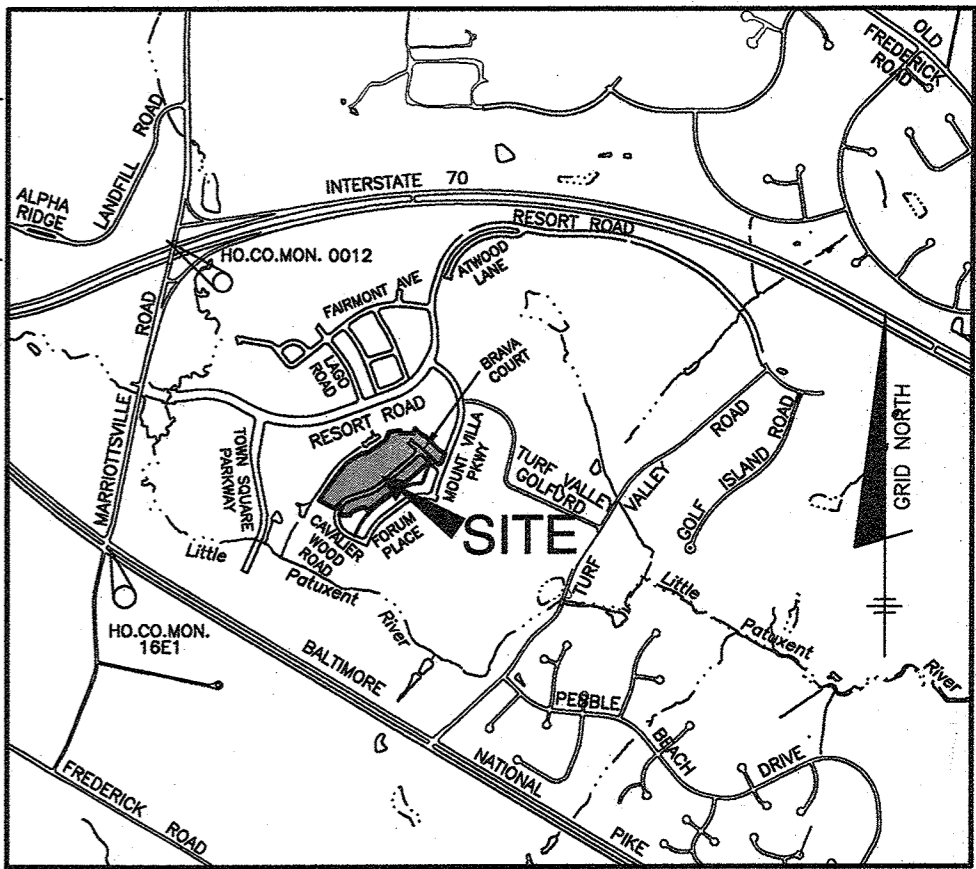
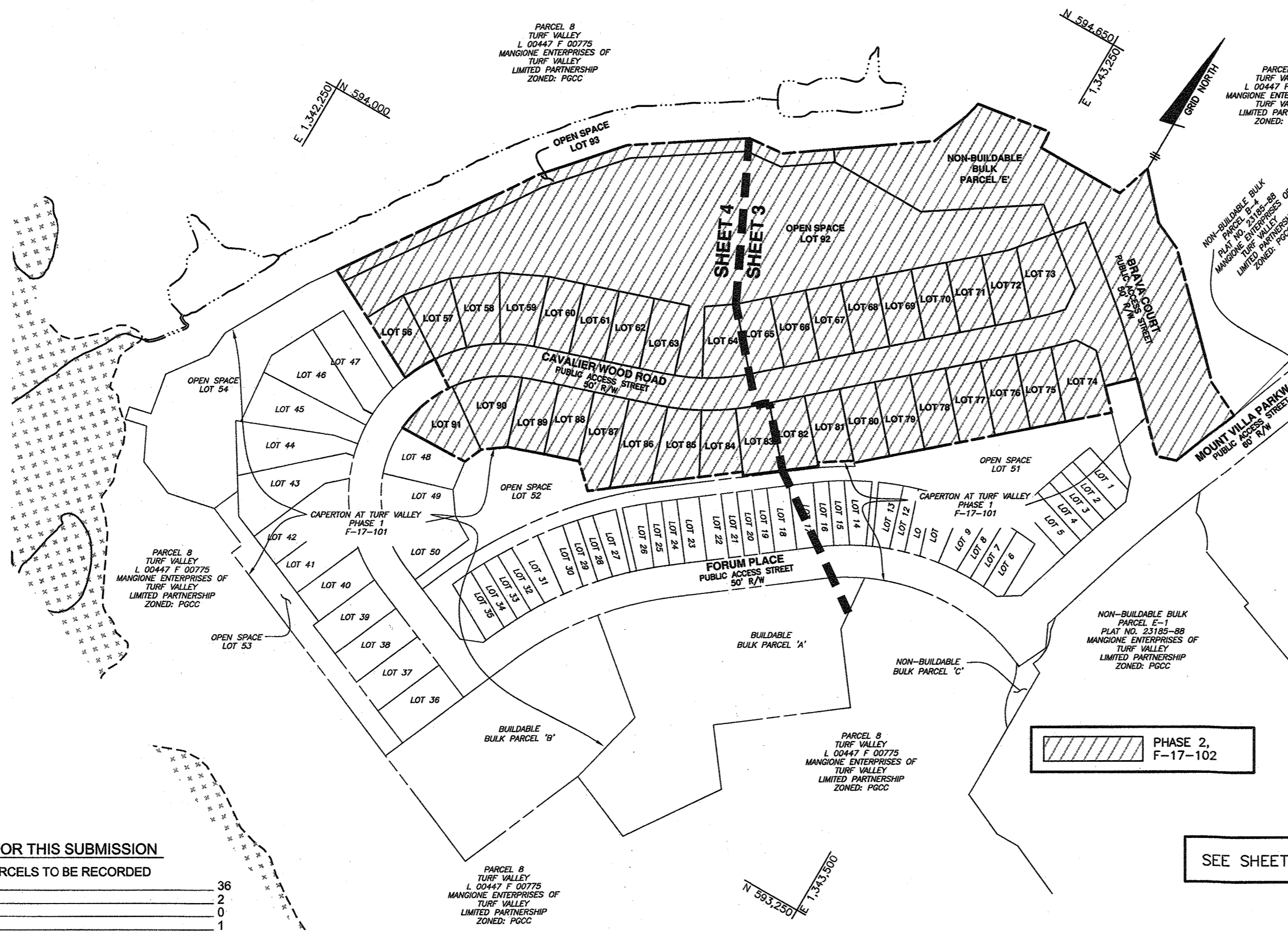


BENCHMARKS
NAD'83 HORIZONTAL
 HO. CO. #16E1 (AKA: 3438001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 593250.960' E 1340192.70'
 ELEVATION: 463.981'
 HO. CO. #0012 (AKA: 3439001)
 STAMPED BRASS DISK SET ON TOP OF
 A 3ft DEEP COLUMN OF CONCRETE.
 N 596502.780' E 1340864.37'
 ELEVATION: 486.298'



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



Site Analysis Data Chart			
Zoned: PGCC	Phase 1 (F-17-101)	Phase 2 (F-17-102)	Total
Gross Area	27.22 acres	12.73 acres *	27.22 acres
100yr Floodplain	0.00 acres	0.00 acres	0.00 acres
Steep Slopes 25% or >(outside floodplain)	0.00 acres	0.00 acres	0.00 acres
Net Area	27.22 acres	12.73 acres	27.22 acres
Number of Proposed Units:			
Single Family Detached:	15	36	51
Single Family Attached:	35	0	35
Apartments:	95	0	95
Total:	145	36	181
Area of Buildable Lots	5.03 acres	5.39 acres	10.42 acres
Area of Buildable Bulk Parcels	3.87 acres	0.00 acres	3.87 acres
Area of Non-Buildable Bulk Parcels	12.79 acres	2.01 acres	2.07 acres
Area of Proposed Right-of-way	2.11 acres	1.47 acres	3.58 acres
Open Space Calculations			
Area of Open Space Required (15% of gross)	4.08 acres	1.91 acres *	4.08 acres
Area of Open Space Provided	3.42 acres	3.86 acres	7.28 acres
Non-Credited	0.51 acres	0.04 acres	0.55 acres
Credited	2.91 acres	3.82 acres	6.73 acres
Recreational Open Space Required	NA (PGCC)	NA (PGCC)	NA (PGCC)

* This area is all or part of Non-Buildable Bulk Parcel 'D' established under Phase 1, F-17-101 and therefore, does not factor in "Total" column.

PURPOSE STATEMENT:
 THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'D' PREVIOUSLY RECORDED AS PLAT # 24763-69 INTO 36 BUILDABLE LOTS, 2 OPEN SPACE LOTS, AND 1 NON-BUILDABLE BULK PARCEL

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 9/6/18
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
Louis Mangione 9-7-18
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY, LP
 DATE

SEE SHEET 2 FOR GENERAL NOTES

TABULATION CHART - TOTAL FOR THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	36
OPEN SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5.39± AC.
OPEN SPACE	3.86± AC.
BUILDABLE BULK PARCELS	0.00± AC.
NON-BUILDABLE BULK PARCELS	2.01± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.47± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.73± AC.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

100 0 50 100 200 400
 1 inch = 100 ft.

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

RECORDED AS PLAT NO. 24791 ON 10/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Britton for Maana Resman 9/14/2018
 HOWARD COUNTY HEALTH OFFICER DATE
Chad Chubb 9-10-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Scott Steinhilber 10-04-18
 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 9/6/18
 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 INTO 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 7th DAY OF SEPTEMBER, 2018."
Louis Mangione
 LOUIS MANGIONE
 MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
 WITNESS

CAPERTON VILLAGE AT TURF VALLEY
PHASE 2
 LOTS 56-91; OPEN SPACE LOTS 92-93;
 AND NON-BUILDABLE BULK PARCEL 'E'
 A Resubdivision of Non-Buildable Bulk Parcel 'D' previously recorded as plat # 24763-69
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16 SCALE: AS SHOWN
 GRID: 19 DATE: AUGUST, 2018
 PARCEL: p/o 8 SHEET: 1 OF 4
 ZONED: PGCC

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS ALTERNATE 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 16.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THESE TERMS AND PROVISIONS, THEREOF, EFFECTIVE DEVELOPER AGREEMENT NUMBER F-17-102/14-4978-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 14-4978-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 AS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 131, 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.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 3-27-2018 ID# D18688563.
- THE PURPOSE OF OPEN SPACE LOT 92 IS TO ENCOMPASS THE PRIVATELY OWNED AND JOINTLY MAINTAINED STORMWATER MANAGEMENT FACILITY AND FOR USE BY THE RESIDENCES WITHIN THE SUBDIVISION. THE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF OPEN SPACE LOT 93 IS TO ENCOMPASS THE GOLF CART PATH. IT SHALL BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP.

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 56-91, OPEN SPACE LOTS 92-93 AND BULK PARCEL E, 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 DEEDS(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.
- 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, F-17-101
- 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.

BULK REGULATIONS:

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

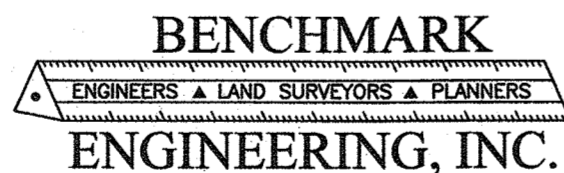
- PERMITTED USES : ALL USES AS PER ABOVE MENTIONED FDP
- PROPOSED USE : SINGLE FAMILY ATTACHED (SFA)
SINGLE FAMILY DETACHED (SFD)
APARTMENTS (APT)
- PERMITTED HEIGHT : SINGLE FAMILY ATTACHED - 34 FEET
SINGLE FAMILY DETACHED - 34 FEET
APARTMENTS - 80 FEET
OTHER - 15 FEET
ACCESSORY STRUCTURES - 15 FEET
- 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

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



8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BE-CIVLENGINEERING.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 9/6/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Louis Mangione 9-7-18
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP
DATE

RECORDED AS PLAT NO. 24792 ON 10/26/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Walter Maura Roseman 9/14/2018
HOWARD COUNTY HEALTH OFFICER DATE
H.O.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clifton 9-10-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter Maura Roseman 10-06-18
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 9/6/18
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 VALLUABLE 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 7th DAY OF SEPTEMBER, 2018."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP
WITNESS

CAPERTON VILLAGE AT TURF VALLEY

PHASE 2
LOTS 56-91; OPEN SPACE LOTS 92-93;
AND NON-BUILDABLE BULK PARCEL 'E'

A Resubdivision of Non-Buildable Bulk Parcel 'D' previously recorded as plat # 24763-69

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 16 SCALE: AS SHOWN
GRID: 19 DATE: AUGUST, 2018
PARCEL: p/o 8 SHEET: 2 OF 4
ZONED: PGCC

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	594221.7910	1343539.6422
2	594187.0195	1343503.7125
3	594156.6984	1343533.0562
4	593892.5325	1343230.1139
5	593894.8981	1343228.0511
6	593651.0641	1342896.5638
7	593684.5812	1342862.0810
8	593649.8365	1342755.0808
9	593626.3451	1342722.2564
10	593597.6943	1342710.2989
11	593595.3782	1342601.0482
13	593712.1799	1342590.5978
14	593664.7485	1342565.9631
15	593755.8565	1342391.9615
16	594037.4522	1342585.6572
17	594144.8459	1342681.2476
18	594247.0887	1342837.8516
19	594253.0998	1342895.5059
20	594384.8957	1343087.3293
21	594442.1767	1343110.0839
22	594468.0292	1343116.1039
23	594484.9830	1343232.1374
24	594457.3712	1343234.0791
25	594456.7184	1343373.6503
26	594510.1402	1343391.7843
27	594446.4500	1343448.6424

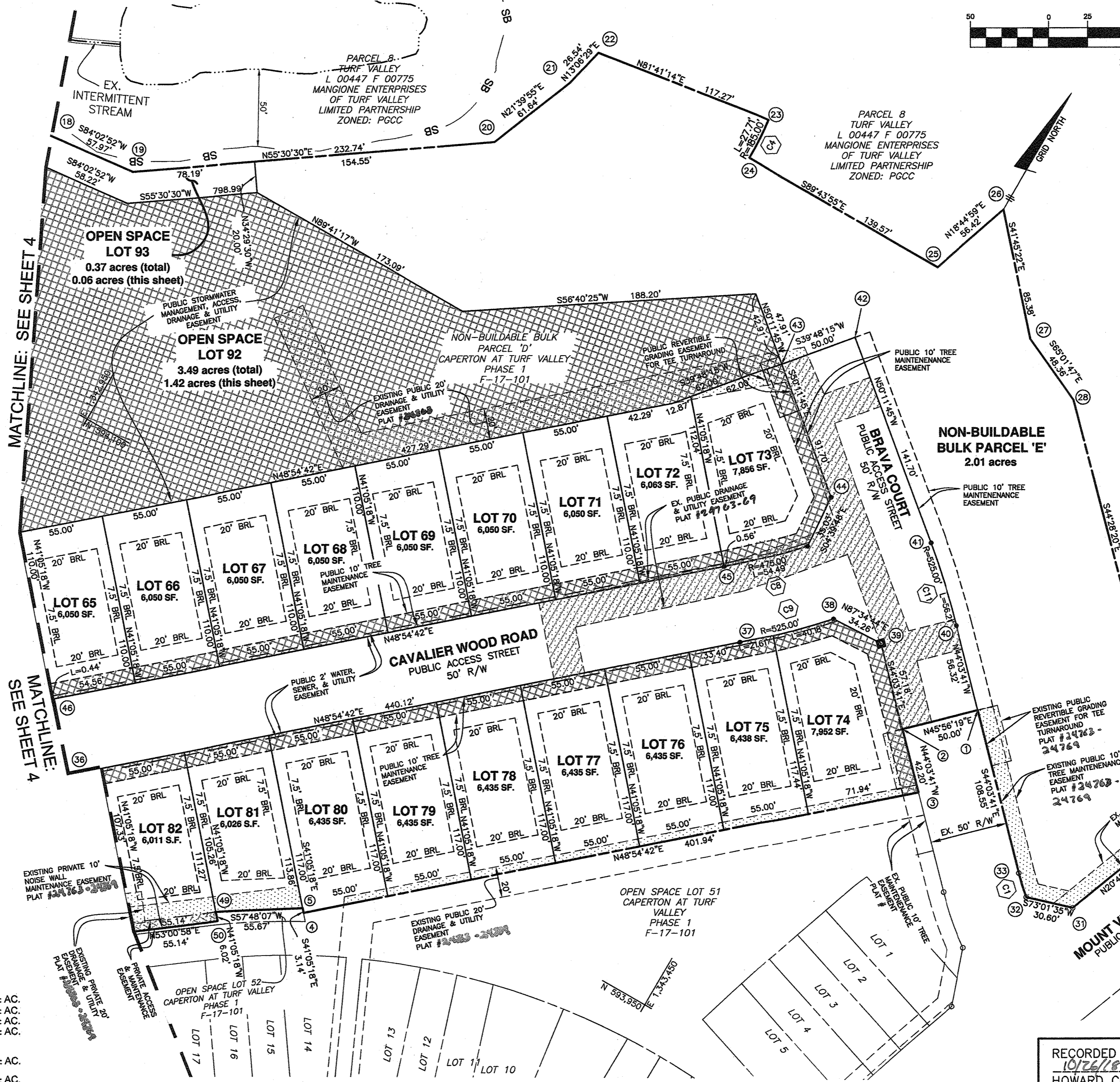
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
28	594426.0355	1343492.4806
29	594273.2663	1343642.4616
30	594247.4722	1343696.4741
31	594141.6215	1343656.3366
32	594132.6872	1343627.0659
33	594143.7854	1343615.1333
34	593756.8076	1342728.3411
35	593820.1135	1342923.2985
36	593894.1452	1343053.9416
37	594183.4018	1343385.6577
38	594226.6501	1343429.7293
39	594228.0973	1343463.9589
40	594262.2644	1343500.4735
41	594300.4885	1343459.2981
42	594391.2010	1343350.4374
43	594352.7891	1343318.4292
44	594294.0848	1343388.8780
45	594221.0866	1343352.7966
46	593931.8301	1343021.0805
47	593867.6692	1342907.8564
48	593804.3633	1342712.8990
49	593865.2352	1343180.9434
50	593852.9465	1343190.0558
51	593790.1114	1343091.1664
52	593794.9495	1343087.6170



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

LEGEND

- LIMIT OF SUBMISSION
- EXISTING EASEMENTS
- PORTION OF EXISTING EASEMENTS TO BE ABANDONED
- PUBLIC EASEMENTS
- PRIVATE EASEMENTS
- NON-CREDITED OPEN SPACE
- 20' 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
- CL STREAM
- STREAM BUFFER



BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(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 9/6/18
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
Louis Mangione 9-7-18
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY, LP

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	18
BUILDABLE	2
OPEN SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.63± AC.
BUILDABLE	1.48± AC.
OPEN SPACE	1.48± AC.
BUILDABLE BULK PARCELS	0.00± AC.
NON-BUILDABLE BULK PARCELS	2.01± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.91± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.03± AC.

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 9/6/18
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 7th DAY OF SEPTEMBER 2018."

Louis Mangione
LOUIS MANGIONE
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

CAPERTON VILLAGE AT TURF VALLEY

PHASE 2
LOTS 56-91; OPEN SPACE LOTS 92-93;
AND NON-BUILDABLE BULK PARCEL 'E'

A Resubdivision of Non-Buildable Bulk Parcel 'D' previously recorded as plat # 24763-69

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

