

# ROAD CONSTRUCTION PLANS

# TALBOTS WOODS I PROPERTY

## PHASE I

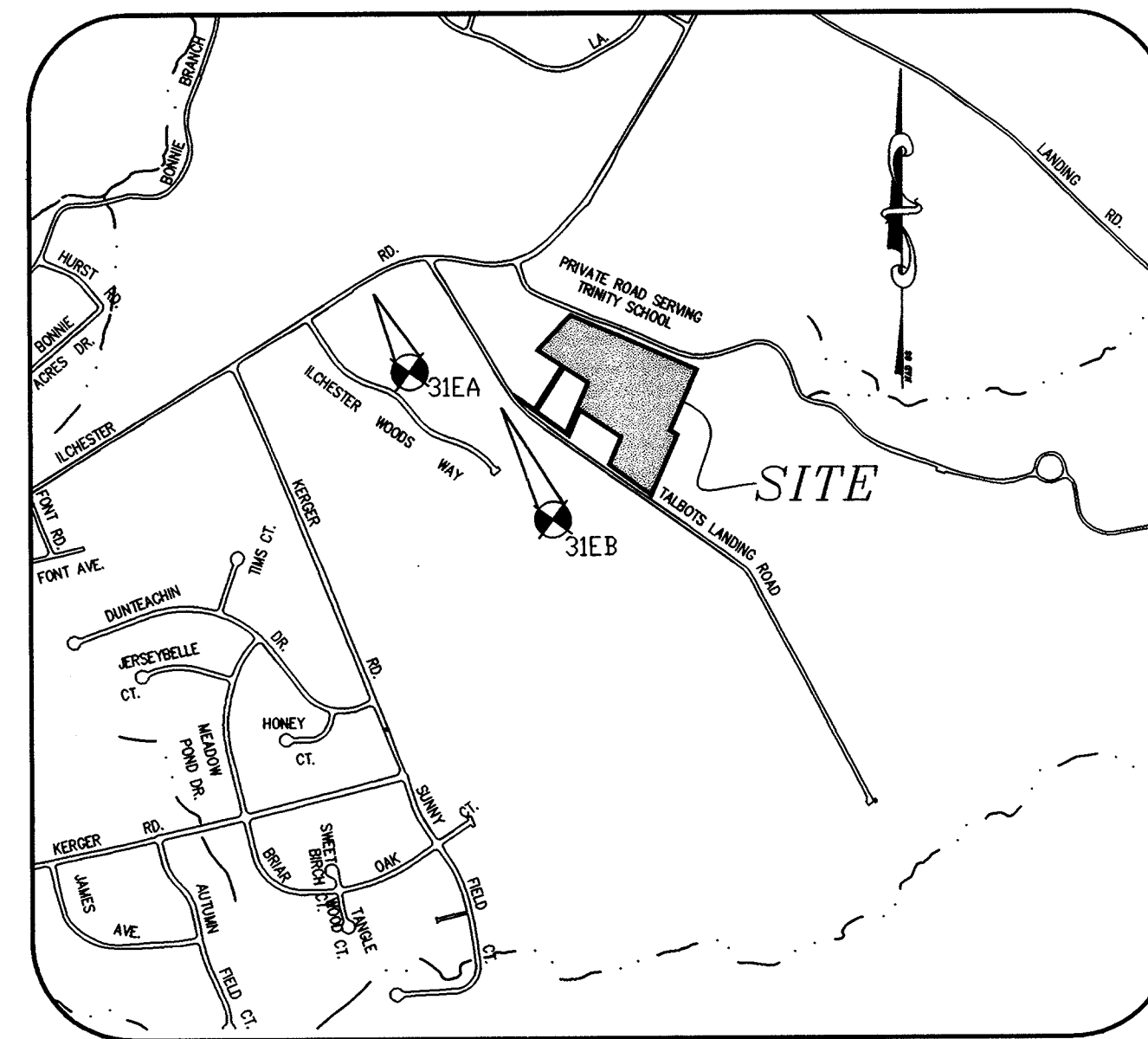
### LOTS 1-9, OPEN SPACE LOTS 10-13 & NON-BUILDABLE BULK PARCELS A-C

### FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

#### GENERAL NOTES:

- SITE DATA:
  - ZONING: R-20
  - TAX MAP 31: PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734 BLOCK 16
  - DEED REFERENCE: 4256/455 2911/1 2911/19 1189/262 1029/546
  - GROSS AREA: 11.003 ACRES± NET AREA: 11.003 ACRES±
  - MINIMUM LOT SIZE: 12,000 SQFT
  - NUMBER OF PROPOSED BUILDABLE LOTS: 9
  - NUMBER OF OPEN SPACE LOTS: 4
  - NUMBER OF NON-BUILDABLE BULK PARCELS: 3
  - OPEN SPACE REQUIRED (40% X 11.003ac): =4.401 ACRES±
  - OPEN SPACE PROVIDED: =4.402 ACRES±
  - CREDITED OPEN SPACE: =4.402 ACRES±
  - NON-CREDITED OPEN SPACE: =0.000 ACRES±
  - AREA OF REC. OPEN SPACE REQUIRED (250 sq.ft. X 9): =2,250 sq.ft.
  - AREA OF REC. OPEN SPACE PROVIDED: =5,000 sq.ft.
  - AREA OF BUILDABLE LOTS: =2,516 ACRES±
  - AREA OF NON-BUILDABLE BULK PARCELS: =3.332 ACRES±
  - AREA OF PUBLIC ROAD DEDICATION: =0.753 ACRES±
  - PREVIOUS COUNTY FILE NUMBERS: S-04-08, P-05-012
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
  - STA. No. 31EA N 569,641.124 E 1,374,815.936 ELEV. 469.604
  - STA. No. 31EB N 568,730.984 E 1,376,273.491 ELEV. 453.398
- OFF SITE TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS NAD 83. ON SITE TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY MILDENBERG BOENDER AND ASSOC. ON OR ABOUT NOV. 2003.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT NOV. 2003.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1988, SHEET 20.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., IN DECEMBER 2003.
- ALL AREAS ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FT RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL STRUCTURES TO BE REMOVED EXCEPT THE EXISTING HOUSE ON PROPOSED LOT 1.
- NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
- NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC. IN AUGUST 2003.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY INVENTORY.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED IN OCTOBER, 2003.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- VEHICULAR ACCESS SHALL BE PROVIDED TO ADJACENT PARCEL 720 AND BE SHOWN ON A SKETCH PLAN TO BE CALLED "TALBOTS WOODS II" THAT IS TO BE SUBMITTED TO THE DPZ IF THE SKETCH PLAN (AND THE SUBSEQUENT REQUIRED PRELIMINARY AND FINAL SUBDIVISION PLANS) AT THIS TIME CALLED "TALBOTS WOODS I", THAT IS TO PROVIDE VEHICULAR ACCESS TO PARCEL 720 IS NOT SUBMITTED TO DPZ, OR IF IT IS SUBMITTED AND IS WITHDRAWN OR BECOMES DENIED OR VOID, THEN THIS SUBDIVISION, TALBOTS WOODS PROPERTY, UP TO THE TIME OF ITS PLAT RECORDING SHALL BE REVISED, WHICH MAY REQUIRE THE REDESIGN OF STORMWATER MANAGEMENT, UTILITIES, OPEN SPACE, ETC. AND THE LOSS OF ONE OR MORE BUILDABLE LOTS, TO PROVIDE PUBLIC ROAD ACCESS TO THE NORTHERN DEVELOPABLE AREA PARCEL 720 IN ACCORDANCE WITH SUBDIVISION SECTIONS 16.119(a)(8) AND 16.132(a)(1)(i).
- NON-BUILDABLE BULK PARCEL "C" WILL BE SUBDIVIDED AS PHASE II, LOTS 14-24, AS SHOWN ON SKETCH PLAN, S-04-08.
- SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) -3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION SHALL BE FULFILLED BY PROVIDING AN ONSITE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$35,937.00 SHALL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE DPW DEVELOPERS AGREEMENT FOR THE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- THIS PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPE PLANTINGS.
- PERIMETER LANDSCAPING SHALL BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (110 SHADE TREES, 19 EVERGREENS) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$35,850.00.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A AND WILL BE PROVIDED VIA- MICRO-PPOOL EXTENDED DETENTION POND, STONE STORAGE TRENCH, RAIN GARDENS AND NATURAL CONSERVATION AREA. THE POND PROVIDES MANAGEMENT FOR THE Wav. 1, 2, 10, 25 AND 100 YEAR EVENTS. THE STONE TRENCH PROVIDES Rev FOR THE ENTIRE PROJECT. RAIN GARDENS ARE PROVIDED FOR THE REAR OF LOTS 6-9.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) ON LOT 1, KNOWN AS 5161 TALBOTS LANDING, ELLICOTT CITY, MARYLAND 21043, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- ALL FILL AREAS IN THE RIGHT OF WAY AND EASEMENTS TO BE COMPACTED TO 98% PER AASHTO T-180.

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**VICINITY MAP**  
SCALE: 1"=1000'

**DEVELOPER**  
ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY, MD 21042  
(443) 367-0422

#### OWNERS

Parcel 725-731:  
ELLICOTT CITY LANDHOLDING, INC.  
DON RUEWER & ROBERT FILA  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY, MD 21042

Parcel 733:  
NICHOLS MALCOLM T  
NICHOLS NANCY O  
5179 TALBOTS LANDING  
ELLICOTT CITY, MD 21043-6830

Parcel 734:  
PUEPKE RANDOLPH  
PUEPKE MAUREEN  
5129 TALBOTS LANDING  
ELLICOTT CITY, MD 21043-6830

#### PHASING CHART

	PHASE I SUBDIVISION OF PARCELS 725, 726, 727, 728, 729, 730, 731, 733 AND 734	PHASE II (RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "C")	TOTAL
AREA OF PHASE	7.857 ±AC	3.146 ±AC	11.003 ±AC
NO. OF BUILDABLE LOTS	9	11	20
NO. OF EX. ALLOCATIONS	9	0	9
NO. UNIT ALLOCATIONS REQUIRED	0	11	11
AREA OF BUILDABLE LOTS	2,516 ±AC	3,146 AC	5,662 ±AC
AREA OF OPEN SPACE	4,402 ±AC	0.00 AC	4,402 ±AC
AREA OF PUBLIC ROAD	0.753 ±AC	0.00 AC	0.753 ±AC
AREA OF NON-BUILDABLE BULK PARCELS	3,332 ±AC	0.00 AC	3,332 ±AC

\*CONSISTS OF BULK PARCELS "A", "B" AND "C"  
NOTE: ALL ROAD AND INFRASTRUCTURE IMPROVEMENTS WILL BE PROVIDED UNDER PHASE I.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERMANENT ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *[Signature]* DATE: 12/1/06  
Printed Name of Developer: DON RUEWER & ROBERT FILA

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature of Engineer: *[Signature]* DATE: 2/24/07  
Printed Name of Engineer: [Name]

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

Signature: *[Signature]* DATE: 12/1/06  
USDA - NATURAL RESOURCE CONSERVATION SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *[Signature]* DATE: 12/1/06  
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
Signature: *[Signature]* DATE: 12-15-06  
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Signature: *[Signature]* DATE: 1/3/07  
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *[Signature]* DATE: 12/1/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

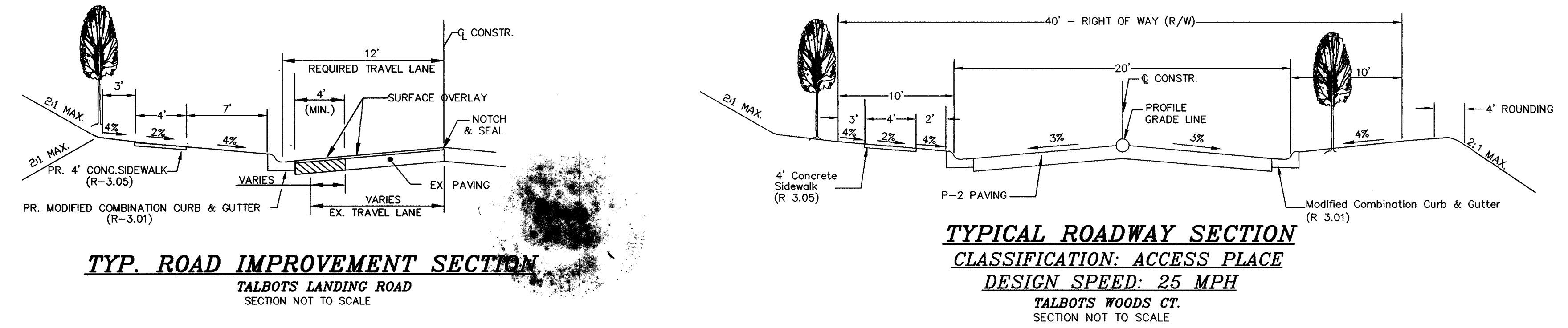
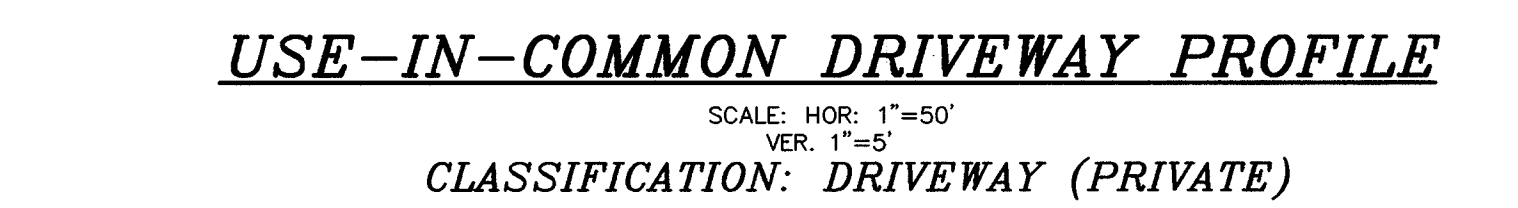
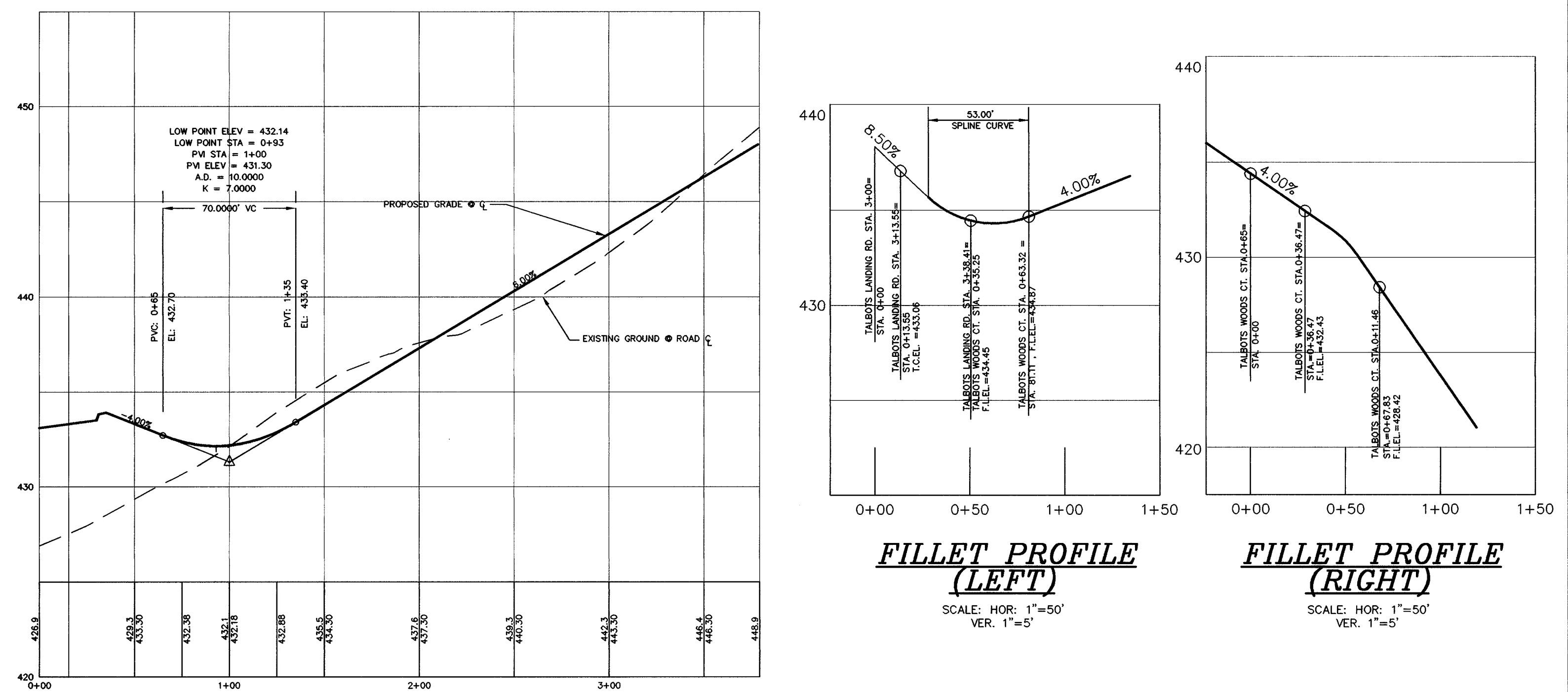
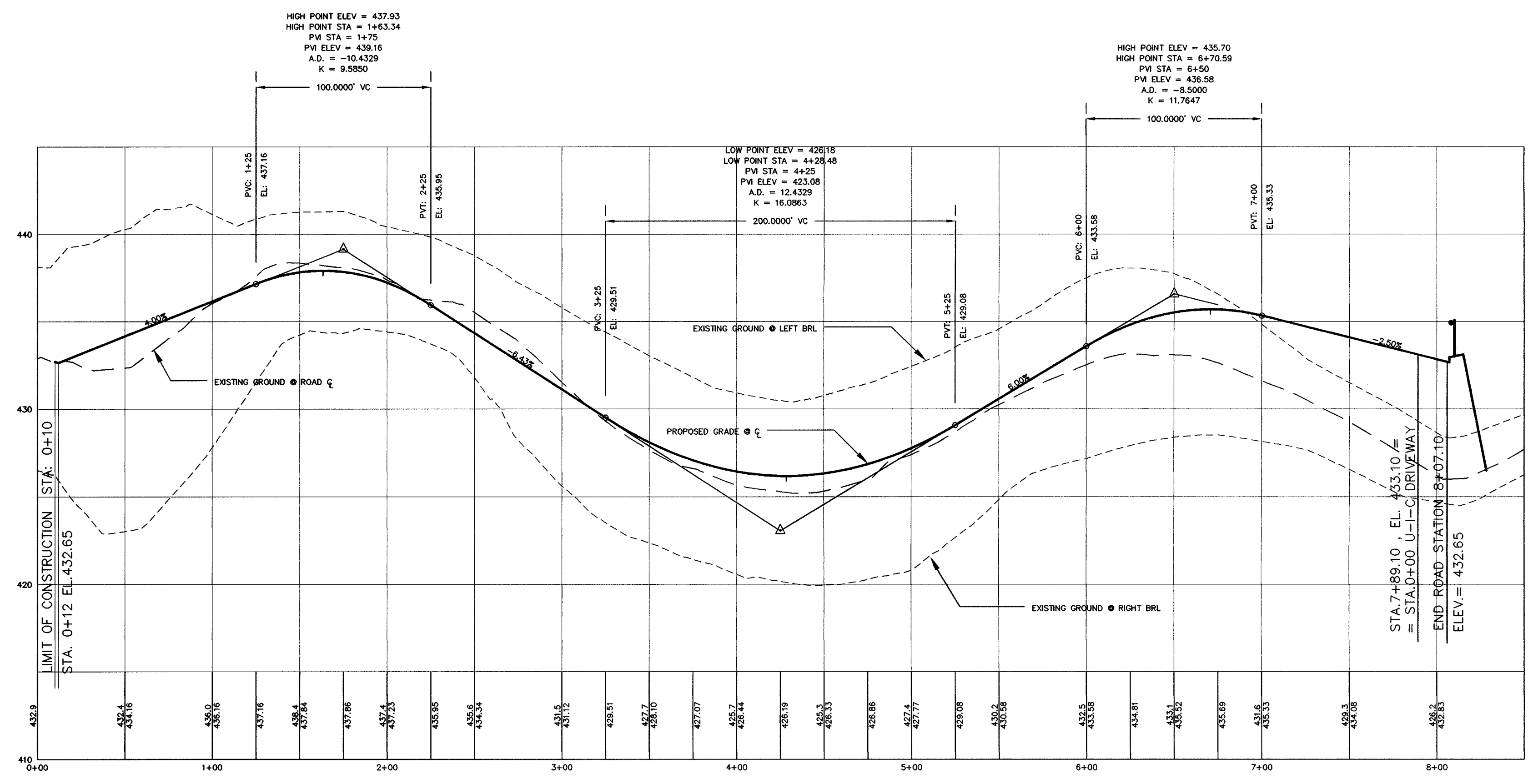
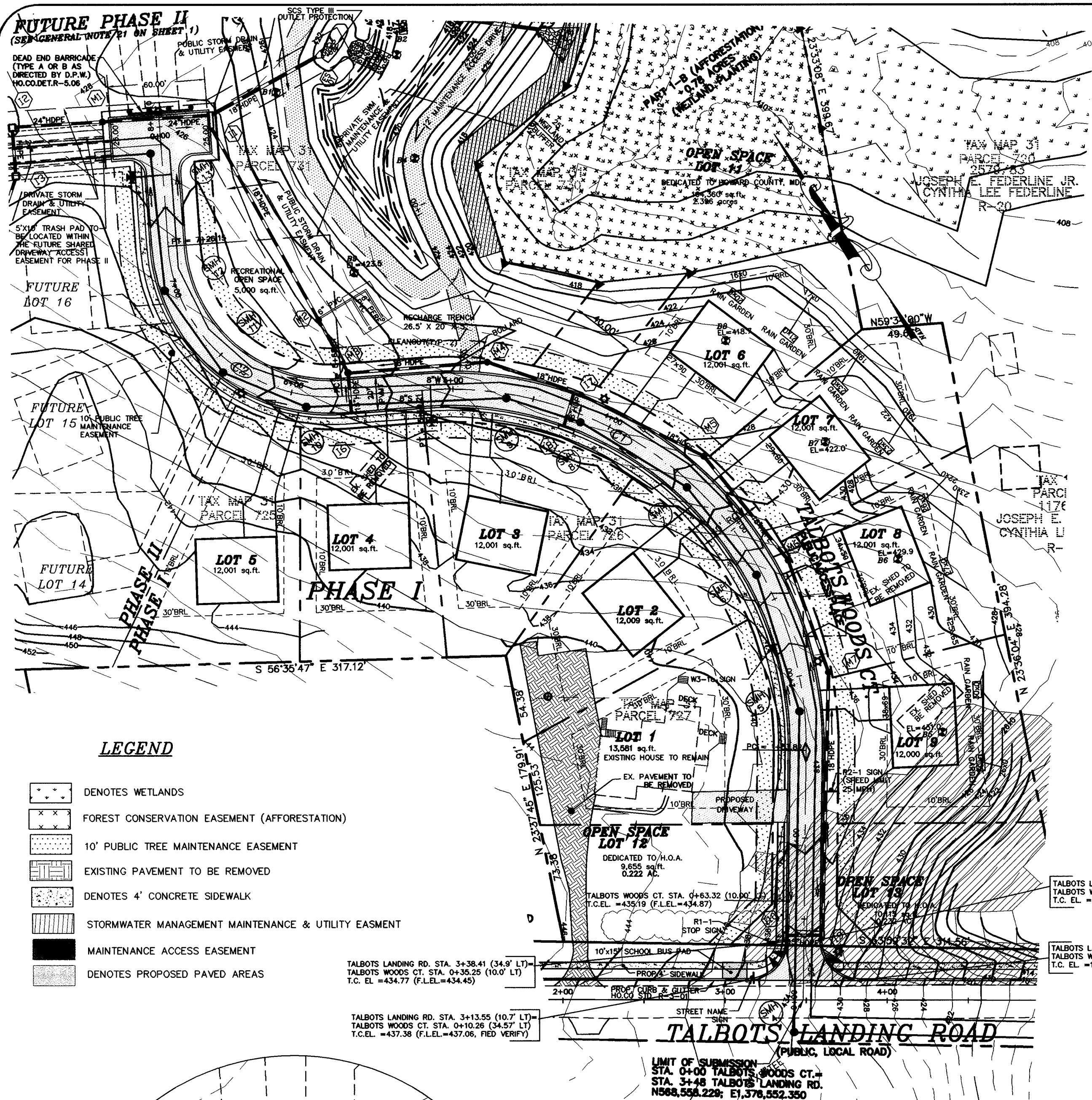


date: AUGUST 06  
project: 03-073  
illustration: EGS/MMM  
scale: EGS/MMM  
NTS: EGS/MMM approval

TALBOTS WOODS I PROPERTY  
PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
TAX MAP 31, PARCELS 725-731 & 733-734 BLOCK 16  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

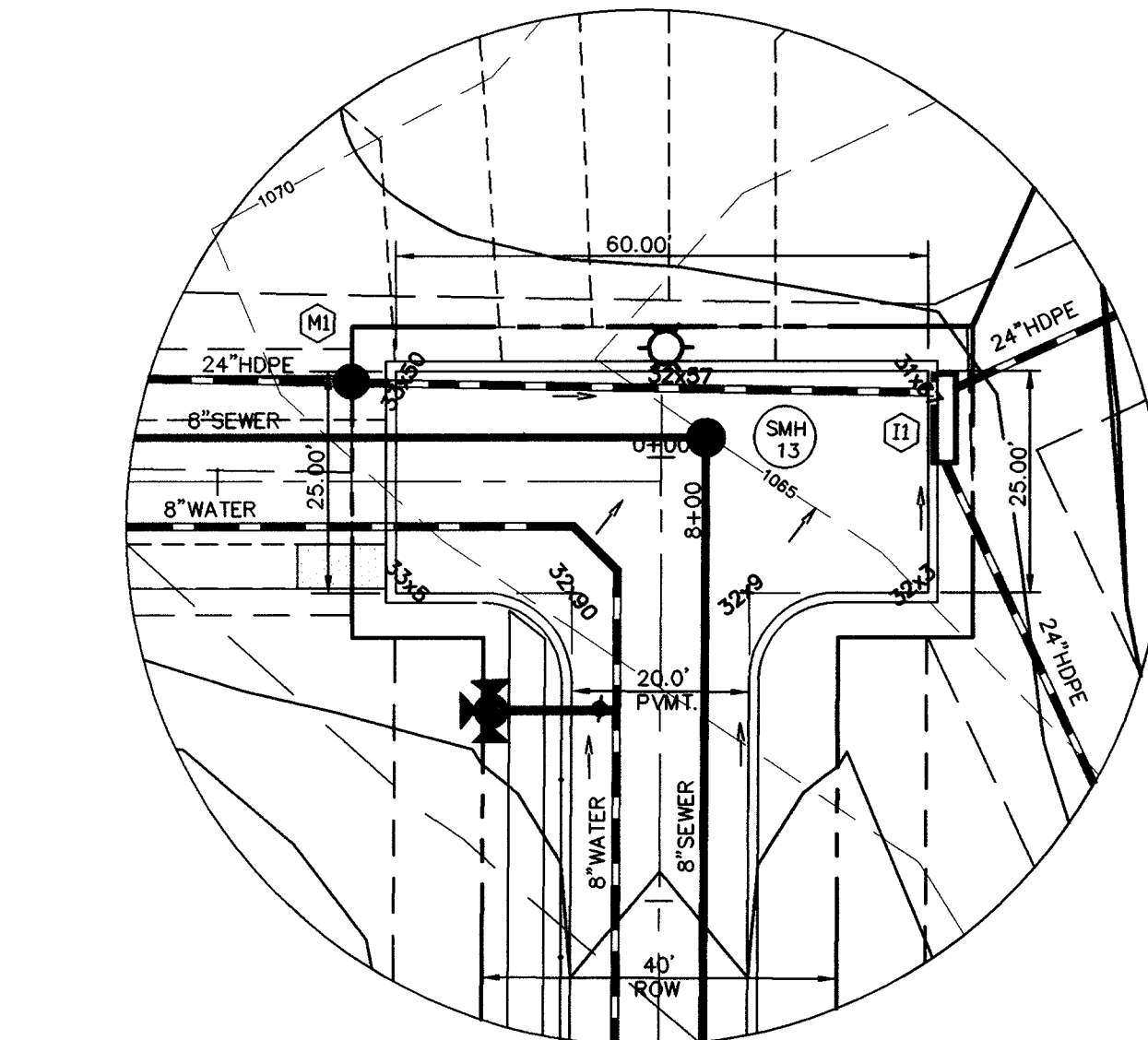
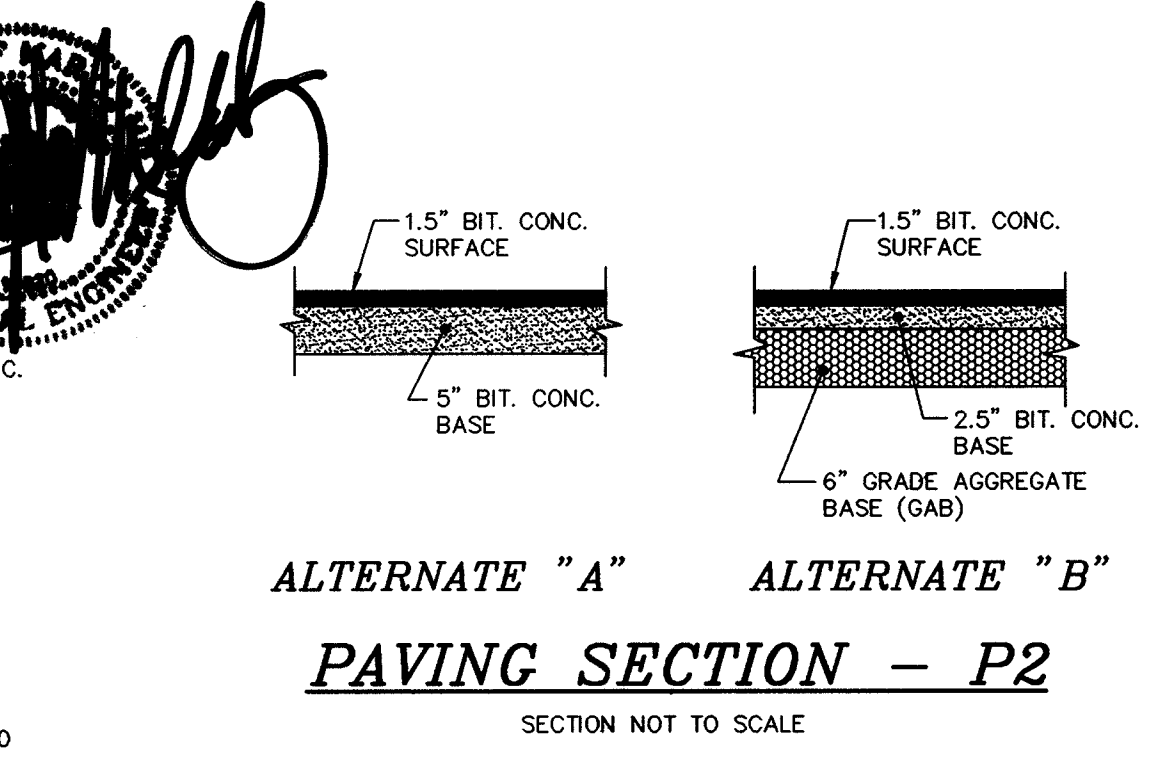
MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Elkoot City, Maryland 21042  
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax

1 OF 10  
F-06-074



**STREET LIGHT SCHEDULE**

LIGHT TYPE	STATION	OFFSET
150 WATT HPS VAPOR PREMIERE	0+30	20' RT
100 WATT HPS VAPOR PREMIERE	2+06	13' RT
100 WATT HPS VAPOR PREMIERE	4+10	15' RT
100 WATT HPS VAPOR PREMIERE	6+27	12' LT
100 WATT HPS VAPOR PREMIERE	8+13	0



**DEVELOPER**  
 ELLICOTT CITY LANDHOLDING, INC.  
 5300 DORSEY HALL DRIVE #101  
 ELLICOTT CITY MD 21042  
 (443) 367-0422

**OWNERS**  
 Parcel 725-731:  
 ELLICOTT CITY LANDHOLDING, INC.  
 DON REUMER & ROBERT FILA  
 5300 DORSEY HALL DRIVE #101  
 ELLICOTT CITY MD 21042

**APPROVED:** DEPARTMENT OF PUBLIC WORKS  
 DEPARTMENT OF PLANNING AND ZONING  
 CHIEF BUREAU OF HIGHWAYS  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 12-15-06  
 DATE: 1/3/07  
 DATE: 1/26/06

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 20842  
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

**TALBOTS WOODS I PROPERTY**  
 PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
 TAX MAP 31, PARCELS 725-731 & 733-734 BLOCK 16  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**ROAD PLAN, PROFILES AND TYP. SECTIONS**

Project: 03-073  
 date: AUGUST 06  
 illustration: MAM  
 scale: MAM  
 approval: MAM  
 AS SHOWN

no. description revisions date

2 OF 10  
 F-06-074



**HOWARD SOIL CONSERVATION DISTRICT**

**PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-VEGETATIVE COVER IS NEEDED.  
 SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.  
 SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:  
 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SOFT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SOFT.) BEFORE SEEDING.  
 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SOFT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SOFT.) BEFORE SEEDING.  
 3) HARMFUL - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS./1000 SOFT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SOFT.) BEFORE SEEDING. HARMFUL OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 14 LBS./1000 SOFT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. PER ACRE 14 LBS./1000 SOFT.) OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (20 LBS./1000 SOFT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - USE SOIL, OPTION (3) - SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.  
 MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SOFT.) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 GAL/1000 SOFT.) OF DUMPSIDE ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SOFT.) FOR ANCHORING.  
 MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

**TEMPORARY SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.  
 SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR NOT PREVIOUSLY LOOSENED.  
 SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SOFT.)  
 SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 TONS PER ACRE OF WEEPING LOVEGRASS (07 LBS./1000 SOFT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 30, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.  
 MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SOFT.) OF UNROTTED WEE FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GAL PER ACRE (5 GAL/1000 SOFT.) OF DUMPSIDE ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SOFT.) FOR ANCHORING.  
 REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL STANDARDS AND METHODS NOT COVERED.

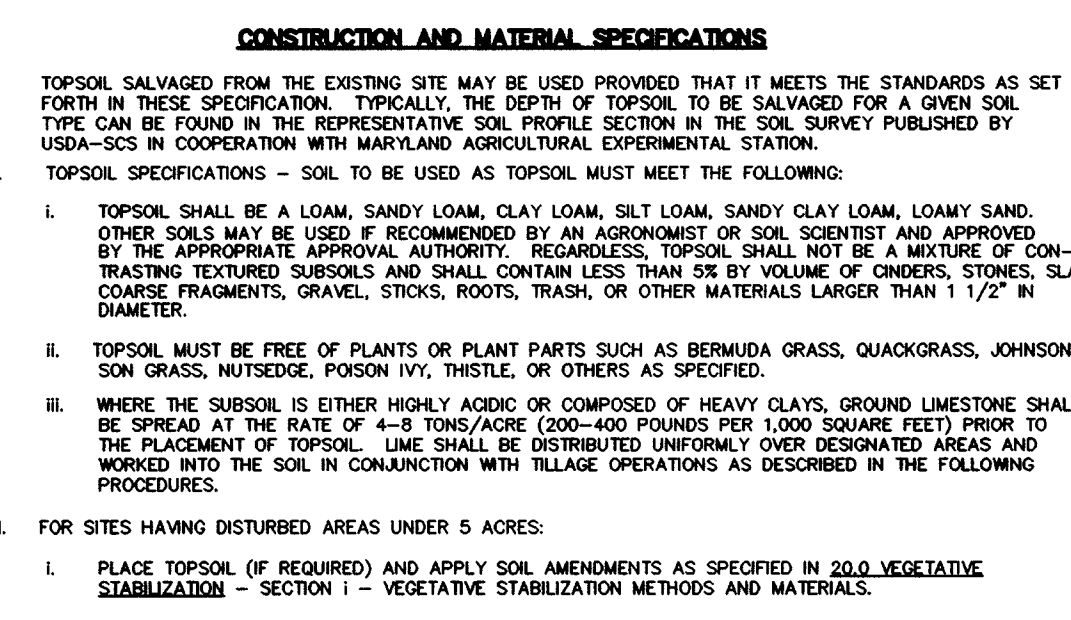
**STANDARD SEDIMENT CONTROL NOTES**

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR PERIMETER SEDIMENT CONTROL STRUCTURES, DITCHES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR PERIMETER SEDIMENT CONTROL STRUCTURES, DITCHES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1; (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7) SITE ANALYSIS:  
 TOTAL AREA OF SITE: 11,003 ACRES  
 AREA DISTURBED BY CONSTRUCTION: 3,338 ACRES  
 AREA TO BE ROOFED OR PAVED: 137 ACRES  
 AREA TO BE VEGETATIVELY STABILIZED: 15,000 ACRES  
 TOTAL FILL: 15,000 CU. YDS.  
 TOTAL WASTE/BORROW AREA LOCATION: (NOT REQUIRED)
- THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL STRUCTURES. ANY OTHER DRAIN DITCHES, PERMETER SLOPES, OR OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

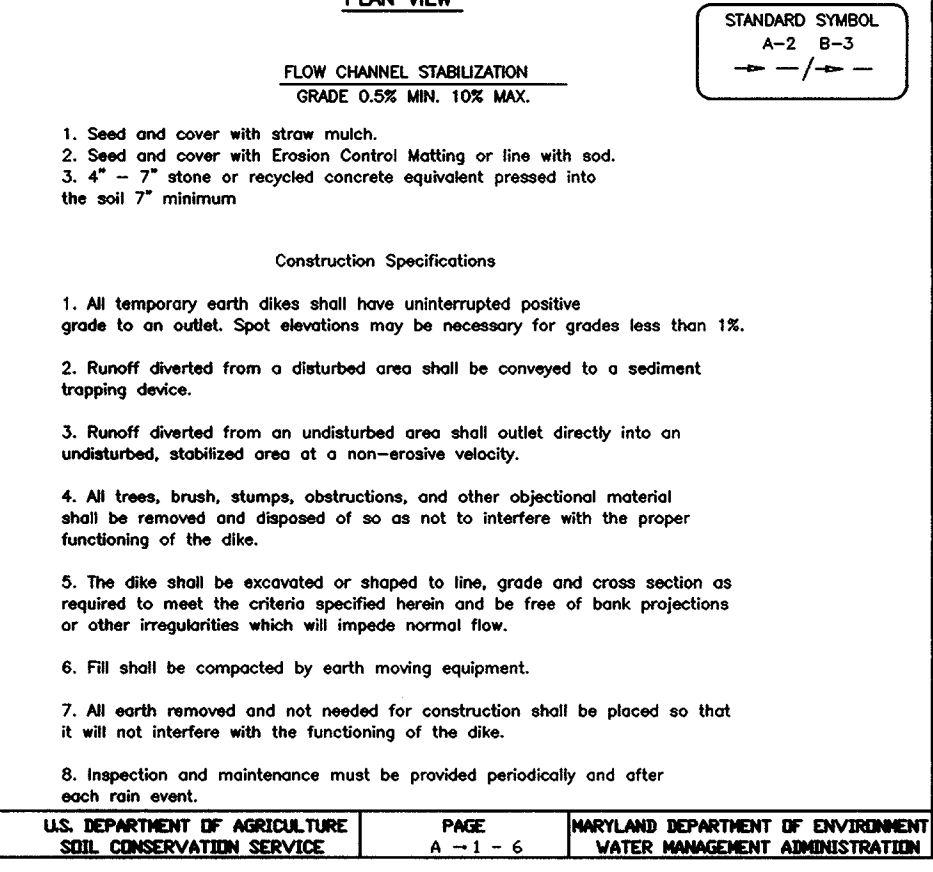
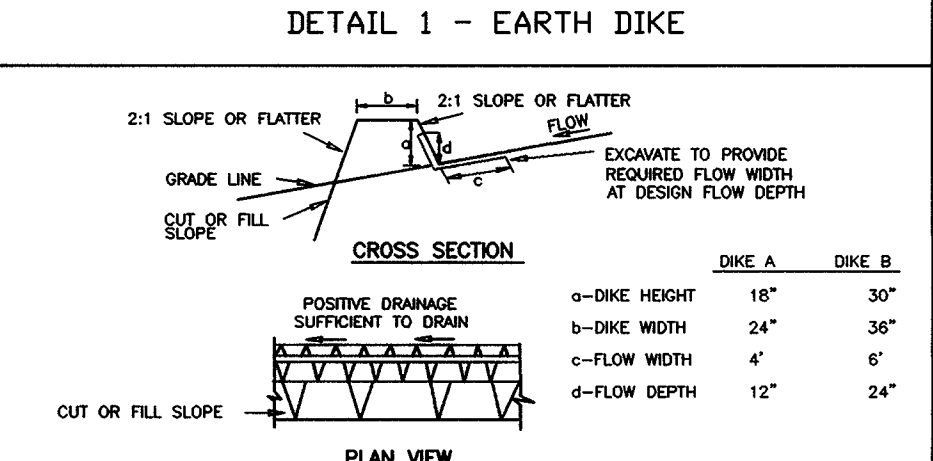
**DEFINITION**  
 PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.  
**PURPOSE**  
 TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.  
**CONDITIONS WHERE PRACTICE APPLIES**

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
  - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR ORIGINAL CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - THE SUBSOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 3:1 SHALL HAVE:
  - TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THIS SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
  - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
    - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A GEOMORPHOLOGIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICABLE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CONCRETES, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
    - TOPSOIL SHALL BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, MUSTHED, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
    - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, DOUNDED LIMESTONE SHALL BE APPLIED TO RAISE THE PH TO BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERFORMED TO RAISE THE PH TO 6.5 OR HIGHER.
    - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
    - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
    - NO SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.
  - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
    - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
    - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
      - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
        - PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERFORMED TO RAISE THE PH TO 6.5 OR HIGHER.
        - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
        - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
        - NO SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL, UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DEGRADATION OF PHYTO-TOXIC MATERIALS.
      - NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPLICABLE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
      - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
      - SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE TOPSOIL APPLICATION.
        - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADED STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
        - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
        - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOILING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
        - TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
        - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW.
          - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
            - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
            - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
            - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
            - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET.



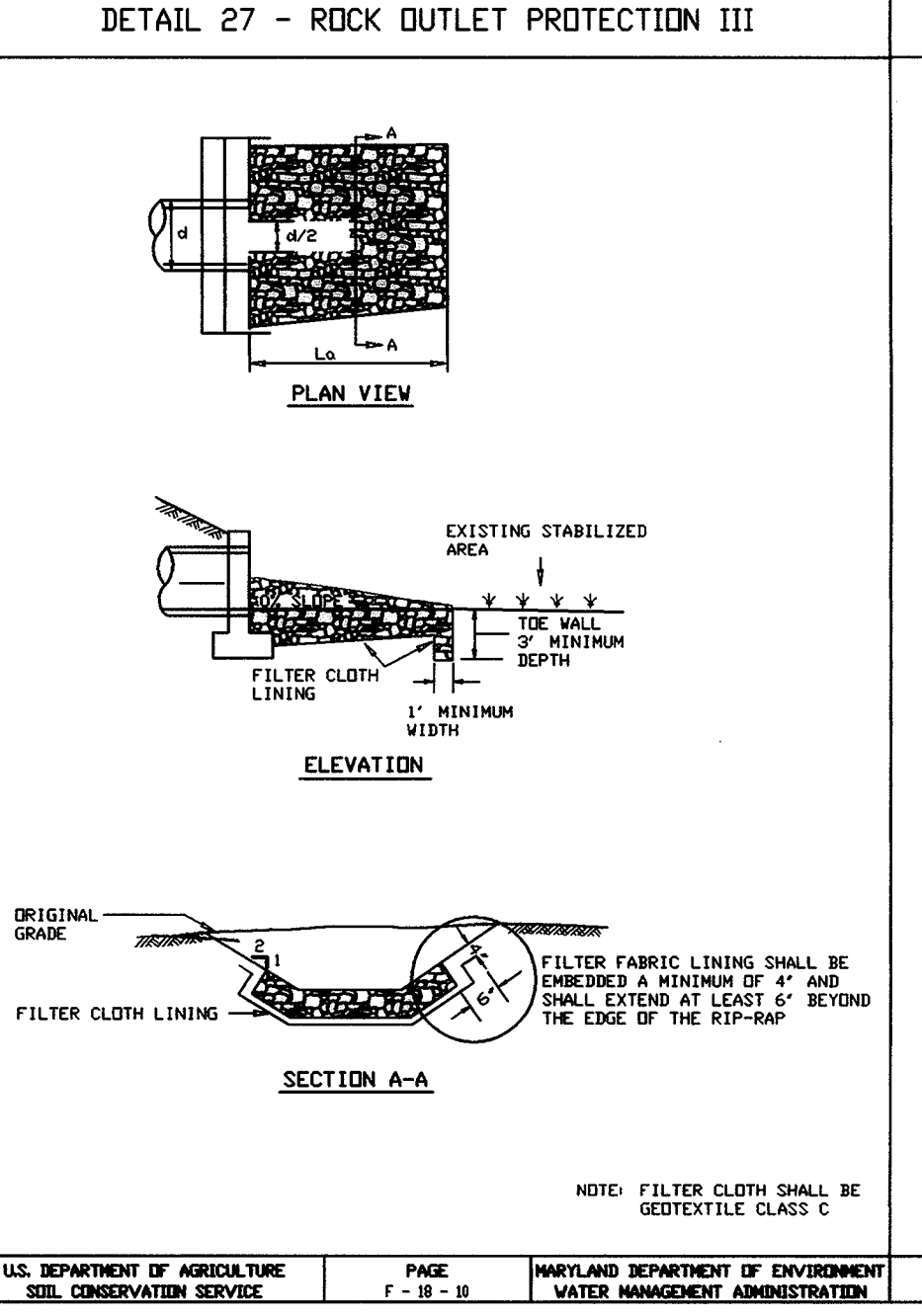
Maryland Department of Transportation  
**STATE HIGHWAY ADMINISTRATION**  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
**SHOULDER WORK/2-LANE, 2-WAY**  
 EQUAL OR LESS THAN 40 MPH  
**STANDARD NO. MD 104.02-02**

U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 PAGE A-1-3a  
 MARYLAND DEPARTMENT OF ENVIRONMENT  
 WATER MANAGEMENT ADMINISTRATION



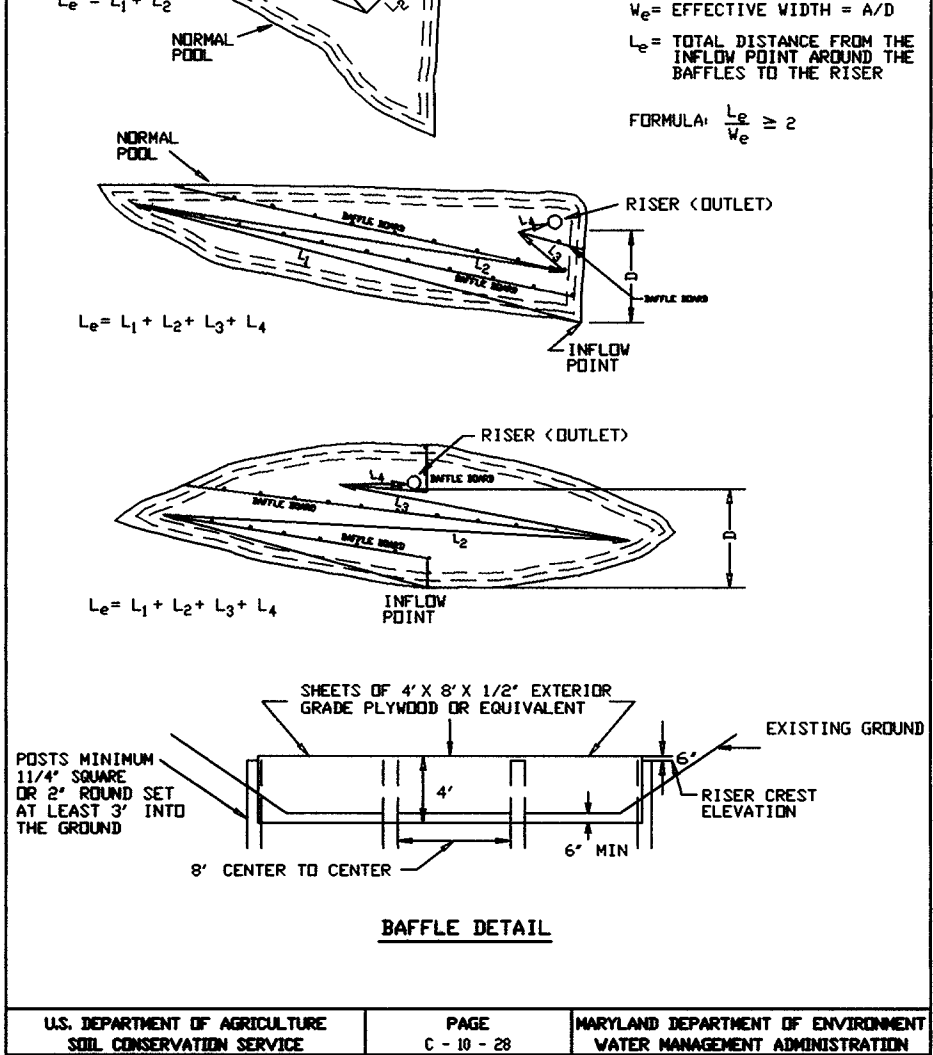
U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 PAGE A-1-6  
 MARYLAND DEPARTMENT OF ENVIRONMENT  
 WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 PAGE F-17-3  
 MARYLAND DEPARTMENT OF ENVIRONMENT  
 WATER MANAGEMENT ADMINISTRATION



U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
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 MARYLAND DEPARTMENT OF ENVIRONMENT  
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U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 PAGE C-11-29  
 MARYLAND DEPARTMENT OF ENVIRONMENT  
 WATER MANAGEMENT ADMINISTRATION



U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 PAGE C-11-29  
 MARYLAND DEPARTMENT OF ENVIRONMENT  
 WATER MANAGEMENT ADMINISTRATION

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT. (1 DAY)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS INDICATED. (1 DAY)
- CONSTRUCT SUPER SILT FENCES, SEDIMENT BASIN, INCLUDING DEWATERING STANDPIPE AND EARTH DIKES. (3 DAYS)
- WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR BRING SITE TO GRADE INDICATED.
- CONSTRUCT PAVEMENT, CURB AND GUTTER, WATER, SEWER, AND STORM DRAIN AS INDICATED. (15 DAYS)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND WITH APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, FLUSH STORM DRAIN SYSTEM (2 DAYS)
- WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, MUCK OUT BASIN AND CONVERT TO POND. STABILIZE REMAINING DISTURBED AREAS. (10 DAYS)

**NOTE:**  
 1. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:  
 A. 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.  
 B. 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS ON THE SITE.

BY THE DEVELOPER:  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION ON THE PROJECT. I HAVE ADVISED THE DEVELOPER THAT HE/SHE HAS ENGAGED A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND I HAVE ADVISED THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.  
 Signature: [Signature] DATE: 12/11/06  
 Signature: [Signature] DATE: 12/11/06  
 Signature: [Signature] DATE: 12/15/06  
 Signature: [Signature] DATE: 1/3/07  
 Signature: [Signature] DATE: 12/15/06

BY THE ENGINEER:  
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL, REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE ADVISED THE DEVELOPER THAT HE/SHE HAS ENGAGED A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.  
 Signature: [Signature] DATE: 12/25/06  
 Signature: [Signature] DATE: 12/11/06  
 Signature: [Signature] DATE: 12/15/06  
 Signature: [Signature] DATE: 12/15/06



**DEVELOPER**  
 ELLICOTT CITY LANDHOLDING, INC.  
 5300 DORSEY HALL DRIVE #101  
 ELLICOTT CITY MD 21042  
 (443) 367-0422

**OWNERS**  
 Parcel 725-731:  
 ELLICOTT CITY LANDHOLDING, INC.  
 DON REUMER & ROBERT TILLY  
 5300 DORSEY HALL DRIVE #101  
 ELLICOTT CITY MD 21042  
 Parcel 733:  
 NICHOLS S. MALCOLM T  
 NICHOLS NANCY O  
 5179 TALBOTS LANDING  
 ELLICOTT CITY MD 21043-6830  
 Parcel 734:  
 PUEPKE RANDOLPH  
 PUEPKE MAUREEN  
 5129 TALBOTS LANDING  
 ELLICOTT CITY MD 21043-6830

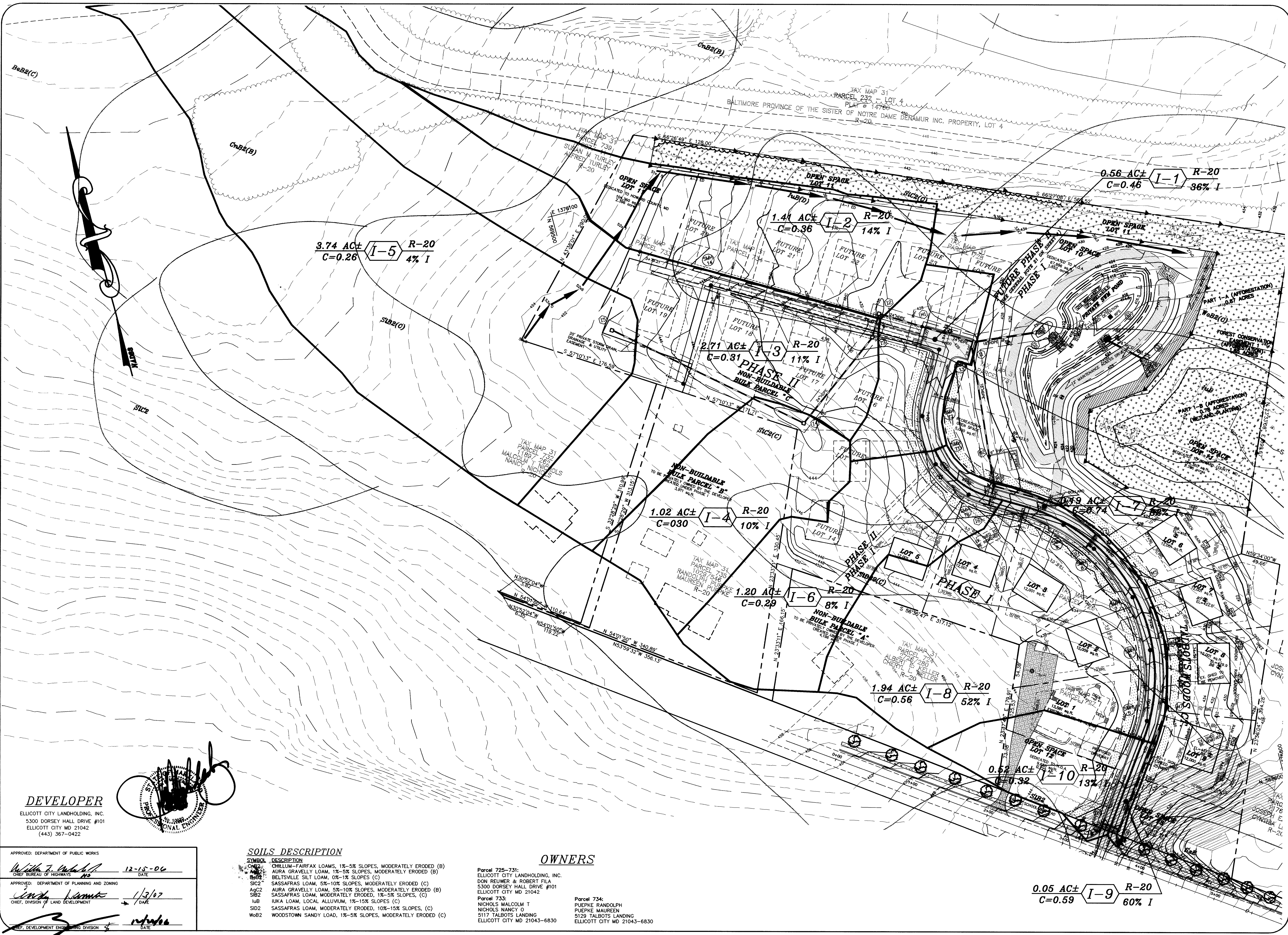
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 project: 03-073  
 illustration: EGY/MMM  
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 approval: NTS

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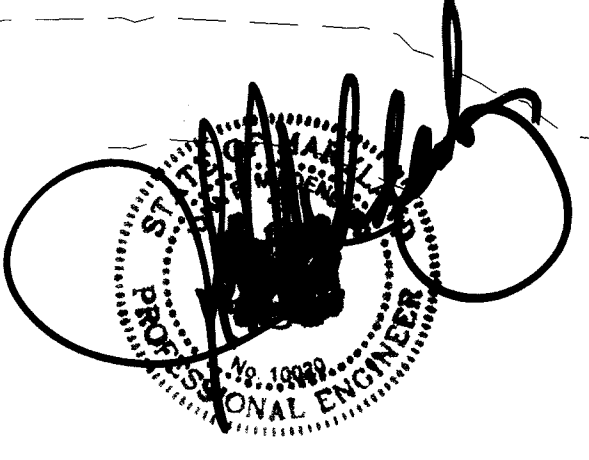
TALBOTS WOODS I PROPERTY  
 PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
 TAX MAP 31, PARCELS 725-731 & 733-734  
 BLOCK 16  
 HOWARD COUNTY, MARYLAND  
 1ST ELECTION DISTRICT  
 SEDIMENT CONTROL NOTES AND DETAILS

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0286 Fax: (410) 987-0288

Pl: V03-0733 (DWG) (Final) 073-constr\_plans.dwg



**DEVELOPER**  
ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042  
(443) 367-0422



APPROVED: DEPARTMENT OF PUBLIC WORKS  
*William F. ...* 12-15-06  
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*...* 1/3/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*...*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION
ChB2	CHILLUM-FAIRFAX LOAMS, 1%-5% SLOPES, MODERATELY ERODED (B)
AuG2	AURA GRAVELLY LOAM, 1%-5% SLOPES, MODERATELY ERODED (B)
BsB2	BELTSVILLE SILT LOAM, 0%-1% SLOPES (C)
SaS2	SASSAFRAS LOAM, 5%-10% SLOPES, MODERATELY ERODED (C)
AuG2	AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED (B)
SbZ	SASSAFRAS LOAM, MODERATELY ERODED, 1%-5% SLOPES, (C)
IuA	IUKA LOAM, LOCAL ALLUVIUM, 1%-15% SLOPES (C)
SID2	SASSAFRAS LOAM, MODERATELY ERODED, 10%-15% SLOPES, (C)
WoB2	WOODSTOWN SANDY LOAM, 1%-5% SLOPES, MODERATELY ERODED (C)

**OWNERS**

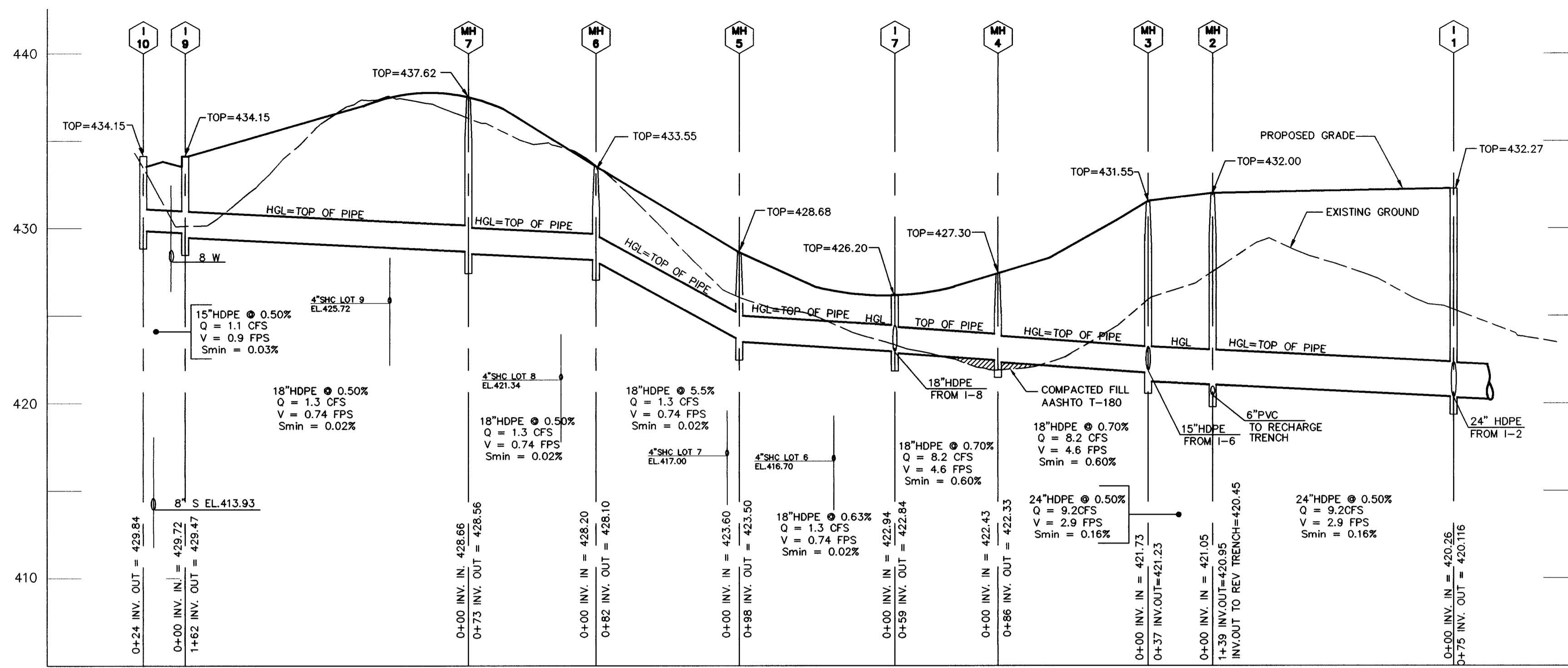
Parcel 725-731:	ELLICOTT CITY LANDHOLDING, INC. DON REUMER & ROBERT FILA 5300 DORSEY HALL DRIVE #101 ELLICOTT CITY MD 21042
Parcel 733:	NICHOLS MALCOLM T NICHOLS NANCY O 5117 TALBOTS LANDING ELLICOTT CITY MD 21043-6830
Parcel 734:	PUEPKE RANDOLPH PUEPKE MAUREEN 5129 TALBOTS LANDING ELLICOTT CITY MD 21043-6830

date	AUGUST 06
project	09-073
illustration	MMM
scale	1"=50'
approval	MMM

no.		description	revisions

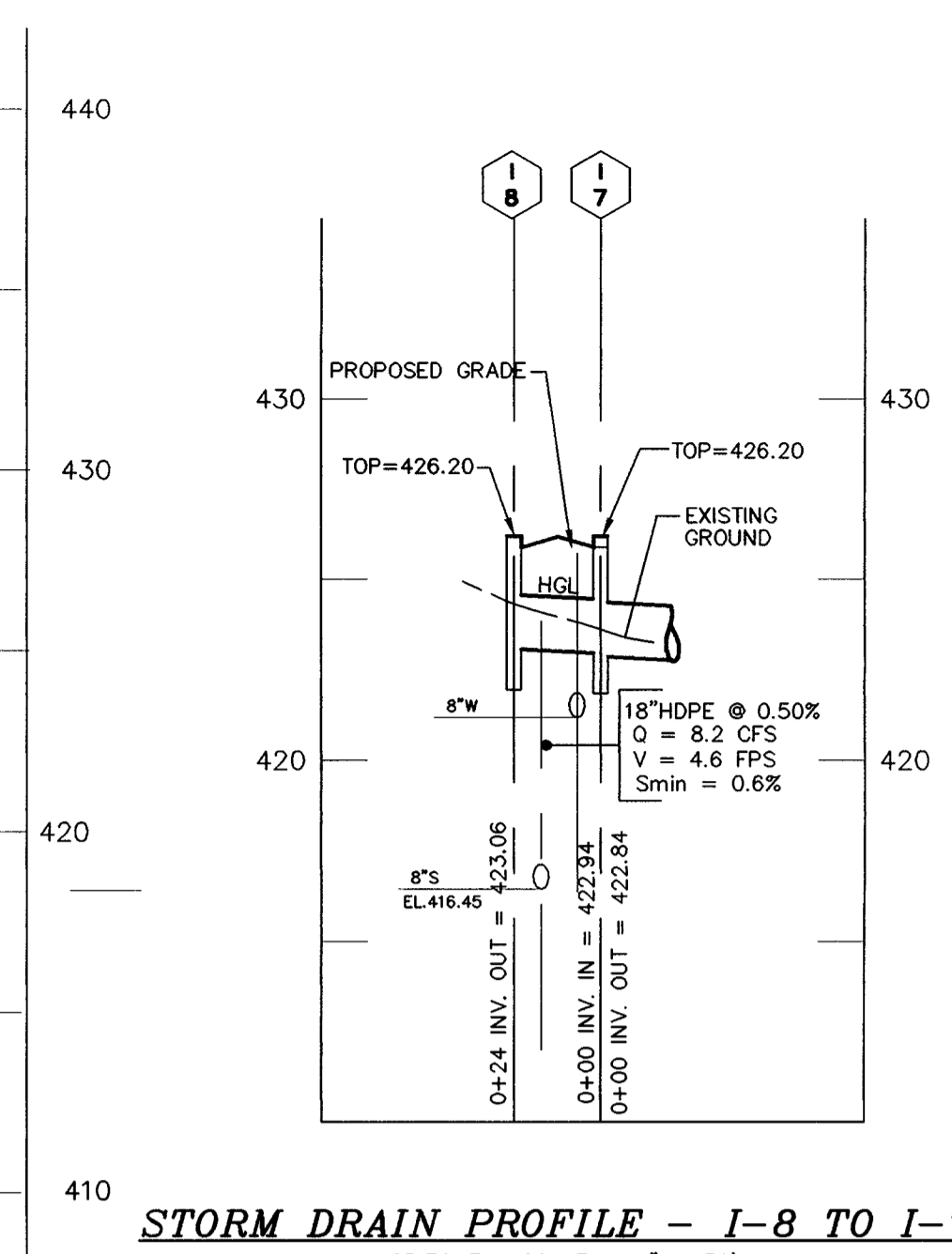
**TALBOTS WOODS I PROPERTY**  
 PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
 TAX MAP 31, PARCELS 725-731 & 733-734 BLOCK 16  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 INLET DRAINAGE AREA MAP

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax



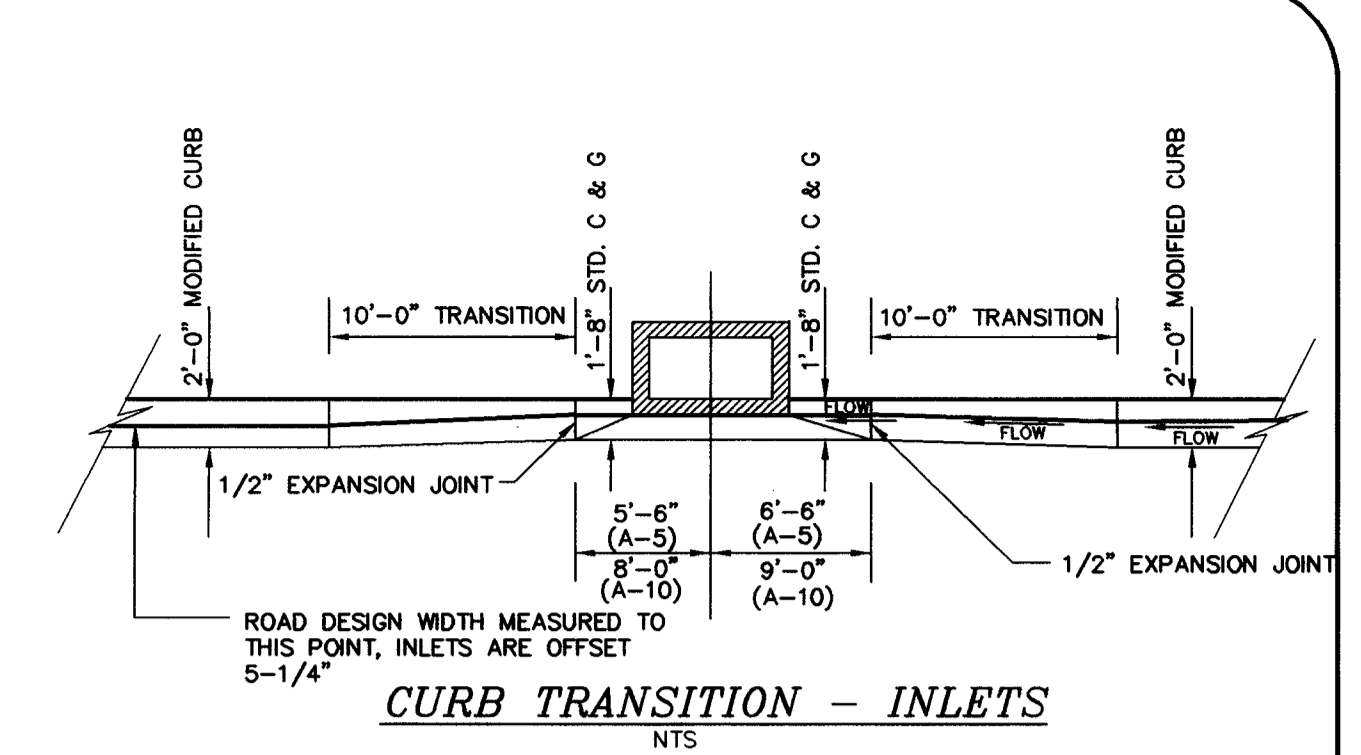
**STORM DRAIN PROFILE - I-10 TO I-1**

HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



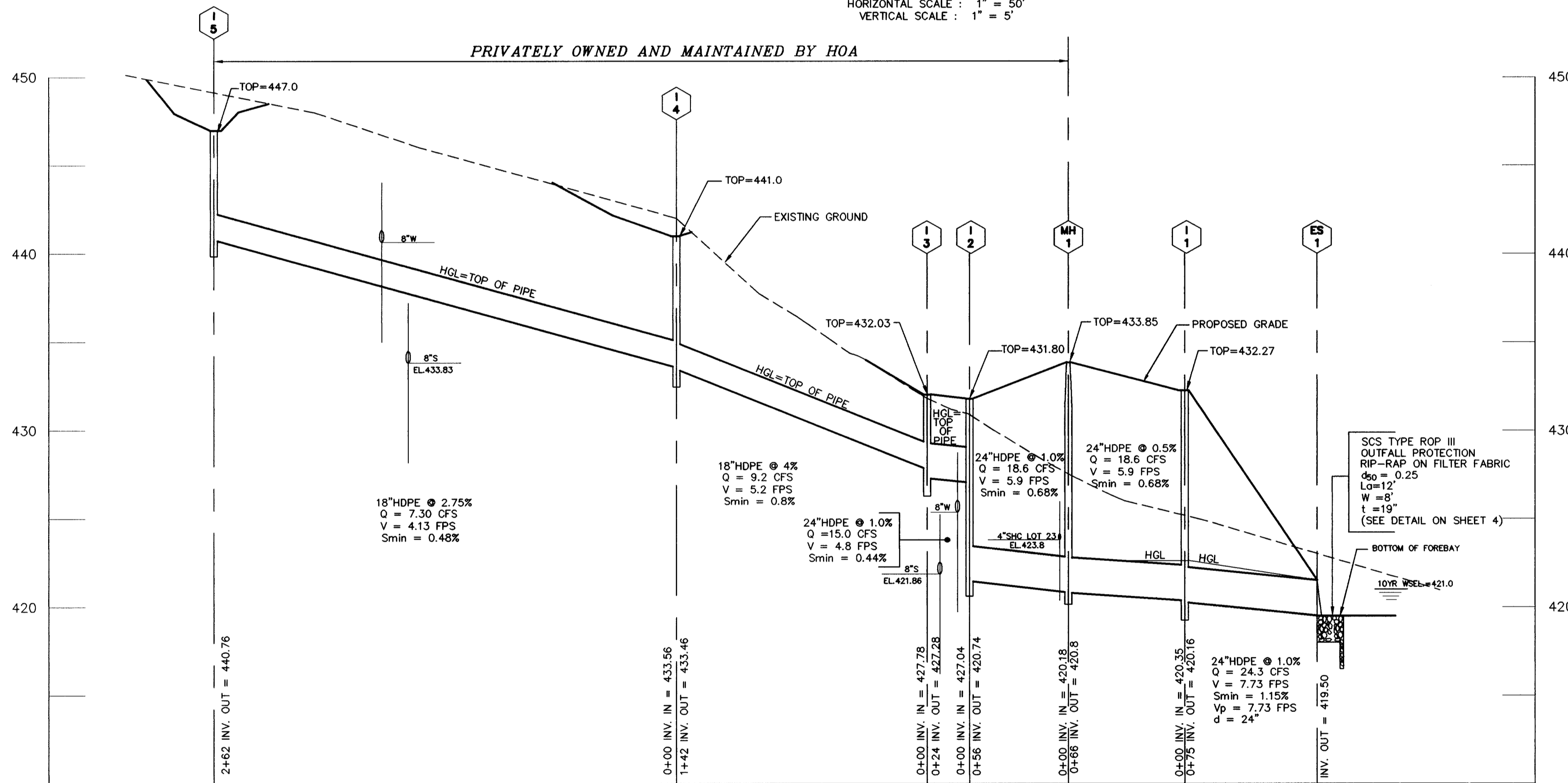
**STORM DRAIN PROFILE - I-8 TO I-7**

HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



**CURB TRANSITION - INLETS**

NTS



**STORM DRAIN PROFILE - I-5 TO ES-01**

HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'

**STRUCTURE SCHEDULE**

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
ES-1	N 569206.3840 E 1376640.0008	---	---	19.50	24" HDPE END SECTION
I-1	TALBOTS WOODS CT. STA. 8+04 RIGHT 30.52	432.27	420.35	420.16	INLET TYPE A-10 (HO. CO. STD SD 4.41)
I-2	N 569278.5 E 1378461.4	431.80	427.04	421.34	YARD INLET (HO. CO. STD SD 4.14) PRIVATE
I-3	N 569252.5 E 1378446.1	432.03	427.78	427.28	YARD INLET (HO. CO. STD SD 4.14) PRIVATE
I-4	N 569171.5 E 1378336.2	441.00	433.56	433.46	YARD INLET (HO. CO. STD SD 4.14) PRIVATE
I-5	N 569344.9 E 1378135.9	447.00	---	440.76	INLET TYPE S (HO. CO. STD SD 4.22) PRIVATE
I-6	TALBOTS WOODS CT. STA. 5+64, OFFSET 10.52 LT.	431.48	---	424.70	INLET TYPE A-15 (HO. CO. STD SD 4.41)
I-7	TALBOTS WOODS CT. STA. 4+27, OFFSET 10.52 RT.	426.20	422.94	422.84	INLET TYPE A-10 (HO. CO. STD SD 4.41)
I-8	TALBOTS WOODS CT. STA. 4+27, OFFSET 10.52 LT.	426.20	---	423.06	INLET TYPE A-15 (HO. CO. STD SD 4.41)
I-9	TALBOTS WOODS CT. STA. 0+40, OFFSET 10.52 RT.	434.15	429.72	429.47	INLET TYPE A-5 (HO. CO. STD SD 4.40)
I-10	TALBOTS WOODS CT. STA. 0+40, OFFSET 10.52 LT.	434.15	---	429.84	INLET TYPE A-5 (HO. CO. STD SD 4.40)
M-1	N 569249.6 E 1378508.9	433.85	420.78	420.68	MH (HO. CO. STD G 5.01)
M-2	TALBOTS WOODS CT. STA. 5+89, OFFSET 46.0 RT.	432.00	421.05	420.95	PRE-CAST MH
M-3	TALBOTS WOODS CT. STA. 5+64, OFFSET 18.0 RT.	431.55	422.46	422.21	MH (HO. CO. STD G 5.01)
M-4	TALBOTS WOODS CT. STA. 4+81, OFFSET 18.0 RT.	427.30	422.43	422.33	MH (HO. CO. STD G 5.01)
M-5	TALBOTS WOODS CT. STA. 3+44, OFFSET 18.0 RT.	428.68	423.60	423.50	MH (HO. CO. STD G 5.01)
M-6	TALBOTS WOODS CT. STA. 2+67, OFFSET 18.0 RT.	433.55	428.20	428.10	MH (HO. CO. STD G 5.01)
M-7	TALBOTS WOODS CT. STA. 1+99, OFFSET 18.0 RT.	437.62	428.66	428.56	MH (HO. CO. STD G 5.01)

**PIPE SCHEDULE (PUBLIC)**

QUANTITY	PIPE SIZE
50'	15" HDPE
584'	18" HDPE
317'	24" HDPE

**PIPE SCHEDULE (PRIVATE)**

QUANTITY	PIPE SIZE
0	15" HDPE
404'	18" HDPE
80'	24" HDPE

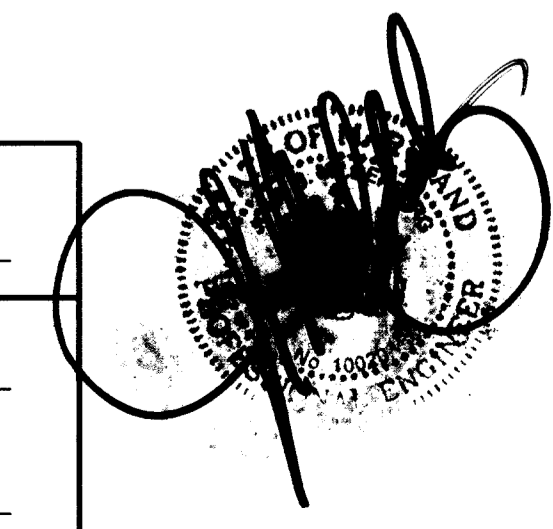
APPROVED: DEPARTMENT OF PUBLIC WORKS

*William J. Mahler* 12-15-06  
CHIEF BUREAU OF HIGHWAYS MS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Condo Kramm* 1/4/07  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION



**NOTES:**

- STATIONS GIVEN TO CENTERLINE FACE OF INLET AT TOP OF CURB FOR INLETS LOCATED WITHIN THE ROAD RIGHT-OF-WAY. STATIONS FOR YARD INLETS TO CL OF INLET. LOCATION OF MANHOLES IS TO CL OF MANHOLE COVER. END SECTION GIVEN TO THE CENTERLINE OF PIPE AT THE CONNECTION OF THE STORM DRAIN PIPE TO THE END SECTION.
- ELEVATIONS MEASURED TO CENTER OF ALL INLETS.
- HGL = TOP OF PIPE UNLESS OTHERWISE NOTED.

**DEVELOPER**

ELLICOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042  
(443) 367-0422

**OWNERS**

Parcel 725-731:  
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DON REUMER & ROBERT FILA  
5300 DORSEY HALL DRIVE #101  
ELLICOTT CITY MD 21042

Parcel 733:  
NICHOLS MALCOLM T  
NICHOLS NANCY O  
5117 TALBOTS LANDING  
ELLICOTT CITY MD 21043-6830

Parcel 734:  
PUERKE RANDOLPH  
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5129 TALBOTS LANDING  
ELLICOTT CITY MD 21043-6830

**MILDENBERG, BOENDER & ASSOC., INC.**

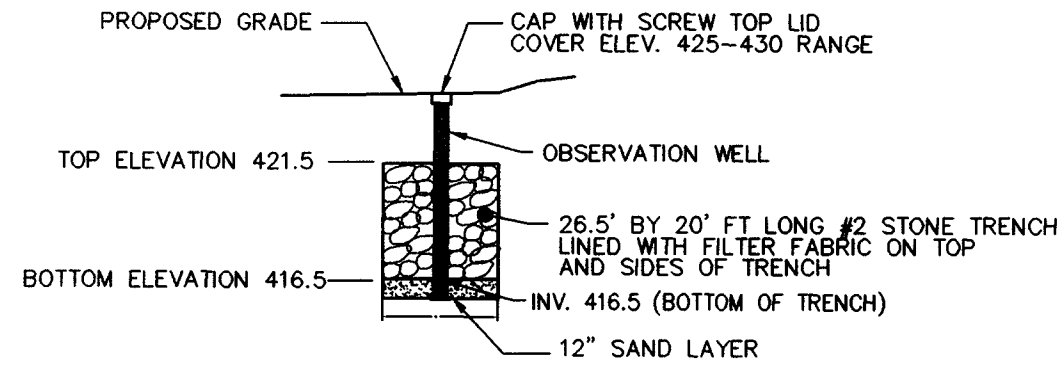
Engineers Planners Surveyors  
5075 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 997-0238 Fax.

TALBOTS WOODS I PROPERTY  
PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
TAX MAP 31, PARCELS 725-731 & 733-734 BLOCK 16  
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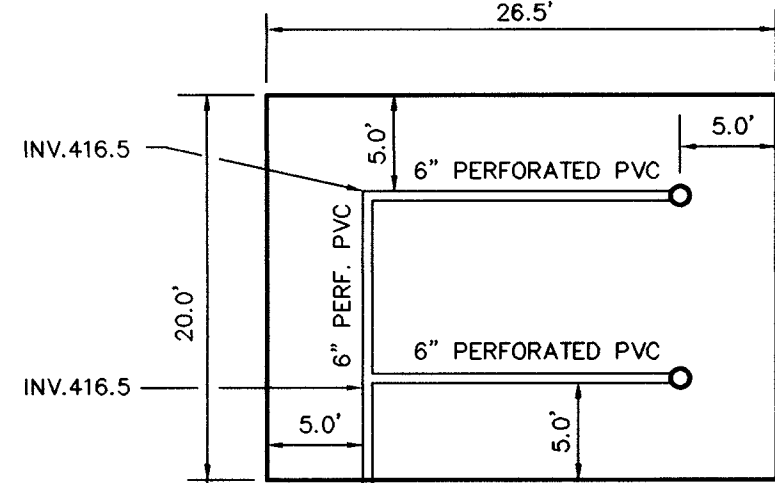
**STORM DRAIN PROFILES**

date	AUGUST 06
project	03-073
illustration	engineering
scale	HSP/MAM HSP/MAM
AS SHOWN	AS SHOWN

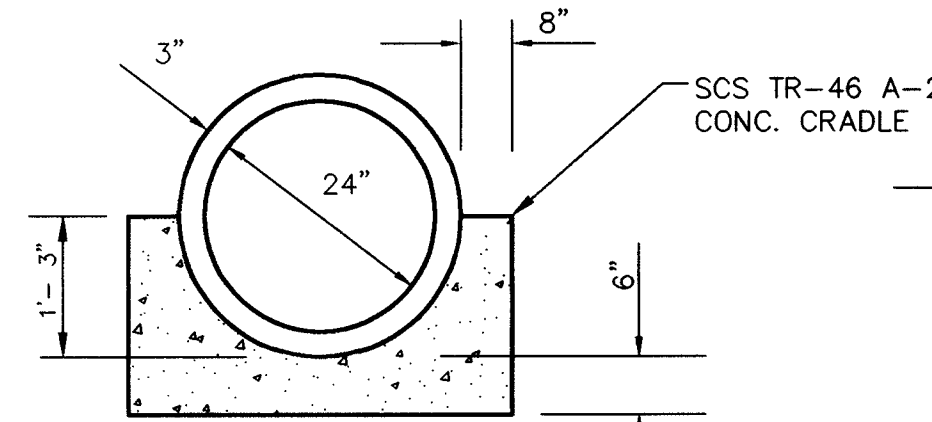
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revisions	
no.	



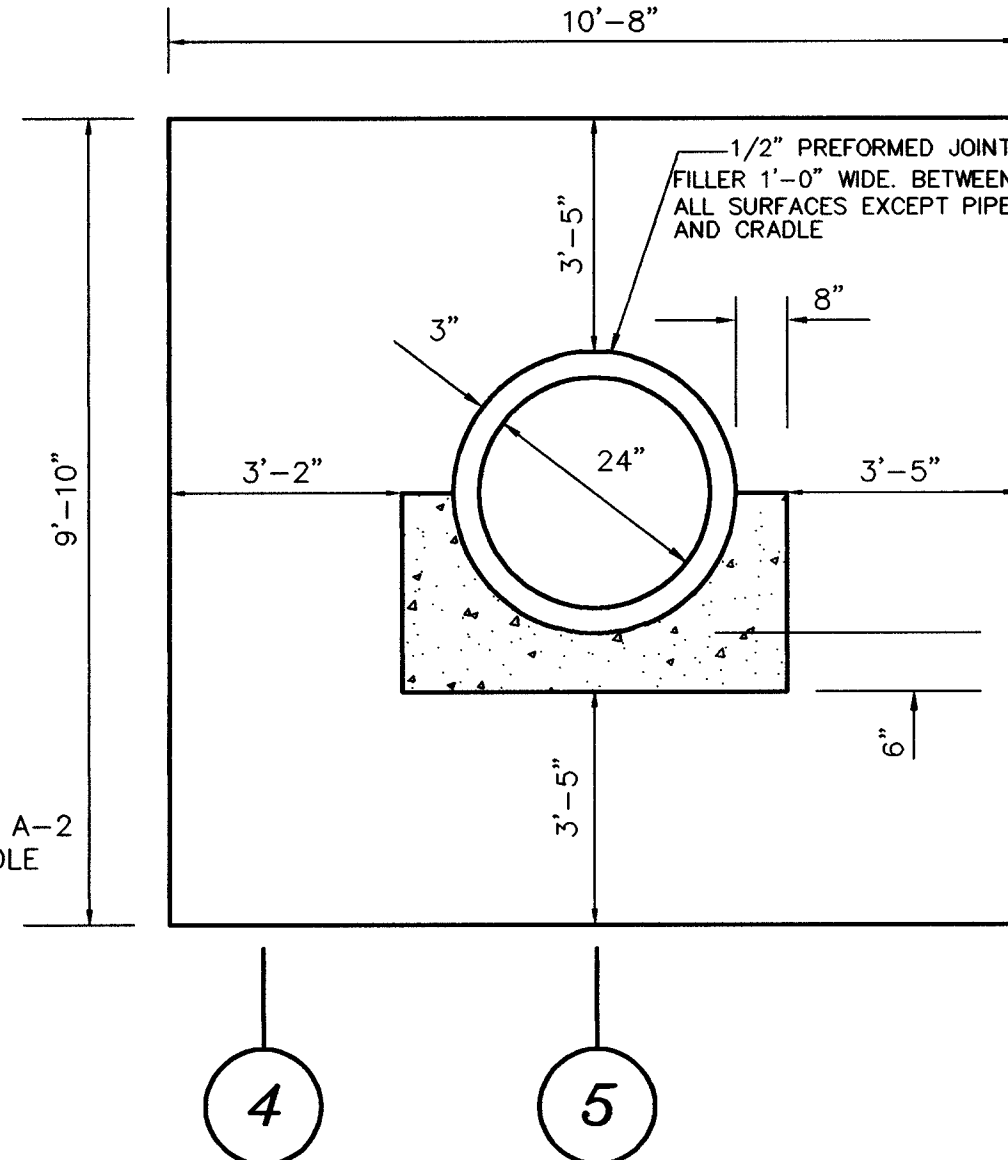
**STONE RECHARGE TRENCH DETAIL**  
SCALE: NTS



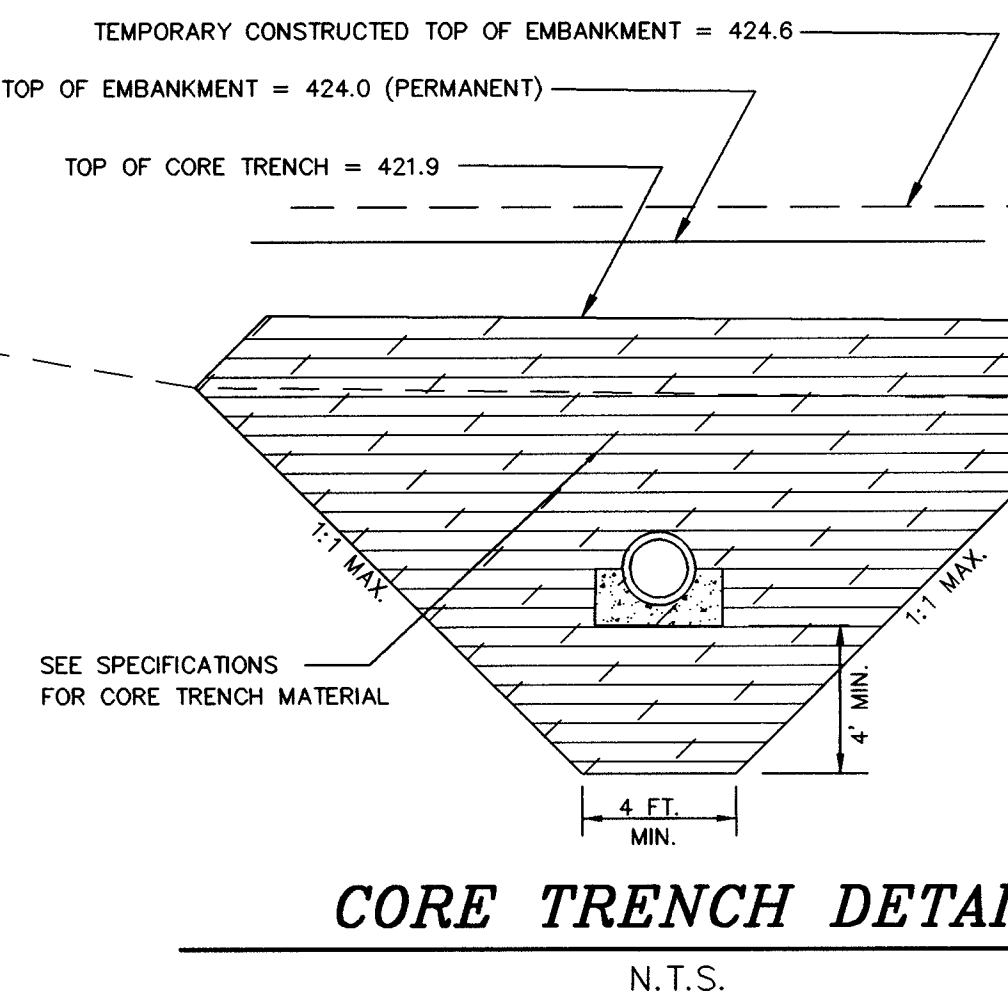
**STONE RECHARGE TRENCH DETAIL**  
SCALE: NTS



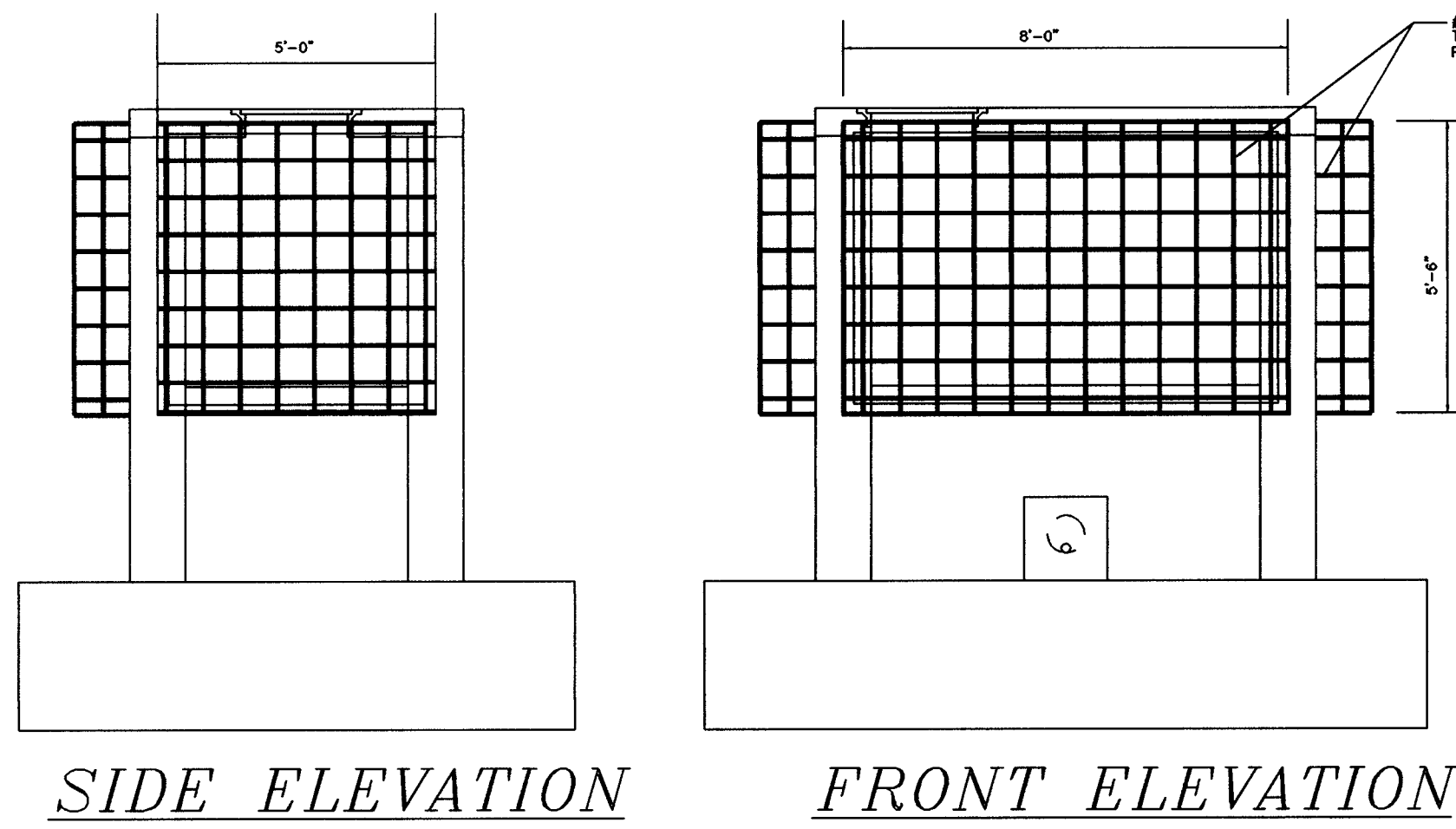
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N.T.S.



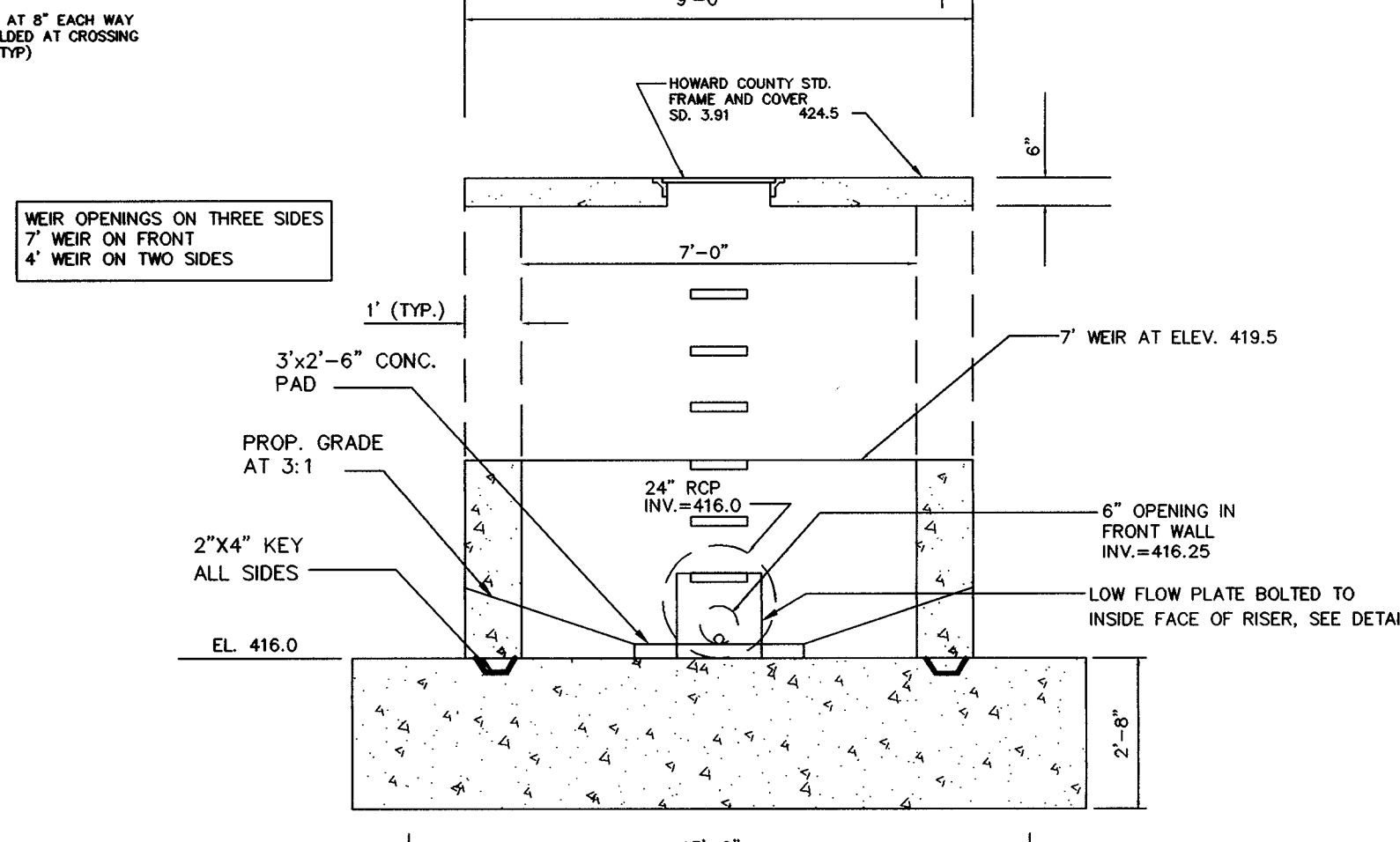
**ANTI-SEEP COLLAR DETAIL**  
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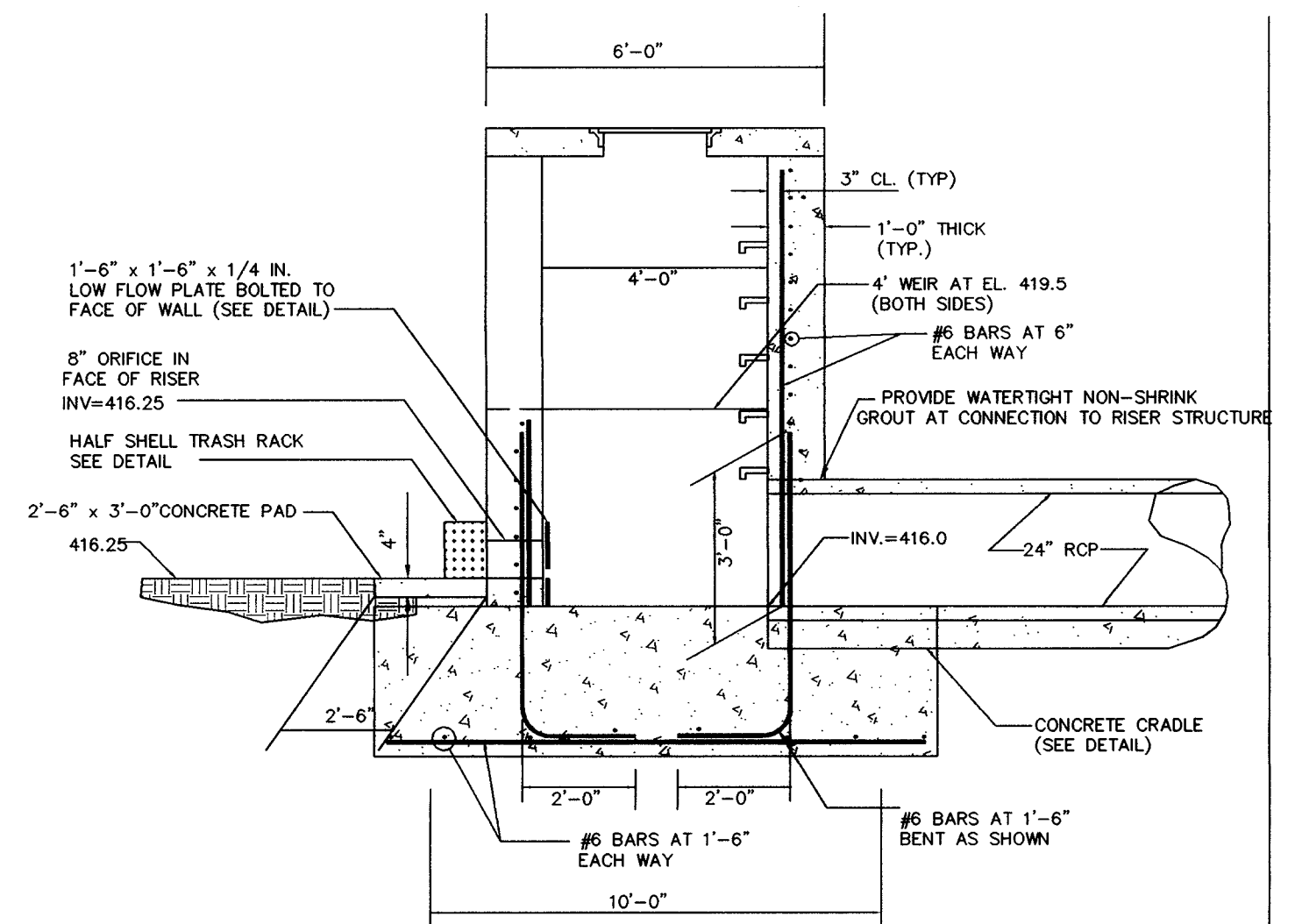
**CORE TRENCH DETAIL**  
N.T.S.



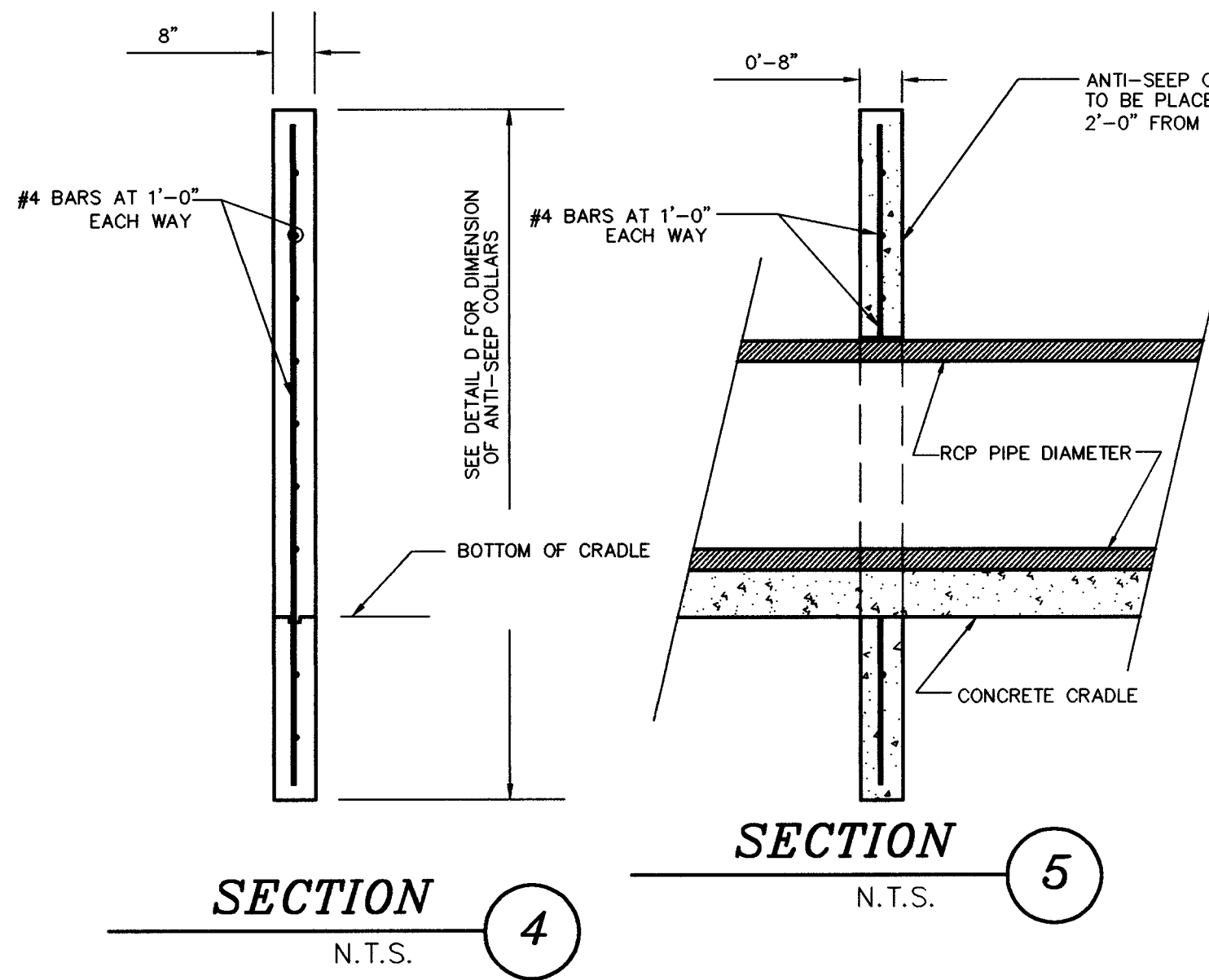
**SIDE ELEVATION**  
**FRONT ELEVATION**  
**TRASH RACK**  
N.T.S.



**FRONT WALL ELEVATION**  
N.T.S.

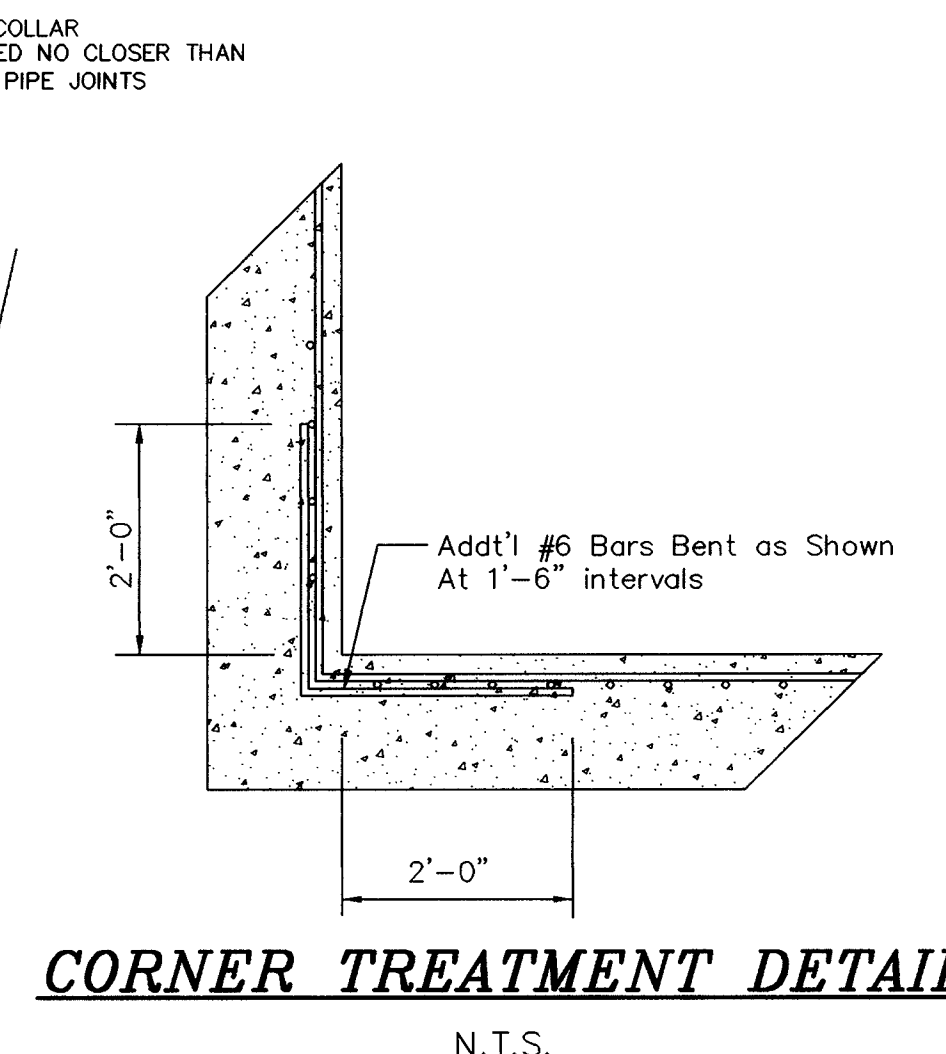


**SECTION 1**  
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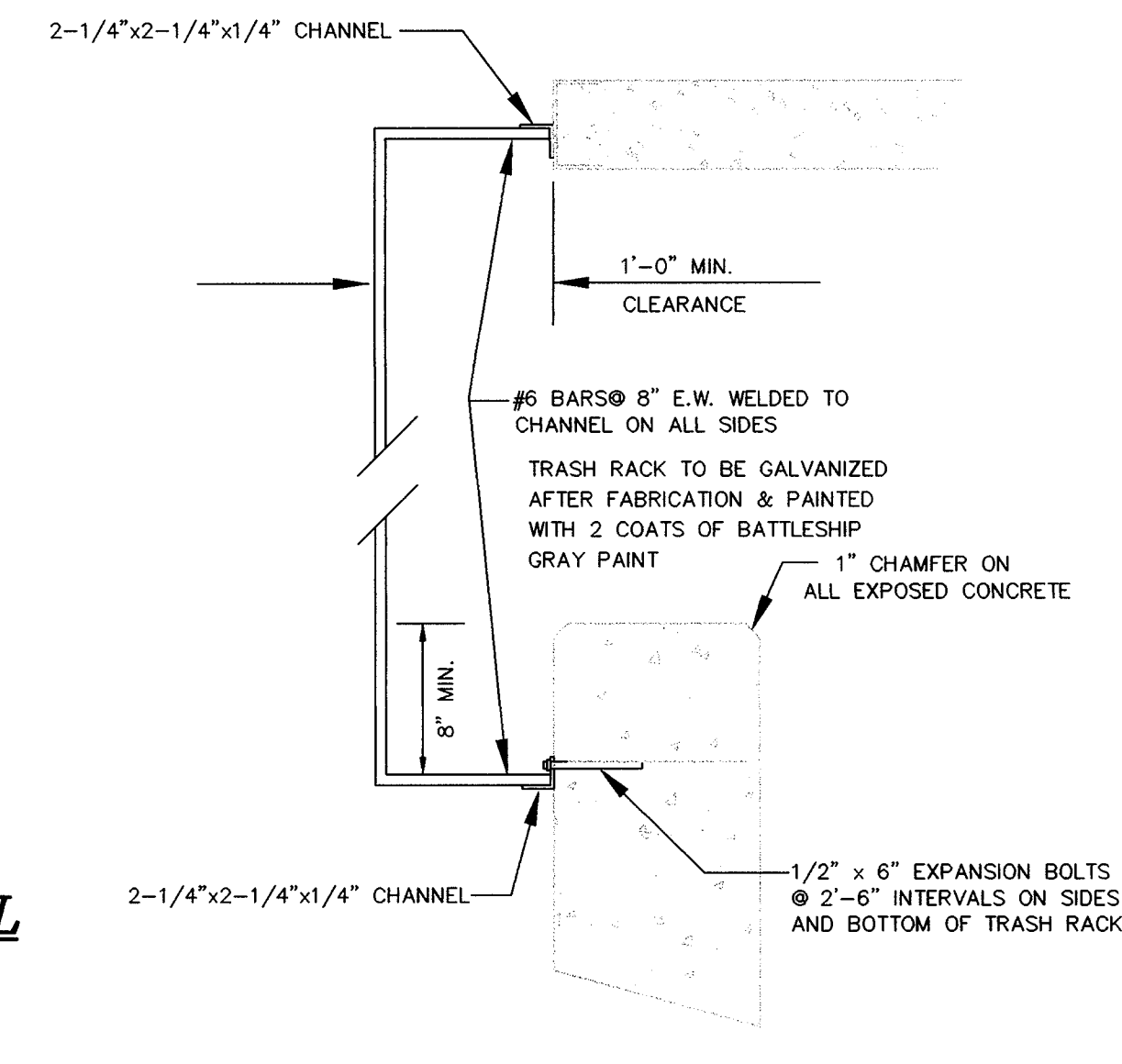


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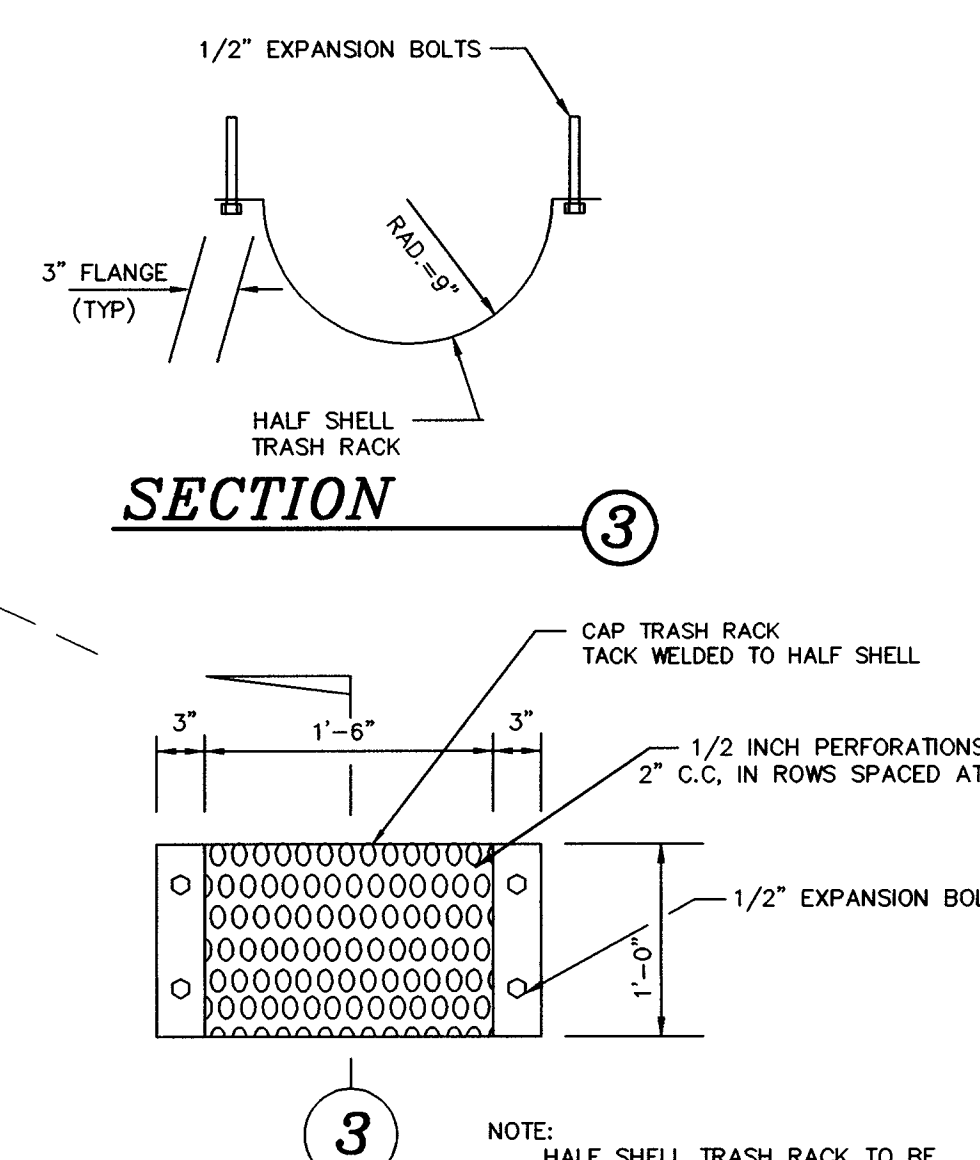
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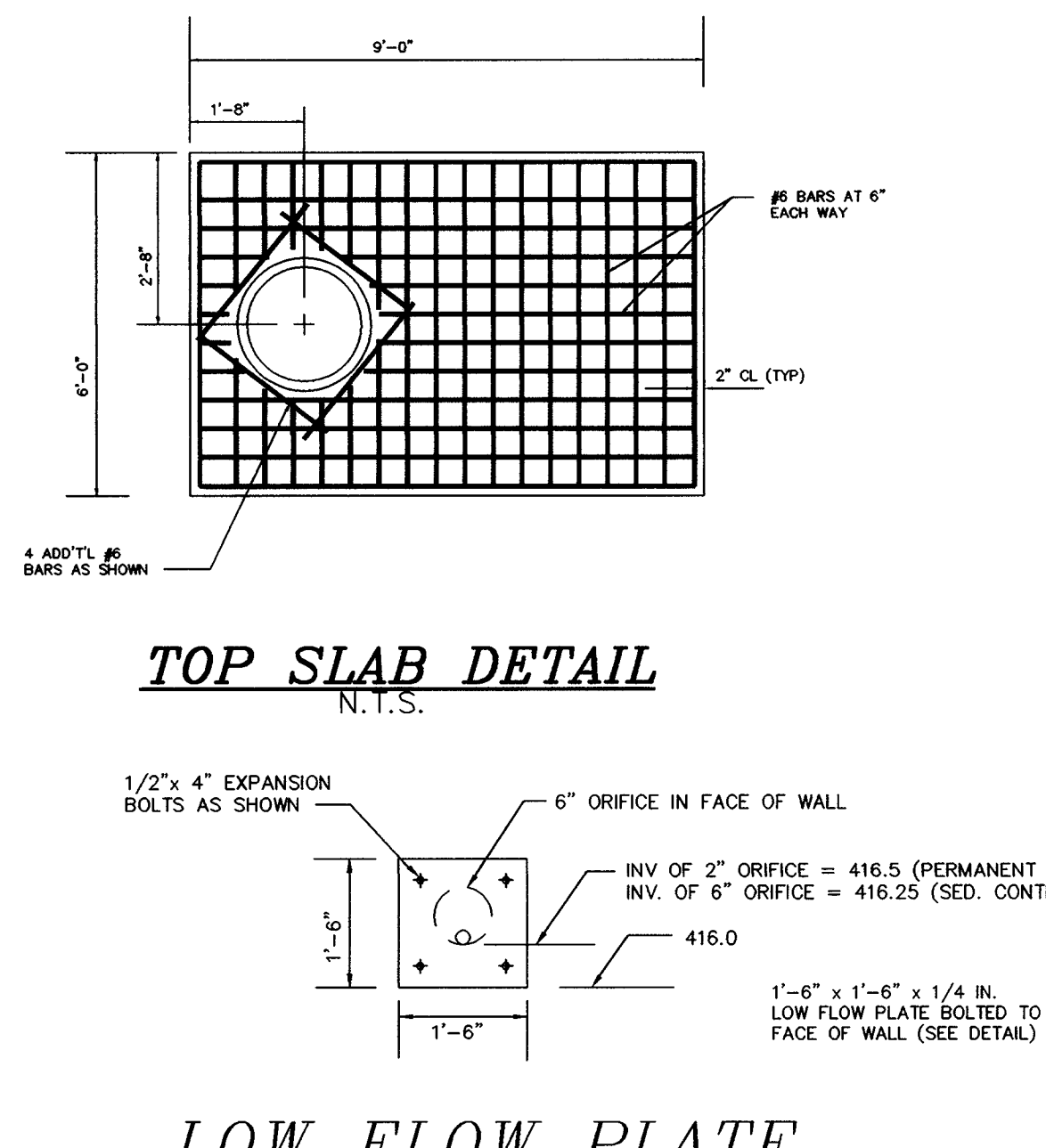
**CORNER TREATMENT DETAIL**  
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**SECTION 2**  
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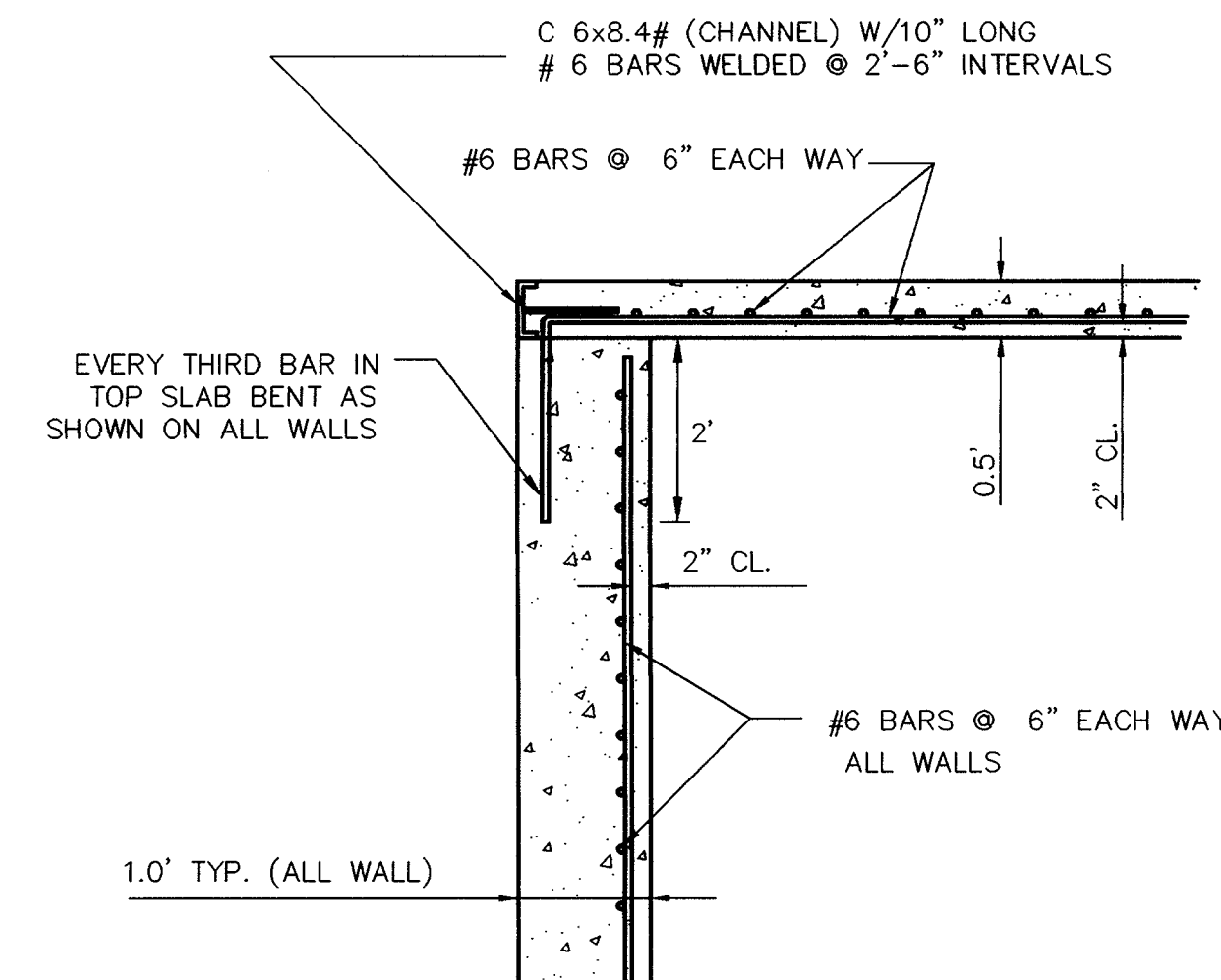


**SECTION 3**  
N.T.S.



**TOP SLAB DETAIL**  
N.T.S.

**LOW FLOW PLATE**  
N.T.S.



**DETAIL**  
N.T.S.

**HALF SHELL TRASH RACK**  
N.T.S.

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 12/11/06  
DATE  
Printed Name of Developer

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.  
*[Signature]* 12/11/06  
DATE  
Printed Name of Engineer

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.  
USDA - NATURAL RESOURCE CONSERVATION SERVICE 12/11/06  
DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
HOWARD SOIL CONSERVATION DISTRICT 12/11/06  
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 12-15-06  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 1/3/07  
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 12/11/06  
DATE



**DEVELOPER**

ELLCOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLCOTT CITY MD 21042  
(443) 367-0422

Parcel 725-731:  
ELLCOTT CITY LANDHOLDING, INC.  
DON REUMER & ROBERT FILA  
5300 DORSEY HALL DRIVE #101  
ELLCOTT CITY MD 21042  
Parcel 733:  
NICHOLS MALCOLM T  
NICHOLS NANCY O  
5117 TALBOTS LANDING  
ELLCOTT CITY MD 21043-6830

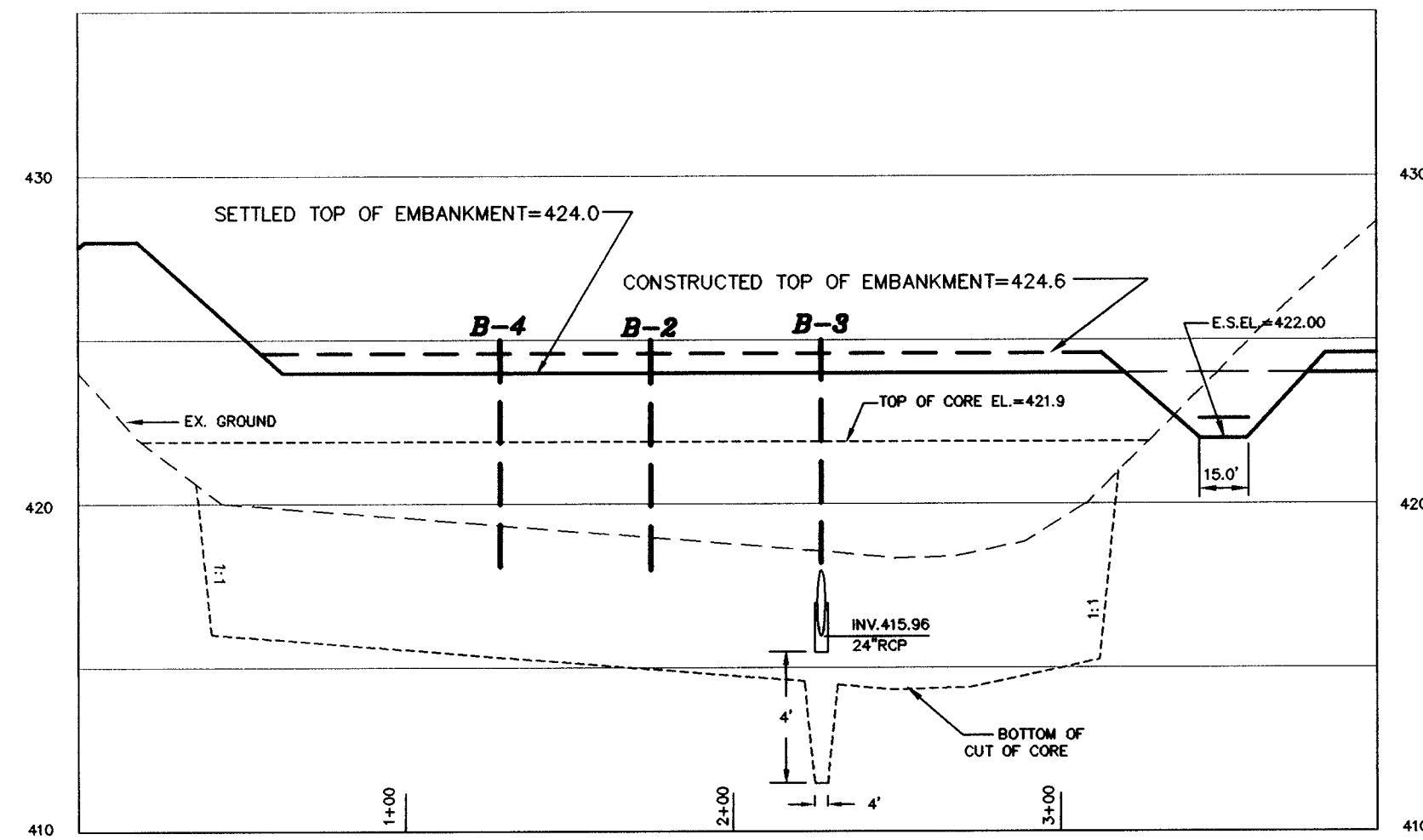
Parcel 734:  
PUEPKE RANDOLPH  
PUEPKE MAUREEN  
5129 TALBOTS LANDING  
ELLCOTT CITY MD 21043-6830

Project	03-073	date	AUGUST 06
Illustration	JBM	engineering	JBM
scale	AS SHOWN	approval	JBM

no.	description	date

**TALBOTS WOODS I PROPERTY**  
PHASE 1, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
TAX MAP 31, PARCELS 725-731 & 733-734  
BLOCK 16  
HOWARD COUNTY, MARYLAND  
1ST ELECTION DISTRICT  
STORMWATER MANAGEMENT DETAILS

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042  
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

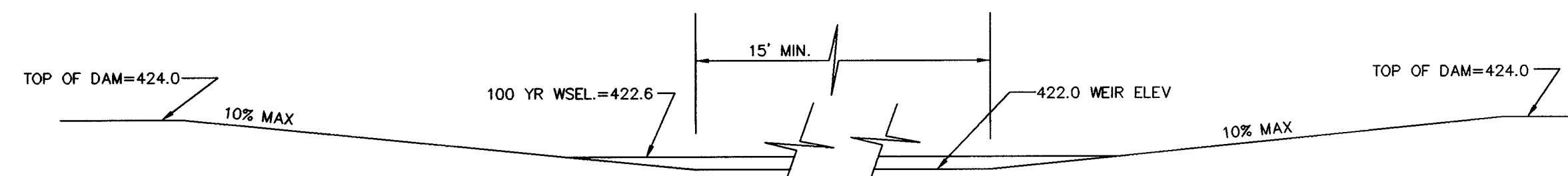


**PROFILE THROUGH CENTERLINE OF EMBANKMENT & EMERGENCY SPILLWAY**

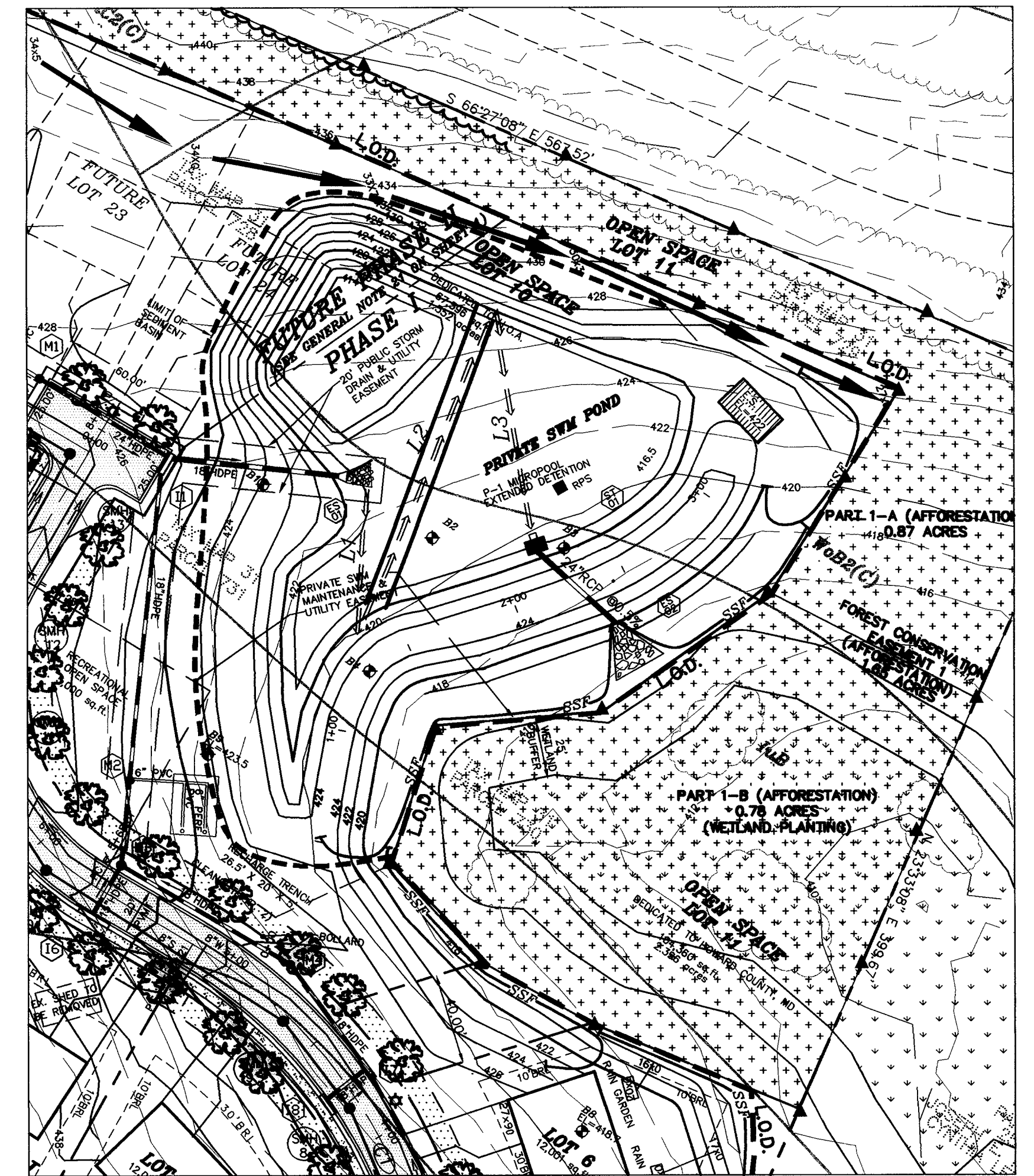
SCALE: HOR. 1"=50'  
VER. 1"=5'

SUMMARY TABLE										
Wqv REQUIRED:	Wqv PROVIDED:	Wqv WSEL:	Rev REQUIRED:	Rev PROVIDED:	Cpv Q:	Cpv WSEL:	Op 10:	Q 10 WSEL:	Op 100:	Q 100 WSEL:
0.25 AC. FL.	0.25 AC. FL.	417.50	0.03 AC. FL.	0.03 AC. FL.	0.17	419.5	29.9	421.00	56.0	422.60

\*RECHARGE IS PROVIDED BY THE STONE TRENCH ON OPEN SPACE LOT 10. CHANNEL PROTECTION IS PROVIDED BY EXTENDED DETENTION OF A ONE-YEAR STORM. WATER QUALITY IS PROVIDED WITHIN THE POND, RAIN GARDENS ON LOTS 6-9 AND NATURAL CONSERVATION AREA.

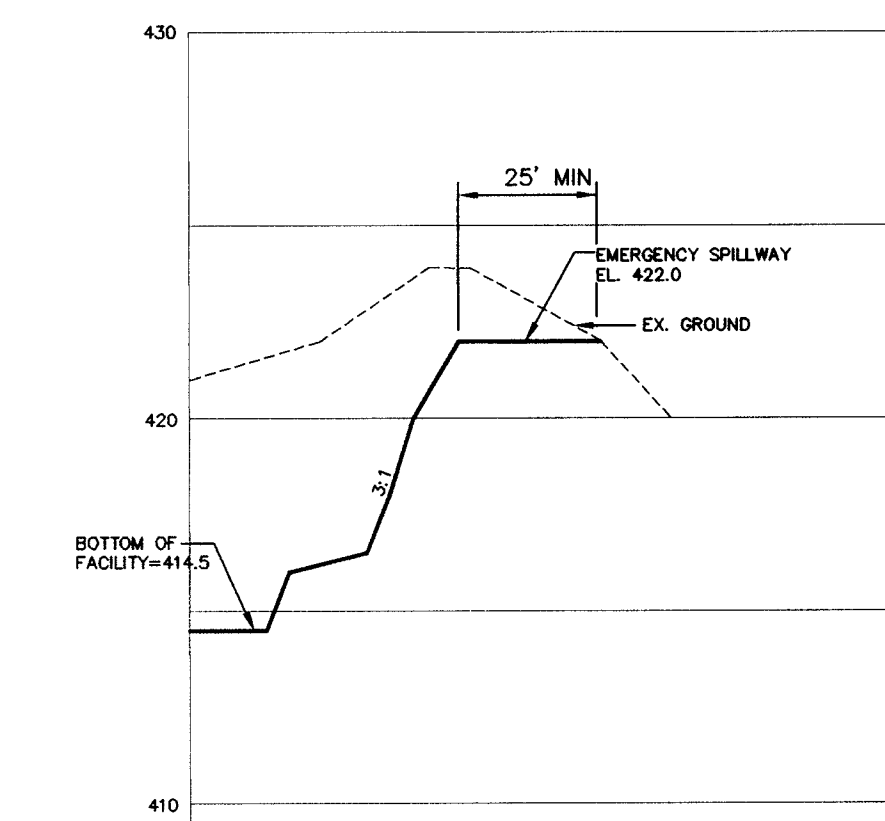


**EMERGENCY SPILLWAY SECTION**



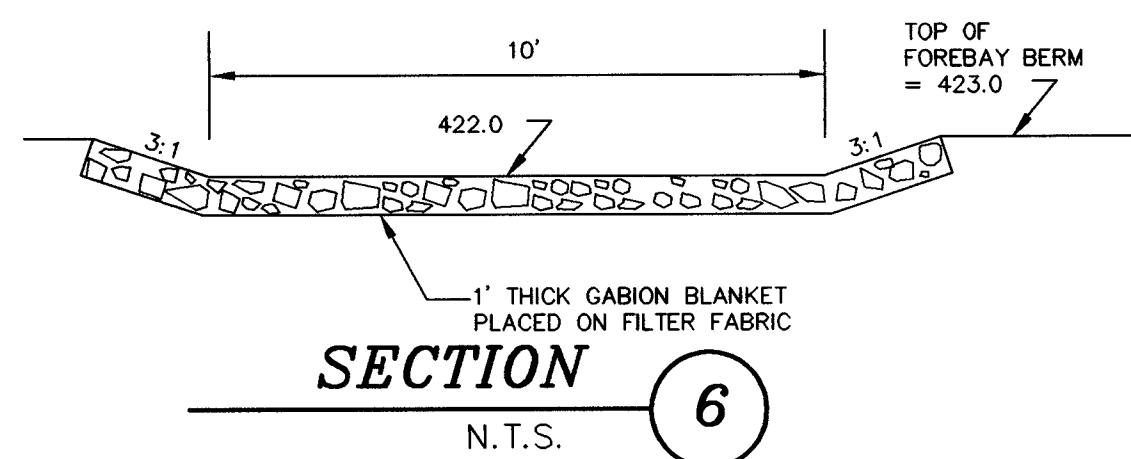
**SEDIMENT BASIN PLAN**

SCALE: 1"=50'



**EMERGENCY SPILLWAY PROFILE**

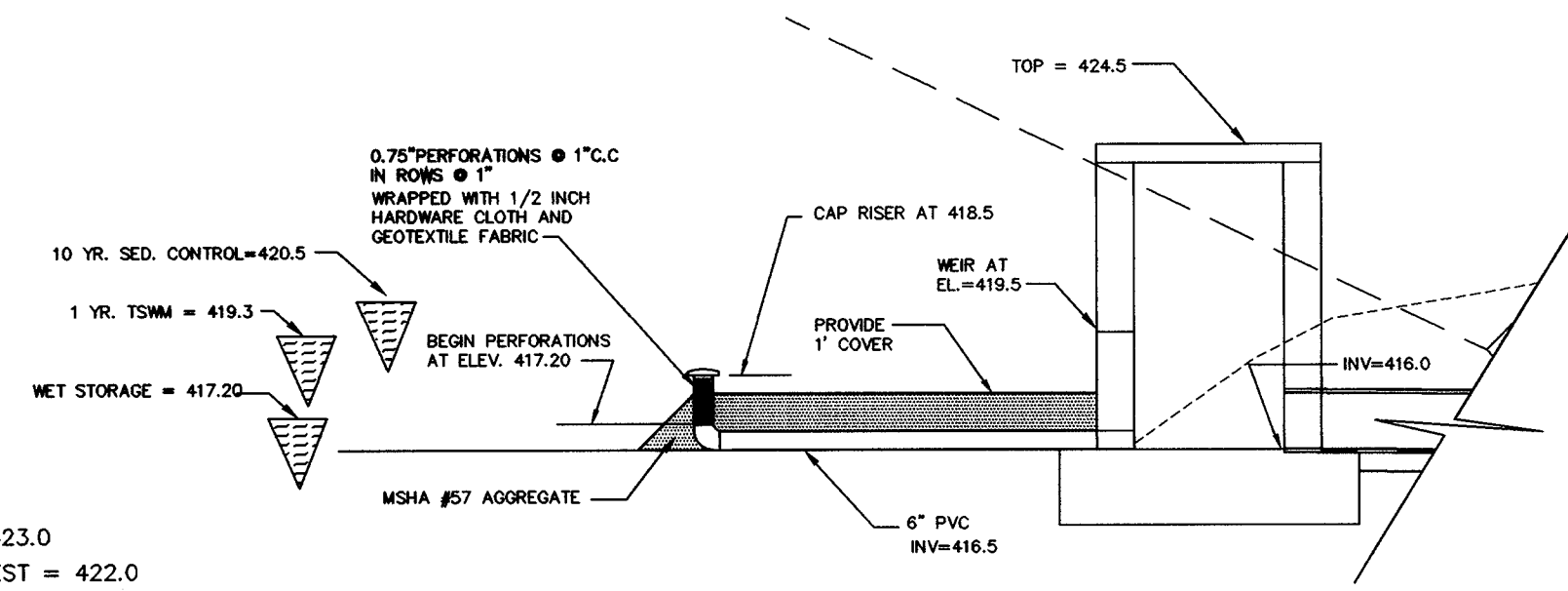
SCALE: HOR. 1"=50'  
VER. 1"=5'



**SECTION 6**

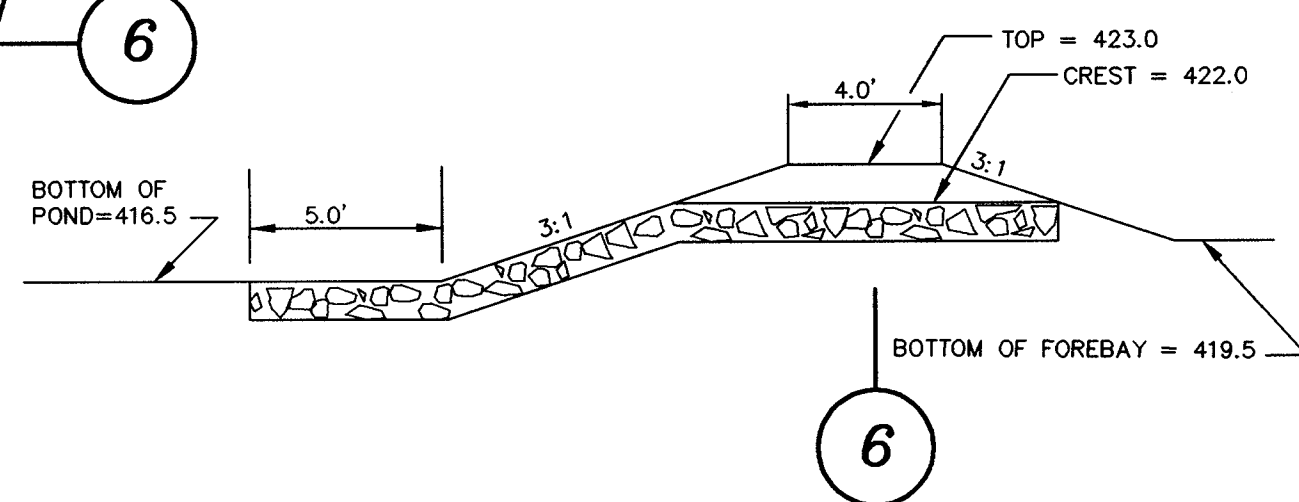
**DETAIL OF FOREBAY WEIR**

N.T.S.



**DETAIL-TEMPORARY RISER**

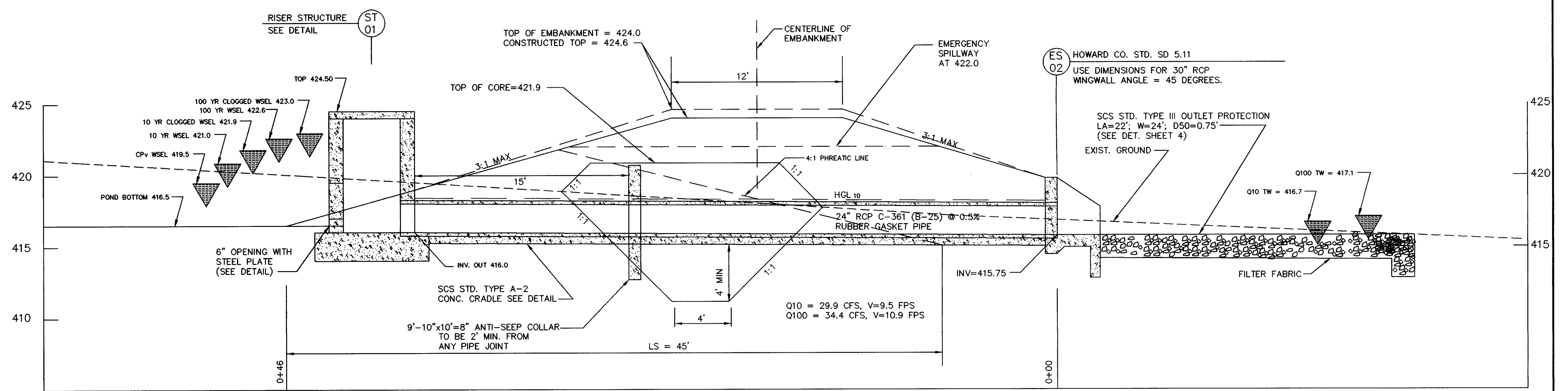
SCALE: 1"=5'



**6**

**SEDIMENT BASIN**

BOTTOM DIMENSIONS: 220'x170' (3:1 SIDE SLOPES)  
MAX. DRAINAGE AREA: 10.37 AC  
TOP OF EMBANKMENT: 424.00  
WEIR CREST EL: 419.5  
BOTTOM OF TRAP = 414.00  
WET STORAGE REQUIRED: 18,882 C.F.  
WET STORAGE PROVIDED: 19,227 C.F. (AT ELEV. 417.20)  
DRY STORAGE REQUIRED: 18,882 C.F.  
DRY STORAGE PROVIDED: 36,547 C.F. (AT ELEV. 419.50)  
Q1 PRE = 9.1 CFS  
Q1 DURING CONSTRUCTION = 1.5 CFS @ 419.3 = 1.5 CHS @ 419.3(SWMF): 5.7 CFS FROM SITE  
Q10 DURING CONSTRUCTION = 24.1 CFS @ 420.5  
E.S. ELEV. = 422.0  
E.S. WIDTH = 15.0'  
CLEANOUT ELEV. = 414.3  
RISER WEIR ELEV. = 419.5



**PROFILE THROUGH PRINCIPLE SPILLWAY**

HORIZONTAL SCALE: 1" = 5'  
VERTICAL SCALE: 1" = 5'

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Signature: *Donald C. Edwards* DATE: 12/1/06  
PRINTED NAME OF DEVELOPER: Donald C. Edwards

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE INFORMED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: *Jim Munn* DATE: 12/1/06  
PRINTED NAME OF ENGINEER: Jim Munn

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

USDA - NATURAL RESOURCES CONSERVATION SERVICE DATE: 12/1/06

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE: 12/1/06

APPROVED: DEPARTMENT OF PUBLIC WORKS  
Signature: *Walter J. White* DATE: 12-15-06  
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
Signature: *Cathy Hamant* DATE: 1/3/07  
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *[Signature]* DATE: 12/1/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

**DEVELOPER**

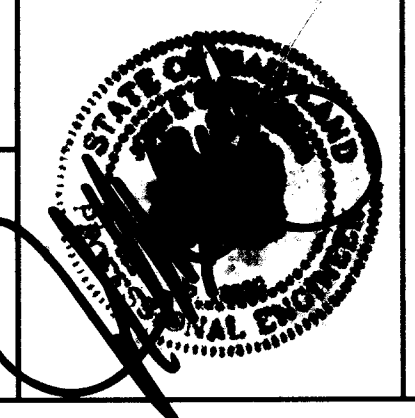
ELLCOTT CITY LANDHOLDING, INC.  
5300 DORSEY HALL DRIVE #101  
ELLCOTT CITY MD 21042  
(443) 367-0422

**OWNERS**

Parcel 725-731:  
ELLCOTT CITY LANDHOLDING, INC.  
DON REUWER & ROBERT FILA  
5300 DORSEY HALL DRIVE #101  
ELLCOTT CITY MD 21042

Parcel 733:  
NICHOLS MALCOLM T  
NICHOLS NANCY O  
5117 TALBOTS LANDING  
ELLCOTT CITY MD 21043-6830

Parcel 734:  
PUEPKE RANDOLPH  
PUEPKE MAUREN  
5129 TALBOTS LANDING  
ELLCOTT CITY MD 21043-6830



Project	03-073	date	AUGUST 06
Illustration	MM	engineering	MM
scale	AS SHOWN	approval	MM

no.	description	revisions	date

**TALBOTS WOODS I PROPERTY**  
PHASE I, LOTS 1-9, OPEN SPACE LOTS 10-13, & NON-BUILDABLE BULK PARCELS A-C  
TAX MAP 31, PARCELS 725-731 & 733-734 BLOCK 16  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
STORMWATER MANAGEMENT AND SEDIMENT CONTROL DETAILS

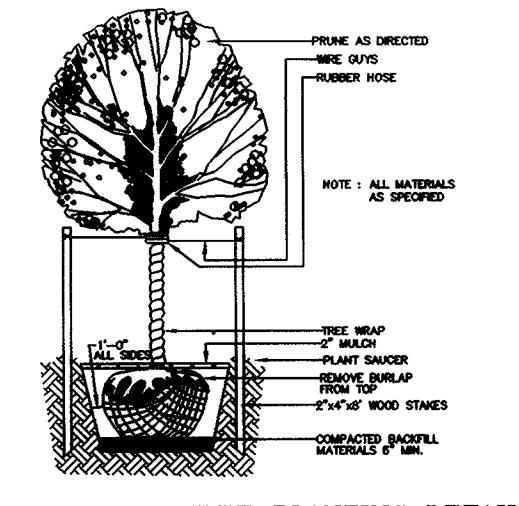
**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0286 Fax: (301) 621-5521 Wash.





NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY.

- NOTES**
- PERMETER LANDSCAPING SHALL BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (110 SHADE TREES, 19 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$35,850.00.
  - FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION SHALL BE FULFILLED BY PROVIDING AN ON-SITE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$35,937.00 SHALL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE DPW DEVELOPERS AGREEMENT FOR THE 1.65 ACRE AFFORESTATION FOREST CONSERVATION EASEMENT.



**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA:

- A. Total tract area: 11.00
- B. Area within 100 year floodplain: 0.00
- C. Area to remain in agricultural production or utility ROW: 0.00
- D. Net tract area: 11.00

LAND USE CATEGORY:  
 (from table 3.2.1, page 40, Manual)  
 input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MDR IDA HDR MPD CIA  
 0 0 0 1 0 0

E. Afforestation Threshold: 15% x D = 1.65  
 F. Conservation Threshold: 20% x D = 2.20

EXISTING FOREST COVER:  
 G. Existing forest cover (excluding floodplain): 0.00  
 H. Area of forest above afforestation threshold: 0.00  
 I. Area of forest above conservation threshold: 0.00

BREAK EVEN POINT:  
 J. Forest retention above threshold with no mitigation: 0.00  
 K. Clearing permitted without mitigation: 0.00

PROPOSED FOREST CLEARING:  
 L. Total area of forest to be cleared: 0.00  
 M. Total area of forest to be retained: 0.00

PLANTING REQUIREMENTS:  
 N. Reforestation for clearing above conservation threshold: 0.00  
 O. Reforestation for clearing below conservation threshold: 0.00  
 P. Credit for retention above conservation threshold: 0.00  
 R. Total reforestation required: 0.00  
 S. Total afforestation required: 1.65  
 T. Total reforestation and afforestation required: 1.65

**PLANTING SPECIFICATIONS AND NOTES**

- SITE PREPARATION AND SOILS**
- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
  - DISTURBED SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL, A PLANTING FIELD OF RADIUS = 5' X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
  - SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE MANUFACTURED SOIL AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMMERCIALLY AVAILABLE ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE MANUFACTURED SOIL MIX AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
  - ALL MIXING IN 3' AND 4' SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- PLANT STORAGE AND INSPECTION**
- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
  - FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
  - PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN AREA SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
  - UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
- PLANT INSTALLATION**
- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, PLANT SOILS DEEPLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
  - PLANTING FIELD DIMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
  - CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING NATIVE TREES. IF ROOTS GREATER THAN 1 1/2" INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
  - CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENCLOSE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTICED. ROOTS MAY NOT BE BURIED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
  - FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN BACK BURLAP TO BACK OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
  - FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
  - FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
  - NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR. DRY WINTER AND DRY MONTHS, AFTER PLANTING, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

**AFFORESTATION PLANT LIST (PART 1-A, 0.87 AC.)**

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
72	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER	
14	Corya glabra Pignut Hickory	I	D-M	FAC	15'	CONT/B & B 1" CALIPER	
20	Liriodendron tulipifera Tuliptree	T	M	FACW	15'	CONT/B & B 1" CALIPER	
34	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER	
40	Quercus alba White Oak	I	D-M	FACU	15'	CONT/B & B 1" CALIPER	
14	Prunus serotina Wild Black Cherry	I	M	FACU	15'	CONT/B & B 1" CALIPER	
TOTAL	194 TREES PROVIDED (174 TREES REQUIRED)						

**ALTERNATIVE 2**

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
133	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
21	Corya glabra Pignut Hickory	I	D-M	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
30	Liriodendron tulipifera Tuliptree	T	M	FACW	11'	SEEDLING/W/HP W/ TREE SHELTER	
60	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
70	Quercus alba White Oak	I	D-M	FACU	11'	SEEDLING/W/HP W/ TREE SHELTER	
21	Prunus serotina Wild Black Cherry	I	M	FACU	11'	SEEDLING/W/HP W/ TREE SHELTER	
TOTAL	336 W/HPs WITH TREE SHELTERS PROVIDED (305 TREES WITH SHELTERS REQUIRED)						

**FERTILIZING**

- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND CAUSE ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOthing SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NUTRIENT STATUS.
- IF AND WHEN IT IS TIME TO FERTILIZE ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

**MAINTENANCE SCHEDULE**

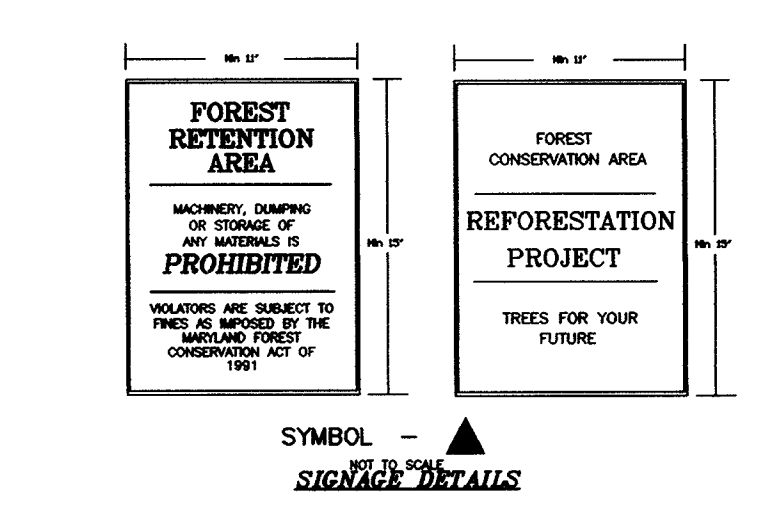
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
- REMOVE MORTUITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE ENCOURAGED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND LEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

**FOREST CONSERVATION EASEMENTS**

	ALTERNATIVE 1	ALTERNATIVE 2
PART 1-A 0.87 AC	174 TREES REQUIRED	305 TREES REQUIRED
PART 1-B 0.78 AC	156 TREES REQUIRED	273 TREES REQUIRED
TOTAL	1.65 AC 330 TREES REQUIRED	578 TREES REQUIRED

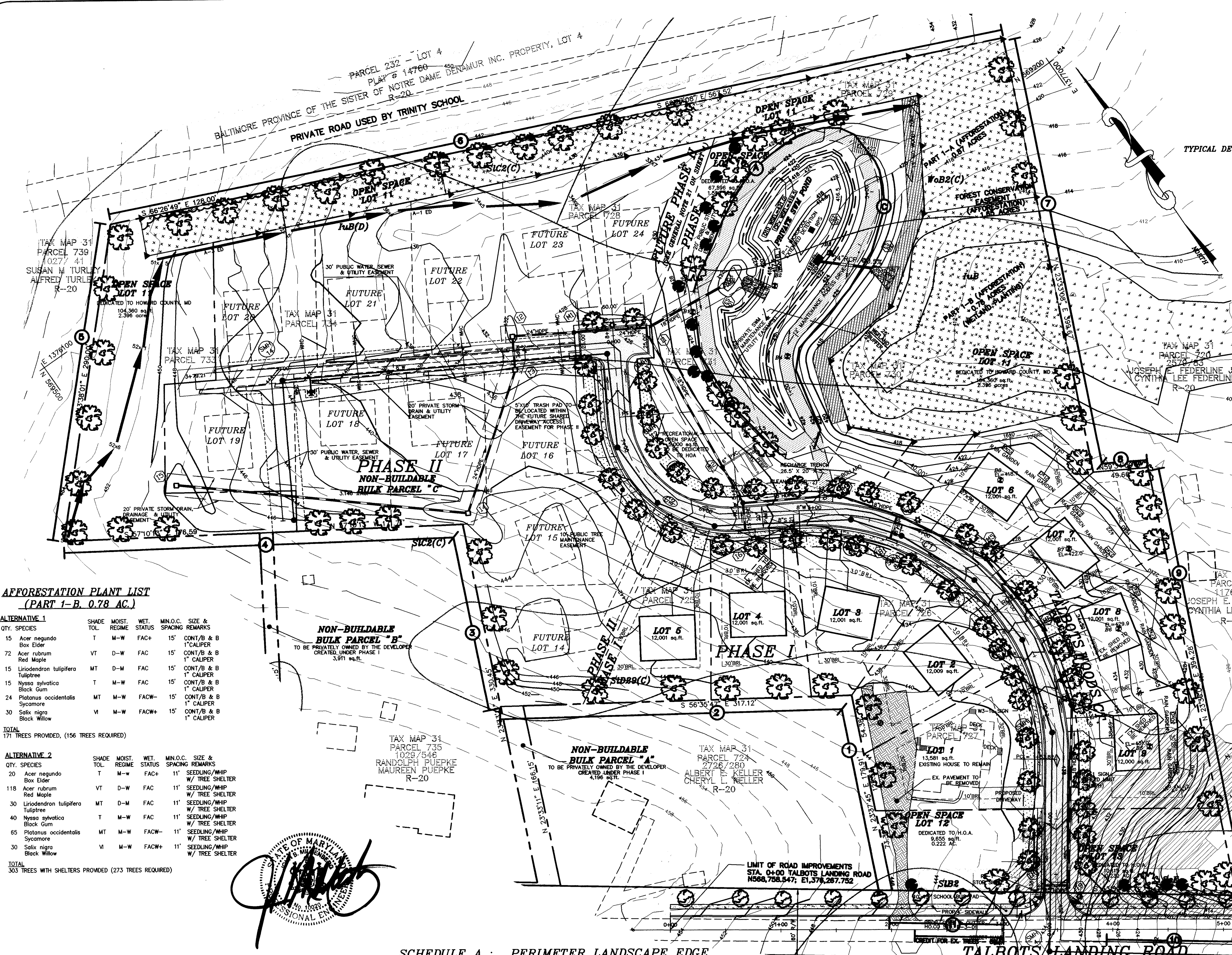
**STREET TREE CALCULATIONS**

TALBOTS LANDING ROAD - 272 LF / 30 = 9 SMALL TREES  
 ROAD A - 1727 LF / 40 = 44 LARGE TREES  
 TOTAL TREES REQUIRED = 44 LARGE TREES, 9 SMALL TREES  
 TOTAL TREES PROVIDED = 44 LARGE TREES, 9 SMALL TREES



SYMBOL - ▲  
 SIGNAGE DETAILS

MD DNR QUALIFIED PROFESSIONAL  
 12/18/06



**AFFORESTATION PLANT LIST (PART 1-B, 0.78 AC.)**

ALTERNATIVE 1	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
15	Acer negundo Box Elder	T	M-W	FAC+	15'	CONT/B & B 1" CALIPER
72	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER
14	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER
15	Nyssa sylvatica Black Gum	T	M-W	FAC	15'	CONT/B & B 1" CALIPER
24	Platanus occidentalis Sycamore	MT	M-W	FACW	15'	CONT/B & B 1" CALIPER
30	Salix nigra Black Willow	V	M-W	FACW+	15'	CONT/B & B 1" CALIPER
TOTAL	171 TREES PROVIDED (156 TREES REQUIRED)					

**ALTERNATIVE 2**

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
20	Acer negundo Box Elder	T	M-W	FAC+	11'	SEEDLING/W/HP W/ TREE SHELTER	
118	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
40	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
40	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	SEEDLING/W/HP W/ TREE SHELTER	
65	Platanus occidentalis Sycamore	MT	M-W	FACW	11'	SEEDLING/W/HP W/ TREE SHELTER	
30	Salix nigra Black Willow	V	M-W	FACW+	11'	SEEDLING/W/HP W/ TREE SHELTER	
TOTAL	303 TREES WITH SHELTERS PROVIDED (273 TREES REQUIRED)						

**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)
LINEAR FEET OF PERIMETER	179.91 LF	296.89 LF	168.09 LF	360.28 LF	290.00 LF	823.52 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
LF REMAINING (NON-CREDITED)	N/A	N/A	N/A	N/A	N/A	823.52 LF
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	3 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

CATEGORY	ADJACENT TO ROADWAYS					TOTAL
	A (PERIMETER 7)	A (PERIMETER 8)	A (PERIMETER 9)	B (PERIMETER 10)	B (PERIMETER 11)	
LINEAR FEET OF PERIMETER	399.67 LF	49.66 LF	394.28 LF	118.41 LF	103.15 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	YES, 80 LF OF EX. TREES TO REMAIN	
LF REMAINING (NON-CREDITED)	N/A	N/A	N/A	N/A	23.15 LF	
NUMBER OF PLANTS REQUIRED	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	54 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	54 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS

**STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
44	▲	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
9	▲	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1 1/2" - 2" CAL.
TOTAL				

**PERIMETER LANDSCAPE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
54	▲	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4	▲	PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT
TOTAL				

**SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING PERIMETER B**

LINEAR FEET OF PERIMETER	210 LF (PERIMETER A)	150 LF (PERIMETER B)	258 LF (PERIMETER C)	755 LF (TOTAL)
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A	N/A	YES, 258 LF FOR EXISTING WETLAND BUFFER	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND LF)	N/A	N/A	N/A	N/A
NUMBER OF TREES REQUIRED	5 SHADE TREES 6 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	8 SHADE TREES 10 EVERGREEN TREES
NUMBER OF TREES PROVIDED	5 SHADE TREES 6 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	8 SHADE TREES 10 EVERGREEN TREES

**DEVELOPER**

ELLCOTT CITY LANDHOLDING, INC.  
 5300 DORSEY HALL DRIVE #101  
 ELLCOTT CITY MD 21042  
 (443) 367-0422

**OWNERS**

Parcel 725-731:  
 ELLCOTT CITY LANDHOLDING, INC.  
 DON REUWER & ROBERT FILA  
 5300 DORSEY HALL DRIVE #101  
 ELLCOTT CITY MD 21042

Parcel 733:  
 NICHOLS MALCOLM T  
 NICHOLS NANCY O  
 5117 TALBOTS LANDING  
 ELLCOTT CITY MD 21043-6830

Parcel 734:  
 PUEPKE RANDOLPH  
 PUEPKE MAUREEN  
 5129 TALBOTS LANDING  
 ELLCOTT CITY MD 21043-6830

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 12-15-06  
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 1/3/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PUBLIC WORKS  
 12/15/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION