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SUPPLEMENTAL PLAN, LANDSCAPE, TOPOGRAPHY, AND STORMWATER MANAGEMENT PLAN

TALBOTS WOODS II

Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

ZONING: R-20

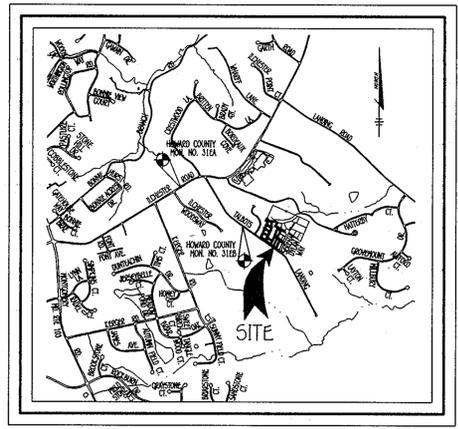
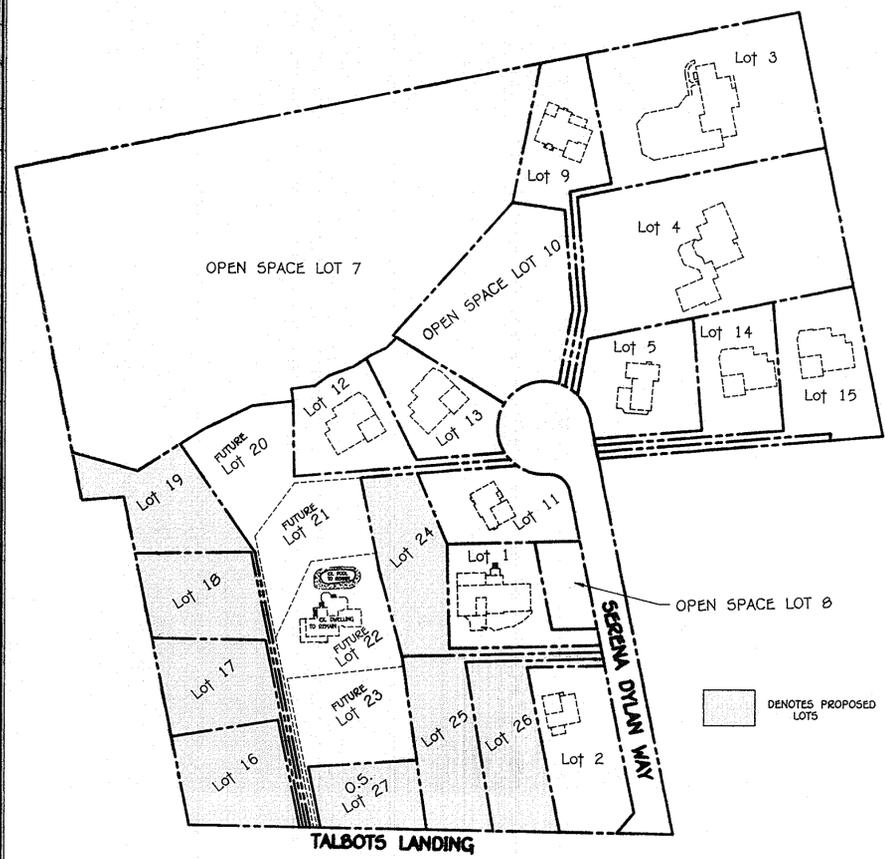
TAX MAP No. 31 GRID No. 16 P/O PARCEL No. 863

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
FEDERAL LANE	USE-IN-COMMON PRIVATE DRIVEWAY	15 M.P.H.	24' EASEMENT

TRAFFIC CONTROL SIGNS			
ROAD NAME	CENTERLINE STA. OFFSET	POSTED SIGN	SIGN CODE
FEDERAL LANE	0+30	15' L STOP	R1-1

Approved: Department of Planning And Zoning
West
 Chief, Division of Land Development
 Date: 2/22/11
W. J. ...
 Chief, Development Engineering Division
 Date: 2/17/11

- 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 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 56941.1294, 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:
 a. SUBDIVISION NAME: TALBOTS WOODS II
 b. TAX MAP NO. 31
 c. PARCELS NO. P/O 863
 d. ZONING R-20
 e. ELECTION DISTRICT: FIRST
 f. GROSS AREA OF TRACT = 4,100 AC.
 g. NUMBER OF BUILDABLE LOTS: 7
 h. NUMBER OF NON-BUILDABLE PARCELS: 0
 i. NUMBER OF OPEN SPACE LOTS: 1
 j. NUMBER OF NON-BUILDABLE BULK PARCELS: 0
 k. NUMBER OF BUILDABLE BULK PARCELS: 1
 l. AREA OF BUILDABLE BULK PARCELS: 0.00
 m. AREA OF OPEN SPACE LOTS: 0.223 AC.
 n. AREA OF NON-BUILDABLE BULK PARCELS: 0.00
 o. AREA OF BUILDABLE BULK PARCEL: 1.446 AC.
 p. AREA OF NON-BUILDABLE PARCEL: 0.00
 q. AREA OF ROADWAY TO BE DEDICATED: 0.00
 r. PREVIOUS FILE NUMBERS: S-05-010, P07-010, P-08-009, WP-08-022, F-08-194, F-09-096, F-11-011
 s. AREA OF FLOODPLAIN = 0.00 AC.
 t. AREA OF 25% OR GREATER SLOPES = 0.00 AC.
 u. OPEN SPACE TABULATION:
 ALL OPEN SPACE REQUIRED = (15,222 AC. X 30%) = 4,567 AC.
 v. OPEN SPACE PROVIDED = 5,052 AC. PER F-08-194, F-09-096 AND THIS PLAN/PLAT
 (LOT 7 = 1.446 AC. + LOT 8 = 1.027 AC. + LOT 27 = 2,578 AC. + 0.022 AC.)
 RECREATIONAL OPEN SPACE TABULATION:
 w. RECREATIONAL AREA REQUIRED = 200 SQ. FT./LOT X 10 LOTS = 3,600 SQ. FT.
 x. LOT 1 THRU 5 = 16,780 SQ. FT. + LOTS 16 THRU 19 = 16,780 SQ. FT. + LOTS 24 THRU 26 = 18 LOTS.
 y. TOTAL CREDITED RECREATIONAL AREA PROVIDED = 4,886 SQ. FT. (OPEN SPACE LOT 8, PLAT NO. 20543, F-08-194)
 z. PERCENTAGE OF CREDITED RECREATIONAL AREA PROVIDED = 4,886 SQ. FT./3,600 SQ. FT. = 135%
 OPEN SPACE LOT 27 SHALL BE DEDICATED TO TALBOTS WOODS II HOMEOWNERS ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION.
 - ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-100.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - WATER & SEWER ARE PUBLIC (CONTRACT NO. 14-4450-0, 14-4601-0 & 14-4333-0)
 THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON THE DATE DEVELOPER AGREEMENT #14-4601-0 IS FILED AND ACCEPTED WITH THE RECORDATION OF THE FINAL PLAT.
 - 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 16.116b.
 - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 & II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDM. STORMWATER MANAGEMENT REGULATIONS FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL (P-07-010) ON DECEMBER 12, 2008 AND FINAL PLAN APPROVAL (F-11-025) ON 12/16/10. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017, FOR THE OVERALL TALBOTS WOODS II PROJECT. RECHARGE VOLUME HAS BEEN PROVIDED THROUGH THE USE OF A STONE RESERVOIR CONSTRUCTED UNDER (F-08-194). WATER QUALITY AND CHANNEL PROTECTION VOLUME HAS BEEN PROVIDED BY A POCKET POND FACILITY NO. 1 UNDER (F-08-194). A PRIVATE 800-RETENTION FACILITY NO. 2 IS PROPOSED FOR LOT 16 AND TWO LEVEL SPREADERS ARE PROPOSED ON OPEN SPACE LOT 27 AS WELL AS CMP NO. 3 (A 800-RETENTION CELL) ON LOT 16. THIS PROJECT IS EXEMPT FROM THE LATEST 2010 MDM SWM DESIGN MANUAL UNTIL MAY 4, 2017, AS LONG AS CONSTRUCTION IS COMPLETED BY THIS DATE. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY ON OPEN SPACE LOT 27 WILL BE PRIVATELY OWNED & MAINTAINED BY THE I.O.A.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADII;
 STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (NETS LOADING);
 DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER
 CONSTRUCTION SURFACE; MAINTENANCE/SUFFICIENT TO INSURE ALL WEATHER USE.
 STRUCTURE CLEARANCE - 12' MINIMUM
 FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R - 6.03.
 - 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-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 ONTO THE FLAG OR PIPESTEM LOT (DRIVEWAY).
 - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
 - THE LANDSCAPE SURVEY IN THE AMOUNT OF \$9,000.00 FOR THE 25 SHADE AND 14 EVERGREEN TREES FOR PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS RESUBDIVISION PLAN/PLAT.
 - STREET LIGHTS ARE REQUIRED AND WERE PROVIDED UNDER F-08-194.
 - THE INDIVIDUAL PARCEL DESIGNATIONS FOR THIS PROJECT ARE:
 A. BUILDABLE BULK PARCEL "H" - AREA = 2,883 AC. (PHASE 2)
 Buildable Bulk Parcel "H" Reserves The Right To Be Further Subdivided Into Future Buildable Lots 20 Thru 23 In Accordance With APFO Planning.
 - THE EXISTING DRIVEWAY SERVING BUILDABLE BULK PARCEL "H" FROM TALBOTS LANDING TO THE EXISTING HOUSE (NORTH OF O.S. LOT 27) SHALL BE REMOVED AS PART OF THIS PLAN'S PROCESSING. SEE PLAN VIEW, SHEET 2.
 - PROPERTY IS SUBJECT TO WAIVER PETITION WP-08-22 FROM SECTION 16.121.B.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 7/29/06. 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.
 - A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY - FOR BOTH USE-IN-COMMON DRIVEWAYS - SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.



FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Talbots Woods II Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.
 Tax Map No. 31 Grid No. 16 P/O Parcel No. 863
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 1 of 9

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE, P.O. BOX 10072 BALTIMORE, MARYLAND, P.E.
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-1299

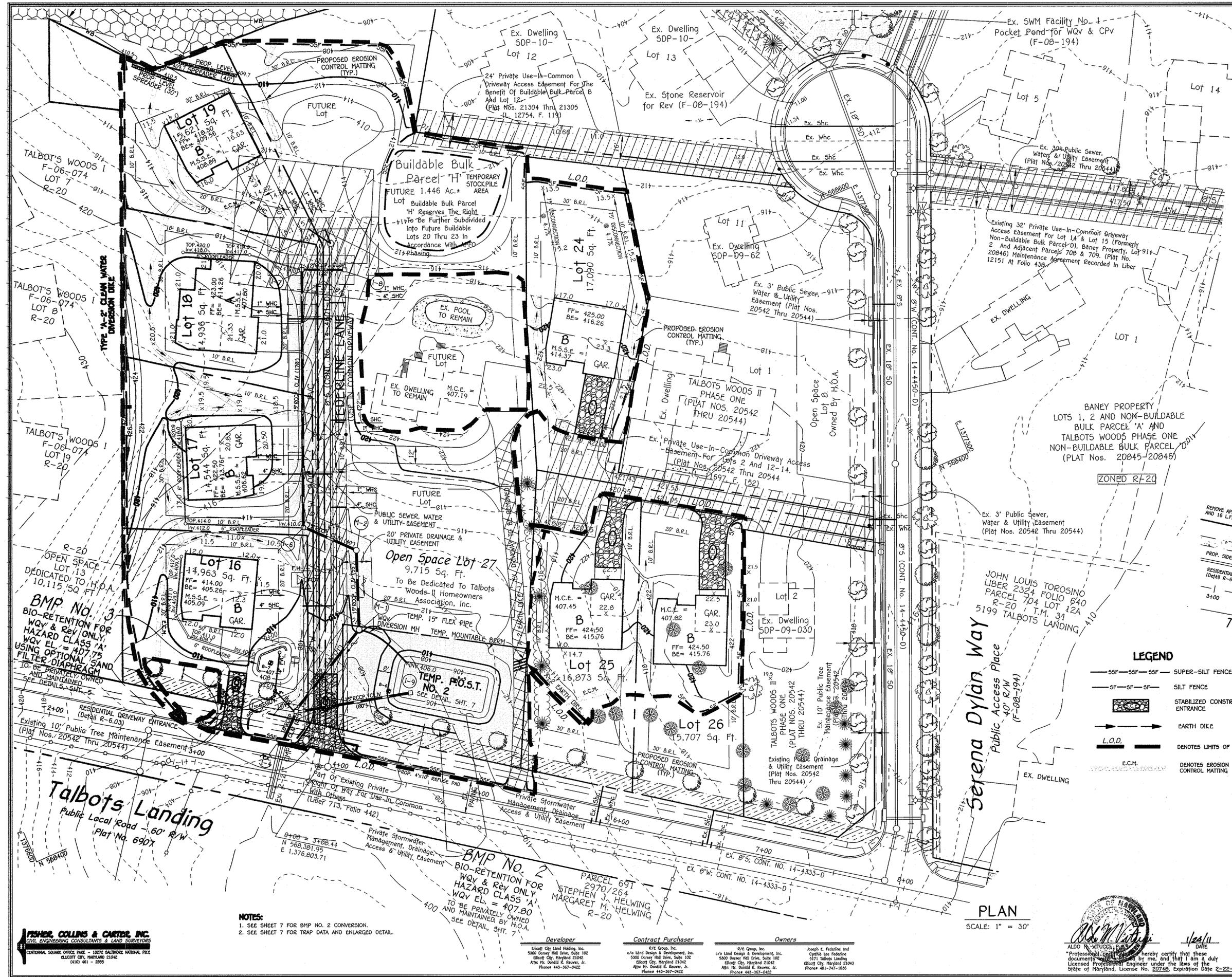
Developer
 Elliott City Land Holdings, Inc.
 5300 Dorney Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald E. Weaver, Jr.
 Phone: 410-367-0422

Contract Purchaser
 R/E Group, Inc.
 c/o Land Design & Development, Inc.
 5300 Dorney Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald E. Weaver, Jr.
 Phone: 410-367-0422

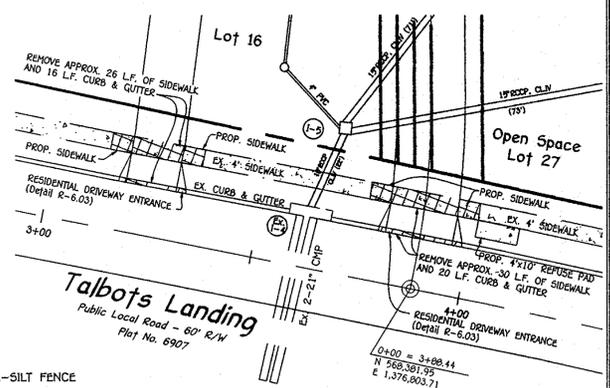
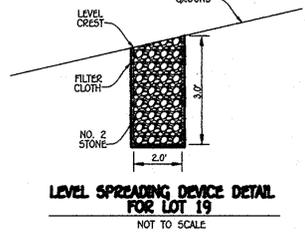
Owners
 R/E Group, Inc.
 c/o Land Design & Development, Inc.
 5300 Dorney Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald E. Weaver, Jr.
 Phone: 410-367-0422

Joseph E. Federline 3rd
 Cynthia Lee Federline
 5173 Talbots Landing
 Ellicott City, Maryland 21043
 Phone: 410-747-1058

West
 Chief, Division of Land Development
 Date: 2/22/11



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 of Developer: *Donald Reuber, Jr.* Date: 1/24/11
 Printed Name of Developer: **Donald Reuber, Jr.**
 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 Development 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: *John C. Robertson* Date: 1/24/11
 Printed Name of Engineer: **John C. Robertson**
 These Plans For Small Pond Construction, Soil Erosion And Sediment Control Meet The Requirements Of The Howard Soil Conservation District.
 Signature: *John C. Robertson* Date: 2/9/11
 Printed Name: **John C. Robertson**
 Approved: Department of Planning And Zoning
 Signature: *W. S. ...* Date: 2/22/11
 Printed Name: **Chief, Division of Land Development**
 Signature: *...* Date: 2/17/11
 Printed Name: **Chief, Development Engineering Division**



- LEGEND**
- SSF—SSF—SSF— SUPER-SILT FENCE
 - SF—SF—SF— SILT FENCE
 - [Symbol] STABILIZED CONSTRUCTION ENTRANCE
 - EARTH DIKE
 - L.O.D.— DENOTES LIMITS OF DISTURBANCE
 - [Symbol] DENOTES EROSION CONTROL MATTING

NOTES:
 1. BMP Nos. 2 AND 3 ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 2. ALL STORM DRAIN IS PRIVATE EXCEPT FOR EX. 1-4.

SUPPLEMENTAL, TOPOGRAPHY, SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN

Talbots Woods II
 Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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. 20705 Thru 20709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.
 Tax Map No. 31 Grid No. 16 P/O Parcel No. 863
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 2 of 9

FISHER, COLLINS & CARTEE, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL Pk
 ELLETTT CITY, MARYLAND 21042
 (410) 461 - 2295

NOTES:
 1. SEE SHEET 7 FOR BMP NO. 2 CONVERSION.
 2. SEE SHEET 7 FOR TRAP DATA AND ENLARGED DETAIL.

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

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

Owners
 R/E Group, Inc.
 Joseph A. Fedorine and
 Cynthia Lee Fedorine
 5171 Talbots Landing
 Ellicott City, Maryland 21042
 Phone: 443-367-0422



PLAN
 SCALE: 1" = 30'

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

2/22/11
Date

2/17/11
Date

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
1-5	A	0.92 AC.	0.33	R-20	11%
1-6	B	0.31 AC.	0.45	R-20	28%
1-7	C	0.12 AC.	0.74	R-20	70%
1-8	D	0.14 AC.	0.29	R-20	5%

PLANT LIST				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	
	12	QUERCUS PHELLOS WILLOW OAK	2 1/2-3" CAL.	
	13	FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2-3" CAL.	
	14	ILEX OPACA AMERICAN HOLLY	5' - 6' HT.	

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL". FINANCIAL SURETY FOR THE REQUIRED 25 SHADE & 14 EVERGREEN TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,600.00.

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscaping justification accompanied by an executed one year zoning of plant materials will be submitted to the Department of Planning and Zoning.

[Signature]
Date: *2/17/11*

Soils Legend		
SOIL	NAME	CLASS
CrD	Croom and Evesboro soils, 10 to 15 percent slopes	C
Fa	Fallingston sandy loam, 0 to 2 percent slopes	B
Lac	Lagore silt loam, 8 to 15 percent slopes	C
SaB	Sassafras loam, 2 to 5 percent slopes	B
SaC	Sassafras loam, 5 to 10 percent slopes	B
SrC	Sassafras and Croom soils, 5 to 10 percent slopes	B
Wob	Woodstow 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

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF TYPE 'B' PERIMETER	D2: 395'
NUMBER OF TREES REQUIRED & PROVIDED:	
SHADE TREES	8
EVERGREEN TREES	10
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

SEE PLANTING PLAN, SHEET 5



SCHEDULE A - PERIMETER LANDSCAPING								
PERIMETER	CATEGORY (PROPERTIES, ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	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 PROVIDED		
						SHADE TREES	EVERGREEN TREES	SHRUBS
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	-	14
P-5	ADJACENT TO ROAD	B	312' (055' front to road)	NO	NO	3	4	3 4
P-6	ADJACENT TO PERIMETER	A	452'	NO	NO	6	-	PROVIDED UNDER F-08-194

PLAN
 SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2095

Developer
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 5000 Overhill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald S. Rowner, Jr.
 Phone: 443-367-0422

Contract Purchaser
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 Ellicott City, Maryland 21042
 Attn: Mr. Donald S. Rowner, Jr.
 Phone: 443-367-0422

Owners
 R/E Group, Inc.
 Joseph E. Fedorine and
 Cynthia Lee Fedorine
 c/o Land Design & Development, Inc.
 5500 Overhill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald S. Rowner, Jr.
 Phone: 443-367-0422



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. 22258, Expiration Date 2-22-11"

[Signature]
 DATE: *2/22/11*

LANDSCAPE PLAN, SOILS MAP AND DRAINAGE AREA MAP
Talbots Woods II
 Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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 Aforementioned Land Records As Plat Nos. 207706 Thru 207709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

Map No. 31 Grid No. 16 P/O Parcel No. 063
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 3 of 9

STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
EX. I-4	406.77	402.31	EX. 402.06 EX. 402.03	TALBOTS LANDING	14+37.30	9.66'R	A-5	D - 4.01
I-5	* 406.80	402.77, 402.67, 402.67	402.42	USE-IN-COMMON DRIVEWAY	0+37	20'L	'K' INLET	D - 4.12
I-6	* 412.41	409.75, 410.00 (6")	409.50	USE-IN-COMMON DRIVEWAY	1+65	16'L	'K' INLET	D - 4.12
I-7	* 415.92	413.22	412.97	USE-IN-COMMON DRIVEWAY	3+43	16'L	'K' INLET	D - 4.12
I-8	* 415.92	-----	413.38	USE-IN-COMMON DRIVEWAY	3+43	16'L	'K' INLET	D - 4.12
I-9	* 402.80 402.84	403.83, 404.22	403.83, 404.02	USE-IN-COMMON DRIVEWAY	0+49	52'R	'D' INLET	D - 4.10
M-1	410.00	407.50	407.80, 407.30 (6")	USE-IN-COMMON DRIVEWAY	0+94.80	23.2'R		
M-2	413.00	409.30	409.25	USE-IN-COMMON DRIVEWAY	1+49.50	21.6'R		
5-1	-----	407.66, 20	-----	USE-IN-COMMON DRIVEWAY	0+79.60	35.7'R	6" MITERED END	-----

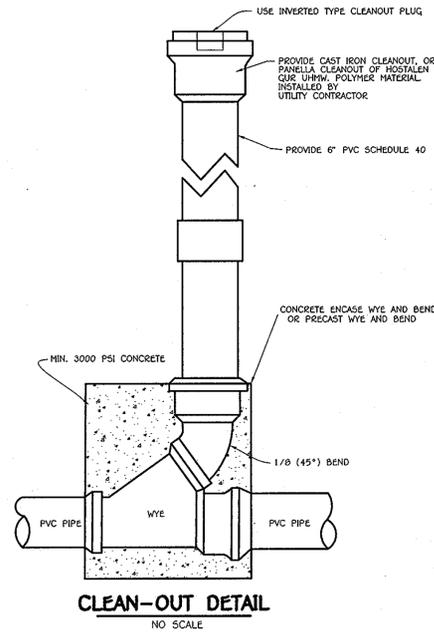
NOTE: I-9 SHALL HAVE OPENINGS ON 3 OF 4 SIDES.

* DENOTES THROAT ELEVATION

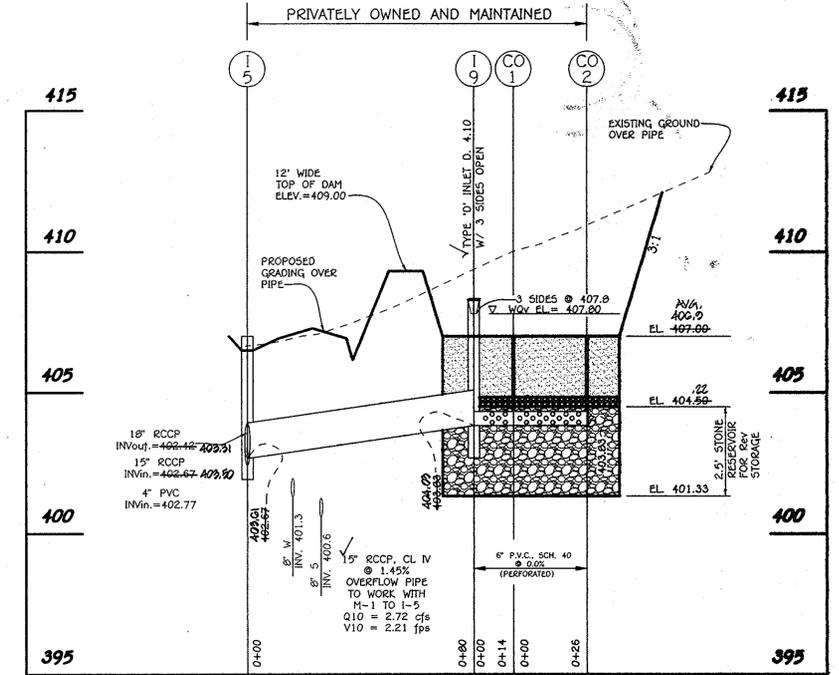
SIZE	CLASS	LENGTH
12"	RCCP, CLASS IV	32 L.F.
15"	RCCP, CLASS IV	424 L.F.
18"	RCCP, CLASS IV	22 L.F.
6"	PERF PVC	40 L.F.

NOTE: PVC TO BE SCHEDULE 40

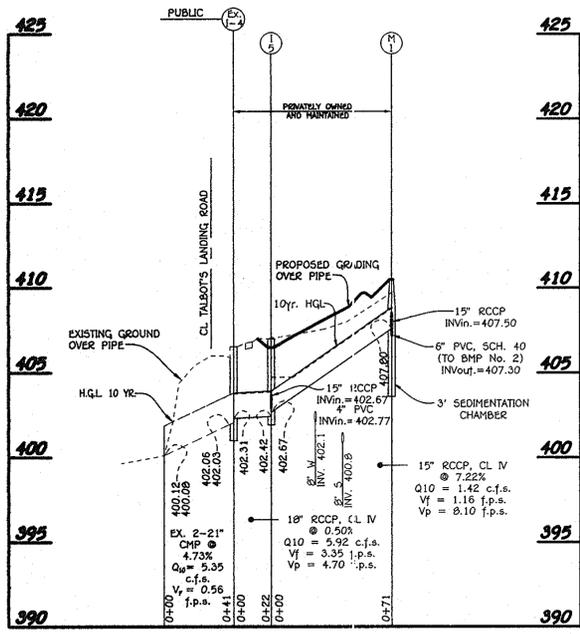
NOTE: STORM DRAIN PIPE AND STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR EXISTING INLET I-4.



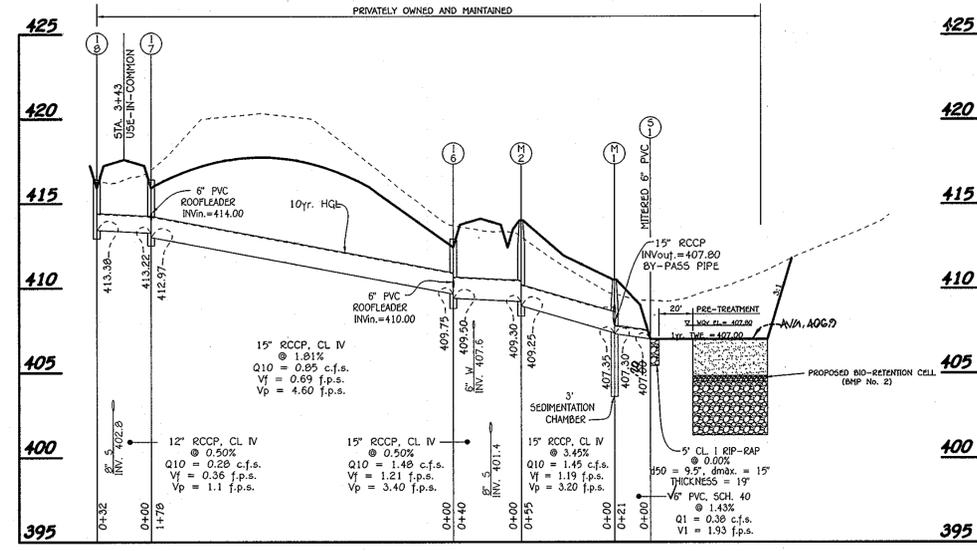
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/22/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 2/17/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



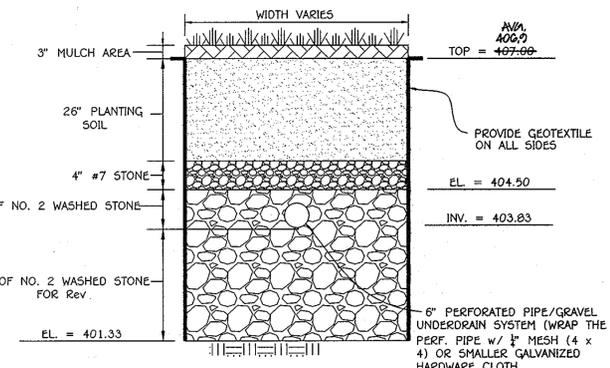
BMP No. 2 PROFILE
 SCALE: HOR: 1" = 30'
 VER: 1" = 3'



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



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



(BMP No. 2) TYPICAL SECTION (BIO-RETENTION FILTER)
 NO SCALE

STORM DRAIN PROFILES & DETAILS

Talbots Woods II
 Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G 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 20709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.
 Tax Map No. 31 Grid No. 16 P/O Parcel No. 063
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 4 of 9

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10732 MALDEN ROAD
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2999

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

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

Owners
 R/E Group, Inc.
 Joseph E. Frederico and
 Cynthia Lee Frederico
 5171 Talbots Landing
 Ellicott City, Maryland 21042
 Phone: 410-717-1006

AS BUILT BMP #2
 8/15/13

[Professional Engineer Seal]
 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. 22748, Expiration Date 2-22-11.

STORM WATER MANAGEMENT POND CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice HD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and free of roots, stumps, rocks, rubble, stones greater than 6" in size or other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, stumps, rocks, and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

EMBANKMENT
Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, rocks, rubble, stones greater than 6" in size or other objectionable material. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification GC, CU, CL, or CL-ML and must have at least 20% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special design must be approved by the Engineer. The geotechnical engineer's design shall be in the outer shell of the embankment must provide the stability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill material shall be placed in maximum 8-inch thick (before compaction) layers which shall be compacted by the equipment used for the most permeable borrow material shall be placed in the downstream portions of the embankment. The embankment shall be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each fill shall be traversed by not less than one pass. The equipment used for compaction shall be of the roller type or a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within +3% of optimum. Each layer of fill shall be compacted as necessary to obtain this density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Cut Off Trench - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers, or hand tampers to assure maximum density and minimum permeability.

Drainage Diaphragms - When a drainage diaphragm is used, a registered professional engineer will supervise the design and construction inspection.

Construction
Construction shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, MS No. 3.

Rock Riprap
Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction Materials, Section 921.09, Class C.

Cure of Water during Construction
All work on permanent structures shall be carried out in areas free from water. The Contractor shall construct and maintain all temporary dikes, levees, cofferdams, drainage channels, and stream diversions necessary to protect the areas to be occupied by the permanent works. The contractor shall also furnish, install, operate, and maintain all necessary pumping and other equipment required for removal of water from various parts of the work and for maintaining the excavations, foundations, and other parts of the work free from water as required or directed by the engineer for construction of each part of the work. After having served their purpose, all temporary protective works shall be removed or leveled and graded to the extent required to prevent obstruction in any degree whatsoever of the flow of water to the spillway or outlet works and so as not to interfere in any way with the operation or maintenance of the structure. Stream diversions shall be maintained until the full flow can be placed through the permanent works. The removal of water from the required excavation and the foundation shall be accomplished in a manner and to the extent that will minimize the risk of the excavated slopes and bottom required excavations and will allow satisfactory performance of all construction operations. During the placing and compacting of material in required excavations, the water level at the locations being refilled shall be maintained below the bottom of the excavation at such locations which may require draining the water pumps from which the water shall be pumped.

Stabilization
All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, liming, fertilizing and mulching in accordance with the Natural Resources Conservation Service Standards and Specifications for Critical Area Planting (190-342) or as shown on the accompanying drawings.

Erosion and Sediment Control
Construction operations will be carried out in such a manner that erosion will be controlled and water and air pollution minimized. State and local laws concerning pollution abatement will be followed. Construction plans shall detail erosion and sediment control measures.

OPERATION AND MAINTENANCE
An operation and maintenance plan in accordance with local or State Regulations will be prepared for all ponds. As a minimum, the dam inspection checklist located in Appendix A shall be included as part of the operation and maintenance plan and performed at least annually. Written records of maintenance and major repairs shall be retained in a file. The issuance of a maintenance and repair permit for any repair or maintenance that involves the modification of the dam or spillway from the original design and specifications is required. A permit is also required for any repair or reconstruction that involves a substantial portion of the structure. All indicated repairs are to be made as soon as practical.

Pipe Connections
All connections shall be made with rubber or neoprene gasket when joining pipe sections. The end of each pipe shall be re-rolled to disengage number of corrugations to accommodate the bandwidth. The following pipe connections are acceptable for pipe less than 24-inches in diameter: (1) two ends of the pipe with a circular 3/8 inch closed cell neoprene gasket, prepared to the flange hole circle, sandwiched between adjacent flanges; a 12-inch wide standard lip type band with 12-inch wide by 3/8-inch thick closed cell circular neoprene gasket; and a 12-inch wide hugger type band with 3/8-inch gaskets having a minimum diameter of 1 1/2-inch greater than the connection depth. (2) Pipe 24-inches in diameter and larger shall be connected by a 24-inch long annular corrugated band using a minimum of 4 (4) or 6 (6) rods and nuts, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell circular neoprene gasket will be installed with 12-inches on the end of each pipe. Flanged joints with 3/8-inch closed cell gaskets the full width of the flange is also acceptable.

Heavily corrugated pipe shall have either continuously welded seams or have lock seams with internal caulking or a neoprene bead.

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

5. Backfilling shall conform to "Structure Backfill".

6. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe:

1. Material - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.

2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding/grade for their entire length. This bedding/grade shall consist of high strength concrete placed under the pipe and up the sides of the pipe at least 1/4" outside diameter with a minimum thickness of 6 inches. Where a concrete bedding is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

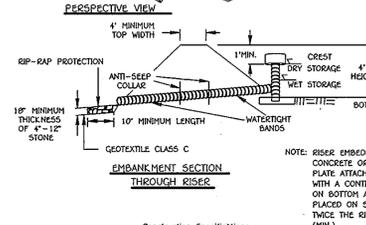
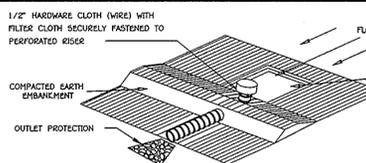
3. Joint pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe. The first joint must be located within 4 feet from the riser.

4. Backfilling shall conform to "Structure Backfill".

5. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

2. Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight.

PIPE OUTLET SEDIMENT TRAP - ST 1



- Construction Specifications
- The area under the embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
 - The fill material for the embankment shall be free of roots or other woody vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
 - The total trap volume as measured from the bottom to riser crest elevation shall be 3600 cubic feet per acre of drainage area (see Table 9). The top of embankment must be 1' above the riser crest elevation.
 - Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half of the wet storage depth of the trap (9000/AC). The sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The structure shall be inspected periodically and after each rain and repairs made as necessary.

PIPE OUTLET SEDIMENT TRAP - ST 1

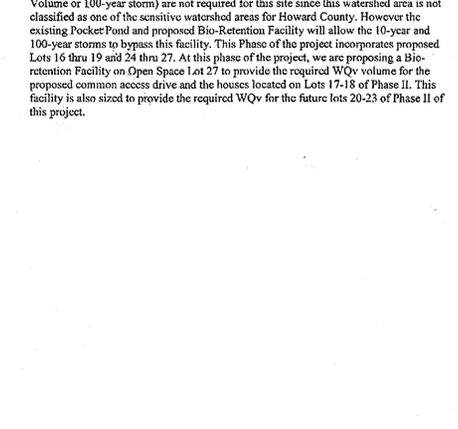
- Construction operations shall be carried out in such a manner that erosion and water pollution are abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Pockets of concentrated inflow shall be protected in accordance with Grade Stabilization Structure criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and maintained and monitored erosion free during the life of the trap.
- The structure shall be removed and earth stabilized when the drainage area has been properly stabilized.
- All cut and fill slopes shall be 2:1 or flatter.
- All pipe connections shall be watertight.
- Above the wet storage elevation, the riser shall be perforated with 1/2" wide by 6" long slots or 1" diameter holes spaced 6" vertically and horizontally. No perforations will be allowed within 6" of the horizontal bars.
- The riser shall be wrapped with 1/2" hardware cloth (weld) then wrapped with Geotextile Class C. The filter cloth shall extend 6" above the highest slot and 6" below the lowest slot. Where ends of filter cloth come together, they shall be overlapped, folded and fastened to prevent bypass. Filter cloth shall be replaced as necessary to prevent clogging.
- Straps or connecting bands shall be used to hold the filter cloth and wire fabric in place. They shall be placed at the top and bottom of the cloth.
- Fill material around the pipe spillway shall be hand compacted in 4" layers. A minimum of 2' of hand-compacted backfill shall be placed over the pipe spillway before crossing it with construction equipment.
- The riser shall be anchored with either a concrete base or steel plate base to prevent flotation. Concrete bases shall be at least twice the riser diameter and 12" deep with the riser embedded 9". Steel plate bases shall be at least twice the riser diameter, 1/4" minimum thickness and attached to the bottom of the riser by a continuous weld or formed a watertight connection. Then place 2' of stone, gravel or compact earth on the plate.
- Anti seep collars shall be constructed in accordance with plans (ref. table 16 and Details 13 and 14).
- Concentric trash rack and anti-vortex device design details are on Detail 16.
- Refer to Section D for dewatering requirements of sediment traps.
- Outlet - An outlet shall be provided, which includes a means of conveying the discharge in an erosion free manner to an existing stable channel.
- Where discharge occurs at the property line, local ordinances and drainage easement requirements shall be met.

SUMMARY TABLE #2

The following is a summary of the Reqs WQ, and CP, Requirements:

Trap/Requirement	Volume Required	Volume Provided & Notes
Reqs (Recharge Vol. for Entire Site)	0.95 acres w/ 5% Area or 0.0274 ac. ft. w/ 5% Volume	0.1102 acres w/ 5% Area Volume Via Storm Reservoir - Phase 1
WQ		
Study Point #F - Ex. Pocket Pond (P-5)	4,190.47 Cu. Ft.	5,950 Cu. Ft.
Study Point #A	0.1117 Ac. Ft.	Provided Via Credits
Study Point #B - Bio-retention (P-6)	2,431 Cu. Ft.	2,431 Cu. Ft. @ BMP#2 - Bio-retention
Study Point #B-1 - Bio-retention (P-6)	183 Cu. Ft.	183 Cu. Ft. @ BMP#3 - Micro-Bio-retention - Lot 16
Study Point #C	No planned disturbances	N/A No disturbance
Study Point #D	No planned disturbances	N/A No disturbance
Study Point #E	No planned disturbances	N/A No disturbance
CP		
Study Point #F - Ex. Pocket Pond - (P-5)	0.0792 Ac. Ft.	0.0792 Ac. Ft. @ BMP#1
Study Point #A	N/A	Less Than <2.0 cfs
Study Point #B - Bio-retention (P-6)	N/A	Less Than <2.0 cfs @ 1.68 cfs
Study Point B-2	N/A	Less Than <2.0 cfs
Study Point #C	N/A	Less Than <2.0 cfs
Study Point #D	N/A	Less Than <2.0 cfs
Study Point #E	N/A	Less Than <2.0 cfs

Note: Both Q₁(Overbank Flood Protection or 10-year storm) and Q₂(Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County. However the existing Pocket Pond and proposed Bio-Retention Facility will allow the 10-year and 100-year storms to bypass this facility. This Phase of the project incorporates proposed Lots 16 thru 19 and 24 thru 27. At this phase of the project, we are proposing a Bio-Retention Facility on Open Space Lot 27 to provide the required WQ volume for the proposed common access drive and the houses located on Lots 17-18 of Phase II. This facility is also sized to provide the required WQ for the future lots 20-23 of Phase II of this project.



BMP No. 2 - TOP OF DAM PROFILE

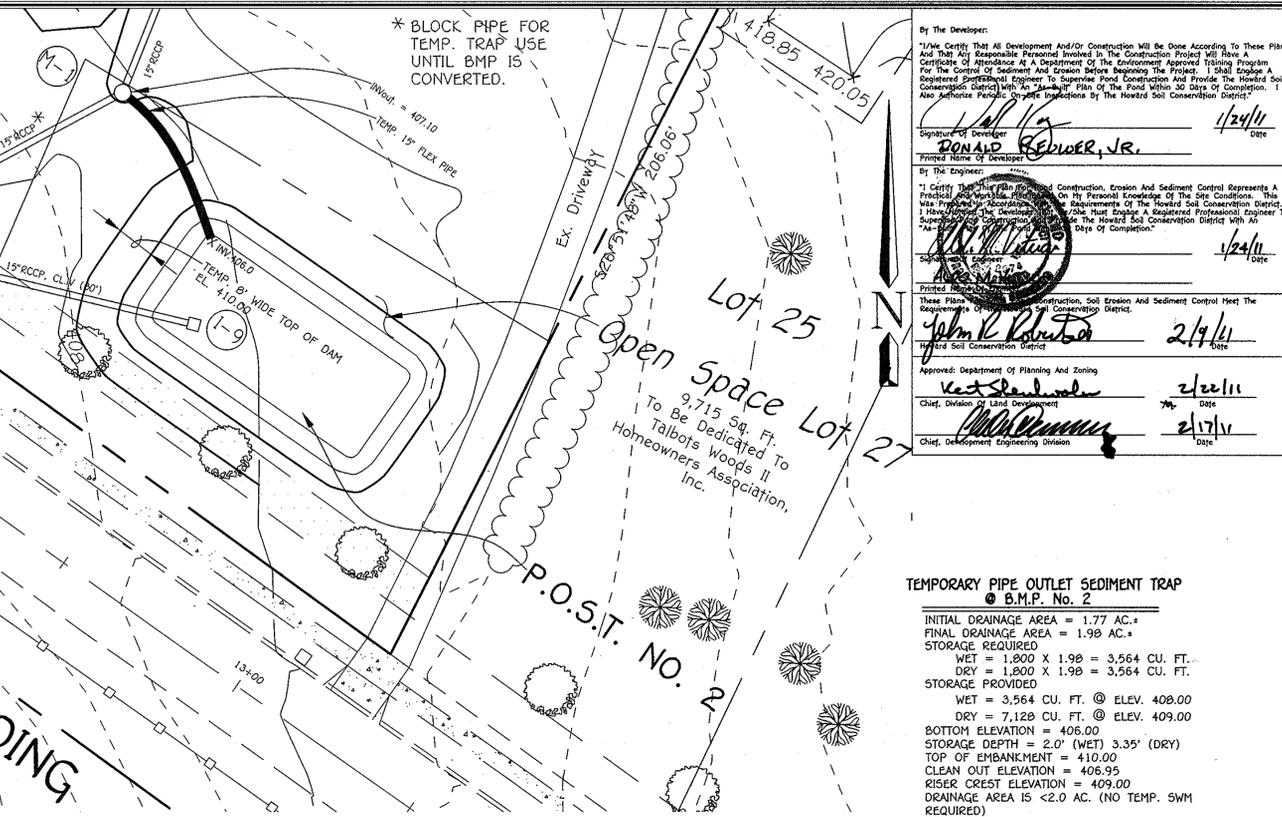


SCALE: HOR: 1" = 30'

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

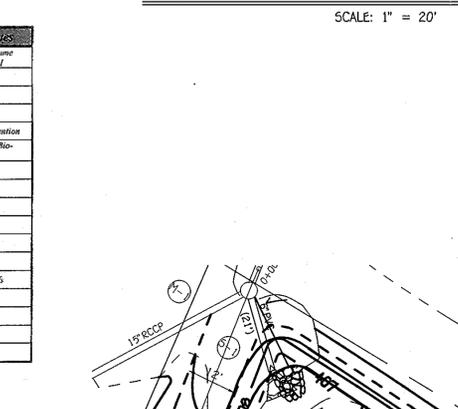
Contract Purchaser: R/E Group, Inc. c/o Land Design & Development, Inc. 5300 Dorney Hill Drive, Suite 102, Ellicott City, Maryland 21042. Attn: Mr. Donald S. Rowser, Jr. Phone 443-367-0422.

Owners: Joseph E. Fedorine and Cynthia Lee Fedorine, 5171 Talbots Landing, Ellicott City, Maryland 21043. Attn: Mr. Donald S. Rowser, Jr. Phone 443-367-1036.



TEMPORARY P.O.S.T. PLAN @ B.M.P. No. 2

SCALE: 1" = 20'



TEMPORARY PIPE OUTLET SEDIMENT TRAP @ B.M.P. No. 2

INITIAL DRAINAGE AREA = 1.77 AC.
FINAL DRAINAGE AREA = 1.98 AC.
STORAGE REQUIRED:
WET = 1,800 x 1.98 = 3,564 CU. FT.
DRY = 1,800 x 1.98 = 3,564 CU. FT.
STORAGE PROVIDED:
WET = 3,564 CU. FT. @ ELEV. 408.00
DRY = 7,128 CU. FT. @ ELEV. 409.00
BOTTOM ELEVATION = 406.00
STORAGE DEPTH = 2.0' (WET) 3.35' (DRY)
TOP OF EMBANKMENT = 410.00
CLEAN OUT ELEVATION = 406.95
RISER CREST ELEVATION = 409.00
DRAINAGE AREA IS <2.0 AC. (NO TEMP. SWM REQUIRED)

By the Developer: [Signature] 2/24/11

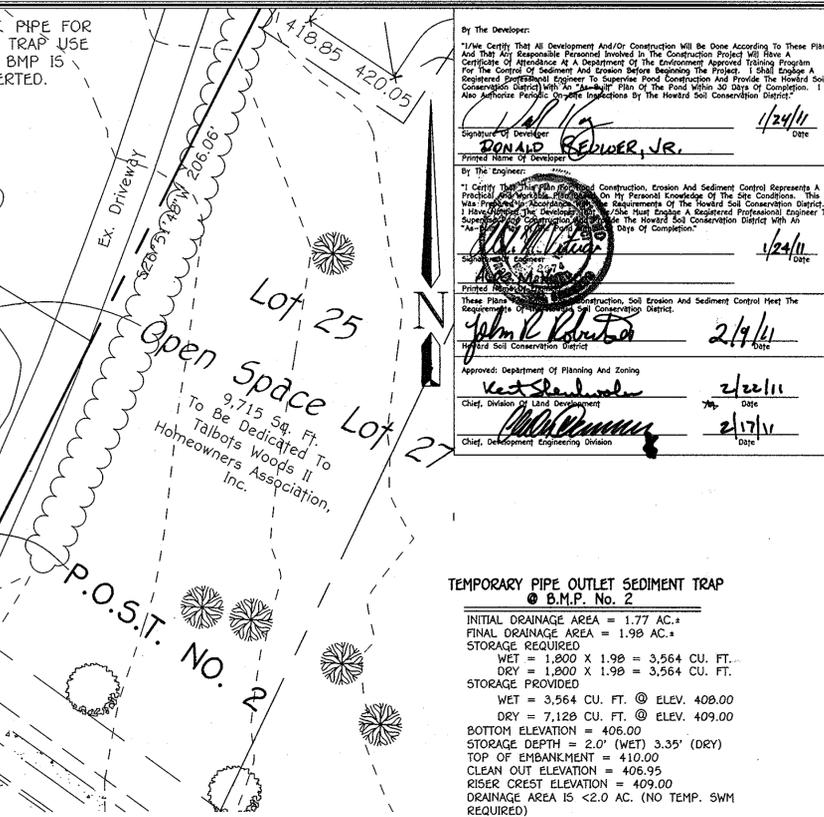
By the Engineer: [Signature] 2/24/11

By the Professional Engineer: [Signature] 2/24/11

Approved: [Signature] 2/24/11

Chief, Division of Planning and Zoning

Chief, Development Engineering Division



STORMWATER MANAGEMENT DETAIL SHEET

Talbots Woods II

Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, As Shown On Plans Entitled 'Talbots Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcel F And G' Recorded Among The Aftersaid Land Records As Plat No. 207706 Thru 207709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plans Entitled 'Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcel A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B' Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20542 Thru 20544.

Tax Map No. 31 Grid No. 16 P/O Parcel No. 063

First Election District Howard County, Maryland

Zoned: R-20

Scale: As Shown Date: January 24, 2011

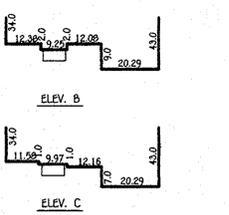
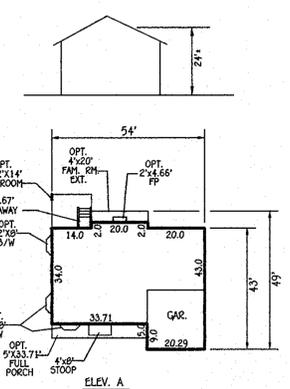
Sheet 7 of 9

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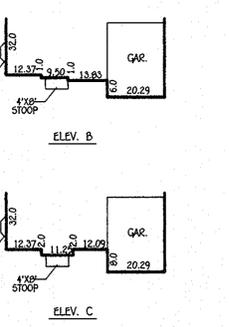
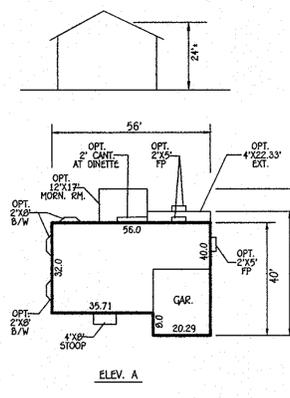
AS-BUILT

FRISCH, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS 10772 BALDWIN NATIONAL PLACE ELICOTT CITY, MARYLAND 21042 (410) 461-1305

1:2020/06/05 11:36:06 AM, JAMES



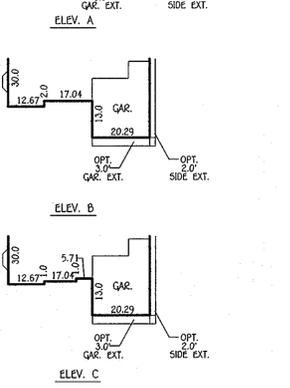
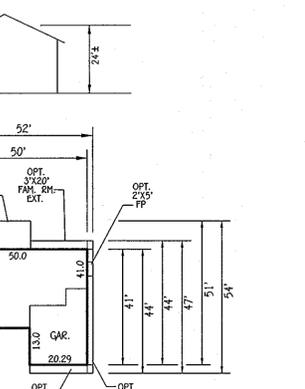
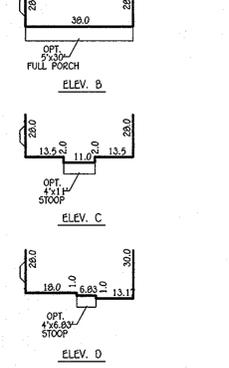
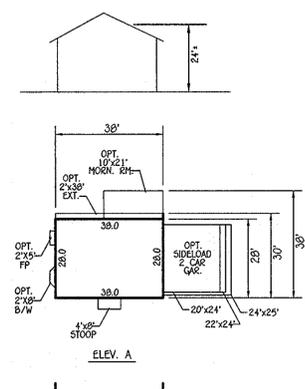
AVALON



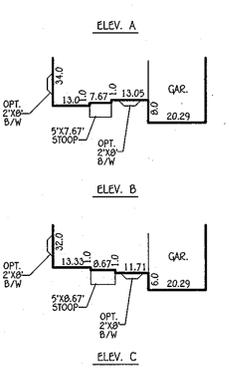
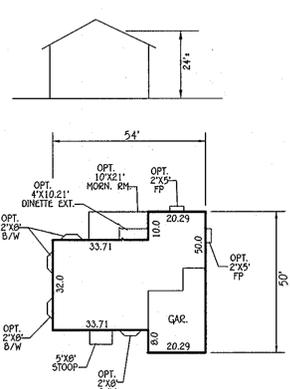
BAINBRIDGE



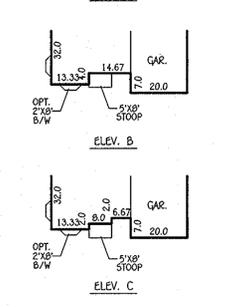
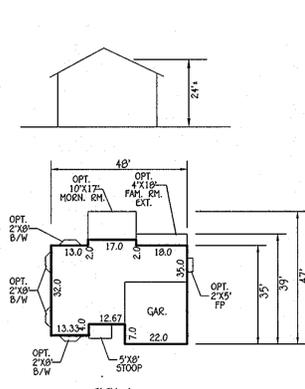
COURTLAND



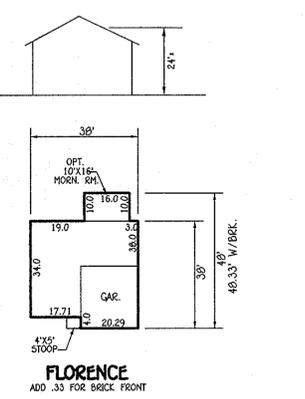
VICTORIA



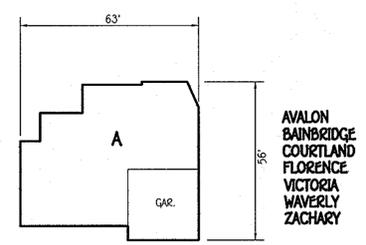
WAVERLY



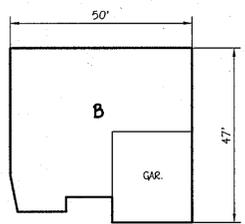
ZACHARY



FLORENCE
 ADD .33 FOR BRICK FRONT



**AVALON
 BAINBRIDGE
 COURTLAND
 VICTORIA
 WAVERLY
 ZACHARY**



**FLORENCE
 ZACHARY
 VICTORIA
 BAINBRIDGE**

HOUSE TYPES
Talbots Woods II
 Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, 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 20709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbots Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

Tax Map No. 31 Grid No. 16 P/O Parcel No. 063
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 8 of 9



I, *Joseph E. Folsom*, 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. 20728, Expiration Date 2-22-11.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PLACE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2095

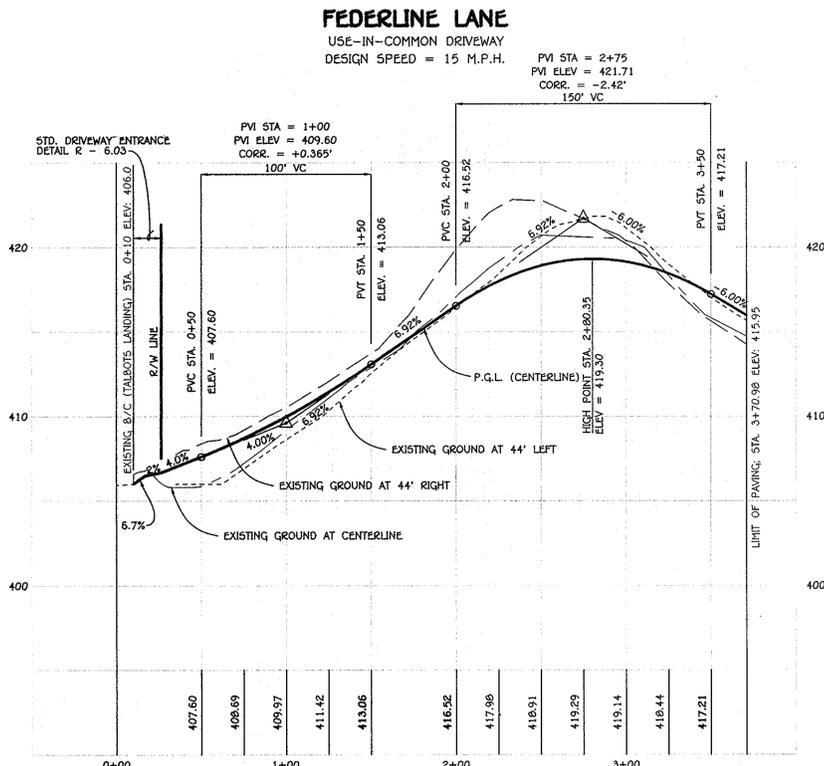
Developer
 Ellicott City Land Holdings, Inc.
 5300 Dorsey Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Rowner, Jr.
 Phone: 443-367-0422

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

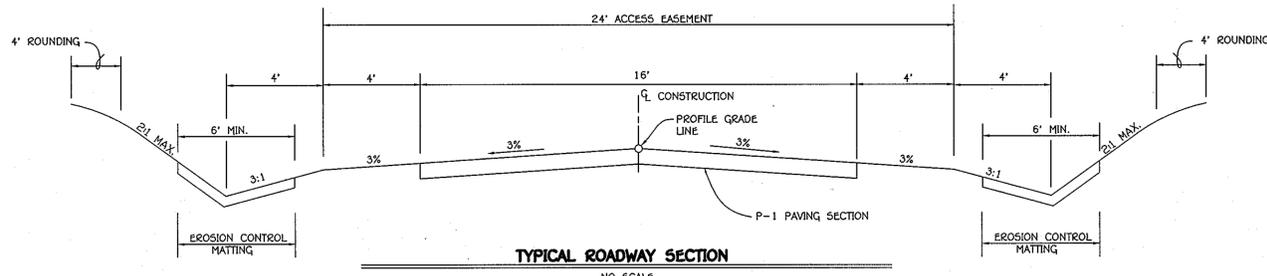
Owners
 R/E Group, Inc.
 Joseph E. Folsom and
 Cynthia Lee Folsom
 c/o Land Design & Development, Inc.
 5300 Dorsey Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Rowner, Jr.
 Phone: 443-367-0422

I:\2005\06053\dwg\PHASE 1\INTELL SUPPORT\06053 SHEET 4-9 Talbot Woods II Lot 16-19 & 24-26.dwg, 1/24/2011 11:45:57 AM, James

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Kent Schaefer 2/22/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Walter D. ... 2/21/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

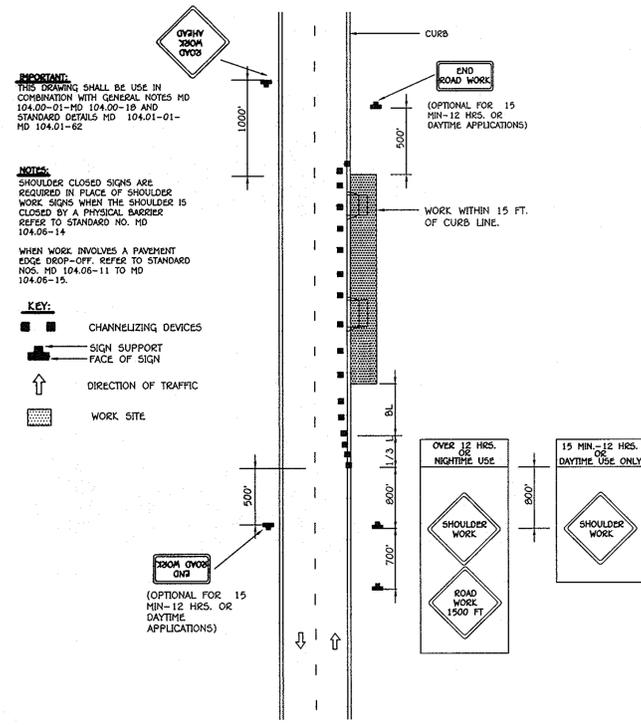


PROFILE
 SCALE: HOR. : 1" = 50'
 VER. : 1" = 5'



ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION	R/W
FEDERLINE LANE	USE-IN-COMMON	15 M.P.H.	R-20	0+00 TO 3+70.98	P-1	24' EASEMENT

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE INTERMEDIATE SURFACE N/A					
		HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 1 (ESAL)					
		GRADED AGGREGATE BASE (GAB)					



HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
 RECORD OF SOIL EXPLORATION

Project Name: Talbot's Woods II PHASE I
 Location: Howard County, Maryland

Depth	Soil Description	Moisture and Shrinkage	Unit Weight	SPC	SPC	SPC
0-12"	Topsoil (T)	18%	118	5-10	3	10
12-18"	Light brown, silty, medium dense, silty sand (SP)	15%	115	2-4	5	10
18-24"	Light brown, silty, medium dense, silty sand (SP)	15%	115	4-7	12	10
24-30"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-21	28	10
30-36"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-10	10	10

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 RECORD OF SOIL EXPLORATION

Project Name: Talbot's Woods II PHASE I
 Location: Howard County, Maryland

Depth	Soil Description	Moisture and Shrinkage	Unit Weight	SPC	SPC	SPC
0-12"	Topsoil (T)	18%	118	3-4	6	10
12-18"	Light brown, silty, medium dense, silty sand (SP)	15%	115	2-4	9	10
18-24"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-6	10	10
24-30"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-12	21	10
30-36"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-10-15	22	10

HILLIS - CARNES ENGINEERING ASSOCIATES, INC.
 RECORD OF SOIL EXPLORATION

Project Name: Talbot's Woods II PHASE I
 Location: Howard County, Maryland

Depth	Soil Description	Moisture and Shrinkage	Unit Weight	SPC	SPC	SPC
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30-36"	Light brown, silty, medium dense, silty sand (SP)	15%	115	6-10-15	22	10

DRIVEWAY PROFILE & DETAILS, TEMPORARY TRAFFIC CONTROL AND SOIL BORING LOGS

Talbot's Woods II
 Lots 24-26 Of Phase One & Lots 16-19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two

A Resubdivision Of Non-Buildable Bulk Parcel G, As Shown On Plats Entitled "Talbot's Woods II, Phase One, Lots 9 And 11, Open Space Lot 10 And Non-Buildable Bulk Parcels F And G" Recorded Among The Aforementioned Land Records As Plat Nos. 207705 Thru 207709 And A Resubdivision Of Buildable Bulk Parcel B, As Shown On Plats Entitled "Talbot's Woods II, Phase One, Buildable Lots 1 Thru 5, Open Space Lots 6 Thru 8, Non-Buildable Bulk Parcels A, C And D, Non-Buildable Parcel E And Buildable Bulk Parcel F" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20542 Thru 20544.

Tax Map No. 31 Grid No. 16 P/O Parcel No. 863
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: January 24, 2011
 Sheet 9 of 9

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2000

Developer
 R/C Group, Inc.
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald E. Rowner, Jr.
 Phone: 410-367-0422

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 c/o Land Design & Development, Inc.
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald E. Rowner, Jr.
 Phone: 410-367-0422

Owners
 R/C Group, Inc.
 Joseph E. Federline and
 Cynthia Lee Federline
 5300 Dorsey Hall Drive, Suite 102
 Ellicott City, Maryland 21042
 Phone: 410-747-1036



ALDO [Signature]
 DATE 2/22/11
 I, ALDO [Signature], 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.