

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TALBOTS LANDING WIDENING PLAN AND PROFILE
3	TALBOTS LANDING - CROSS SECTIONS
4	SERENA DYLAN WAY - PLAN AND PROFILE
5	GRADING AND SEDIMENT CONTROL PLAN
6	STREET TREE AND LANDSCAPE PLAN
7	TRAFFIC CONTROL PLANS & LANDSCAPING NOTES AND DETAILS
8	STORM DRAIN PROFILES, SOIL BORINGS AND DETAILS
9	SEDIMENT AND EROSION CONTROL NOTES
10	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
11	FOREST CONSERVATION PLAN
12	STORM DRAIN DRAINAGE AREA MAP
13	STORMWATER MANAGEMENT NOTES AND DETAILS
14	DEMOLITION PLAN

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
SERENA DYLAN WAY	PUBLIC ACCESS PLACE	25 MPH	40'

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
SERENA DYLAN WAY	0+22	19' R	150-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
SERENA DYLAN WAY	2+41	11' R	150-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
SERENA DYLAN WAY	LP. 2+10	2' BEHND CURB	150-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

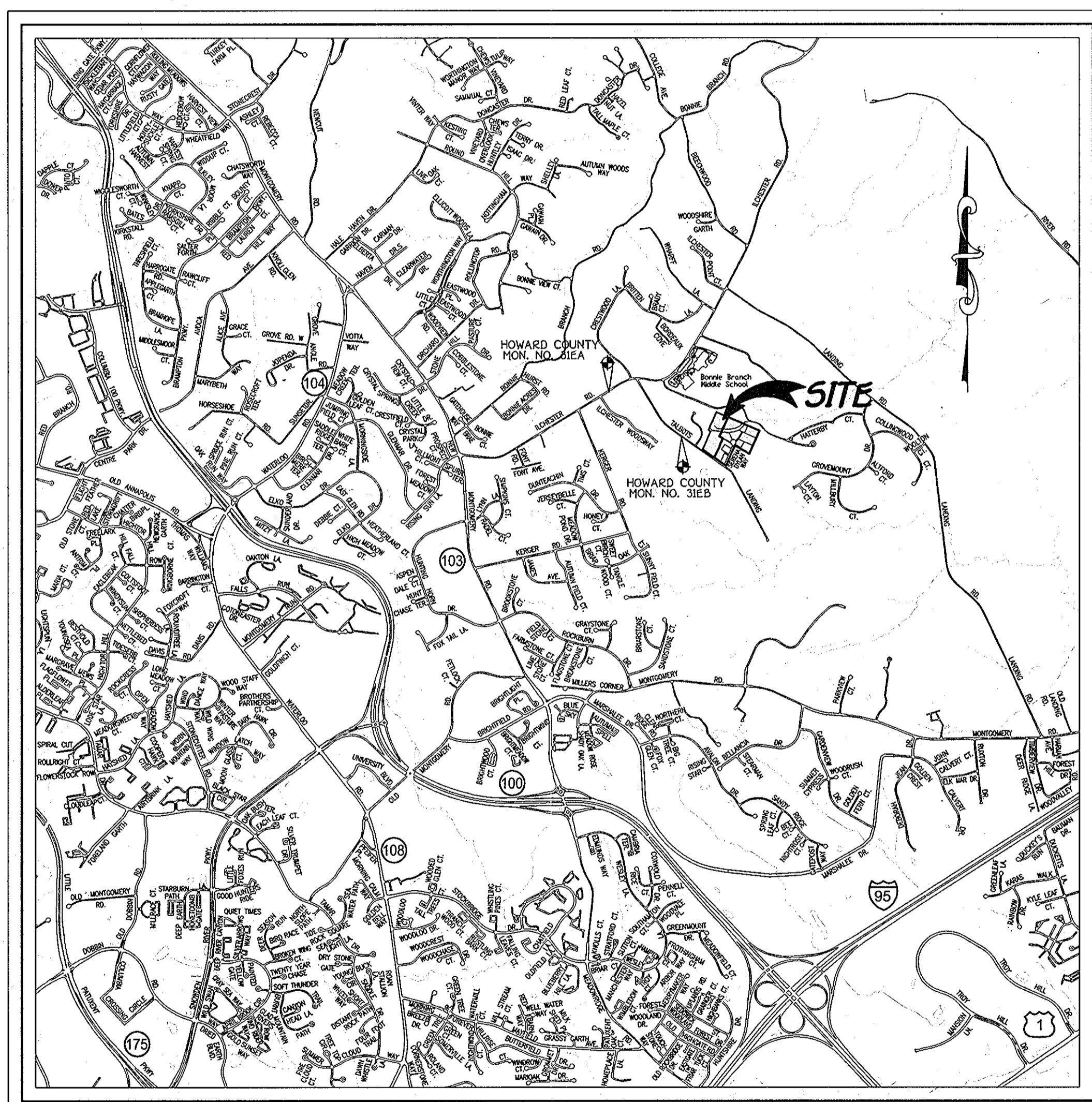
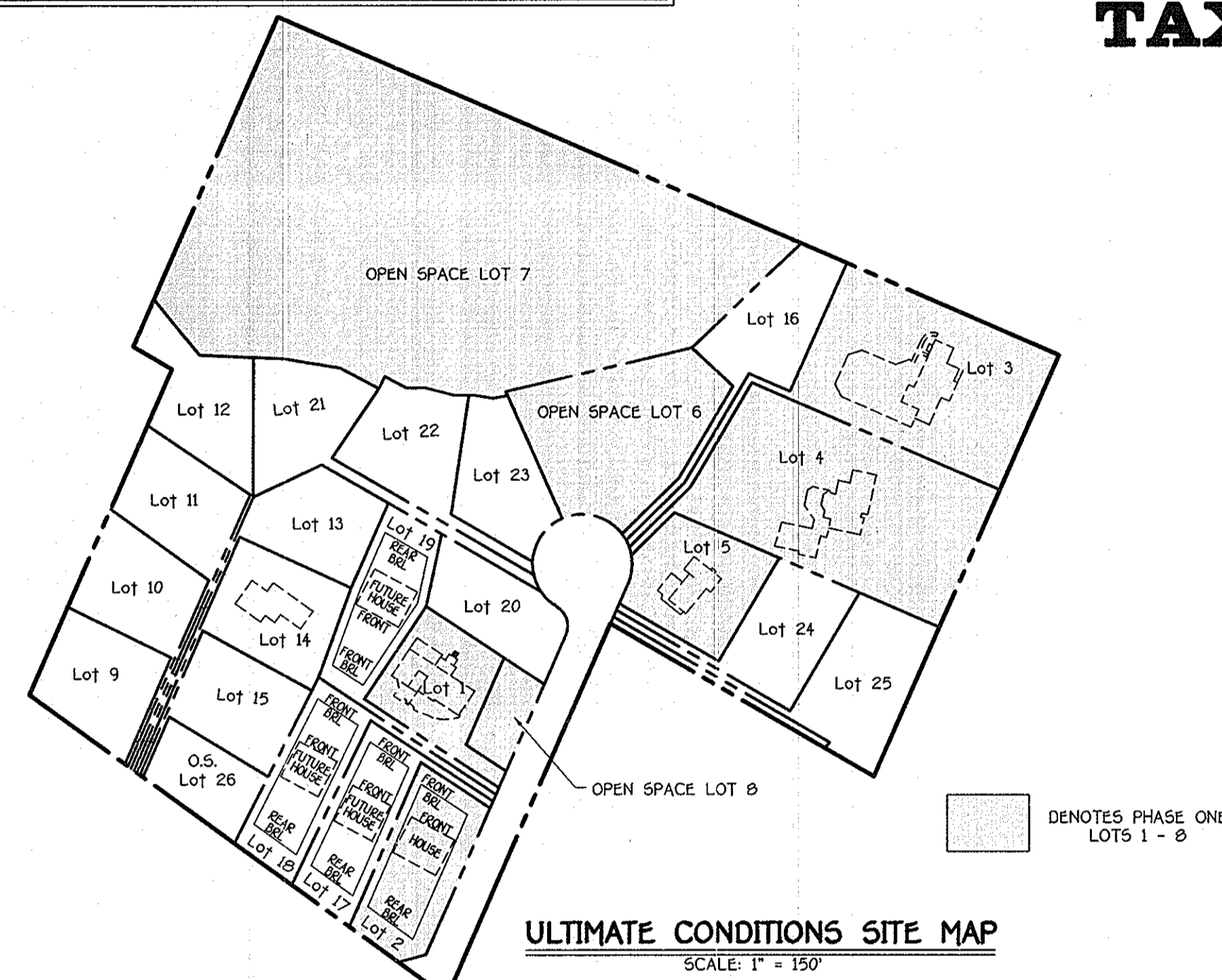
FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLAN

TALBOTS WOODS II

PHASE ONE

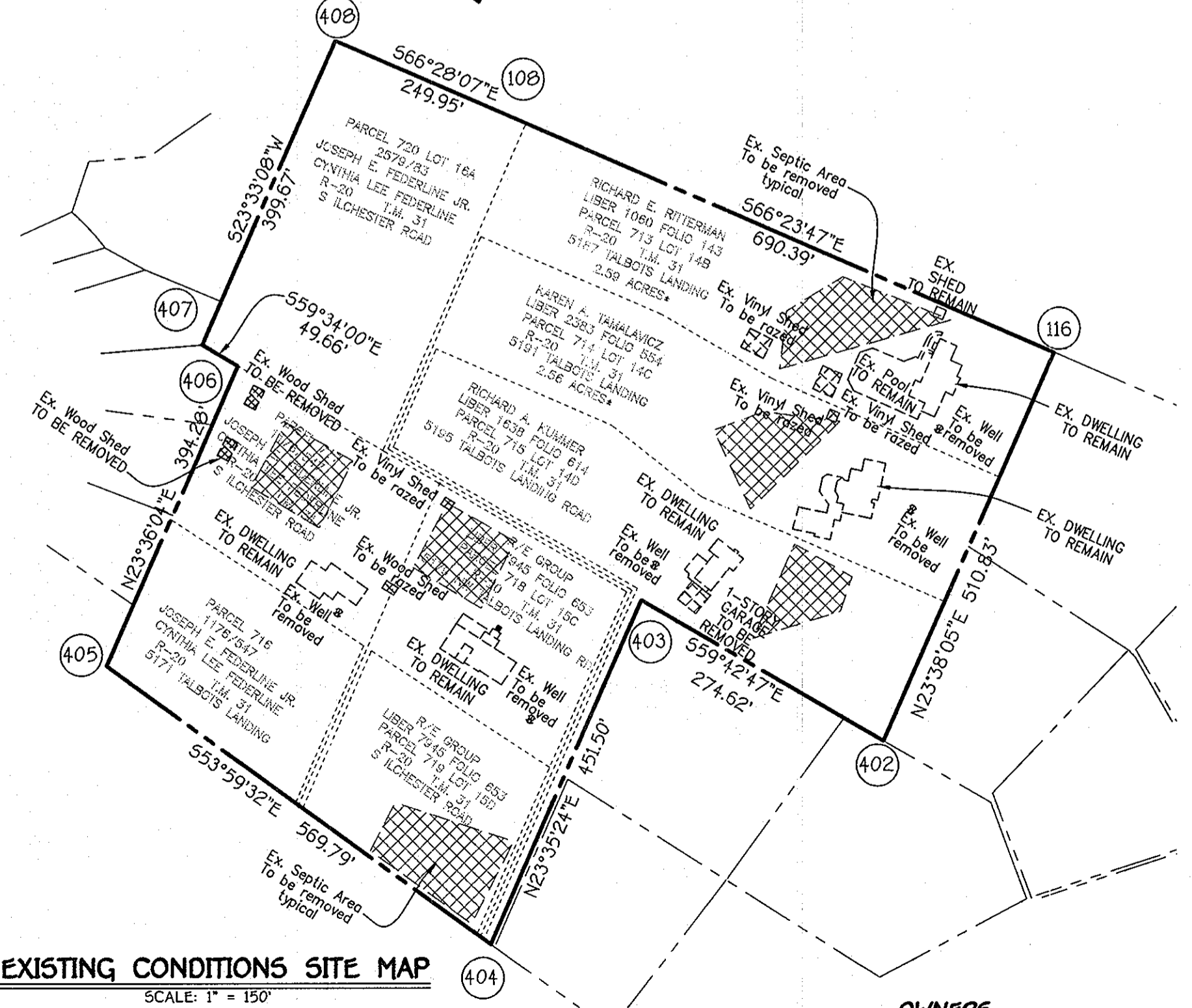
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
NON-BUILDABLE PARCEL 'E' AND
BUILDABLE BULK PARCEL 'B'
ZONING: R-20

TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713-720



FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

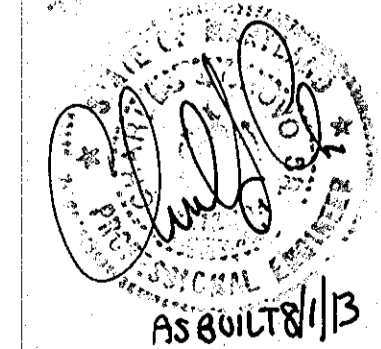


OWNERS		DEVELOPER	
RICHARD E. & JEANI A. RITTERMANN 5187 TALBOTS LANDING ELICOTT CITY, MARYLAND 21043 (410) 788-9568	KAREN A. TAMALAVICZ 5191 TALBOTS LANDING ELICOTT CITY, MARYLAND (410) 788-6672	R/E GROUP, INC. c/o LAND DESIGN & DEVELOPMENT, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELICOTT CITY, MARYLAND 21043 ATTN: MR. DONALD R. REUWER, JR. 443-367-0422	ELICOTT CITY LAND HOLDING, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELICOTT CITY, MARYLAND 21042 ATTN: MR. DONALD R. REUWER, JR. 443-367-0422

TRAFFIC CONTROL SIGNS			
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN SIGN CODE
SERENA DYLAN WAY	0+30	19' L	STOP R-1
SERENA DYLAN WAY	1+25	19' R	SPEED LIMIT 25 R-21

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST 15 WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31 EA AND NO. 31 EB.
- HOWARD COUNTY MONUMENT NO. 31 EA - N 5696411294, E 1374816.0271, ELEV. 468.899'
- HOWARD COUNTY MONUMENT NO. 31 EB - N 5587330925, E 1376823708, ELEV. 452.700'
- SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING REGULATIONS EFFECTIVE 7-28-05.
- BACKGROUND INFORMATION:
 - SUBDIVISION NAME: TALBOTS WOODS II
 - TAX MAP NO. 31
 - PARCELS NO. 713-720
 - ZONING R-20
 - ELECTION DISTRICT: FIRST
 - GROSS AREA OF TRACT - 15.222 AC.
 - NUMBER OF BUILDABLE LOTS: 5
 - NUMBER OF OPEN SPACE LOTS: 3
 - NUMBER OF NON-BUILDABLE BULK PARCELS: 3
 - NUMBER OF BUILDABLE BULK PARCELS: 1
 - NUMBER OF NON-BUILDABLE PARCELS: 1
 - AREA OF BUILDABLE LOTS: 3.311 ACRES
 - AREA OF OPEN SPACE LOTS: 4.813 AC. (31.6% - TO BE RECORDED WITH PHASE I)
 - AREA OF NON-BUILDABLE BULK PARCELS: 5.3 ACRES
 - AREA OF BUILDABLE BULK PARCEL: 3.048 ACRES
 - AREA OF NON-BUILDABLE PARCEL: 0.051 ACRES
 - AREA OF ROADWAY TO BE DEDICATED: 0.847 ACRES
 - PREVIOUS FILE NUMBERS: 5-05-00, 907-010, P-08-009, WP-08-022
 - AREA OF FLOODPLAIN = 0.00 AC.
 - AREA OF 2% OR GREATER SLOPES = 0.00 AC.
 - NET AREA OF TRACT = 15.222 AC.
- OPEN SPACE REQUIREMENTS:
 - AREA OF OPEN SPACE REQUIRED = (15.222 x 0.30) = 4.567 AC.
 - AREA OF NON-CREDITED OPEN SPACE = 0.00 AC.
 - AREA OF CREDITED/TOTAL OPEN SPACE PROVIDED = 4.813 AC. (31.6%)
 - RECREATIONAL OPEN SPACE REQUIRED: 1200 SQ.FT. PER UNIT = 200 x 5 = 1,000 SQ.FT.
 - RECREATIONAL OPEN SPACE PROVIDED ON OPEN SPACE LOT 8 = 5,521 SQ.FT. (4,886 SQ.FT. CREDITED AND 635 SQ.FT. NON-CREDITED DRAINAGE & UTILITY EASEMENT).
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- WATER IS PUBLIC (CONTRACT NO. 14-4078-D) SEWER IS PUBLIC (CONTRACT NO. 14-4078-D)
- SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 20, HOWARD COUNTY, MARYLAND.
- ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO REMAIN UNLESS OTHERWISE NOTED.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED ON OR ABOUT JANUARY, 2008.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER, 2006.
- THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.16.B.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A POCKET POND (P-9) OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY. THE UNDERGROUND STONE RESERVOIR AND UNDERDRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE IS NO FLOODPLAIN WITHIN THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED AND APPROVED UNDER 5-05-010.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFFORESTATION. A TOTAL SURETY OF \$49,658.40 BASED ON 2.28 AC AFFORESTATION WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT. "No Grading, clearing, dumping or construction is permitted within the Forest Conservation Easement. However, Forest Management Practices As Defined in the Deed of Forest Conservation Easement Are Allowed."
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED OCTOBER, 2006 AS PART OF THE P-07-010 PLAN.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER, 2003 AND APPROVED UNDER 5-05-010.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY, AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE LANDSCAPE SURETY IN THE AMOUNT OF \$18,030.00 FOR THE 51 SHADE, 15 EVERGREEN TREES & 15 SHRUBS FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,000.00.
- STREET LIGHTS WILL BE PROVIDED 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.
- PRIVATE WELL & SEPTIC TO BE PROPERLY ABANDONED PRIOR TO SIGNATURE OF THE FINAL PLAT. DOCUMENTATION OF PROPER ABANDONMENT/SEALING OF THE WELLS WILL BE PROVIDED BY A LICENSED WELL DRILLER FOR THE WELL ABANDONMENT AND THE SEPTIC WILL BE PUMPED, COLLAPSED AND FILLED IN AN AGREEMENT WILL BE RECORDED TO HOLD THE DEVELOPER RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF ALL SEPTIC EASEMENTS THAT EXCEED THE PROPOSED LOT LINE BOUNDARIES ONCE PUBLIC SEWER IS GRANTED TO PARCELS 713, 714, & 715.
- THE INDIVIDUAL PARCEL DESIGNATIONS FOR THIS PROJECT ARE:
 - NON-BUILDABLE BULK PARCEL 'A' - RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED. AREA = 1.463 AC. (PHASE 2)
 - BUILDABLE BULK PARCEL 'B' - RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED. AREA = 3.048 AC. (PHASE 2)
 - NON-BUILDABLE BULK PARCEL 'C' - RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED. AREA = .051 AC. (PHASE 2)
 - NON-BUILDABLE BULK PARCEL 'D' - RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED. AREA = 0.799 AC. (PHASE 2)
- THE EXISTING DRIVEWAY FROM LOT 13 IN PHASE 2 THAT EXTENDS TO TALBOTS LANDING ROAD SHALL BE REMOVED AS A PART OF THE FUTURE PHASE 2 PROCESSING. SEE PLAN VIEW, THIS SHEET, FOR ULTIMATE CONDITIONS SITE MAP.
- PROPERTY IS SUBJECT TO WAIVER PETITION WP-08-22 FROM SECTION 16.121.4.IV. OF THE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- 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 (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THE STRIP OF NON-BUILDABLE BULK PARCEL 'C' BETWEEN OPEN SPACE LOT 6 AND SERENA DYLAN WAY PUBLIC ROAD R/W SHALL BE RESUBDIVIDED INTO OPEN SPACE LOT 6 TO CREATE NEW OPEN SPACE LOT 6 ON THE PLAT AND PLANS FOR PHASE II OF THIS PROJECT.
- AN ADDRESS RANGE SIGN SHALL BE PROVIDED FOR LOTS 2 THRU 4 AT THE INTERSECTION OF THE CUL-DE-SAC AND THE USE-IN-COMMON DRIVEWAY. EACH NUMBER SHALL BE A MINIMUM OF 3" PLAIN BLOCK LETTERING. IN ADDITION, THERE SHALL BE AN ADDRESS SIGN AT THE POINT WHERE EACH INDIVIDUAL DRIVEWAY INTERSECTS WITH THE USE-IN-COMMON DRIVEWAY.

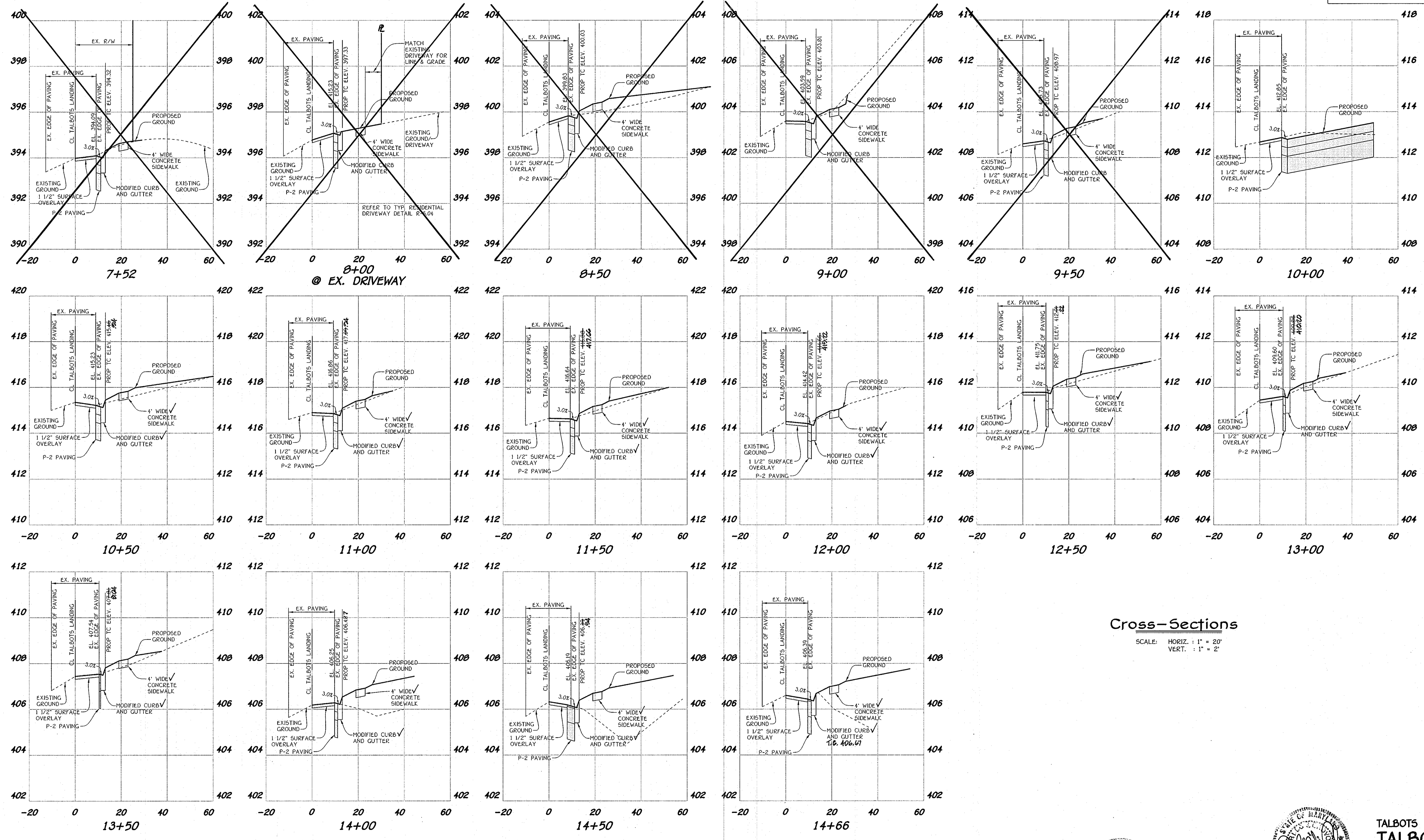


ALDO M. VITUCCI, P.E.
 12-8-08
 DATE
 "Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20718, Expiration Date 2-22-09."

TALBOTS WOODS II
 PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8,
NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
NON-BUILDABLE PARCEL 'E' AND
BUILDABLE BULK PARCEL 'B'
 ZONING: R-20
 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2008
 SHEET 1 OF 14

F-08-194
 AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter F. Mahall 1-12-09
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Hamer 1/14/09
 CHIEF, DIVISION OF LAND DEVELOPMENT
David ... 1.14.9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



Cross-Sections

SCALE: HORIZ. : 1" = 20'
 VERT. : 1" = 2'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE PARK - 10725 BALTIMORE NATIONAL FEE
 ELLICOTT CITY, MARYLAND 21042
 4101 481 - 2899

OWNERS
 RICHARD E. & JEANI A. RITTERMANN
 5187 TALBOT'S LANDING
 ELLICOTT CITY, MARYLAND 21043
 (410) 788-5566
 KAREN A. TAMALAVICZ
 5191 TALBOT'S LANDING
 ELLICOTT CITY, MARYLAND 21043
 (410) 788-5572

DEVELOPER
 R/E GROUP, INC.
 c/o LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUVER, JR.
 443-367-0422
 JOSEPH E. FEDERLINE, JR. &
 CYNTHIA LEE FEDERLINE
 5171 TALBOT'S LANDING
 ELLICOTT CITY, MARYLAND 21043-6630
 ATTN: MR. DONALD R. REUVER, JR.
 (410) 747-1036

ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUVER, JR.
 443-367-0422



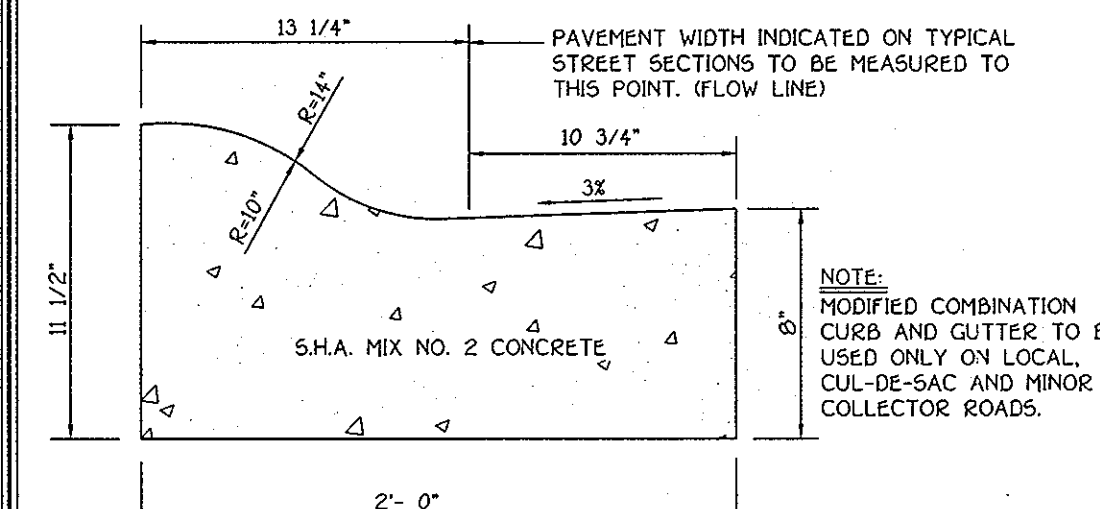
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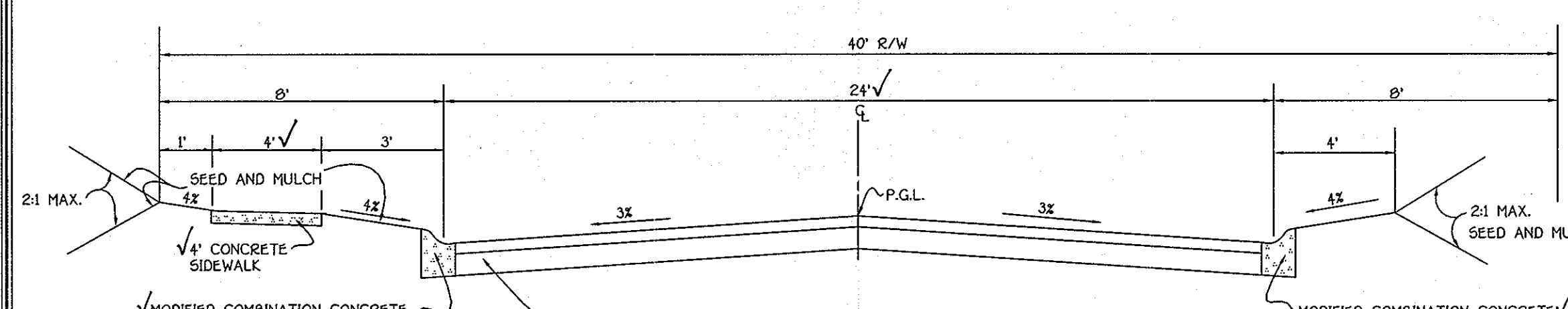
**TALBOT'S LANDING CROSS SECTIONS
 TALBOT'S WOODS II**
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8,
 NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
 NON-BUILDABLE PARCEL 'E' AND
 BUILDABLE BULK PARCEL 'B'
 ZONING: R-20
 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2008
 SHEET 3 OF 14

F-08-194
 AS-BUILT

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO 4.5	5 TO 7	27	3 TO 4.5	5 TO 7	27
P-2	PARKING DRIVE ASIDES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINIAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 1 (ESAL)					
		MIN HMA WITH GAB		HMA WITH CONSTANT GAB			
		8.0	4.0	3.0	4.0	4.0	

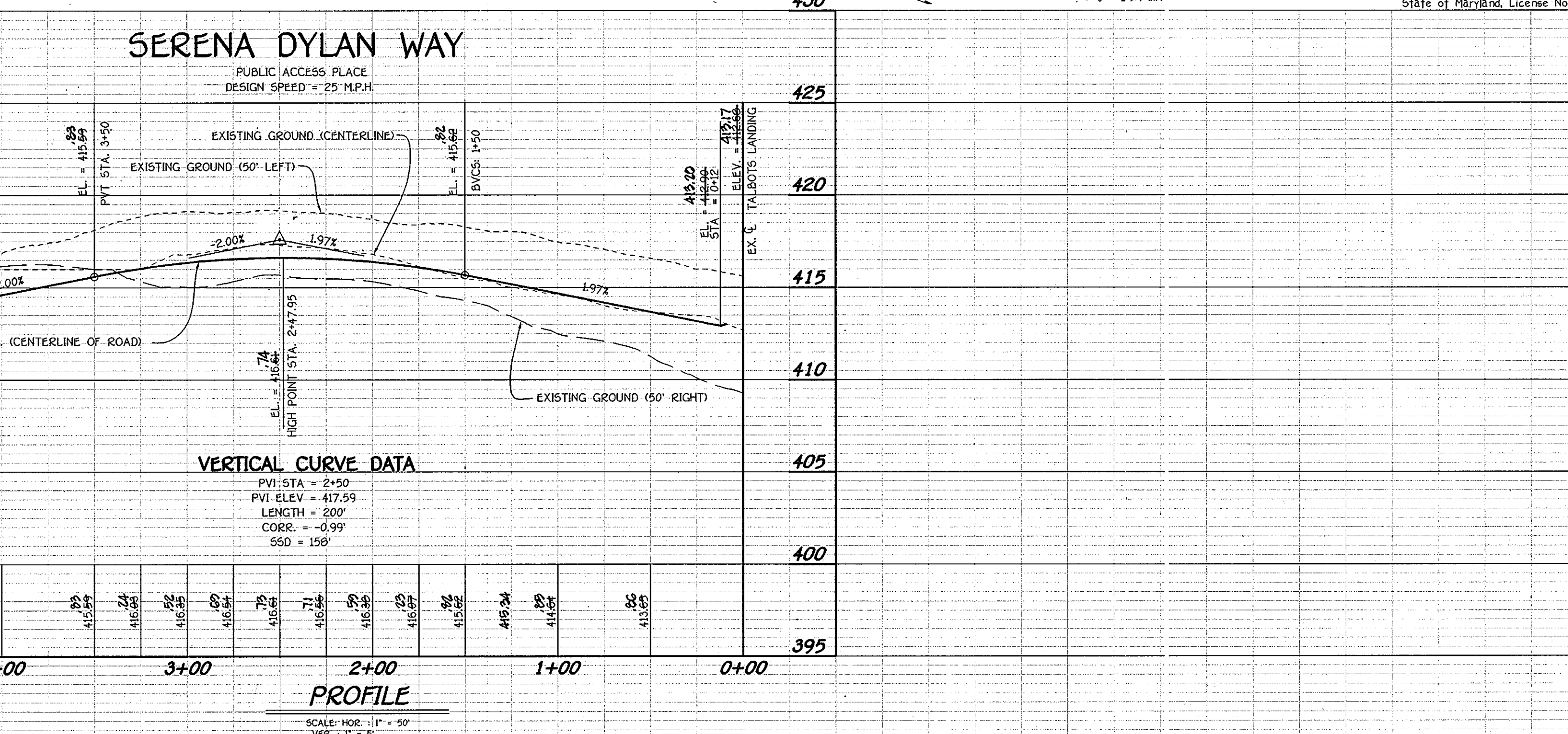
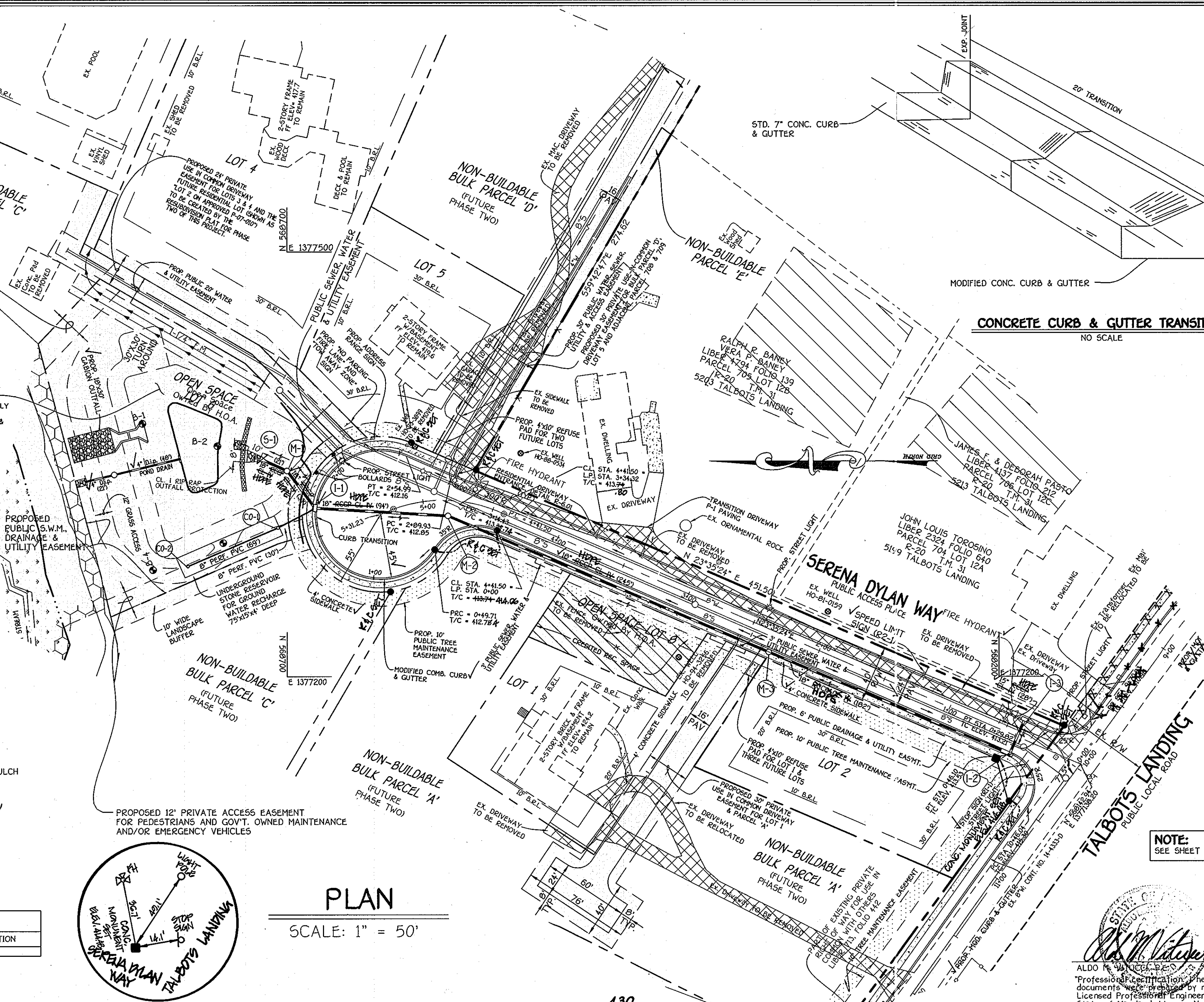
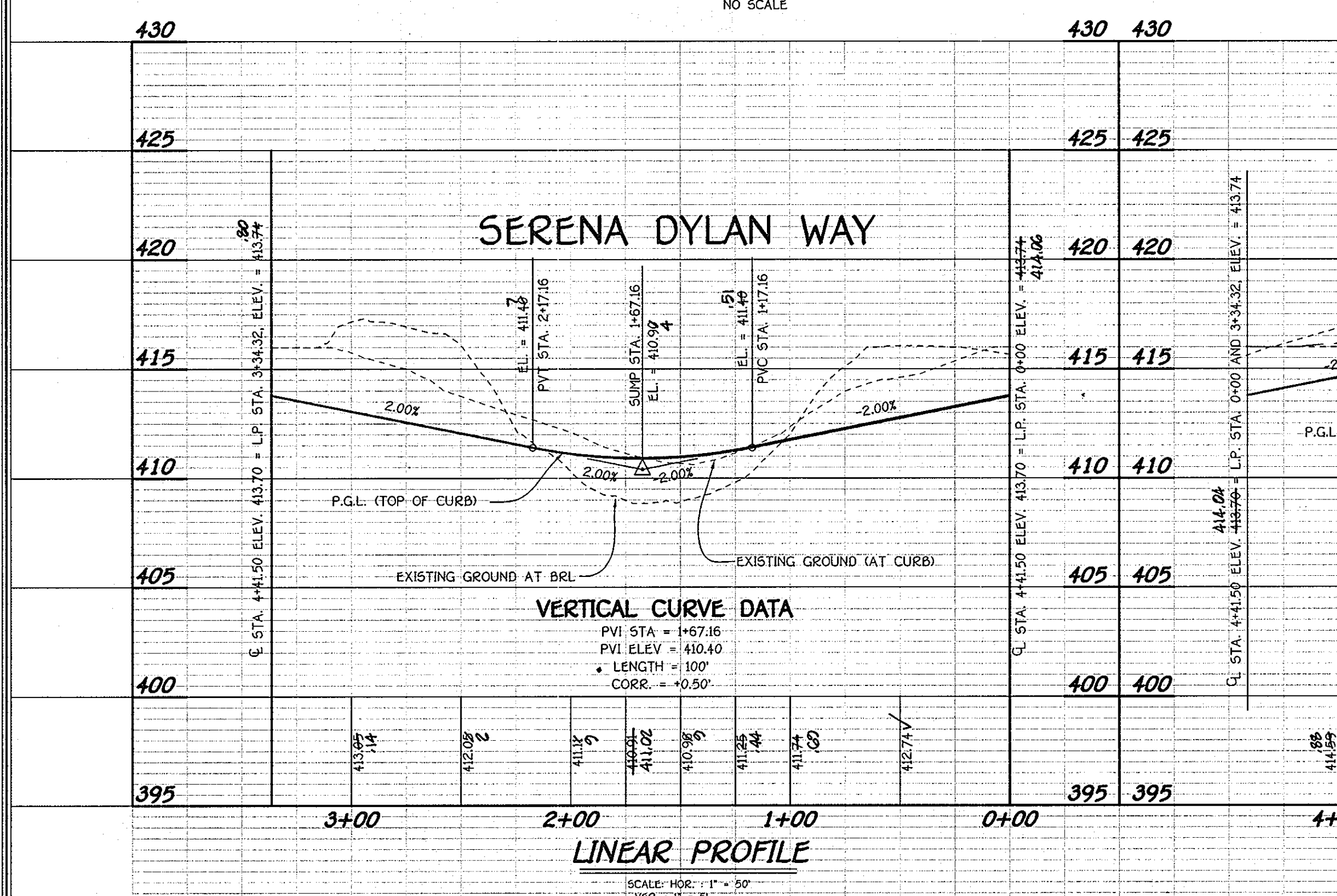


MODIFIED COMBINATION CURB AND GUTTER
NO SCALE



TYPICAL ROADWAY SECTION
NO SCALE

ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
SERENA DYLAN WAY	PUBLIC ACCESS PLACE	25 M.P.H.	R-20	0+00 TO 5+31.23	P-2



REVISIONS	
DATE	DESCRIPTION

APPROVED: DEPARTMENT OF PUBLIC WORKS
William F. Mahaffey 1-12-09
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamer 1/14/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David Brown 1-14-09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

TALBOTS WOODS II
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
 NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
 NON-BUILDABLE PARCEL 'E' AND
 BUILDABLE BULK PARCEL 'B'

TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SERENA DYLAN WAY
 PLAN AND PROFILE

OWNERS

RICHARD E. & JEANI A. RITTERMANN 5107 TALBOTS LANDING ELLICOTT CITY, MARYLAND 21043	KAREN A. TAMALAVICZ 5191 TALBOTS LANDING ELLICOTT CITY, MARYLAND 21043
---	--

OWNERS

R/E GROUP, INC. JOSEPH E. FEDERLINE, JR. &
 CYNTHIA LEE FEDERLINE
 5300 DORSEY HALL DRIVE, SUITE 102 5171 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21042 ELLICOTT CITY, MARYLAND
 ATTN: MR. DONALD R. REUWER, JR. 21043-6830

DEVELOPER

ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422

SCALE: AS SHOWN DATE: DECEMBER, 2008 DWG. NO. 4 OF 14
 DES. D.A.M. DRN. J.C.L. CHR. A.M.V.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10277 BALTIMORE NATIONAL FIRE
 ELLICOTT CITY, MARYLAND 21042
 410-481-2995

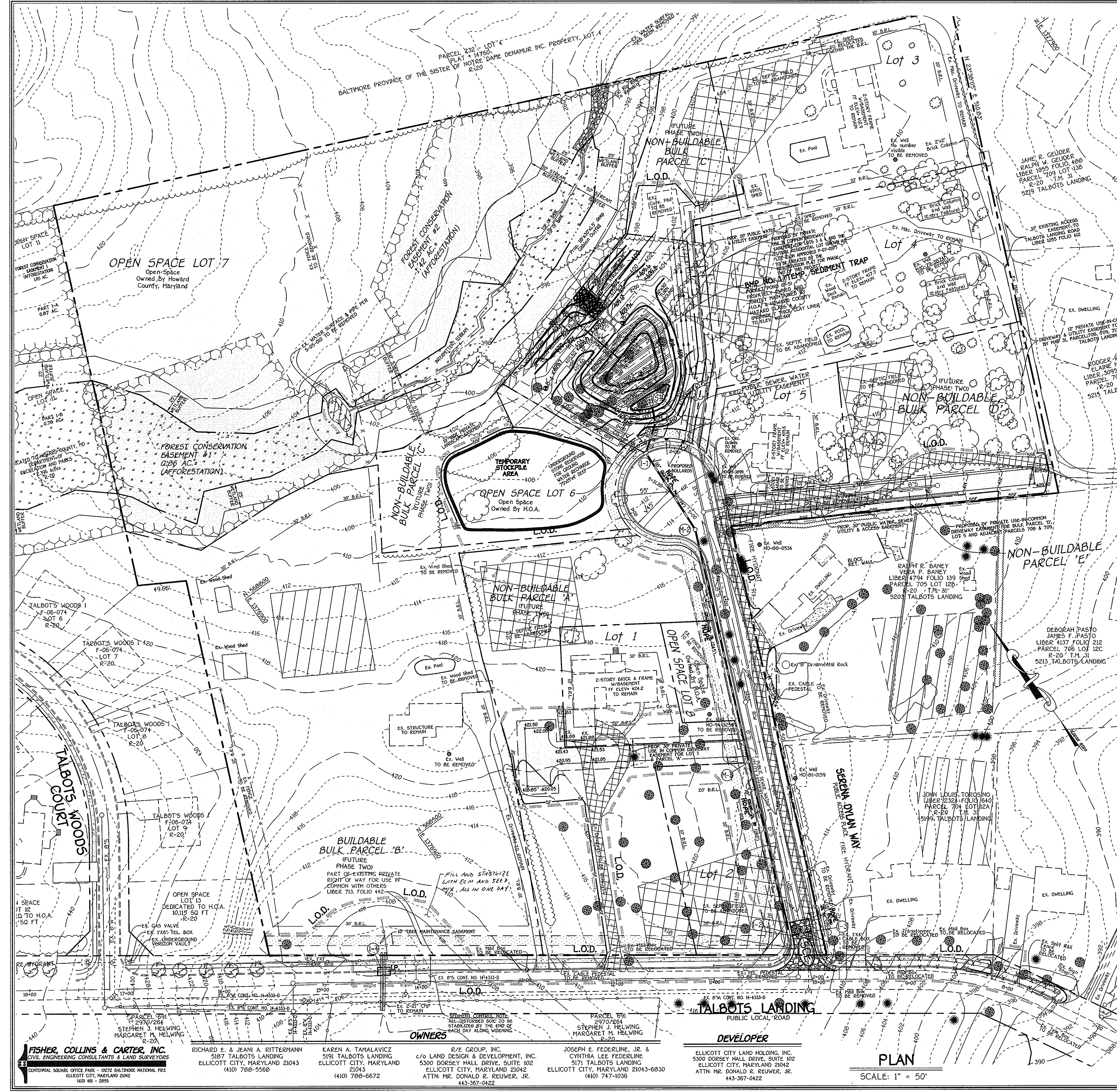
NOTE:
 SEE SHEET 2 FOR CONTINUATION

NOTE:
 "Professional Certification" hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09."

ALDO R. VANCE, P.E. DATE: 12-08-08

AS BUILT 8/1/13

CURVE DATA
SERENA DYLAN WAY
 STA. 4+41.50 TO STA. 5+21.36
 RADIUS = 100.00'
 ARC LENGTH = 79.86'
 TAN = 42.20°
 DELTA = 45°49'29"
 CHORD = 102°37'13"E, 77.76'



TEMPORARY SEDIMENT TRAP No. 1
 INITIAL D.A. = 16 AC
 FINAL D.A. = 2.38 AC
 STORAGE REQUIRED
 WET = 1800 x 2.38 = 7284 Cuft.
 DRY = 1800 x 2.38 = 7284 Cuft.
 STORAGE PROVIDED
 WET = 5659 Cuft. @ ELEV. 402.60
 DRY = 8268 Cuft. @ ELEV. 403.80
 BOTTOM ELEV. = 398.60
 STORAGE DEPTH = 3.0'
 TOP OF EMBANKMENT = 405.60
 CLEAN OUT ELEV. = 401.0
 WEIR CREST ELEV. = 403.80
 TEMP. SWM PROVIDED BY STORING THE 1YR. STORM (8227 CUFT.) WITHIN THE DRY STORAGE PORTION OF THE FACILITY

NOTE:
 CONTRACTOR SHALL REMOVE ANY AND ALL JUNK, DEBRIS AND TRASH FROM WITHIN THE WETLANDS, BUFFERS AND PRESERVATION PARCELS.

LEGEND

- S—S—S— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- TP—TP—TP— TREE PROTECTION FENCE
- [S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- L.O.D.— DENOTES LIMITS OF DISTURBANCE
- E.C.M.— DENOTES EROSION CONTROL MATTING
- DENOTES 1" THICK CLAY LINER TO ELEV. 402.60

SUMMARY TABLE #1
 The following is a summary of the peak discharges from each of the drainage areas and study points.

Study Point	One-Year Storm (cfs)	Ten-Year Storm (cfs)	100-Year Storm (cfs)
A - 7.33 Ac +/-	1.12	12.93	26.57
B - 2.40 Ac +/-	0.58	4.94	9.83
C - 0.91 Ac +/-	0.16	1.62	3.29
D - 1.71 Ac +/-	0.59	3.57	6.70
C + D	0.76	5.17	9.96
E - 2.89 Ac +/-	1.97	8.42	14.81
A + E	2.98	21.35	41.39

Study Point	One-Year Storm (cfs)	Ten-Year Storm (cfs)	100-Year Storm (cfs)
A1 @ Pond#1	In: 1.61 Out: 0.03 @ 403.09	In: 6.58 Out: 3.47 @ 403.66	In: 11.41 Out: 9.15 @ 404.00
A2	0.68	8.33	17.05
B	1.54	7.22	12.62
C	0.13	0.40	0.65
D	1.40	5.06	8.51
C + D	1.50	5.43	9.10
E	1.97	8.42	14.81
A1 + A2 + E	2.31	17.22	35.59

APPROVED: DEPARTMENT OF PUBLIC WORKS
W. J. ... 1-12-09
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy ... 1/16/09
 CHIEF, DIVISION OF LAND DEVELOPMENT
David ... 1/14/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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.

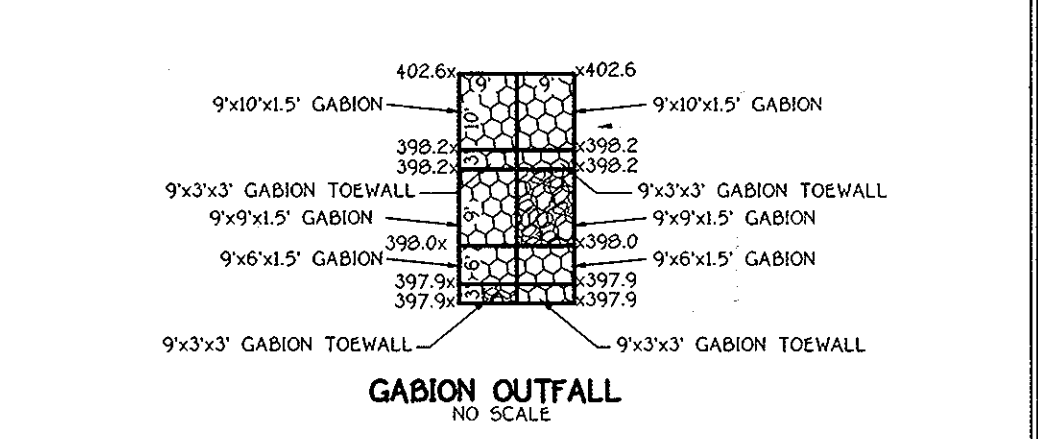
Donna R. Reuser, Jr. 12-8-08
 Signature Of Developer
 Printed Name Of Developer

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 Notified 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.

Algo ... 12-8-08
 Signature Of Engineer
 Printed Name Of Engineer
 These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.

AS-BUILT CERTIFICATION
 I Herby Certify That The Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.

Algo ... 12/16/08
 Signature
 Date
 P.E. No. 13204
 8/1/13
 Date:



SUMMARY TABLE #2
 The following is a summary of the R_{eq}, WQ_{req}, and CP_{req} Requirements:

R _{eq} (Recharge Vol. for Entire Site)	0.95 acres w/ 1/4 Area or 0.0874 ac. ft. w/ 1/4 Volume	0.1102 acre feet w/ 1/4 Area Volume Via Stone Reservoir
WQ _{req}		
Study Point RA1 - Pocket Pond (P-3)	4,190.47 Cu. Ft.	5,590 Cu. Ft. @ BMP #1
Study Point RA2	0.1117 ac. ft.	Provided Via Credits
Study Point B-1	2,455 cu. ft.	2,455 cu. ft. @ BMP#2 - Bio-retention
Study Point B-2	299 cu. ft.	299 cu. ft. @ BMP#2 - Bio-retention
Study Point RC	No planned disturbances.	N/A No disturbance
Study Point RD	No planned disturbances.	N/A No disturbance
Study Point RE	No planned disturbances.	N/A No disturbance
CP _{req}		
Study Point RA1 - Pocket Pond - (P-3)	0.0792 Ac. Ft.	0.0792 Ac. Ft. @ BMP#1
Study Point RA2	N/A	Less Than < 2.0 cfs
Study Point RB	N/A	Less Than < 2.0 cfs
Study Point RC	N/A	Less Than < 2.0 cfs
Study Point RD	N/A	Less Than < 2.0 cfs
Study Point RE	N/A	Less Than < 2.0 cfs

Note: Both Q_o (Overbank Flood Protection or 10-year storm) and Q_e (Extreme Flood Volume or 100-year storm) are not required for this site since the watershed area is not classified as one of the sensitive watershed areas for Howard County. However the proposed Pocket Pond will allow the 10-year and 100-year storms to bypass this facility. The majority of the site will remain undisturbed until Phase II of the project. Phase I of the project incorporates just the roadway, the 4 existing homes and one additional proposed lot.

GRADING AND SEDIMENT CONTROL PLAN
TALBOTS WOODS II
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8,
 NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
 NON-BUILDABLE PARCEL 'E' AND
 BUILDABLE BULK PARCEL 'B'

TAX MAP No. 31 GRID No. 18 E PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2008
 SHEET 5 OF 14

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE, OFFICE PARK - 3827 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21040
 (410) 461-2855

RICHARD E. & JEANI A. RITTERMANN
 5187 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043
 (410) 798-5560

KAREN A. TAMALAVICZ
 5191 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21042
 (410) 798-6672

R/E GROUP, INC.
 c/o LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUSER, JR.
 443-367-0422

JOSEPH E. FEDERLINE, JR. & CYNTHIA LEE FEDERLINE
 5171 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043-6830
 (410) 747-1036

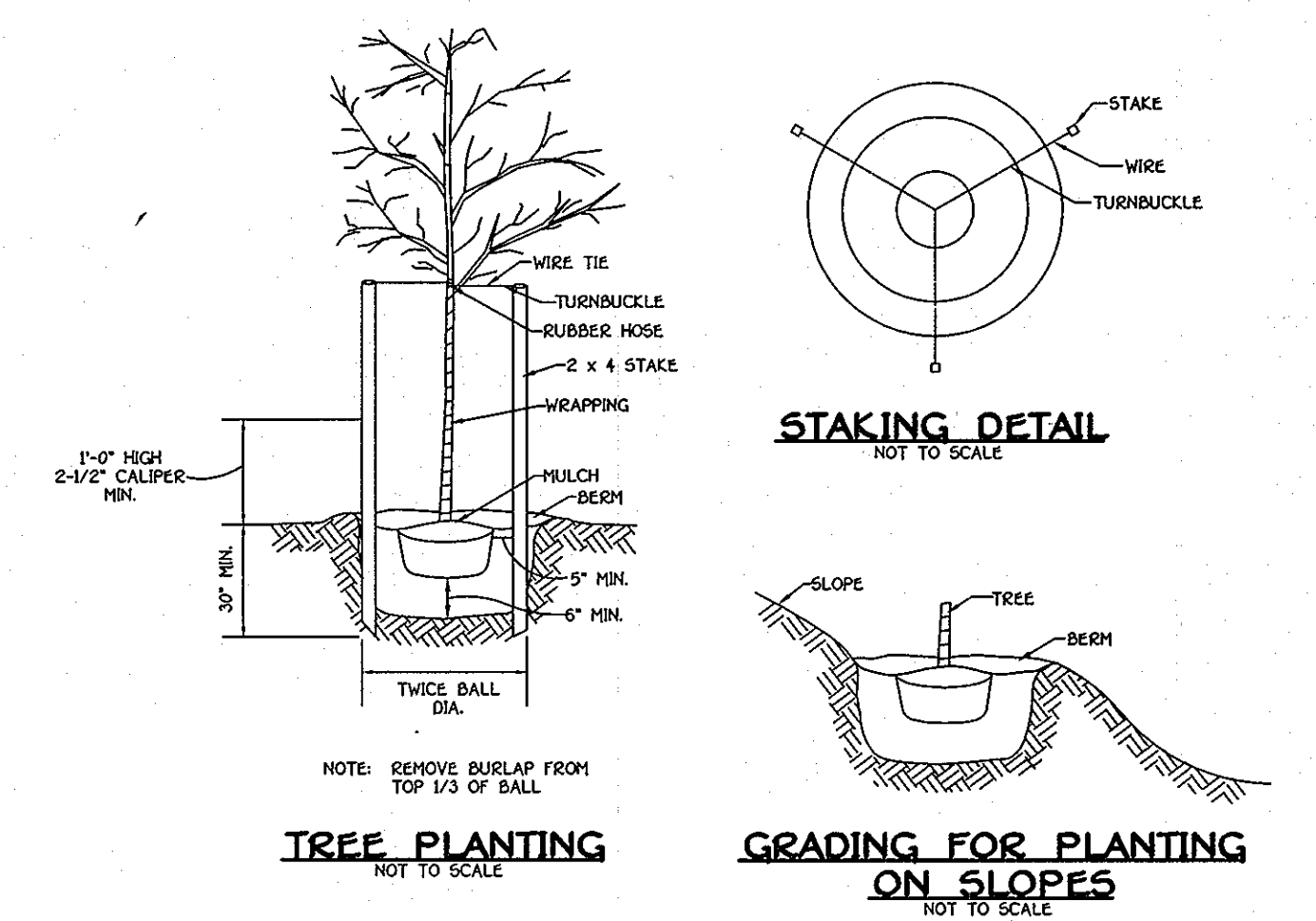
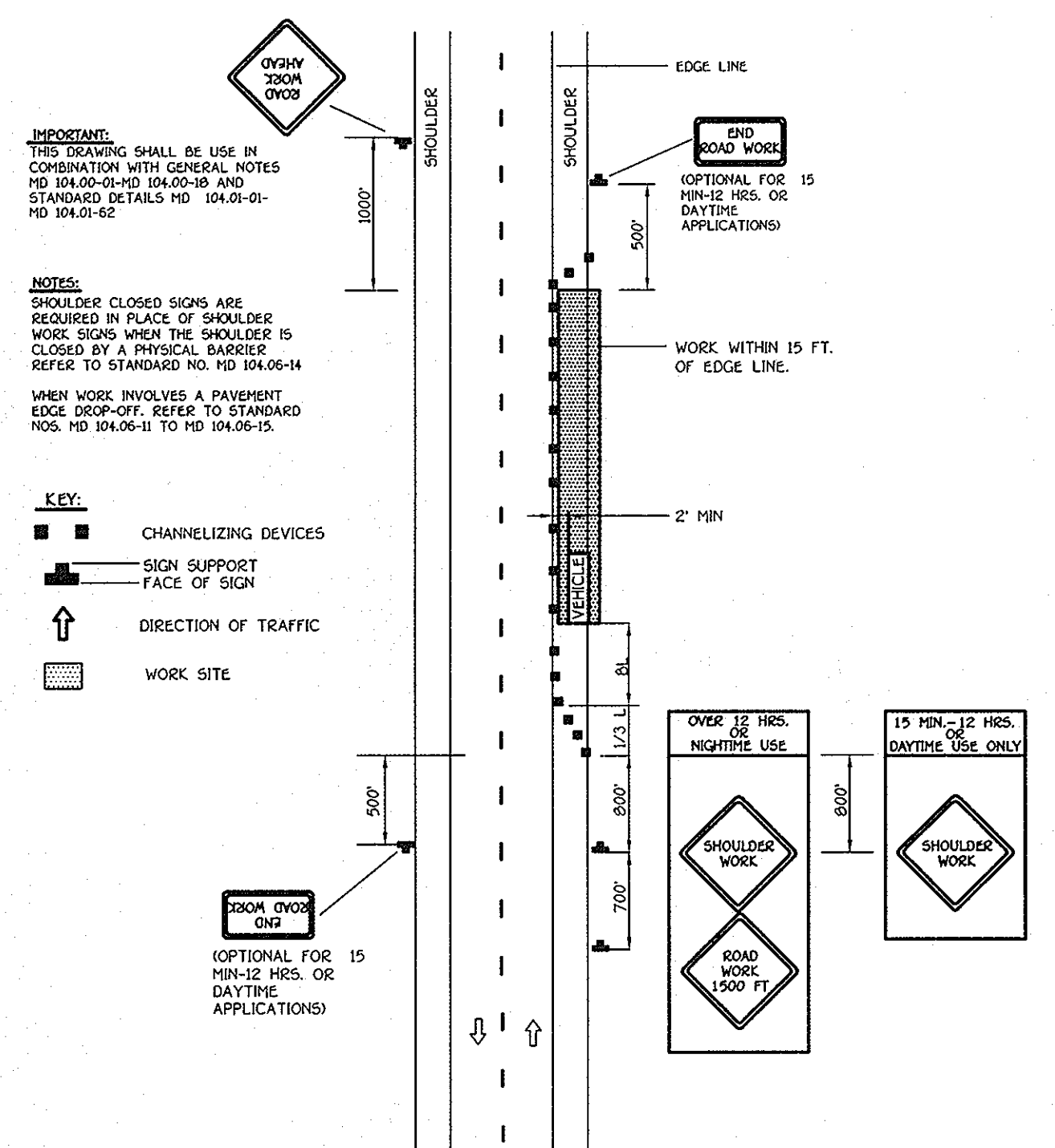
ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUSER, JR.
 443-367-0422

DEVELOPER
 PLAN
 SCALE: 1" = 50'

Algo ... 12-8-08
 Signature
 Date
 Professional Engineer I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

F-08-194
 AS-BUILT

APPROVED: DEPARTMENT OF PUBLIC WORKS
W. J. Marshall 1-12-09
 CHIEF, BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Stank 1/14/09
 CHIEF, DIVISION OF LAND DEVELOPMENT
David Edwards 1/14/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no heated-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines For Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications.

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

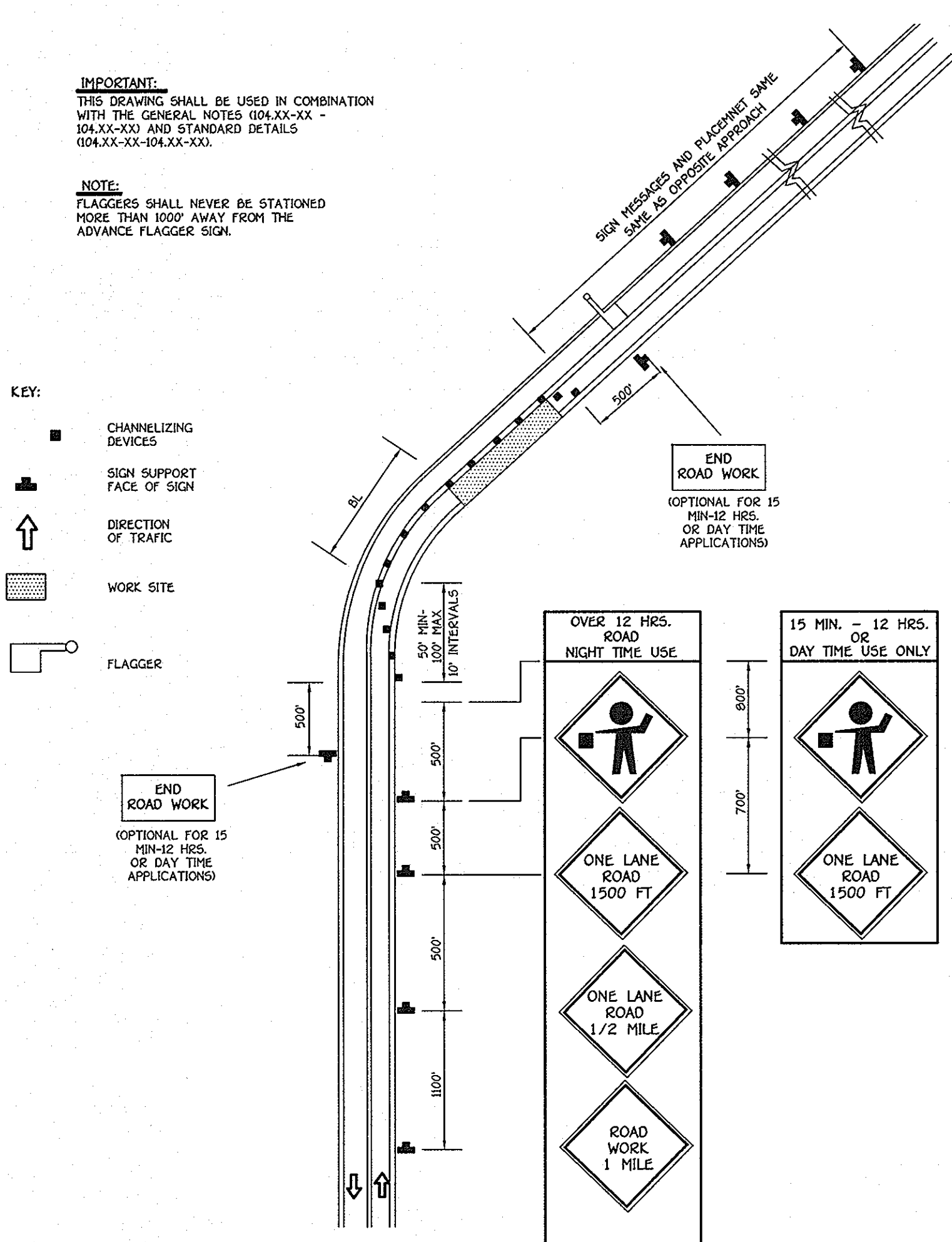
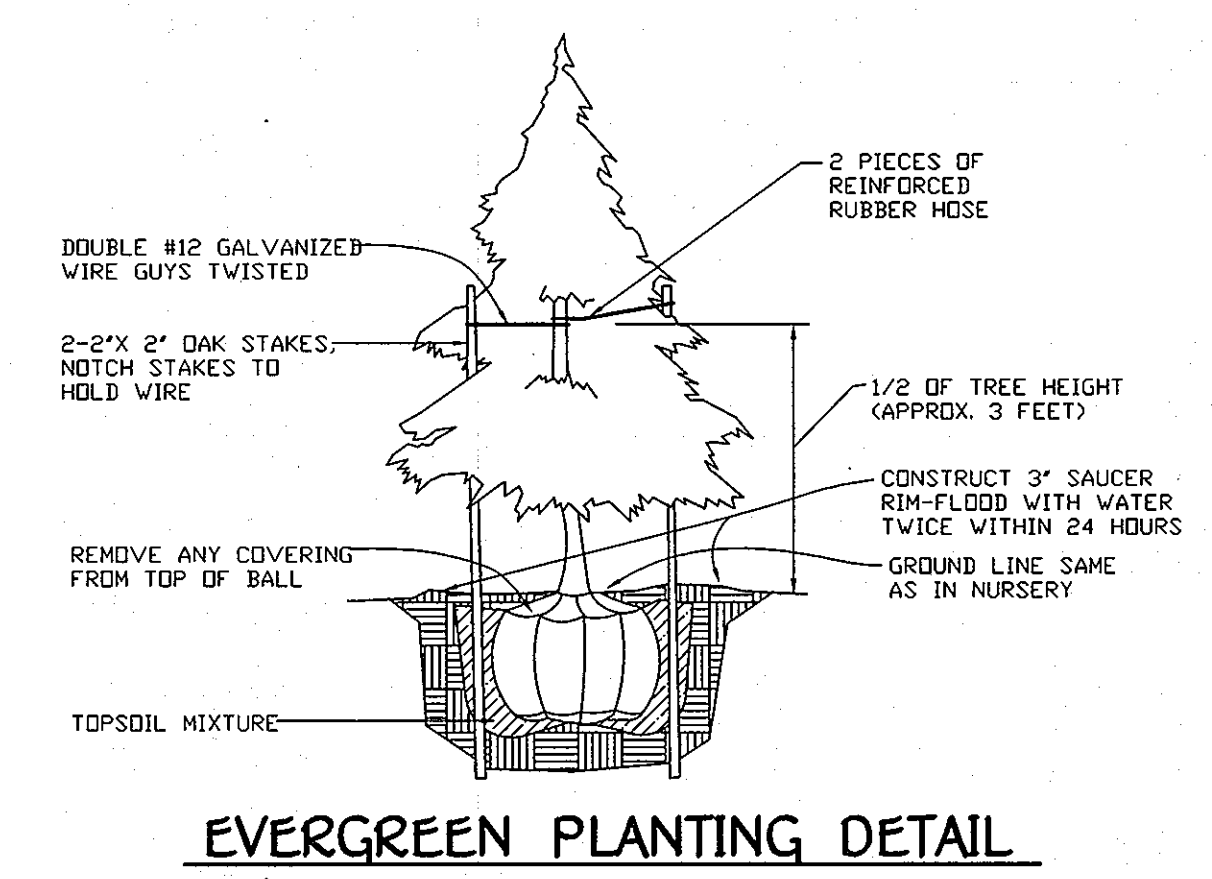
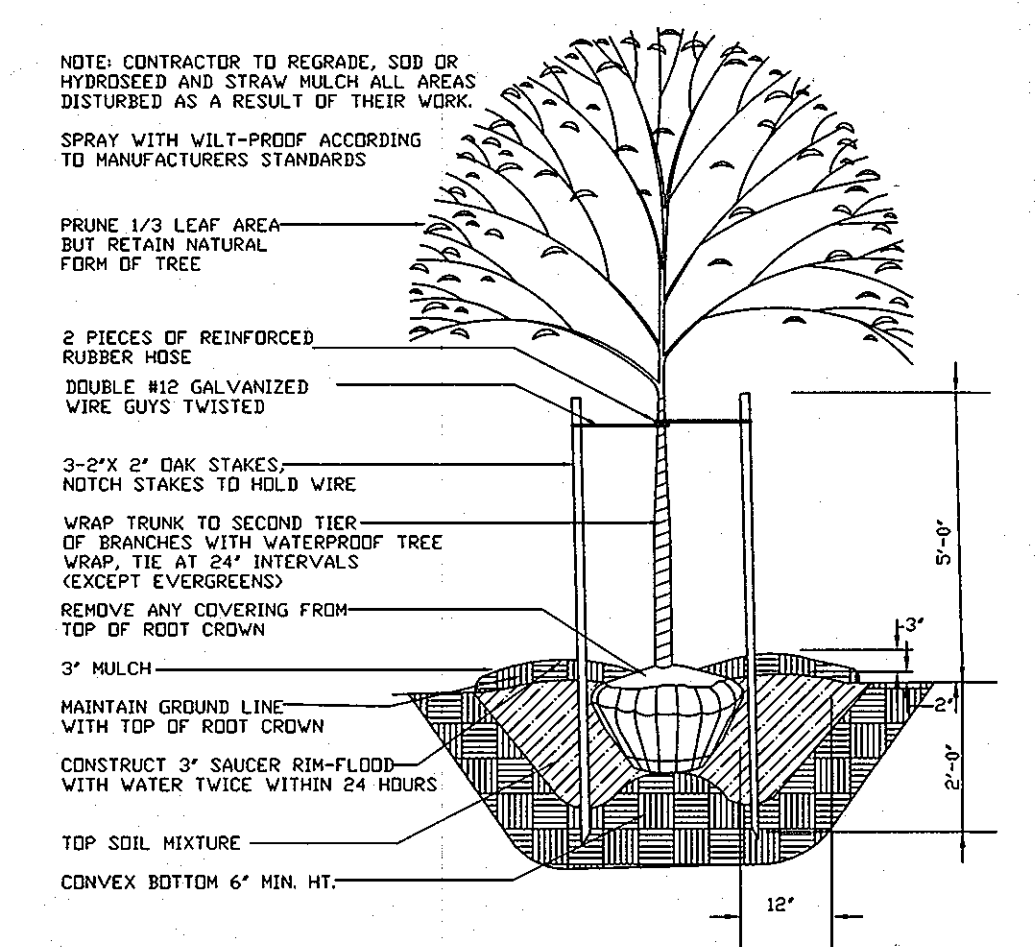
Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

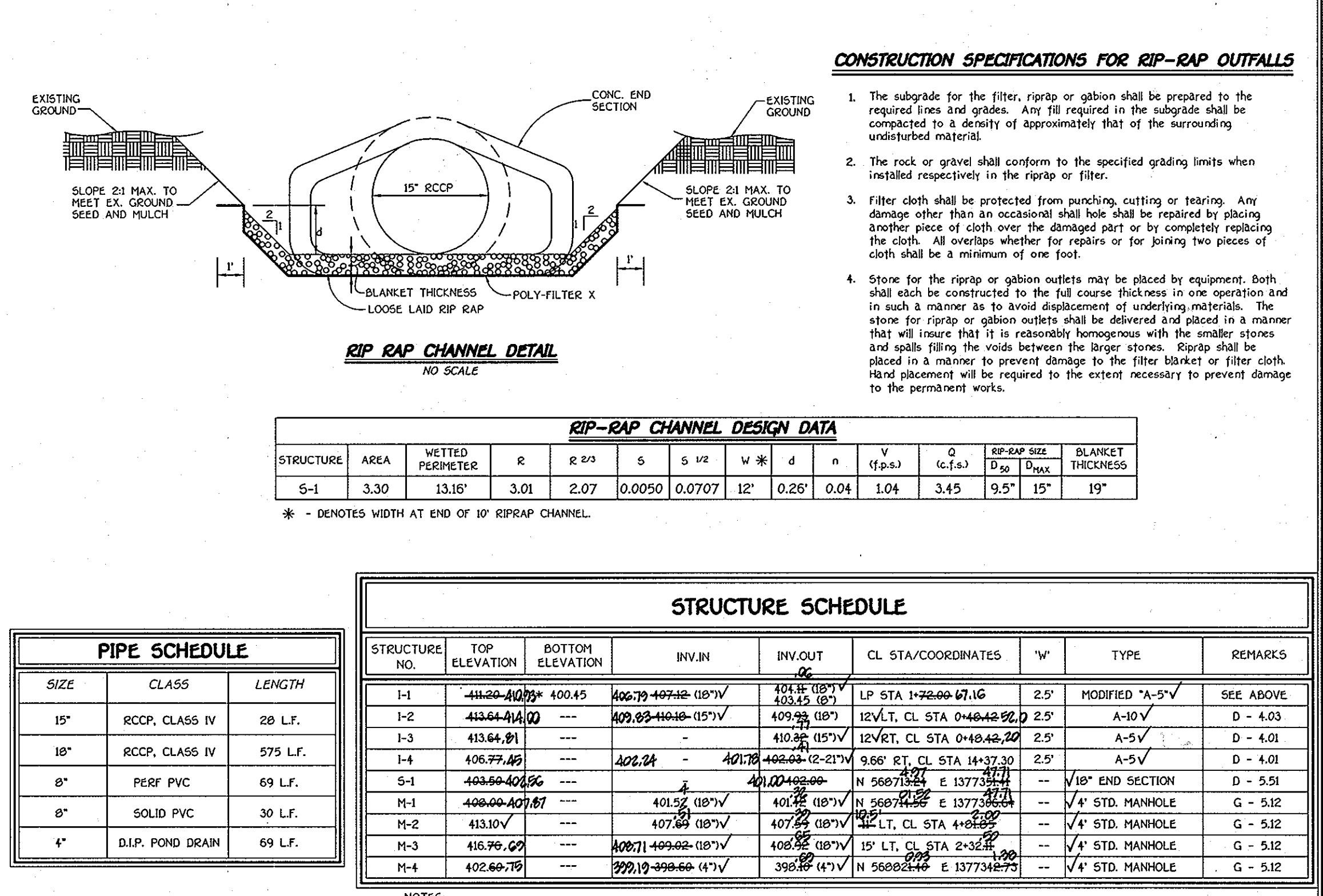
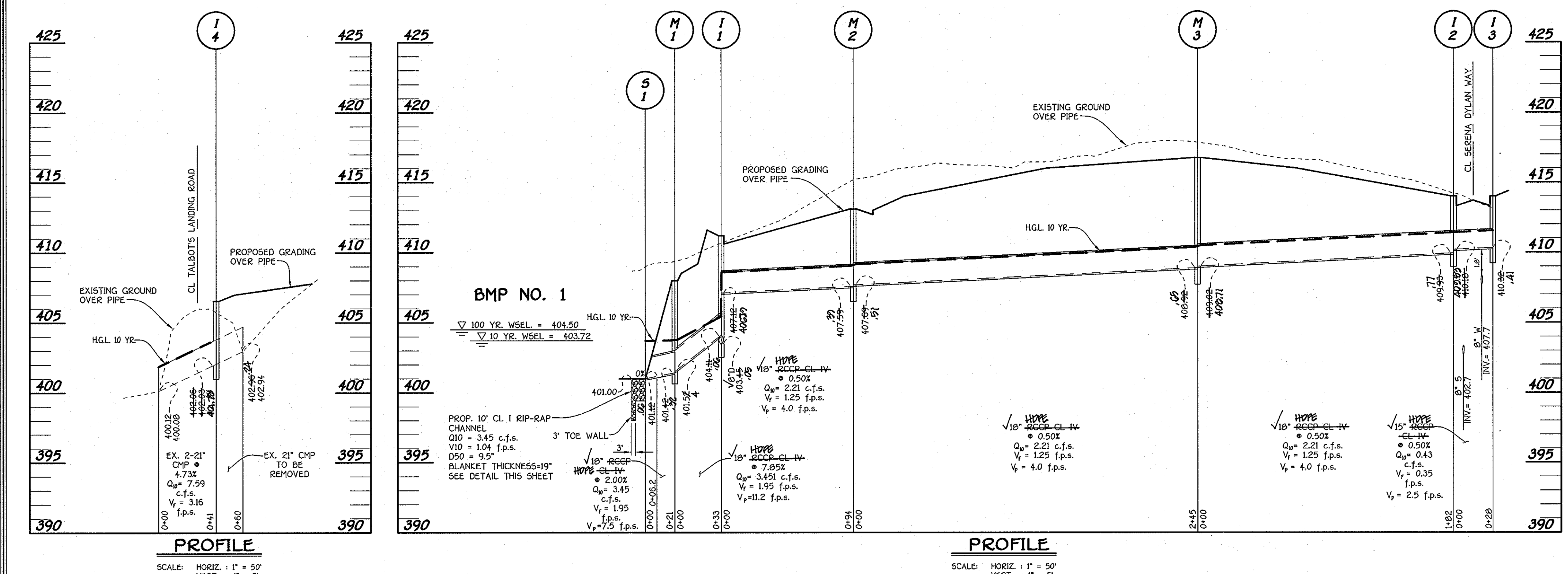
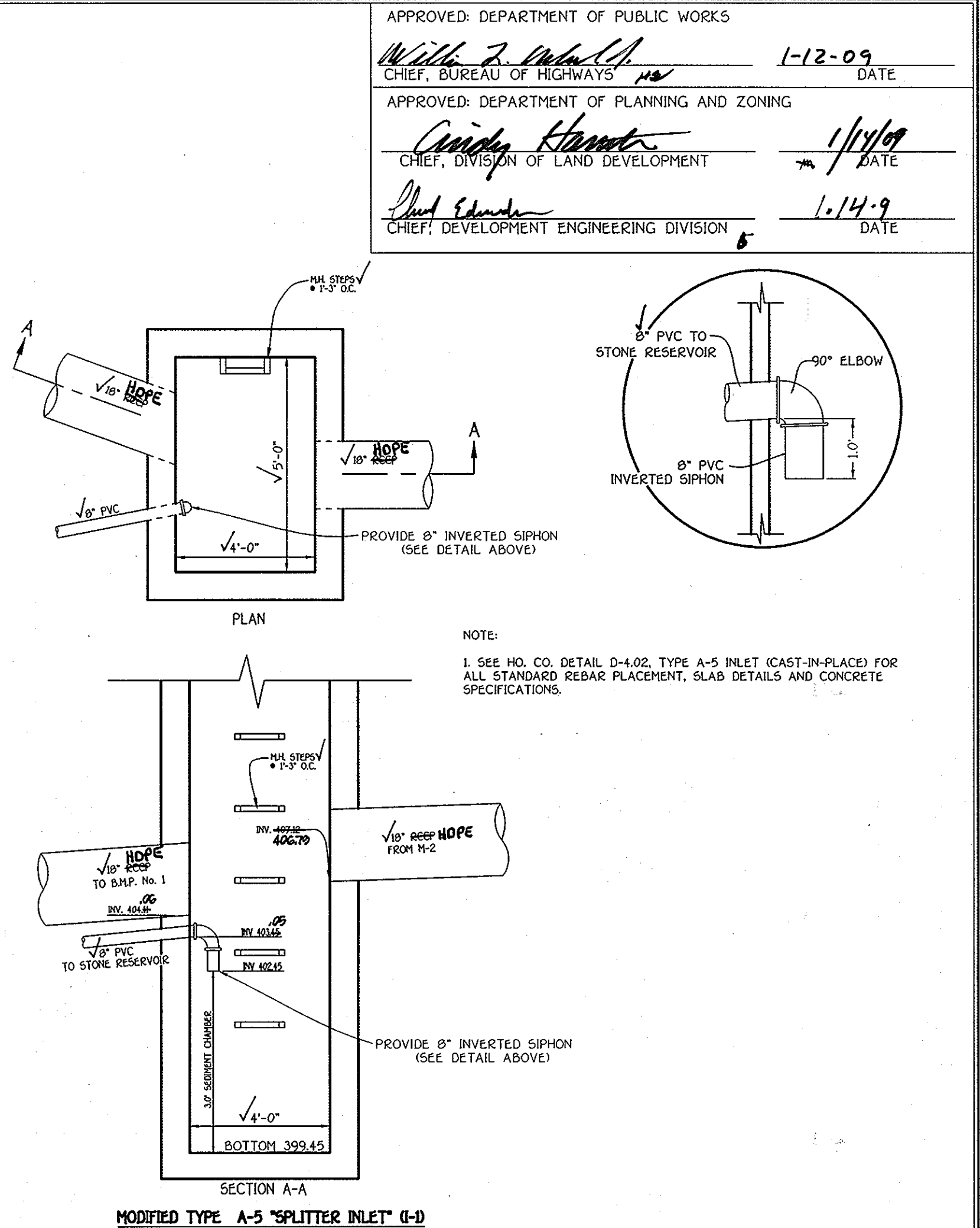
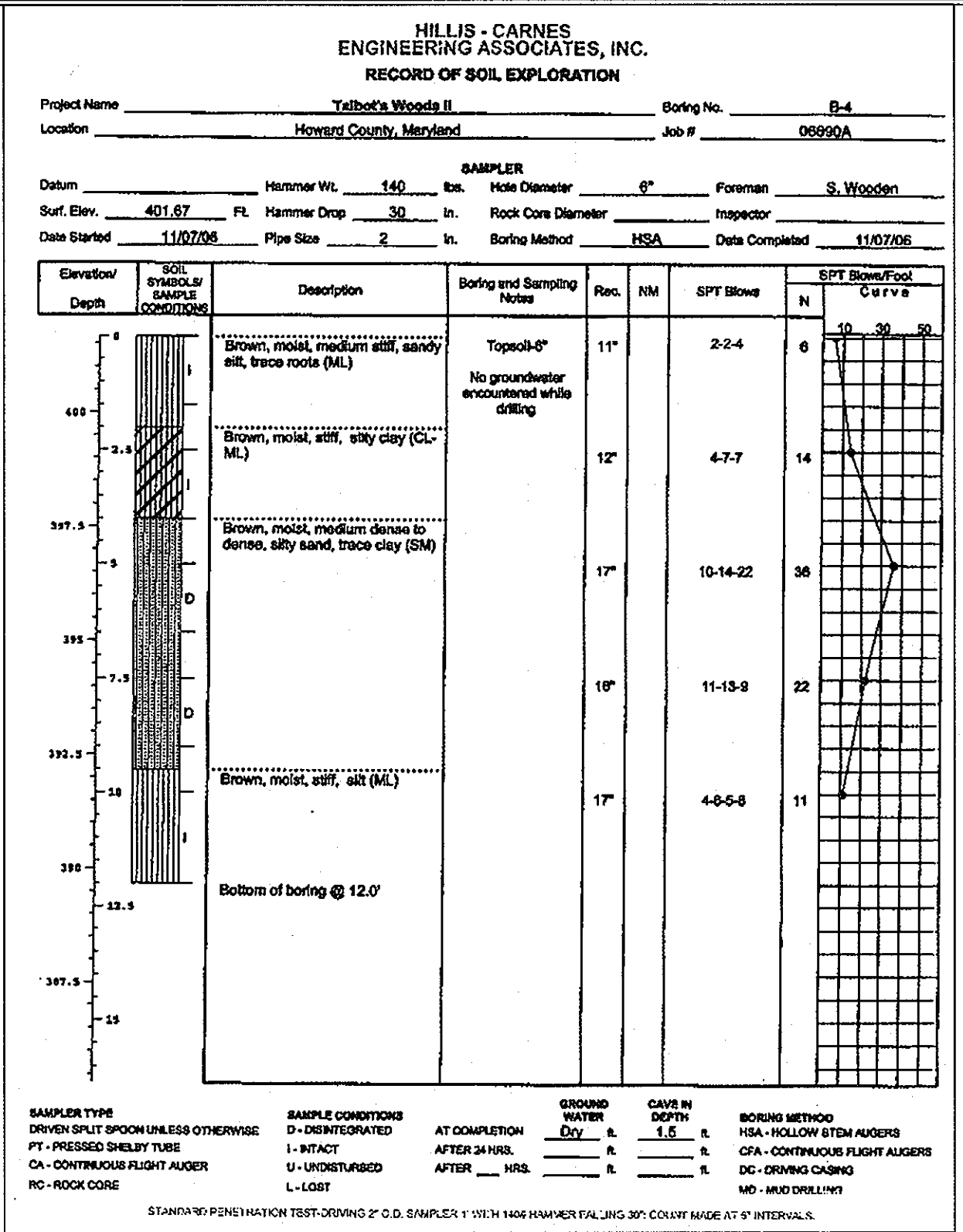
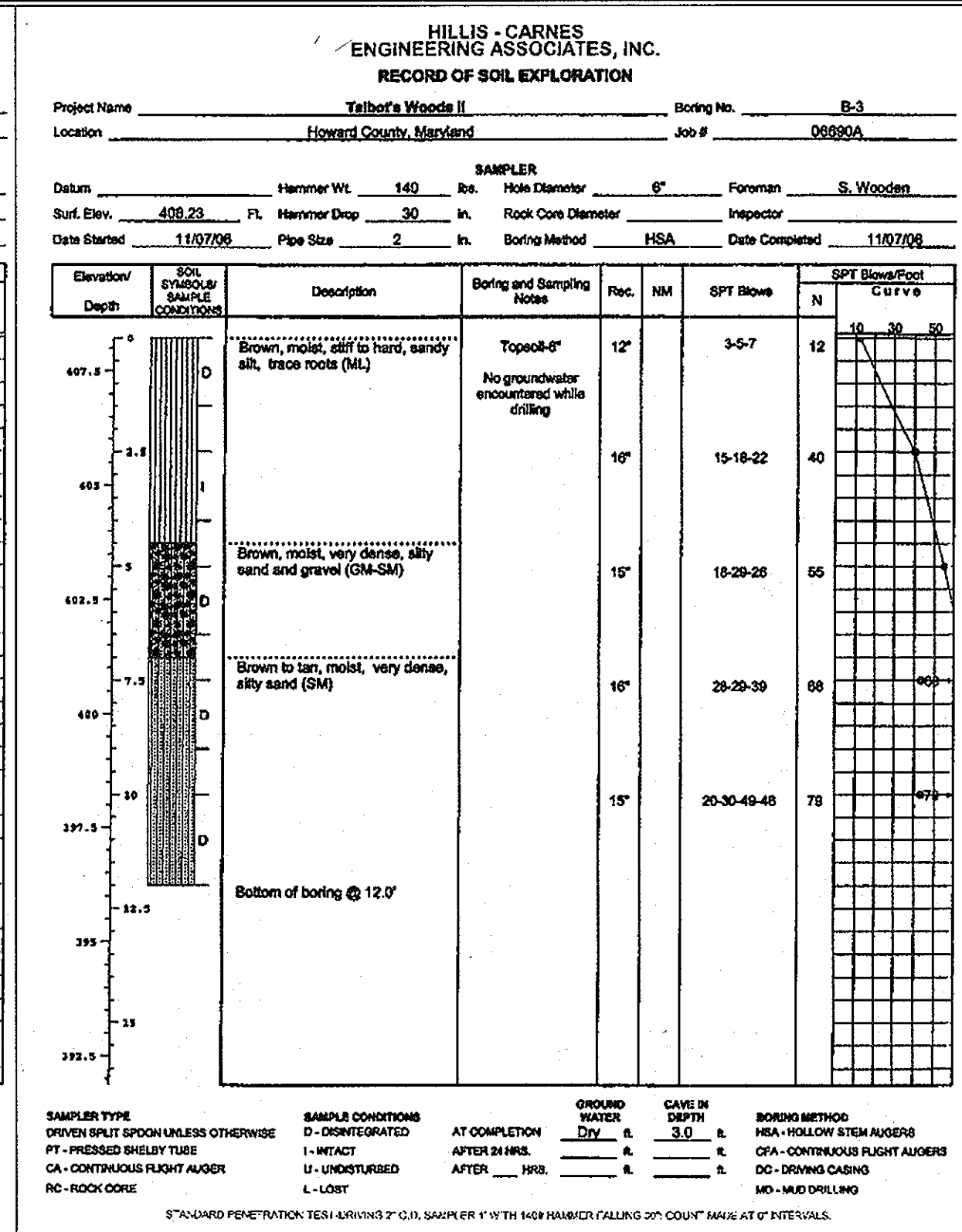
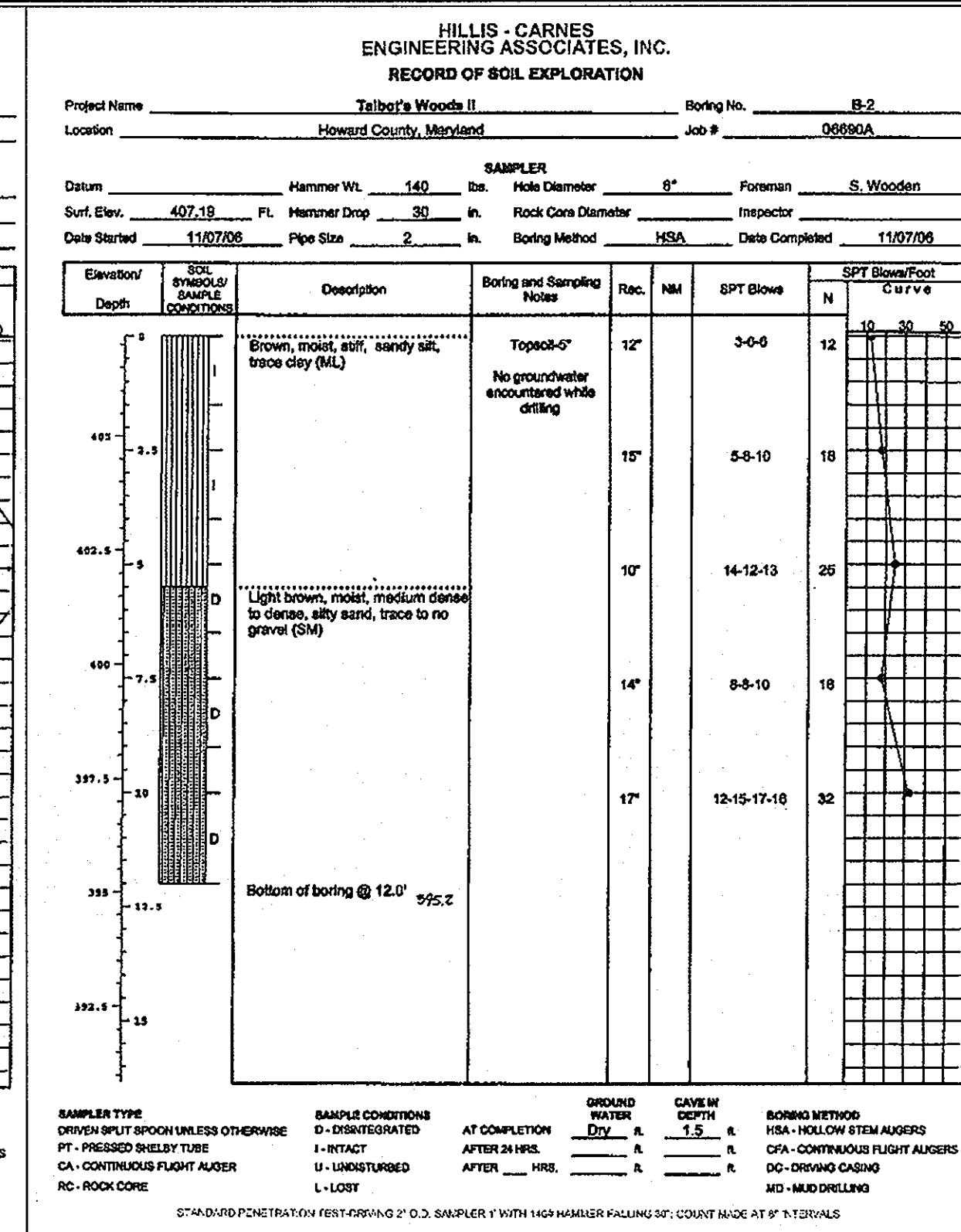
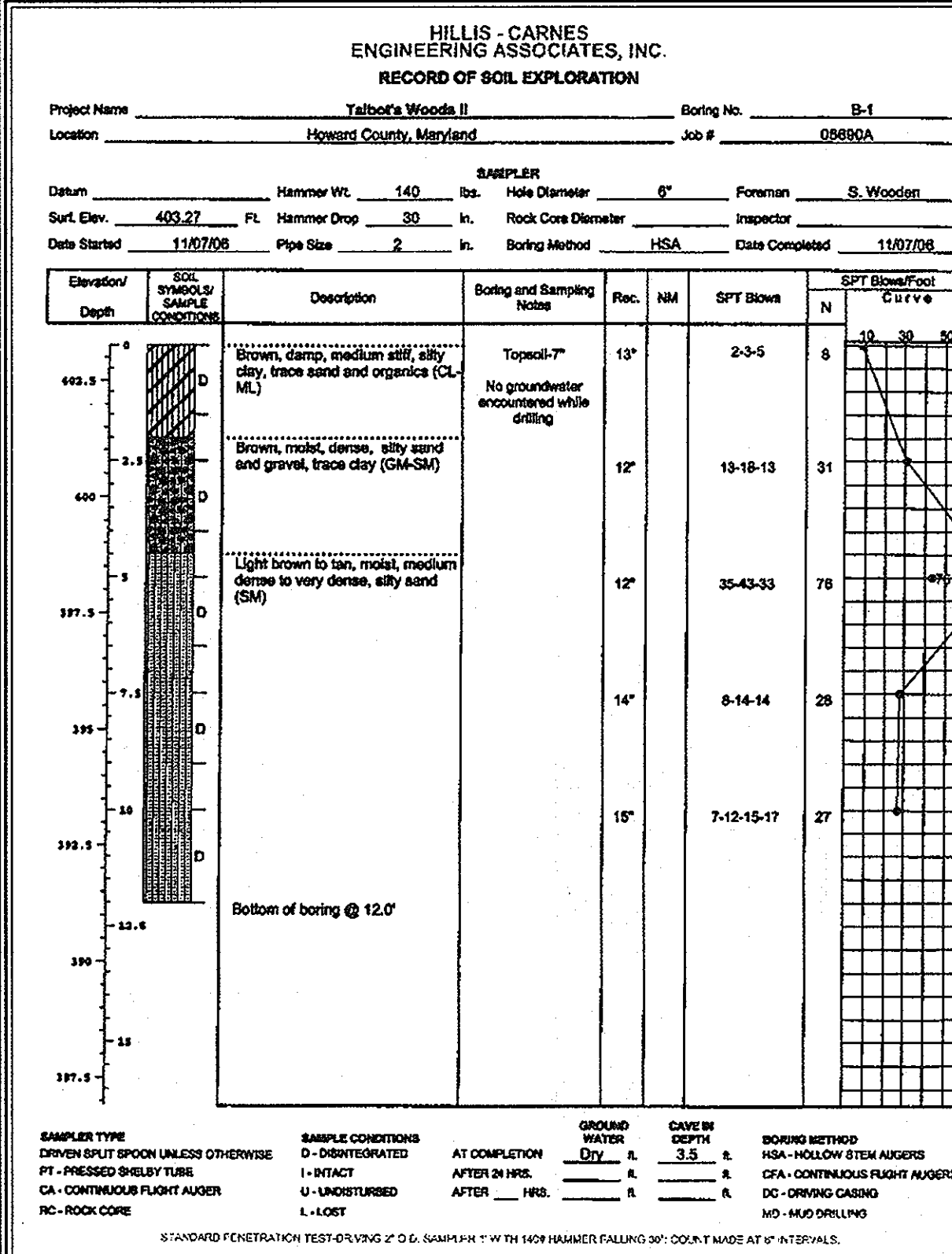
OWNERS
 RICHARD E. & JEANI A. RITTERMANN
 5187 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043
 (410) 798-5560
 KAREN A. TAMALAVIC
 5191 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21042
 (410) 798-6672

DEVELOPER
 R/E GROUP, INC.
 c/o LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422
 JOSEPH E. FEDERLINE, JR. &
 CYNTHIA LEE FEDERLINE
 5171 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043-6830
 (410) 747-1036

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ALDO M. VITTOCI, P.E.
 12.08.08
 I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

TRAFFIC CONTROL PLANS & LANDSCAPING NOTES AND DETAILS
TALBOTS WOODS II
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8, NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE BULK PARCEL 'B'
 ZONING: R-20
 TAX MAP No. 31 GRID No. 15 PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2008
 SHEET 7 OF 14

F-08-194
 AS-BUILT



FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

OWNERS: RICHARD E. & JEANI A. RITTERMANN, KAREN A. TAMALAVICZ, R/E GROUP, INC., JOSEPH E. FEDERLINE, JR. & CYNTHIA LEE FEDERLINE

DEVELOPER: ELLICOTT CITY LAND HOLDING, INC., 5300 DORSEY HALL DRIVE, SUITE 102, ELLICOTT CITY, MARYLAND 21042

STORM DRAIN PROFILES, SOIL BORINGS AND DETAILS
TALBOTS WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8, NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE BULK PARCEL 'B'

DATE: 12-29-08
PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20716, Expiration Date 2-22-09.

TAX MAP NO. 31 GRID NO. 15 PARCEL NOS. 713 THROUGH 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2008
SHEET 9 OF 14

APPROVED: DEPARTMENT OF PUBLIC WORKS
William J. McNeill 1-12-09
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Condy Harter 1/14/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David Edmund 1-14-9
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	T/C	T/C Hrs.	X IMP.
I-1	A	0.70 AC.	0.48	R-20	0.10 46%
I-2	B	0.78 AC.	0.36	R-20	0.10 29%
I-3	C	0.13 AC.	0.65	R-20	0.10 70%
I-4	D	3.11 AC.	0.37	R-20	0.10 22%

SOILS LEGEND		
SOIL	NAME	CLASS
CrD	Croom and Evesboro soils, 10 to 15 percent slopes	C
Fa	Fallsington sandy loam, 0 to 2 percent slopes	D
LAC	Legore silt loam, 0 to 15 percent slopes	C
SaB	Sassafras loam, 2 to 5 percent slopes	B
SaC	Sassafras loam, 5 to 10 percent slopes	B
SrB	Sassafras gravelly sandy loam, 2 to 5 percent slopes	B
SrC	Sassafras and Croom soils, 5 to 10 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	C
WoB	Woodstown sandy loam, 2 to 5 percent slopes	C

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 W. BALTIMORE AVENUE, SUITE 100, BALTIMORE, MARYLAND 21201
 TEL: 410-528-1200 FAX: 410-528-1201

OWNERS
 RICHARD E. & JEANI A. RITTERMANN
 5187 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043
 (410) 798-5568

DEVELOPER
 R/E GROUP, INC.
 c/o LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422

PLANNERS
 JOSEPH E. FEDERLINE, JR. & CYNTHIA LEE FEDERLINE
 5171 TALBOTS LANDING
 ELLICOTT CITY, MARYLAND 21043-6830
 (410) 747-1036

ENGINEER
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422

DATE 12-8-09

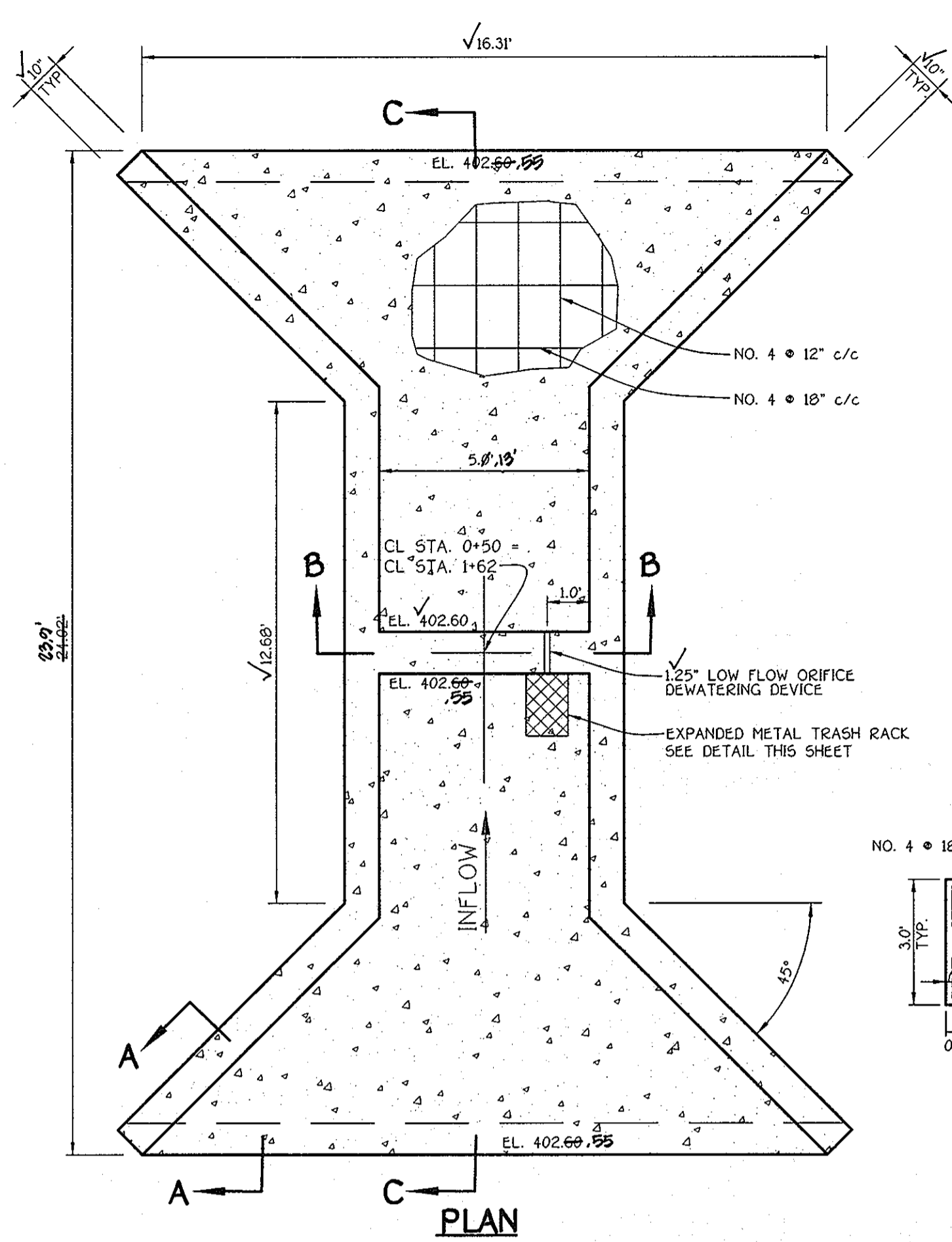
SCALE: 1" = 50'

PROFESSIONAL SEAL: ALDO M. VITTORELLI, P.E., License No. 20748, Expiration Date 2-22-09

STORM DRAIN DRAINAGE AREA MAP
TALBOTS WOODS II
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
 NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
 NON-BUILDABLE PARCEL 'E' AND
 BUILDABLE BULK PARCEL 'B'

TAX MAP No. 31 GRID No. 15 PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER, 2008
 SHEET 12 OF 14

F-08-194
 AS-BUILT

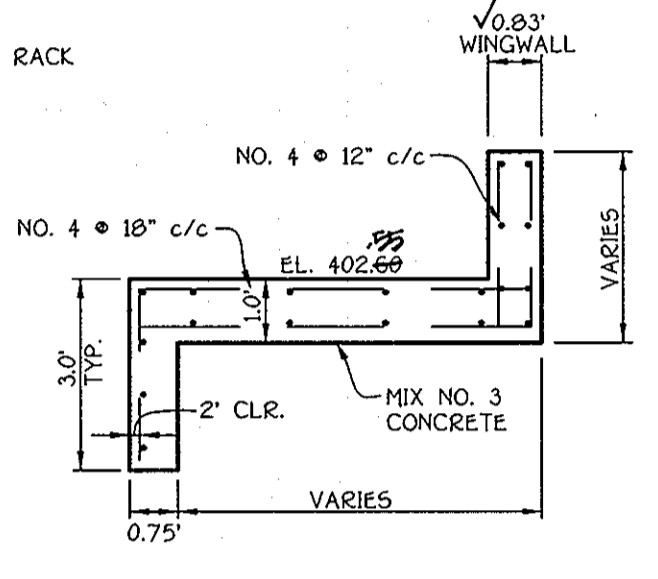


EMBANKMENT AND CUT-OFF TRENCH CONSTRUCTION

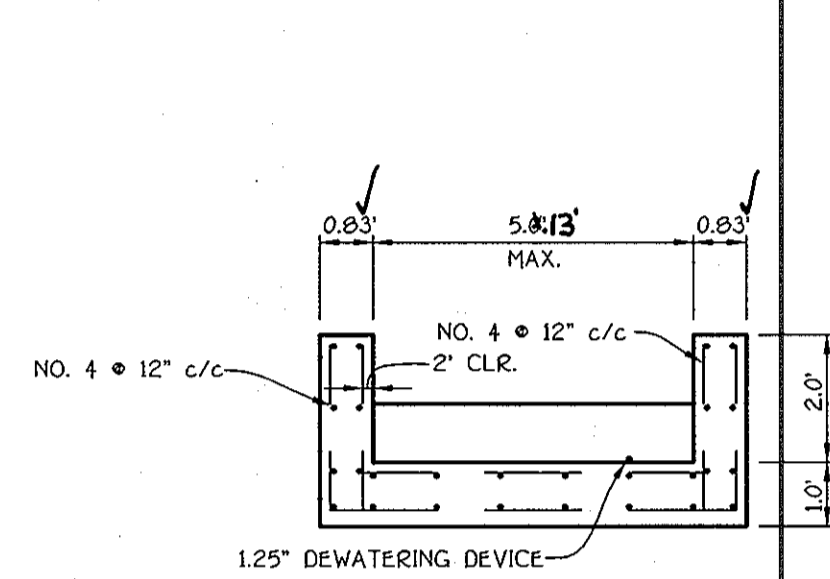
THE AREA OF THE PROPOSED SWM POND SHOULD BE STRIPPED OF TOPSOIL AND ANY OTHER UNSUITABLE MATERIALS FROM THE EMBANKMENT OR STRUCTURE AREA IN ACCORDANCE WITH SOIL CONSERVATION GUIDELINES. AFTER STRIPPING OPERATIONS HAVE BEEN COMPLETED, THE EXPOSED SUBGRADE MATERIALS SHOULD BE PROTECTED WITH A LOADED GUMP TRUCK OR SIMILAR EQUIPMENT IN THE PRESENCE OF A GEOTECHNICAL ENGINEER OR REPRESENTATIVE USING A DYNAMIC CONE PENETROMETER. ANY EXCESSIVELY SOFT OR LOOSE MATERIALS IDENTIFIED BY PROCTORING OR PENETROMETER TESTING SHOULD BE EXCAVATED TO SUITABLE FIRM SOIL AND THEN GRADES RE-ESTABLISHED BY BACKFILLING WITH SUITABLE SOIL. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO MONITOR PLACEMENT AND COMPACTION OF FILL FOR THE EMBANKMENT AND CUT-OFF TRENCH. IN ACCORDANCE WITH MARYLAND SOIL CONSERVATION SPECIFICATION 379 SOILS CONSIDERED SUITABLE FOR THE CENTER OF EMBANKMENT AND CUT-OFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL.

NOTES:

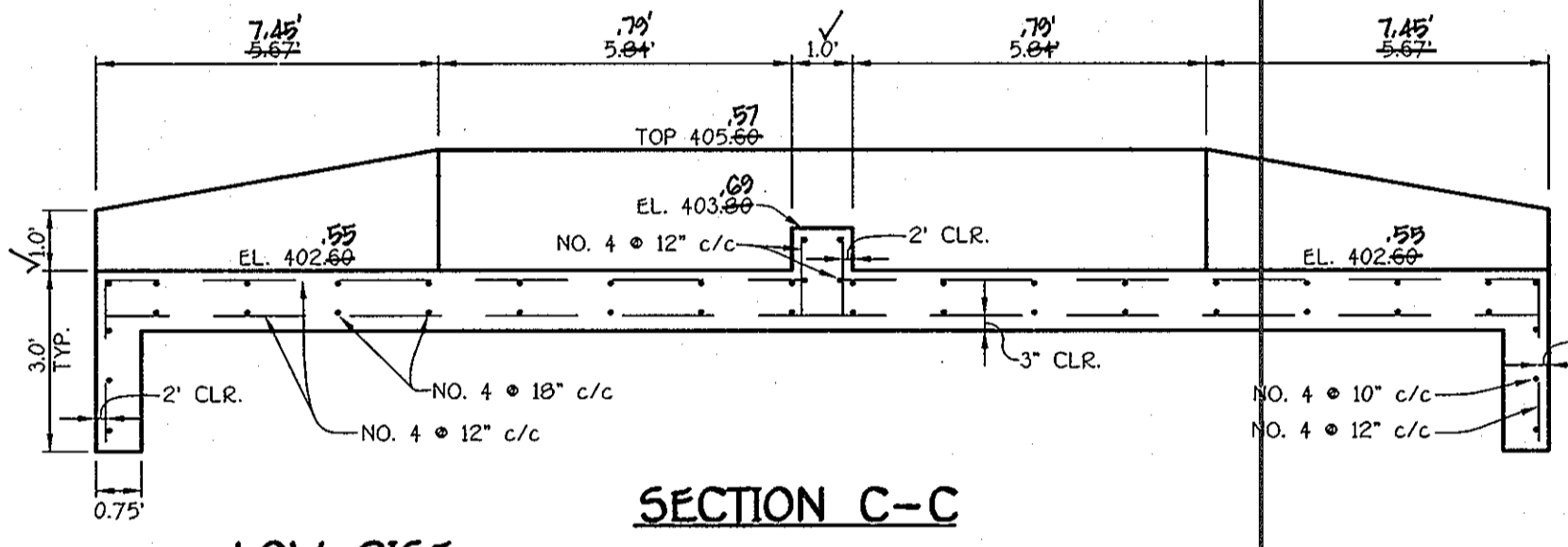
1. ALL EXPOSED EDGES TO HAVE 3/4" x 3/4" CHAMFER OR AS DIRECTED.
 2. CONCRETE SHALL BE SHA MIX NO. 3 (1" = 3500 PSI @ 28 DAYS).
 3. REINFORCING STEEL SHALL BE ASTM A 615 GRADE 60.
 4. QUANTITIES IN TABLE FOR ESTIMATING ONLY.
 5. WEIR CONTROL SECTION SHALL BE SIZED FOR APPROPRIATE CONTROL OF DISCHARGE RATES (WEIR SHOWN IS FOR ILLUSTRATION PURPOSES ONLY).
 6. MAXIMUM WALL HEIGHT IS 3', HIGHER WALLS REQUIRE SPECIAL DESIGN.
 7. VOLUME CONCRETE (CY) = 14.5
- STEEL (LBS) = 1100
VALVES SHOWN ARE APPROXIMATE FOR THE MAXIMUM SIZE OF THE STRUCTURE.



SECTION A-A



SECTION B-B



SECTION C-C

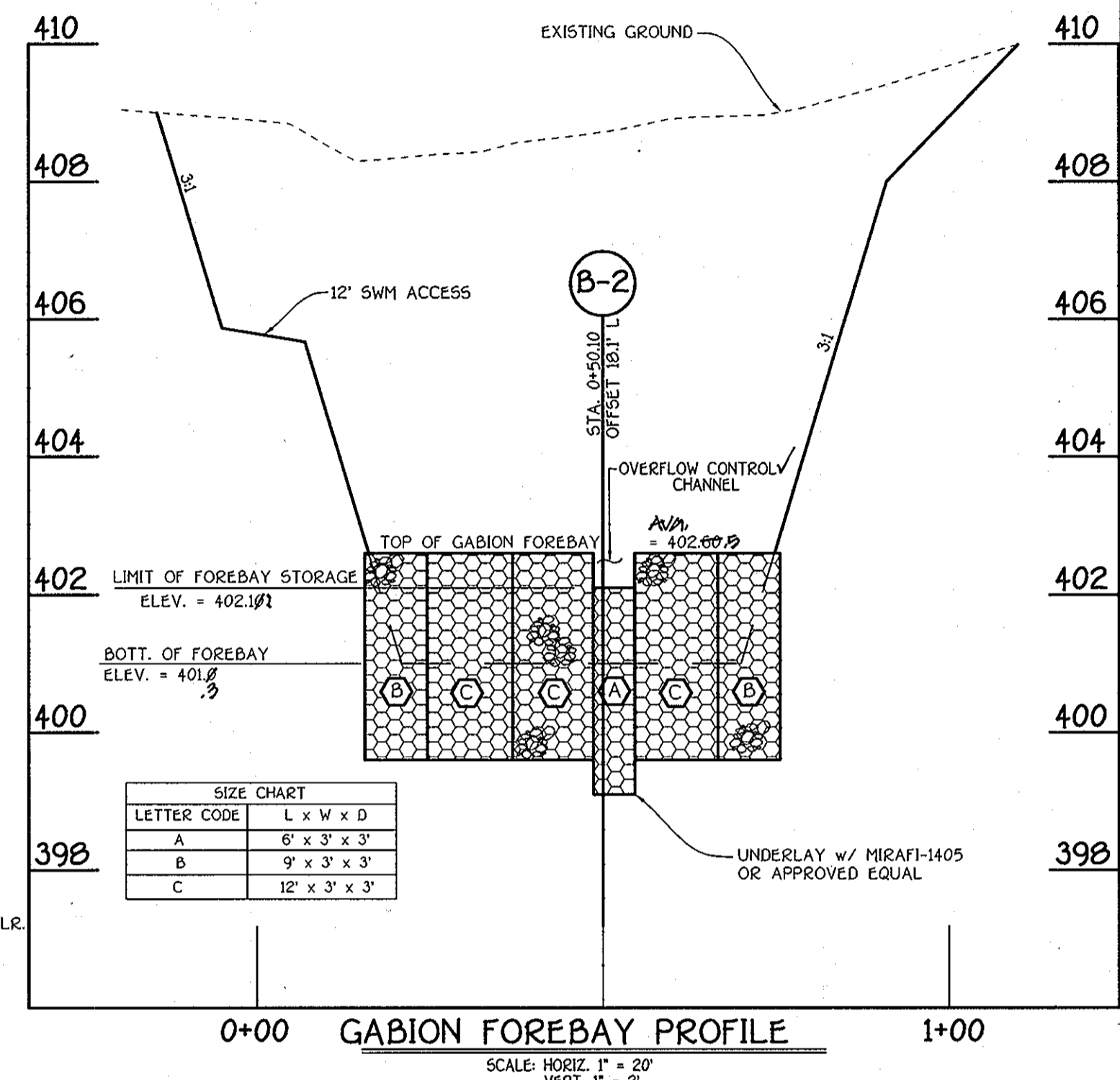
LOW RISE SWM CONTROL STRUCTURE

SCALE: 1" = 30'

RECHARGE TRENCH NOTES

1. STONE SHALL BE CLEAN, MD #2 STONE AND SURROUNDED BY FILTER FABRIC (MIRAFI 140N OR EQUAL).
2. PRIOR TO ALLOWING WATER TO ENTER THE RECHARGE TRENCH ALL UPRAMP AREAS SHALL BE STABILIZED (ESTABLISHED GRASS OR PAVED). IN ADDITION, THE STORM DRAIN SYSTEM MUST BE FLUSHED CLEAN PRIOR TO CONNECTING TO THE RECHARGE SYSTEM.
3. PLACE AN 18" HALF RING PIPE AT THE ENTRANCE TO THE RECHARGE DISTRIBUTION PIPE IN STORM DRAIN I-2. THE HALF PIPE SHALL EXTEND 12" BELOW THE INVERT AND 3" ABOVE THE CROWN.
4. PIPE SHALL BE 14 GAUGE ALUMINIZED CMP (ALCHP2) TYPE 2. THE PIPE SHALL BE PERFORATED STARTING 1' INSIDE THE TRENCH AND SOLID OUTSIDE THE TRENCH. PROVIDE TWO (2) COATS OF ZINC CHROMATE TO OUTER WALLS OF PIPE THAT WILL CONTACT THE CONCRETE WALLS AT 1-2" CAP ENDS.

NOTE:
SEE SHEET 10 FOR POND DRAIN PROFILE



GABION FOREBAY PROFILE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND JOINTLY MAINTAINED STORMWATER MANAGEMENT FACILITIES FOR BMP POND #1 & UNDERGROUND STONE RESERVOIR

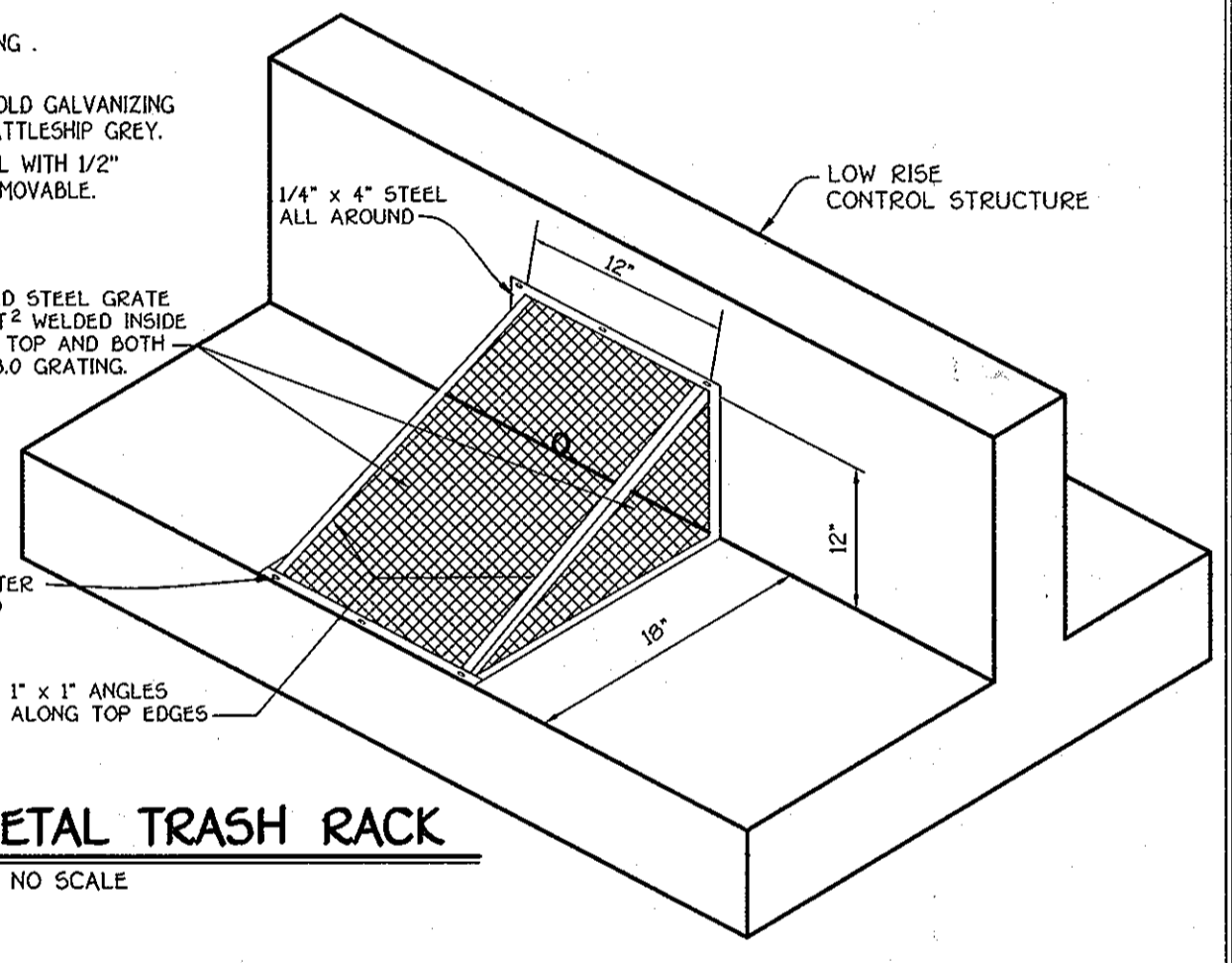
- ROUTINE MAINTENANCE - BY H.O.A.
1. Facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly.
 2. Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access shall be mowed as needed.
 3. Debris and litter shall be removed during regular mowing operations and as needed.
 4. Visible signs of erosion in the pond as well as the rip-rap or gabion outlet area shall be repaired as soon as it is noticed.
 5. The off-line storm drain (I-1 to CO-2) and underground reservoir shall be inspected annually and after major storms.
- NON-ROUTINE MAINTENANCE - BY HOWARD COUNTY
1. Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
 2. Sediment shall be removed from the pond, and forebay, no later than when the capacity of the pond or forebay, is half full of sediment or, when deemed necessary for aesthetic reasons, upon approval from the Department of Public Works.

AS-BUILT CERTIFICATION
I hereby certify that the Facility Shown on This Plan was Constructed As Shown on the "As-Built" Plans and Meets the Approved Plans and Specifications.

Signature: *[Signature]* 12/24/09
Date: 8/1/13

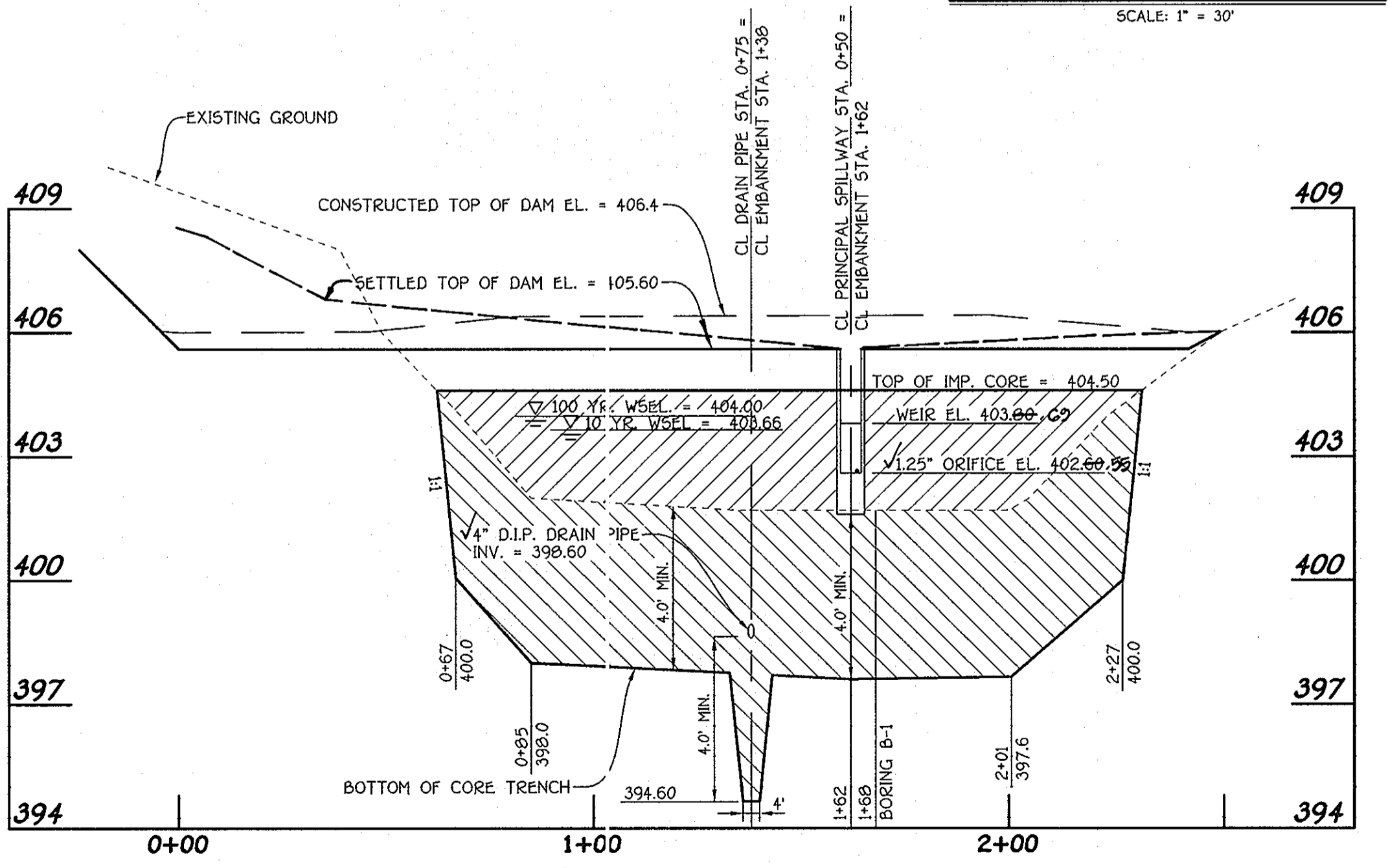
CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

- NOTES:**
1. TRASH RACK TO BE CENTERED OVER OPENING.
 2. STEEL TO CONFORM TO ASTM A-36.
 3. ALL SURFACES TO BE COATED WITH ZINC COLD GALVANIZING COMPOUND AFTER WELDING AND PAINTED BATTLESHIP GREY.
 4. TRASH RACK TO BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS, TRASH RACK TO BE REMOVABLE.



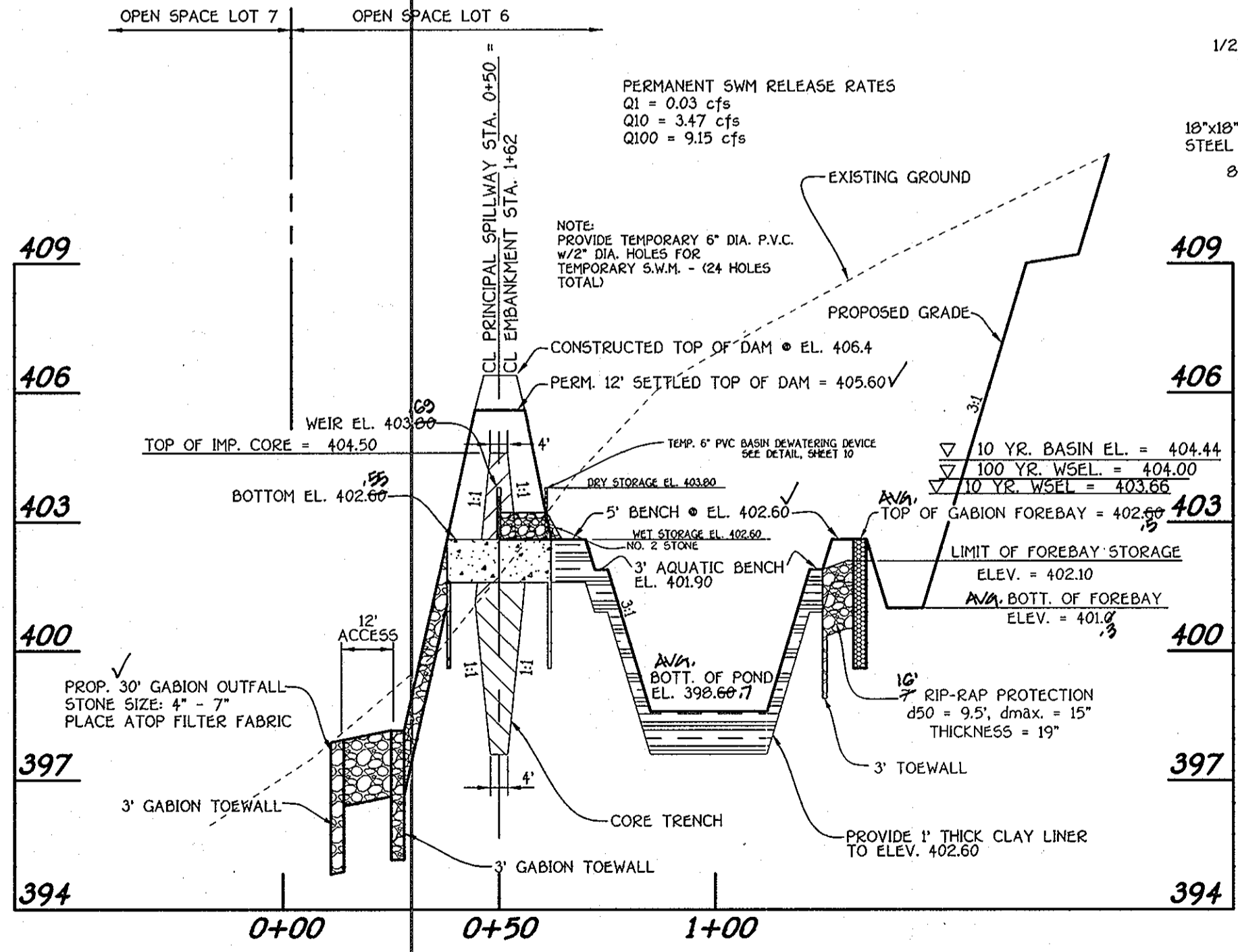
EXPANDED METAL TRASH RACK

NO SCALE



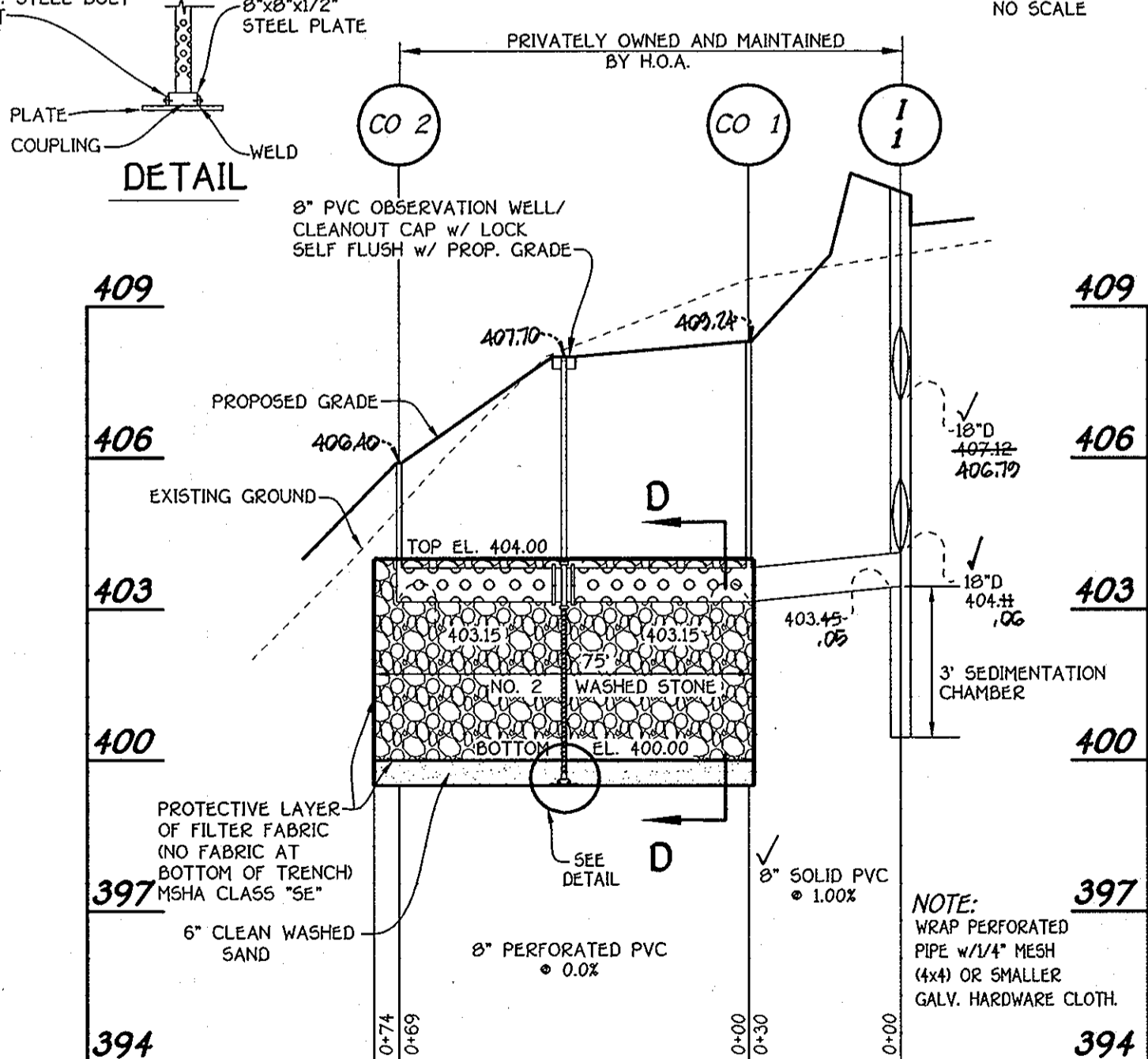
S.W.M. FACILITY B.M.P. PROFILE ALONG CL EMBANKMENT

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



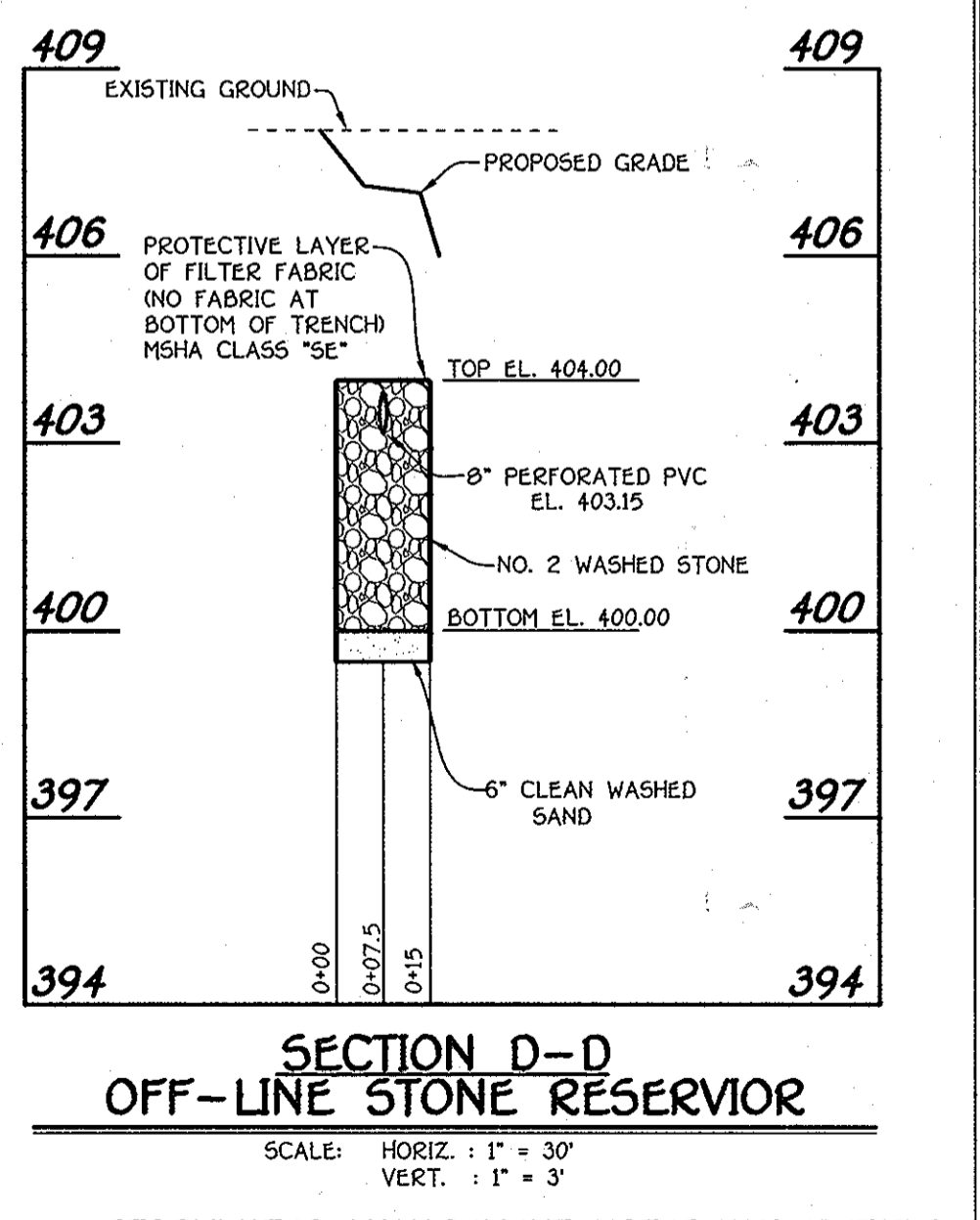
S.W.M. FACILITY B.M.P. PROFILE THRU SPILLWAY

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



PROFILE THRU OFF-LINE STONE RESERVOIR FOR Rev

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'



SECTION D-D OFF-LINE STONE RESERVOIR

SCALE: HORIZ. 1" = 30'
VERT. 1" = 3'

STORMWATER MANAGEMENT NOTES AND DETAILS TALBOTS WOODS II

PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS 'A', 'C' & 'D',
NON-BUILDABLE PARCEL 'E' AND
BUILDABLE BULK PARCEL 'B'

TAX MAP No. 31 GRID No. 15 PARCEL Nos. 713 Through 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 2008
SHEET 13 OF 14

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL OFFICE: 1022 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.481.2895

OWNERS

RICHARD E. & JEANI A. RITTERMANN
5187 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21043
(410) 798-1958

KAREN A. TAMALAVICZ
5191 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21043
(410) 798-6672

DEVELOPER

ELICOTT CITY LAND HOLDING, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
DONALD R. REUWER, JR.
443-307-0422

OWNER

R/E GROUP, INC.
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-307-0422

OWNER

JOSEPH E. FEDERLINE, JR. & CYNTHIA LEE FEDERLINE
5171 TALBOTS LANDING
ELICOTT CITY, MARYLAND 21042
(410) 747-1036

PROFESSIONAL ENGINEER

Signature: *[Signature]* 12-8-08
Date: 8/1/13

Professional Certification: I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 20748, Expiration Date 2-22-09.

