

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED "PGCC-1" PER THE 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 41.33 AC.
- AREA OF PROPOSED PUBLIC RW: 2.05 AC.
- NUMBER OF PROPOSED GOLF SPACE LOTS: 1
- AREA OF PROPOSED GOLF SPACE LOTS: 12.51 AC.
- NUMBER OF PROPOSED BULK PARCELS: 6
- AREA OF PROPOSED BULK PARCELS: 28.77 AC.
- NUMBER OF PROPOSED MULTI-FAMILY BUILDINGS: 3
- NUMBER OF UNITS PROPOSED: 114
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. PUBLIC WATER WILL BE EXTENDED FROM CONTRACT #24-4354-D. PUBLIC SEWER WILL BE EXTENDED FROM CONTRACT #20-1850-D.
- SOILS HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- TOPOGRAPHY IS BASED ON WINGS AERIAL MAPPING CO., INC. ON OR ABOUT JANUARY, 2008.
- BOUNDARY SURVEY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH, 2006.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- WETLAND LIMITS SHOWN ARE BASED ON A STUDY CONDUCTED BY EXPLORATION RESEARCH, INC. AND VERIFIED BY ECO-SCIENCE PROFESSIONALS, INC. ON SEPTEMBER 09, 2009. 100-YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON A STUDY PREPARED BY MILDENBERG, MOCHI AND ASSOCIATES, INC. WETLAND AND 100-YEAR FLOODPLAIN LIMITS SHOWN ARE IN ACCORDANCE WITH THOSE SHOWN ON THE FOURTH AMENDMENT TO THE TURF VALLEY COMPREHENSIVE SKETCH PLAN (S-86-13), APPROVED JULY 28, 2006.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: S-86-013; PB 368; CONTR.#24-4350-D, CONTR.#20-1890-D; F-07-158; F-10-084; ECP-11-053; WP-12-010
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 16B AND 17A WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007. STORMWATER OBLIGATIONS ARE BEING MET BY THE USE OF BIO-RETENTION FACILITIES, GRASS CHANNELS, AND PERVIOUS PAVEMENT. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. WE ARE ABLE TO MEET THE SITE'S TARGET P6 AND RCN NUMBERS BY THE USE OF THESE PRACTICES, THEREFORE CPV IS NOT REQUIRED.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- A PRELIMINARY LANDSCAPE PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A PRELIMINARY FOREST CONSERVATION PLAN WILL BE PROVIDED AT THE PRELIMINARY PLAN STAGE IN ACCORDANCE WITH SECTION 16.120 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF TWENTY FEET (20') SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A TWO INCH (2") GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A TWO AND A HALF INCH (2-1/2") GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) THREE FEET (3') LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, DATED JANUARY 07, 2005 AND WAS APPROVED UNDER THE 4TH AMENDED COMPREHENSIVE SKETCH PLAN ON APRIL 27, 2006.
- A NOISE STUDY WAS PREPARED FOR THIS PROJECT BY POLYSONIC DATED AUGUST 13, 2008. ALL BUILDINGS ARE PLACED OUTSIDE OF THE 65 DBA NOISE LINE, AS SHOWN ON THE PLAN.
- PARKING REQUIRED: 114 APARTMENT UNITS (2 SPACES PER UNIT) = 228  
TOTAL PARKING SPACES REQUIRED = 228  
PARKING PROVIDED: 90 SPACES BELOW THE BUILDINGS (30 SPACES EACH BUILDING)  
168 SPACES WITHIN THE PARKING LOTS  
TOTAL PARKING SPACES PROVIDED = 278
- OPEN SPACE REQUIRED: (15% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 41.33 AC. x 15% = 6.20 AC.  
OPEN SPACE PROVIDED: 12.51 AC.
- NO LANDSCAPING SHALL BE WITHIN 7.5' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. BUILDER TO PROVIDE A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION.
- BULK PARCELS 'B' THRU 'D' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. BULK PARCELS 'A', 'E' AND 'F' WILL BE OWNED AND MAINTAINED BY MANGIONE ENTERPRISES OF TURF VALLEY, LP. BULK PARCEL 'A' WILL EITHER BE HOA OPEN SPACE OR GOLF SPACE, IT HAS NOT BEEN DETERMINED AT THIS TIME, IT WILL NOT BE A RESIDENTIAL DEVELOPMENT. BULK PARCEL 'E' WILL REMAIN A NON-BUILDABLE BULK PARCEL. BULK PARCEL 'F' WILL BE RE-SUBDIVIDED AS PART OF TURF VALLEY POD E-1.
- THIS PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH THE SECOND AMENDMENT TO THE TURF VALLEY RESIDENTIAL SUB-DISTRICT FINAL DEVELOPMENT PLAN.
- RESORT ROAD IS CLASSIFIED AS A LOCAL ROAD PER THE HOWARD COUNTY GENERAL PLAN. IT WILL BE DESIGNED AND CONSTRUCTED TO MINOR COLLECTOR ROAD STANDARDS.
- THE TURF VALLEY COUNTRY CLUB, RESIDENTIAL PHASING CHART IS LOCATED WITHIN THE HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING, PROJECT FILE.
- THE COMMON BOUNDARY BETWEEN THE BLUFFS AT TURF VALLEY AND TURF VALLEY, POD E-1 (S-11-004) IS PRELIMINARY AND REMAINS SUBJECT TO CHANGE. THE BOUNDARY WILL BECOME FINAL UPON RECORDED OF RESPECTIVE SUBDIVISION PLATS.
- THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR A WAIVER OF SUBSECTIONS 16.116(B)(1), 16.116(B)(4)(II)(B) AND 16.120(B)(4)(II)(D) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ON NOVEMBER 22, 2011, SUBJECT TO THE FOLLOWING CONDITIONS:

- THE PETITIONER SHALL, DURING THE PRELIMINARY, FINAL, AND SITE DEVELOPMENT PLAN STAGES OF THE PROJECT, INVESTIGATE THE INCORPORATION OF ADDITIONAL DESIGN MEASURES WHICH FURTHER MINIMIZE DISTURBANCE TO ON-SITE STEEP SLOPES.

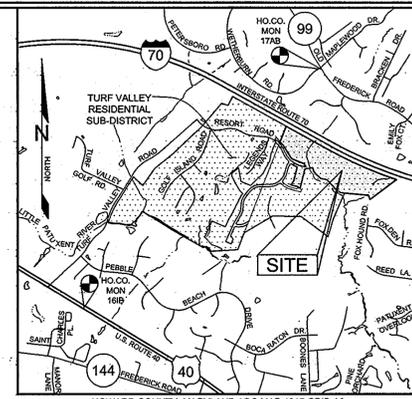
# SKETCH PLAN

# THE BLUFFS AT TURF VALLEY

## GOLF SPACE LOT 1 AND BULK PARCELS 'A' THRU 'F' HOWARD COUNTY, MARYLAND

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING WETLAND BOUNDARY



**VICINITY MAP**  
SCALE: 1"=200'

**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16B	590,475.2538	1,344,753.9350	469.892	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL, SE OF INTERSECTION OF RTE. 99 AND WETHERBURN ROAD, 14.8' WEST OF FENCE POST, 35' NE OF MANHOLE
17A	598,435.249	1,348,615.2482	508.469	

**SITE ANALYSIS DATA SHEET**

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	41.33 ACRES
LIMIT OF DISTURBANCE	11.43 ACRES
GREEN OPEN AREA (LAWN)	9.08 ACRES
IMPERVIOUS AREA	0.38 ACRES
PROPOSED SITE USES	RESIDENTIAL (* NOTE 2)
WETLANDS	3.17 ACRES
WETLAND BUFFERS	4.13 ACRES
FLOODPLAINS	3.31 ACRES
FLOODPLAIN BUFFERS	0.00 ACRES
EXISTING FOREST	31.88 ACRES
SLOPES GREATER THAN 5%	6.83 ACRES
HIGHLY ERODIBLE SOILS	6.24 ACRES (1)

- NOTE:  
1) HIGHLY ERODIBLE SOILS ARE ASSUMED TO BE A "C" VALUE OF 0.37 OR HIGHER.  
2) RESIDENTIAL: 28.77 ACRES  
ROAD: 2.05 ACRES  
OPEN SPACE: 12.51 ACRES

**HOUSING TYPE CHART**

APARTMENT	BUILDINGS 1, 2 & 3

**CENTERLINE ROAD CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	442.10'	550.00'	46°03'21"	S81°31'11"E	430.30'
C2	507.45'	350.00'	83°04'14"	N63°00'44"W	464.16'

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	PAVING TYPE	DESIGN SPEED	R/W
RESORT ROAD	LOCAL ROAD	P-3	30	50'

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SKETCH PLAN
3	SKETCH PLAN
4	SKETCH PLAN

**OWNER/DEVELOPER**

MANGIONE ENTERPRISES OF TURF VALLEY, LP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410.825.8400

**COVER SHEET**

### THE BLUFFS AT TURF VALLEY

GOLF SPACE LOT 1 AND BULK PARCELS 'A' THRU 'F'

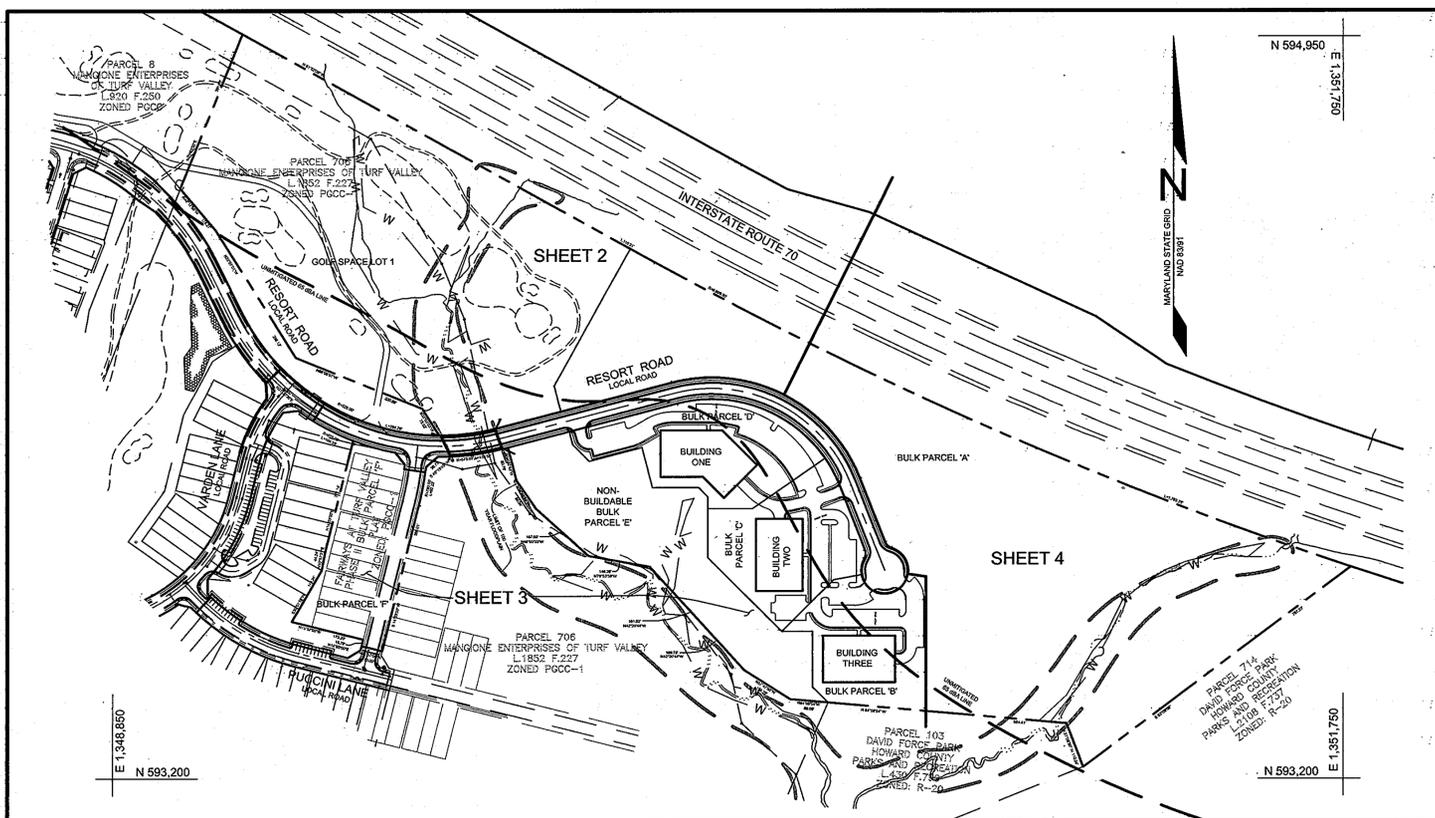
TAX MAP 17 GRID 7 & 13 PART OF PARCEL 706  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



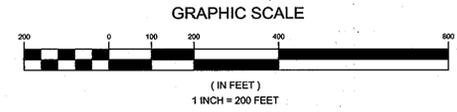
**Sill Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Bellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

DESIGN BY: PS  
DRAWN BY: JHPS  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: DECEMBER 05, 2011  
PROJECT #: 06-025  
SHEET #: 1 of 4

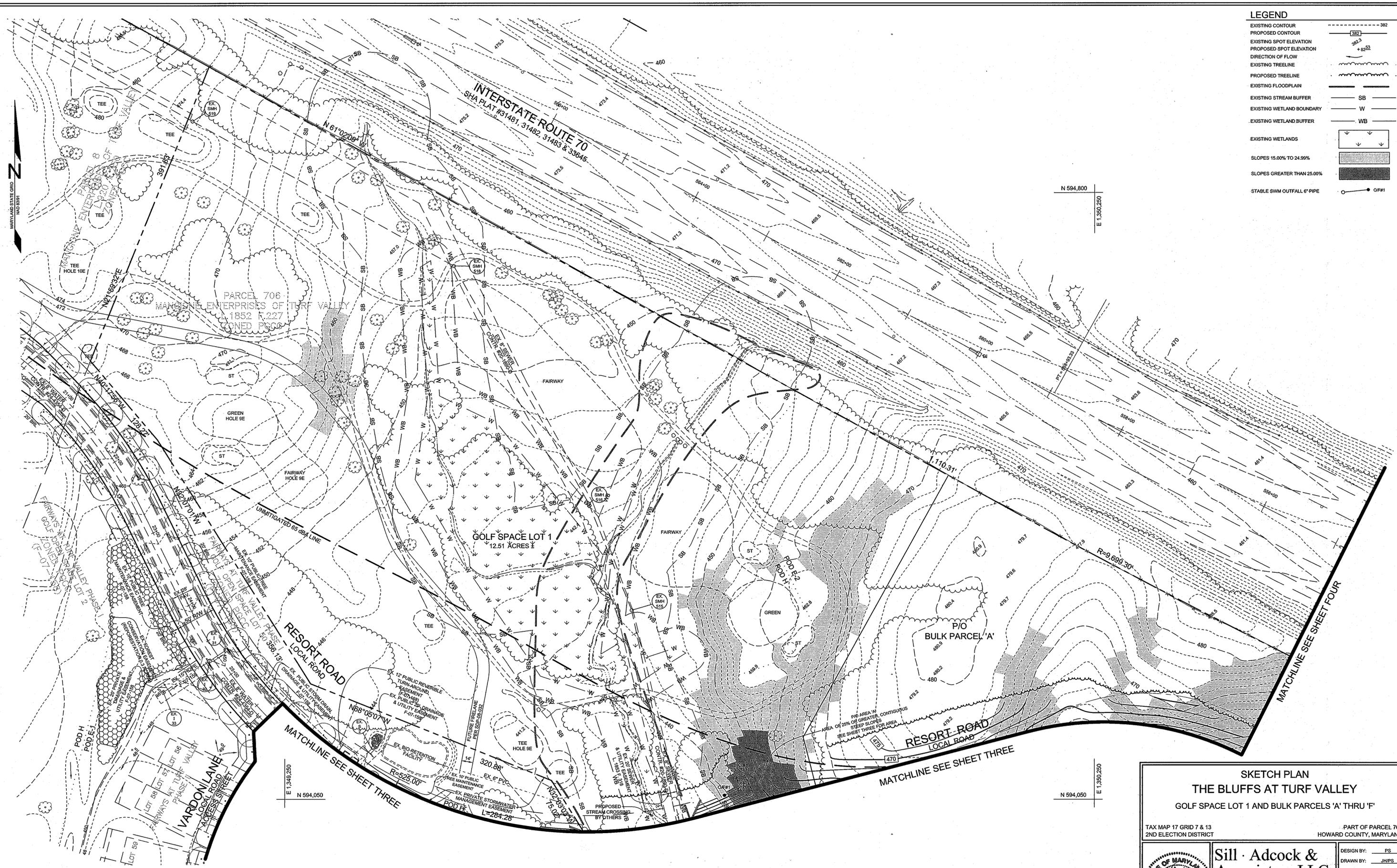
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20295, EXPIRATION DATE: JUNE 30, 2013



**LOCATION MAP**  
SCALE: 1"=200'



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Morgan S. Hunter* 12/12/11  
PLANNING DIRECTOR DATE



**LEGEND**

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FLOODPLAIN	
EXISTING STREAM BUFFER	
EXISTING WETLAND BOUNDARY	
EXISTING WETLAND BUFFER	
EXISTING WETLANDS	
SLOPES 15.00% TO 24.99%	
SLOPES GREATER THAN 25.00%	
STABLE SWM OUTFALL 6" PIPE	

MARYLAND STATE GRID  
NAD 83

N 594,800  
E 1,350,250

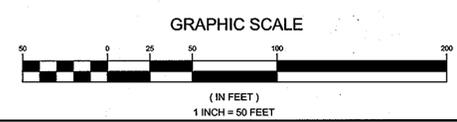
N 594,050  
E 1,349,250

N 594,050  
E 1,350,250

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas G. Stutler*  
PLANNING DIRECTOR

*John J. ...*  
DATE



**OWNER/DEVELOPER**  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21083  
410.825.8400

**SKETCH PLAN**  
**THE BLUFFS AT TURF VALLEY**  
GOLF SPACE LOT 1 AND BULK PARCELS 'A' THRU 'F'

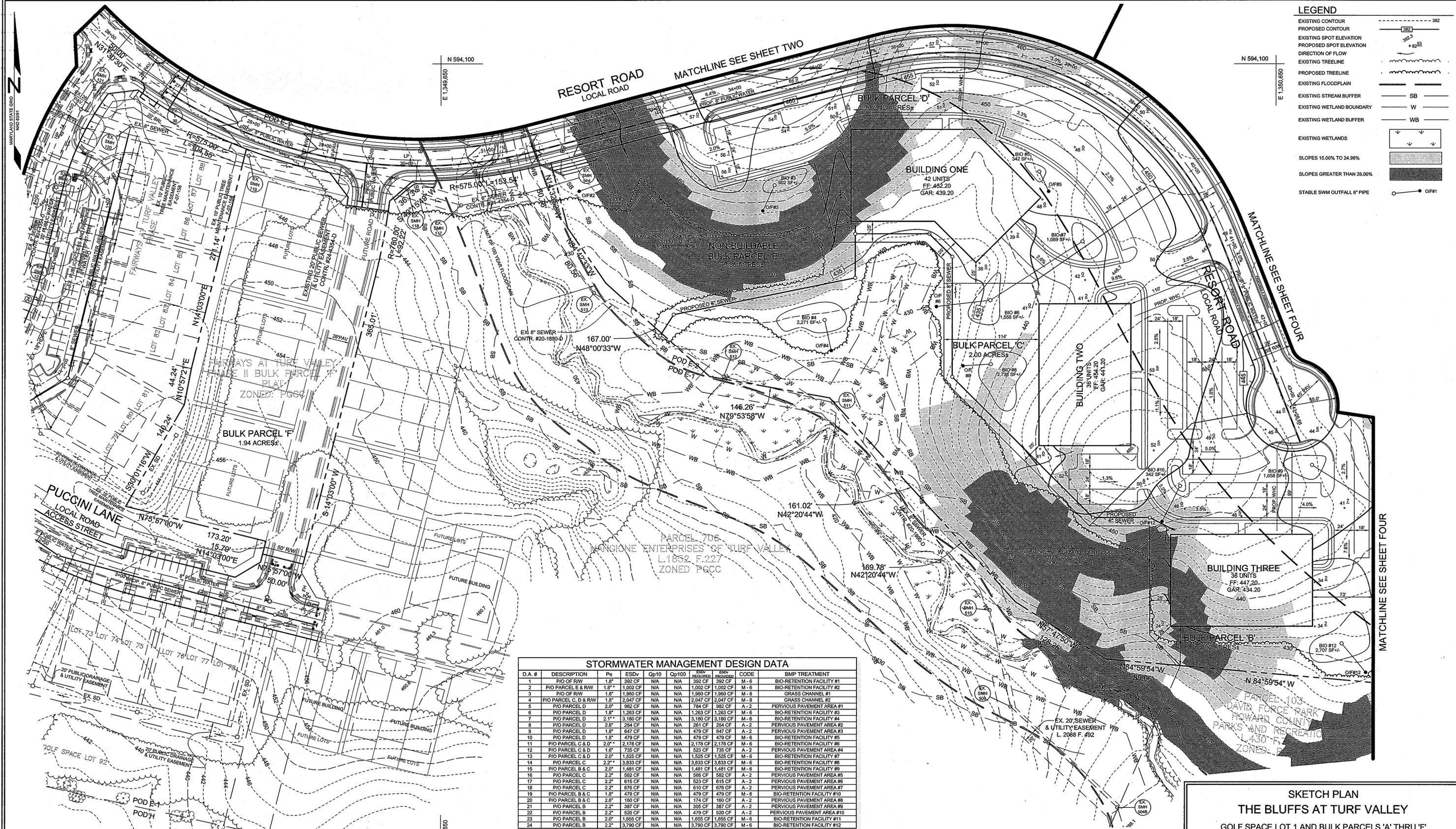
TAX MAP 17 GRID 7 & 13  
2ND ELECTION DISTRICT

PART OF PARCEL 706  
HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

DESIGN BY: PS  
DRAWN BY: JH/PS  
CHECKED BY: PS  
SCALE: 1"=50'  
DATE: DECEMBER 05, 2011  
PROJECT #: 06-025  
SHEET #: 2 of 4

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. 32029, EXPIRATION DATE: JUNE 20, 2013



**LEGEND**

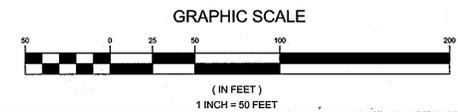
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	+
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
EXISTING FLOODPLAIN	---
EXISTING STREAM BUFFER	SB
EXISTING WETLAND BOUNDARY	W
EXISTING WETLAND BUFFER	WB
EXISTING WETLANDS	↓ ↓ ↓
SLOPES 15.00% TO 24.99%	▨
SLOPES GREATER THAN 25.00%	▩
STABLE SWM OUTFALL 6" PIPE	○

**STORMWATER MANAGEMENT DESIGN DATA**

D.A. #	DESCRIPTION	P <sub>0</sub>	ESD <sub>0</sub>	Q <sub>0</sub> 10	Q <sub>0</sub> 100	ESD <sub>0</sub> REQUIRED	ESD <sub>0</sub> PROVIDED	CODE	BMP TREATMENT
1	PIO OF RW	1.8"	392 CF	N/A	N/A	392 CF	392 CF	M-6	BIO-RETENTION FACILITY #1
2	PIO PARCEL E & RW	1.8"	1,002 CF	N/A	N/A	1,002 CF	1,002 CF	M-6	BIO-RETENTION FACILITY #2
3	PIO OF RW	1.8"	1,960 CF	N/A	N/A	1,960 CF	1,960 CF	M-8	GRASS CHANNEL #1
4	PIO PARCEL C, D & RW	1.8"	2,047 CF	N/A	N/A	2,047 CF	2,047 CF	M-8	GRASS CHANNEL #2
5	PIO PARCEL D	2.0"	392 CF	N/A	N/A	392 CF	392 CF	A-2	PERVIOUS PAVEMENT AREA #1
6	PIO PARCEL D	1.8"	1,283 CF	N/A	N/A	1,283 CF	1,283 CF	M-6	BIO-RETENTION FACILITY #3
7	PIO PARCEL D	2.1"	3,180 CF	N/A	N/A	3,180 CF	3,180 CF	M-6	BIO-RETENTION FACILITY #4
8	PIO PARCEL D	2.6"	254 CF	N/A	N/A	254 CF	254 CF	A-2	PERVIOUS PAVEMENT AREA #2
9	PIO PARCEL D	1.8"	647 CF	N/A	N/A	647 CF	647 CF	A-2	PERVIOUS PAVEMENT AREA #3
10	PIO PARCEL D	1.8"	479 CF	N/A	N/A	479 CF	479 CF	M-6	BIO-RETENTION FACILITY #5
11	PIO PARCEL C & D	2.0"	2,178 CF	N/A	N/A	2,178 CF	2,178 CF	M-6	BIO-RETENTION FACILITY #6
12	PIO PARCEL C & D	1.6"	735 CF	N/A	N/A	735 CF	735 CF	A-2	PERVIOUS PAVEMENT AREA #4
13	PIO PARCEL C & D	2.0"	1,525 CF	N/A	N/A	1,525 CF	1,525 CF	M-6	BIO-RETENTION FACILITY #7
14	PIO PARCEL C	2.2"	3,833 CF	N/A	N/A	3,833 CF	3,833 CF	M-6	BIO-RETENTION FACILITY #8
15	PIO PARCEL B & C	2.0"	1,481 CF	N/A	N/A	1,481 CF	1,481 CF	M-6	BIO-RETENTION FACILITY #9
16	PIO PARCEL C	2.2"	582 CF	N/A	N/A	582 CF	582 CF	A-2	PERVIOUS PAVEMENT AREA #5
17	PIO PARCEL C	2.2"	615 CF	N/A	N/A	615 CF	615 CF	A-2	PERVIOUS PAVEMENT AREA #6
18	PIO PARCEL C	2.2"	676 CF	N/A	N/A	676 CF	676 CF	A-2	PERVIOUS PAVEMENT AREA #7
19	PIO PARCEL B & C	1.8"	479 CF	N/A	N/A	479 CF	479 CF	M-6	BIO-RETENTION FACILITY #10
20	PIO PARCEL B & C	2.0"	180 CF	N/A	N/A	180 CF	180 CF	A-2	PERVIOUS PAVEMENT AREA #8
21	PIO PARCEL B	2.2"	387 CF	N/A	N/A	387 CF	387 CF	A-2	PERVIOUS PAVEMENT AREA #9
22	PIO PARCEL B	2.2"	520 CF	N/A	N/A	520 CF	520 CF	A-2	PERVIOUS PAVEMENT AREA #10
23	PIO PARCEL B	2.0"	1,655 CF	N/A	N/A	1,655 CF	1,655 CF	M-6	BIO-RETENTION FACILITY #11
24	PIO PARCEL B	2.2"	3,790 CF	N/A	N/A	3,790 CF	3,790 CF	M-6	BIO-RETENTION FACILITY #12

\* COMPOSITE P<sub>0</sub> BASED ON MULTIPLE SOIL TYPES.

**NOTE:**  
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**SKETCH PLAN**  
**THE BLUFFS AT TURF VALLEY**  
 GOLF SPACE LOT 1 AND BULK PARCELS 'A' THRU 'F'

TAX MAP 17 GRID 7 & 13  
 2ND ELECTION DISTRICT

PART OF PARCEL 706  
 HOWARD COUNTY, MARYLAND

**OWNER/DEVELOPER**  
 MANGIONE ENTERPRISES OF TURF VALLEY, LP  
 1205 YORK ROAD, PENTHOUSE  
 LUTHERVILLE, MARYLAND 21093  
 410.825.8400

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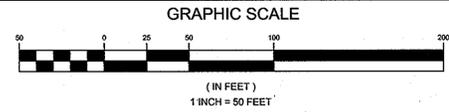
DESIGN BY: PS  
 DRAWN BY: JHP/PS  
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 SCALE: 1"=50'  
 DATE: DECEMBER 05, 2011  
 PROJECT #: 06-025  
 SHEET #: 3 of 4

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. 32025, EXPIRATION DATE: JUNE 20, 2013

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

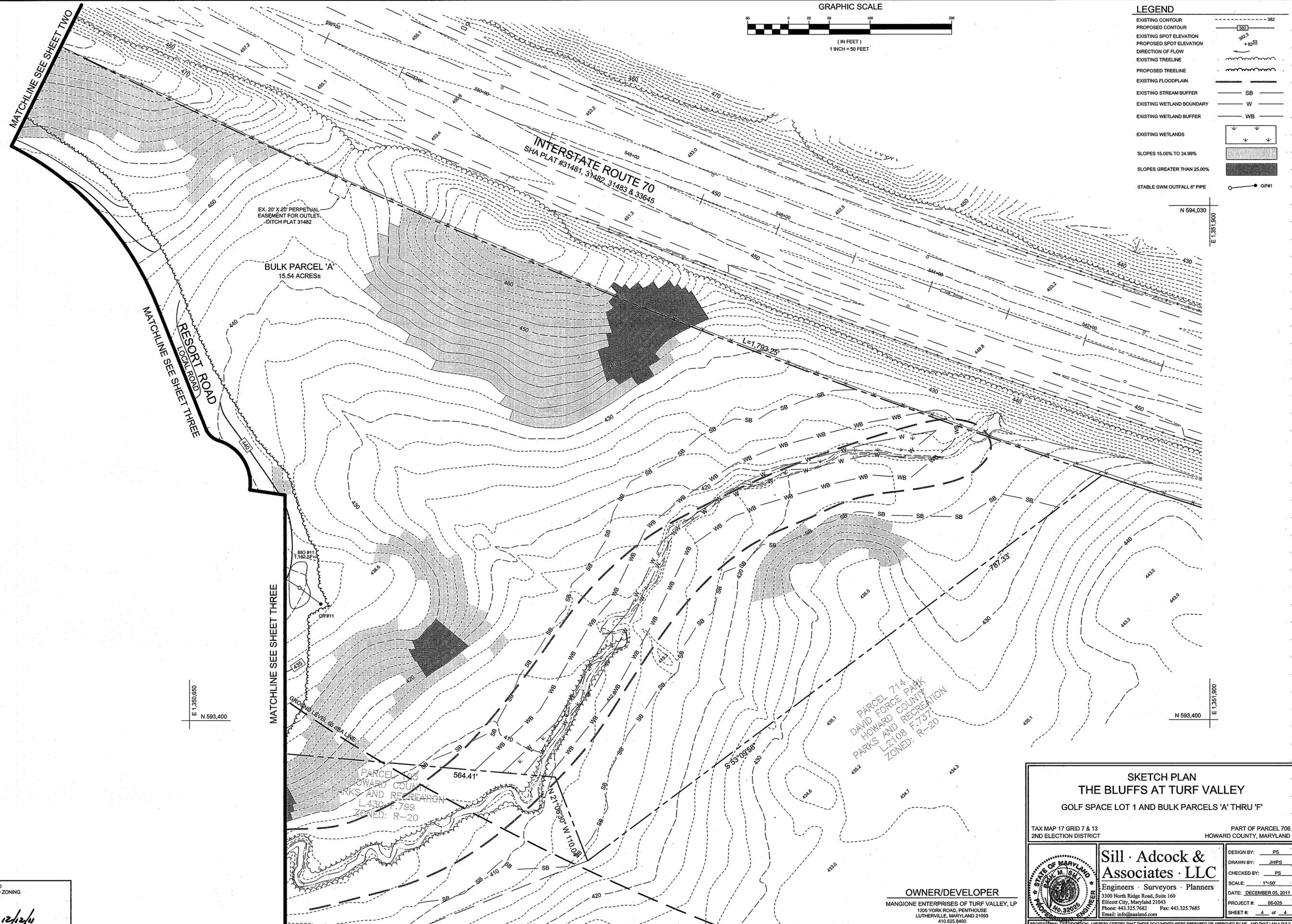
*Thomas J. Jantler*  
 PLANNING DIRECTOR

*ref: [signature]*  
 DATE



**LEGEND**

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING FLOODPLAIN	
EXISTING STREAM BUFFER	
EXISTING WETLAND BOUNDARY	
EXISTING WETLAND BUFFER	
EXISTING WETLANDS	
SLOPES 15.00% TO 24.99%	
SLOPES GREATER THAN 25.00%	
STABLE SWM OUTFALL 6" PIPE	



EX. 20' X 20' PERPETUAL EASEMENT FOR OUTLET DITCH PLAT 31482

**BULK PARCEL 'A'**  
15.54 ACRES±

**INTERSTATE ROUTE 70**  
SHA PLAT #31481, 31482, 31483 & 33645

**RESORT ROAD**  
(LOCAL ROAD)

PARCEL 774  
DAVID FERRELL PARK  
HOWARD COUNTY  
PARKS AND RECREATION  
LOT# 18 F-157  
ZONED: R-20

**SKETCH PLAN**  
**THE BLUFFS AT TURF VALLEY**  
GOLF SPACE LOT 1 AND BULK PARCELS 'A' THRU 'F'

TAX MAP 17 GRID 7 & 13 PART OF PARCEL 706  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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Email: info@sasland.com

DESIGN BY:	PS
DRAWN BY:	JH/PS
CHECKED BY:	PS
SCALE:	1"=50'
DATE:	DECEMBER 05, 2011
PROJECT #:	06-025
SHEET #:	4 of 4

**OWNER/DEVELOPER**  
MANGIONE ENTERPRISES OF TURF VALLEY, LP  
1205 YORK ROAD, PENTHOUSE  
LUTHERVILLE, MARYLAND 21093  
410.825.8400

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Thomas G. Butler* 12/16/11  
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2015