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3	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
4	HOUSE TYPES AND DETAILS

# SUPPLEMENTAL PLAN, LANDSCAPE, TOPOGRAPHY, AND SEDIMENT CONTROL PLAN

Approved: Department Of Planning And Zoning  
 Chief, Division Of Land Development *[Signature]* 9/15/10  
 Chief, Development Engineering Division *[Signature]* 9/15/10

# TALBOTS WOODS II

## PHASE ONE

### BUILDABLE LOTS 12 - 15

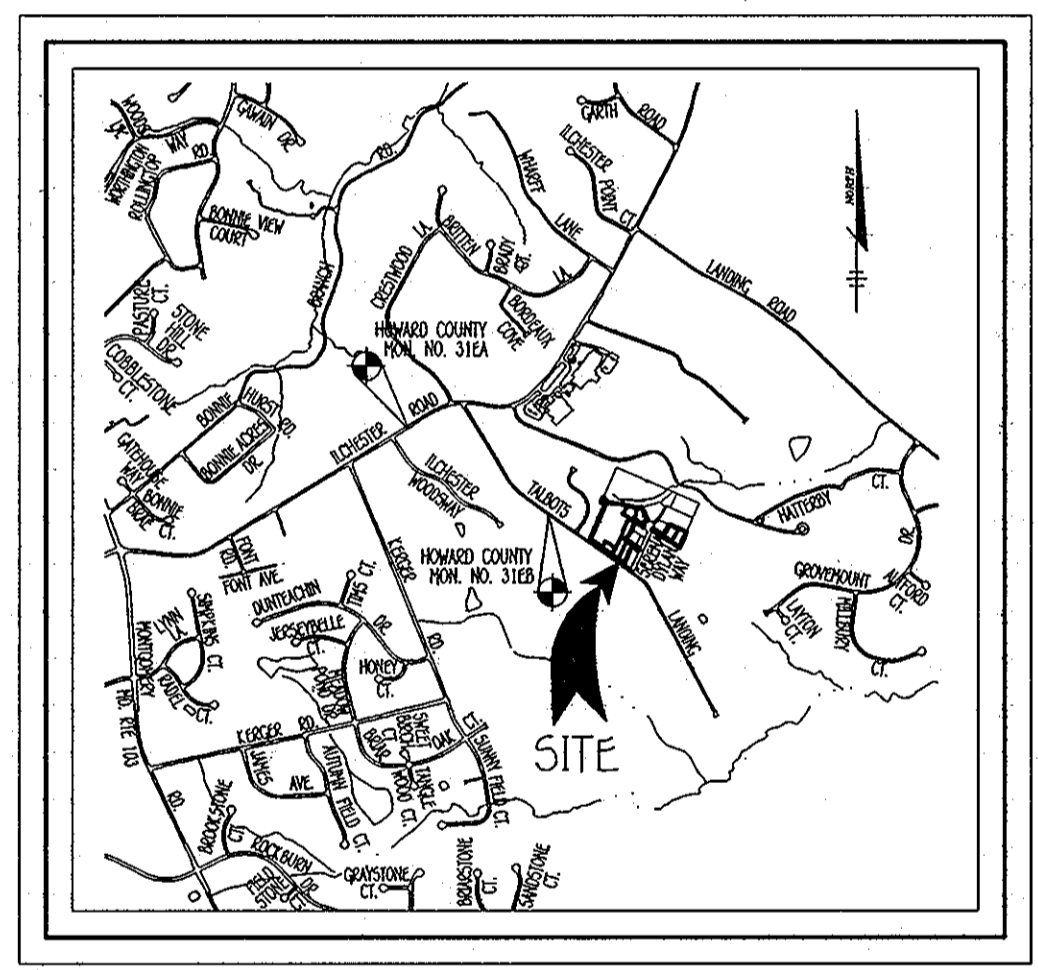
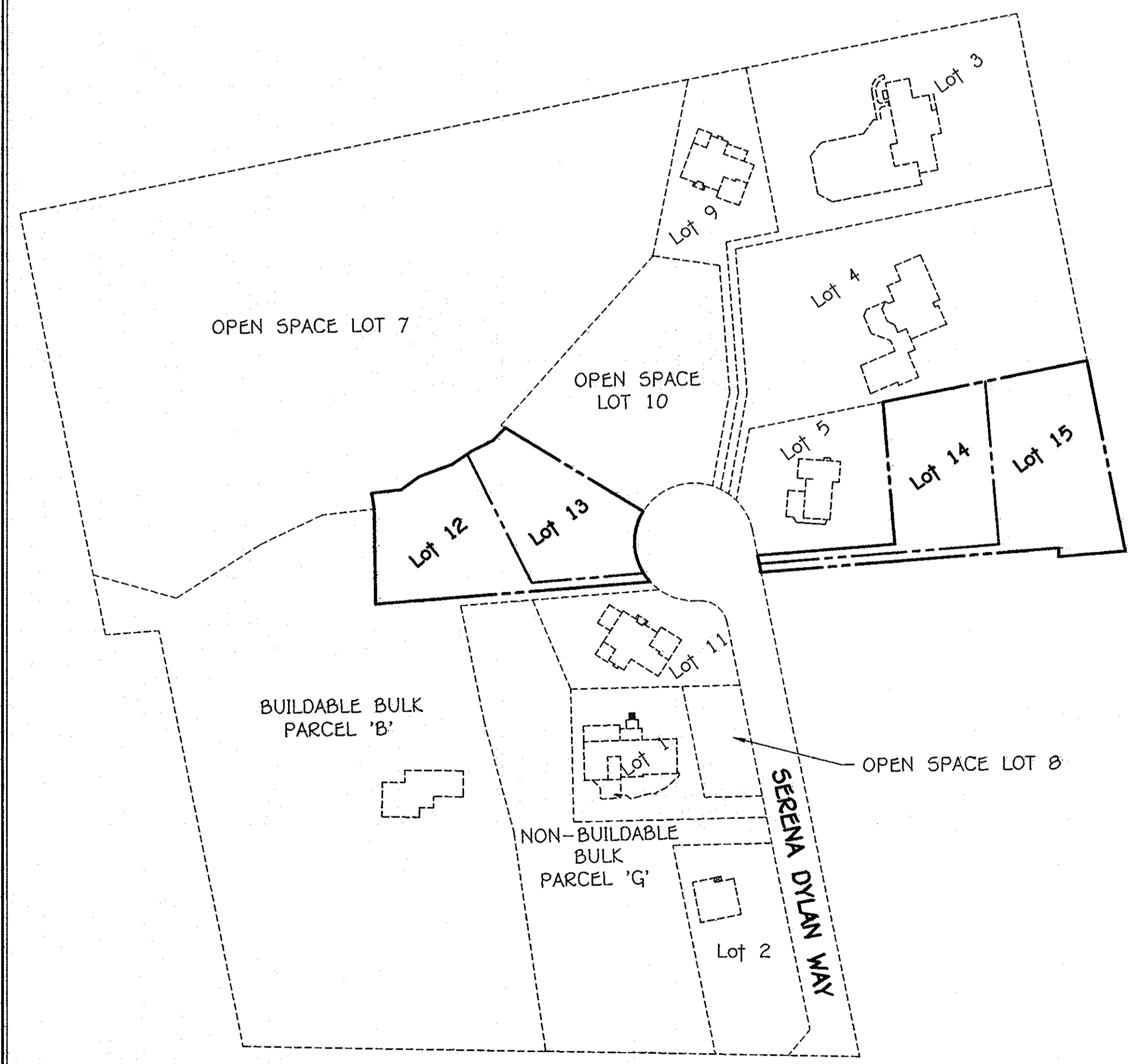
**A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Baney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20845 And 20846, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G" Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.**

**ZONING: R-20**

**TAX MAP No. 31 GRID No. 16 PARCEL Nos. p/o 705 & p/o 863**

- 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 410-313-1800 AT LEAST (5) 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 MD/83 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 569641.1294, E 1374816.0271, ELEV. 468.899' HOWARD COUNTY MONUMENT NO. 31 EB - N 568730.9925, E 1376273.5708, ELEV. 452.700'
  - SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING REGULATIONS EFFECTIVE 7-28-06.
  - BACKGROUND INFORMATION:
    - SUBDIVISION NAME: TALBOTS WOODS II
    - TAX MAP NO. 31
    - PARCELS NO. 705 AND 863
    - ZONING R-20
    - ELECTION DISTRICT: FIRST
    - GROSS AREA OF TRACT = 1,514 AC. (PARCEL 'D' AND PARCEL 'F')
    - NUMBER OF BUILDABLE LOTS: 4
    - NUMBER OF OPEN SPACE LOTS: 0
    - NUMBER OF NON-BUILDABLE BULK PARCELS: 0
    - NUMBER OF BUILDABLE BULK PARCELS: 0
    - NUMBER OF NON-BUILDABLE PARCELS: 0
    - AREA OF BUILDABLE LOTS: 1,514 AC.
    - AREA OF OPEN SPACE LOTS: 0.00 AC.
    - AREA OF NON-BUILDABLE BULK PARCELS: 0.00
    - AREA OF BUILDABLE BULK PARCEL: 0.00 AC.
    - AREA OF NON-BUILDABLE PARCEL: 0.00
    - AREA OF ROADWAY TO BE DEDICATED: 0.00
    - PREVIOUS FILE NUMBERS: 5-05-010, P07-010, P-08-009, WP-08-022, F-08-194, F008-196, F-09-096
    - AREA OF FLOODPLAIN = 0.00 AC.
    - AREA OF 25% OR GREATER SLOPES = 0.00 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%) (PHASE ONE)
    - RECREATIONAL OPEN SPACE REQUIRED: (200 SQ.FT. PER UNIT) = 200 x 11 = 2,200 SQ.FT.
    - RECREATIONAL OPEN SPACE WAS PROVIDED ON OPEN SPACE LOT B: 5,521 SQ.FT. (4,806 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.
  - THERE ARE NO EXISTING STRUCTURES LOCATED ON-SITE WITHIN SUBMISSION LIMITS.
  - 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 16.116.B.
  - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CURRENT HOWARD COUNTY AND MDE REGULATIONS, AS FOLLOWS:
 

LOT 12: LEVEL SPREADER	PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER
LOT 13: LEVEL SPREADER	PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER
LOT 14: DRY WELLS AND ROOF TOP DISCONNECT	PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER
LOT 15: DRY WELLS	PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER
  - 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 WERE PROVIDED UNDER F-08-194.  
 "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-CARNE 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
  - STREET LIGHTS ARE REQUIRED AND WERE PROVIDED UNDER F-08-194.
  - PROPERTY IS SUBJECT TO WAIVER PETITION WP-08-22 FROM SECTION 16.121.a.4.V. 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 (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.
  - AN ADDRESS RANGE SIGN SHALL BE PROVIDED FOR LOTS 14 AND 15 & LOT 12 AND FUTURE LOT TO BE LOCATED ON BUILDABLE BULK PARCEL 'B' AT THE INTERSECTION OF THE CUL-DE-SAC AND THE USE-IN-COMMON DRIVEWAYS. 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.



VICINITY MAP  
SCALE: 1" = 2000'

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE MAP  
SCALE: 1" = 100'

FISHER, COLLINS & CARTER, INC.  
CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL OFFICE: 10725 BALTIMORE NATIONAL FEE, ELICOTT CITY, MARYLAND 21042 (410) 481-2255

**Owners**  
 R/E Group, Inc.  
 c/o Land Design & Development, Inc.  
 5300 Dorney Hill Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Attn: Mr. Donald E. Reamer, Jr.  
 Phone: 443-367-0422

**Developer**  
 Ellicott City Land Holdings, Inc.  
 5300 Dorney Hill Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Attn: Mr. Donald E. Reamer, Jr.  
 Phone: 443-367-0422



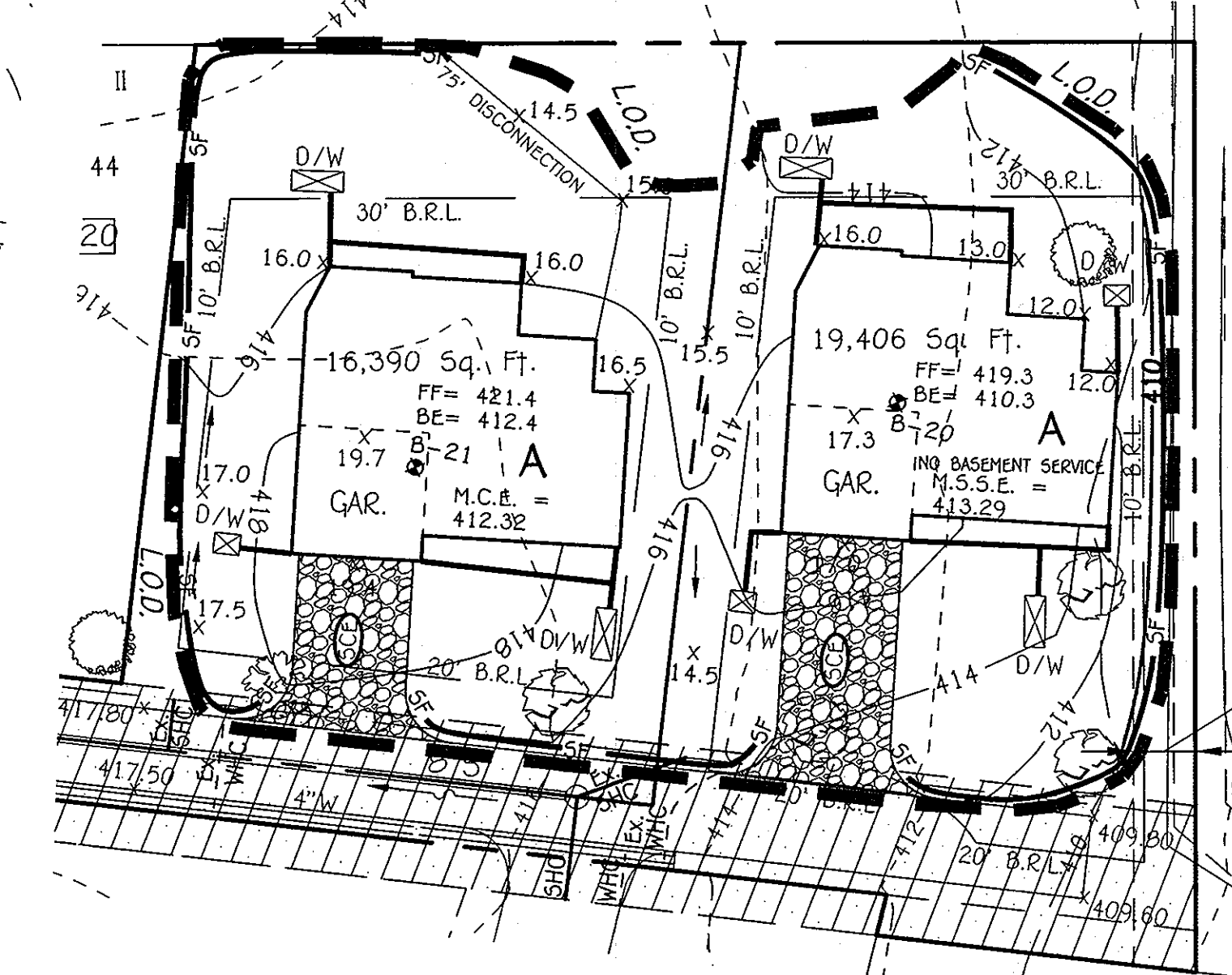
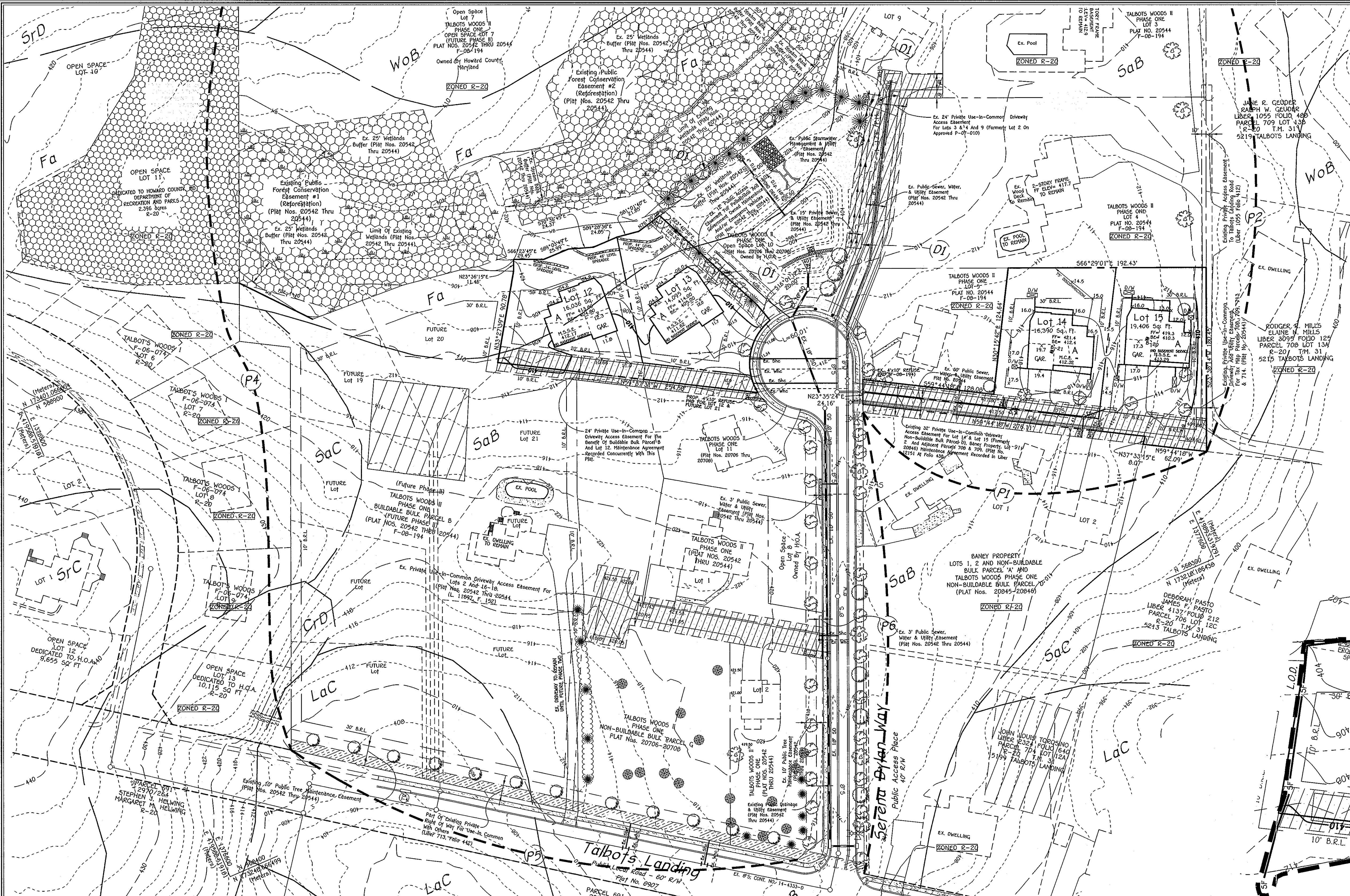
9-8-10  
DATE  
"I, the undersigned, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-11."

Talbots Woods II  
Phase One  
Lots 12 Thru 15  
A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Baney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20845 And 20846, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G" Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.  
 Tax Map No. 31 Grid No. 16 Parcel Nos. p/o 705 & p/o 863  
 First Election District Howard County, Maryland  
 Zoned: R-20  
 Scale: As Shown Date: September 8, 2010  
 Sheet 1 of 4

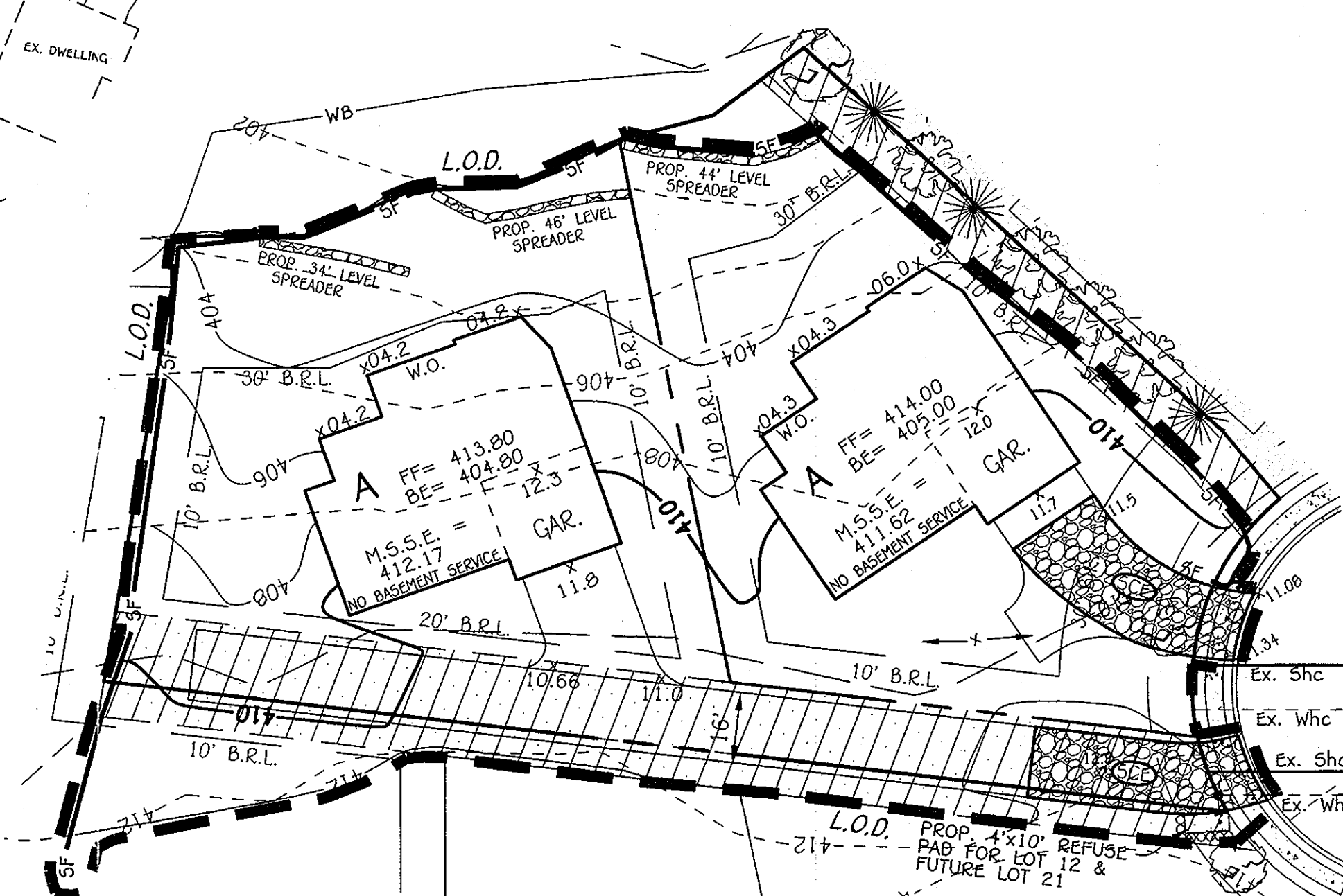
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Approved: Department of Planning And Zoning  
 Chief, Division Of Urban Development  
 Chief, Development Engineering Division

9/15/10  
 9/15/10  
 Date



SEDIMENT CONTROL PLAN  
 SCALE: 1" = 30'

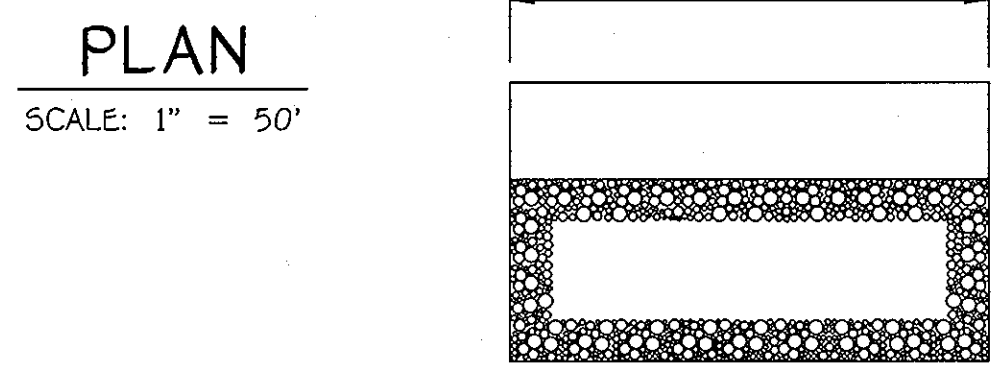


SEDIMENT CONTROL PLAN  
 SCALE: 1" = 30'

**SCHEDULE A - PERIMETER LANDSCAPING**

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS PROVIDED
						SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO PERIMETER	A	336'	NO	NO	6	PROVIDED UNDER F-08-194
P-2	ADJACENT TO PERIMETER	A	510'	NO	NO	9	PROVIDED UNDER F-08-194
P-3	ADJACENT TO PERIMETER	A	940'	NO	NO	16	PROVIDED UNDER F-08-194
P-4	ADJACENT TO PERIMETER	A	844'	NO	NO	14	
P-5	ADJACENT TO ROAD	B	504'	NO	NO	10*	13*
P-6	ADJACENT TO PERIMETER	A	452'	NO	NO	0	PROVIDED UNDER F-08-194

\* TO BE DEFERRED UNTIL FUTURE PHASE TWO.



**Soils Legend**

SOL	NAME	CLASS
CD	Croom and Evesboro soils, 10 to 15 percent slopes	C
Fa	Fallsington sandy loam, 0 to 2 percent slopes	B
LaC	Lagore silt loam, 0 to 15 percent slopes	B
SaB	Sassafras loam, 2 to 5 percent slopes	C
SaC	Sassafras loam, 5 to 10 percent slopes	B
SrC	Sassafras and Croom soils, 5 to 10 percent slopes	B
WoB	Woodstown sandy loam, 2 to 5 percent slopes	C

**BORING DATA**  
 B-20 10' DEPTH TOP EL. 411.8  
 B-21 10' DEPTH TOP EL. 416.2

**SUPPLEMENTAL, LANDSCAPE, TOPOGRAPHY AND SEDIMENT CONTROL PLAN**  
**Talbots Woods II**  
**Phase One**  
**Lots 12 Thru 15**

A Resubdivision of Non-Buildable Bulk Parcel D, As Shown On Plans Entitled "Boney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'C' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20045 And 20046, And A Resubdivision of Non-Buildable Bulk Parcel F, As Shown On Plans Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels 'F' And 'C' Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.

Tax Map No. 31 Grid No. 16 Parcel Nos. p/o 705 & p/o 863  
 First Election District: Howard County, Maryland  
 Zoning: R-20  
 Scale: As Shown Date: September 8, 2010  
 Sheet 2 of 4

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10721 BAYVIEW NATIONAL FEE  
 ELLIOTT CITY, MARYLAND 21042  
 (410) 451 - 2295

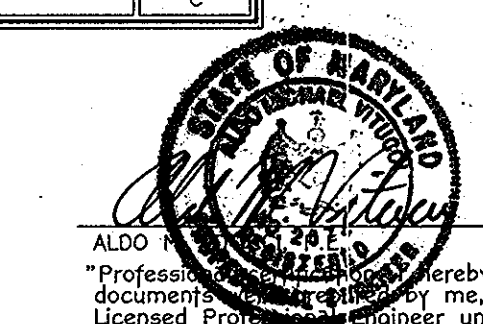
**PRIVATE REFUSE PAD LANDSCAPING**

4' x 10' PAD NUMBER:	PAD NO. 1
NUMBER OF TREES REQUIRED:	
SHADE TREES	---
EVERGREEN TREES	0
SHRUBS	0
NUMBER OF TREES PROVIDED:	
SHADE TREES	0
EVERGREEN TREES	0
SHRUBS (AZALEA 'BLAUM'S PINK', 'BLAUM'S PINK AZALEA PLANTED 18'-24" APART)	0

FINANCIAL SURETY FOR THE 0 PROVIDED LANDSCAPE SHRUBS SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF (0 x \$30.00) = \$240.00.

**Owners**  
 6/2 Group, Inc.  
 c/o Land Design & Development, Inc.  
 5300 Dorney Hill Drive, Suite 102  
 Elliott City, Maryland 21042  
 Attn: Mr. Donald E. Sawyer, Jr.  
 Phone: 443-367-0422

**Developer**  
 Elliott City Land Holdings, Inc.  
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 Attn: Mr. Donald E. Sawyer, Jr.  
 Phone: 443-367-0422



9.8.10  
 DATE  
 "I, the undersigned, 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 2-22-11."

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Using vegetation as cover for barren soil to protect it from erosion until the cause of erosion... Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil...

SEEDING PRACTICE APPLIES This practice shall be used on denuded areas and may be used on highly erodible or critically eroding areas...

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SECTION 2 - TEMPORARY SEEDING

Vegetation - annual grass or grain used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetative cover, Permanent Seeding is required.

Table with 5 columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth. Lists BARLEY, OATS, RYE with application rates and seeding dates.

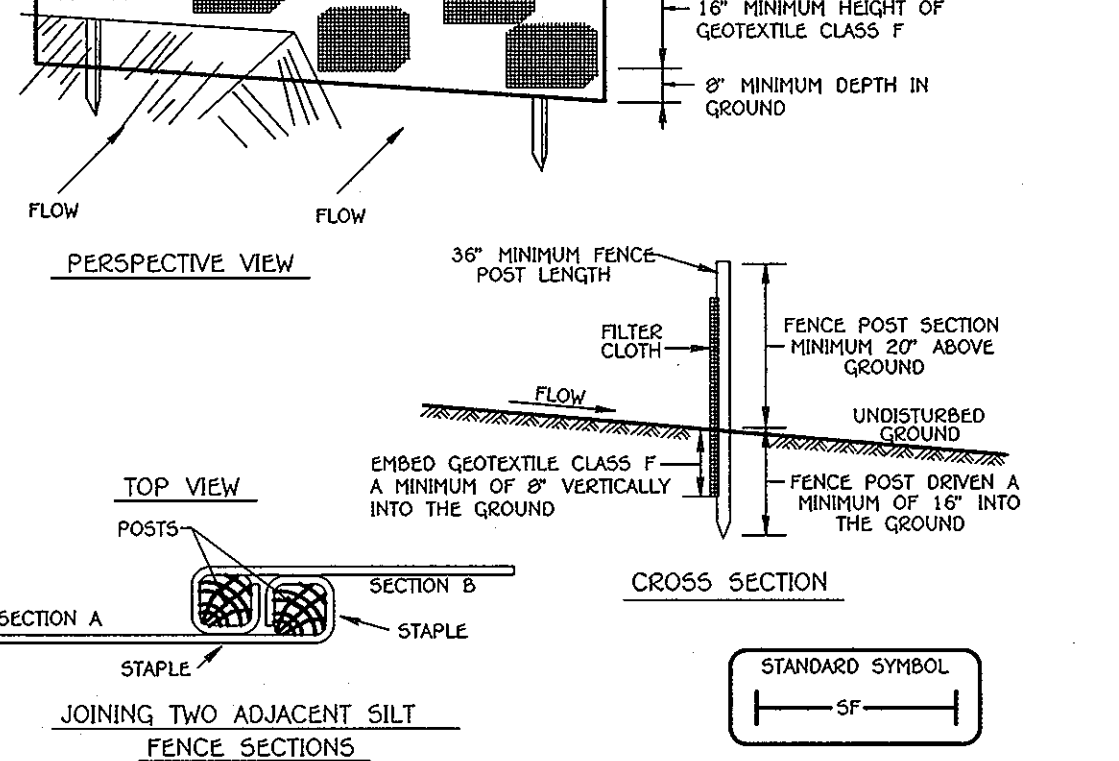
SECTION 3 - PERMANENT SEEDING

Seeding grass and legumes to establish growing cover for a minimum of one year on disturbed areas generally receiving low maintenance.

SEEDING PRACTICE APPLIES This practice shall be used on denuded areas and may be used on highly erodible or critically eroding areas...

Table with 5 columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depth. Lists FESCUE, PERennial RYEGRASS, KENTUCKY BLUEGRASS with application rates and seeding dates.

SEEDING PRACTICE APPLIES This practice shall be used on denuded areas and may be used on highly erodible or critically eroding areas...



Construction Specifications 1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground...

Table for Silt Fence Design Criteria with columns: Slope Steepness, Filter (mm), (Maximum) Slope Length, (Maximum) Silt Fence Length. Lists criteria for various slope percentages.

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited...

SEEDING PRACTICE APPLIES This practice shall be used on denuded areas and may be used on highly erodible or critically eroding areas...

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DUST CONTROL

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES...

SEEDING PRACTICE APPLIES This practice shall be used on denuded areas and may be used on highly erodible or critically eroding areas...

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SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION...

2. 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 THEREOF...

3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1...

4. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...

5. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE...

6. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...

7. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER...

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Approved: Department Of Planning And Zoning

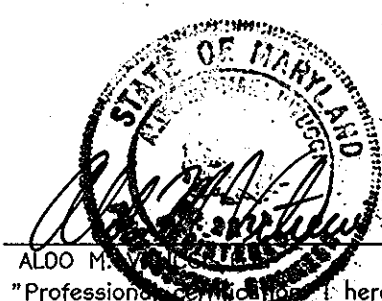
Chief, Division Of Land Development (Signature) 9/15/10 Date
Chief, Development Engineering Division (Signature) 9/15/10 Date

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

Talbot's Woods II Phase One Lots 12 Thru 15

A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Boney Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbot's Woods, Phase One, Non-Buildable Bulk Parcel 'B' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20045 And 20046, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbot's Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels 'A' And 'C' Recorded Among The Aftersaid Land Records As Plat Nos. 20706 Thru 20708.

Tax Map No. 31 Grid No. 16 Parcel Nos. p/o 705 & p/o 853 First Election District Howard County, Maryland
Scale: As Shown Date: September 8, 2010 Sheet 3 of 4

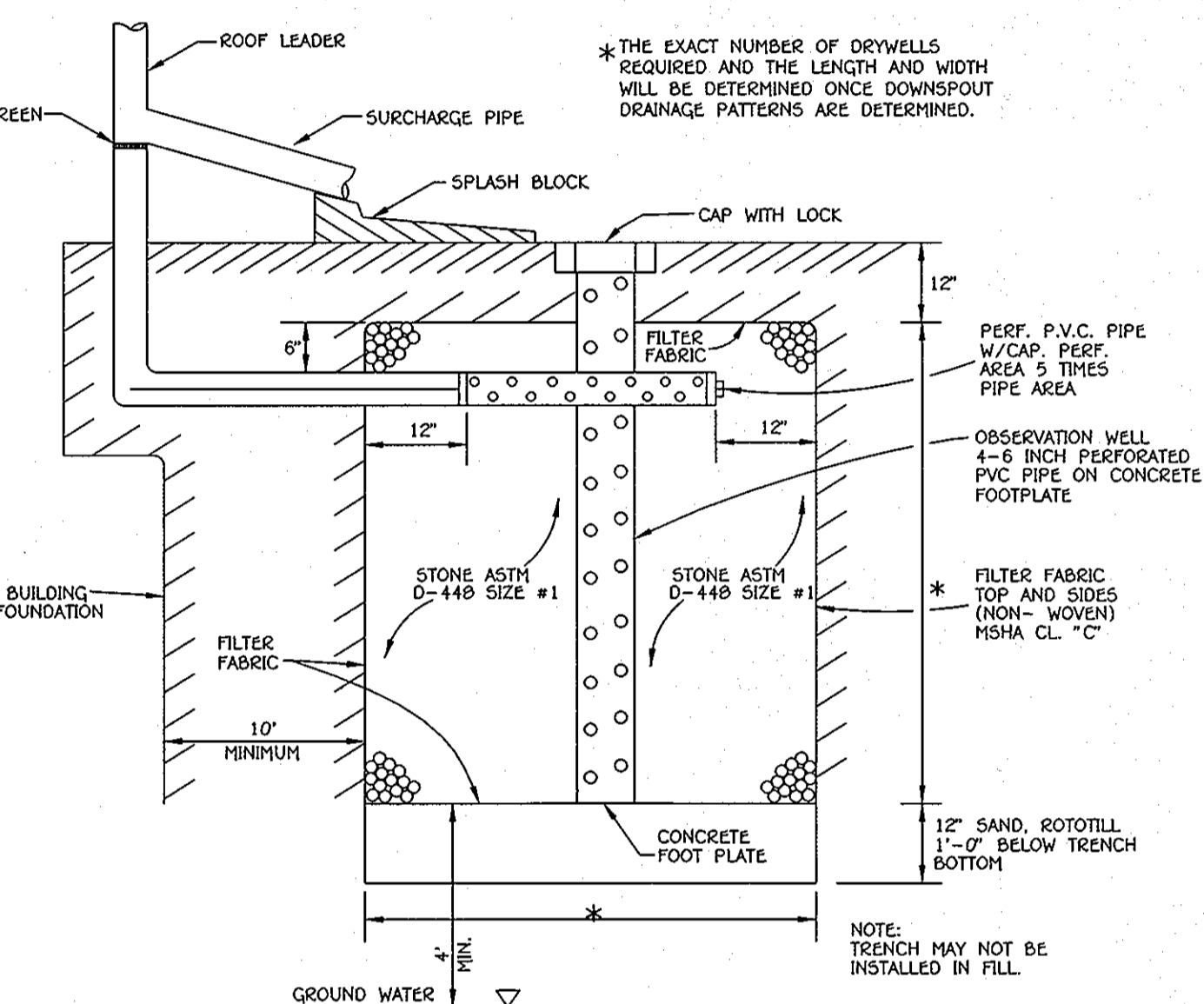
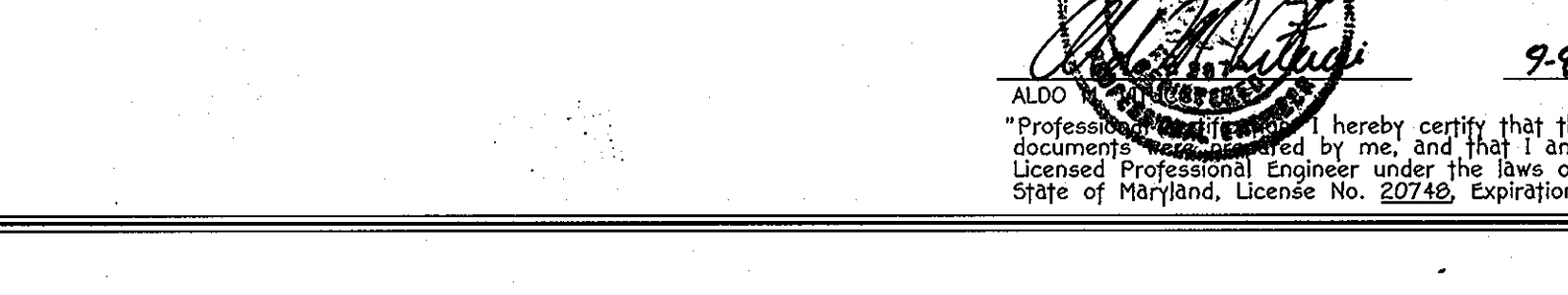
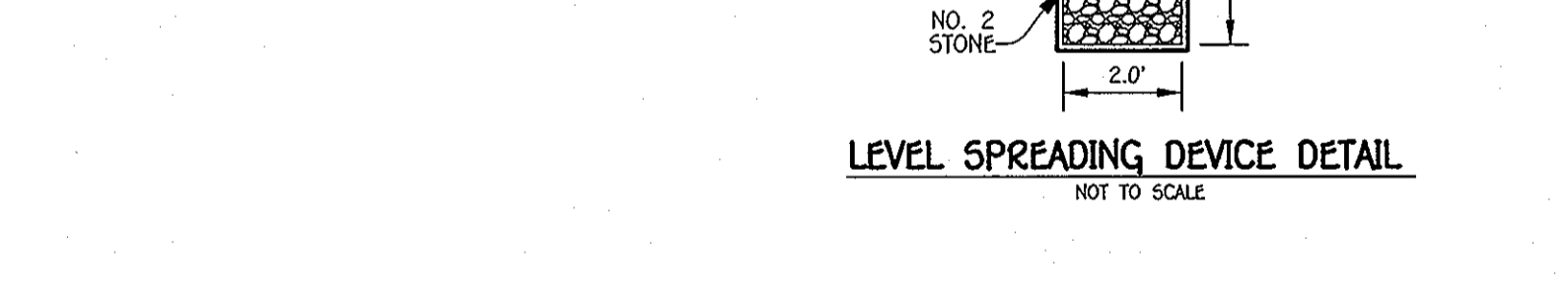
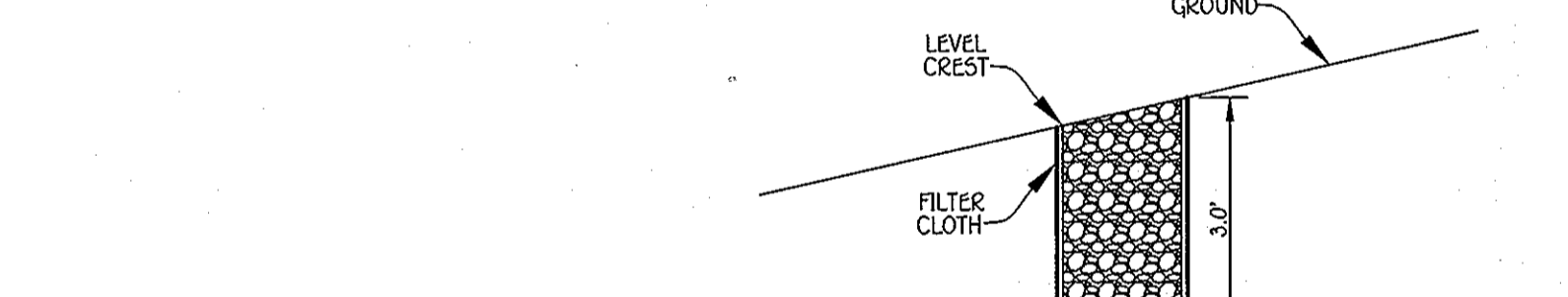
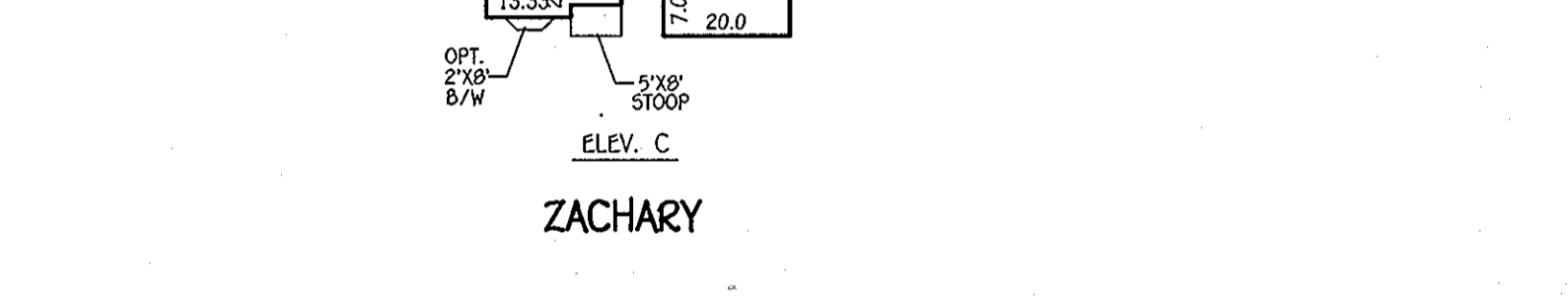
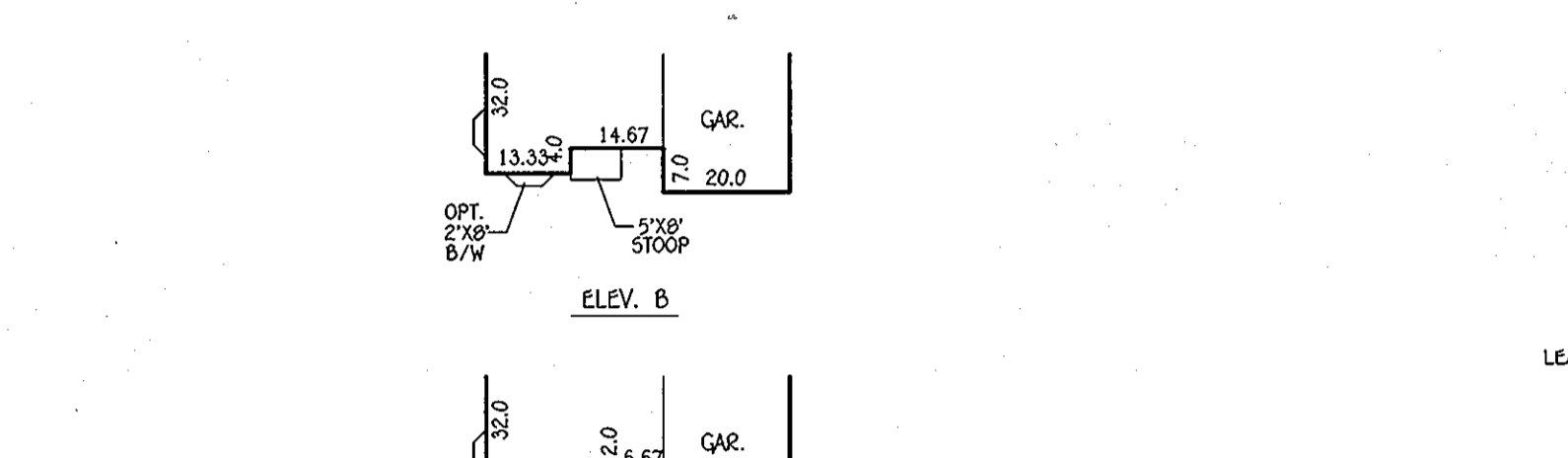
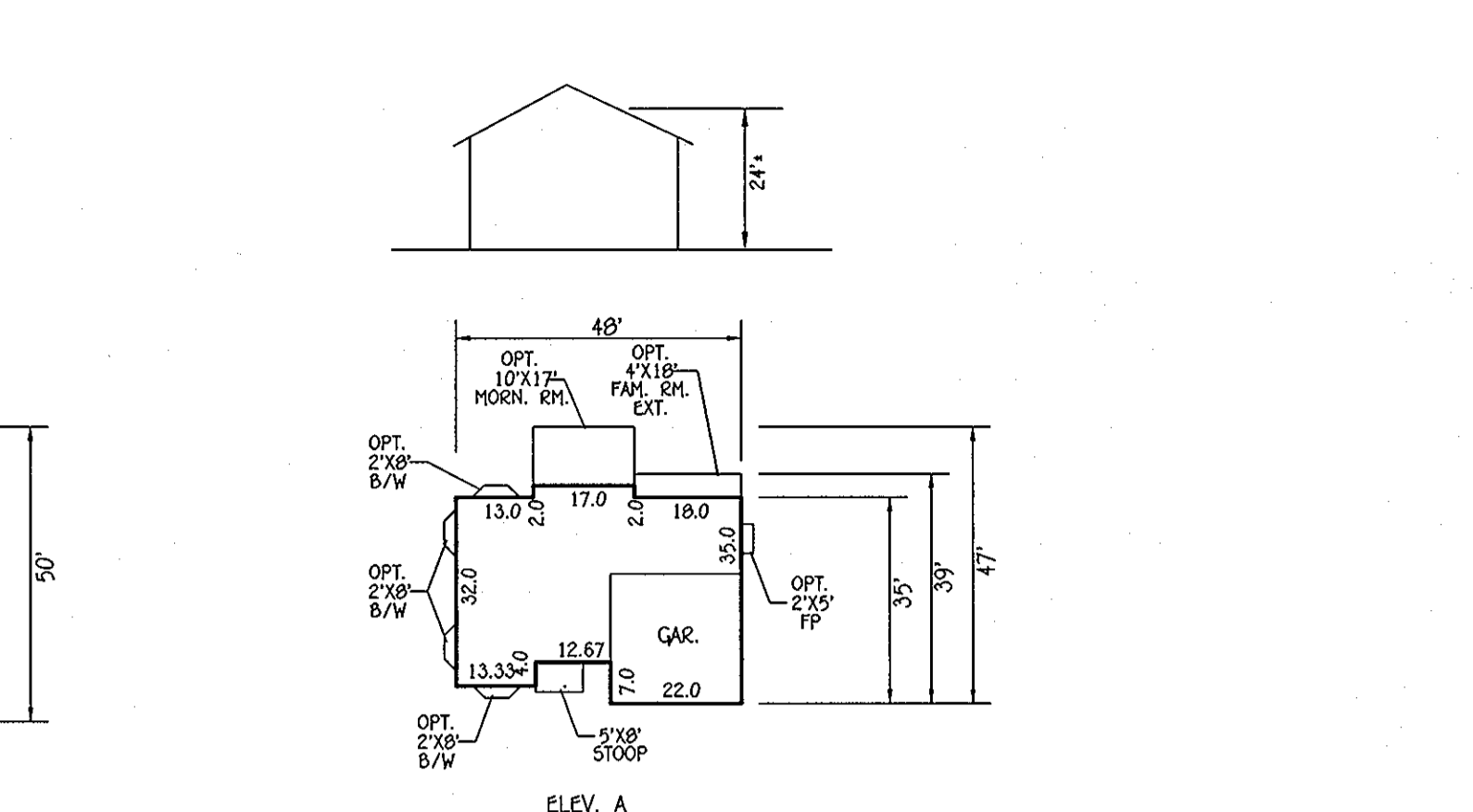
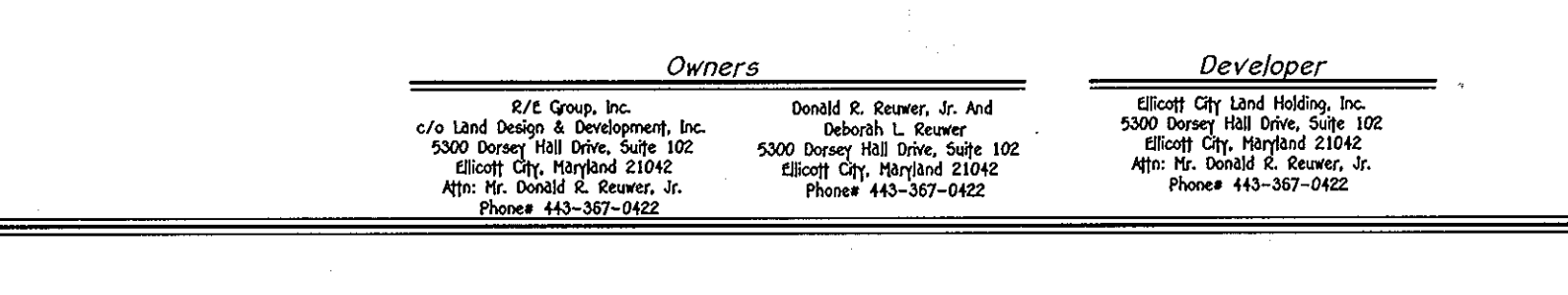
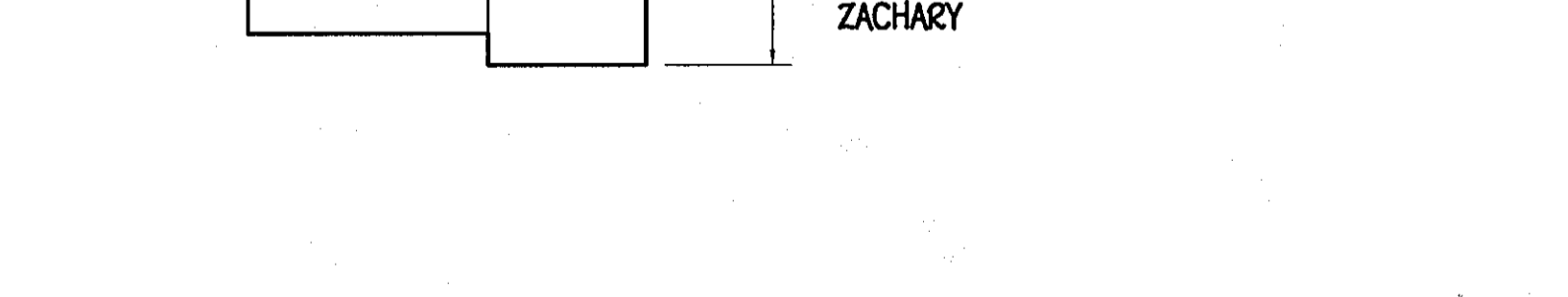
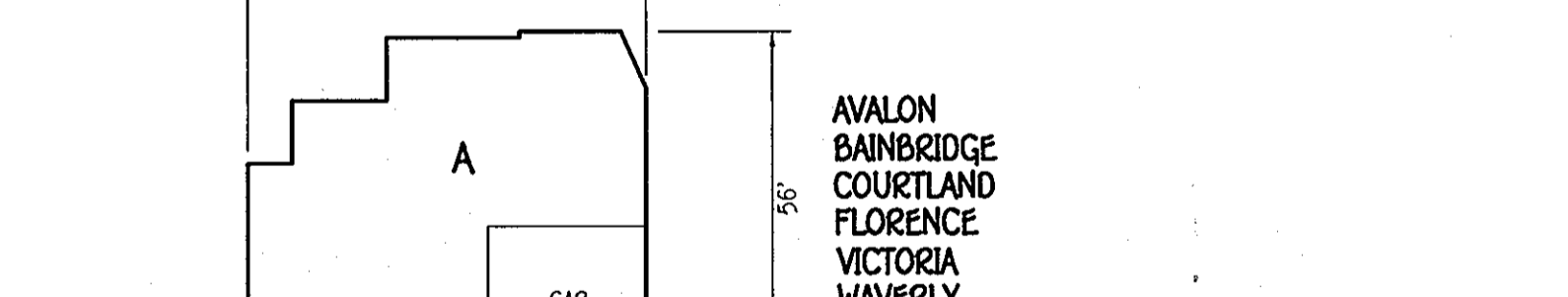
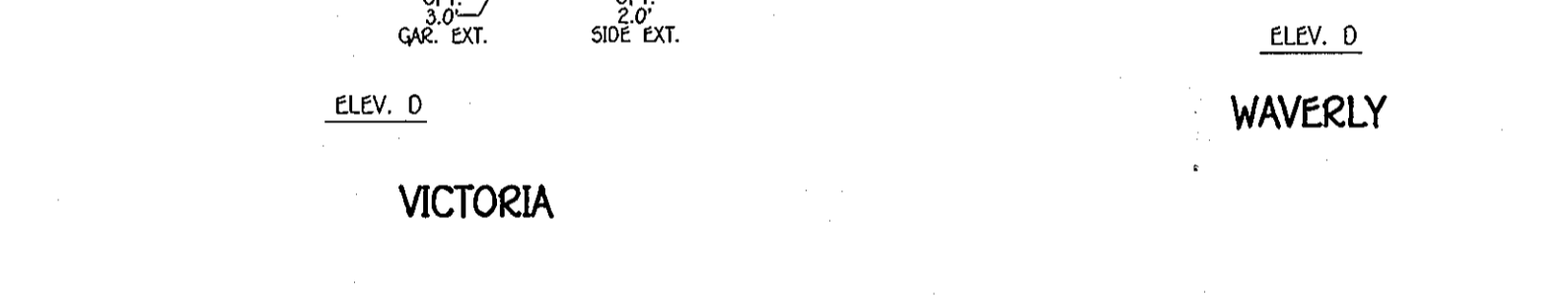
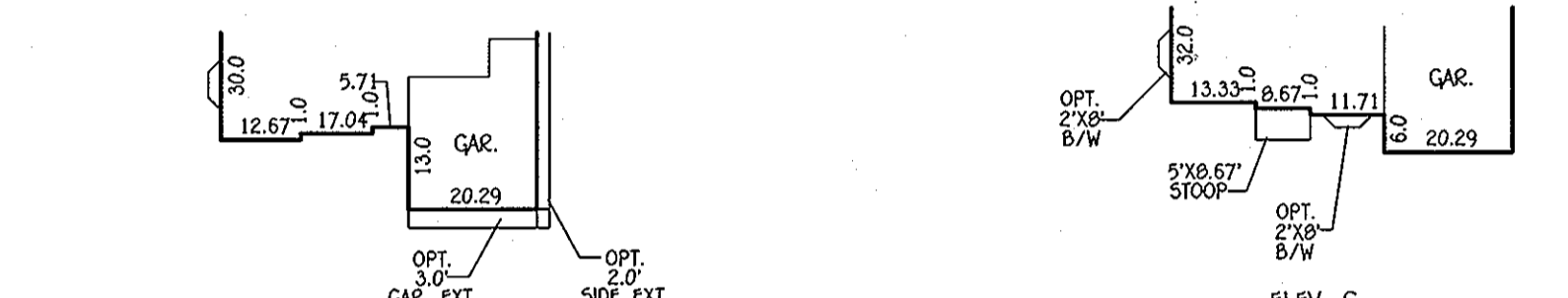
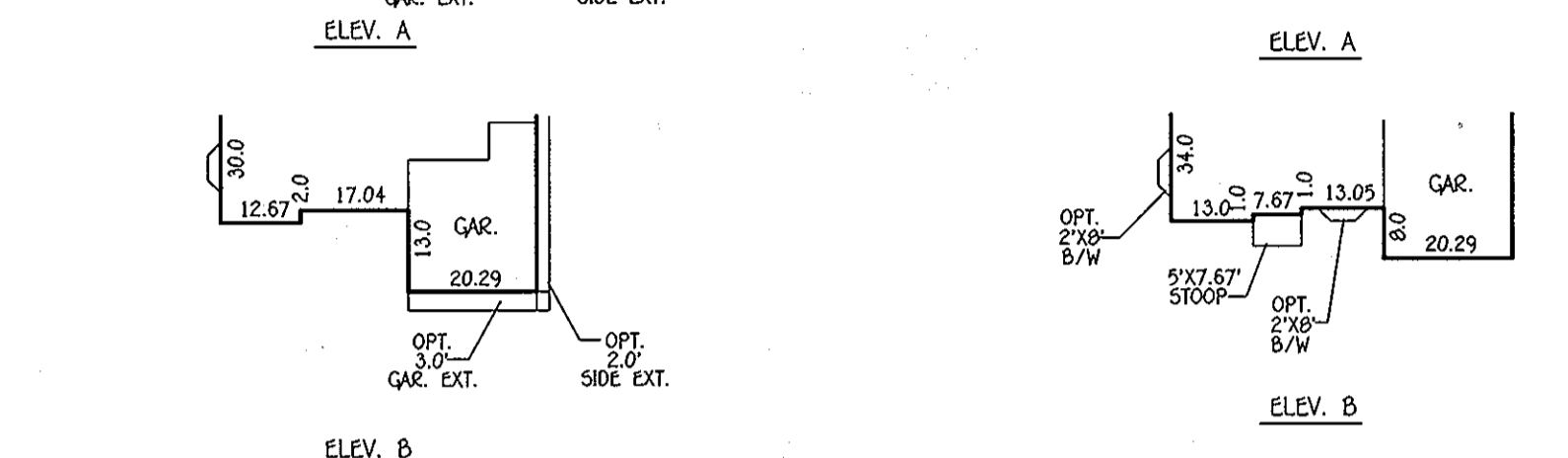
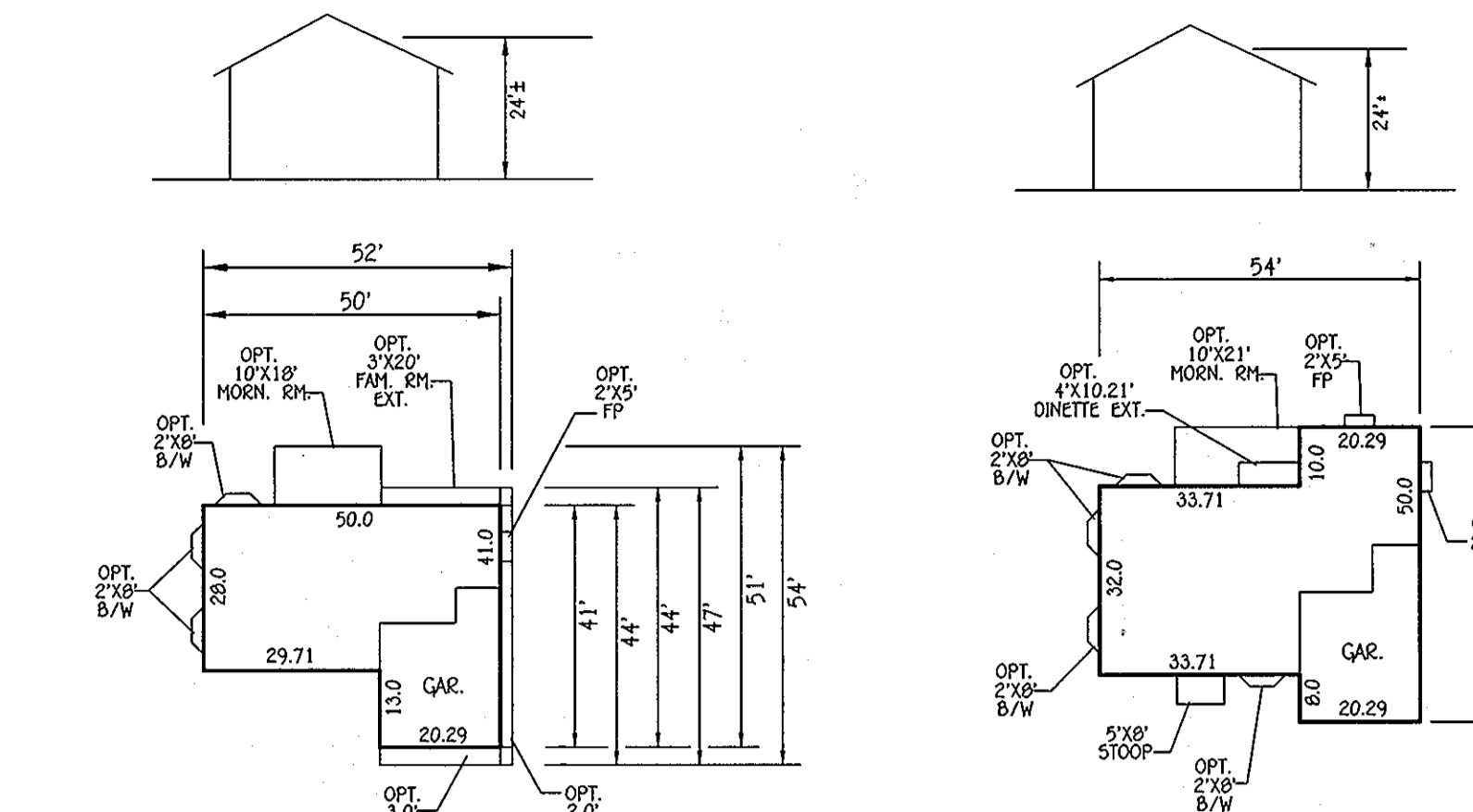
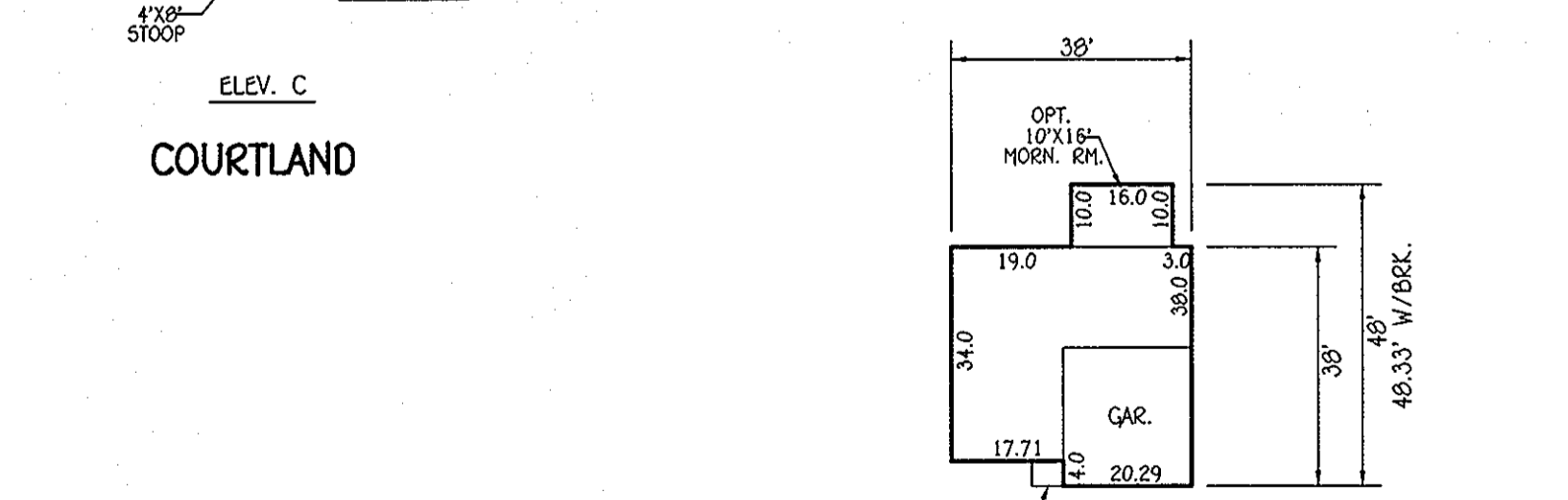
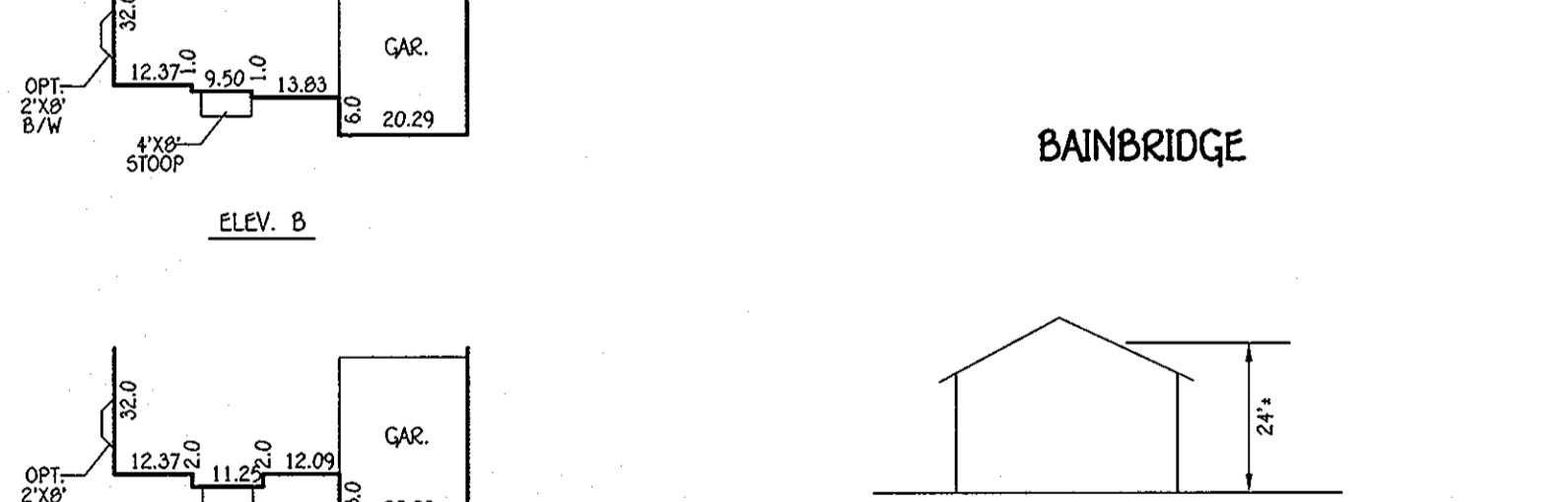
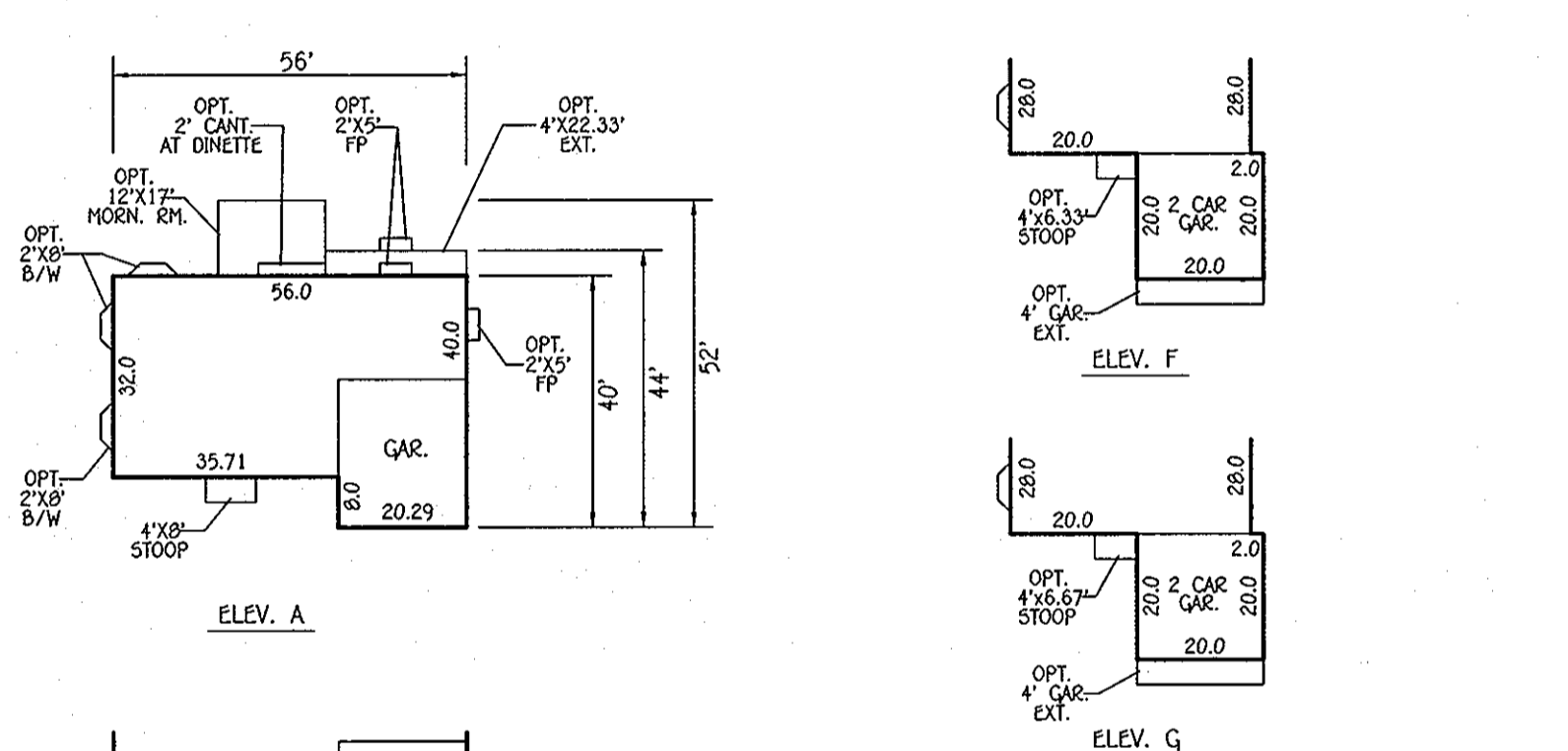
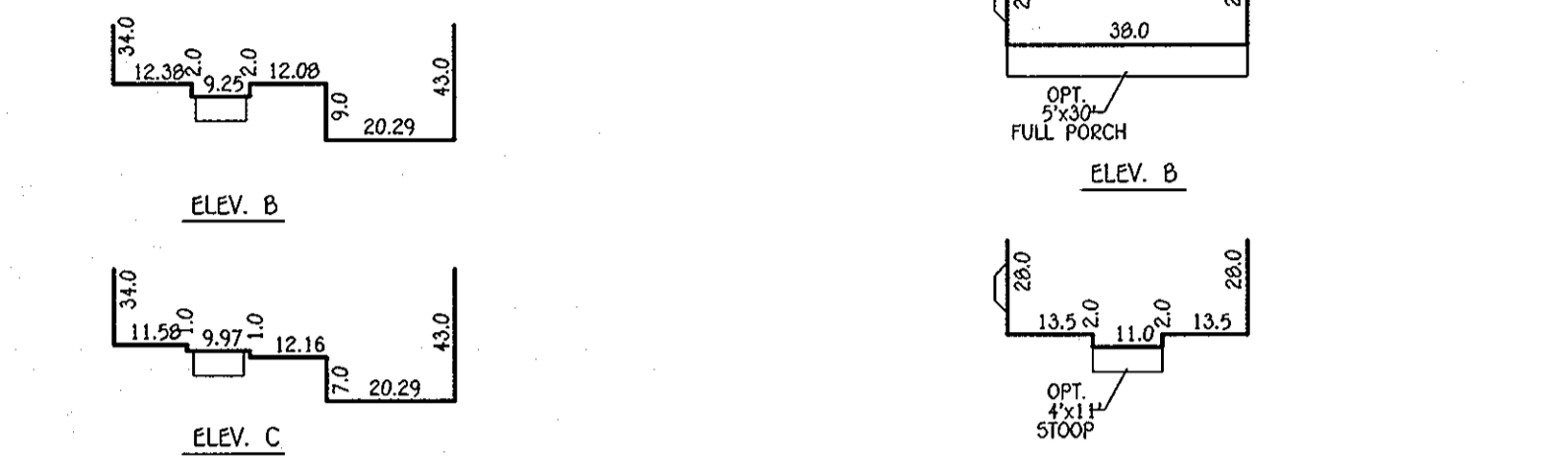
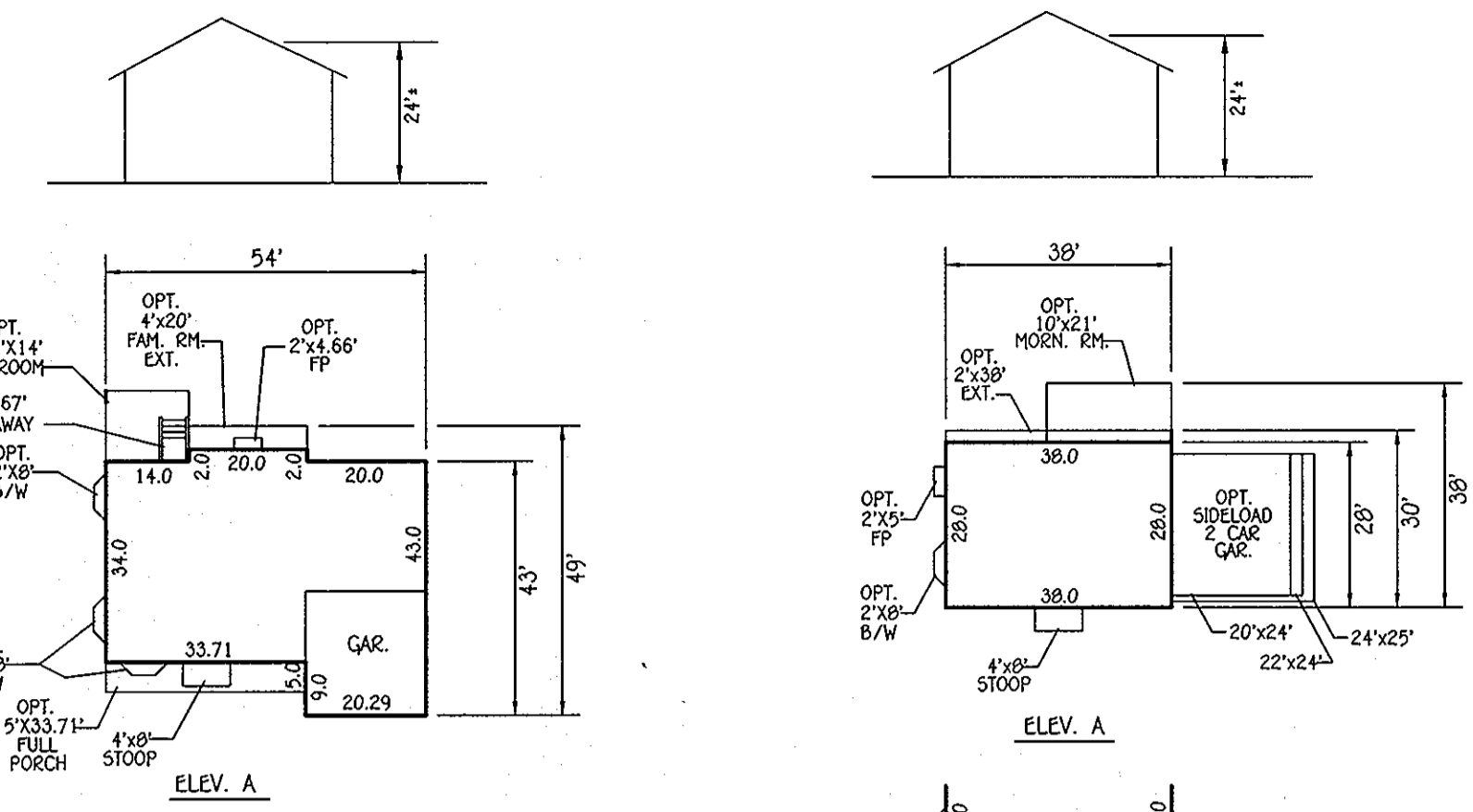


"I, the undersigned, hereby certify that these documents were prepared by me and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-11."

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

Owners: R/E Group, Inc., Donald R. Rowser, Jr., And Deborah L. Rowser, 5300 Dorney Hill Drive, Suite 102, Ellicott City, Maryland 21042, Phone: 443-357-0422

Developer: Ellicott City Land Holdings, Inc., 5300 Dorney Hill Drive, Suite 102, Ellicott City, Maryland 21042, Attn: Mr. Donald R. Rowser, Jr., Phone: 443-357-0422

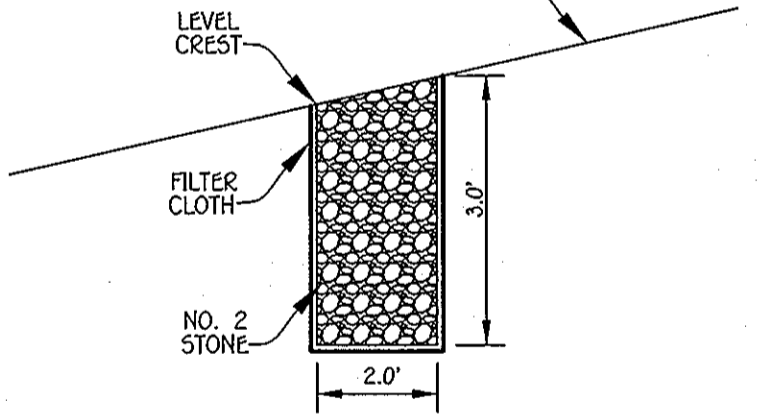


DRY WELL DETAIL  
NOT TO SCALE

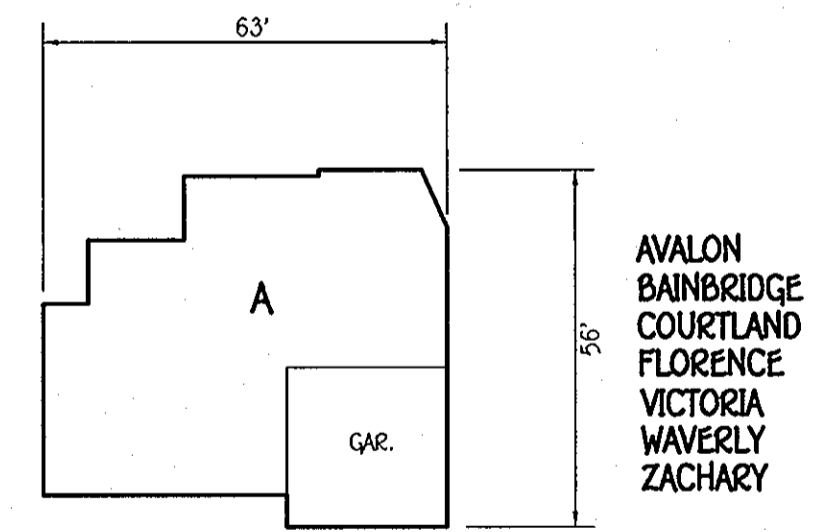
LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	*D x L x W
LOT 14	996 SQ.FT.	175 CF	100%	100%	4' x 10' x 5'
LOT 14	498 SQ.FT.	87 CF	100%	100%	4' x 5' x 5'
LOT 14	498 SQ.FT.	87 CF	100%	100%	4' x 5' x 5'
LOT 15	498 SQ.FT.	87 CF	100%	100%	4' x 5' x 5'
LOT 15	996 SQ.FT.	175 CF	100%	100%	4' x 10' x 5'
LOT 15	498 SQ.FT.	87 CF	100%	100%	4' x 5' x 5'
LOT 15	996 SQ.FT.	175 CF	100%	100%	4' x 10' x 5'

STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
2. CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS COVERS.
3. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE NO MORE THAN 500 SQ. FT.
4. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 5.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
5. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.
6. A GUTTER DRAIN FILTER SHALL BE USED WITH EACH DOWNSPOUT.



LEVEL SPREADING DEVICE DETAIL  
NOT TO SCALE

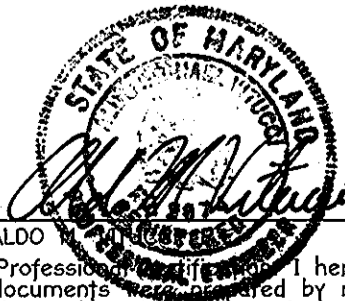


AVALON BAINBRIDGE COURTLAND FLORENCE VICTORIA WAVERLY ZACHARY

HOUSE TYPES & DETAILS  
Talbots Woods II  
Phase One  
Lots 12 Thru 15

A Resubdivision Of Non-Buildable Bulk Parcel D, As Shown On Plats Entitled "Dane Property, Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods, Phase One, Non-Buildable Bulk Parcel 'D' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20945 And 20946, And A Resubdivision Of Non-Buildable Bulk Parcel F, As Shown On Plats Entitled "Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels 'E' And 'C' Recorded Among The Aforesaid Land Records As Plat Nos. 20706 Thru 20708.

Tax Map No. 31 Grid No. 16 Parcel Nos. p/o 705 & p/o 863  
First Election District Howard County, Maryland  
Zoned: R-20  
Scale: As Shown Date: September 8, 2010  
Sheet 4 of 4



ALDO J. ... 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. 22748, Expiration Date 2-22-11."

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
10722 BALTIMORE NATIONAL FREE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2295

Owners  
R/E Group, Inc.  
5300 Dorney Hill Drive, Suite 102  
Ellicott City, Maryland 21042  
Phone: 443-387-0422

Developer  
Ellicott City Land Holdings, Inc.  
5300 Dorney Hill Drive, Suite 102  
Ellicott City, Maryland 21042  
Attn: Mr. Donald E. Rowner, Jr.  
Phone: 443-387-0422