

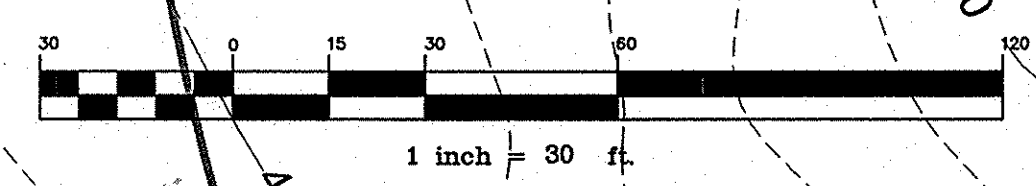
- LEGEND**
- - - - - EXISTING CONTOURS (AERIAL, 2006)
 - - - - - EXISTING STREAM
 - - - - - EXISTING STREAM BUFFER
 - - - - - EXISTING WETLANDS
 - - - - - EXISTING TREELINE
 - - - - - PROPOSED TREELINE
 - - - - - EXISTING HO.CO. FLOODPLAIN LIMIT
 - - - - - SITE BOUNDARY
 - - - - - DRAINAGE AREA DIVIDE
 - - - - - IMPERVIOUS AREA
 - - - - - LIMIT OF DISTURBANCE
 - - - - - NRSC SOILS DIVISION
 - - - - - NRSC SOILS TYPE
 - - - - - EXISTING SLOPES 15-24.9%
 - - - - - EXISTING SLOPES 25% OR GREATER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

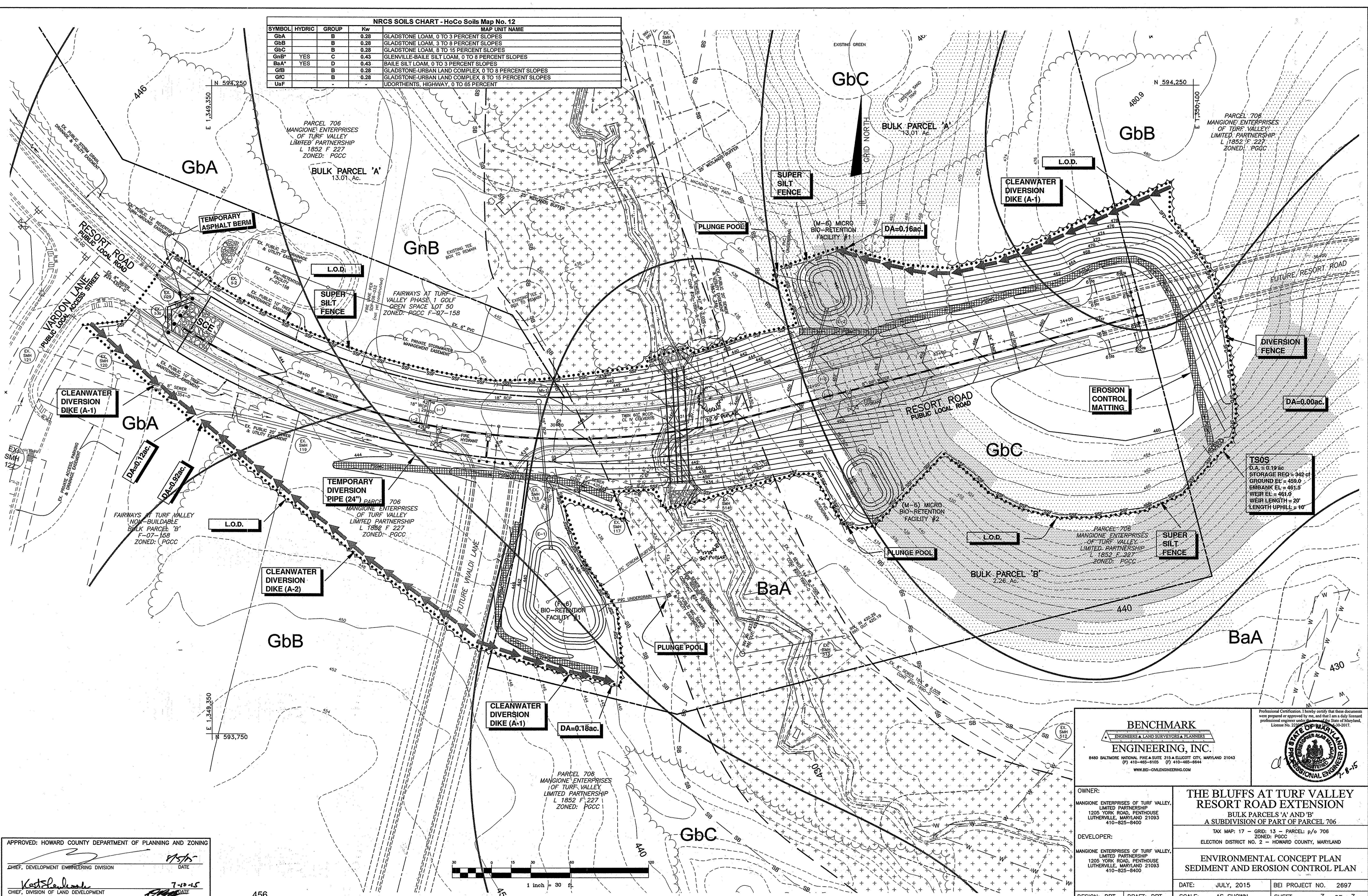
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 7-10-15



<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS</p> <p align="center">ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLEWOOD CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM</p>		
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> <p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>		
<p align="center">THE BLUFFS AT TURF VALLEY RESORT ROAD EXTENSION</p> <p align="center">BULK PARCELS 'A' AND 'B' A SUBDIVISION OF PART OF PARCEL 706</p> <p align="center">TAX MAP: 17 - GRID: 13 - PARCEL: p/o 706 ZONED: PGCC ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND</p>		
<p align="center">ENVIRONMENTAL CONCEPT PLAN</p>		
DATE: JULY, 2015	BEI PROJECT NO. 2697	
DESIGN: DBT	DRAFT: DBT	SCALE: AS SHOWN
		SHEET 2 OF 3

NRCS SOILS CHART - HoCo Soils Map No. 12			
SYMBOL	HYDRIC	GROUP	MAP UNIT NAME
GbA		B	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES
GbB		B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC		B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
GnB*	YES	C	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES
BaA*	YES	D	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
GfB		B	GLADSTONE-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES
GfC		B	GLADSTONE-URBAN LAND COMPLEX 8 TO 15 PERCENT SLOPES
UaF			UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7-10-15
 CHIEF, DIVISION OF LAND DEVELOPMENT

<p>BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8400 BALTIMORE NATIONAL PIKE SUITE 315 ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8644 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. 22388.</p>
<p>OWNER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>THE BLUFFS AT TURF VALLEY RESORT ROAD EXTENSION BULK PARCELS 'A' AND 'B' A SUBDIVISION OF PART OF PARCEL 706 TAX MAP: 17 - GRID: 13 - PARCEL: p/o 706 ZONED: PGCC ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND</p>	
<p>DEVELOPER: MANGIONE ENTERPRISES OF TURF VALLEY, LIMITED PARTNERSHIP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p>ENVIRONMENTAL CONCEPT PLAN SEDIMENT AND EROSION CONTROL PLAN</p>	
<p>DESIGN: DBT DRAFT: DBT</p>	<p>DATE: JULY, 2015 SCALE: AS SHOWN</p>	<p>BEI PROJECT NO. 2697 SHEET 3 OF 3</p>