

GENERAL NOTES

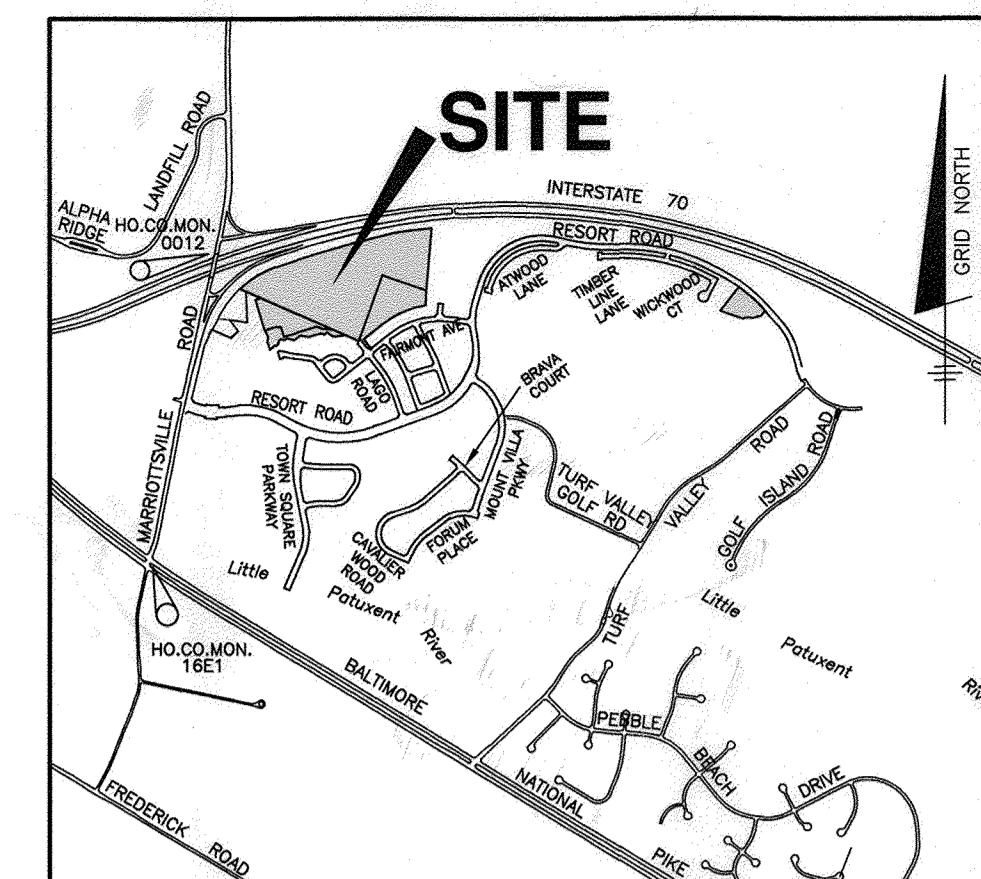
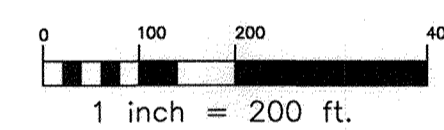
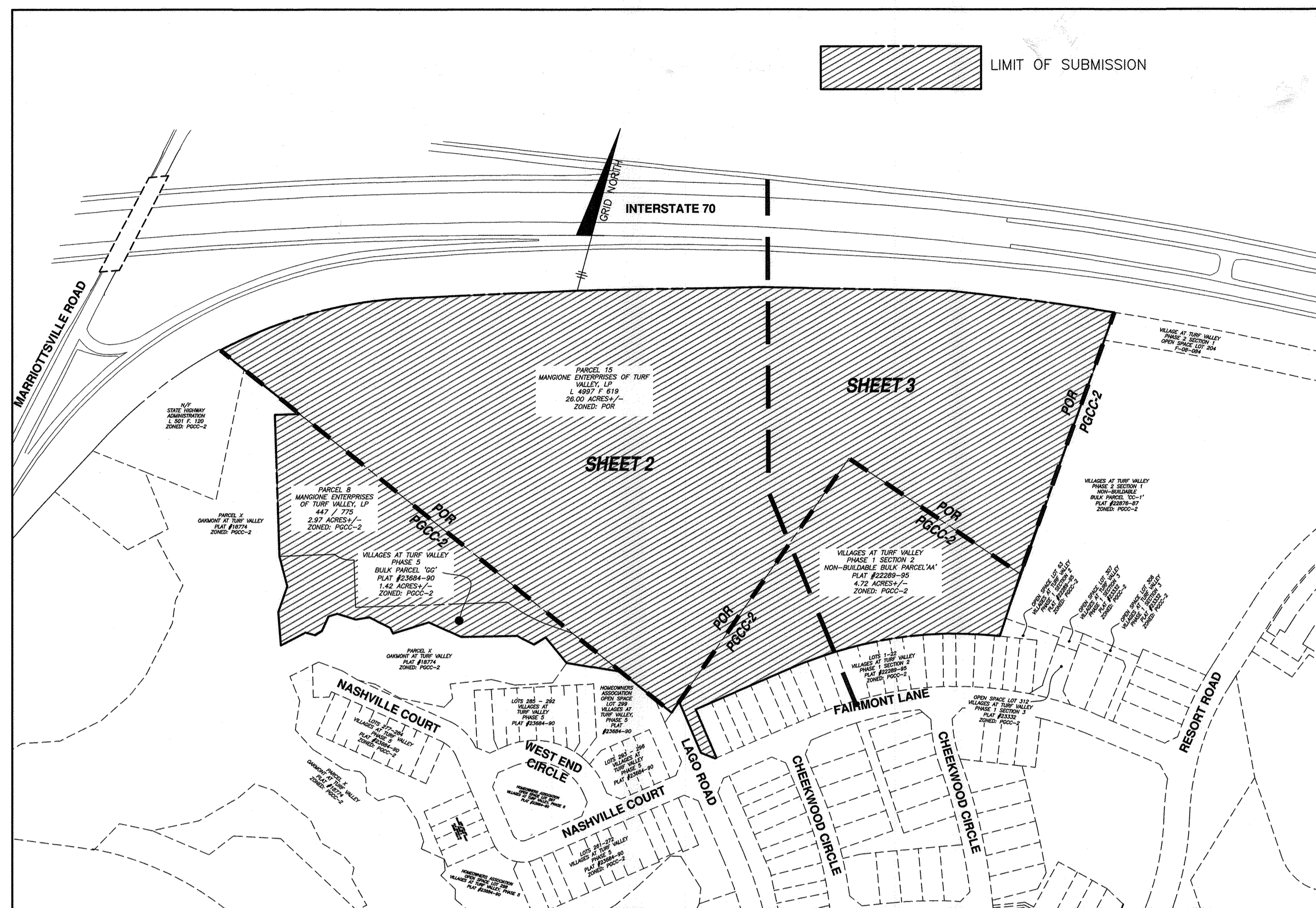
- SUBJECT PROPERTY IS ZONED POR AND PGCC-2 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE UNITS LOCATED WITHIN THE POR ZONED PORTION OF THE PROJECT SHALL BE AGE-RESTRICTED ADULT HOUSING UNITS. THE UNITS LOCATED WITHIN THE PGCC-2 ZONE SHALL BE STANDARD FEE SIMPLE TOWNHOUSE UNITS.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEY PREPARED BY JOHN B. MILDBERG DATED MARCH, 2006.
- THE EXISTING TOPOGRAPHY IS BASED ON AERIAL TOPOGRAPHIC SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC. FLOWN ON OR ABOUT JANUARY, 2006.  
EXISTING UTILITIES ARE BASED F-08-060 AND F-15-079 ROAD CONSTRUCTION PLANS AND CONTRACT DRAWINGS #20-3601-D, #24-4522-D, AND #24-4887-D
- 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, 100-YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS. THERE ARE NO 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS LOT.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- STORMWATER MANAGEMENT PRACTICES SHOWN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE NEXT PLAN STAGE WITH ALTERNATE ESD PRACTICES AFTER SOIL BORING TESTING HAS BEEN COMPLETED.
- THE SEDIMENT AND EROSION CONTROL SHOWN IN THIS PLAN SET IS A SCHEMATIC CONCEPTUAL DESIGN. A MORE DETAILED DESIGN COMPLETE WITH A SEQUENCE OF CONSTRUCTION NOTES, DETAILS, AND COMPUTATIONS SHALL BE PROVIDED AT THE FINAL ROAD CONSTRUCTION PLAN STAGE OR SITE DEVELOPMENT PLAN STAGE.
- THE PORTIONS OF THIS DEVELOPMENT LOCATED WITHIN THE PGCC-2 ZONE ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200, THE FOREST CONSERVATION ACT OF HOWARD COUNTY AS THESE AREAS WERE GRANTED ALLOCATIONS UNDER S-03-001 AND WERE PROJECTED FOR RESIDENTIAL DEVELOPMENT UNDER THE TURF VALLEY FDP MULTI-USE SUBDISTRICT. AS SUCH, THE DEVELOPMENT OF THESE AREAS ARE LEGACIED TO THE REGULATIONS IN PLACE AT THE TIME OF APPROVAL AND ARE PERMITTED TO USE THE FOREST CONSERVATION EXEMPTION IN PLACE AT TIME OF PRELIMINARY PLAN APPROVAL. THE EXEMPT PARCELS INCLUDE PARCEL 8, NON-BUILDABLE BULK PARCEL 'AA', AND BULK PARCEL 'GG'.

Design Narrative:

- Natural Resources within the project limits consist of a pocket of wetlands located in the center of the site. In the uppermost northwest corner of the site, there is a small section of the Little Patuxent River and associated FEMA floodplain. No disturbance shall occur to these areas or their buffers.
- Existing flow patterns shall be maintained. The majority of the site flows to the center where the wetlands are located and then discharges into the Little Patuxent River. Under proposed conditions most of the practices shall also discharge to the center of the site. The runoff shall then continue to discharge into the Little Patuxent River via a culvert under the proposed Lago Road extension. A second flow pattern exists in the northeast corner where a small section flows towards I-70. This flow pattern shall be maintained as the M-6 practices in that area discharge in that direction.
- Many of the individual M-6 practices shall have their own outfall. However, due to constraints such as elevation grade and location of the practices some of the outfalls have been combined. This helps with forest retention priorities, reduces the amount of concentrated flow discharge all while still maintaining existing flow patterns.
- The reduction of impervious areas shall be accomplished by providing the narrowest road width as allowed. Additionally, the parking lots shall be designed with 24' drive aisles. Pervious landscaped islands shall be provided within these parking lot areas. The secondary emergency access is proposed to not be a paved surface, but instead the implementation of alternative surface such as turf block shall be used.
- Sediment and erosion control shall be provided in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. The concept shall be submitted to HSCD for approval.
- The implementation of the proposed ESD practices shall provide treatment for all proposed impervious surfaces and therefore the site shall be considered treated to the maximum extent practical (MEP).
- At the next plan stage, and alternative compliance will need to be submitted for the removal of specimen trees. A design manual waiver will need to be submitted for the reduction in road curve radii along the private road.

# ENVIRONMENTAL CONCEPT PLAN

## TV-POR



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

BENCHMARKS - NAD'83 HORIZONTAL  
HO. CO. #0012 (AKA: 3439001) STAMPED BRASS DISK SET ON TOP OF A 3/4" 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 3/4" DEEP COLUMN OF CONCRETE.  
N 596502.760' E 1340864.37' ELEVATION: 486.298'

LEGEND OF SYMBOLS

- LIMIT OF SUBMISSION
- ZONING LINE
- EXISTING CONTOURS
- EXISTING SLOPES 25% OR MORE
- LIMIT OF FEMA FLOODPLAIN
- LIMIT OF RECORDED FLOODPLAIN
- SB --- STREAM BUFFER
- LIMIT OF WETLANDS
- NRCS SOILS DELINEATION LINE
- NRCS SOILS TYPE
- MaC --- EXISTING TREELINE
- ST-XX --- EXISTING SPECIMEN TREE
- ST-XX --- EXISTING SPECIMEN TREE TO BE REMOVED
- S --- EXISTING SEWER
- W --- EXISTING WATER
- PROPOSED STORM DRAIN
- PROPOSED ROOF LEADER DRAIN
- PROPOSED SEWER
- W --- PROPOSED WATER
- SWM DRAINAGE AREA LINE
- DRY WELL
- FOREST CONSERVATION EASEMENT ON-SITE RETENTION
- FOREST CONSERVATION EASEMENT ON-SITE PLANTING
- FOREST CONSERVATION EASEMENT OFF-SITE RETENTION
- FOREST CONSERVATION EASEMENT OFF-SITE PLANTING
- LIMIT OF DISTURBANCE
- GABION/RIP-RAP INFLOW PROTECTION

SHEET INDEX	
SHEET	TITLE
1	ENVIRONMENTAL CONCEPT PLAN
2-3	ENVIRONMENTAL CONCEPT PLAN
4-5	CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN

Stormwater Management Summary Chart						
MDE Designation	Practice Description	Quantity of Each Practice	ESDv (cf) Required based on individual DA	ESDv (cf) Provided	REv (cf) Provided	Ownership
M-2	Submerged Gravel Wetlands	1	21,446	29,323	0	Private
M-6	Micro Bio-Retention	21	26,875	38,073	8,958	Private
M-5	Dry Well	26	2,668	2,674	2,674	Private
<b>Total</b>			<b>50,989</b>	<b>70,070</b>	<b>11,633</b>	

Note: Total ESDv provided exceeds the total ESDv required based on individual drainage areas.

SEE SHEET 2 FOR INDIVIDUAL PRACTICE SUMMARY TABLE

Site Analysis Data Chart		
Category	POR	PGCC
Zoning:	POR	PGCC
Gross Site Area:	26.00 ac	9.11 ac
Proposed Site Use:	age-restricted adult housing	Residential single-family attached
100yr Floodplain	0.20 ac	0.00 ac
Slopes 25% or greater *	0.00 ac	0.00 ac
Wetlands	0.25 ac	0.05 ac
Wetlands Buffer	1.04 ac	0.12 ac
Stream Channel	0.04 ac	0.00 ac
Stream Buffer	0.66 ac	0.04 ac
Forested Area	25.80 ac	4.50 ac
Erodible Soils	5.32 ac	2.61 ac
Limit of Disturbance	16.18 ac	7.31 ac
Impervious Area (within LOD)	8.86 ac	2.87 ac
Green Space (within LOD)	7.32 ac	4.44 ac
Public Road Right-of-Way	1.07 ac	1.24 ac
Buildable Lots	0.36 ac	2.76 ac
Buildable Bulk Parcel	23.30 ac	0.00 ac
Open Space	1.27 ac	5.11 ac
Number of condominium units proposed	213	0
Number of townhouse units proposed	5	39
Total Number of Units Proposed	218	39

\* Section 16.108.b.55: steep slope means a slope that averages 25 percent or greater over ten vertical feet.

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	K-VALUE	ERODIBLE
BsA	YES	C	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES	0.49	NO
BsB	YES	D	HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES	0.43	NO
MaC	NO	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES	0.32	NO
GgA	NO	B	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	0.37	NO
GgB	NO	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	0.37	YES

HSCD Newsletter dated April, 2013 defines erodible soils as those soils with a slope greater than 15 percent or those soils with a soil erodibility factor K greater than 0.35 and with a slope greater than 5%.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 8-15-24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 8/16/24  
 CHIEF, DIVISION OF LAND DEVELOPMENT

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS & PLANNERS  
 3300 N. RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8644  
 WWW.BEI-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 with the State of Maryland.  
 License No. 22390, Exp. 12/31/2025.

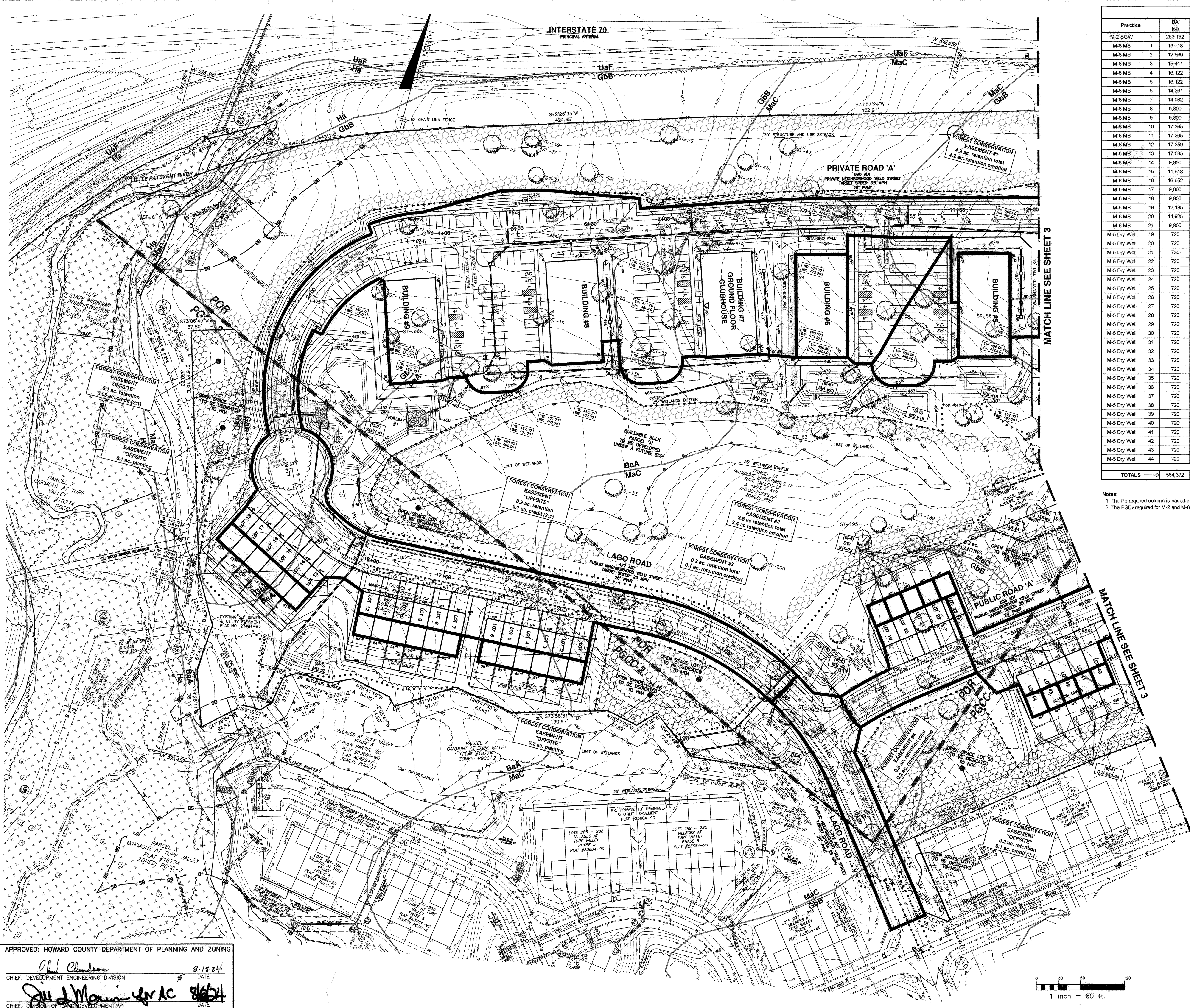
**TV-POR**  
 A Re-Subdivision of Parcel 15 and p/o Parcel 8;  
 and a Re-Subdivision of Villages at Turf Valley Phase 1 Section 2 Non-Buildable Bulk Parcel AA (previously recorded as plat #22289-95) and Villages at Turf Valley, Phase 5  
 Bulk Parcel GG previously recorded as plat 23684-90

PARCEL 15: TAX MAP: 16 - GRID: 04 - ZONED: POR	PARCEL 8: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2
PARCEL AA: TAX MAP: 16 - GRID: 11 - ZONED: PGCC-2	PARCEL GG: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2
ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND	

**ENVIRONMENTAL CONCEPT PLAN**

DATE: JULY 25, 2024	BEI PROJECT NO. 3120
DESIGN: DBT	CHECK: CAM
SCALE: AS SHOWN	SHEET 1 OF 5

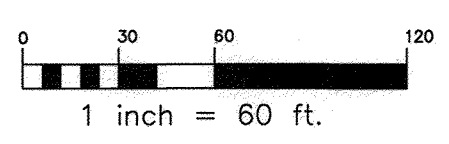




STORMWATER MANAGEMENT SUMMARY TABLE - INDIVIDUAL PRACTICES													
Practice	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe Required	ESDv Required (cf)	ESDv Provided (cf)	Pe Provided	REV Required (cf)	REV Provided (cf)	Ownership	Maintenance	
M-2 SGW	1	253,192	197,743	78%	0.75	1.80	21,446	29,323	1.8	0	PRIVATE	JOINT	
M-6 MB	1	19,718	12,580	64%	0.82	1.80	1,385	2,189	2.1	462	PRIVATE	JOINT	
M-6 MB	2	12,960	12,960	100%	0.95	1.80	1,385	2,031	2.0	462	PRIVATE	JOINT	
M-6 MB	3	15,411	12,685	82%	0.79	1.80	1,371	1,949	1.8	457	PRIVATE	JOINT	
M-6 MB	4	16,122	12,805	79%	0.76	1.80	1,387	1,903	1.9	462	PRIVATE	JOINT	
M-6 MB	5	16,122	12,805	79%	0.76	1.80	1,387	1,903	1.9	462	PRIVATE	JOINT	
M-6 MB	6	14,261	12,256	86%	0.82	1.80	1,321	1,849	1.9	440	PRIVATE	JOINT	
M-6 MB	7	14,082	11,522	82%	0.79	1.80	1,246	1,849	2.0	415	PRIVATE	JOINT	
M-6 MB	8	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-6 MB	9	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-6 MB	10	17,365	13,864	80%	0.77	1.80	1,501	2,061	1.9	500	PRIVATE	PRIVATE	
M-6 MB	11	17,365	13,864	80%	0.77	1.80	1,501	2,061	1.9	500	PRIVATE	PRIVATE	
M-6 MB	12	17,359	13,381	77%	0.74	1.80	1,452	2,061	1.9	484	PRIVATE	PRIVATE	
M-6 MB	13	17,535	15,091	86%	0.82	1.80	1,627	2,170	1.8	542	PRIVATE	PRIVATE	
M-6 MB	14	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-6 MB	15	11,618	9,769	84%	0.81	1.80	1,054	1,903	2.4	351	PRIVATE	PRIVATE	
M-6 MB	16	16,852	13,725	82%	0.79	1.80	1,493	1,985	1.8	494	PRIVATE	PRIVATE	
M-6 MB	17	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-6 MB	18	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-6 MB	19	12,185	11,084	91%	0.87	1.80	1,191	1,903	2.0	397	PRIVATE	PRIVATE	
M-6 MB	20	14,925	11,997	80%	0.77	1.80	1,299	1,903	2.0	433	PRIVATE	PRIVATE	
M-6 MB	21	9,800	9,800	100%	0.95	1.80	1,047	1,425	1.8	349	PRIVATE	PRIVATE	
M-5 Dry Well	19	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	20	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	21	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	22	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	23	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	24	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	25	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	26	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	27	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	28	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	29	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	30	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	31	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	32	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	33	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	34	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	35	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	36	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	37	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	38	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	39	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	40	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	41	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	42	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	43	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
M-5 Dry Well	44	720	720	100%	0.95	1.80	103	103	1.80	103	PRIVATE	PRIVATE	
TOTALS		564,392	465,651			50,989	70,070		10,727	11,633			

Notes:  
 1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious.  
 2. The ESDv required for M-2 and M-6 practices is based on ESDv x 75%.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 8-15-24  
 DATE  
 8/15/24  
 DATE



NO.	DATE	REVISION
<b>BENCHMARK</b> ENGINEERS & LAND SURVEYORS & PLANNERS <b>ENGINEERING, INC.</b> 3300 N. RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043 (P) 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 with my license in the State of Maryland, License No. 22390, E.C. 11/14/1996, E.C. 5/30/2025.		
<b>OWNER:</b> PARCEL 15 AND BULK PARCEL AA: M10 RESIDENTIAL LAND DEVELOPMENT 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 PARCEL 8: MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 BULK PARCEL GG: MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
<b>DEVELOPER:</b> MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		
<b>TV-POR</b> A Subdivision of Parcel 15 and p/o Parcel 8; and a Re-Subdivision of Villages at Turf Valley Phase 1 Section 2 Non-Buildable Bulk Parcel AA (previously recorded as plat #22289-95) and Villages at Turf Valley, Phase 5; Bulk Parcel GG previously recorded as plat 23684-90		
PARCEL 15: TAX MAP: 16 - GRID: 04 - ZONED: POR PARCEL 8: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 PARCEL AA: TAX MAP: 16 - GRID: 11 - ZONED: PGCC-2 PARCEL GG: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND		
<b>ENVIRONMENTAL CONCEPT PLAN</b>		
DATE:	JULY 25, 2024	BEI PROJECT NO. 3120
DESIGN:	DBT	CHECK: CAM
SCALE:	AS SHOWN	SHEET 2 OF 5



SPECIMEN TREE CHART					
Key (#)	Species	Size (in.DBH)	Champion Tree (in.DBH)	CRZ (feet)	Condition (Good unless otherwise noted)
6	Northern Red Oak	31.5	101.27	47.3	
9	Black Oak	32.5	81.85	48.8	Crown dieback
10	White Oak	30.5	91.72	45.8	
11	Tulip Poplar	32	101.27	48.0	Codominant at base
12	Tulip Poplar	31.5	101.27	47.3	Major trunk scar
13	Black Oak	31	81.85	46.5	Strong lean, canker present
14	Tulip Poplar	33.5	101.27	50.3	
15	White Oak	36.5	91.72	54.8	Major crook in stem at 8'
16	Red Oak	64	92.04	96.0	Storm damage present
17	Tulip Poplar	32.5	101.27	48.8	
18	Tulip Poplar	30.5	101.27	45.8	
19	Tulip Poplar	31	101.27	46.5	
20	Tulip Poplar	35.5	101.27	53.3	
21	Red Oak	34	92.04	51.0	Dead
22	Red Oak	33.5	92.04	50.3	
23	Tulip Poplar	38	101.27	57.0	
24	Tulip Poplar	32	101.27	48.0	
25	Tulip Poplar	33.5	101.27	50.3	
26	Tulip Poplar	34	101.27	51.0	Basal scar
27	Tulip Poplar	41.5	101.27	62.3	
28	Tulip Poplar	39	101.27	58.5	
29	Tulip Poplar	43.75	101.27	65.6	
30	Pignut Hickory	35.5	47.45	53.3	
31	Tulip Poplar	38.5	101.27	57.8	
32	Tulip Poplar	39.75	101.27	59.6	
33	Red Maple	33	85.94	49.5	Root rot
34	Tulip Poplar	32	101.27	48.0	
35	White Oak	32	91.72	48.0	
36	Red Oak	36.75	92.04	55.1	
37	Red Oak	31	92.04	46.5	
38	Red Oak	38	92.04	57.0	Major trunk rot
39	White Oak	32	91.72	48.0	
40	Tulip Poplar	30.5	101.27	45.8	
41	Tulip Poplar	31	101.27	46.5	Codominant above breast height
42	Tulip Poplar	36	101.27	54.0	
43	Tulip Poplar	43.5	101.27	65.3	
44	Tulip Poplar	33	101.27	49.5	
45	Tulip Poplar	35.5	101.27	53.3	
46	Black Oak	31	81.85	46.5	Crown dieback
47	Tulip Poplar	32	101.27	48.0	
48	Tulip Poplar	34.5	101.27	51.8	
49	White Oak	31.5	91.72	47.3	
50	White Oak	33.5	91.72	50.3	Codominant at 8'
52	Tulip Poplar	31	101.27	46.5	
53	Tulip Poplar	45	101.27	67.5	Triple codominance
54	Tulip Poplar	31.5	101.27	47.3	Codominant
55	Tulip Poplar	30.5	101.27	45.8	
56	Tulip Poplar	32	101.27	48.0	
57	Tulip Poplar	36	101.27	54.0	
58	Tulip Poplar	35.5	101.27	53.3	
59	Tulip Poplar	35.5	101.27	53.3	
60	Tulip Poplar	34.5	101.27	51.8	Codominant
61	Tulip Poplar	34	101.27	51.0	
62	Tulip Poplar	33.5	101.27	50.3	Trunk scar
63	Tulip Poplar	31.5	101.27	47.3	
64	Tulip Poplar	35.5	101.27	53.3	
65	Tulip Poplar	32.5	101.27	48.8	
68	Tulip Poplar	33	101.27	49.5	
69	Tulip Poplar	43.5	101.27	65.3	Codominant
70	Red Oak	36	92.04	54.0	Some dieback
71	White Oak	34.5	91.72	51.8	
72	Tulip Poplar	37	101.27	55.5	
73	Tulip Poplar	30.5	101.27	45.8	
74	Tulip Poplar	35.5	101.27	53.3	
75	Tulip Poplar	34	101.27	51.0	
76a	Tulip Poplar	35	101.27	52.5	
76b	White Oak	31.5	91.72	47.3	
77	Tulip Poplar	30.5	101.27	45.8	
78	Tulip Poplar	34	101.27	51.0	Some canopy dieback
79	Tulip Poplar	34	101.27	51.0	
80	Tulip Poplar	32	101.27	48.0	
81	Tulip Poplar	31	101.27	46.5	
94	Tulip Poplar	30	101.27	45.0	
119	Tulip Poplar	33	101.27	49.5	
138	Tulip Poplar	30	101.27	45.0	
141	Tulip Poplar	30	101.27	45.0	
145	Tulip Poplar	30.5	101.27	45.8	
157	Tulip Poplar	31	101.27	46.5	
165	Tulip Poplar	30.5	101.27	45.8	
170	Tulip Poplar	30	101.27	45.0	Basal scar
182	Tulip Poplar	30	101.27	45.0	
189	Tulip Poplar	30	101.27	45.0	
194	Black Oak	30.25	81.85	45.4	
195	Tulip Poplar	30.25	101.27	45.4	
196	Tulip Poplar	30	101.27	45.0	
199	Tulip Poplar	34	101.27	51.0	
206	Tulip Poplar	31.5	101.27	47.3	Burl at base
207	Tulip Poplar	30.5	101.27	45.8	
215	Tulip Poplar	33	101.27	49.5	
227	Tulip Poplar	35	101.27	52.5	on property line
228	Tulip Poplar	36	101.27	54.0	Heavy Lean
273	Tulip Poplar	30.5	101.27	45.8	
279	Tulip Poplar	30.5	101.27	45.8	
282	Tulip Poplar	31	101.27	46.5	Codominant head height
288	Tulip Poplar	31	101.27	46.5	Codominant head height, small lead in significant decline
289	Tulip Poplar	30	101.27	45.0	
291	Tulip Poplar	33	101.27	49.5	Basal scar
292	Tulip Poplar	31	101.27	46.5	
293	Tulip Poplar	33	101.27	49.5	
297	Tulip Poplar	30.5	101.27	45.8	Codominant at breast height
303	Tulip Poplar	30	101.27	45.0	
310	Tulip Poplar	31	101.27	46.5	
311	Tulip Poplar	40	101.27	60.0	Codominant, Head Height
325a	Tulip Poplar	32	101.27	48.0	
325b	Tulip Poplar	34.5	101.27	51.8	Codominant
333	Tulip Poplar	30	101.27	45.0	
361	Tulip Poplar	35	101.27	52.5	
363	Tulip Poplar	31	101.27	46.5	
380	Tulip Poplar	30	101.27	45.0	
395	Tulip Poplar	30.5	101.27	45.8	
396	Tulip Poplar	31	101.27	46.5	
397	Tulip Poplar	32	101.27	48.0	
398	Tulip Poplar	30	101.27	45.0	
399	Tulip Poplar	32	101.27	48.0	



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

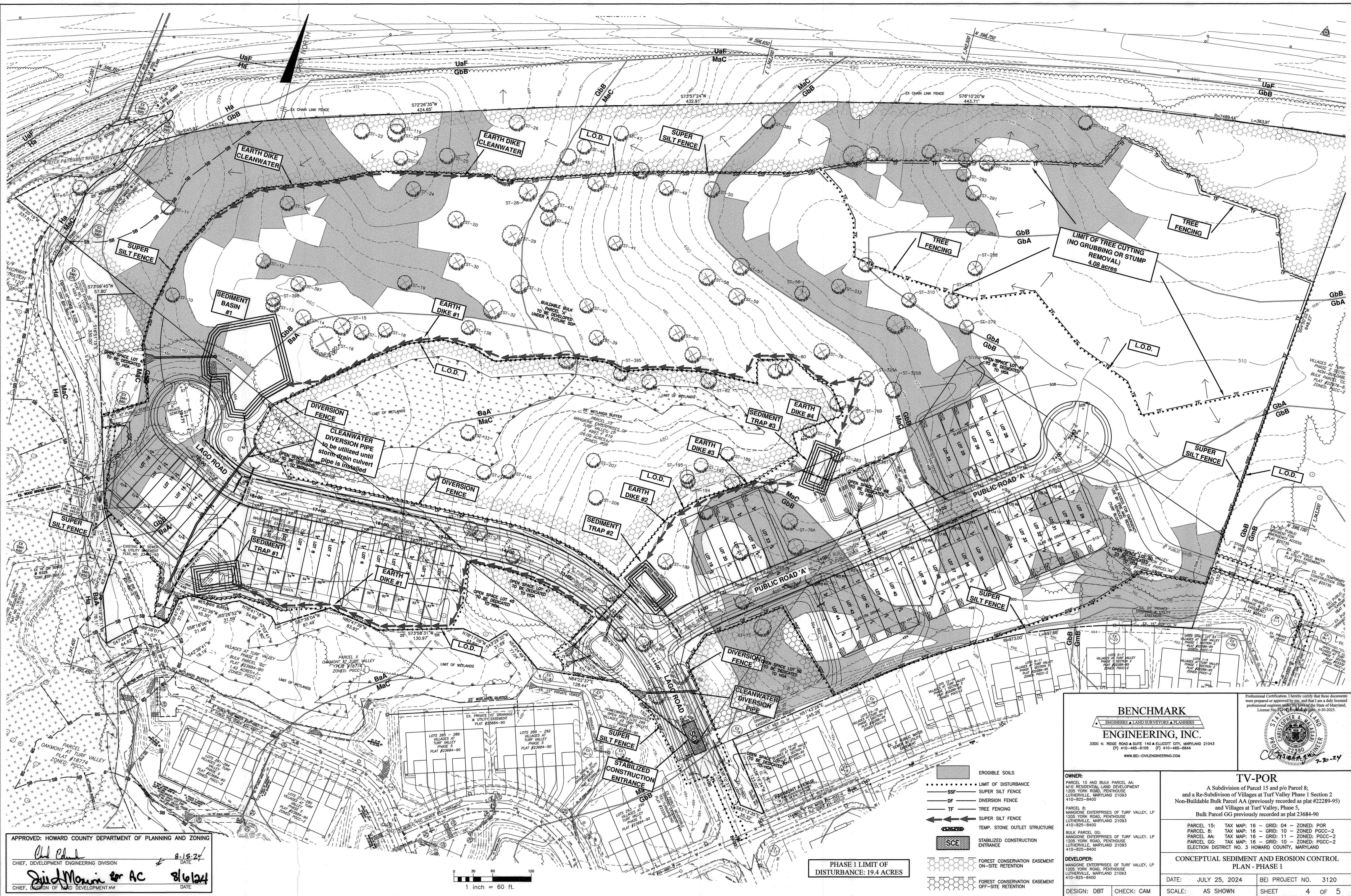
3300 N. RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-8644  
WWW.BEI-CIVILENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer with the State of Maryland, License No. 22330.

7-30-24

<p><b>OWNER:</b> PARCEL 15 AND BULK PARCEL AA: M10 RESIDENTIAL LAND DEVELOPMENT 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> <p><b>PARCEL B:</b> MANNONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p> <p><b>BULK PARCEL GG:</b> MANNONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400</p>	<p align="center"><b>TV-POR</b></p> <p align="center">A Subdivision of Parcel 15 and p/o Parcel 8; and a Re-Subdivision of Villages at Turf Valley Phase 1 Section 2 Non-Buildable Bulk Parcel AA (previously recorded as plat #22289-95) and Villages at Turf Valley, Phase 5, Bulk Parcel GG previously recorded as plat 23684-90</p> <p>PARCEL 15: TAX MAP: 16 - GRID: 04 - ZONED: POR PARCEL B: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 PARCEL AA: TAX MAP: 16 - GRID: 11 - ZONED: PGCC-2 PARCEL GG: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND</p> <p align="center"><b>ENVIRONMENTAL CONCEPT PLAN</b></p> <p>DATE: JULY 25, 2024    BEI PROJECT NO. 3120 DESIGN: DBT    CHECK: CAM    SCALE: AS SHOWN    SHEET 3 OF 5</p>
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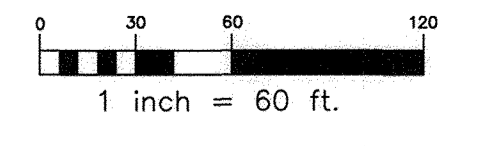




APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 8-15-24  
 DATE

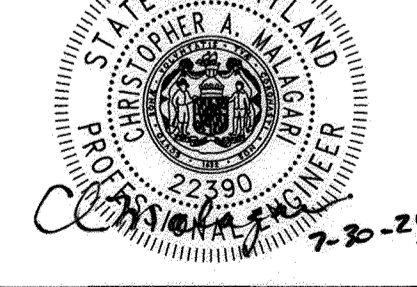
*Diana Mowbray for AC*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 8/16/24  
 DATE



PHASE I LIMIT OF DISTURBANCE: 19.4 ACRES

- ERODEABLE SOILS
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- DIVERSION FENCE
- TREE FENCING
- SUPER SILT FENCE
- TEMP. STONE OUTLET STRUCTURE
- STABILIZED CONSTRUCTION ENTRANCE
- FOREST CONSERVATION EASEMENT ON-SITE RETENTION
- FOREST CONSERVATION EASEMENT OFF-SITE RETENTION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 3300 N. RIDGE ROAD & SUITE 140 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8109 (F) 410-465-8844  
 WWW.BE-ENRINEERING.COM

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer as defined in the laws of the State of Maryland. License No. 22530  
  
 7-2-24

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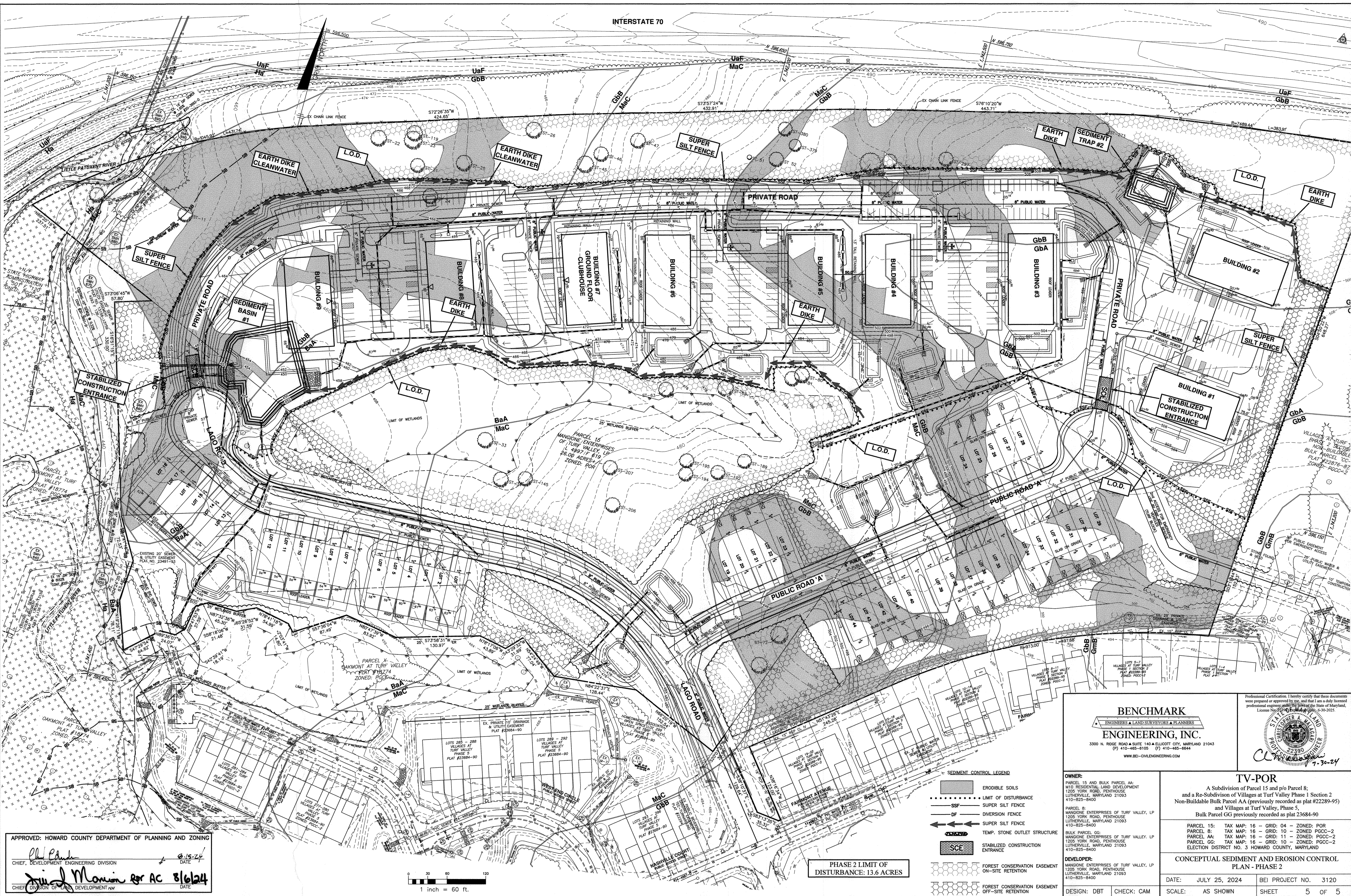
**TV-POR**  
 A Re-Subdivision of Parcel 15 and p/o Parcel 8;  
 and a Re-Subdivision of Villages at Turf Valley Phase 1 Section 2  
 Non-Buildable Bulk Parcel AA (previously recorded as plat #22289-95)  
 and Villages at Turf Valley, Phase 5.  
 Bulk Parcel GG previously recorded as plat 23684-90

PARCEL 15:	TAX MAP: 16	GRID: 04	ZONED: POR
PARCEL 8:	TAX MAP: 16	GRID: 10	ZONED: PCCC-2
PARCEL AA:	TAX MAP: 16	GRID: 11	ZONED: PCCC-2
PARCEL GG:	TAX MAP: 16	GRID: 10	ZONED: PCCC-2
ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND			

**CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN - PHASE I**

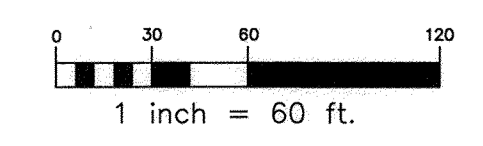
DATE: JULY 25, 2024	BEI PROJECT NO. 3120
DESIGN: DBT	CHECK: CAM
SCALE: AS SHOWN	SHEET 4 OF 5





INTERSTATE 70

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 DATE: 8/16/24



PHASE 2 LIMIT OF DISTURBANCE: 13.6 ACRES

- SEDIMENT CONTROL LEGEND**
- ERODEABLE SOILS
  - LIMIT OF DISTURBANCE
  - SUPER SILT FENCE
  - DIVERSION FENCE
  - SUPER SILT FENCE
  - TEMP. STONE OUTLET STRUCTURE
  - STABILIZED CONSTRUCTION ENTRANCE
  - FOREST CONSERVATION EASEMENT ON-SITE RETENTION
  - FOREST CONSERVATION EASEMENT OFF-SITE RETENTION

**BENCHMARK ENGINEERING, INC.**  
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 3300 N. RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-0644  
 WWW.BEI-ONLINEENGINEERING.COM

<b>OWNER:</b> PARCEL 15 AND BULK PARCEL AA: M10 RESIDENTIAL LAND DEVELOPMENT 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 PARCEL B: MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 BULK PARCEL GG: MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400 <b>DEVELOPER:</b> MANGIONE ENTERPRISES OF TURF VALLEY, LP 1205 YORK ROAD, PENTHOUSE LUTHERVILLE, MARYLAND 21093 410-825-8400		<b>TV-POR</b> A Subdivision of Parcel 15 and p/o Parcel 8; and a Re-Subdivision of Villages at Turf Valley Phase 1 Section 2 Non-Buildable Bulk Parcel AA (previously recorded as plat #22289-95) and Villages at Turf Valley, Phase 5 Bulk Parcel GG previously recorded as plat 23684-90 PARCEL 15: TAX MAP: 16 - GRID: 04 - ZONED: POR PARCEL B: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 PARCEL AA: TAX MAP: 16 - GRID: 11 - ZONED: PGCC-2 PARCEL GG: TAX MAP: 16 - GRID: 10 - ZONED: PGCC-2 ELECTION DISTRICT NO. 3 HOWARD COUNTY, MARYLAND <b>CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN - PHASE 2</b> DATE: JULY 25, 2024 BEI PROJECT NO. 3120 SCALE: AS SHOWN SHEET 5 OF 5
DESIGN: DBT CHECK: CAM	SHEET 5 OF 5 ECP-24-034	