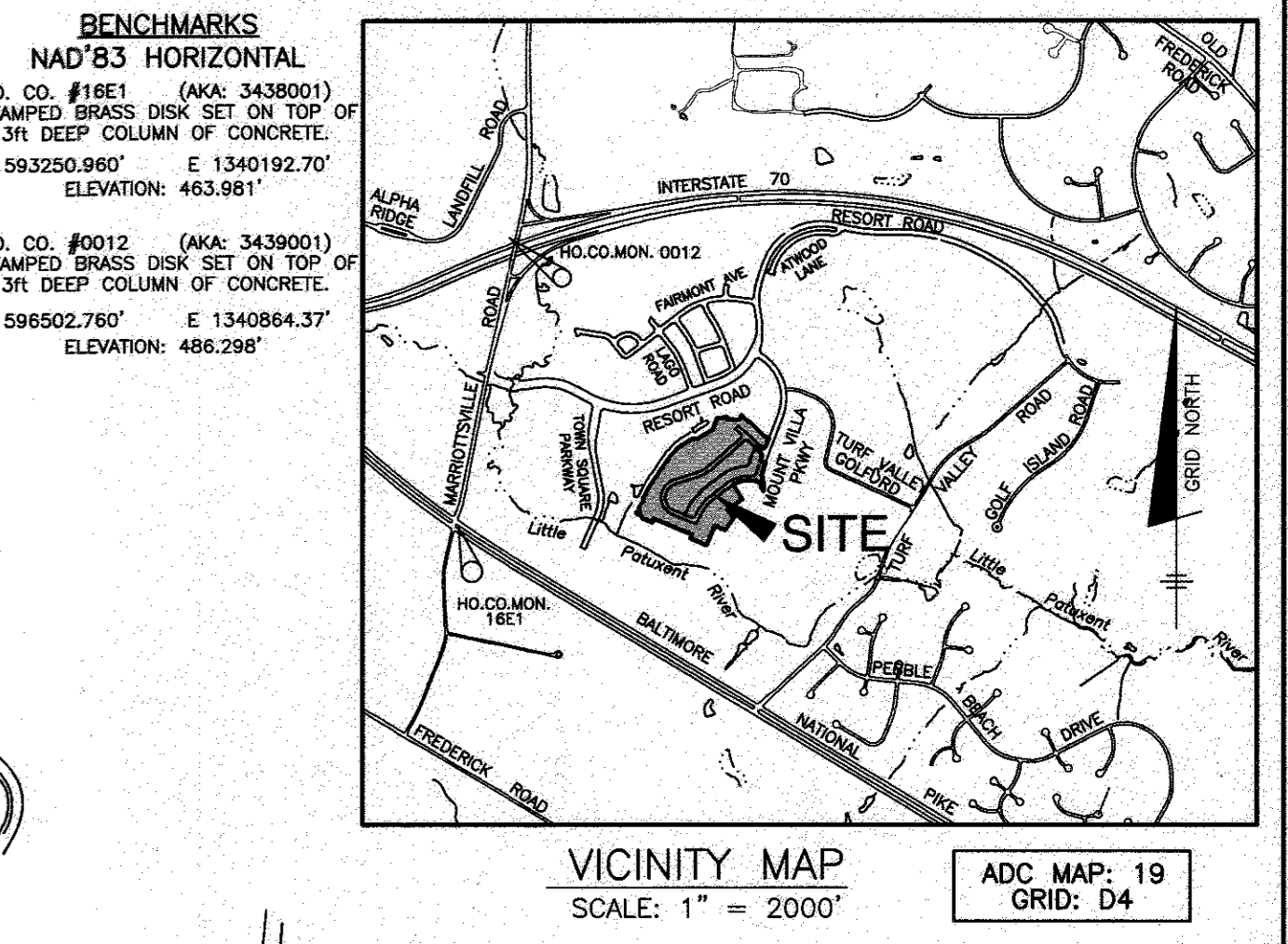
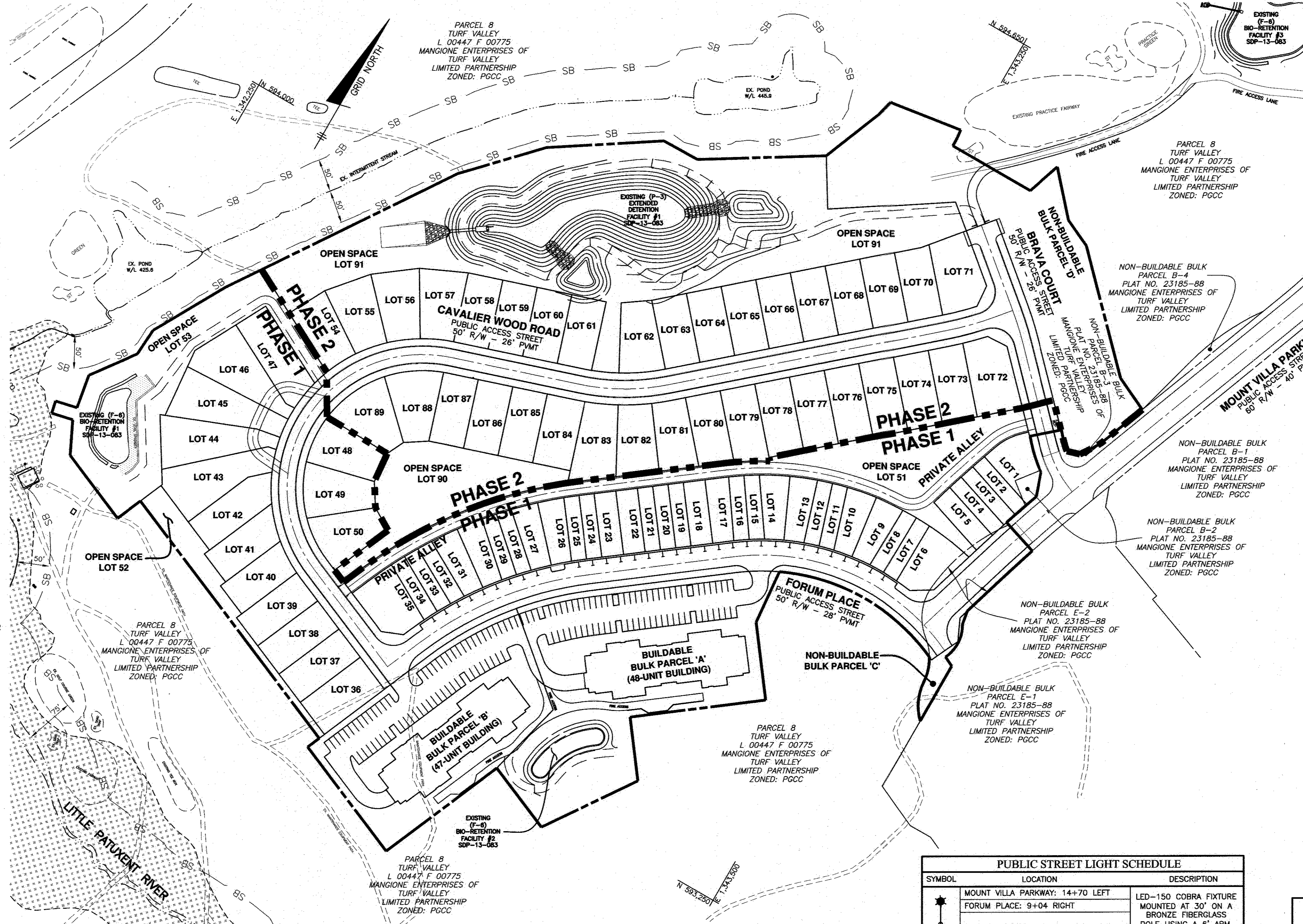


PRELIMINARY EQUIVALENT SKETCH PLAN CAPERTON VILLAGE AT TURF VALLEY (FORMERLY TURF VALLEY CLUBHOUSE) A SUBDIVISION OF PART OF PARCEL 8 AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E-2 AND B-2 PREVIOUSLY RECORDED AS PLAT #23185-88

GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) THE SUBJECT PROPERTY IS ZONED PGCC PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
- 3.) THIS PROJECT IS SUBJECT TO THE THIRD AMENDED TURF VALLEY MULTI-USE SUB-DISTRICT FINAL DEVELOPMENT PLAN RECORDED AS PLAT NUMBERS 21029-21031 ON MARCH 26, 2010.
- 4.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 1061 AND 0012 WERE USED FOR THIS PROJECT.
- 5.) THIS PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEY BY JOHN B. MILDENBERG IN MARCH, 2006.
- 6.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC. FLOWN ON OR ABOUT JANUARY, 2006.
- 7.) THE EXISTING UTILITIES SHOWN ARE BASED ON FILED LOCATIONS, SIGNED CONTRACT DRAWINGS, AERIAL SURVEY AND HOWARD COUNTY GIS.
- 8.) THERE ARE NO WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT BOUNDARY.
- 9.) THE WETLAND LIMITS SHOWN 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 FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13, PB 368), APPROVED JULY 28, 2006.
- 10.) THE 100-YR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY BENCHMARK ENGINEERING, INC. UNDER F-15-056 AND APPROVED ON MAY 14, 2015.
- 11.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 12.) STORMWATER MANAGEMENT FOR THIS PROJECT IS 'GRANDFATHERED' TO THE MDE 2000 REGULATIONS AND WAS PROVIDED AND APPROVED UNDER SDP-13-083 VIA TWO (F-6) BIO-RETENTION FACILITIES AND ONE (F-3) EXTENDED DETENTION FACILITY WITH MICRO-POOL. THESE FACILITIES SHALL BE CONSTRUCTED PRIOR TO MAY 4TH 2017 IN ORDER TO RETAIN THE 'GRANDFATHERING' STATUS. THE F-3 FACILITY IS PRIVATELY OWNED AND JOINTLY MAINTAINED AND THE F-6 FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- 13.) THE GEO-TECHNICAL REPORT FOR THE GRANDFATHERED FACILITIES WAS SUBMITTED AND APPROVED UNDER SDP-13-083.
- 14.) THIS PROJECT IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 15.) WATER AND SEWER IS PUBLIC. THE DRAINAGE AREA IS THE LITTLE PATUXENT. THE CONTRACT NUMBERS ARE:
14-4977-D PHASE 1
14-4978-D PHASE 2
- 16.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS NONE OF THE PROPOSED LOTS ARE LOCATED WITHIN 500 FEET OF THE INTERSTATE 70 OR ROUTE 40 RIGHT-OF-WAYS.
- 17.) THE TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN 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 TURF VALLEY CLUBHOUSE, PHASE 2, S-11-003 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.
- 18.) LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL VIA A CERTIFIED LANDSCAPE PLAN WHICH IS PART OF THIS PLAN SET. FINANCIAL SURETY SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER THE FINAL ROAD CONSTRUCTION PLANS.
- 19.) THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(c)(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.
- 20.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004. PER SECTION 126(h)(1) AND THE TURF VALLEY MULTI-USE SUBDISTRICT FDP, THIRD AMENDMENT, PLANNING BOARD APPROVAL OF THIS SITE DEVELOPMENT PLAN IS REQUIRED.
- 21.) PRIOR TO GRADING PERMIT APPLICATION, THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 16.129 OF THE HOWARD COUNTY CODE.
- 22.) PREVIOUS HOWARD COUNTY FILE REFERENCES:
S-86-013, S-08-001, S-11-003, F-14-096
- 23.) THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT DISTURBANCE TO THE STREAM BUFFER ASSOCIATED WITH INSTALLATION OF THE PUBLIC 8" SEWER MAIN IS NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 24.) 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.
- 25.) PUBLIC TRASH PICKUP FOR LOTS 1-35 SHALL BE PROVIDED WITHIN FORUM PLACE. NO PUBLIC TRASH PICKUP WILL BE PROVIDED WITHIN THE PRIVATE ALLEY. 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 APARTMENT BUILDINGS SHALL BE PRIVATE.



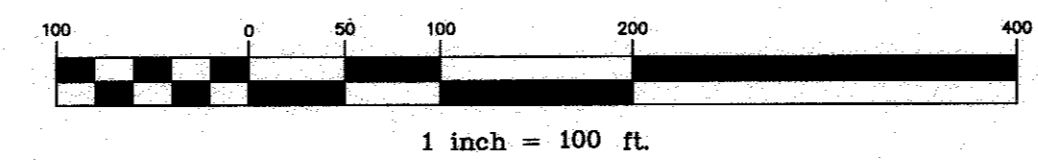
SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2-3	PRELIMINARY-EQUIVALENT SKETCH PLAN
4	ROAD PROFILES: MOUNT VILLA PARKWAY & BRAVA COURT
5	ROAD PROFILES: FORUM PLACE & PRIVATE ALLEY
6	ROAD PROFILES: CAVALIER WOOD ROAD
7	LANDSCAPE PLAN
8	STORM DRAIN DRAINAGE AREA MAP
9	STORMWATER MANAGEMENT DRAINAGE AREA MAP
10	GRADING, SEDIMENT AND EROSION CONTROL PLAN

Site Analysis Data Chart			
Zoned: PGCC	Total	Phase 1	Phase 2
Gross Area	26.79 acres	13.52 acres	13.27 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	26.79 acres	13.52 acres	13.27 acres
Number of Proposed Units:			
Single Family Detached:	51	15	36
Single Family Attached:	35	35	0
Apartments:	95	95	0
Total:	181	145	36
Area of Buildable Lots	10.68 acres	5.22 acres	5.36 acres
Area of Buildable Bulk Parcels	3.87 acres	3.87 acres	0.00 acres
Area of Non-Buildable Bulk Parcels	1.89 acres	0.06 acres	1.83 acres
Area of Proposed Right-of-way	3.57 acres	1.98 acres	1.59 acres
Open Space Calculations			
Area of Open Space Required (15% of gross)	4.02 acres	2.03 acres	1.99 acres
Area of Open Space Provided	6.88 acres	2.40 acres	4.48 acres
Recreational Open Space Required	NA (PGCC)	NA (PGCC)	NA (PGCC)
Parking Calculations			
Parking Required SFA and SFD Lots:	215	125	90
2.5 spaces per unit (Section 133.0.D.2.a)			
Parking Provided SFA and SFD Lots:	379	235	144
2 spaces per garage + 2 spaces per driveway (includes 34 spaces along Forum Place for total & P1)			
Parking Required Apartments:	219	219	NA
2.3 spaces per unit (Section 133.0.D.2.b)			
Parking Provided Apartments:	219	219	NA

PUBLIC STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	DESCRIPTION
★	MOUNT VILLA PARKWAY: 14+70 LEFT FORUM PLACE: 9+04 RIGHT	LED-150 COBRA FIXTURE MOUNTED ON A 14' 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: 0+40 RIGHT CAVALIER WOOD ROAD: 2+50 LEFT CAVALIER WOOD ROAD: 4+75 LEFT CAVALIER WOOD ROAD: 6+68 LEFT CAVALIER WOOD ROAD: 8+40 RIGHT CAVALIER WOOD ROAD: 9+90 RIGHT 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 BRAVA COURT: 2+15 RIGHT BRAVA COURT: 3+75 RIGHT	LED-100 COLONIAL POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

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

NOTE: ALL SURROUNDING PROPERTY IS ZONED PGCC UNLESS OTHERWISE NOTED IN THE PLAN VIEW



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

William J. Williams 11-15-16
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

840 BALTIMORE NATIONAL PIKE SUITE 310 ELLETTT CITY, MARYLAND 21043
(410) 465-6105 (F) 410-465-6644
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. 22300. Expiration Date: 6-30-2017.

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 51-53; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCEL 'C'.
PHASE 2: LOTS 54-89; OPEN SPACE LOTS 90-91; AND NON-BUILDABLE BULK PARCEL 'D'.

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

PRELIMINARY EQUIVALENT SKETCH PLAN
COVER SHEET

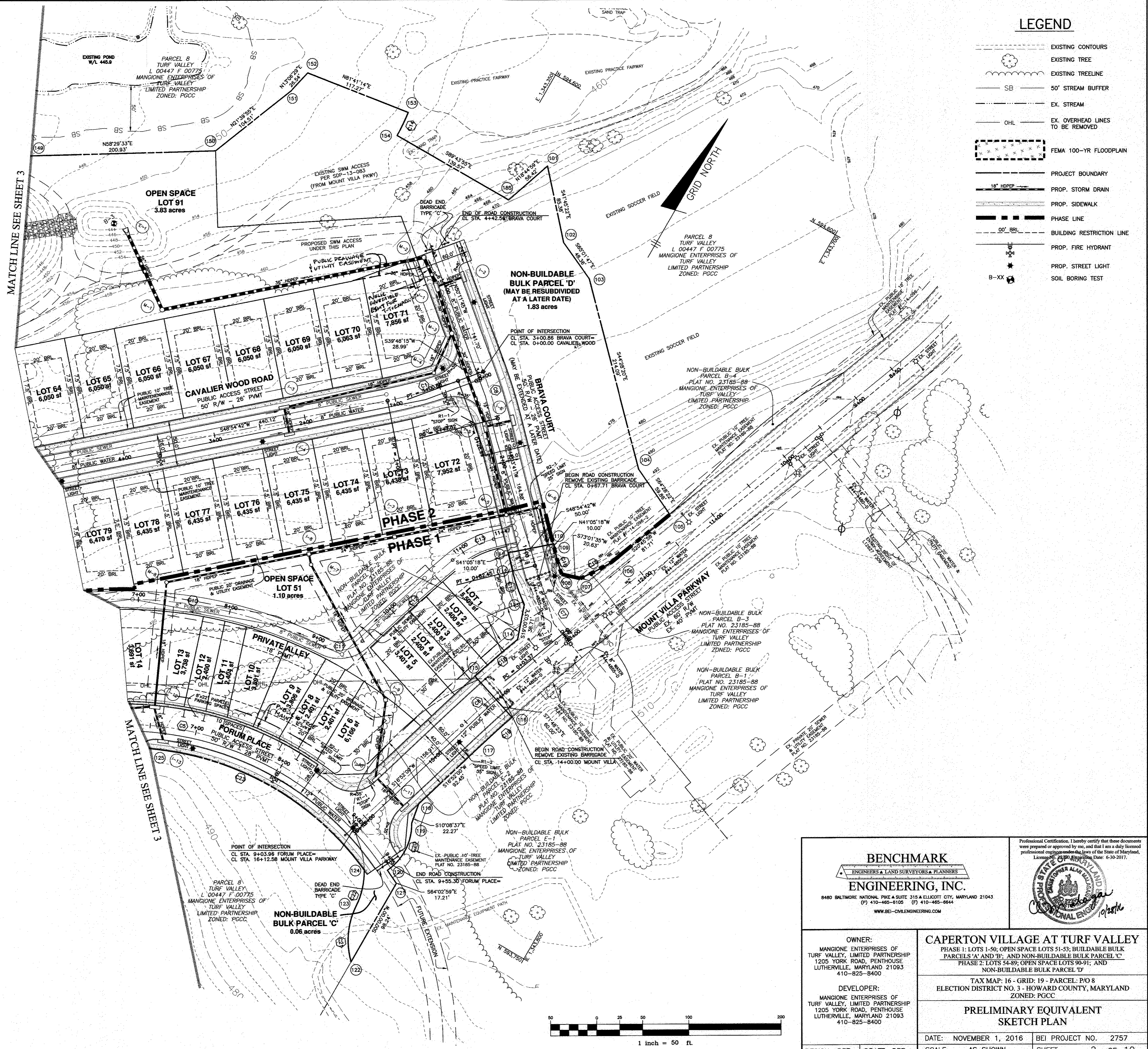
DATE: NOVEMBER 1, 2016 BEI PROJECT NO. 2757
SCALE: AS SHOWN SHEET 1 OF 10

CENTER LINE CURVE DATA								
CURVE	ALIGNMENT	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	Cavalier Wood Road	0+28.99 TO 1+08.47	500.00'	79.48'	9°06'27"	39.82'	S44° 21' 28"W	79.39'
C2	Cavalier Wood Road	5+48.59 TO 6+89.69	350.00'	141.10'	23°05'56"	71.52'	S60° 27' 40"W	140.15'
C3	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'
C4	Forum Place	0+60.72 TO 3+48.46	550.00'	287.74'	29°58'31"	147.24'	N38° 01' 43"E	284.47'
C5	Forum Place	5+77.82 TO 9+55.30	347.00'	377.47'	62°19'38"	209.85'	N84° 10' 48"E	359.13'
C6	Mount Villa Parkway	13+19.55 TO 14+55.67	2000.00'	136.12'	3°53'58"	68.08'	S18° 48' 59"W	136.09'
C7	Brava Court	0+03.37 TO 0+82.45	180.00'	79.08'	25°10'20"	40.19'	N56° 38' 51"W	78.45'
C8	Brava Court	2+47.32 TO 3+00.86	500.00'	53.53'	6°08'04"	26.79'	N47° 07' 43"W	53.51'
C9	Private Alley	0+35.72 TO 3+94.61	686.00'	358.89'	29°58'31"	183.65'	N38° 01' 43"E	354.81'
C10	Private Alley	6+23.98 TO 9+09.89	483.00'	285.92'	33°55'01"	147.29'	N69° 58' 29"E	281.76'
C11	Private Alley	9+09.89 TO 9+54.18	36.00'	44.29'	70°29'16"	25.44'	N51° 41' 22"E	41.55'
C12	Private Alley	9+54.18 TO 10+85.77	2141.00'	131.59'	3°31'17"	65.82'	N16° 12' 22"E	131.57'
C13	Private Alley	10+85.77 TO 11+36.09	111.00'	50.32'	25°58'18"	25.60'	N32° 57' 10"E	49.89'

BOUNDARY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C14	185.00'	27.71'	8°34'51"	13.88'	S04°01'21"E	27.68'
C15	286.00'	38.44'	7°42'05"	19.25'	S32°36'38"W	38.41'
C16	155.00'	24.35'	8°59'59"	12.20'	N45°35'18"W	24.32'
C17	205.00'	48.98'	13°41'25"	24.61'	S47°56'01"E	48.87'
C18	2030.00'	61.17'	1°43'35"	30.59'	S19°03'25"W	61.16'
C19	1970.00'	45.62'	1°19'37"	22.81'	S17°31'49"W	45.62'
C20	60.00'	59.82'	57°07'31"	32.66'	S02°36'44"E	57.37'
C21	84.00'	62.18'	42°24'45"	32.59'	N24°48'11"W	60.77'
C22	85.00'	40.27'	27°08'39"	20.52'	N17°10'07"W	39.89'
C23	322.00'	277.18'	49°19'11"	147.83'	S89°42'15"W	268.70'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
101	594510.1402	1343391.7843
102	594446.4500	1343446.6424
103	594426.0355	1343492.4806
104	594273.2663	1343642.4616
105	594247.4722	1343696.4741
106	594171.0683	1343667.5026
107	594138.7108	1343646.8006
108	594132.6872	1343627.0659
109	594149.7074	1343609.6925
110	594157.2444	1343603.1203
111	594124.3832	1343565.4354
112	594116.8463	1343572.0077
113	594084.1062	1343608.2846
114	594047.5086	1343620.8868
115	593989.6973	1343600.9165
116	593970.9635	1343657.9169
117	593927.4584	1343644.1749
118	593838.9858	1343617.3506
119	593817.0608	1343621.2733
120	593759.7461	1343623.8882
121	593752.2156	1343639.3619
122	593653.9721	1343639.3618
123	593709.1365	1343613.8688
124	593747.2523	1343602.0928
125	593745.8651	1343333.3995
126	593659.1843	1343341.5445
127	593561.5322	1343415.0871
128	593433.4925	1343245.0720

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
129	593353.5251	1343305.2961
130	593215.8406	1343210.7645
131	593261.1360	1343104.2677
132	593063.2309	1343020.0943
133	593142.8137	1342832.9822
134	593163.5187	1342841.7886
135	593344.8853	1342415.3667
136	593303.4752	1342397.7541
137	593351.4872	1342284.8700
138	593401.6267	1342260.4204
139	593394.1203	1342227.0633
140	593413.6323	1342222.6724
141	593421.3058	1342256.7721
142	593474.7917	1342247.4135
143	593541.5360	1342296.2018
144	593585.8943	1342299.0004
145	593700.2763	1342362.6466
146	594034.7078	1342587.1987
147	594138.6532	1342686.3961
148	594239.1253	1342840.2879
149	594240.0483	1342900.1990
150	594345.0541	1343071.5024
151	594442.1767	1343110.0839
152	594468.0292	1343116.1039
153	594484.9830	1343232.1374
154	594457.3712	1343234.0791
155	594456.7184	1343373.6503



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

M. J. [Signature] 11-15-16
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315A ELLESDON CITY, MARYLAND 21043
(410) 465-8100 (F) 410-465-6644
WWW.BE-ENGINEERING.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. 23185-88 Expiration Date: 6-30-2017.

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

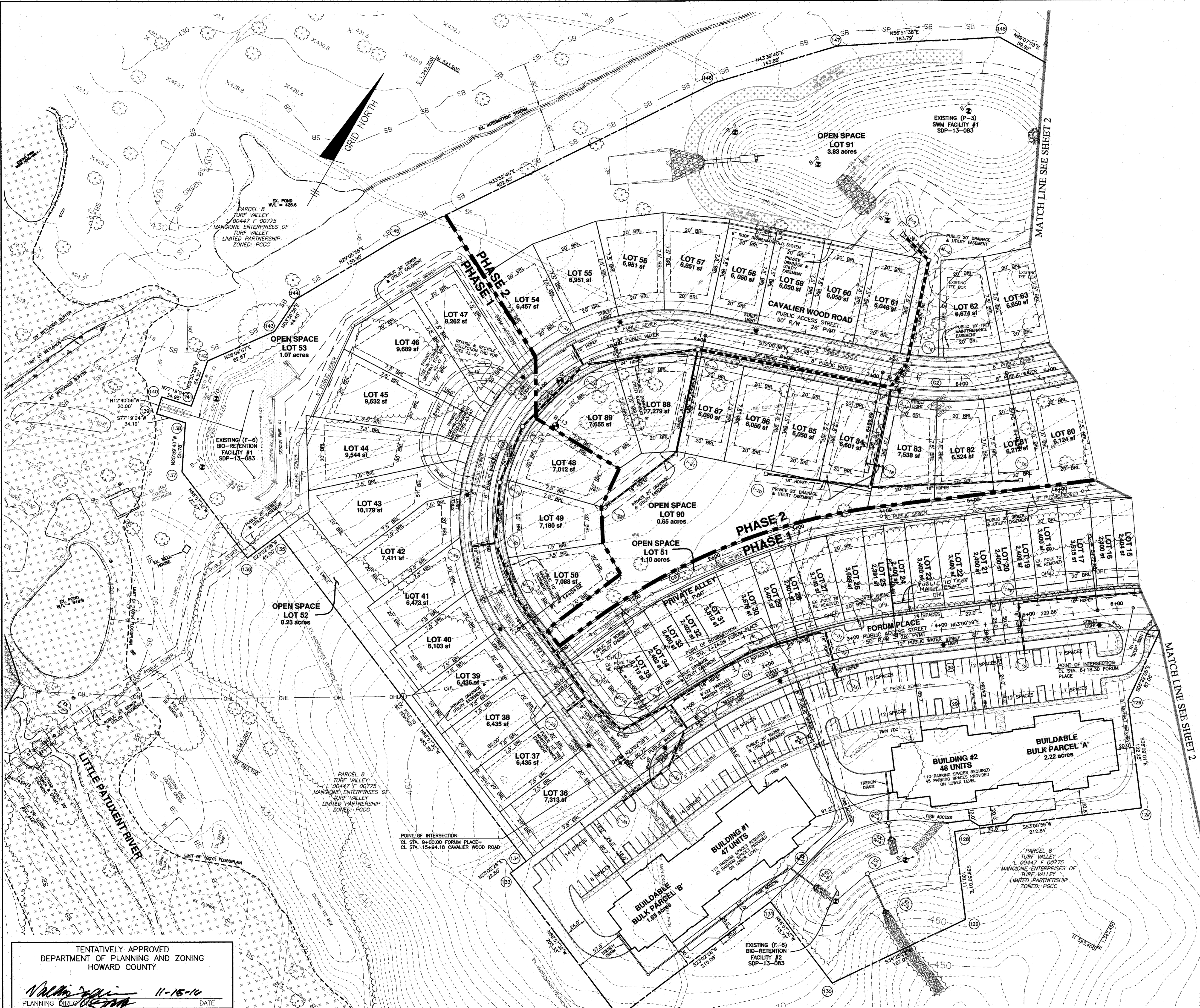
DEVELOPER:
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CAPERTON VILLAGE AT TURF VALLEY
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TAX MAP: 16 - GRID: 19 - PARCEL: PO 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

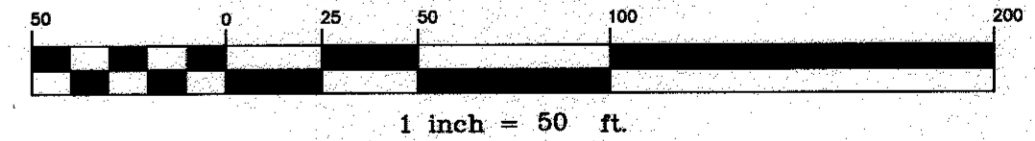
PRELIMINARY EQUIVALENT SKETCH PLAN

DATE: NOVEMBER 1, 2016 BEI PROJECT NO. 2757
SCALE: AS SHOWN SHEET 2 OF 10



LEGEND

- - - - - EXISTING CONTOURS
- ⊙ EXISTING TREE
- ~ ~ ~ EXISTING TREELINE
- SB 50' STREAM BUFFER
- EX. STREAM
- OHL EX. OVERHEAD LINES TO BE REMOVED
- FEMA 100-YR FLOODPLAIN
- PROJECT BOUNDARY
- PROP. STORM DRAIN
- PROP. SIDEWALK
- PHASE LINE
- BUILDING RESTRICTION LINE
- ⊕ PROP. FIRE HYDRANT
- ⊕ PROP. STREET LIGHT
- B-XX SOIL BORING TEST



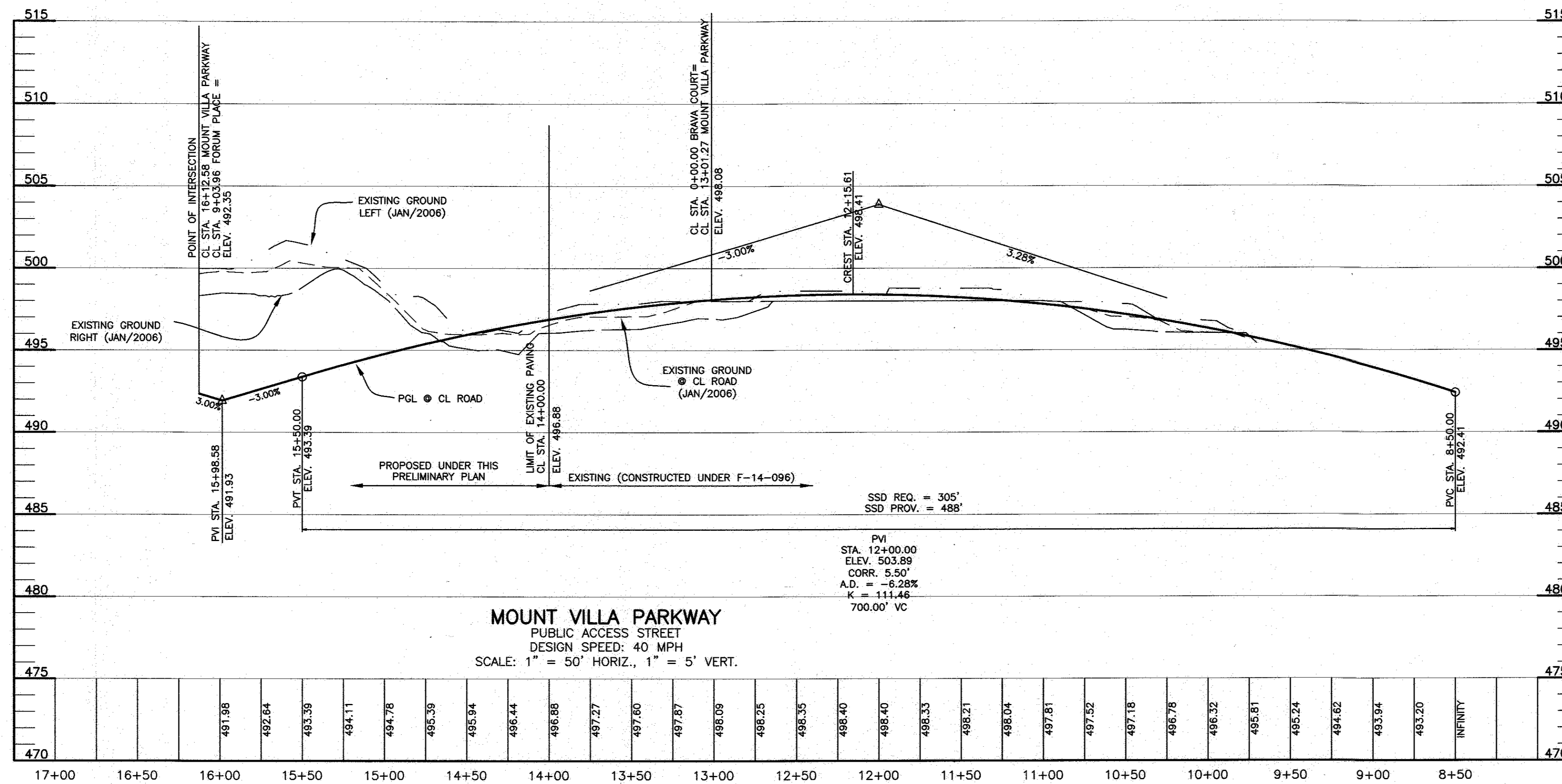
BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 3154 ELICOTT CITY, MARYLAND 21043
(P) 410-465-8103 (F) 410-465-8844
WWW.BEI-CVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Lic. No. 12233 Registration Date: 6-30-2017.

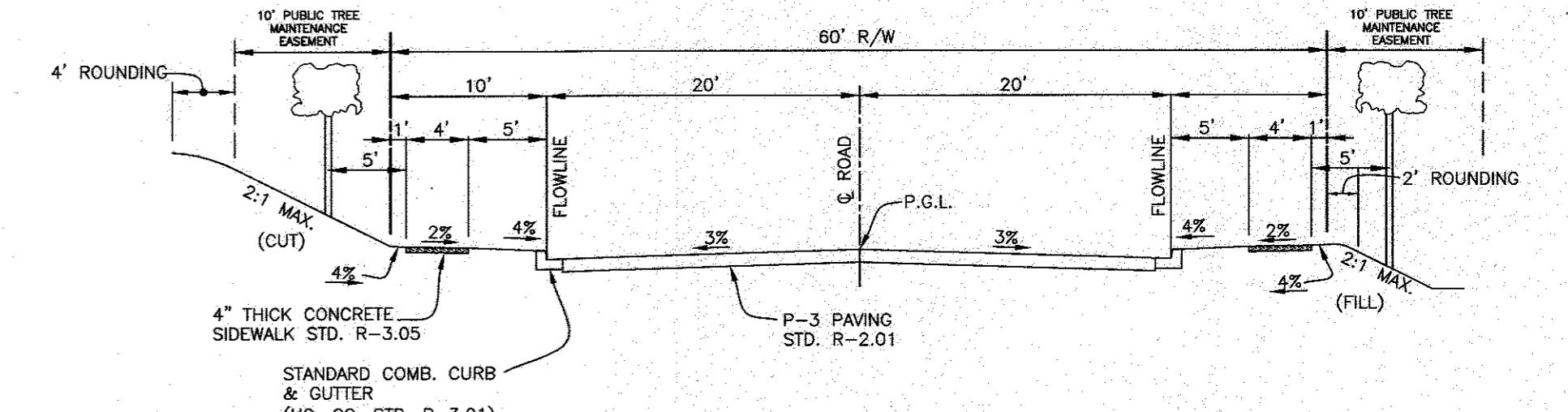
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nathan J. ... 11-15-16
PLANNING DIRECTOR DATE

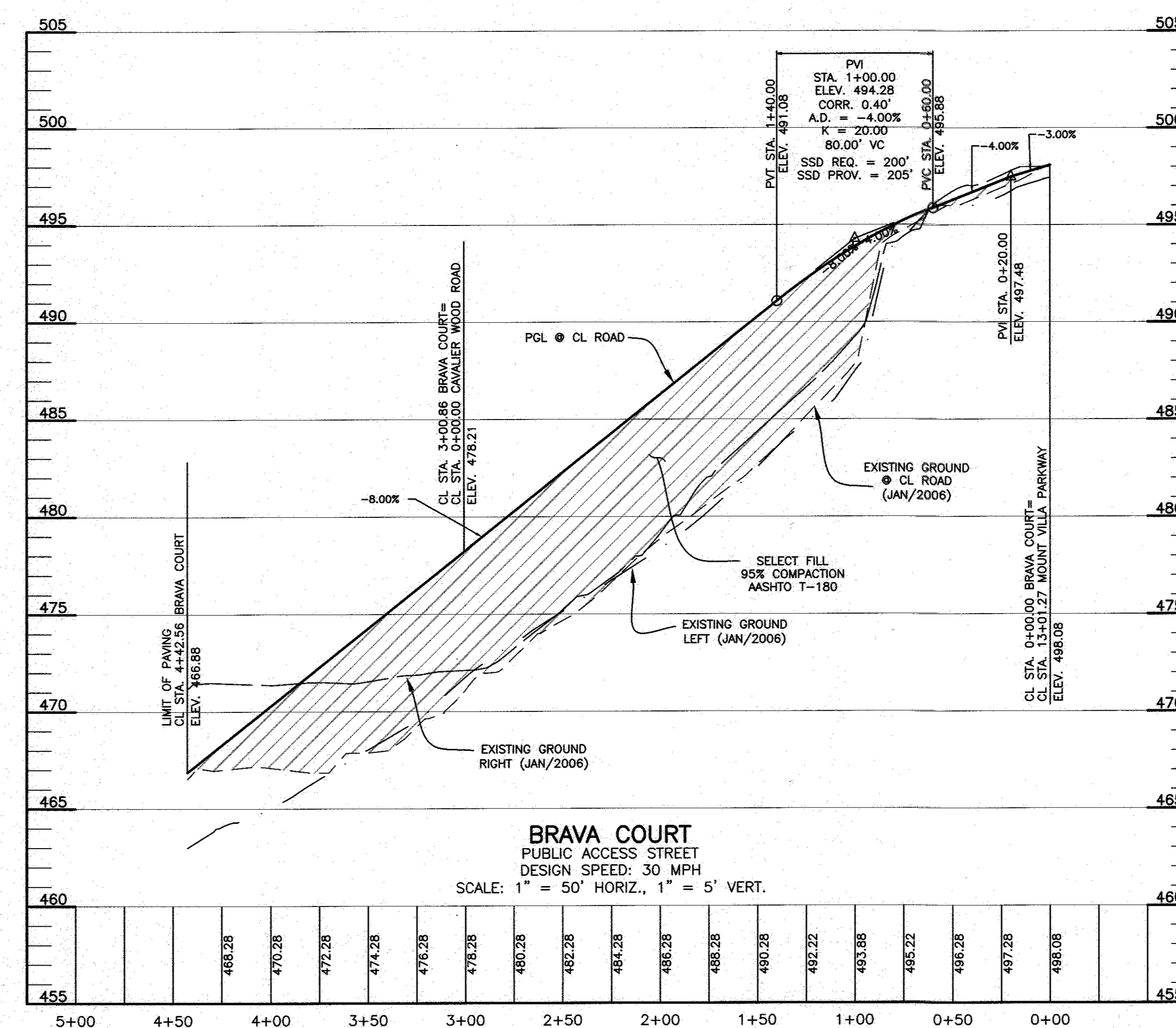
OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400	CAPERTON VILLAGE AT TURF VALLEY PHASE 1: LOTS 1-50; OPEN SPACE LOTS 51-53; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCEL 'C'. PHASE 2: LOTS 54-89; OPEN SPACE LOTS 90-91; AND NON-BUILDABLE BULK PARCEL 'D'.
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
PRELIMINARY EQUIVALENT SKETCH PLAN	
DATE: NOVEMBER 1, 2016	BEI PROJECT NO. 2757
DESIGN: DBT	DRAFT: DBT
SCALE: AS SHOWN	SHEET 3 OF 10



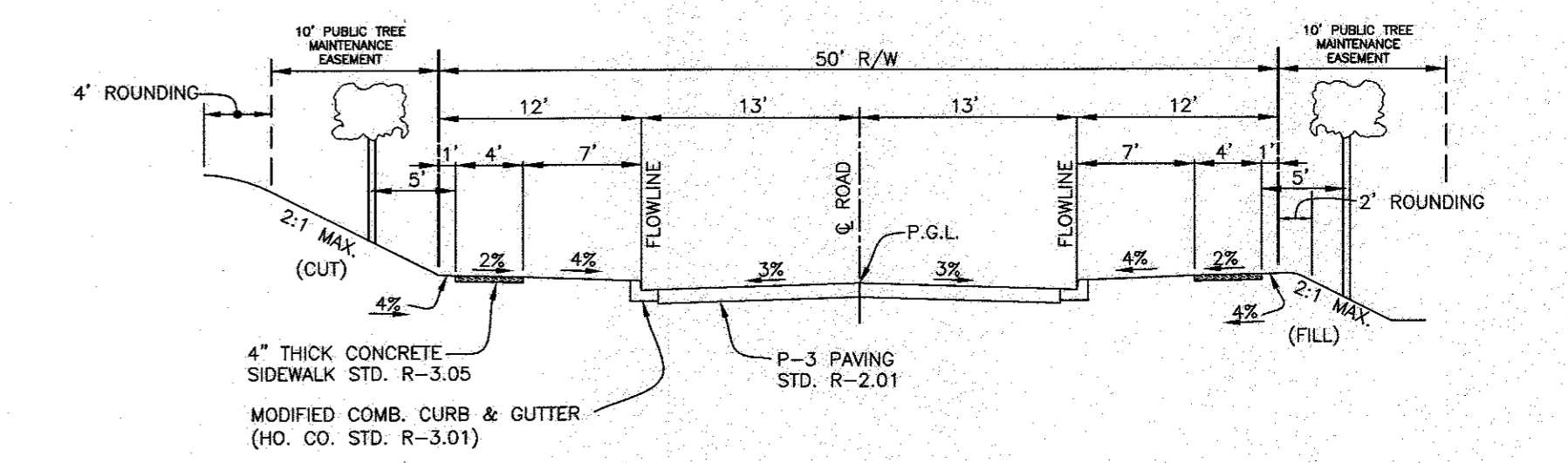
MOUNT VILLA PARKWAY
PUBLIC ACCESS STREET
DESIGN SPEED: 40 MPH
SCALE: 1" = 50' HORIZ., 1" = 5' VERT.



MOUNT VILLA PARKWAY
TYPICAL ROADWAY SECTION
PUBLIC ACCESS STREET
STA. 14+00.00 TO END
DESIGN SPEED: 40 MPH
SCALE: 1" = 10'



BRAVA COURT
PUBLIC ACCESS STREET
DESIGN SPEED: 30 MPH
SCALE: 1" = 50' HORIZ., 1" = 5' VERT.

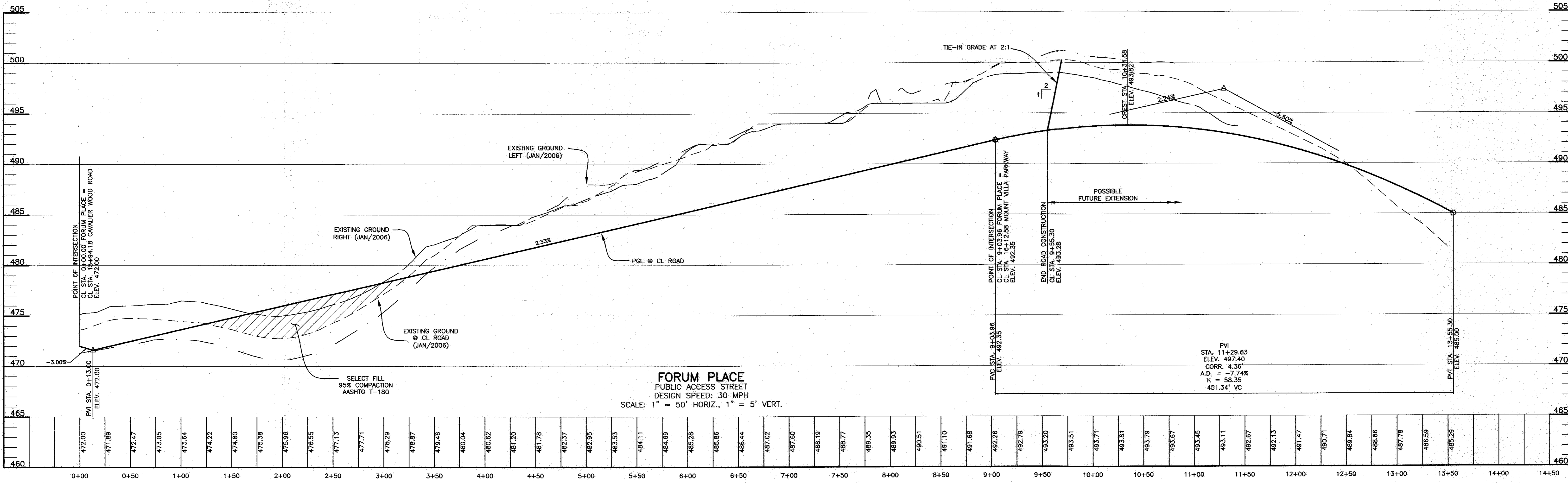


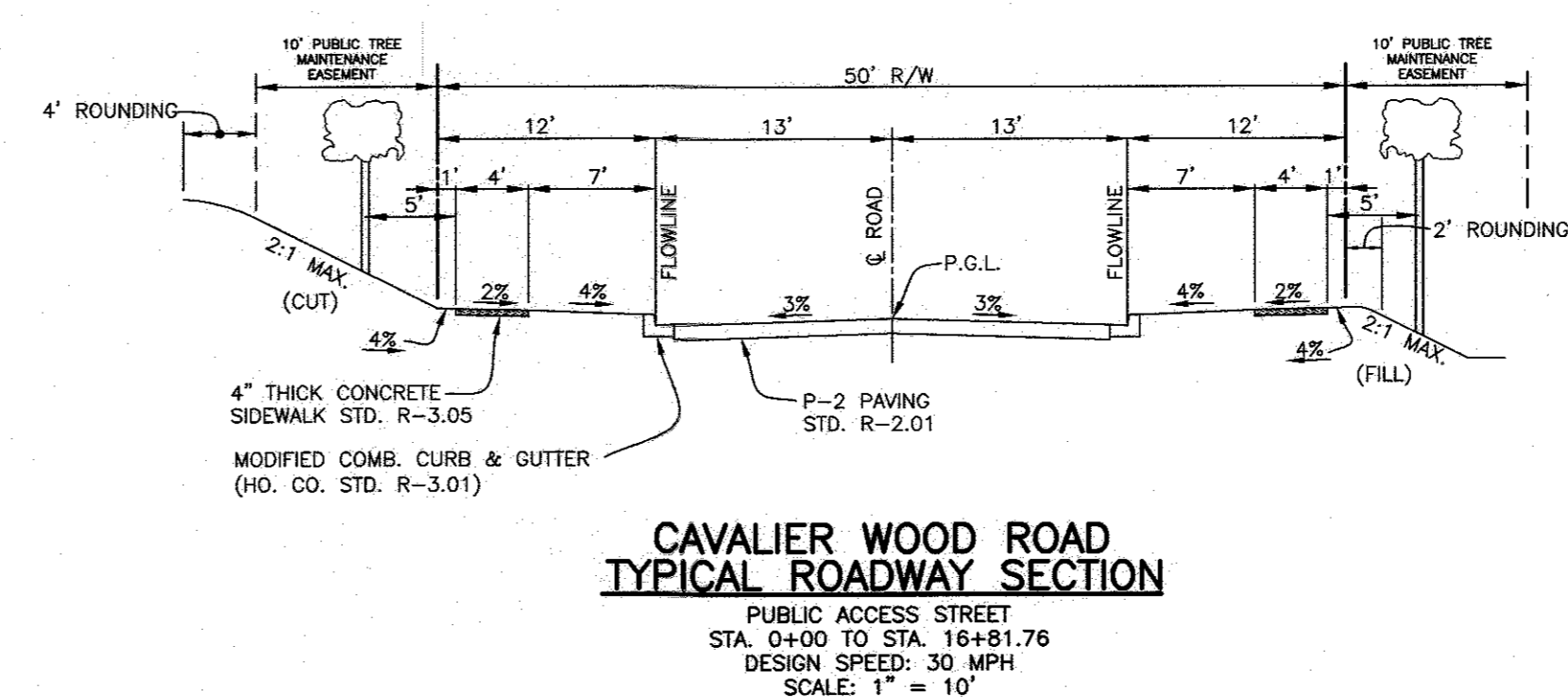
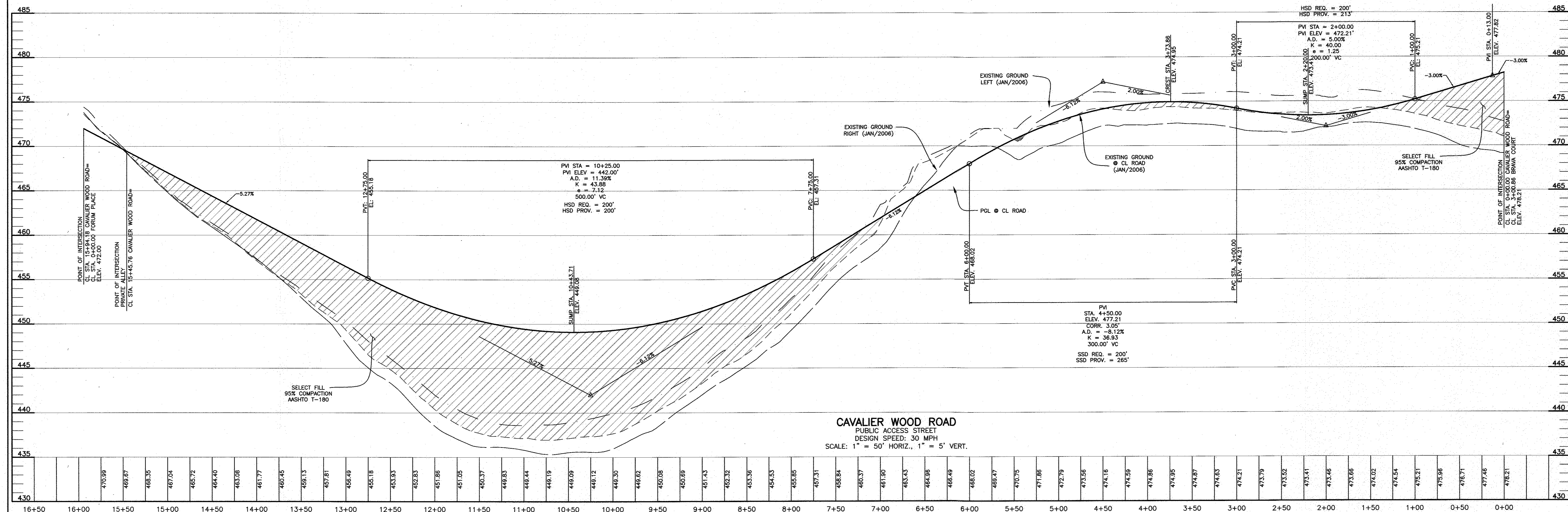
BRAVA COURT
TYPICAL ROADWAY SECTION
PUBLIC ACCESS STREET
STA. 0+87.71 TO END
DESIGN SPEED: 30 MPH
SCALE: 1" = 10'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

[Signature] 11-15-16
PLANNING DIRECTOR DATE

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL, PRE & SUITE 315 A ELICOTT CITY, MARYLAND 21043 (7) 410-465-8105 (F) 410-465-6644 WWW.BE-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. Licensure No. 22399, Expiration Date: 6-30-2017.</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 1: LOTS 1-50; OPEN SPACE LOTS 51-53; BUILDABLE BULK PARCELS 'A' AND 'B'; AND NON-BUILDABLE BULK PARCEL 'C' PHASE 2: LOTS 54-89; OPEN SPACE LOTS 90-91; AND NON-BUILDABLE BULK PARCEL '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>PRELIMINARY ROAD PROFILES MOUNT VILLA PARKWAY & BRAVA COURT</p>		
<p>DESIGN: DBT DRAFT: DBT</p>	<p>DATE: NOVEMBER 1, 2016 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2757 SHEET 4 OF 10</p>





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HOWARD COUNTY

N. Williams 11-15-16
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELIJAH CITY, MARYLAND 21043
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1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093
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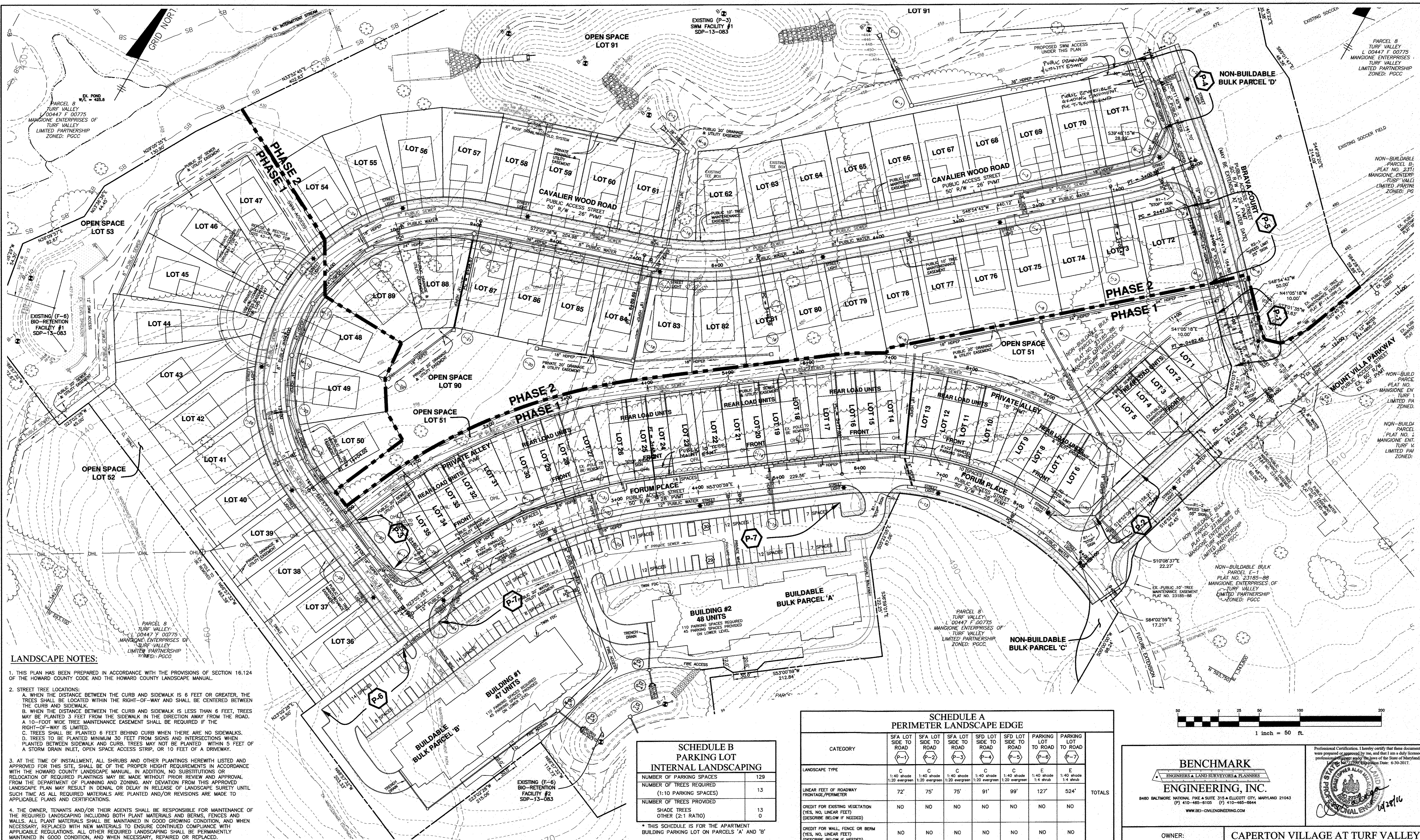
DEVELOPER:
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CAPERTON VILLAGE AT TURF VALLEY
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TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

PRELIMINARY ROAD PROFILES
CAVALIER WOOD ROAD

DATE: NOVEMBER 1, 2016 BEI PROJECT NO. 2757
SCALE: AS SHOWN SHEET 6 OF 10



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:**
 - 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.
 - 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.
 - TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
 - 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 HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- 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 SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER THE ROAD CONSTRUCTION PLANS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

N. J. ...
PLANNING DIRECTOR

11-15-16
DATE

STREET TREE SCHEDULE					TOTAL
LINEAR FEET OF RIGHT-OF-WAY	MOUNT VILLA PKWY	BRAVA COURT	CAVALIER WOOD RD	FORUM PLACE	
LINEAR FEET OF CREDIT	309'	674'	3,063'	1,775'	
LINEAR FEET OF REQUIRED PLANTING	309'	674'	3,063'	1,775'	
TREE SIZE	LARGE 1:40 LF	LARGE 1:40 LF	LARGE 1:40 LF	LARGE 1:40 LF	
TREES REQUIRED	8	17	77	44	150

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	129
NUMBER OF TREES REQUIRED (1:10 PARKING SPACES)	13
NUMBER OF TREES PROVIDED	
SHADE TREES	13
OTHER (2:1 RATIO)	0

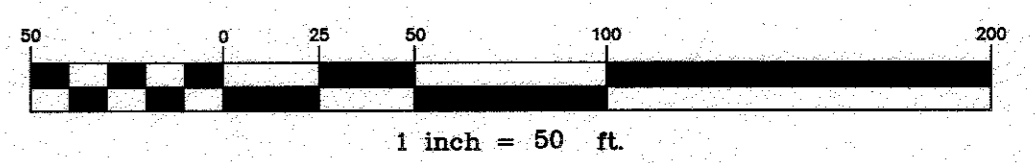
* THIS SCHEDULE IS FOR THE APARTMENT BUILDING PARKING LOT ON PARCELS 'A' AND 'B'

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING		
	SFA	APTS
NUMBER OF DWELLING UNITS	35	95
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	35	32
NUMBER OF TREES PROVIDED		
SHADE TREES	35	32
OTHER (2:1 RATIO)	0	0

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE							TOTALS
	SFA LOT SIDE TO ROAD (P-1)	SFA LOT SIDE TO ROAD (P-2)	SFA LOT SIDE TO ROAD (P-3)	SFA LOT SIDE TO ROAD (P-4)	SFA LOT SIDE TO ROAD (P-5)	PARKING LOT TO ROAD (P-6)	PARKING LOT TO ROAD (P-7)	
LANDSCAPE TYPE	C 1:40 shade	C 1:40 shade	C 1:40 shade	C 1:40 shade	C 1:40 shade	E 1:40 shade	E 1:40 shade	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	72'	75'	75'	91'	99'	127'	524'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	72'	75'	75'	91'	99'	127'	524'	
SHADE TREES	2	2	2	2	2	3	13	26
EVERGREEN TREES	4	4	4	5	5	0	0	22
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	32	131	163
NUMBER OF PLANTS PROVIDED								
SHADE TREES	2	2	2	2	2	6*	0	10
EVERGREEN TREES	4	4	4	5	5	0	0	54
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0	0	0	32	131	163

*EVERGREEN TREES TO BE SUBSTITUTED AT A 2:1 RATIO

NOTE: LOCATIONS OF ALL STREET AND PERIMETER TREES SHALL BE PROVIDED AT THE NEXT PLAN STAGE.



BENCHMARK
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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.
Registration No. 142816
Expiration Date: 6-30-2017

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

DEVELOPER:
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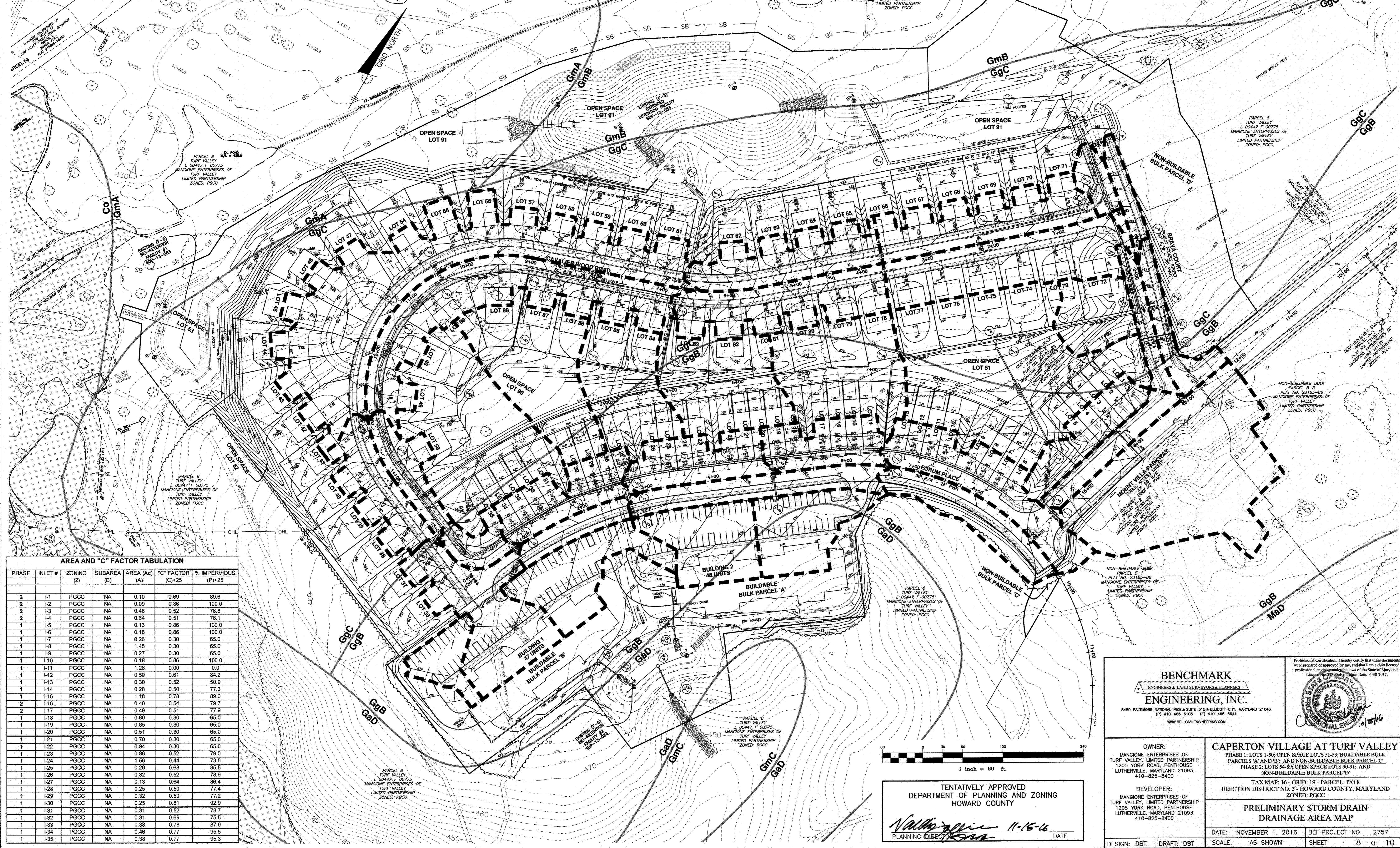
TAX MAP: 16 - GRID: 19 - PARCEL: P-0 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

PRELIMINARY PLAN

DATE: NOVEMBER 1, 2016 BEI PROJECT NO. 2757
DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 7 OF 10

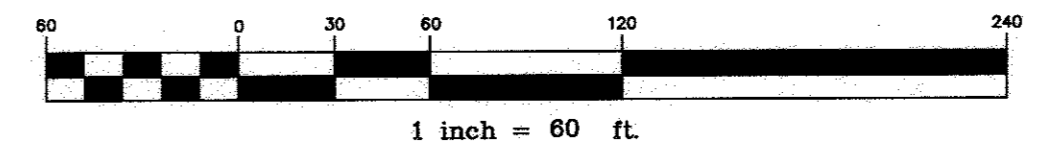
NRCS SOILS CHART - HoCo Soils Map No. 12

SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME
Co*	YES	C	0.37	CODORUS AND HARBORO 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



AREA AND "C" FACTOR TABULATION

PHASE	INLET #	ZONING (Z)	SUBAREA (B)	AREA (A)	"C" FACTOR (C)-25	% IMPERVIOUS (P)-25
2	1-1	PGCC	NA	0.10	0.89	89.6
2	1-2	PGCC	NA	0.09	0.96	100.0
2	1-3	PGCC	NA	0.48	0.52	78.8
2	1-4	PGCC	NA	0.64	0.51	78.1
1	1-5	PGCC	NA	0.13	0.86	100.0
1	1-6	PGCC	NA	0.18	0.86	100.0
1	1-7	PGCC	NA	0.26	0.30	65.0
1	1-8	PGCC	NA	1.45	0.30	65.0
1	1-9	PGCC	NA	0.27	0.30	65.0
1	1-10	PGCC	NA	0.18	0.86	100.0
1	1-11	PGCC	NA	1.26	0.00	0.0
1	1-12	PGCC	NA	0.50	0.61	84.2
1	1-13	PGCC	NA	0.30	0.52	50.9
1	1-14	PGCC	NA	0.28	0.50	77.3
1	1-15	PGCC	NA	1.18	0.78	89.0
2	1-16	PGCC	NA	0.40	0.54	79.7
2	1-17	PGCC	NA	0.49	0.51	77.9
1	1-18	PGCC	NA	0.60	0.30	65.0
1	1-19	PGCC	NA	0.30	0.50	65.0
1	1-20	PGCC	NA	0.51	0.30	65.0
1	1-21	PGCC	NA	0.70	0.30	65.0
1	1-22	PGCC	NA	0.94	0.30	65.0
1	1-23	PGCC	NA	0.86	0.52	79.0
1	1-24	PGCC	NA	1.56	0.44	73.5
1	1-25	PGCC	NA	0.20	0.63	85.5
1	1-26	PGCC	NA	0.32	0.52	78.9
1	1-27	PGCC	NA	0.13	0.64	86.4
1	1-28	PGCC	NA	0.25	0.50	77.4
1	1-29	PGCC	NA	0.32	0.50	77.2
1	1-30	PGCC	NA	0.25	0.81	92.9
1	1-31	PGCC	NA	0.31	0.52	78.7
1	1-32	PGCC	NA	0.31	0.69	75.5
1	1-33	PGCC	NA	0.38	0.78	87.9
1	1-34	PGCC	NA	0.46	0.77	95.5
1	1-35	PGCC	NA	0.38	0.77	95.3



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

N. Williams 11-15-16
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
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Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.
License No. 10299 Expiration Date: 6-30-2017.

OWNER:
MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP
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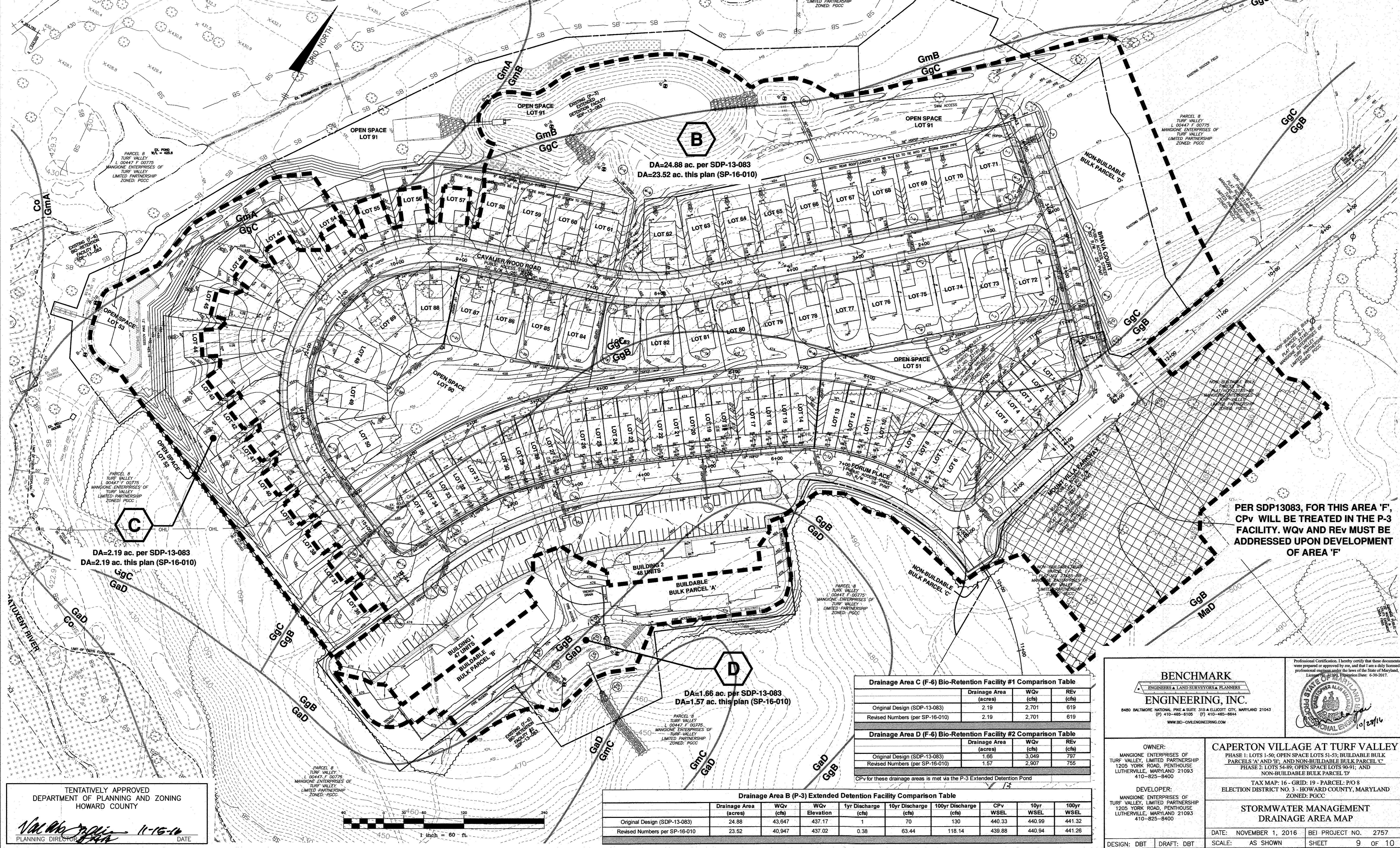
TAX MAP: 16 - GRID: 19 - PARCEL: P/O 8
ELECTION DISTRICT NO. 3 - HOWARD COUNTY, MARYLAND
ZONED: PGCC

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

DATE: NOVEMBER 1, 2016 BEI PROJECT NO. 2757
SCALE: AS SHOWN SHEET 8 OF 10

NRCS SOILS CHART - HoCo Soils Map No. 12

SYMBOL	HYDRIC	GROUP	Kw	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



B
 DA=24.88 ac. per SDP-13-083
 DA=23.52 ac. this plan (SP-16-010)

C
 DA=2.19 ac. per SDP-13-083
 DA=2.19 ac. this plan (SP-16-010)

D
 DA=1.66 ac. per SDP-13-083
 DA=1.57 ac. this plan (SP-16-010)

PER SDP13083, FOR THIS AREA 'F', CPv WILL BE TREATED IN THE P-3 FACILITY. WQv AND REV MUST BE ADDRESSED UPON DEVELOPMENT OF AREA 'F'

Drainage Area C (F-6) Bio-Retention Facility #1 Comparison Table

	Drainage Area (acres)	WQv (cfs)	Rev (cfs)
Original Design (SDP-13-083)	2.19	2,701	619
Revised Numbers (per SP-16-010)	2.19	2,701	619

Drainage Area D (F-6) Bio-Retention Facility #2 Comparison Table

	Drainage Area (acres)	WQv (cfs)	Rev (cfs)
Original Design (SDP-13-083)	1.66	3,049	797
Revised Numbers (per SP-16-010)	1.57	2,907	755

Drainage Area B (P-3) Extended Detention Facility Comparison Table

	Drainage Area (acres)	WQv (cfs)	WQv Elevation	1yr Discharge (cfs)	10yr Discharge (cfs)	100yr Discharge (cfs)	CPv WSEL	10yr WSEL	100yr WSEL
Original Design (SDP-13-083)	24.88	43,847	437.17	1	70	130	440.33	440.99	441.32
Revised Numbers per SP-16-010	23.52	40,947	437.02	0.38	63.44	118.14	439.88	440.94	441.26

BENCHMARK ENGINEERING, INC.
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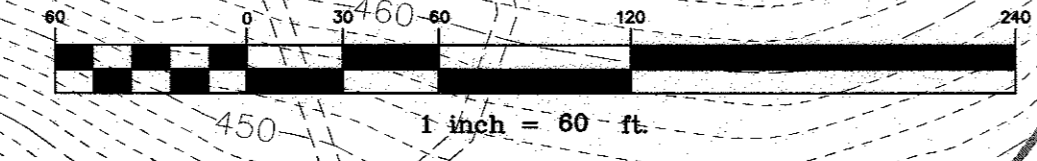
STORMWATER MANAGEMENT DRAINAGE AREA MAP

DATE: NOVEMBER 1, 2016 | BEI PROJECT NO. 2757
 DESIGN: DBT | DRAFT: DBT | SCALE: AS SHOWN | SHEET 9 OF 10

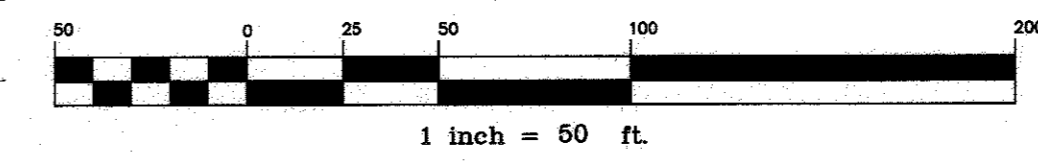
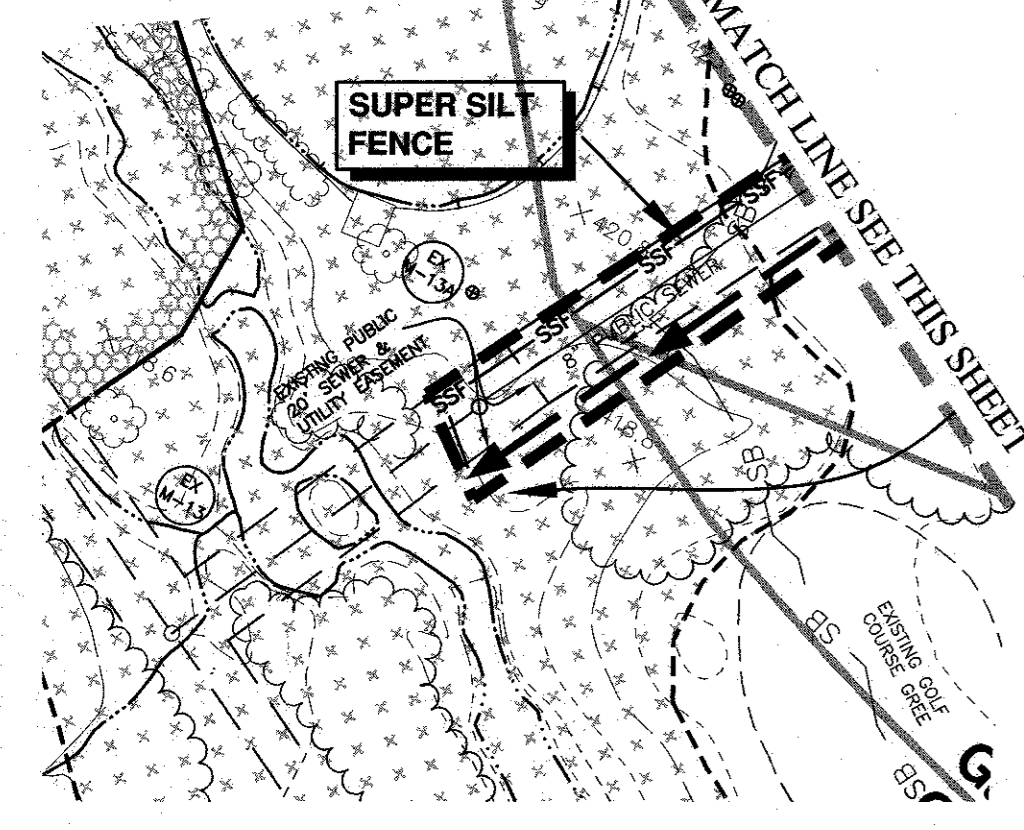
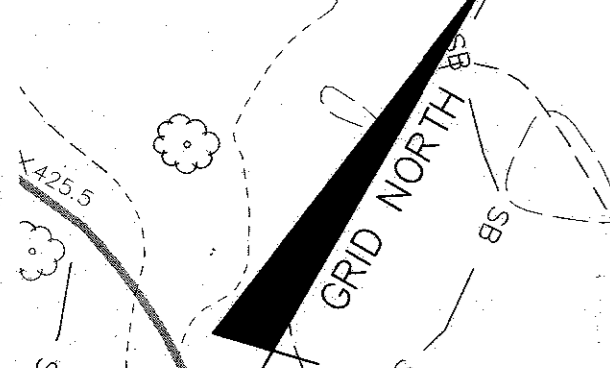
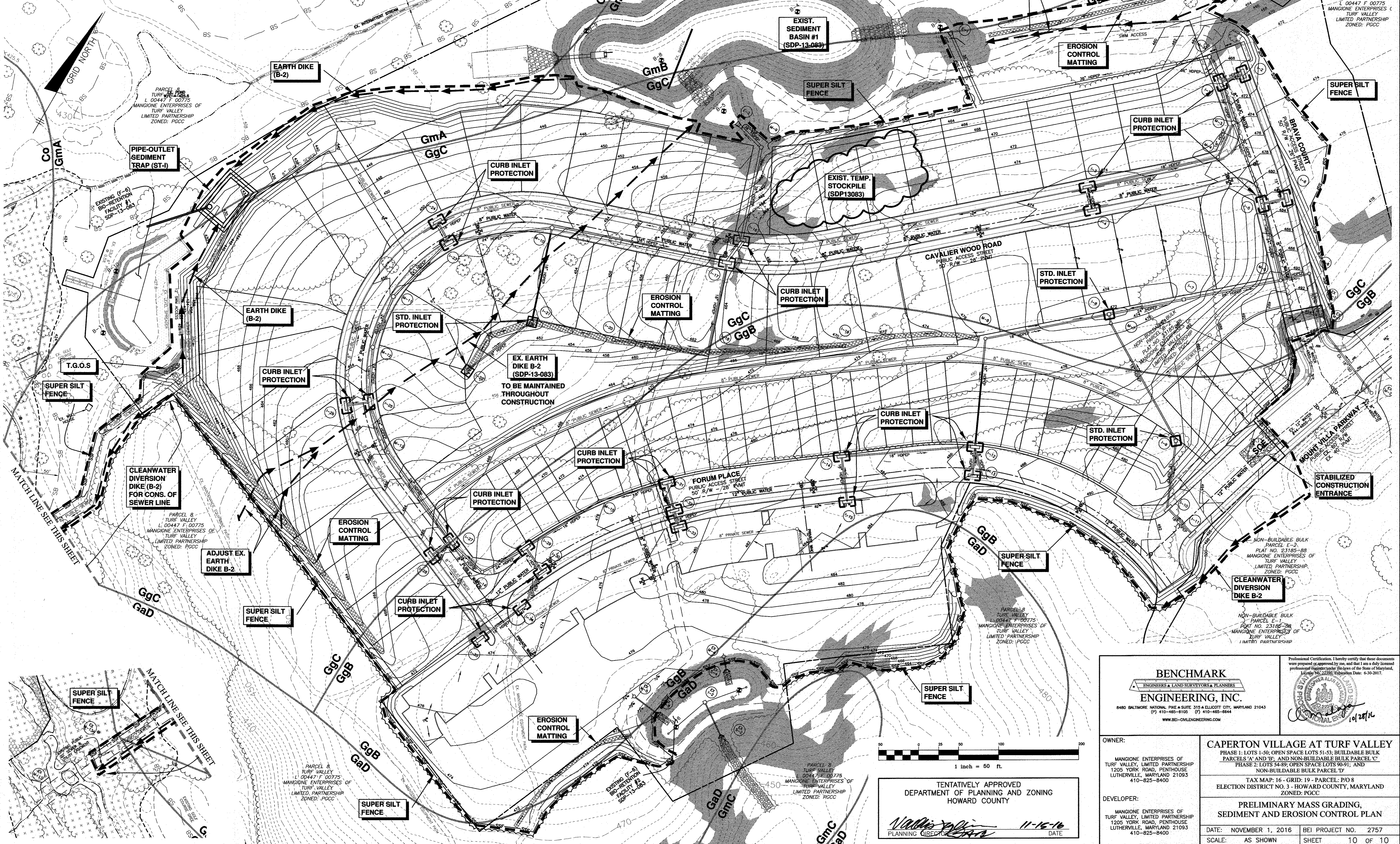
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

NAC
 PLANNING DIRECTOR

11-16-16
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NRCS SOILS CHART - HoCo Soils Map No. 12			
SYMBOL	HYDRIC	GROUP	MAP UNIT NAME
Co*	YES	C	0.37 CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT
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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



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nadia Y. Khan 11-16-16
PLANNING DIRECTOR DATE

TO REMAIN THROUGHOUT CONSTRUCTION AND ADJUSTED AS NECESSARY TO CONSTRUCT SWALE

EX. EARTH DIKE B-2 (SDP-13-083)

EROSION CONTROL MATTING

SUPER SILT FENCE

CURB INLET PROTECTION

EXIST. SEDIMENT BASIN #1 (SDP-13-083)

EXIST. TEMP. STOCKPILE (SDP13083)

CAVALIER WOOD ROAD
PUBLIC ACCESS STREET
50' R/W - 28' PAVT

FORUM PLACE
PUBLIC ACCESS STREET
50' R/W - 28' PAVT

STABILIZED CONSTRUCTION ENTRANCE

CLEANWATER DIVERSION DIKE B-2

ADJUST EX. EARTH DIKE B-2

NON-BUILDABLE BULK PARCEL E-2
PLAT NO. 23185-BB
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP ZONED: PGCC

NON-BUILDABLE BULK PARCEL E-1
PLAT NO. 23186-2B
MANGIONE ENTERPRISES OF TURF VALLEY LIMITED PARTNERSHIP

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 2015 • ELICOTT CITY, MARYLAND 21043 (P) 410-465-9108 (F) 410-465-8844 WWW.BE-CVLENGINEERING.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. 24350, Expiration Date: 6-30-2017.</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 1: LOTS 1-30; OPEN SPACE LOTS 51-53; BUILDABLE BULK PARCELS 'A' AND 'D'; AND NON-BUILDABLE BULK PARCEL 'C' PHASE 2: LOTS 54-89; OPEN SPACE LOTS 90-91; AND NON-BUILDABLE BULK PARCEL '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>PRELIMINARY MASS GRADING, SEDIMENT AND EROSION CONTROL PLAN</p>	
<p>DATE: NOVEMBER 1, 2016</p>		<p>BEI PROJECT NO. 2757</p>	
<p>SCALE: AS SHOWN</p>		<p>SHEET 10 OF 10</p>	