

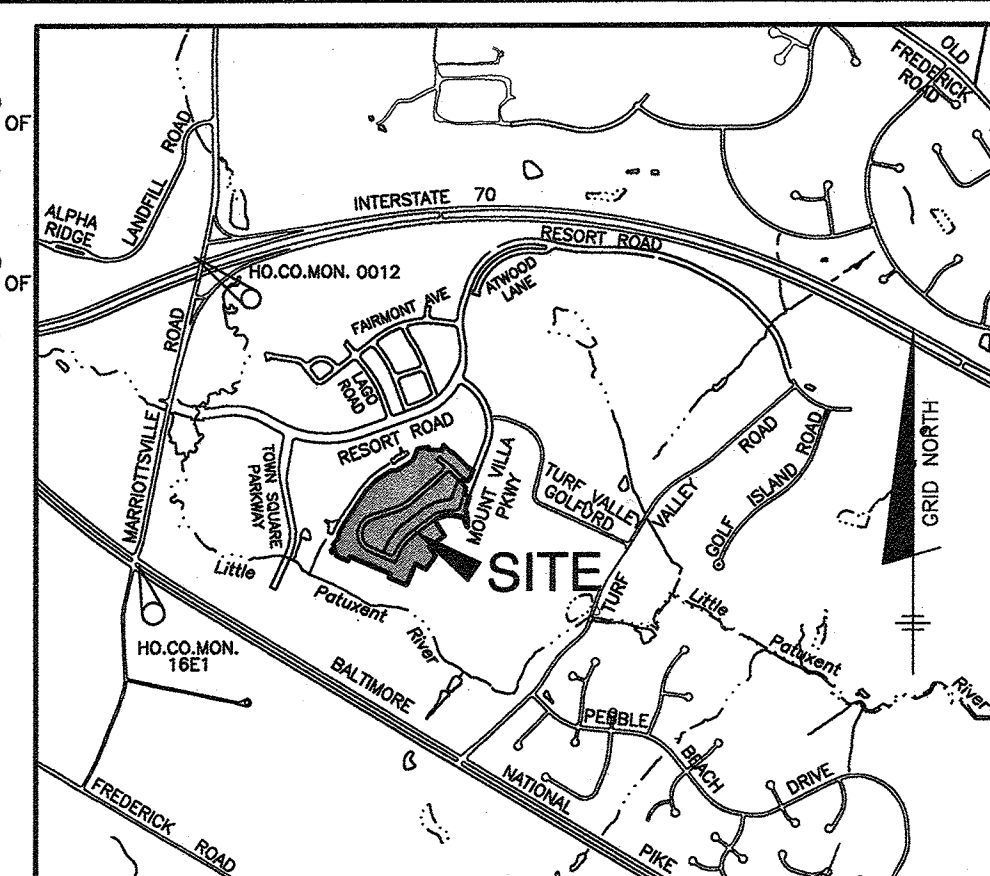
CAPERTON VILLAGE AT TURF VALLEY

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

BENCHMARKS

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

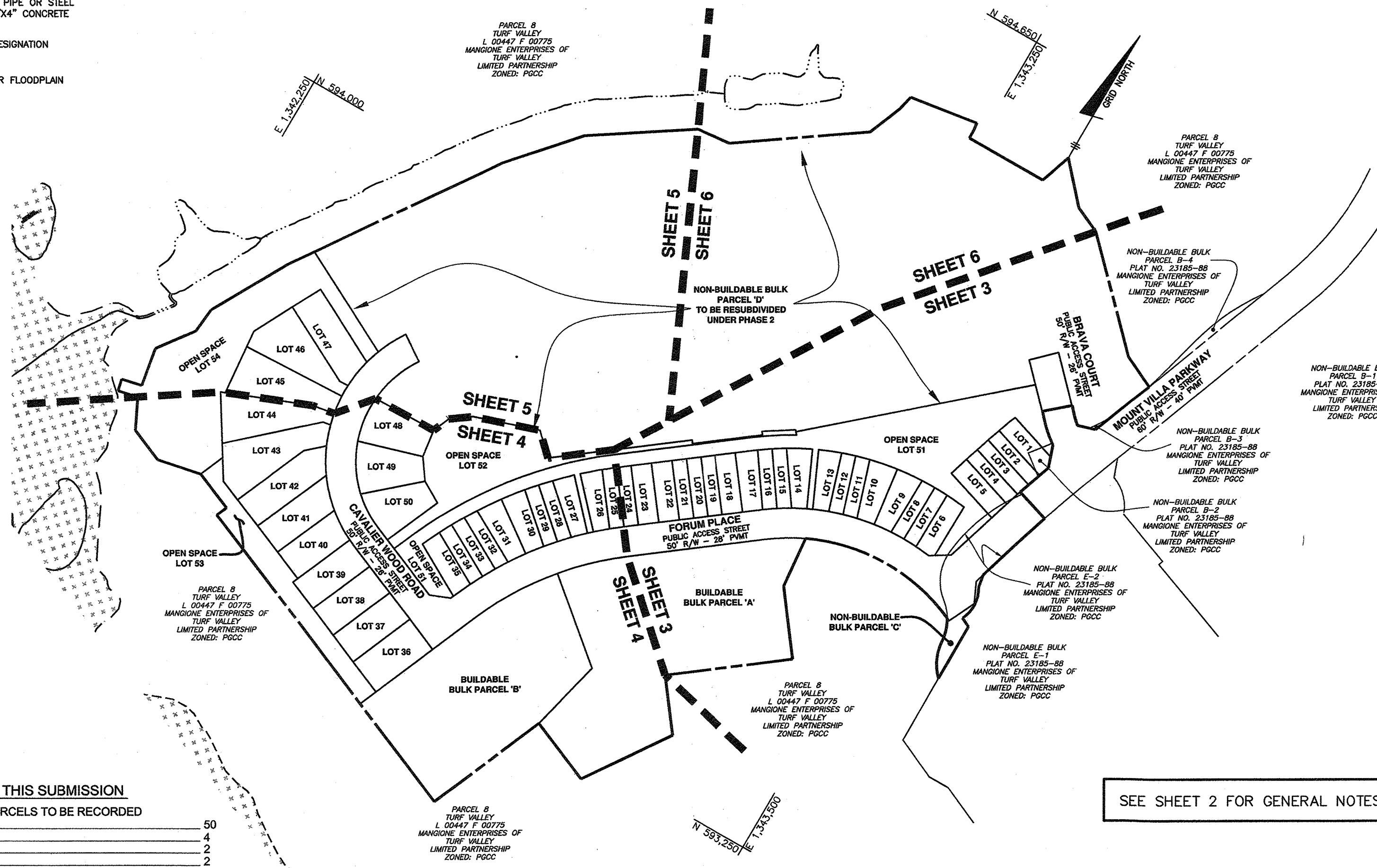


VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 19
GRID: D4

LEGEND

- LIMIT OF SUBMISSION
- PUBLIC TREE MAINTENANCE EASEMENTS
- PRIVATE EASEMENTS
- PUBLIC EASEMENTS
- BUILDING RESTRICTION LINE
- 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET
- EXISTING 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT
- COORDINATE DESIGNATION
- LIMIT OF 100YR FLOODPLAIN
- CL. STREAM



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	3.87 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 acres
Non-Credited	0.51 acres
Credited	2.91 acres*
Recreational Open Space Required	NA (PGCC)

* 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)

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	50
OPEN SPACE	4
BUILDABLE BULK PARCELS	2
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.03± AC.
OPEN SPACE	3.42± AC.
BUILDABLE BULK PARCELS	3.87± AC.
NON-BUILDABLE BULK PARCELS	12.79± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.11± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.22± AC.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.



1 inch = 100 ft.

SEE SHEET 2 FOR GENERAL NOTES

OWNER:

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 7/11/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Lou Mangione 8/16/18
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP
DATE

RECORDED AS PLAT NO. 24713 ON
4/21/18 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Hanna Rossman 9/10/18
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Ch. P. ... 9-17-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
K. ... 9-20-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7/11/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
[Signature]
WITNESS

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'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: JULY, 2018
PARCEL: p/o 8
ZONED: PGCC SHEET: 1 OF 7

F-17-101

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. 16E1 AND 0012 WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD SURVEY PERFORMED BY JOHN B. MILDENBERG IN MARCH, 2006.
- ALL AREAS SHOWN ON THIS PLAT ARE "MORE" OR "LESS".
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE **3-6-2018** ON WHICH DATE DEVELOPER AGREEMENT NUMBER F-17-101/14-4977-D WAS FILED AND ACCEPTED.
- 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.
- 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-11-00, FOR 53 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 AND 14-4978-D. THE DRAINAGE AREA IS THE LITTLE PATUXENT.
- 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 WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- 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 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 (P-3) EXTENDED DETENTION FACILITY WITH MICRO-POOL. THESE FACILITIES WERE CONSTRUCTED PRIOR TO THE MAY 4, 2017 IN ORDER TO RETAIN THEIR GRANDFATHERING STATUS. THE (P-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 WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON **3-27-2018** ID# **D18698563**
- 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.

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	N/A

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.BEI-CIVILENGINEERING.COM


GENERAL NOTES

- 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.
- RESERVATION OF PUBLIC UTILITY EASEMENTS:
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1-50, OPEN SPACE LOTS 51-54 AND BULK PARCELS A, B, C AND D, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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
- 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.
- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-86-013, S-08-001, S-11-003, SDP-13-038, F-14-096, SP-16-010, WP-13-054
- WP-13-054. A REQUEST TO WAIVE SECTIONS 16.121(c)(5) AND 16.121(c)(7) TO ALLOW OPEN SPACE LOTS TO BE CONVEYED BY THE DEVELOPER TO THE H.O.A. AFTER RECORDATION OF THE FINAL PLAT AND TO ALLOW DEPARTMENT OF PLANNING AND ZONING STAFF REVIEW AND APPROVAL OF OPEN SPACE OWNERSHIP AND MAINTENANCE DOCUMENTS FOLLOWING PLAT RECORDATION WAS APPROVED ON NOVEMBER 2, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:
1. PETITIONER SHALL REVISE GENERAL NOTES TO REFLECT APPROVAL OF THIS WAIVER AND ANY SUBSEQUENT REVISION, RESUBDIVISION OR CORRECTION PLAT SHALL INCLUDE THE STANDARD GENERAL NOTE FOR CONVEYANCE.
2. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION; ONE COPY OF THE "MASTER" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "MASTER" H.O.A.; ONE COPY OF THE "NEIGHBORHOOD" H.O.A. DECLARATION OF COVENANTS REFLECTING SUBJECTION OF THE OPEN SPACE LOTS TO THE "NEIGHBORHOOD" H.O.A.; RECORDING REFERENCES FOR THE DEEDS CONVEYING THE OPEN SPACE LOTS BY THE DEVELOPER TO THE H.O.A.
3. PETITIONER SHALL SUBMIT TO DPZ DIVISION OF LAND DEVELOPMENT WITHIN 60 DAYS OF PLAT RECORDATION A DENSITY TABULATION REFLECTING: 1) PREVIOUSLY RECORDED SUBDIVISIONS 2) RESIDENTIAL UNITS OR COMMERCIAL AREA 3) GROSS AREA REQUIRED PER SUBDISTRICT DENSITY CALCULATIONS 4) GROSS AREA PROVIDED 5) OPEN SPACE REQUIRED 6) OPEN SPACE PROVIDED 7) EXCESS GROSS AREA ELIGIBLE FOR APPLICABILITY TO FUTURE PROJECTS.
- THE FOLLOWING SYMBOLS HAVE BEEN USED FOR RIGHT-OF-WAY MARKERS:
● 3/8" PIPE OR STEEL MARKER TO BE SET
■ 4"x4" CONCRETE MONUMENT TO BE SET
○ EXISTING 3/8" PIPE OR STEEL MARKER.
□ EXISTING 4"x4" CONCRETE MONUMENT
- 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 PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED UNDER NUMBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Donald A. Mason 7/11/18
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature]
WITNESS

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'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: JULY, 2018
PARCEL: p/o 8
ZONED: PGCC SHEET: 2 OF 7

BULK REGULATIONS:
(per 3rd AMENDMENT TO THE TURF VALLEY, MULTI-USE SUBDISTRICT FDP RECORDED AS PLAT NO. 21029-21031)

PERMITTED USES : ALL USES AS PER ABOVE MENTIONED FDP
PROPOSED USE : SINGLE FAMILY ATTACHED (SFA)
SINGLE FAMILY DETACHED (SFD)
APARTMENTS (APT)

PERMITTED HEIGHT : SINGLE FAMILY ATTACHED - 34 FEET
SINGLE FAMILY DETACHED - 34 FEET
APARTMENTS - 80 FEET
OTHER - 15 FEET
ACCESSORY STRUCTURES - 15 FEET

MAXIMUM LOT COVERAGE (SFA): 60%
MAXIMUM UNITS PER STRUCTURE (SFA): 8 UNITS
MAXIMUM UNITS PER STRUCTURE (APT LESS THAN 40' IN HEIGHT): 24 UNITS
MAXIMUM UNITS PER STRUCTURE (APT 40' OR OVER IN HEIGHT): 120 UNITS
MAXIMUM BUILDING LENGTH (RESIDENTIAL): 120 FEET
MINIMUM LOT SIZE REQUIREMENTS (SFA): NONE
MINIMUM LOT SIZE REQUIREMENTS (SFD): 6,000 SF
MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE (SFA): NONE
MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE (SFD): 50 FEET

PERMITTED SETBACKS:

FROM ARTERIAL ROADS:
RESIDENTIAL STRUCTURES _____ 50 FEET
ACCESSORY USES _____ 30 FEET
PARKING _____ 25 FEET

FROM COLLECTOR ROADS AND LOCAL STREETS:
RESIDENTIAL STRUCTURES _____ 30 FEET FROM A 60' ROW
RESIDENTIAL STRUCTURES _____ 20 FEET FROM A 50' ROW
ACCESSORY USES _____ 10 FEET

FROM NON-PGCC ADJACENT PROPERTIES:
RESIDENTIAL DISTRICTS _____ 75 FEET
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
RESIDENTIAL REAR _____ 20 FEET

MINIMUM DISTANCE BETWEEN ATTACHED DWELLING UNITS AND APTS:
FACE TO FACE _____ 30 FEET
FACE TO SIDE/REAR TO SIDE _____ 30 FEET
SIDE TO SIDE _____ 15 FEET
REAR TO REAR _____ 60 FEET
REAR TO FACE _____ 100 FEET


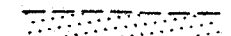
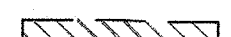






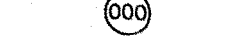
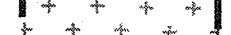
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

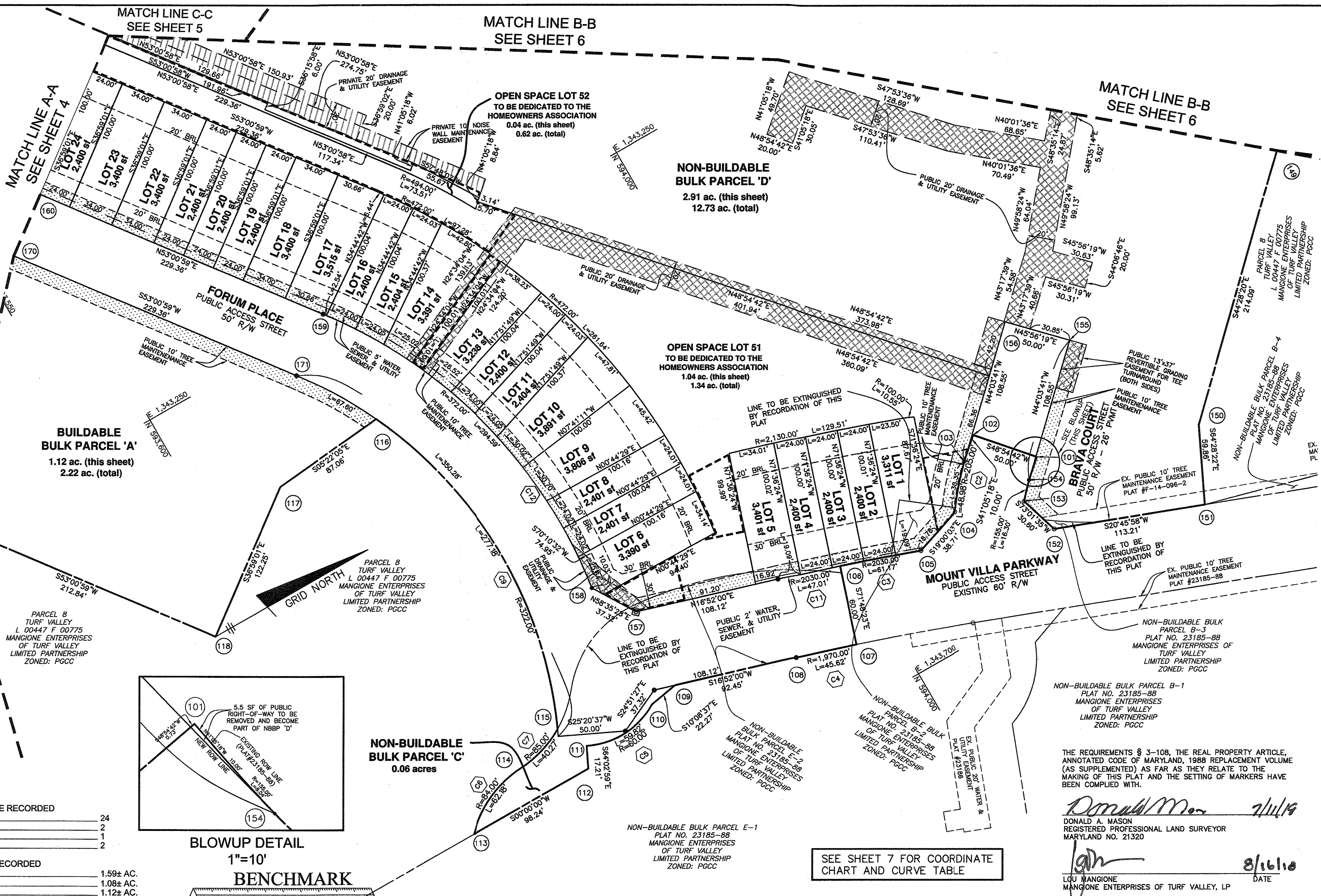
Donald A. Mason 7/11/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Lou Mangione 8/16/18
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP DATE

RECORDED AS PLAT NO. 24764 ON 9/28/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

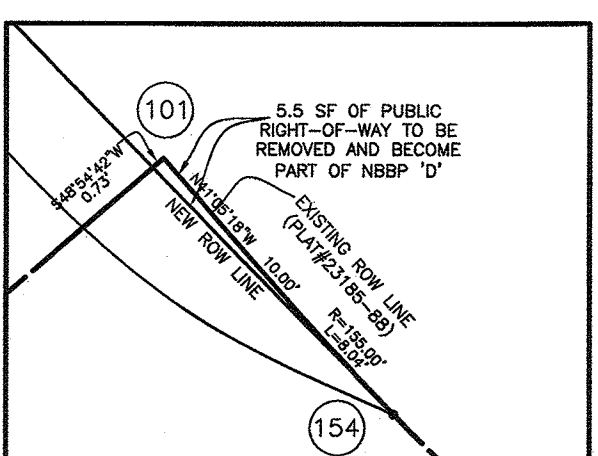
LEGEND

-  LIMIT OF SUBMISSION
-  PUBLIC TREE MAINTENANCE EASEMENTS
-  PRIVATE EASEMENTS
-  PUBLIC EASEMENTS
-  NON-CREDITED OPEN SPACE
-  BRL
-  BUILDING RESTRICTION LINE
-  3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET
-  EXISTING 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT
-  COORDINATE DESIGNATION
-  LIMIT OF 100YR FLOODPLAIN



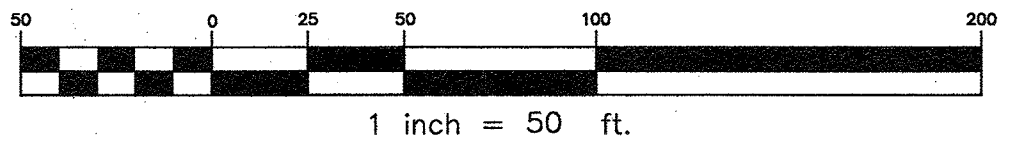
TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	24
BUILDABLE	2
OPEN SPACE	2
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.59± AC.
OPEN SPACE	1.08± AC.
BUILDABLE BULK PARCELS	1.12± AC.
NON-BUILDABLE BULK PARCELS	2.97± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.06± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.82± AC.



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.BEI-CIVILENGINEERING.COM



SEE SHEET 7 FOR COORDINATE CHART AND CURVE TABLE

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 7/1/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Lou Mangione 8/16/18
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 9/10/18
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


Chief, Development Engineering Division 9.17.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 9-20-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN NUMBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7/1/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

Lou Mangione
WITNESS

RECORDED AS PLAT NO. 24765 ON 9/28/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'

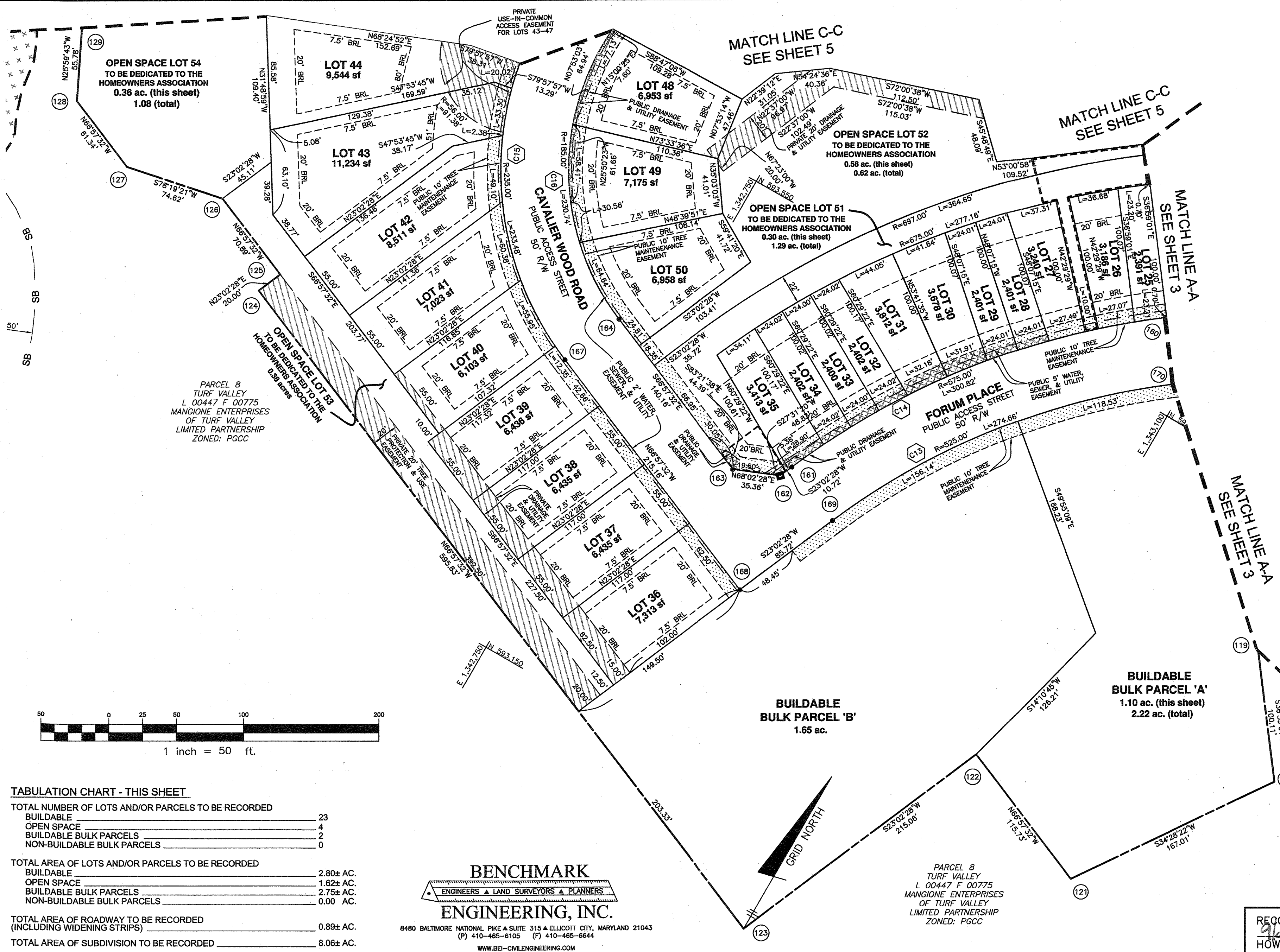
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16
GRID: 19
PARCEL: p/o 8
ZONED: PGCC

SCALE: AS SHOWN
DATE: JULY, 2018
SHEET: 3 OF 7

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

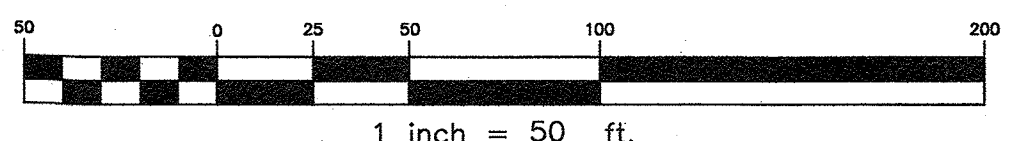
Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP
DATE



LEGEND

- LIMIT OF SUBMISSION
- [Pattern] PUBLIC TREE MAINTENANCE EASEMENTS
- [Pattern] PRIVATE EASEMENTS
- [Pattern] PUBLIC EASEMENTS
- [Pattern] NON-CREDITED OPEN SPACE
- - - - - BUILDING RESTRICTION LINE
- BRL 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET
- o 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT
- (000) COORDINATE DESIGNATION
- [Pattern] LIMIT OF 100YR FLOODPLAIN
- CL STREAM
- SB STREAM BUFFER

SEE SHEET 7 FOR COORDINATE CHART AND CURVE TABLE



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	23
OPEN SPACE	4
BUILDABLE BULK PARCELS	2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.80± AC.
OPEN SPACE	1.62± AC.
BUILDABLE BULK PARCELS	2.75± AC.
NON-BUILDABLE BULK PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.89± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.06± AC.

BENCHMARK ENGINEERING, INC.
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(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer DATE 9/19/18
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division DATE 9-17-18
Director DATE 9-20-18

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason DATE 9/19/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

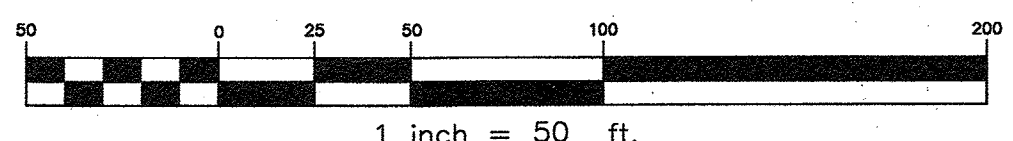
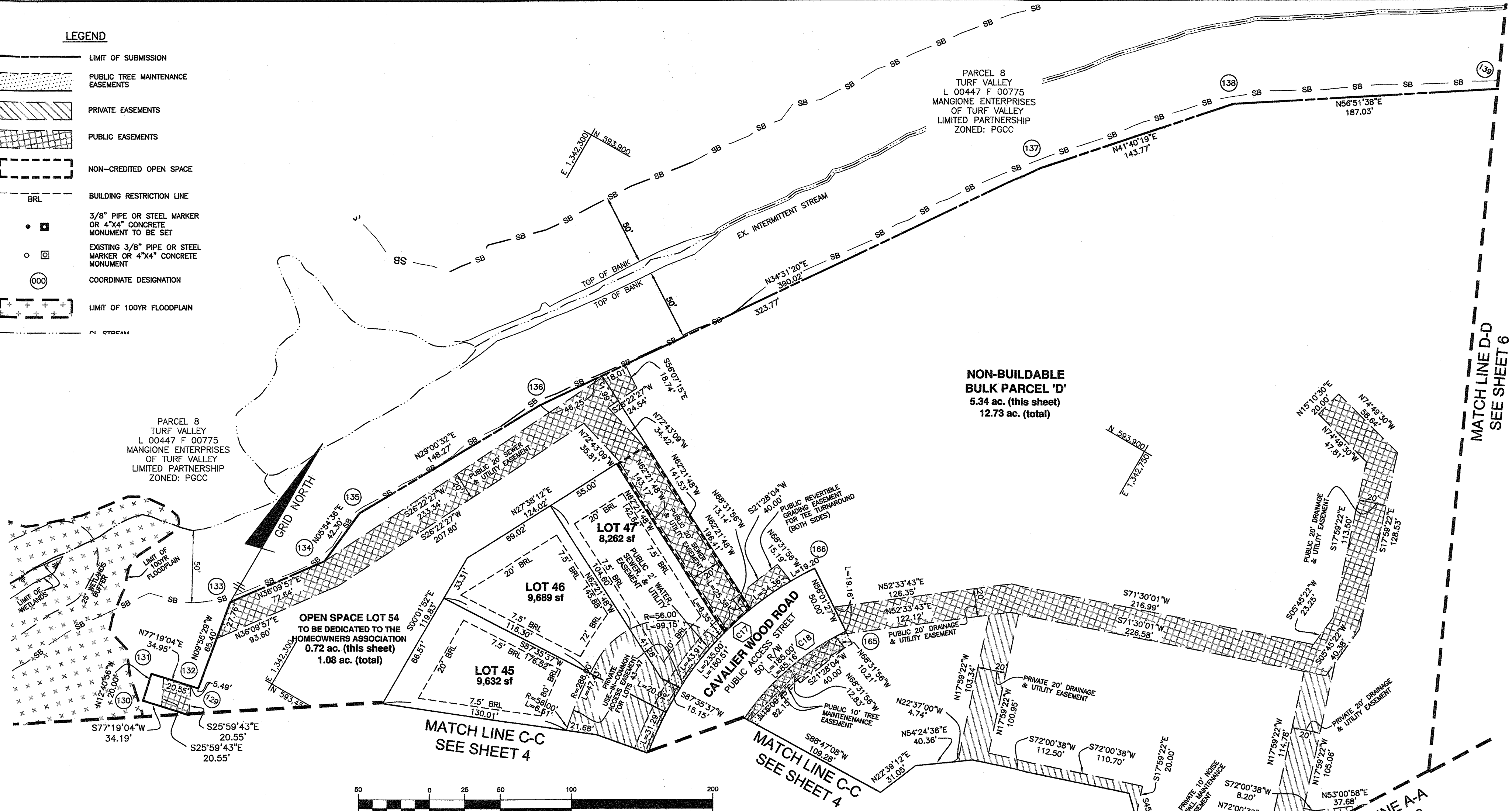
OWNER'S CERTIFICATE
"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 16 DAY OF August, 2018."
Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
WITNESS *[Signature]*

RECORDED AS PLAT NO. 24766 ON 9/28/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: JULY, 2018
PARCEL: p/o 8 SHEET: 4 OF 7
ZONED: PGCC

LEGEND

- LIMIT OF SUBMISSION
- PUBLIC TREE MAINTENANCE EASEMENTS
- PRIVATE EASEMENTS
- PUBLIC EASEMENTS
- NON-CREDITED OPEN SPACE
- BRL --- BUILDING RESTRICTION LINE
- 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET
- EXISTING 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT
- ○ ○ COORDINATE DESIGNATION
- LIMIT OF 100YR FLOODPLAIN
- STREAM —



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.64± AC.
OPEN SPACE	0.72± AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	5.34± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.16± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.86± AC.

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE 8/16/18

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

SEE SHEET 7 FOR COORDINATE CHART AND CURVE TABLE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman 9/14/18
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clark 9-17-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schulz 9-20-18
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Donald Mason 9/16/18
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

Lou Mangione
 LOU MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
 WITNESS

RECORDED AS PLAT NO. 24767 ON 9/28/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19 DATE: JULY, 2018
 PARCEL: p/o 8 SHEET: 5 OF 7
 ZONED: PGCC

LEGEND

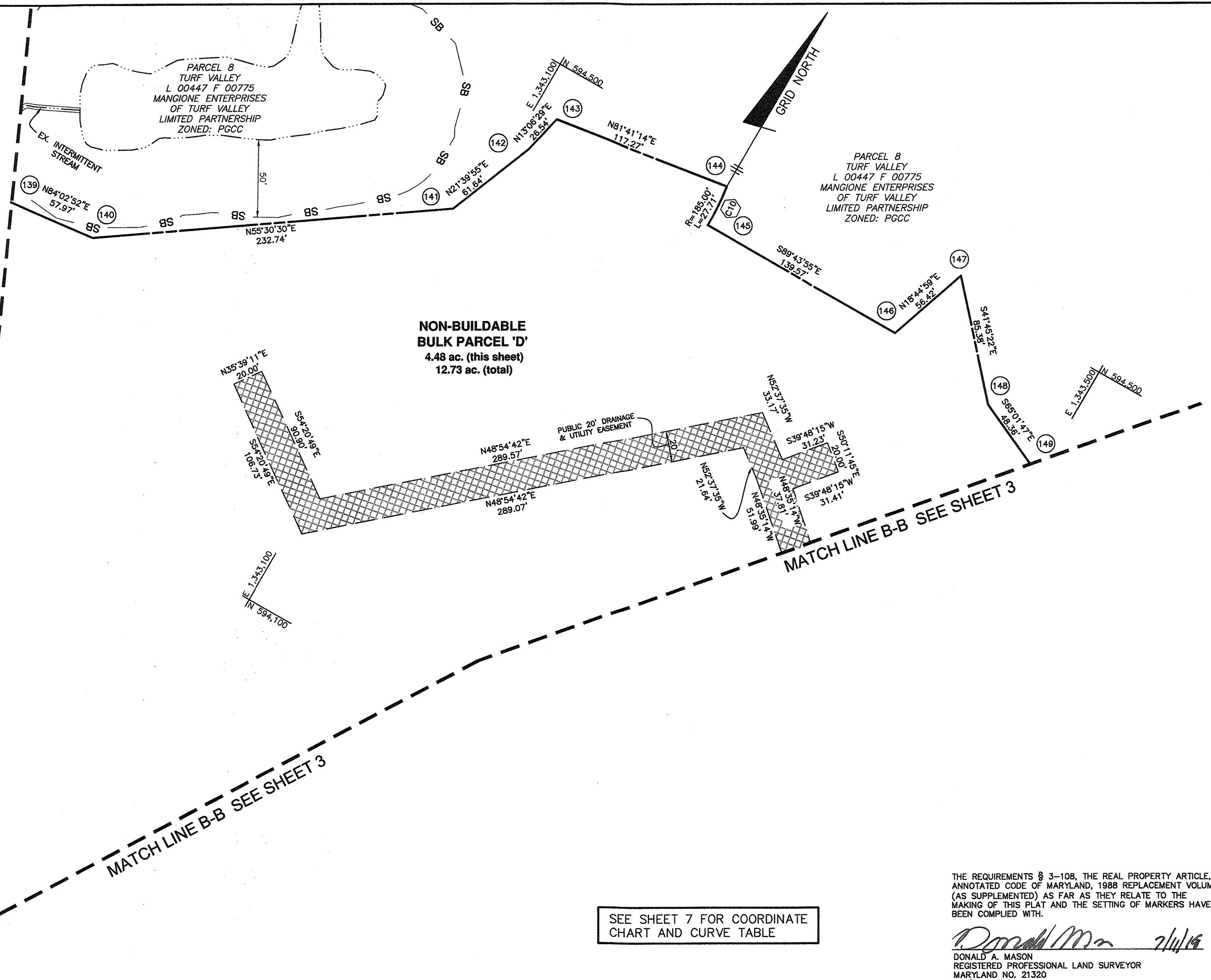
- LIMIT OF SUBMISSION
- PUBLIC TREE MAINTENANCE EASEMENTS
- PRIVATE EASEMENTS
- PUBLIC EASEMENTS
- - - - - NON-CREDITED OPEN SPACE
- - - - - BRL BUILDING RESTRICTION LINE
- 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT TO BE SET
- EXISTING 3/8" PIPE OR STEEL MARKER OR 4"x4" CONCRETE MONUMENT
- COORDINATE DESIGNATION
- LIMIT OF 100YR FLOODPLAIN
- - - - - CL STREAM
- - - - - SB STREAM BUFFER

TABULATION CHART - THIS SHEET

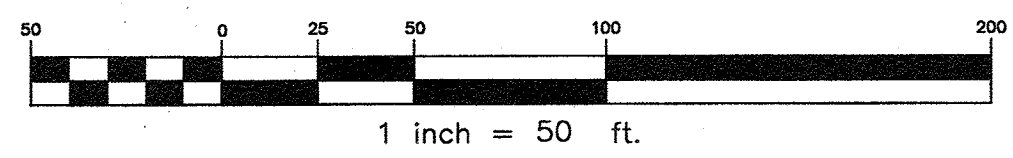
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
BUILDABLE BULK PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	4.48± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	4.48± AC.

MATCH LINE D-D SEE SHEET 5

MATCH LINE B-B SEE SHEET 3



BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



SEE SHEET 7 FOR COORDINATE CHART AND CURVE TABLE

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
Donald A. Mason 7/16/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

LOU Mangione 8/16/18
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP
DATE

RECORDED AS PLAT NO. 24763 ON 9/28/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William for Maria Roseman 9/16/18
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clunker 9-17-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate Sandwick 9-20-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN NUMBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE IMPROVEMENT OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, ARTICLE 3-108, AS AMENDED.

Donald A. Mason 7/16/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

LOU Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Witness Signature]
WITNESS

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'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: JULY, 2018
PARCEL: p/o 8 SHEET: 6 OF 7
ZONED: PGCC

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594157.2444	1343603.1203
102	594124.3832	1343565.4354
103	594111.1290	1343577.1857
104	594084.1062	1343608.2846
105	594047.5086	1343620.8868
106	593989.6973	1343600.9165
107	593970.9635	1343657.9169
108	593927.4594	1343644.1749
109	593838.9858	1343617.3506
110	593817.0608	1343621.2733
111	593759.7461	1343623.8882
112	593752.2156	1343639.3619
113	593653.9721	1343639.3618
114	593709.1365	1343613.8688
115	593747.2612	1343602.0731
116	593745.8651	1343333.3995
117	593659.1843	1343341.5445
118	593561.5322	1343415.0871
119	593433.4925	1343245.0720
120	593353.5251	1343305.2961

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
121	593215.8406	1343210.7845
122	593261.1360	1343104.2677
123	593063.2309	1343020.0943
124	593296.4349	1342471.7942
125	593314.8393	1342479.6220
126	593342.5847	1342414.3882
127	593327.4812	1342341.3120
128	593351.4872	1342284.8700
129	593401.6267	1342260.4204
130	593394.1203	1342227.0633
131	593413.6323	1342222.6724
132	593421.3058	1342256.7721
133	593485.7299	1342245.4996
134	593544.3711	1342288.3648
135	593586.4426	1342292.7198
136	593716.1125	1342364.6236
137	594037.4522	1342585.6572
138	594144.8459	1342681.2476
139	594247.0887	1342837.8516
140	594253.0998	1342895.5059

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
141	594384.8957	1343087.3293
142	594442.1767	1343110.0839
143	594468.0292	1343116.1039
144	594484.9830	1343232.1374
145	594457.3712	1343234.0791
146	594456.7184	1343373.6503
147	594510.1402	1343391.7843
148	594446.4500	1343448.6424
149	594426.0355	1343492.4806
150	594273.2663	1343642.4616
151	594247.4722	1343696.4741
152	594141.6215	1343656.3366
153	594132.6872	1343627.0659
154	594143.7854	1343615.1333
155	594221.7910	1343539.6422
156	594187.0195	1343503.7125
157	593841.3957	1343555.3842
158	593821.9478	1343523.5346
159	593751.0850	1343245.4662
160	593613.1041	1343062.2509

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
161	593378.8403	1342879.0349
162	593368.9736	1342874.8384
163	593355.7528	1342842.0480
164	593410.6102	1342713.0696
165	593684.2377	1342632.0615
166	593712.1799	1342590.5978
167	593364.5989	1342693.5000
168	593280.3872	1342891.4953
169	593359.2707	1342925.0461
170	593573.1637	1343092.3303
171	593711.1446	1343275.5456

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	205.00'	48.98'	13°41'25"	24.61'	N47°56'01"W	48.87'
C3	2030.00'	61.17'	1°43'35"	30.59'	S19°03'25"W	61.16'
C4	1970.00'	45.62'	1°19'37"	22.81'	S17°31'49"W	45.62'
C5	60.00'	59.82'	57°07'31"	32.66'	N02°36'44"W	57.37'
C6	84.00'	62.18'	42°24'45"	32.59'	S24°48'11"E	60.77'
C7	85.00'	40.27'	27°08'39"	20.52'	N17°10'07"W	39.89'
C9	322.00'	277.18'	49°19'11"	147.83'	S89°42'15"W	288.70'
C10	185.00'	27.71'	8°34'51"	13.88'	N04°01'21"W	27.68'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C11	2030.00'	47.01'	1°19'37"	23.51'	S17°31'49"W	47.01'
C12	372.00'	294.59'	45°22'25"	155.51'	S75°42'11"W	286.96'
C13	525.00'	274.66'	29°58'31"	140.55'	S38°01'43"W	271.54'
C14	575.00'	300.82'	29°58'31"	153.94'	S38°01'43"W	297.40'
C15	235.00'	233.48'	56°55'29"	127.39'	S38°29'48"E	223.99'
C16	185.00'	230.74'	71°27'45"	133.09'	S31°13'40"E	216.07'
C17	235.00'	180.51'	44°00'37"	94.97'	S11°58'15"W	176.10'
C18	185.00'	95.16'	29°28'20"	48.66'	S19°14'23"W	94.12'

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	N/A

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

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

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 7/11/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Lou Mangione 8/16/18
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP
DATE

RECORDED AS PLAT NO. 24769 ON 8/16/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Madison for Maurya Roman 9/10/18
HOWARD COUNTY HEALTH OFFICER 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


Cliff Edmunds 9-17-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken Shalovich 9-20-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP FROM TURF VALLEY ASSOCIATES, LP BY DEED DATED DECEMBER 20, 1978 AND RECORDED IN LIBER 920 AT FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 7/11/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16 DAY OF August, 2018."

Lou Mangione
LOU MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

[Signature]
WITNESS

**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'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: JULY, 2018
PARCEL: p/o 8
ZONED: PGCC SHEET: 7 OF 7

J:\2757 Clubhouse at Turf Valley\dwg\F-Plans\Phase 1\5015 P1.dwg, 7/10/2018 8:36:28 AM