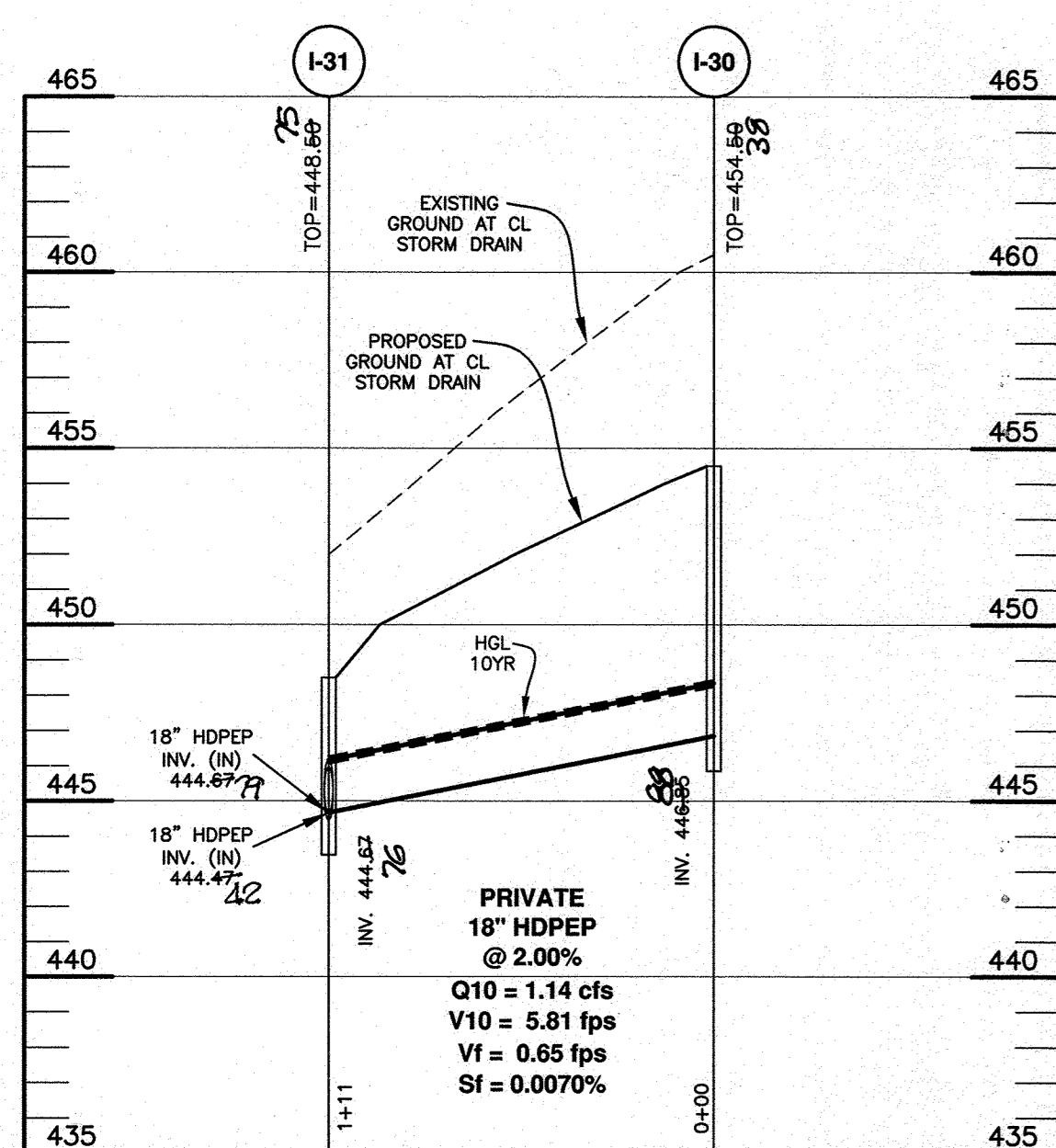
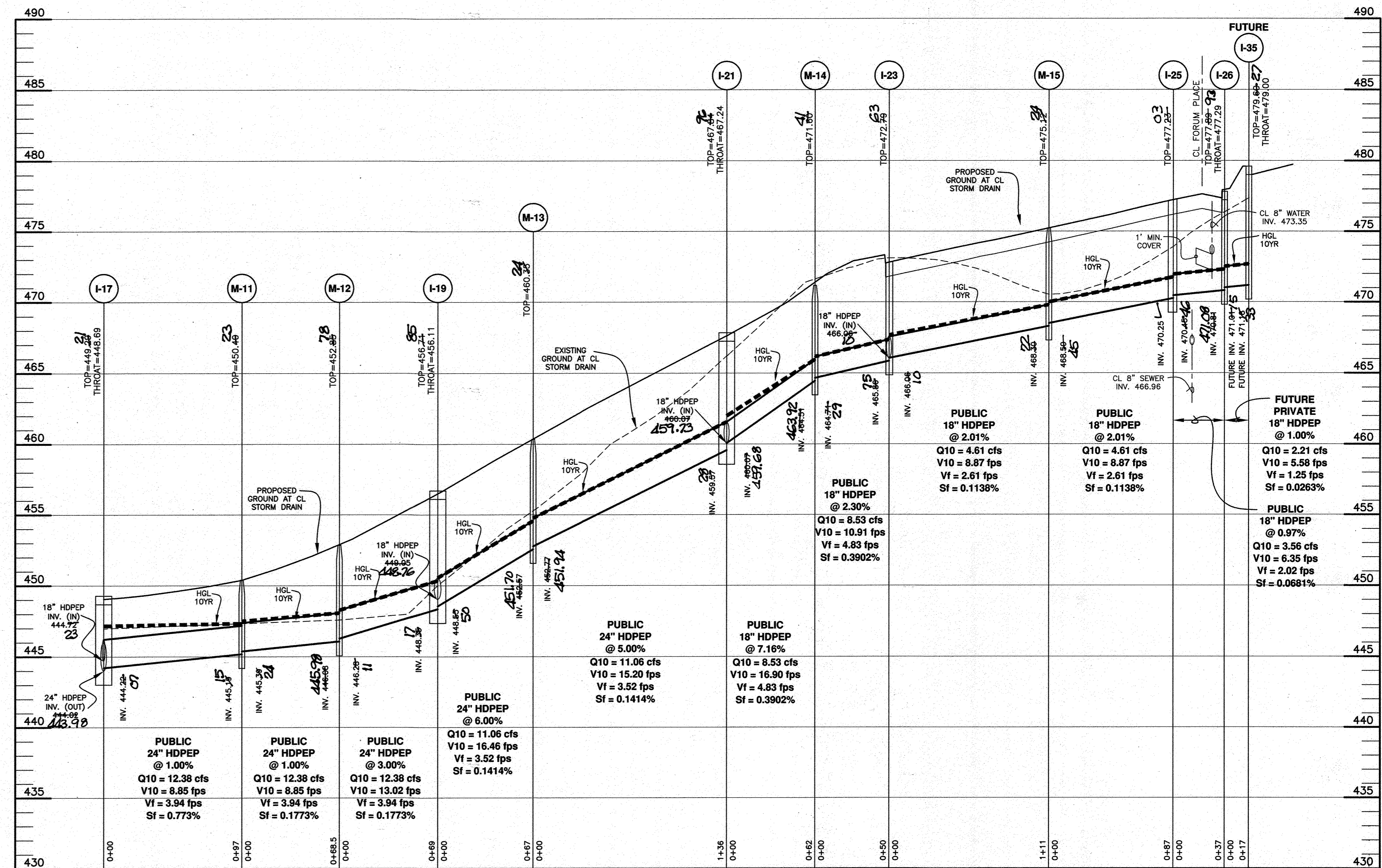
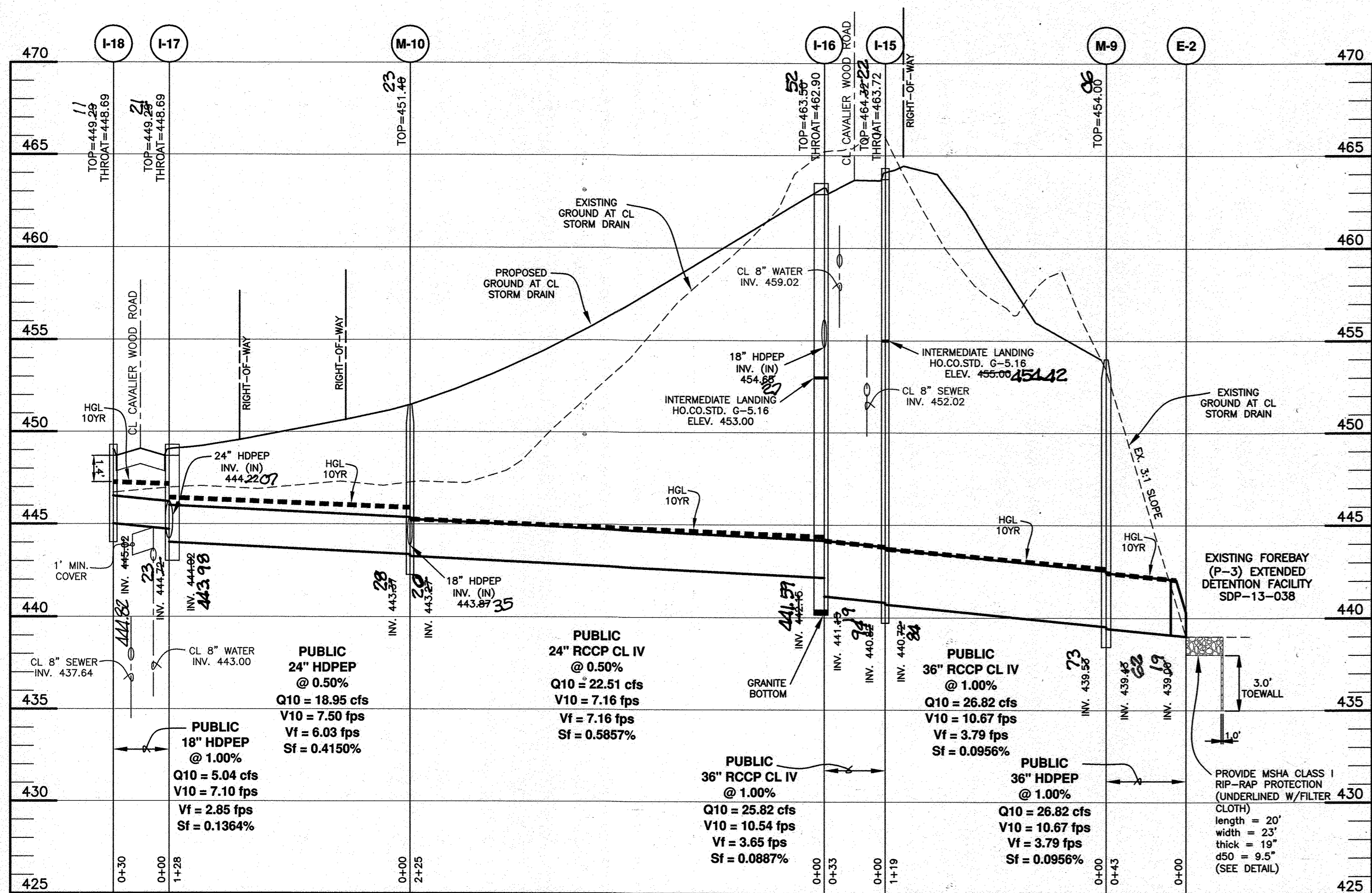
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443, Expiration Date: 12-21-22

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
Donald Mason, P.E. Date: 8/29/22

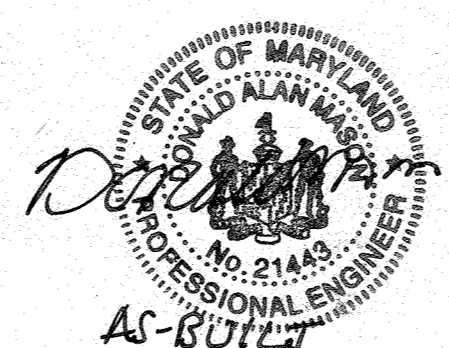


APPROVED: DEPARTMENT OF PUBLIC WORKS
Signature 1/4/2018
CHIEF, BUREAU OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature 1/18
CHIEF, DIVISION OF LAND DEVELOPMENT
APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
Signature 1.9.18
DATE

<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6844 WWW.BEI-CIVILENGINEERING.COM</p>		<p>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. 21443, Expiration Date: 6-30-2019. <i>Signature</i></p>
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>		<p>CAPERTON VILLAGE AT TURF VALLEY PHASE I LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'</p>
<p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>		<p>TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>STORM DRAIN PROFILES</p>		
<p>DATE: DECEMBER 1, 2017 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2757 SHEET 9 OF 21</p>	<p>AS-BUILT F-17-101</p>



APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 1.9.18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



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. 21443, Expiration Date: 12/21/22

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 8-29-22

NO.		DATE		REVISION	
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8644 WWW.BE-CVLENGINEERING.COM					
CAPERTON VILLAGE AT TURF VALLEY PHASE 1 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D' TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC					
STORM ZONE PROFILES					
OWNER:		DEVELOPER:			
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400			
DATE: DECEMBER 1, 2017		BEI PROJECT NO. 2757		SHEET 10 OF 21	
SCALE: AS SHOWN		DESIGN: DBT DRAFT: DBT			

AS-BUILT F-17-101

STREET TREE SCHEDULE					
	MOUNT VILLA PKWY	BRAVA COURT	CAVALIER WOOD RD	FORUM PLACE	
LINEAR FEET OF RIGHT-OF-WAY	309'	272'	1,095'	1,727'	
LINEAR FEET OF CREDIT	0	0	0	0	
LINEAR FEET OF REQUIRED PLANTING	309'	272'	1,095'	1,727'	TOTAL
TREE SIZE	LARGE 1:40 LF	LARGE 1:40 LF	LARGE 1:40 LF	LARGE 1:40 LF	
TREES REQUIRED	8	7	27*	43**	85

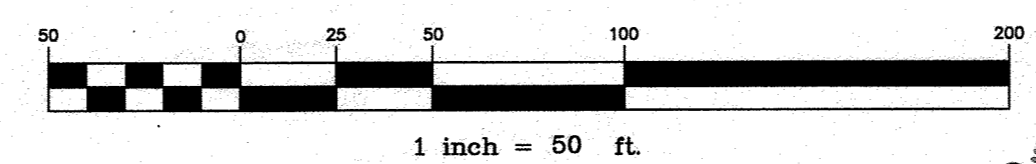
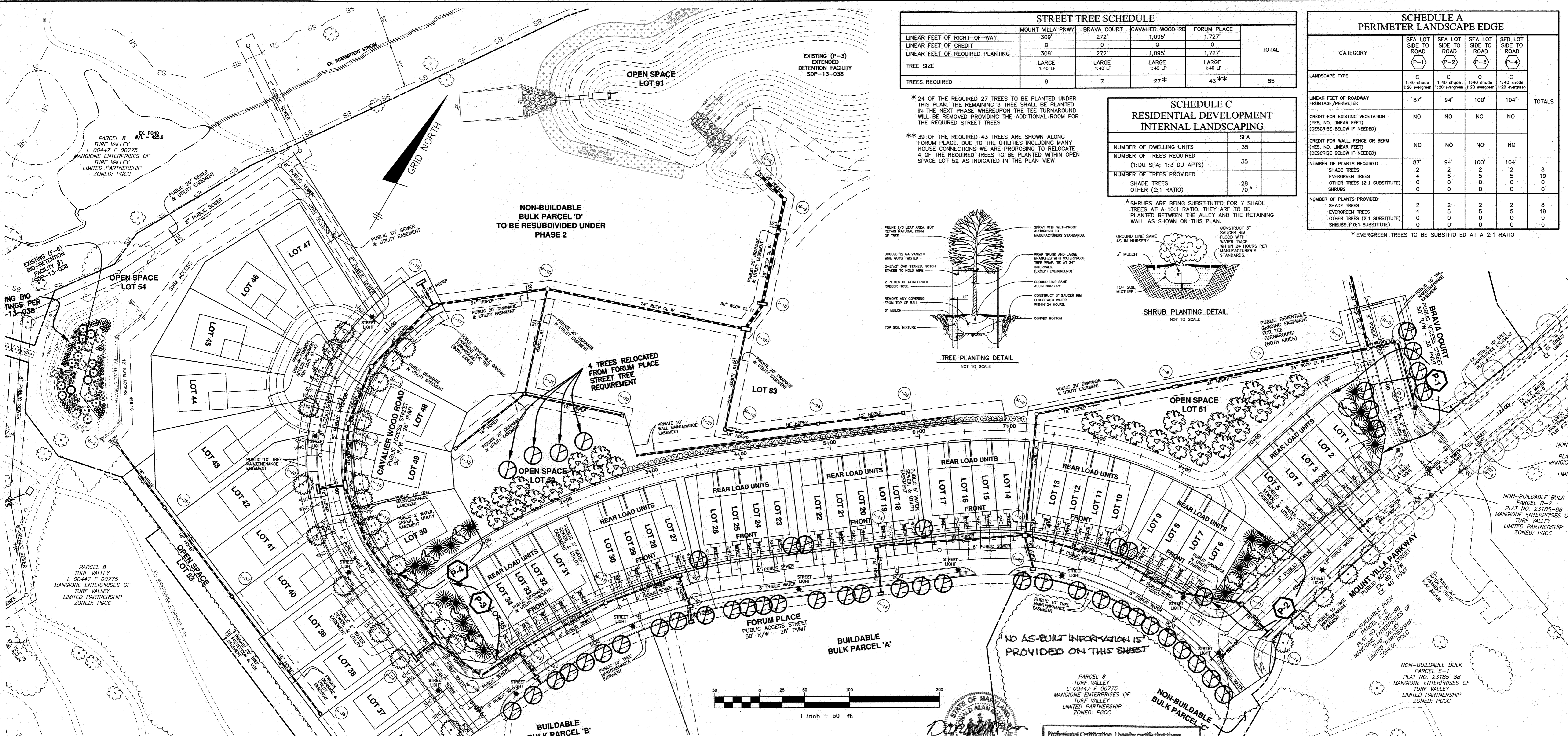
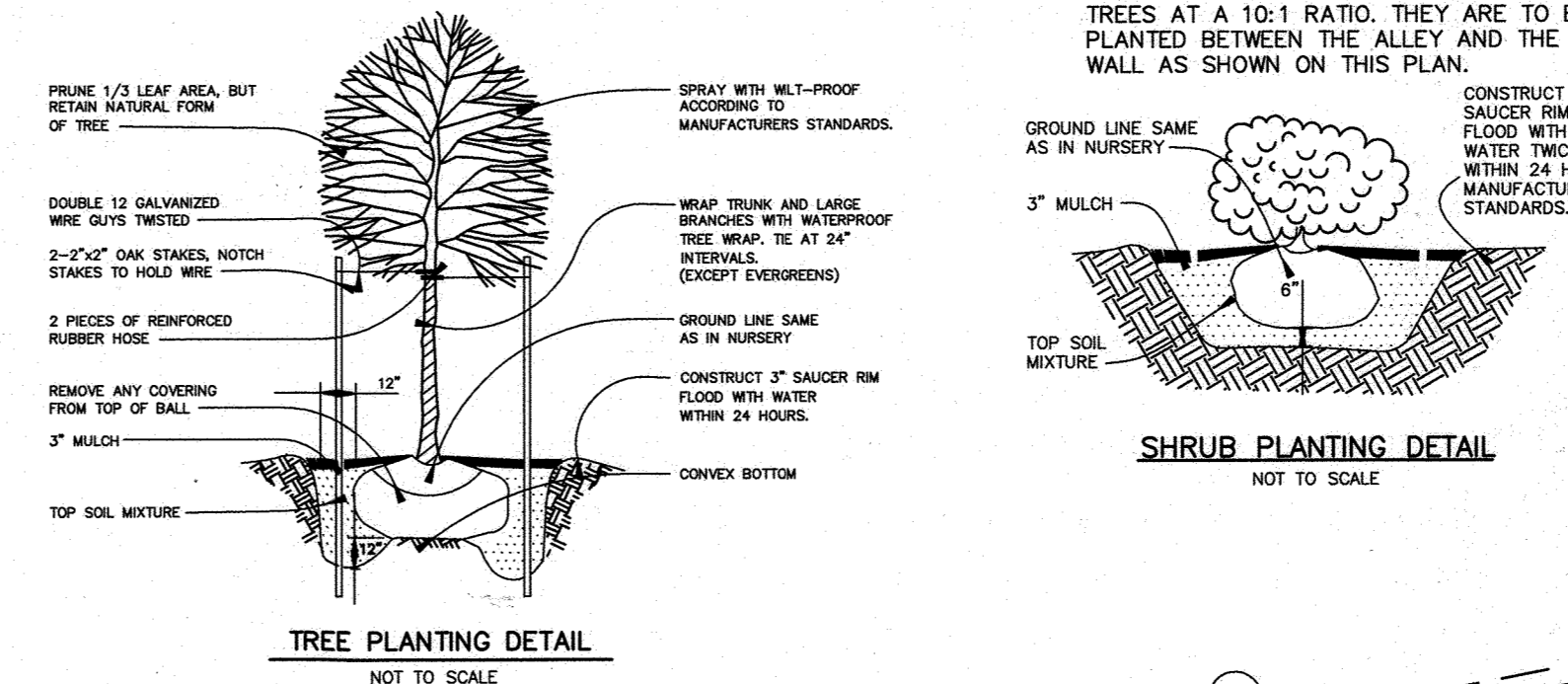
SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	SFA LOT	SFA LOT	SFA LOT	SFA LOT	TOTALS
	SIDE TO ROAD (P-1)	SIDE TO ROAD (P-2)	SIDE TO ROAD (P-3)	SIDE TO ROAD (P-4)	
LANDSCAPE TYPE	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	87'	94'	100'	104'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	87'	94'	100'	104'	8
SHADE TREES	2	2	2	2	8
EVERGREEN TREES	4	5	5	5	19
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	2	2	2	2	8
SHADE TREES	4	5	5	5	19
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0	0	0

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
	SFA
NUMBER OF DWELLING UNITS	35
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	35
NUMBER OF TREES PROVIDED	28
SHADE TREES OTHER (2:1 RATIO)	70*

* 24 OF THE REQUIRED 27 TREES TO BE PLANTED UNDER THIS PLAN. THE REMAINING 3 TREES SHALL BE PLANTED IN THE NEXT PHASE WHEREUPON THE TREE TURNAROUND WILL BE REMOVED PROVIDING THE ADDITIONAL ROOM FOR THE REQUIRED STREET TREES.

** 39 OF THE REQUIRED 43 TREES ARE SHOWN ALONG FORUM PLACE, DUE TO THE UTILITIES INCLUDING MANY HOUSE CONNECTIONS WE ARE PROPOSING TO RELOCATE 4 OF THE REQUIRED TREES TO BE PLANTED WITHIN OPEN SPACE LOT 52 AS INDICATED IN THE PLAN VIEW.

* SHRUBS ARE BEING SUBSTITUTED FOR 7 SHADE TREES AT A 10:1 RATIO. THEY ARE TO BE PLANTED BETWEEN THE ALLEY AND THE RETAINING WALL AS SHOWN ON THIS PLAN.



LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
⊗		TILIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	N/A	EXISTING STREET TREES ALONG MOUNT VILLA PARKWAY PLANTED UNDER F-16-004
⊗	32	TILIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	2.5' - 3' cal.	STREET TREES ALONG MOUNT VILLA PARKWAY AND CAVALIER WOOD ROAD TO BE PROVIDED BY THE DEVELOPER
⊗	50	PLATANUS X ACERFOJIA (Bloodgood London Plane)	2.5' - 3' cal.	STREET TREES ALONG BRAVA COURT AND FORUM PLACE TO BE PROVIDED BY THE DEVELOPER
⊗	19	CUPPRESSOCYPRIS LEYLANDI (Leyland Cypress)	5' - 6' ht.	PERIMETER EVERGREEN TREES TO BE PROVIDED BY THE BUILDER UNDER FUTURE SDP
⊗	8	CLADRASIS KENTUCKEA LUTEA (Yellowwood)	2.5' - 3' cal.	PERIMETER SHADE TREES TO BE PROVIDED BY THE BUILDER UNDER FUTURE SDP
⊗	28	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 UNDER FUTURE SDP
⊗	70	JUNIPERUS CHINENSIS (Pfitzerana Compacta) Compact Pfitzer Juniper	2' - 2.5' hgt.	NEEDLE EVERGREEN SHRUBS TO BE SATISFY RESIDENTIAL INTERNAL OBLIGATION TO BE PROVIDED BY THE BUILDER UNDER FUTURE SDP

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. 21443, Expiration Date: 12-31-22

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 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.
- 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.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING AND RESIDENTIAL INTERNAL LOT LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE FUTURE SITE DEVELOPMENT PLAN.

DEVELOPER'S/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.

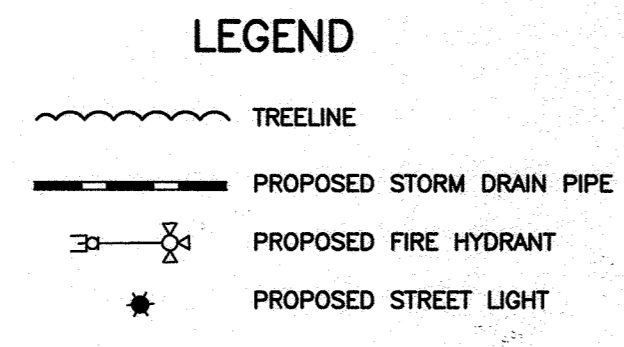
Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE: 12/14/17

APPROVED: DEPARTMENT OF PUBLIC WORKS

[Signature]
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 1/4/2018

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/9/18

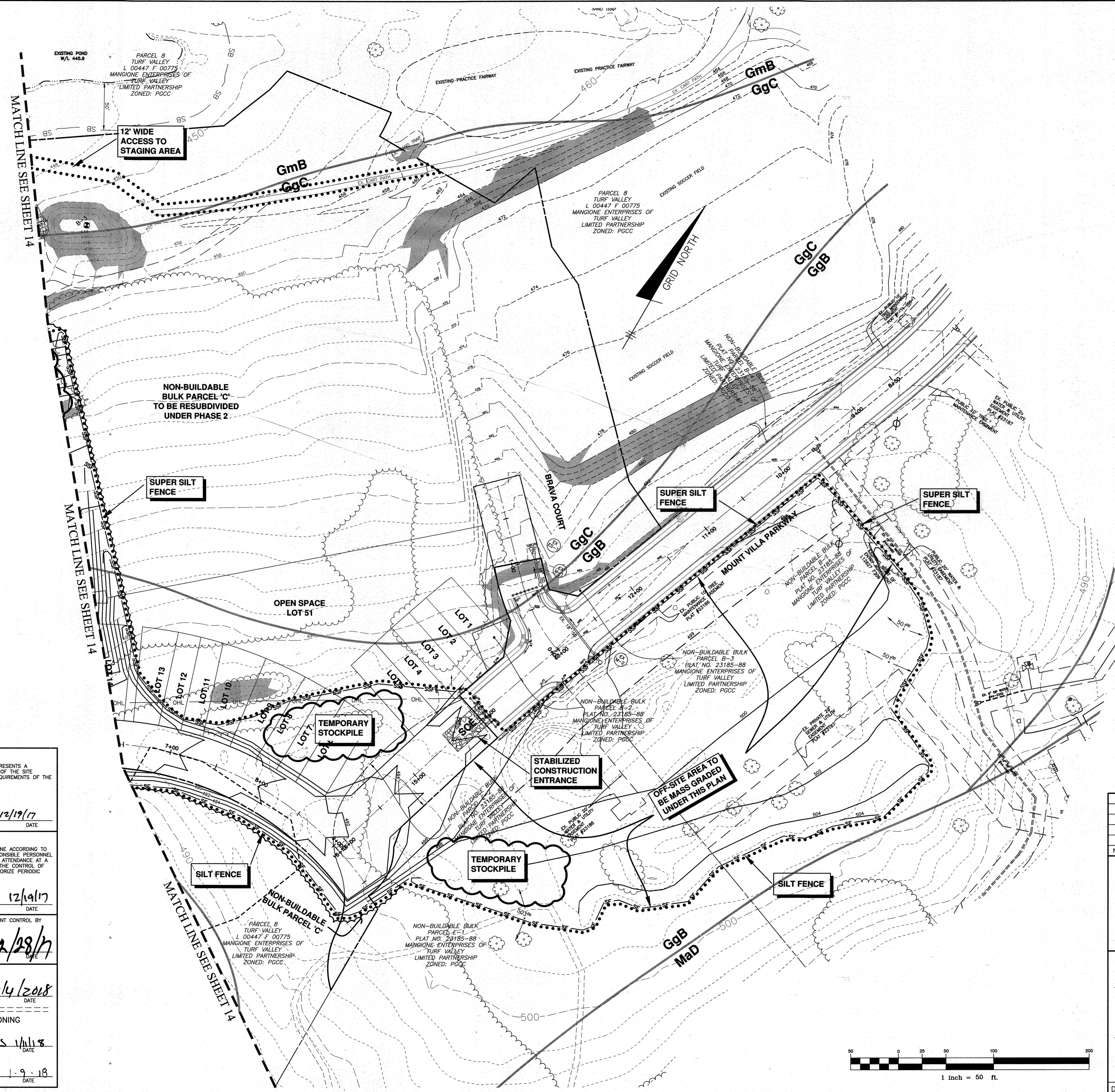


BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8490 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-8644
 WWW.BEI-ENGINEERING.COM

CAPERTON VILLAGE AT TURF VALLEY PHASE 1
 OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
 DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP

LANDSCAPE PLAN

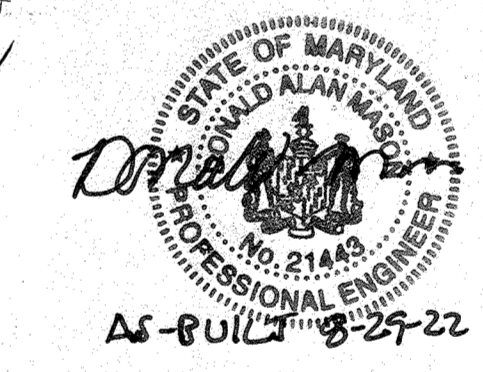
DATE: DECEMBER 1, 2017
 SHEET: 12 OF 21



LEGEND

- - - - - EXISTING CONTOURS
- - - - - EXISTING TREELINE
- - - - - EXISTING STREAM
- - - - - EXISTING STREAM BUFFER
- - - - - EXISTING FLOODPLAIN
- - - - - EXISTING OVER HEAD LINES
- - - - - PROPOSED CONTOURS
- - - - - PROPOSED TREELINE
- - - - - SOILS DELINEATION
- - - - - SOILS TYPE
- - - - - SILT FENCE
- - - - - SUPER SILT FENCE
- - - - - DIVERSION FENCE
- - - - - LIMIT OF DISTURBANCE
- - - - - INLET PROTECTION
- - - - - EARTH DIKE/CLEANWATER DIVERSION DIKE
- - - - - PERMANENT SOIL STABILIZATION MATTING
- - - - - SLOPES 20% OR GREATER

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



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. 21443, Expiration Date: 12-21-22

THIS PLAN IS FOR GRADING, SEDIMENT, AND EROSION CONTROL ONLY

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Cl Malagan 12/19/17
 ENGINEER DATE

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Joh 12/19/17
 DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Joh 12/28/17
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Merwin 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
W. J. ... 1/9/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

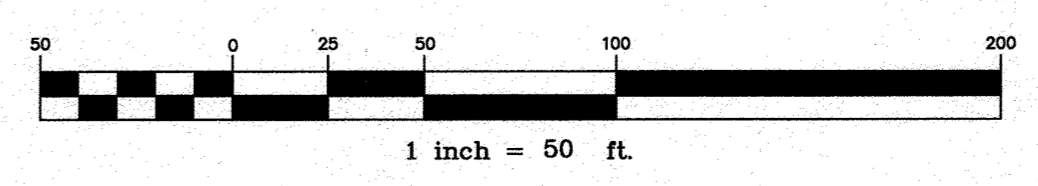
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
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<p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>
<p>GRADING, SEDIMENT, AND EROSION CONTROL PLAN PHASE 1</p>	
<p>DATE: DECEMBER 1, 2017 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2757 SHEET 13 OF 21</p>



ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Cl Malagan 12/19/17
 ENGINEER DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

John A. Roberts 12/19/17
 DEVELOPER DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

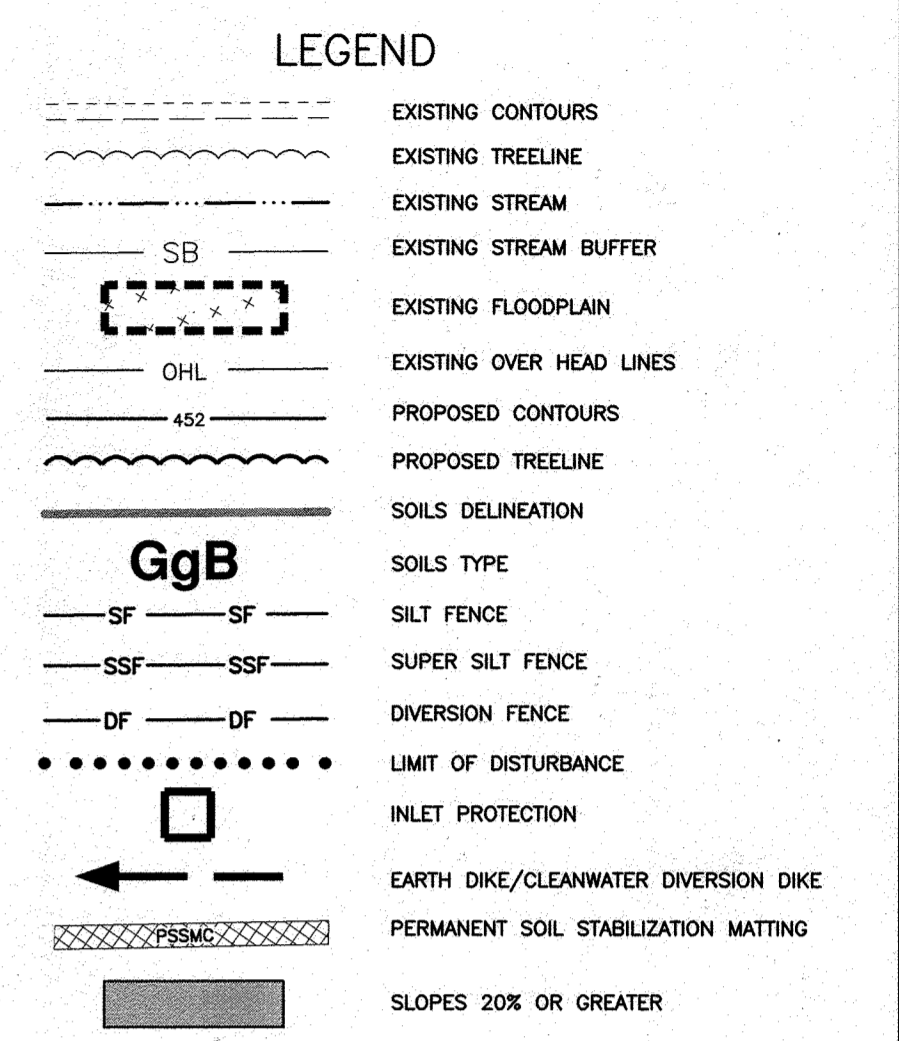
John A. Roberts 12/22/17
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
M. M. M. 11/4/2018
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
J. J. J. 11/1/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

M. M. M. 1.9.18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

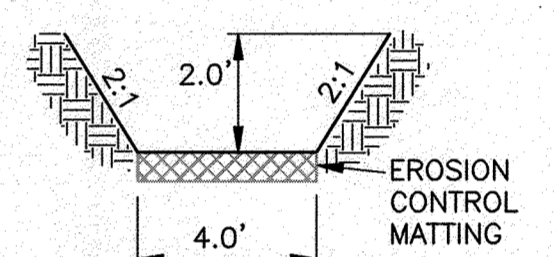
NRCS SOILS CHART - HoCo Soils Map No. 12				MAP UNIT NAME	
Co*	YES	C	0.37	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT	
GaD		B	0.32	GAILA LOAM, 15 TO 25 PERCENT SLOPES	
GgB		B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	
GgC		B	0.37	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	
GmA*	YES	C	0.43	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES	
GmB*	YES	C	0.43	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	
GmC		C	0.43	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	



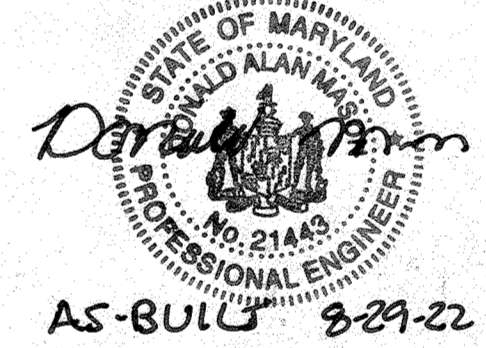
**EXIST. SEDIMENT BASIN #1
 CONSTRUCTED UNDER
 SDP-13-038**

EXISTING DRAINAGE AREA: 20.5 AC +/-
 PROPOSED DRAINAGE AREA: 20.5 AC +/-
 WET STORAGE REQUIRED: 36,900 CF
 WET STORAGE PROVIDED: 45,064 CF
 DRY STORAGE REQUIRED: 36,900 CF
 DRY STORAGE PROVIDED: 75,084 CF
 WEIR LENGTH: 36.0' PRINCIPAL SPILLWAY
 STORAGE DEPTH BELOW OUTLET: 6.07'
 CLEANOUT ELEVATION: 435.15
 TRAP BOTTOM: 434.10
 TRAP DIMENSIONS: 315'x40'
 WET STORAGE ELEVATION: 437.10
 CREST ELEVATION: 440.17

**NOTE: TO REMAIN UNTIL
 FUTURE CAPERTON VILLAGE
 AT TURF VALLEY, PHASE 2,
 F-17-102, IS COMPLETED AND
 STABILIZED.**

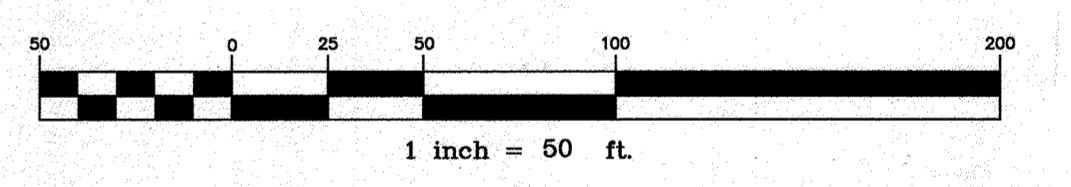


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Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21442 Expiration Date: 12-21-22

**THIS PLAN IS FOR GRADING, SEDIMENT,
 AND EROSION CONTROL ONLY**



**TEMPORARY STONE
 OUTLET STRUCTURE #1**
 D.A. = 0.50 ac
 STORAGE REQ = 1080 cf
 GROUND EL = 427.0
 EMBANK EL = 429.5
 WEIR EL = 429.0
 WEIR LENGTH = 8'
 EXCAVATION
 LENGTH UPHILL = 68'

**SUPER SILT
 FENCE**

**SUPER SILT
 FENCE**

**CLEANWATER
 DIVERSION
 DIKE #1 (B-2)
 FOR CONS. OF
 SEWER LINE.**

**ADJUST EX.
 EARTH
 DIKE B-2**

**SUPER SILT
 FENCE**

**STD. INLET
 PROTECTION
 TYPE 'B'**

**STD. INLET
 PROTECTION
 TYPE 'B'**

**STD. INLET
 PROTECTION
 TYPE 'A'**

**DIVERSION
 FENCE**

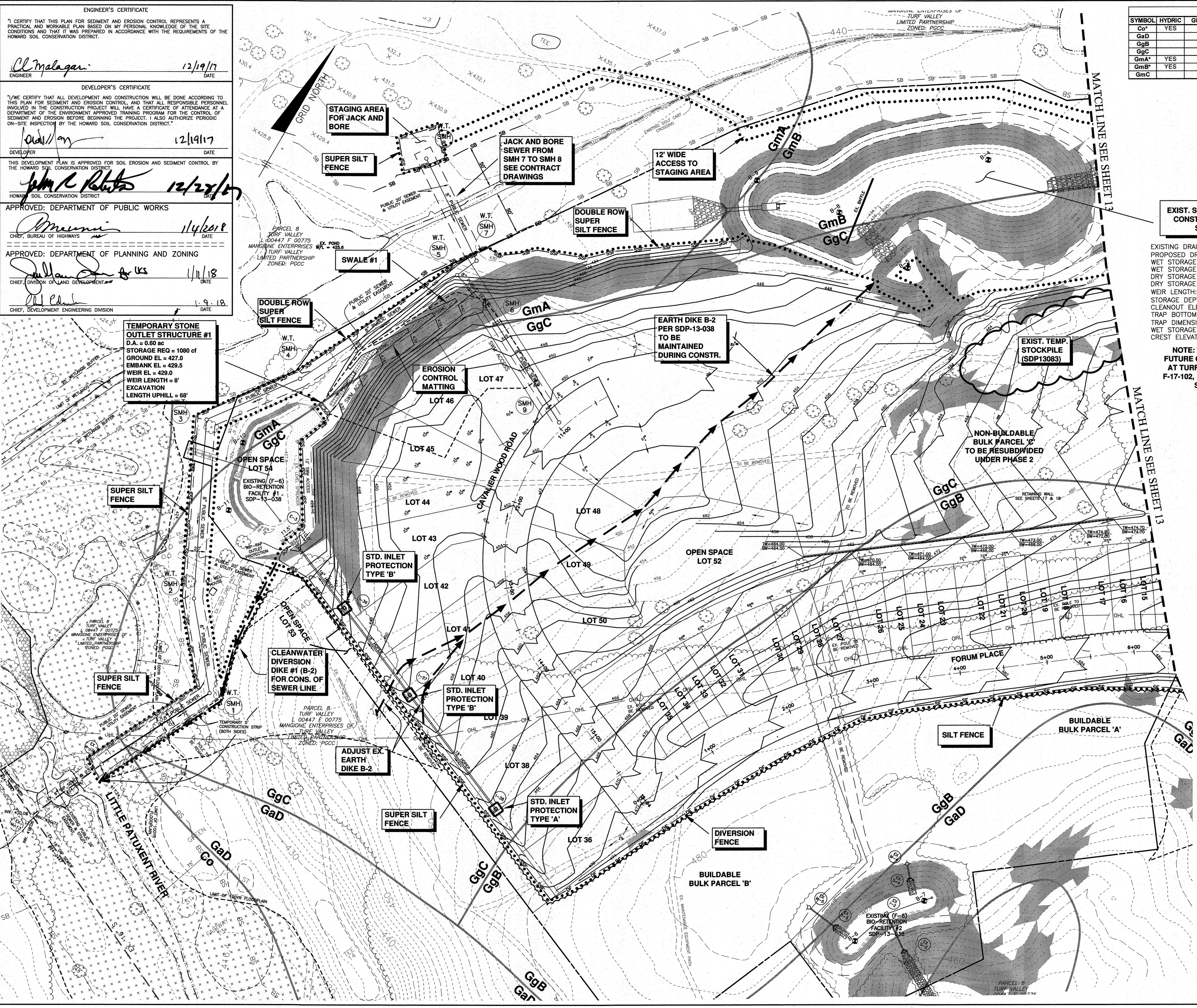
**EARTH DIKE B-2
 PER SDP-13-038
 TO BE
 MAINTAINED
 DURING CONSTR.**

**EXIST. TEMP.
 STOCKPILE
 (SDP13083)**

**NON-BUILDABLE/
 BULK PARCEL 'C'
 TO BE RESUBDIVIDED
 UNDER PHASE 2**

**BUILDABLE
 BULK PARCEL 'A'**

**BUILDABLE
 BULK PARCEL 'B'**



NO.	DATE	REVISION
<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 410-465-6105 (F) 410-465-6644 WWW.BE-CIVLENGINEERING.COM</p>		
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>		
<p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>		
<p>CAPERTON VILLAGE AT TURF VALLEY PHASE 1 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'</p>		
<p>TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC</p>		
<p>GRADING, SEDIMENT, AND EROSION CONTROL PLAN PHASE 1</p>		
DATE:	DECEMBER 1, 2017	SHEET PROJECT NO. 2757
SCALE:	AS SHOWN	SHEET 14 OF 21
<p>AS-BUILT F-17-101</p>		

SEQUENCE OF CONSTRUCTION

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK

PHASE 1 – grading operation – LOD = 17.7 acres

1. Obtain grading permit. Notify D.I.L.P. at 410-313-1880 at least 24 hours before starting any work. (1 day)
2. Hold on-site pre-construction meeting. (1 day)
3. Install stabilized construction entrance. Clear and grub as necessary to install perimeter controls. Once cleared and grubbed, install perimeter controls (i.e. super silt fence, silt fence, TSOS #1). Start with the diversion fencing and clean water diversion dikes. (2 weeks)
4. Install proposed sewer from existing SMH 13A up to SMH 9. Utilize jack and bore between SMH 7 and SMH 8. Once the sewer up to SMH 3 is installed, Cleanwater Diversion Dike #1 can be removed. Storm drain from E-3 to I-38 may also be constructed at this time or deferred until Phase 2 of Sequence. (2 weeks)
5. In Conjunction with #4 above, begin mass grading of site.
6. Once the mass grading on the offsite area, Parcel B-1 and Parcel E-1 is completed and stabilized and with the permission of the sediment control inspector, remove perimeter controls around Parcel B-1 and E-1. And proceed to Phase 2.

PHASE 2 – grading & utility operation - LOD = 18.9 acres

7. Proceed to clear and grub additional area as necessary to install additional perimeter controls. (3 days)
8. Clear and grub within perimeter. (1 week)
9. Continue mass grading site and bring road bed to subgrade. Ensure diversion of runoff to the basin is maintained via the dike after the road bed is cut out and storm drain is installed. Install remaining utilities (i.e. storm drain, water, sewer, and house connections). Maintain inlet protection on Inlets 36, 37, and 38. Ensure that the existing Earth Dike B-2 under SDP-13-038 is maintained throughout the mass grading. Once storm drain is completed, a portion of the earth dike can be removed. See plan for location. (6 weeks)
10. Install curb and gutter. (1 week)
11. Base pave all roads including private alley and fire access lane. (1 week)
12. Complete mass grading of site and stabilize in accordance with the permanent seedbed notes. (3 weeks)
13. Upon approval from the Howard County Sediment Control Inspector, remove all sediment control devices and stabilize any remaining disturbed areas in accordance with the permanent seedbed notes. (1 week)

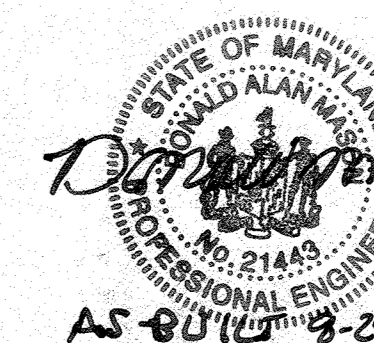
NOTE: The disturbance within Parcels 'A' and 'B' will be the final phase of grading. This area should not be disturbed until a significant portion of the main site has been completed and stabilized.

NOTE: No more than 20 acres cumulatively may be disturbed at a given time.

NOTE: Sediment Basin to remain as basin until future Caperton Village at Turf Valley, Phase 2, F-17-102 is completed and stabilized.

NOTE: Following initial soil disturbance or any re-disturbances, permanent or temporary stabilization shall be completed within:
 A. 3 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.
 B. 7 calendar days for all other disturbed areas.
 During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures of this plan.

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



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. 21443 Expiration Date: 12-21-22

THIS PLAN IS FOR GRADING, SEDIMENT, AND EROSION CONTROL ONLY



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING STREAM
- SB EXISTING STREAM BUFFER
- [---] EXISTING FLOODPLAIN
- OHL EXISTING OVER HEAD LINES
- PROPOSED CONTOURS
- PROPOSED TREELINE
- SOILS DELINEATION
- GgB SOILS TYPE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- DF DIVERSION FENCE
- LIMIT OF DISTURBANCE
- [] INLET PROTECTION
- [] EARTH DIKE/CLEANWATER DIVERSION DIKE
- [] PERMANENT SOIL STABILIZATION MATTING
- [] SLOPES 20% OR GREATER

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Cl Malagar 12/19/17
 ENGINEER DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 JCB 12/19/17
 DEVELOPER DATE

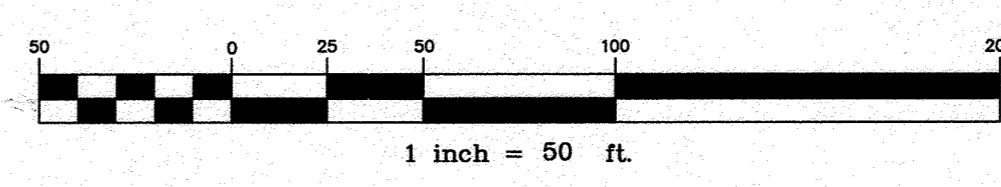
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 John C. Robertson 12/28/17
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
 M... 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 D... 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NO. DATE REVISION		
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6844 WWW.BE-CIVILENGINEERING.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. 22204, Expiration Date: 6-30-2019. 		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
CAPERTON VILLAGE AT TURF VALLEY PHASE 1 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'		
TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC		
GRADING, SEDIMENT AND EROSION CONTROL PLAN PHASE 2		
DATE: DECEMBER 1, 2017	BEI PROJECT NO. 2757	
SCALE: AS SHOWN	SHEET 15 OF 21	
DESIGN: DBT	DRAFT: DBT	



NRCS SOILS CHART - HoCo Soils Map No. 12				MAP UNIT NAME
Co*	YES	C	0.37	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT
GaD		B	0.32	GAILA LOAM, 15 TO 25 PERCENT SLOPES
GgB		B	0.37	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GgC		B	0.37	GLENELG LOAM, 8 TO 15 PERCENT SLOPES
GmA*	YES	C	0.43	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
GmB*	YES	C	0.43	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
GmC		C	0.43	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES

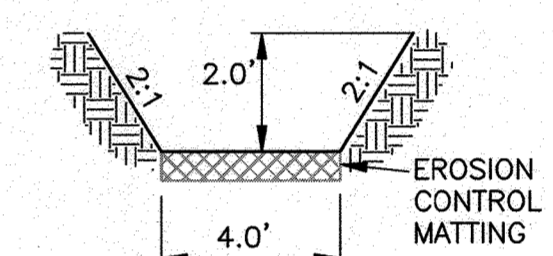
LEGEND

- EXISTING CONTOURS
- EXISTING TRELINE
- EXISTING STREAM
- SB EXISTING STREAM BUFFER
- EXISTING FLOODPLAIN
- OHL EXISTING OVER HEAD LINES
- 452 PROPOSED CONTOURS
- PROPOSED TRELINE
- SOILS DELINEATION
- SOILS TYPE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- DF DIVERSION FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- EARTH DIKE/CLEANWATER DIVERSION DIKE
- PERMANENT SOIL STABILIZATION MATTING
- SLOPES 20% OR GREATER

**EXIST. SEDIMENT BASIN #1
CONSTRUCTED UNDER
SDP-13-038**

EXISTING DRAINAGE AREA: 20.5 AC +/-
PROPOSED DRAINAGE AREA: 20.5 AC +/-
WET STORAGE REQUIRED: 36,900 CF
WET STORAGE PROVIDED: 45,084 CF
DRY STORAGE REQUIRED: 36,900 CF
DRY STORAGE PROVIDED: 75,084 CF
WEIR LENGTH: 36.0' PRINCIPAL SPILLWAY
STORAGE DEPTH BELOW OUTLET: 6.07'
CLEANOUT ELEVATION: 435.15
TRAP BOTTOM: 434.10
TRAP DIMENSIONS: 315"x40"
WET STORAGE ELEVATION: 437.10
CREST ELEVATION: 440.17

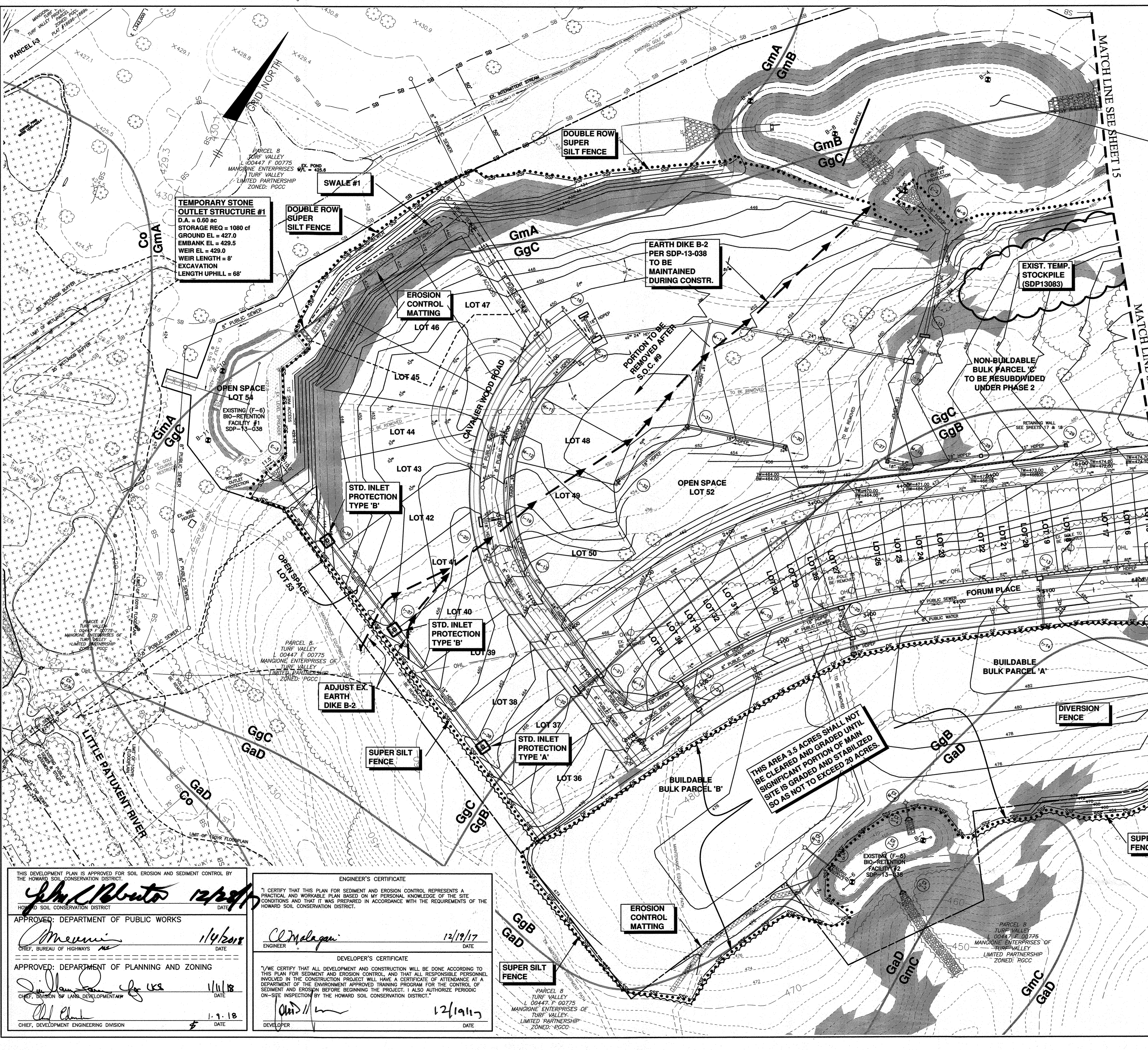
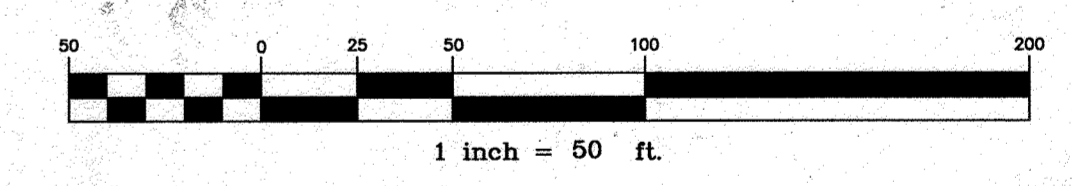
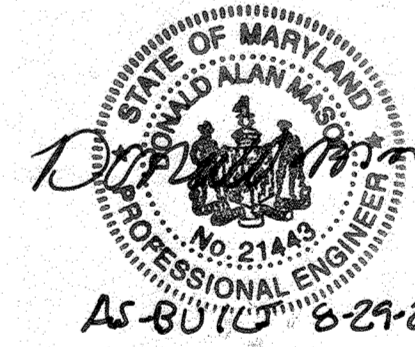
**NOTE: TO REMAIN UNTIL FUTURE
CAPERTON VILLAGE AT TURF
VALLEY, PHASE 2, F-17-102, IS
COMPLETED AND STABILIZED.**



SWALE #1 DETAIL
NOT TO SCALE

**"NO AS-BUILT INFORMATION IS
PROVIDED ON THIS SHEET"**

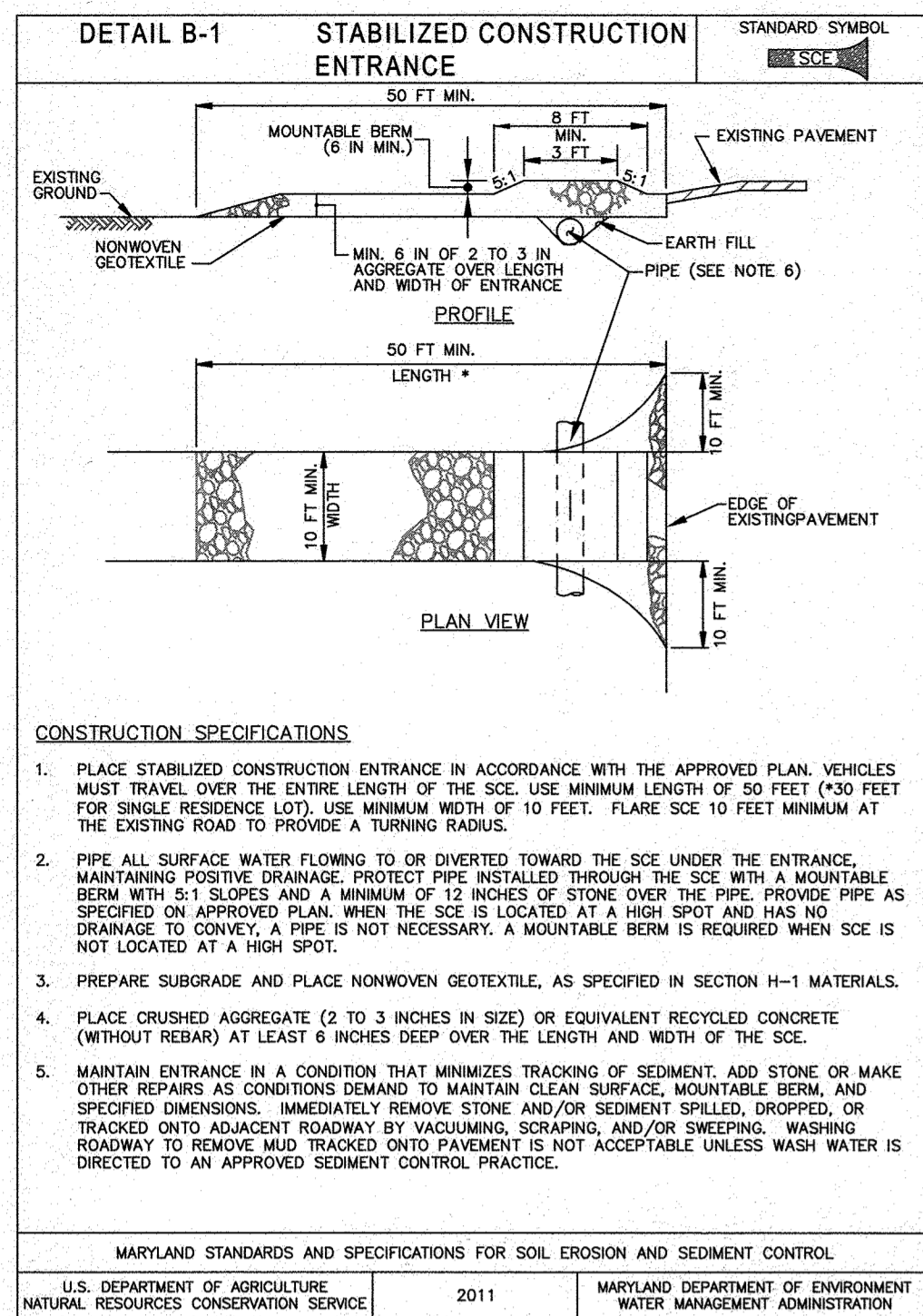
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21403, Expiration Date: 12-21-22



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
John Roberto 12/29/17
DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS
Meunier 1/4/2018
DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING
William S. ... 1/11/18
DATE
Al ... 1.9.18
DATE

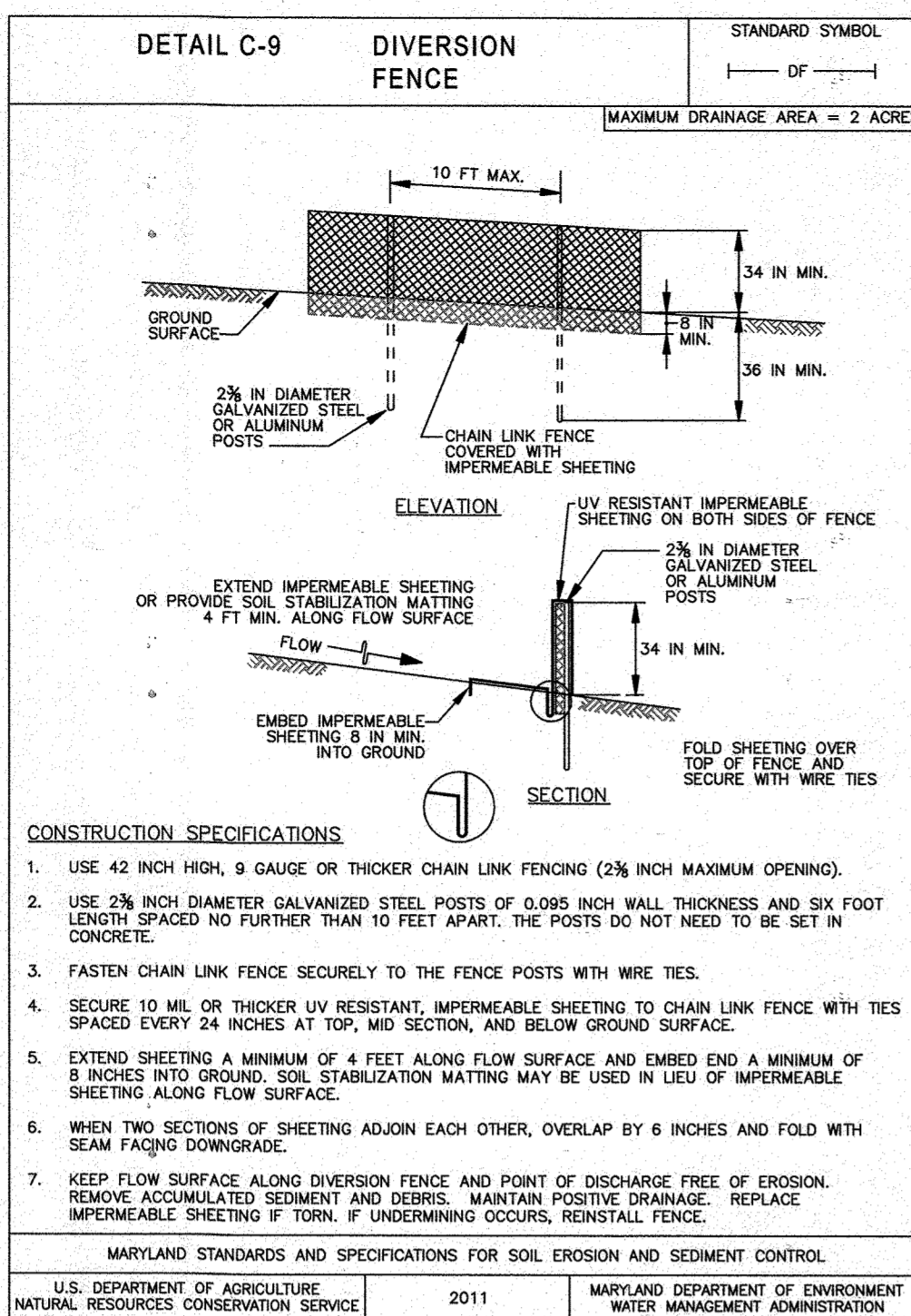
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Cl. Malagan 12/19/17
DATE
DEVELOPER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Malagan 12/19/17
DATE

NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8490 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BB-CIVILENGINEERING.COM		
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
CAPERTON VILLAGE AT TURF VALLEY PHASE 1 LOTS 1-50; OPEN SPACE LOTS 51-54; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCELS 'C' AND 'D' TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC		
GRADING, SEDIMENT AND EROSION CONTROL PLAN PHASE 2		
DESIGN: DBT	DRAFT: DBT	DATE: DECEMBER 1, 2017
SCALE: AS SHOWN	SHEET 16 OF 21	BEI PROJECT NO. 2757



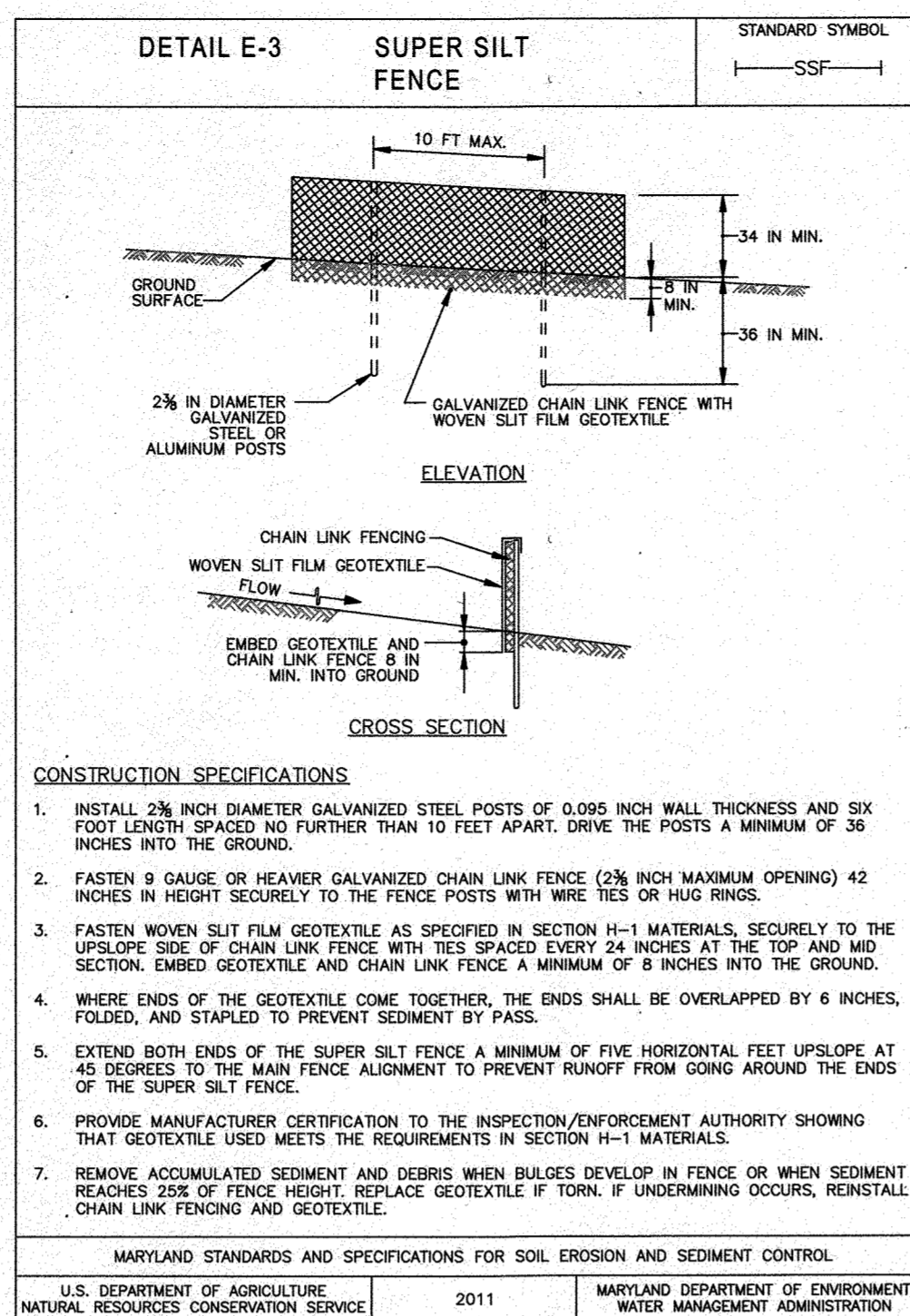
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



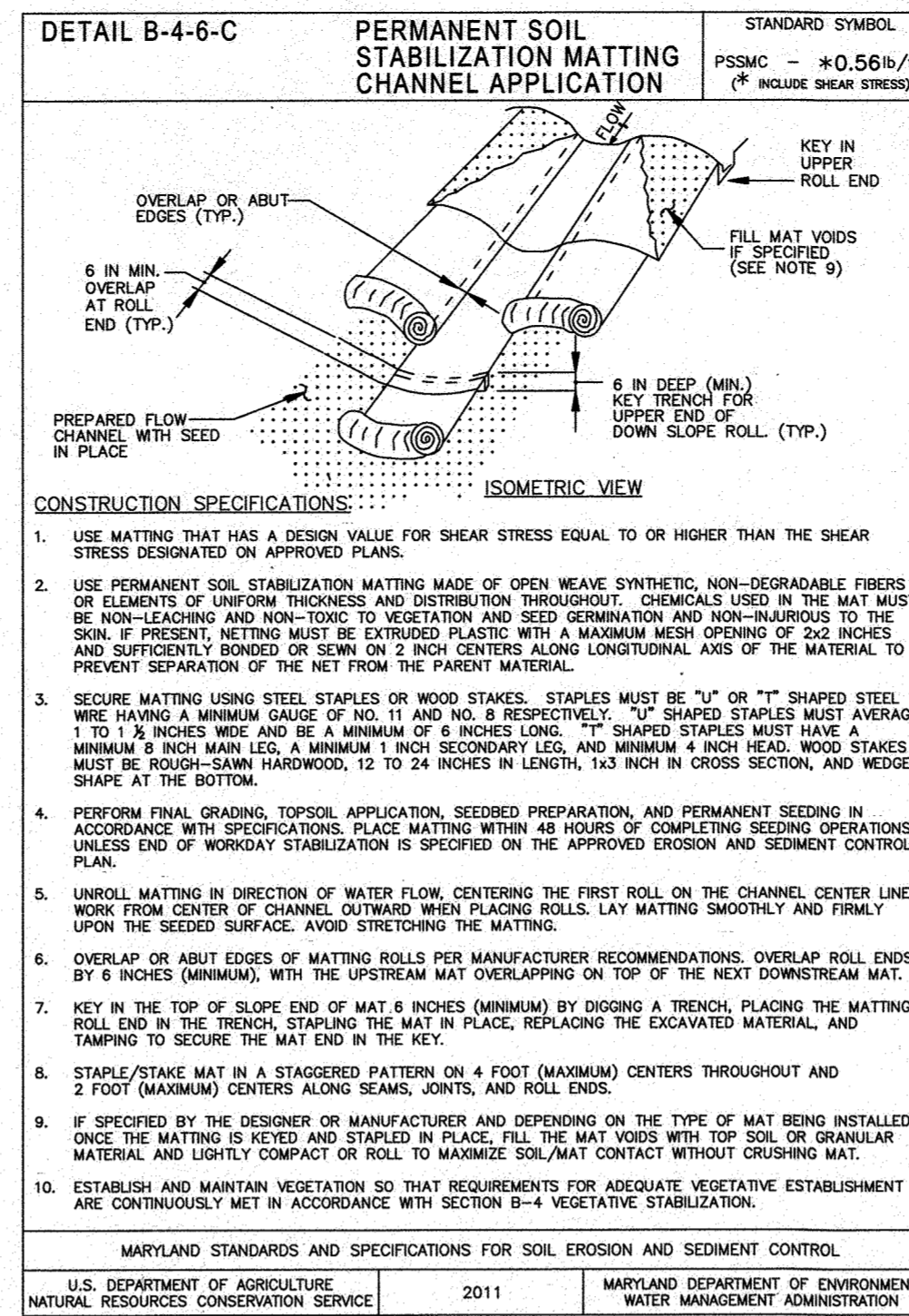
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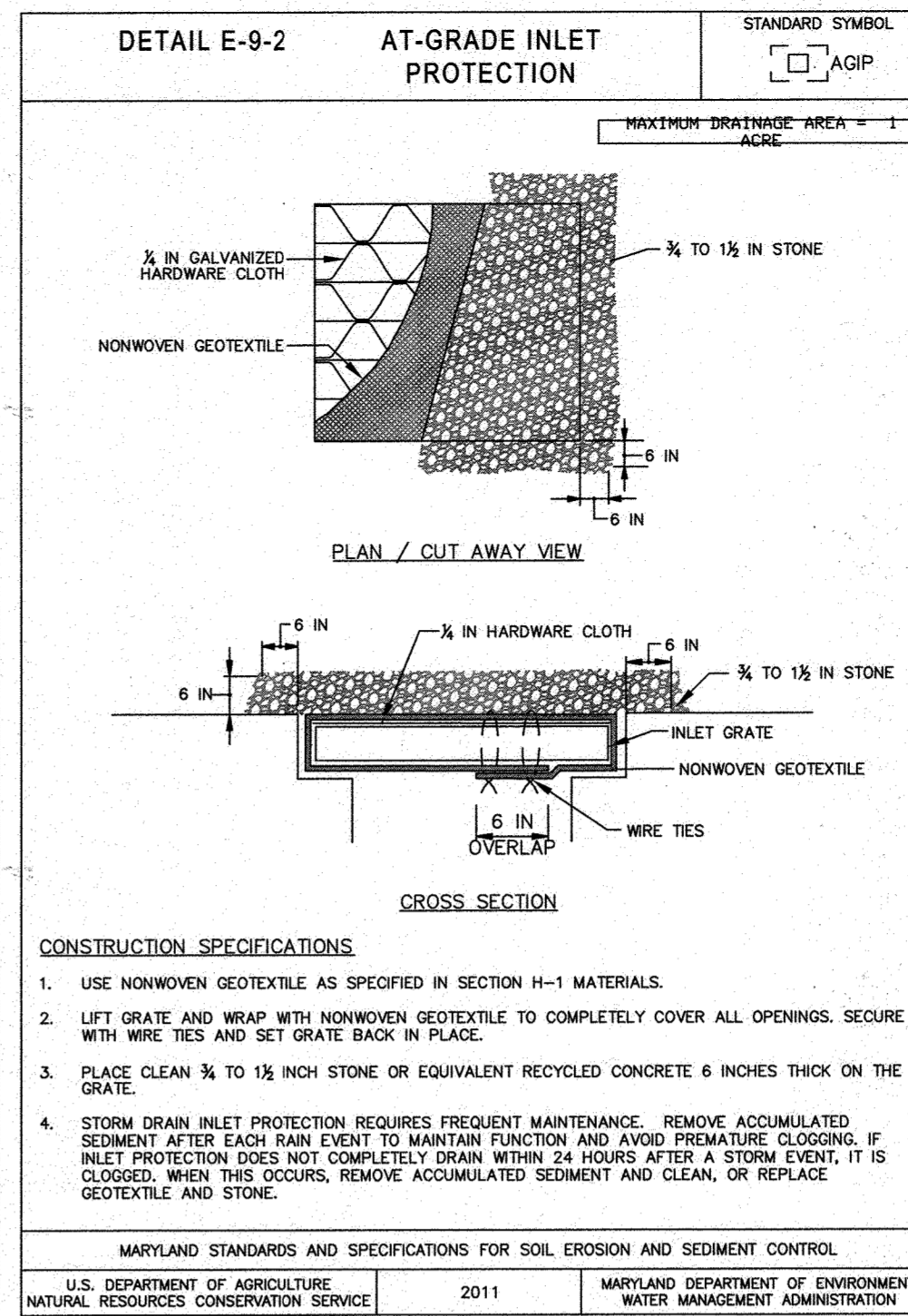
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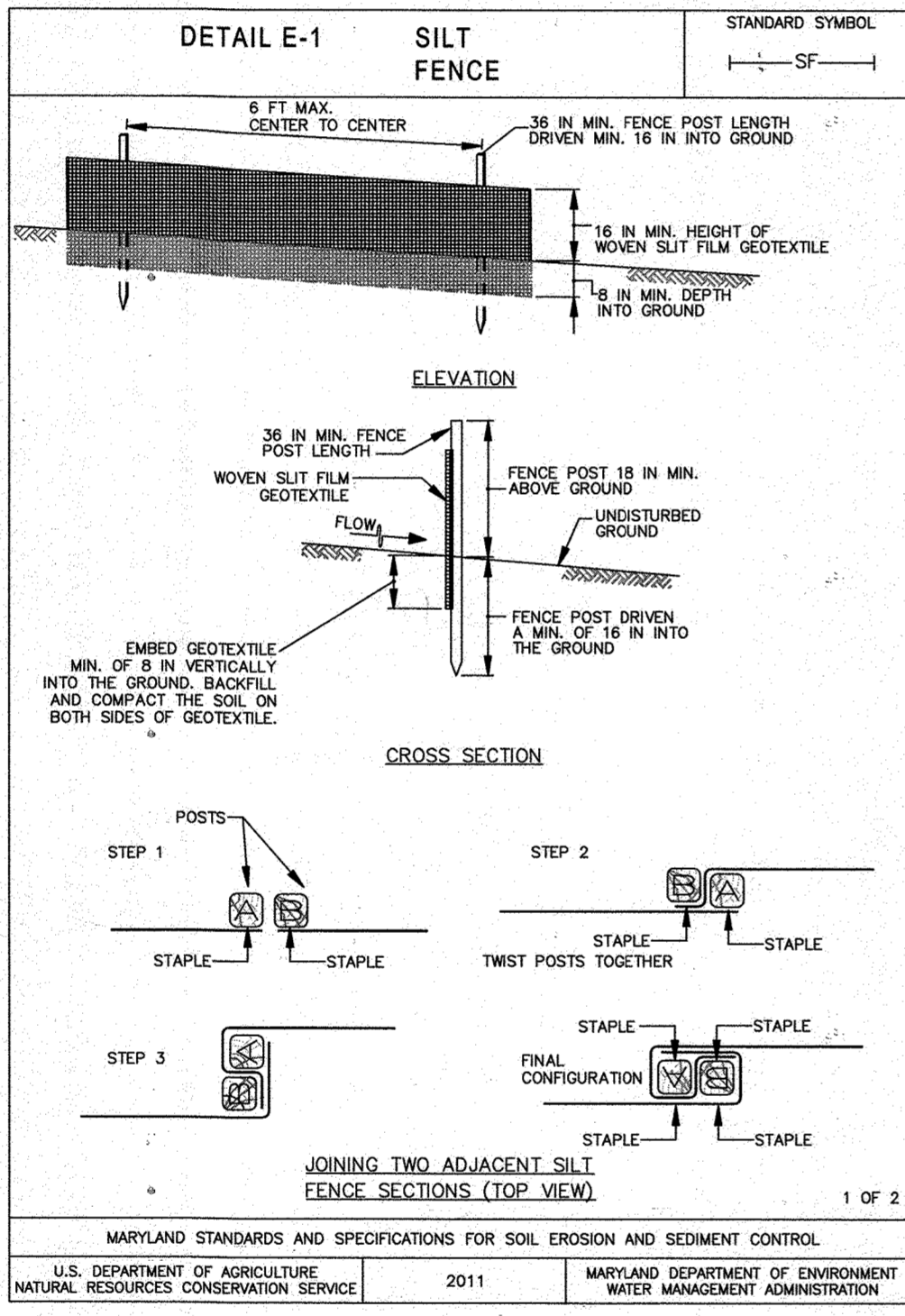
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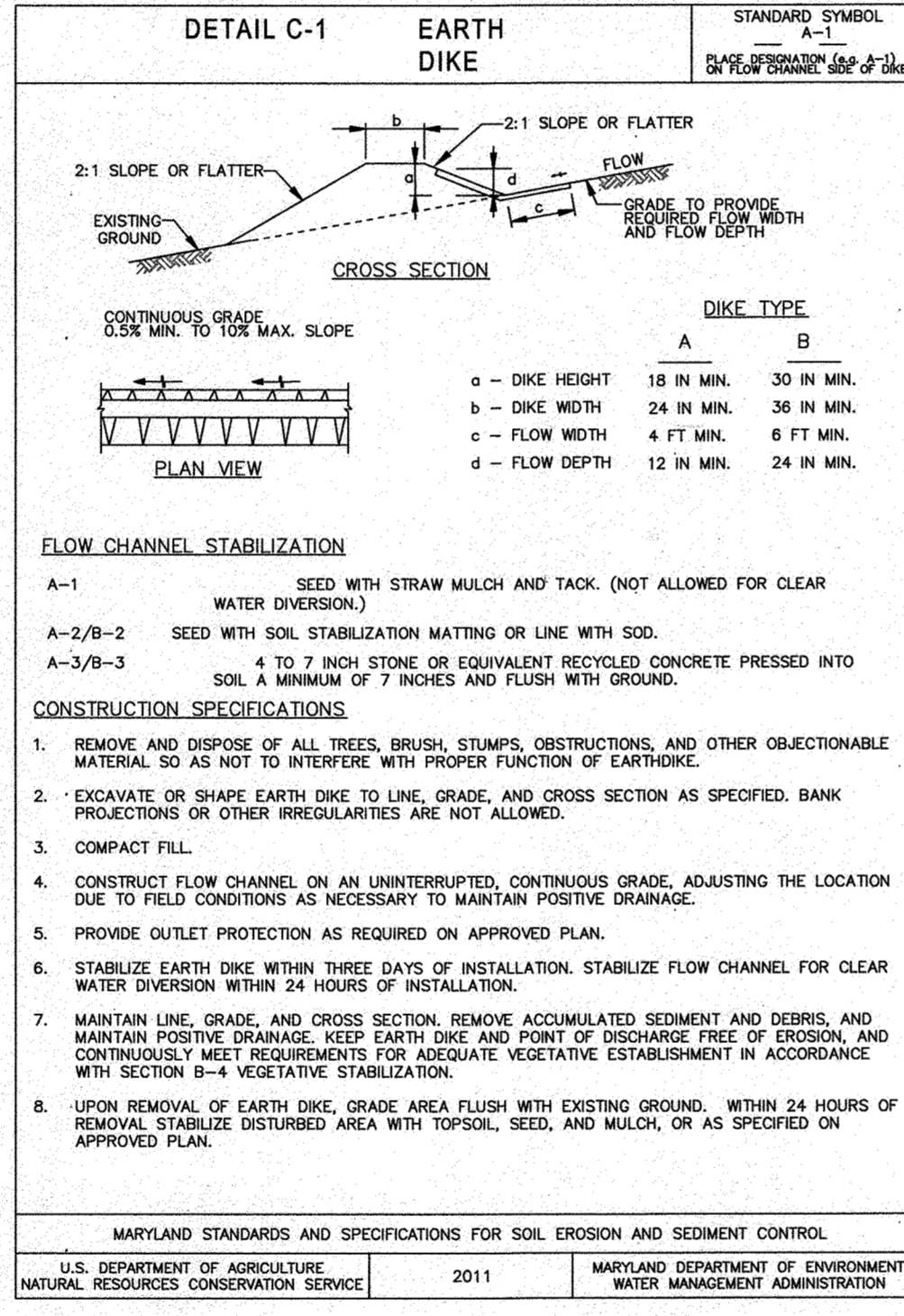
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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



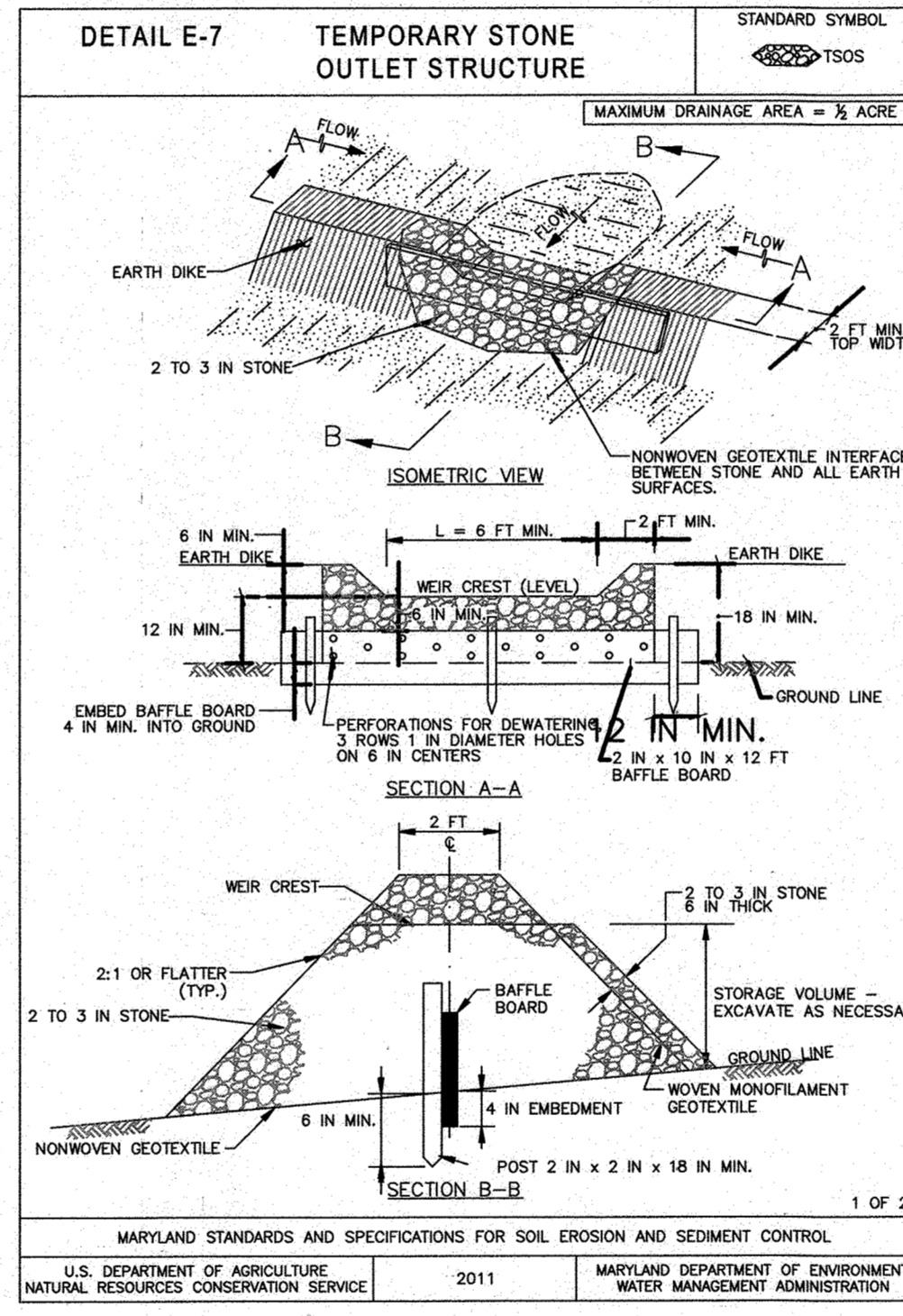
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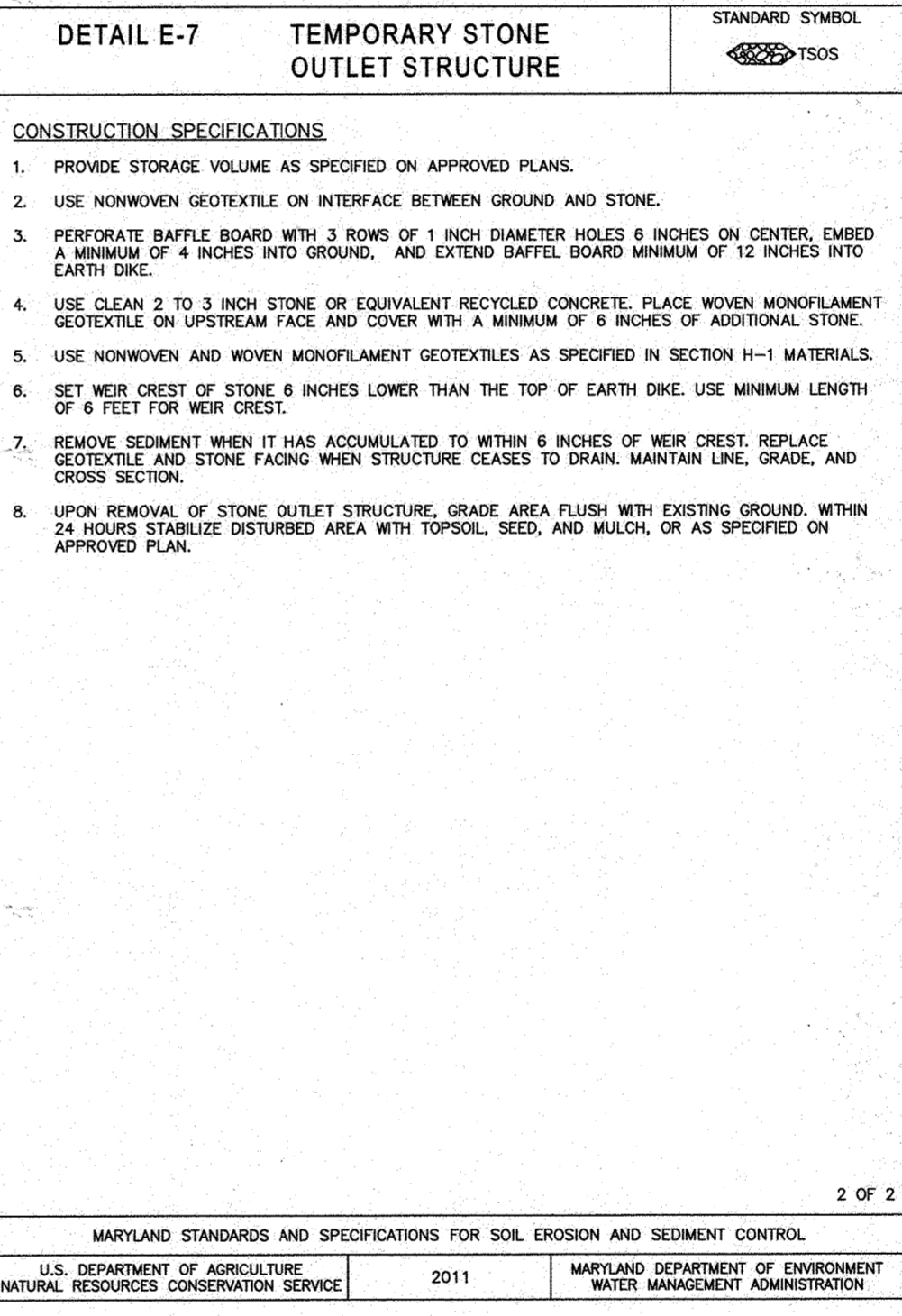
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U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Cl Malaga 12/19/17
 ENGINEER DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 12/19/17
 DEVELOPER DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

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. 21443 Expiration Date: 12-21-22
 AS-BUILT 8-29-22

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. 21443 Expiration Date: 12-21-22

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21104
 (P) 410-485-8105 (F) 410-485-8844
 WWW.BE-ENGINEERING.COM

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

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

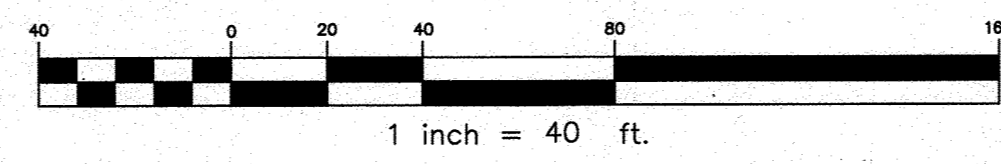
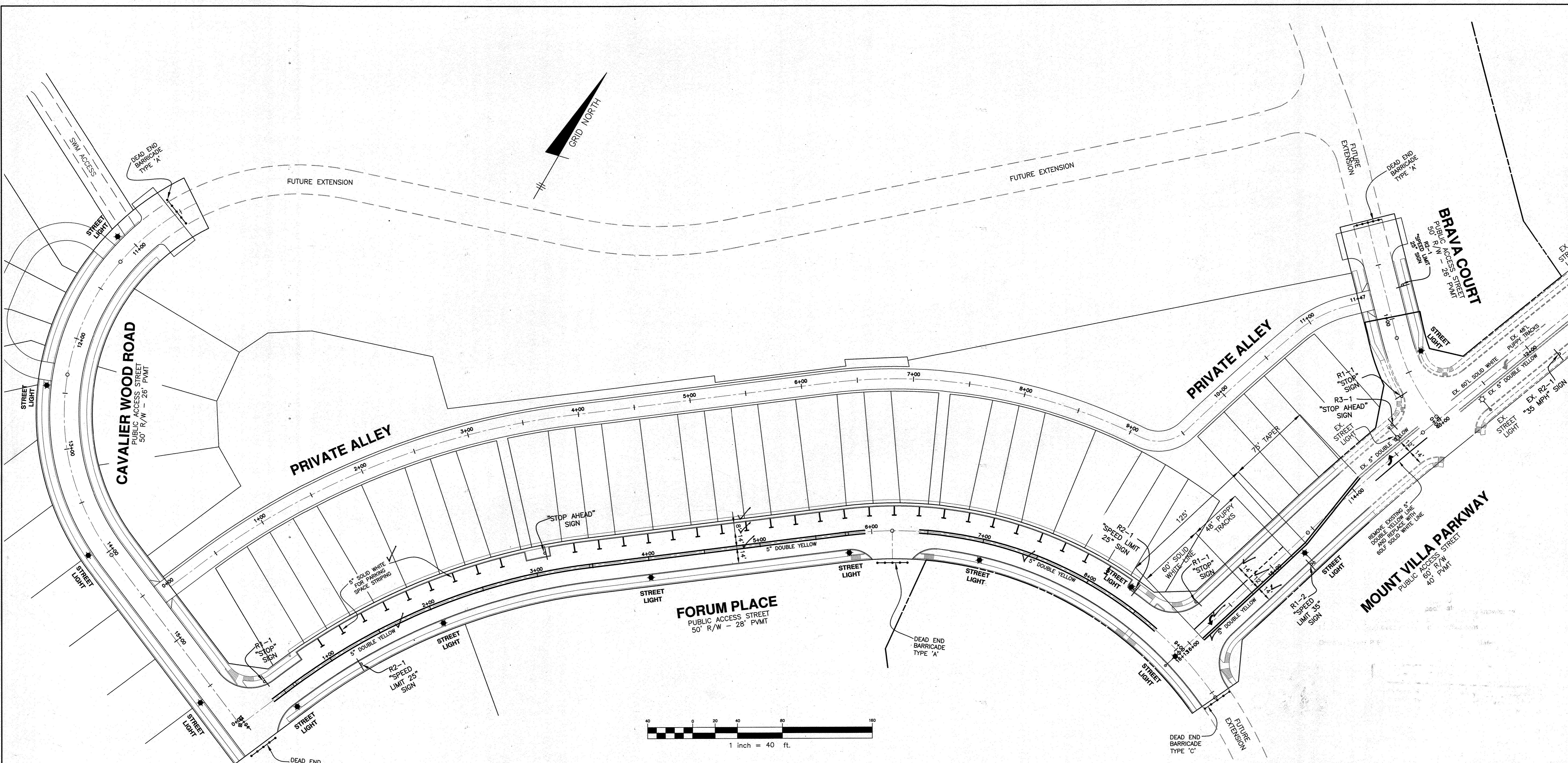
CAPERTON VILLAGE AT TURF VALLEY
 PHASE I
 LOTS 1-50; OPEN SPACE LOTS 51-54;
 BUILDABLE BULK PARCELS 'A' AND 'B';
 AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

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

SEDIMENT AND EROSION CONTROL DETAILS

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 18 OF 21

DESIGN: DBT DRAFT: DBT



APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature] 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/11/18
 CHIEF, DIVISION OF ROAD DEVELOPMENT

1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE:
 PARKING SPACE MARKINGS WITHIN FORUM PLACE SHALL BE INSTALLED USING PRE-FORMED HEAT APPLIED THERMO OF LIQUID THERMOPLASTIC (5" WHITE). TRAFFIC ENGINEERING SHALL LAYOUT OUT IN THE FIELD.

PUBLIC STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	DESCRIPTION
★	MOUNT VILLA PARKWAY: 14+70 LEFT FORUM PLACE: 9+04 RIGHT	LED-150 COBRA FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 6' ARM.
★	FORUM PLACE: 0+50 RIGHT FORUM PLACE: 2+05 RIGHT FORUM PLACE: 4+00 RIGHT FORUM PLACE: 5+75 RIGHT FORUM PLACE: 7+00 RIGHT FORUM PLACE: 8+35 LEFT	LED-100 COLONIAL POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
★	CAVALIER WOOD ROAD: 11+07 RIGHT CAVALIER WOOD ROAD: 12+45 RIGHT CAVALIER WOOD ROAD: 13+90 RIGHT CAVALIER WOOD ROAD: 15+60 RIGHT BRAVA COURT: 0+65 RIGHT	



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. 21443 Expiration Date: 12-31-22

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 8-27-22

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-468-6100 (F) 410-468-6644
 WWW.BEI-CIVILENGINEERING.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. 22190 Expiration Date: 6-30-2019.

CAPERTON VILLAGE AT TURF VALLEY
 PHASE I
 LOTS 1-50; OPEN SPACE LOTS 51-54;
 BUILDABLE BULK PARCELS 'A' AND 'B';
 AND NON-BUILDABLE BULK PARCELS 'C' AND 'D'

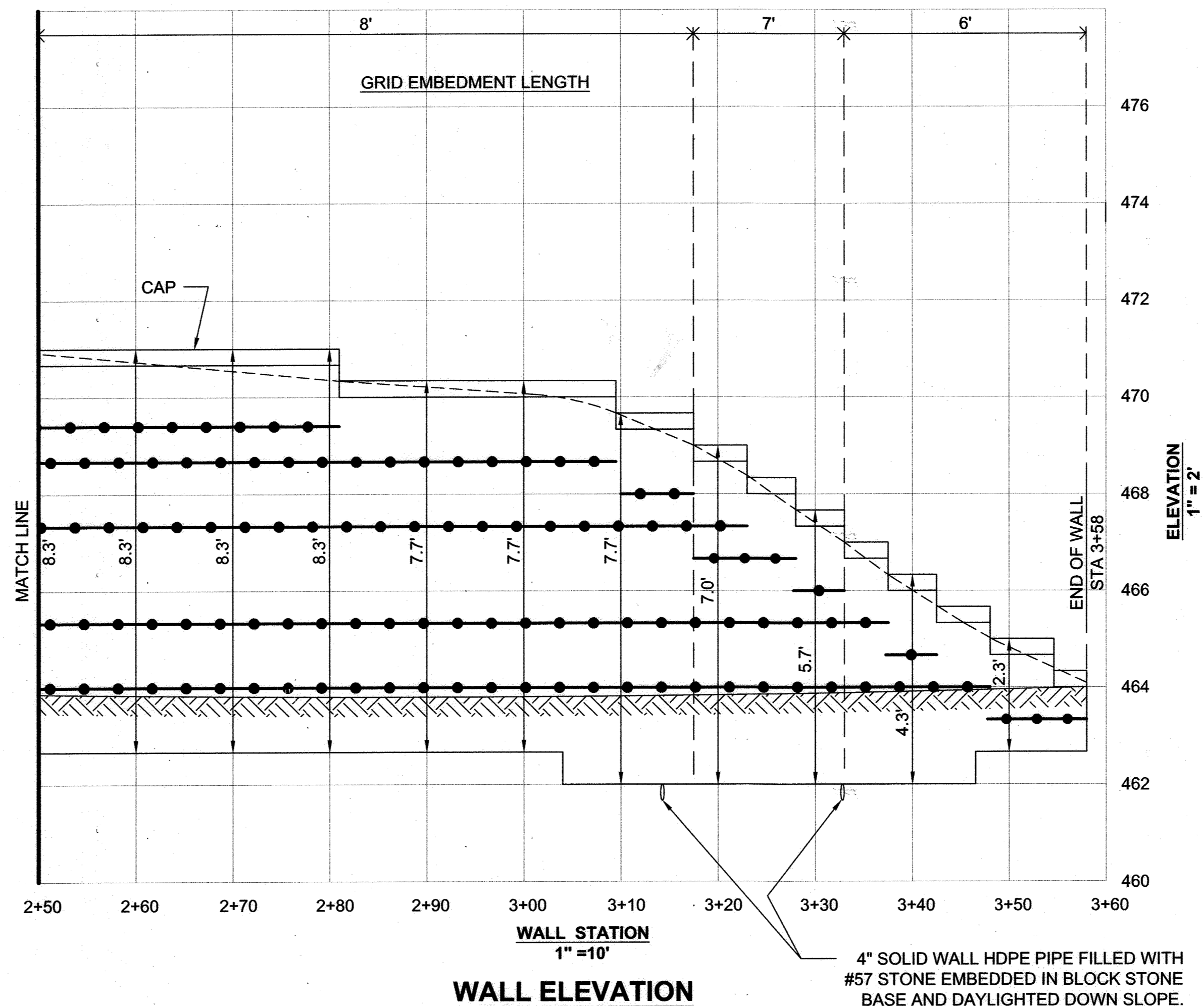
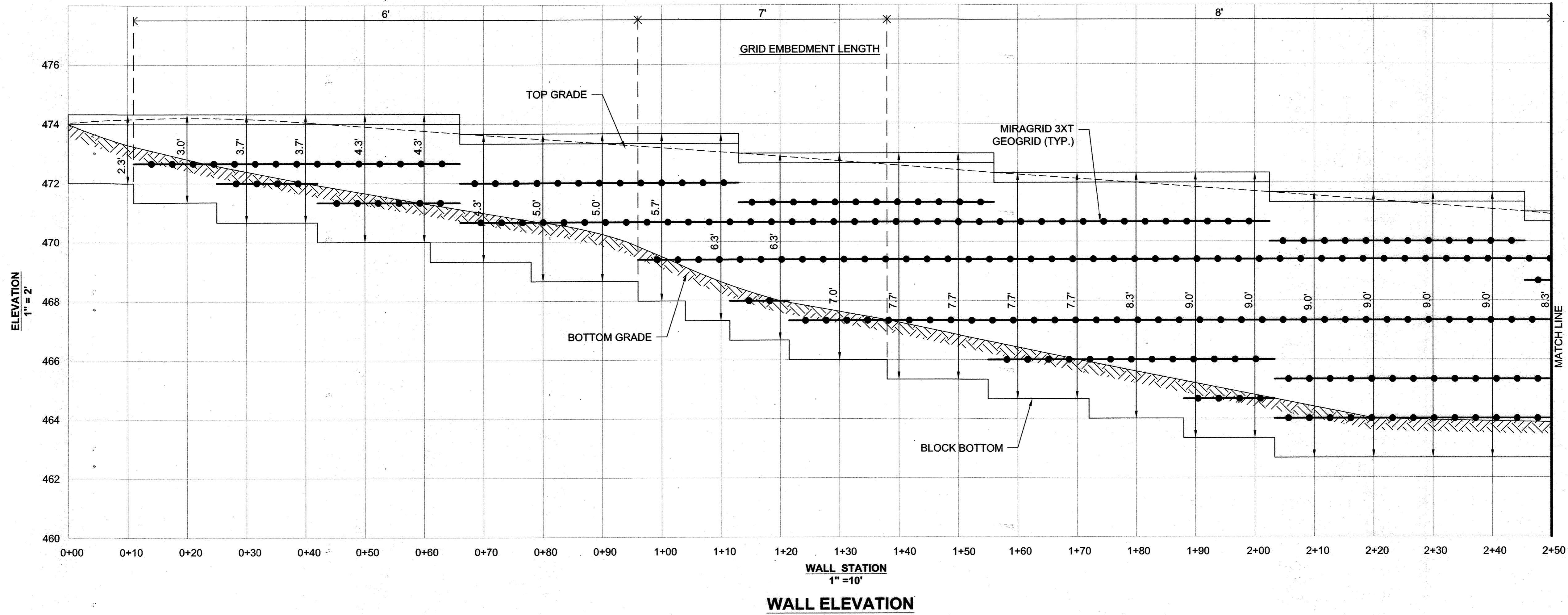
TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
 ZONED: PGCC

STREET LIGHT, SIGNAGE AND STRIPING PLAN

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

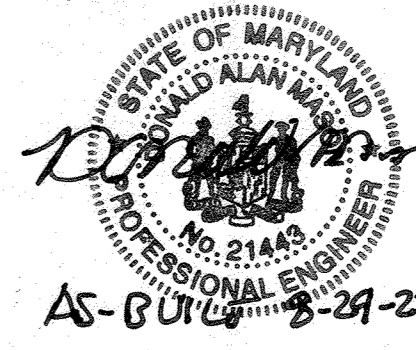
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
 410-825-8400

DATE: DECEMBER 1, 2017 BEI PROJECT NO. 2757
 SCALE: AS SHOWN SHEET 19 OF 21



4" SOLID WALL HDPE PIPE FILLED WITH #57 STONE EMBEDDED IN BLOCK STONE BASE AND DAYLIGHTED DOWN SLOPE.

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



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. 21443, Expiration Date: 12-21-22

NO.	DATE	REVISION

HILLIS-CARNES ENGINEERING ASSOCIATES
 10975 Guilford Road, Suite A Annapolis Junction, Maryland
 Phone: (410) 880-4788 www.hcea.com Fax: (410) 880-4098

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE PLANS 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. 14434. EXPIRATION DATE: 05/13/19.

OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE, LUTHERVILLE, MARYLAND 21093 410-825-8400	CAPERTON VILLAGE AT TURF VALLEY PHASE I LOTS 1-50; OPEN SPACE LOTS 51-53; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCEL 'C'
DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE, LUTHERVILLE, MARYLAND 21093 410-825-8400	TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8 ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND ZONED: PGCC
RETAINING WALL ELEVATION	
DATE: DECEMBER 2017 SCALE: AS SHOWN	HCEA PROJECT NO. 17256A SHEET 21 OF 21

APPROVED: DEPARTMENT OF PUBLIC WORKS
Melvin 1/4/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Julia 1/11/18
 CHIEF, DIVISION OF LAND DEVELOPMENT

Chad 1-9-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION