

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUPPLEMENTAL, TOPOGRAPHY, SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN
3	DRAINAGE AREA MAP & SOILS MAP
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	HOUSE TYPES

SUPPLEMENTAL PLAN, LANDSCAPE, TOPOGRAPHY, AND STORMWATER MANAGEMENT PLAN

TALBOTS WOODS II

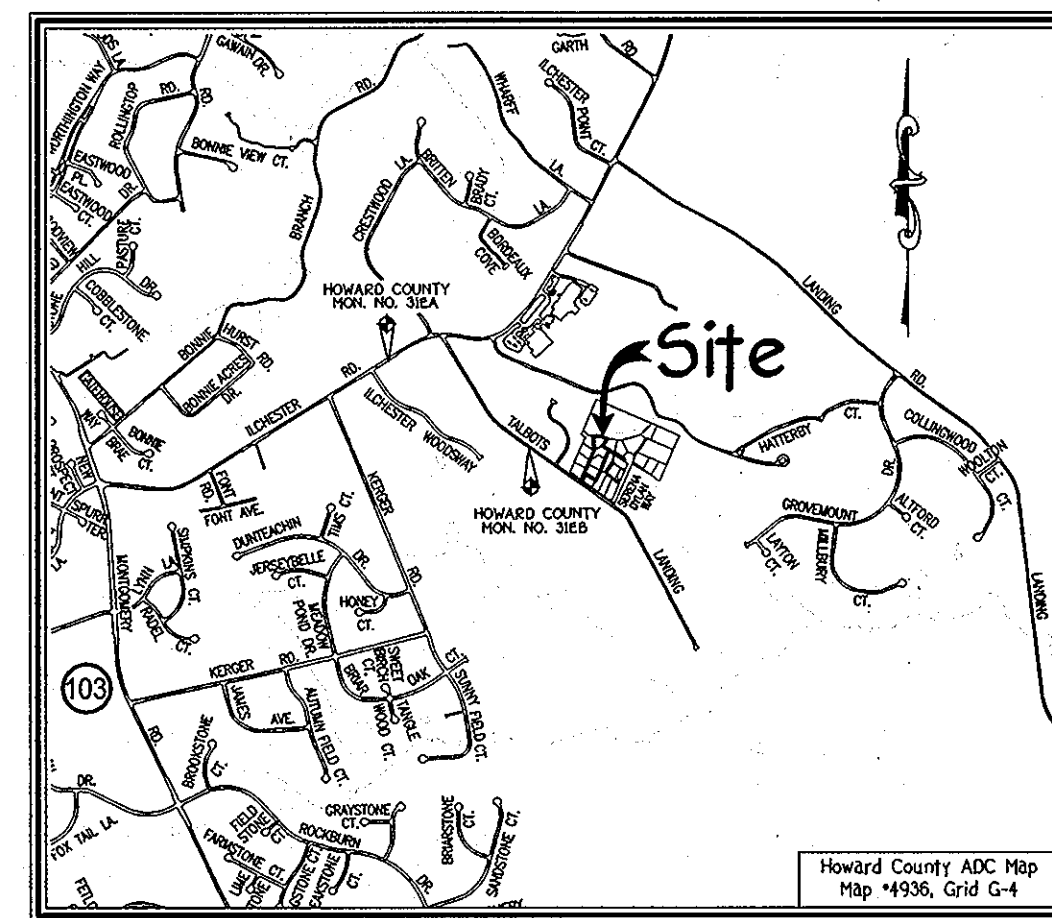
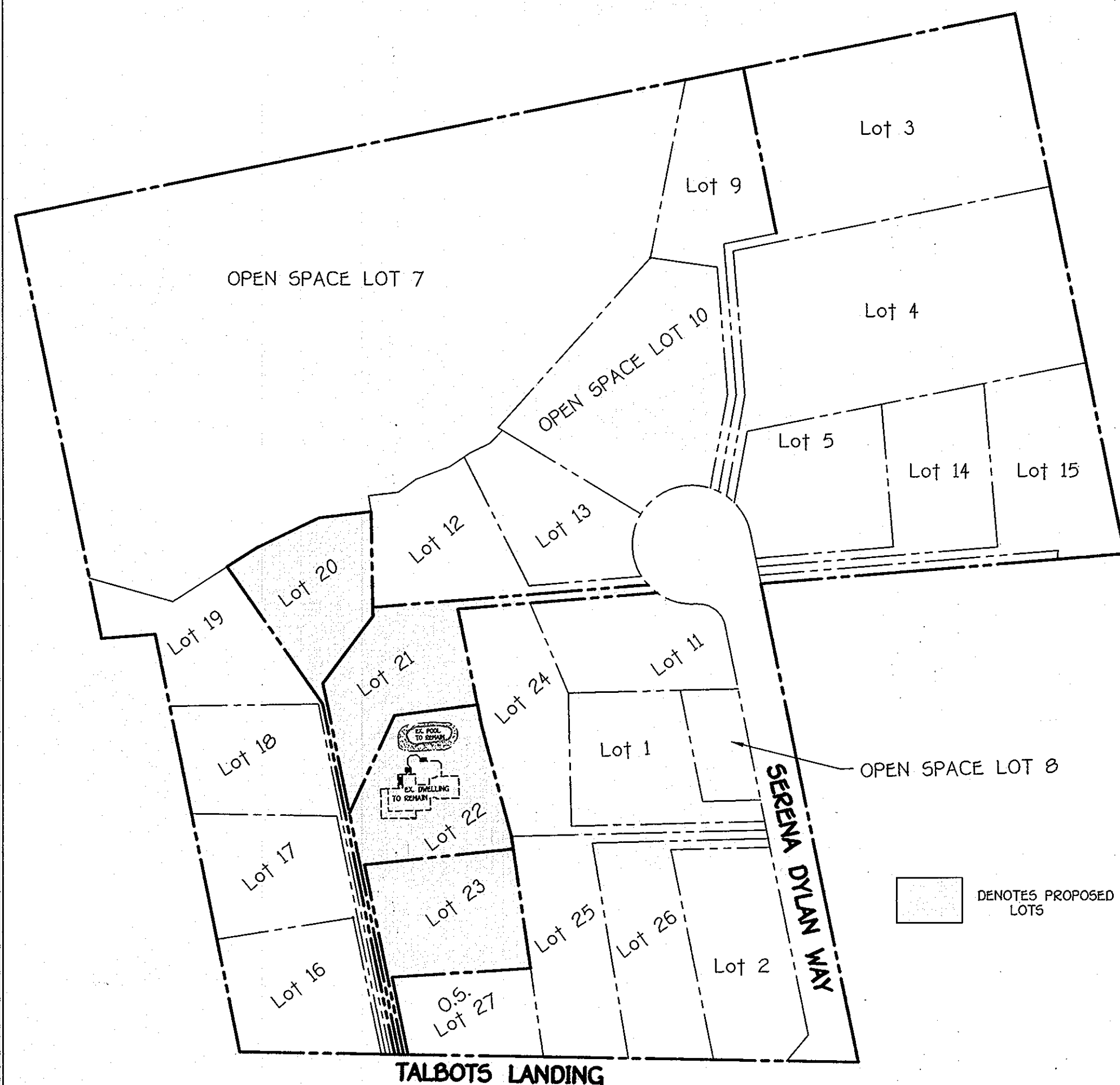
Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel 'H', As Shown On Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537)

ZONING: R-20

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

STORMWATER MANAGEMENT PRACTICES				
LOT No.	STREET ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEET FLOW TO CONSERVATION AREAS N-3 (Y/N)	DRY WELLS M-5 (NUMBER)
20	7410 FEDERLINE LANE	N	Y	1
21	7414 FEDERLINE LANE	Y	N	4
22	7410 FEDERLINE LANE	N/A EX. HOUSE	N/A EX. HOUSE	N/A EX. HOUSE
23	7406 FEDERLINE LANE	EXISTING BIG-RETENTION FACILITY ON ADJACENT LOT 27		



FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Approved: Department Of Planning And Zoning

West Stulovich
Chief, Division Of Land Development

W. D. ...
Chief, Development Engineering Division

2/17/12
Date

2/16/12
Date

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS HSA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-345-1800 AT LEAST 24 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "YES 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 MDD83 MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEOLOGIC CONTROL STATIONS NO. 31 EA AND NO. 31 ES.
- HOWARD COUNTY MONUMENT NO. 31 - N 89.841154 W 137.4810271 ELEV. 468.0997 HOWARD COUNTY MONUMENT NO. 31 EB - N 56.87303925 E 137.62733708 ELEV. 452.7007
- 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: 1.446 AC.
g. NUMBER OF BUILDABLE LOTS: 4
h. NUMBER OF OPEN SPACE LOTS: 0
i. NUMBER OF NON-BUILDABLE BULK PARCELS: 0
j. NUMBER OF BUILDABLE BULK PARCELS: 0
k. NUMBER OF NON-BUILDABLE PARCELS: 0
l. AREA OF BUILDABLE LOTS: 1.446 AC.
m. AREA OF OPEN SPACE LOTS: 0.00 AC.
n. AREA OF NON-BUILDABLE BULK PARCELS: 0.00 AC.
o. AREA OF BUILDABLE BULK PARCEL: 0.00 AC.
p. AREA OF ROADWAY TO BE DEDICATED: 0.00 AC.
q. PREVIOUS FILE NUMBERS: 5-05-00, P/O-00, P/O-00, P/O-02, F-08-19, F-08-19, F-09-09
r. F-08-19, F-09-09, F-09-09, F-09-09 & F-09-09
s. AREA OF FLOORPLAN: 0.00 AC.
t. AREA OF 2% OR GREATER SLOPES: 0.00 AC.
- OPEN SPACE TABULATION:
a. OPEN SPACE PROVIDED = (0.2222 AC. X 300) + 4.567 AC.
b. OPEN SPACE REQUIRED = 5.032 AC. PER F-08-19, F-09-09 AND F-11-025
LOT 7 = 1.014 AC. LOT 9 = 1.014 AC.
1.014 AC. + 0.537 AC. = 0.537 AC. + 0.537 AC.
c. NON-CREDITED OPEN SPACE PROVIDED = 0.00 AC.
d. PERCENTAGE OF CREDITED OPEN SPACE PROVIDED = 100%
- RECREATIONAL OPEN SPACE TABULATION:
a. RECREATIONAL AREA REQUIRED = 200 SQ. FT./LOT X 22 LOTS = 4,400 SQ. FT.
LOT 19 = 1.014 AC. + LOTS 18 + LOTS 17 + LOTS 20 THRU 23 = 22 LOTS.
b. TOTAL CREDITED RECREATIONAL AREA PROVIDED = 4,808 SQ. FT. (OPEN SPACE LOT 8, PLAT NO. 20543, F-08-19)
c. PERCENTAGE OF CREDITED RECREATIONAL AREA PROVIDED = 109.04% (4,808 SQ. FT. / 4,400 SQ. FT.)
OPEN SPACE LOT 27 SHALL BE DEDICATED TO TALBOTS WOODS II HOMEOWNERS ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION.
9. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF ASBESTO T-800.
10. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
11. WATER & SEWER ARE PUBLIC (CONTRACT NO. 14-445-D & 14-465-D) THIS SUBDIVISION IS SUBJECT TO SECTION 18.222B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN OBTAINED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE ON THE DATE DEVELOPER AGREEMENT "14-460-D IS FILED AND ACCEPTED WITH THE RECORDATION OF THE FINAL PLAT.
12. SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 20, HOWARD COUNTY, MARYLAND.
13. ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO REMAIN UNLESS OTHERWISE NOTED.
14. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED ON OR ABOUT JANUARY, 2008.
15. TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 2006.
16. THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 18.18B.
17. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDC STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL 02-09-09 ON DECEMBER 12, 2008 AND FINAL PLAN APPROVAL 01-02-09 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, RECREATION VOLUNTEER HAS BEEN PROVIDED THROUGH THE USE OF A STONE RESERVOIR CONSTRUCTED UNDER F-09-09. WATER QUALITY AND CHANNEL PROTECTION VOLUMES HAS BEEN PROVIDED BY A POCKET FOND FACILITY NO. 1 UNDER F-09-19. THIS PROJECT IS EXEMPT FROM THE LATEST 2000 MDC SWM DESIGN MANUAL UNTIL MAY 4, 2017, AS LONG AS CONSTRUCTION IS COMPLETE BY THIS DATE. CHECK DAM FLOOD PROTECTION VOLUMES AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. IT IS TO BE NOTED THAT LOT 22 CONTAINS AN EXISTING HOUSE FOR WHICH SWM IS NOT REQUIRED AND THE RUNOFF FROM THE PROPOSED HOUSE AND DRIVEWAY ON LOT 23 WILL BE TREATED IN AN EXISTING SWM FACILITY CONSTRUCTED UNDER F-09-09. RUNOFF FROM THE PROPOSED HOUSES AND DRIVEWAYS ON LOTS 20 AND 21 WILL BE TREATED USING THE FOLLOWING PRACTICES: LOT 20 SHEETFLOW TO CONSERVATION AREA (N-3) AND A DRYWELL (M-5) LOT 21 NON-ROOFTOP DISCONNECTION (N-2) AND DRYWELLS (M-5) THESE PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH INDIVIDUAL DECLARATION OF COVENANTS.
18. 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 FOREST PRESERVATION REGULATIONS:
WIDTH - 12' 10" SERVING MORE THAN ONE RESIDENCE.
SURFACE - 6" OF COMPACTED GRAVELS FOR BASE WITH TAR AND CHIP COATING 6-1/2" MIN. GEOMETRY - MAX. 1% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45 TURNING RADIUS.
STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS PER 600 LOADINGS.
DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD FLOOR WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY 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 - 603.
19. THERE IS NO FLOODPLAIN WITHIN THIS SITE.
20. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED AND APPROVED UNDER 5-05-00.
21. 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.
22. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HULLS-CARRIES ENGINEERING ASSOCIATES, INC. DATED OCTOBER, 2006 AS PART OF THE P-07-00 PLAN.
23. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER, 2003 AND APPROVED UNDER 5-05-00.
24. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
25. 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.
26. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
27. THE LANDSCAPE REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN FULFILLED WITH THE APPROVAL OF F-11-025.
28. STREET LIGHTS ARE REQUIRED AND WERE PROVIDED UNDER F-09-19.
29. 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 HAD THE CORP. ZONING REGULATION AMENDMENTS EFFECTIVE 7/23/08. 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.
30. AN ADDRESS RANGE SIGN HAS PROVIDED (F-08-09) FOR LOTS 17-20 & 22-23 AT THE INTERSECTION OF TALBOTS LANDING 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.
31. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 18.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING 2.20 ACRES OF ON-SITE AFFORESTATION. A TOTAL SURVEY OF 44,656.85 BASED ON 228 AC. AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR F-09-19. NO CLEARING, GRADING, 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.
32. APPROVAL OF A SITE DEVELOPMENT PLAN FOR LOTS 20, 21 AND 23 IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 18.155 OF THE HOWARD COUNTY CODE AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
33. THERE IS AN EXISTING DWELLING LOCATED ON LOT 22 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
34. PLAT IS SUBJECT TO MP-08-022 UNDER THE PLANNING DIRECTOR, ON NOVEMBER 2, 2007 APPROVED A REQUEST TO WAIVE SECTION 18.214(A)(1) TO NOT BE REQUIRED TO PROVIDE RECREATIONAL OPEN SPACE THAT HAS AT LEAST 20 FEET OF ITS PERIMETER FRONTING ON A PUBLIC OR PRIVATE ROAD AND THAT IT IS CENTRALLY LOCATED TO THE LOTS SERVED. HOWEVER, A REVISION OF THE SUBDIVISION LOTS HAS PROVIDED RECREATIONAL OPEN SPACE FRONTING A PUBLIC ROAD AND THEREFORE DOES NOT REQUIRE THIS WAIVER.
35. ARTICLES OF INCORPORATION FOR TALBOTS WOODS II HOMEOWNERS ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON DECEMBER 15, 2008, RECEIPT NO. 02842738.
36. THE EXISTING PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT OF LOTS 17 THRU 19, OPEN SPACE LOT 27 AND BUILDABLE BULK PARCEL 'H' HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13144 AT FOLIO 368. THE EXISTING PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR THE BENEFIT OF LOT 21 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13499 AT FOLIO 8.
37. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 18.127 - RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPMENT OF THIS PROJECT SHALL BE COMPATIBLE WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
38. DECLARATIONS OF COVENANTS AND EASEMENTS FOR THE TALBOTS WOODS II HOMEOWNERS ASSOCIATION, INC. ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18971, FOLIO 166; LIBER 12068, FOLIO 108; LIBER 12068, FOLIO 225 (FOURTH AMENDMENT); FOLIO 82 (SECOND AMENDMENT); LIBER 18042, FOLIO 234 (THIRD AMENDMENT); LIBER 12738, FOLIO 225 (FOURTH AMENDMENT). FIFTH AMENDMENT TO BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
39. THE WELL AND SEPTIC SERVING THE EXISTING DWELLING ON LOT 22 WILL BE PROPERTY ABANDONED AND DOCUMENTATION DELIVERED TO THE HEALTH DEPARTMENT AT THE TIME IN WHICH PUBLIC WATER AND SEWER SERVICE BECOMES AVAILABLE TO THE LOT AS STATED IN DEVELOPER AGREEMENT "14-460-D DATED FEBRUARY 15, 2011.

Supplemental Plan
Talbots Woods II
Lots 20 Thru 23 Of Phase Two

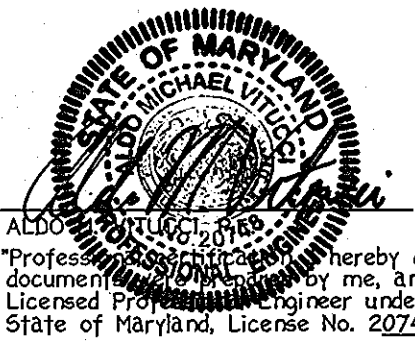
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Tax Map No. 31 Grid No. 16 Parcel No. P/O 863
First Election District Howard County, Maryland
Zoned: R-20
Scale: As Shown DATE: February 3, 2012
Sheet 1 of 5

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SERVICE OFFICE: 10722 MILITARY NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855

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

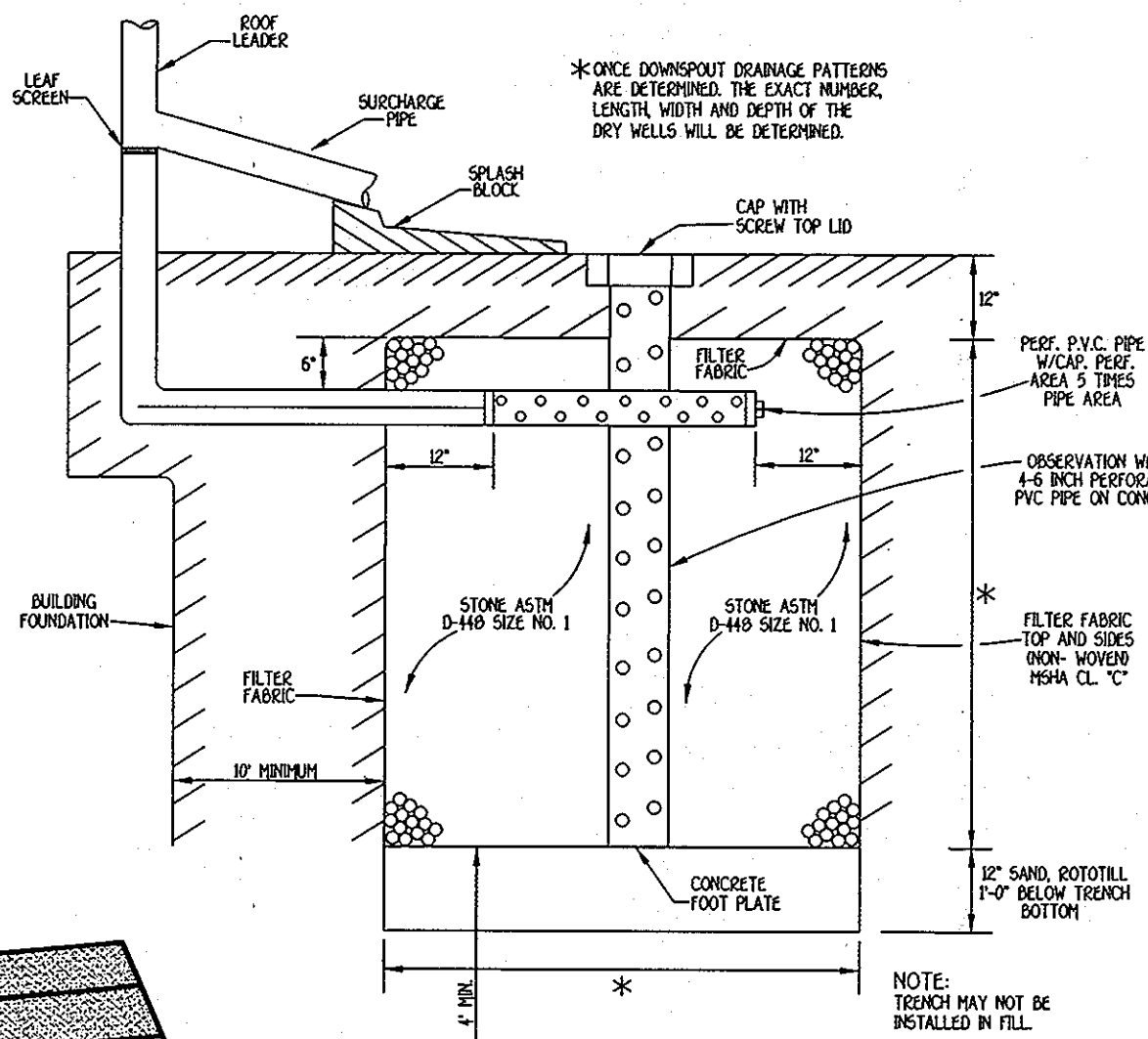
Owners
R/E Group, Inc.
c/o Land Design & Development, Inc.
5300 Dorsey Hill Drive, Suite 102
Ellicott City, Maryland 21042
Attn: Mr. Donald R. Souwer, Jr.
Phone: 443-367-0422



2/16/12
DATE

LEGEND

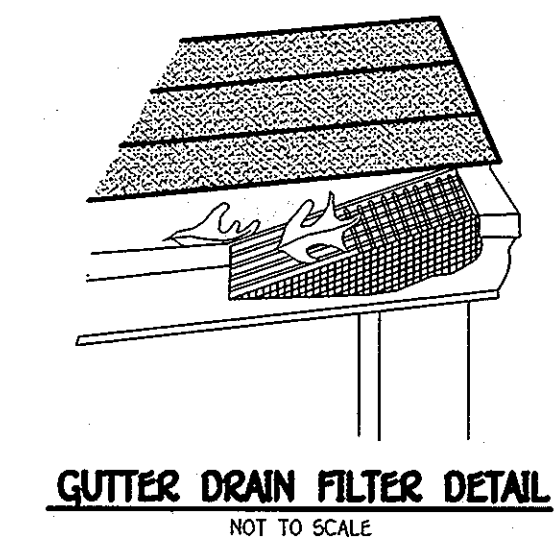
- SF — SF — SF — Silt Fence
- ▭ Stabilized Construction Entrance
- L.O.D. — Denotes Limits of Disturbance
- E.C.M. Denotes Erosion Control Matting
- ⊕ Drivewell
- ▨ Existing Private Use-In-Common Driveway Access Easement For Non-Buildable Bulk Parcel 'A' And Lots 1 And 2 (Plat Nos. 20542 Thru 20544 And Liber 1597 At Folio 192)
- ▨ Existing 3' Public Sewer, Water & Utility Easement (Plat Nos. 20542 Thru 20544)
- ▨ Existing 10' Public Tree Maintenance Easement (Plat No. 20542)
- ▨ Existing Credited Recreational Area (Plat Nos. 20542 Thru 20544)
- ▨ Existing Amended 24' Private Use-In-Common Driveway Access Easement And Maintenance Agreement For The Benefit Of Lots 12, 21 And 24, 7' Liber 13409 At Folio 10
- ▨ Existing Public Drainage & Utility Easement (Plat Nos. 20542 Thru 20544)
- ▨ Existing Private Stormwater Management, Drainage, Access & Utility Easement (Plat Nos. 21536 And 21537)
- ▨ Existing Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 17 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' (Plat Nos. 21536 And 21537 And Liber 1344 At Folio 368)
- ▨ Existing Public Sewer, Water & Utility Easement (Plat Nos. 21536 And 21537)
- ▨ Part Of Existing Private Right-Of-Way For Use-In-Common With Others (Liber 713 At Folio 442)
- ▨ Existing Private Driveway Easement Across And Within Lot 24 For The Use And Benefit Of Lot 1 (Liber 13290 At Folio 359) (Plat No. 21736)
- ▨ 10' Private Drainage & Utility Easement



DRY WELL CHART

LOT NO.	AREA OF ROOF PER DOWNSPOUT (SQ. FT.)	VOLUME OF WATER (GALLONS)	AREA OF DRY WELL (SQ. FT.)	NO. OF DRY WELLS	SIZE (L x W x D)
20	500 SQ. FT.	80 C.F.	82.5 C.F.	1	11' x 5' x 5'
21	500 SQ. FT.	80 C.F.	54 C.F.	1	8' x 4.5' x 5'

- STORMWATER MANAGEMENT NOTES**
1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2008.
 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1000 SQ. FT. OR LESS.
 3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 24" SIZE AND CONTRIBUTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
 4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NONROOFTOP RUNOFF (N-2)

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION OR DEVELOPMENT OF PREVIOUS AREAS IN CONCRETE. AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO DRAIN EXCESS DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO RECORD THE DATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

LEVEL SPREADING DEVICE DETAIL FOR LOT 20 (N-2) NOT TO SCALE

SUPPLEMENTAL, TOPOGRAPHY, SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN

Talbots Woods II
Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel 'H', As Shown On Plats Entitled 'Talbots Woods II, Phase One & Lots 16 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 'H' Of Phase Two' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537)

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 Sheet 2 of 5

PLAN

SCALE: 1" = 30'



I, Donald R. Reuser, Jr., hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-13.



Developer
 Elliott City Land Holding, Inc.
 5200 Dorsey Hall Drive, Suite 102
 Elliott City, Maryland 21042
 Attn: Mr. Donald R. Reuser, Jr.
 Phone: 410-367-0422

Owners
 Joseph E. Federline And
 Cynthia Lee Federline
 5171 Talbots Landing
 Elliott City, Maryland 21042-6030
 Phone: 410-747-1036

R/E Group, Inc.
 c/o Land Design & Development, Inc.
 5300 Dorsey Hall Drive, Suite 102
 Elliott City, Maryland 21042
 Attn: Mr. Donald R. Reuser, Jr.
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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 4100 481 - 2855

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

2/17/12
 2/16/12

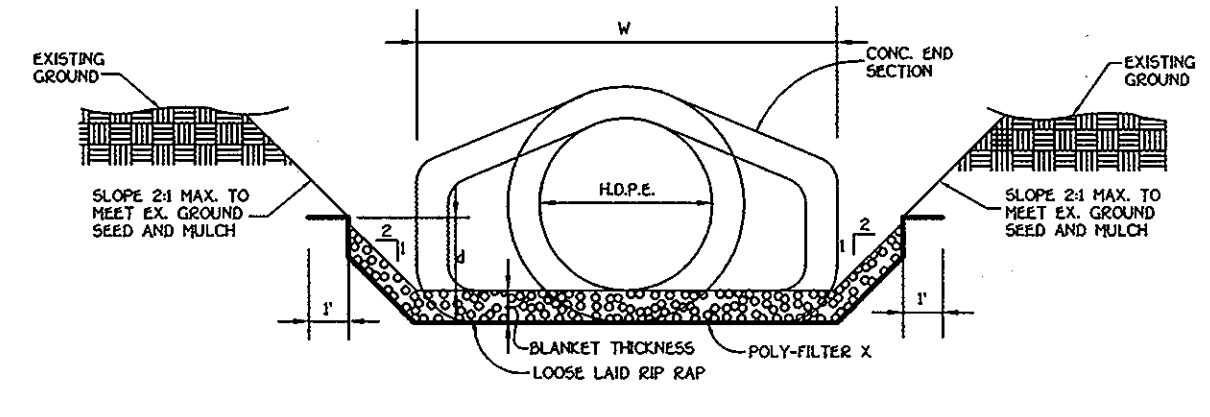
Soils Legend

SOIL	NAME	CLASS
CrD	Croom and Evesboro soils, 10 to 15 percent slopes	C
Fa	Falkington 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
WdB	Woodsdown 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

DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	% ZONED	% IMP.
I-1	A	0.27 AC.	R-20	14%
I-2	B	0.19 AC.	R-20	26%

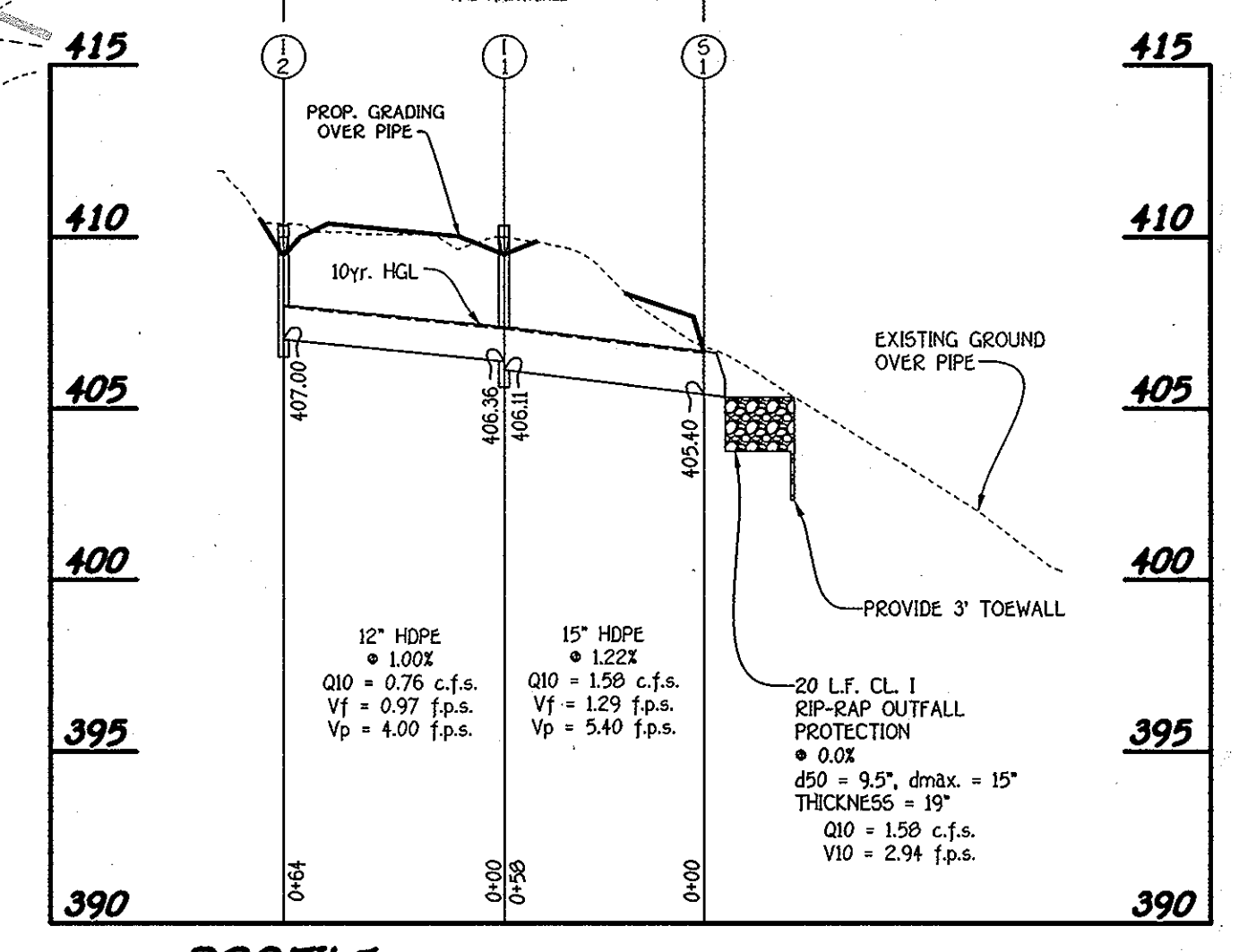


R-20 CHANNEL DESIGN DATA

STRUCTURE	AREA	WETTED PERCENT	R	R ²	S	V	d	N	V ₁₀	Q	R-20 SIZE	BLANKET THICKNESS
S-1	0.54B	2.56B	0.2105	0.3521	0.05	0.0707	2.0'	0.254'	0.04	2.94	1.5B	9.5" 15"

CONSTRUCTION SPECIFICATIONS FOR R-20 OUTFALLS

- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from puncturing, cutting or tearing. Any damage after the filter is installed shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for riprap or for joining two pieces of cloth shall be a minimum of one foot.
- Stones for the riprap or gabion outlets may be placed by equipment, both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogeneous with the smaller stones and will fill the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

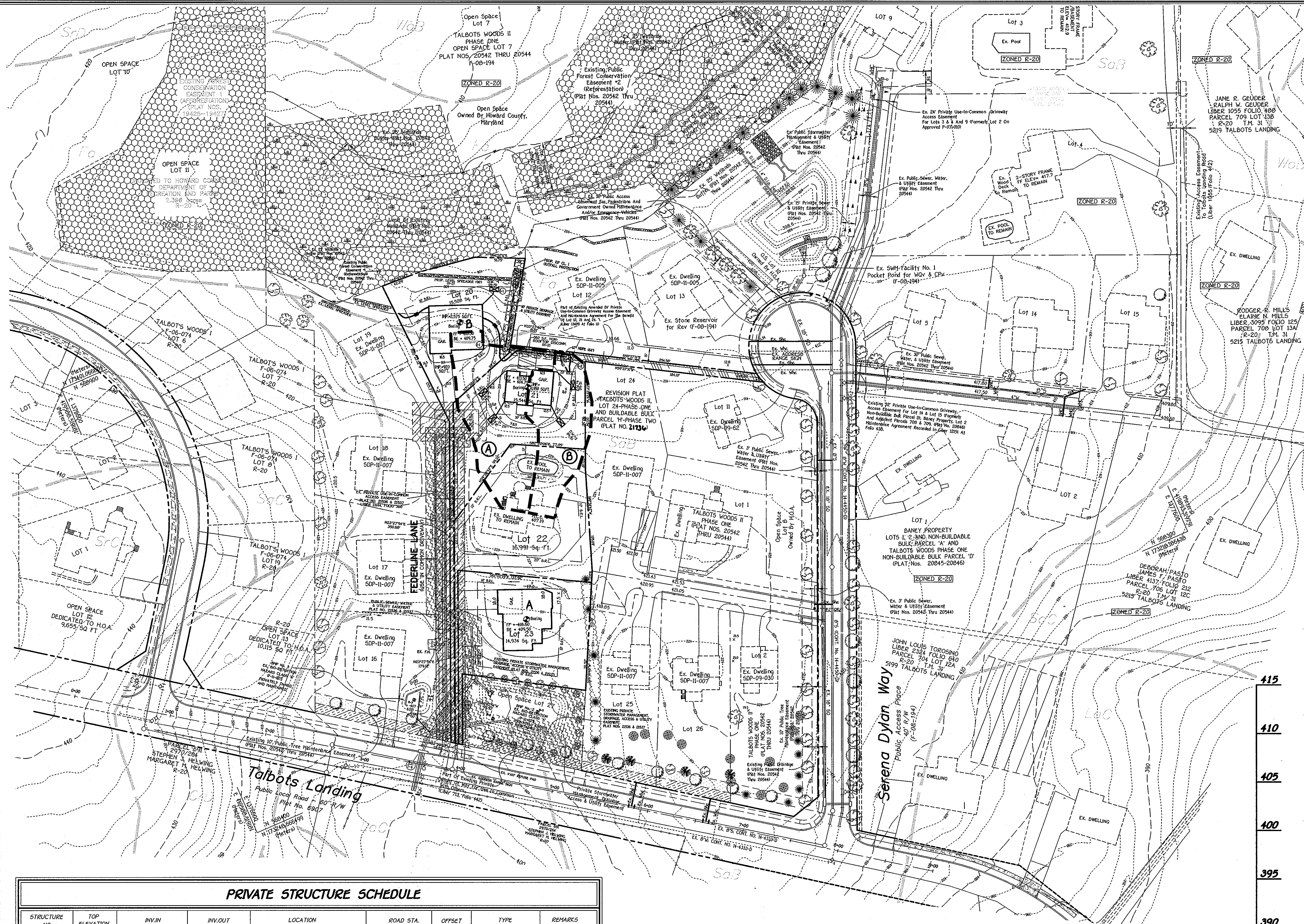


PROFILE
 SCALE: HOR: 1" = 50'
 VER: 1" = 5'

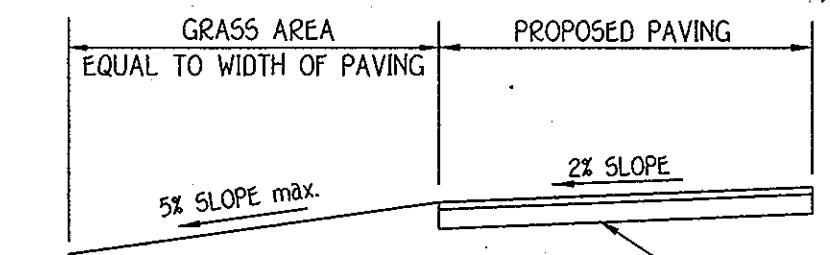
DRAINAGE AREA MAP & SOILS MAP
Talbots Woods II
Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel 14, As Shown On Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 14 Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537)

Tax Map No. 31 Grid No. 16 Parcel No. p/o 063
 First Election District Howard County, Maryland
 Zoned: R-20
 Scale: As Shown Date: February 3, 2012
 Sheet 3 of 5



PLAN
 SCALE: 1" = 50'



TYPICAL DRIVEWAY SECTION FOR NON-ROOFTOP DISCONNECT CREDIT

PRIVATE STRUCTURE SCHEDULE

STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	LOCATION	ROAD STA.	OFFSET	TYPE	REMARKS
I-1	*409.50	406.36	406.11	N 568754.41 E 1377033.79	----	----	'D' INLET	D - 4.10
I-2	*409.50	----	407.00	N 568721.51 E 1377080.19	----	----	'D' INLET	D - 4.10
S-1	----	405.40	----	N 568803.33 E 1377065.29	----	----	15" HDPE END SECTION	----

NOTE: INLETS SHALL HAVE OPENINGS ON 3 OF 4 SIDES.
 * DENOTES THROAT ELEVATION

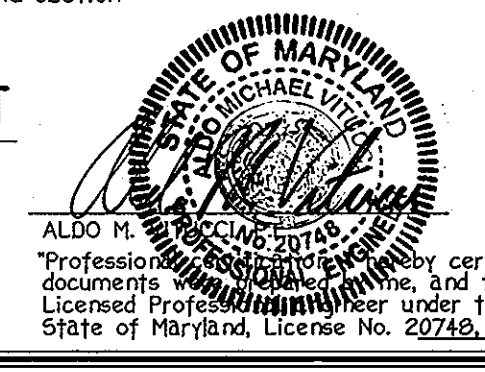
PRIVATE PIPE SCHEDULE

SIZE	CLASS	LENGTH
12"	HDPE	64 L.F.
15"	HDPE	50 L.F.

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

Owners
 Joseph E. Federline and Cynthia Lee Federline
 5171 Talbots Landing
 Ellicott City, Maryland 21042
 Phone: 410-747-1036

NOT A CONTRACTOR
 R/E Group, Inc.
 c/o Land Design & Development, Inc.
 5300 Dorsey Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Reuser, Jr.
 Phone: 443-367-0422



DATE: 2/16/12

Chief, Division of Land Development
Chief, Development Engineering Division

2/1/12
2/1/12
Date

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

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

CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and shall be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetation cover for short duration (up to one year), and Permanent Seeding, for long term vegetative cover.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff. Infiltration, evaporation, transpiration and groundwater recharge will increase over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- A. Site Preparation
1. Install erosion and sediment control structures...
2. Perform all grading operations at right angles to the slope...
3. Schedule required soil tests to determine soil amendment composition and application rates...
B. Soil Amendments (Fertilizer and Lime Specifications)
1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer...
2. Fertilizers shall be uniform in composition...
3. Lime materials shall be ground limestone hydrated or burnt lime...
C. Seeded Preparation
1. Temporary Seeding
a. Seeded preparation shall consist of loosening soil to a depth of 3" to 5" by means of suitable equipment...
2. Permanent Seeding
a. Minimum depth of permanent vegetative establishment shall be 12" to 18" deep to 18" and 3/4".
b. Suitable soils shall be less than 500 parts per million phosphorus...
c. Soil shall contain less than 4% clay, but enough fine grained material...
d. Soil shall contain 1.5% minimum organic matter by weight...
e. Soil must contain sufficient pore space to permit adequate root penetration...
f. If these conditions cannot be met by soils on site, adding topsoil is required...
g. Areas previously graded in conformance with the drawings shall be maintained in a true and even grade...
h. Topsoil shall be applied to the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope...
i. Apply soil amendments as per soil test or as included on the plans...
j. The soil amendments into the top 3-5" of topsoil by disk or other suitable means...
k. Areas should be raked to smooth the surface, remove large objects like stones and branches...
l. Areas should be seeded with a heavy chain or other equipment to roughen the surface...
m. Seeded preparation loosens surface soil by dragging with a heavy chain or other equipment to roughen the surface...
n. Soil amendments shall be applied to the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope...
o. The top 1-3" of soil should be loose and friable...
D. Seed Specifications
1. All seed must meet the requirements of the Maryland State Seed Law...
2. Seed tags shall be made available to the inspector to verify type and rate of seed used...
3. Inoculant shall be applied to the seed at the time of seeding...
E. Methods of Seeding
1. Hydroseeding
a. Hydroseeded areas shall be prepared with hydroseeder...
b. If fertilizer is used at the time of seeding, the application rates amounts will not exceed the following...
c. Lime - use only ground agricultural limestone...
d. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruption...
2. Dry Seeding
a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the plans...
b. Where practical, seed should be applied in two directions perpendicular to each other...
3. Mulch Specifications (in order of preference)
a. Straw mulch shall be spread over the seeded area at the rate of 2 tons/acre...
b. Wood cellulose fiber mulch shall be applied at a net dry weight of 1500 lbs. per acre...
c. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation...
d. WCFM materials shall be applied to the soil surface in such a manner that the mulch will form a biodegradable mat...
e. WCFM materials shall contain no elements or compounds at concentrations levels that will be harmful to the soil...
f. WCFM must conform to the following physical requirements: fiber length to 0.5 inch...
G. Matching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding...
H. Seeding Straw Mulch Anchoring
1. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface...
2. A wood cellulose fiber mulch shall be applied to the soil surface at a minimum of 100 pounds of water...
3. Application of liquid binders should be heavier at the edges where wind catches much, such as in valleys and crest of hills...
I. Lightweight Plastic Netting may be stapled over the mulch according to manufacturer's recommendations...
J. Incremental Stabilization - Cut Slopes
1. All cut slopes shall be dressed, prepared, seeded and mulched as the work progresses...
2. Construction sequence (refer to Figure 2 below)
a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff...
b. Perform Phase 1 excavation, dress and stabilize...
c. Perform Phase 2 excavation, dress and stabilize...
d. Perform final phase excavation, dress and stabilize...
K. Construction sequence (refer to Figure 3 below)
a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used to divert runoff...
b. Perform Phase 1 excavation, dress and stabilize...
c. Perform Phase 2 excavation, dress and stabilize...
d. Perform final phase excavation, dress and stabilize...
L. Note: Once the placement of fill has begun the operation should be continued through the completion and placement of topsoil if required grading and permanent seed and mulch...
M. Note: Once the placement of fill has begun the operation should be continued through the completion and placement of topsoil if required grading and permanent seed and mulch...
N. Note: Once the placement of fill has begun the operation should be continued through the completion and placement of topsoil if required grading and permanent seed and mulch...

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.

- A. Seed mixtures - Temporary Seeding
1. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone...
2. For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in.

Table with 6 columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, Fertilizer Rate (lb/100-100), Lime Rate. Includes rows for BARLEY, OATS, RYE.

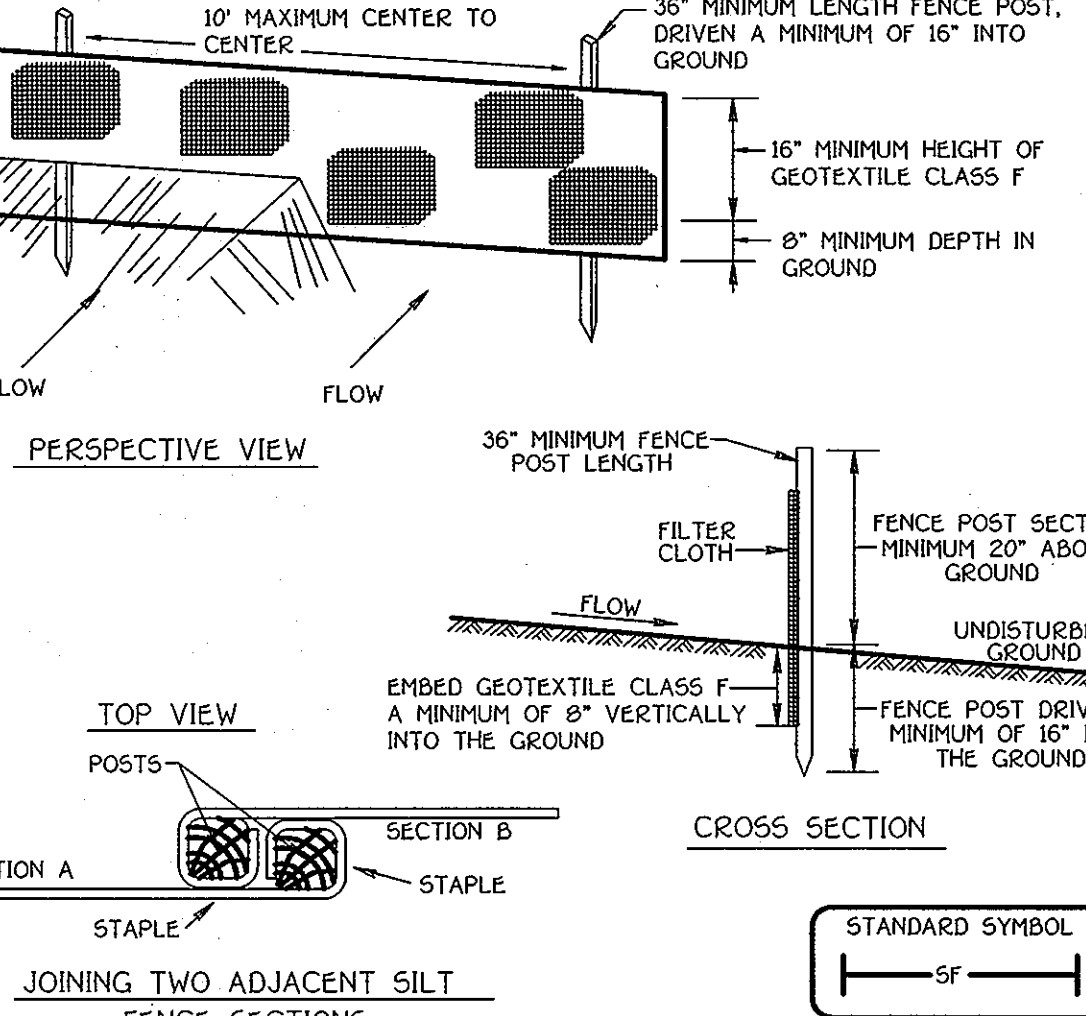
SECTION 3 - PERMANENT SEEDING

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

- A. Seed mixtures - Permanent Seeding
1. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone...
2. For sites having disturbed area over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.

Table with 6 columns: No., Species, Application Rate (lb/acre), Seeding Dates, Seeding Depths, Fertilizer Rate (lb/100-200), Lime Rate. Includes rows for TALL FESCUE, PERENNIAL RYE, MIXED FESCUE, TALL FESCUE, MIXED FESCUE.

- 3. For areas receiving low maintenance, apply urea-form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (50 lb/acre), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.



- Construction Specifications
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground...
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min) Test: MSMT 509
Tensile Modulus 20 lbs/in (min) Test: MSMT 509
Flow Rate 0.3 gal ft / minute (max) Test: MSMT 322
Filtering Efficiency 75% (min) Test: MSMT 322
3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

Silt Fence Design Criteria table with columns: Slope Steepness, (Maximum) Slope Length, (Maximum) Silt Fence Length. Rows include Flatter than 50:1, 50:1 to 10:1, 10:1 to 5:1, 5:1 to 3:1, 3:1 to 2:1, 2:1 and steeper.

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. In these areas a silt fence will be the only perimeter control required.

SILT FENCE NOT TO SCALE

DUST CONTROL

DEFINITION

CONTROLLING DUST BLOWING AND MOVEMENT ON CONSTRUCTION SITES AND ROADS.

PURPOSE

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON AND OFF-SITE DAMAGE, HEALTH HAZARDOUS AND IMPROVE TRAFFIC SAFETY.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

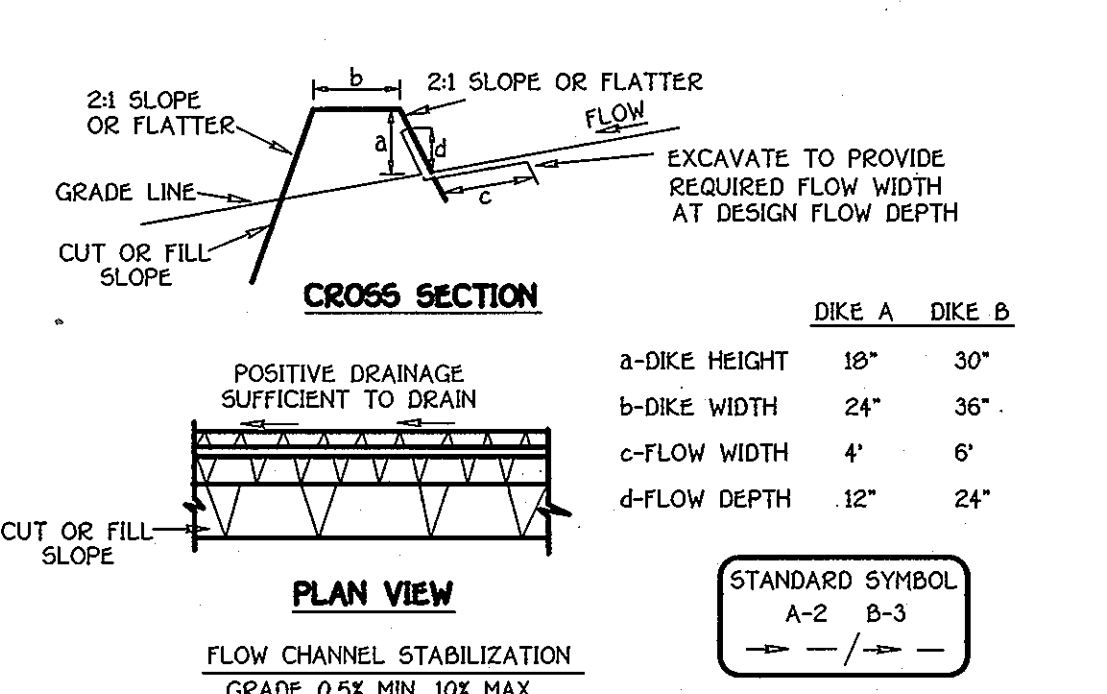
- TEMPORARY METHODS
1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLOSER TO THE SURFACE THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12' APART, SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALE DIKES AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

- 1. PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER AND PERMANENT STABILIZATION WITH SOIL, EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
2. TOPSOILING - COVERING WITH LESS ERODIBLE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

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 PRIOR TO THE START OF ANY CONSTRUCTION (31-16.59).
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 THERETO.
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, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1, b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS MUST BE CONSTRUCTED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL SEDIMENT CONTROL STRUCTURES MUST BE STABILIZED WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 50), SOIL (SEC. 50), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. 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.
7. SITE ANALYSIS:
TOTAL AREA OF SITE 1.446 ACRES
AREA DISTURBED 0.69 ACRES
AREA TO BE ROOFED OR PAVED 0.20 ACRES
AREA TO BE VEGETATIVELY STABILIZED 0.49 ACRES
TOTAL CUT 600 CU.YDS.
TOTAL FILL 600 CU.YDS.
8. OFFSITE WASTE/BORROW AREA LOCATION N/A
9. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY AS THE ACTIVITY IS COMPLETED.
10. APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. 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.



- Construction Specifications
1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.
4. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1:1.
5. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
6. Runoff trapped from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-eroding velocity.
7. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
8. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
9. Fill shall be compacted by earth moving equipment.
10. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
11. Inspection and maintenance must be provided periodically and after each rain event.

STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

EARTH DIKE NOT TO SCALE

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN A GRADING PERMIT.
2. NOTIFY "MBS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION AT 410-313-1330 AT LEAST 24 HOURS BEFORE STARTING WORK.
3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE, EARTH DIKES AND SUPER SILT FENCE AS SHOWN (I DAW)
4. UPON COMPLETION OF THE ABOVE WORK RECEIVE PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR PRIOR TO PROCEEDING.
5. CLEAR AND GRUB FOR THE REMAINDER OF THE WORK AREA. (I DAW)
6. INSTALL STORM DRAIN AS SHOWN, CONSTRUCT HOUSES AND DRIVEWAYS ON LOTS 20, 21 & 23. STABILIZE ALL SLOPES IMMEDIATELY UPON COMPLETION OF GRADING. (3 MONTHS)
7. WHEN ALL CONTRIBUTING AREAS TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, THE SEDIMENT CONTROL DEVICES MAY BE REMOVED. STABILIZE ALL AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
8. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR FINAL INSPECTION OF THE COMPLETED PROJECT.
NOTE: THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON ALL SEDIMENT AND EROSION CONTROL STRUCTURES SHOWN HEREON, AFTER EACH RAINFALL AND ON A DAILY BASIS.

CONSTRUCTION SPECIFICATIONS

- 1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH, 6" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION. SECURE WITH A ROW OF STAPLES AT 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 6".
2. STAPLES THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 2" APART WITH A ROWS FOR EACH STRIP, 2 OUTER ROWS, AND 2 ALTERNATING ROWS DOWN THE CENTER.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE TOP STRIP SHALL OVERLAP THE UPPER END OF THE LOWER STRIP BY 4".
6. STAPLES SHALL BE PLACED IN THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
7. THE DISCHARGE END OF THE MATTING LINE SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES.
NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEY-IN.

EROSION CONTROL MATTING NOT TO SCALE

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

Talbots Woods II

Lots 20 Thru 23 Of Phase Two

(A Resubdivision Of Buildable Bulk Parcel No. 19, As Shown On Plans Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 1" Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 21536 And 21537)

Tax Map No. 31 Grid No. 16 Parcel No. p/o #63
First Elevation Station Howard County, Maryland
Zoned R-20
Scale: As Shown Date: February 3, 2012
Sheet 4 of 5



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. 20788, Expiration Date 2-22-13.

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

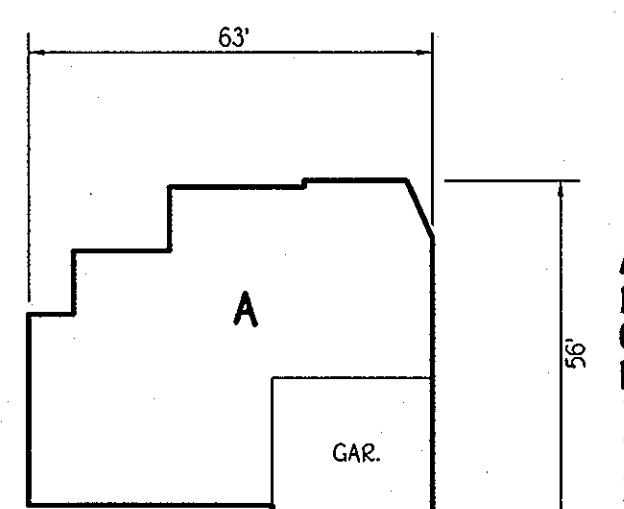
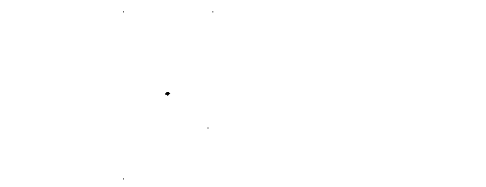
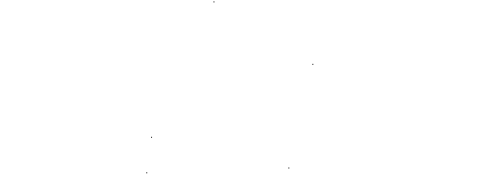
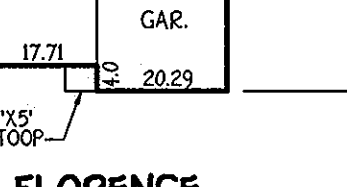
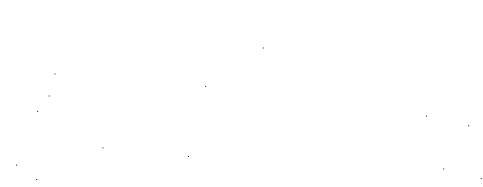
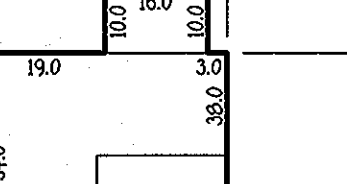
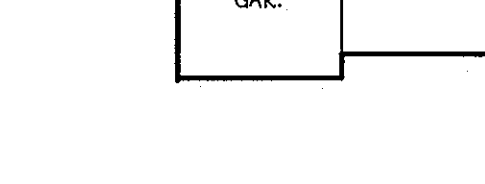
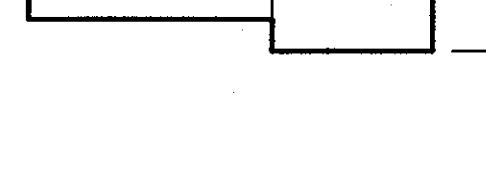
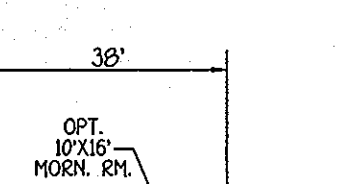
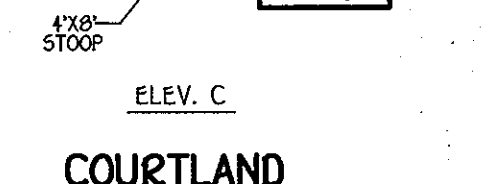
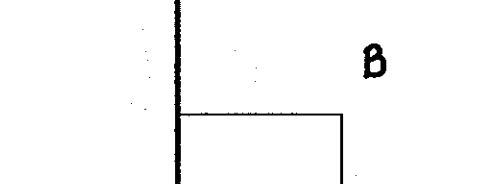
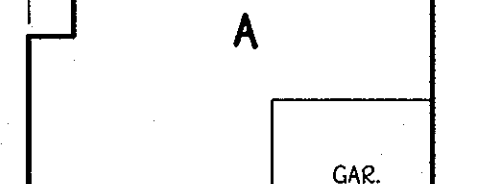
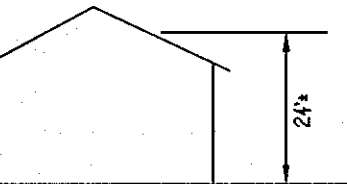
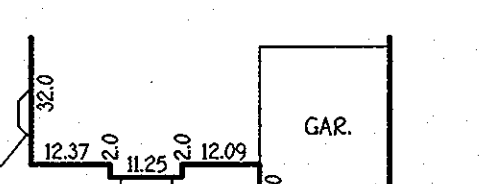
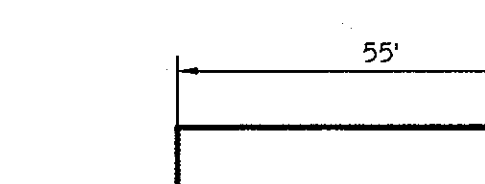
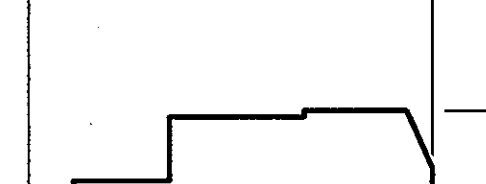
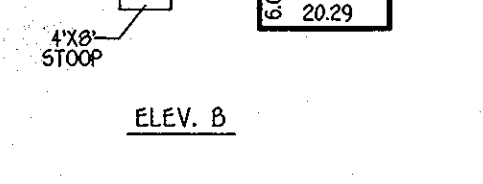
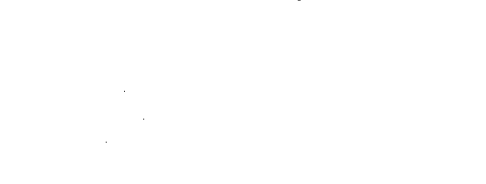
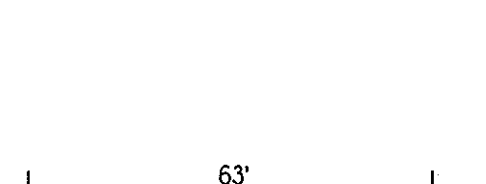
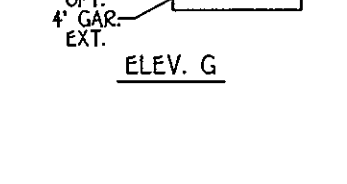
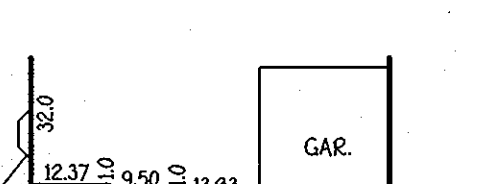
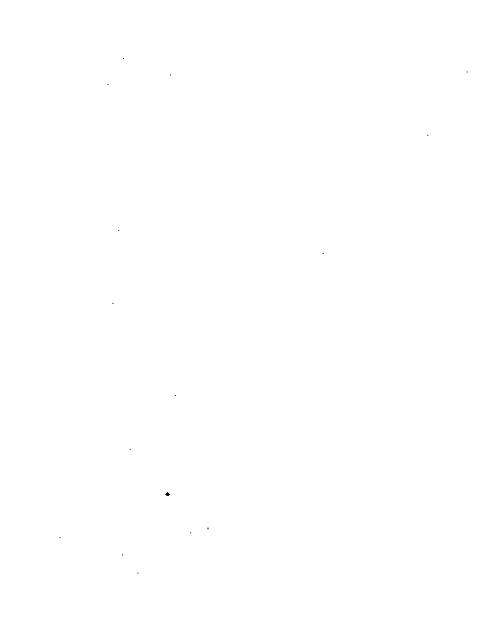
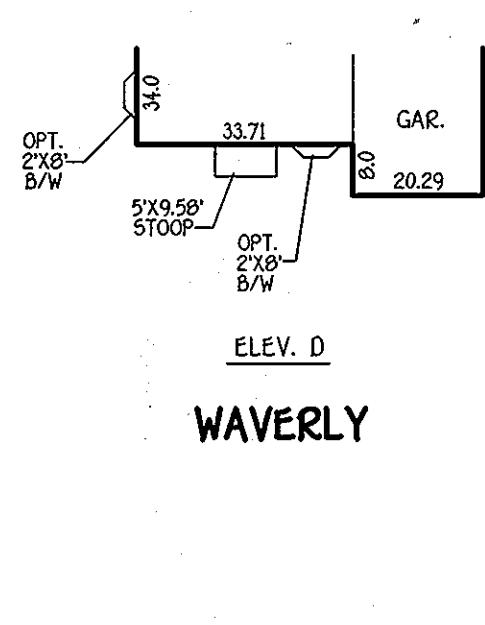
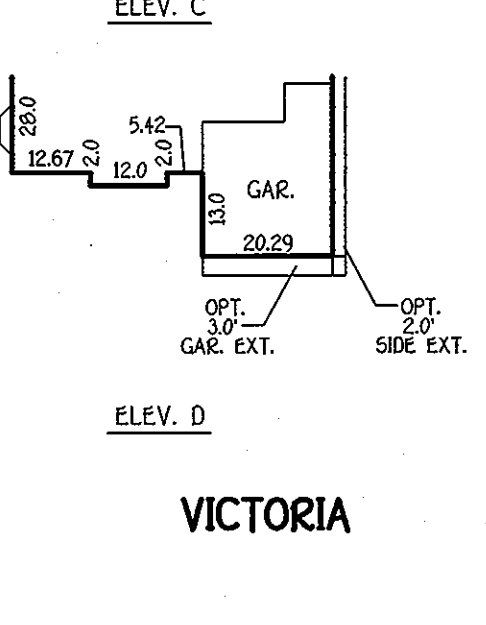
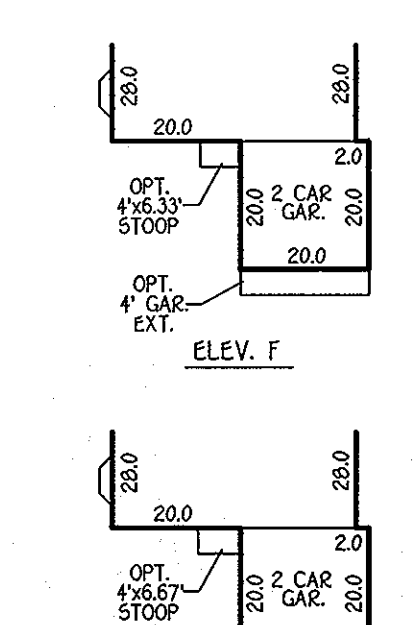
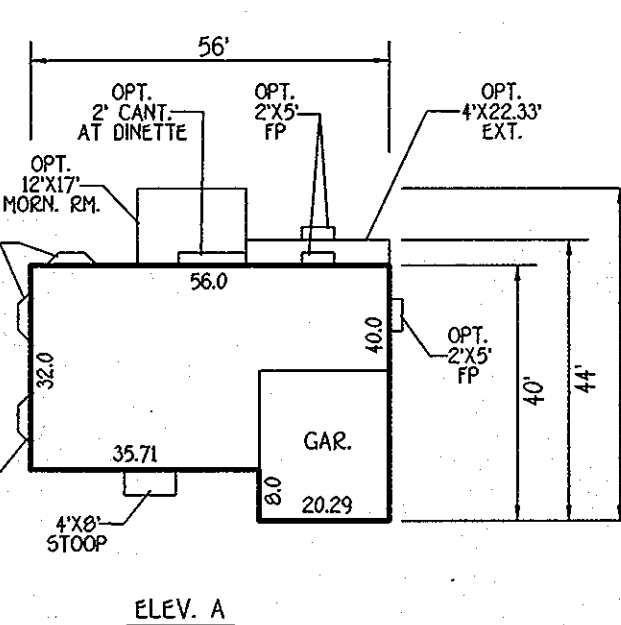
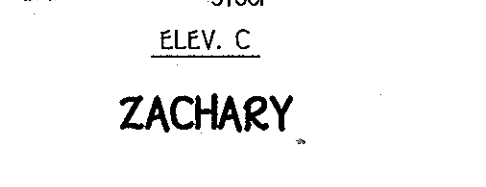
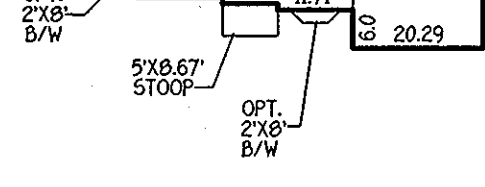
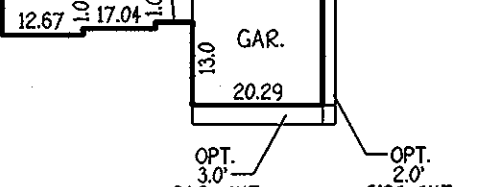
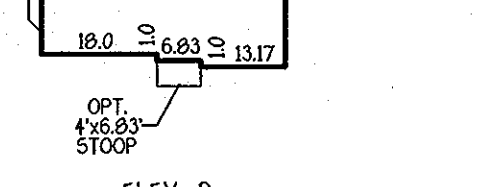
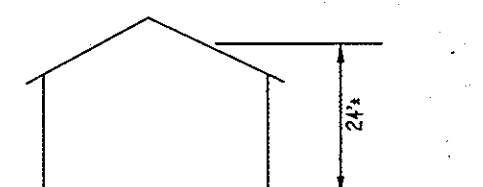
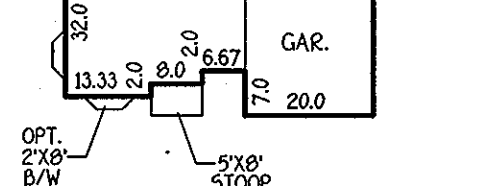
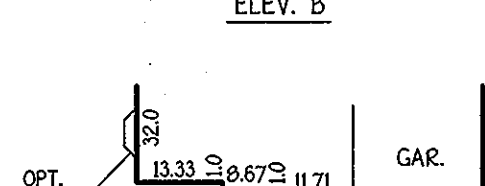
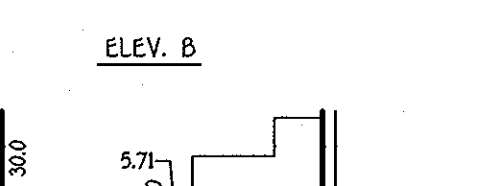
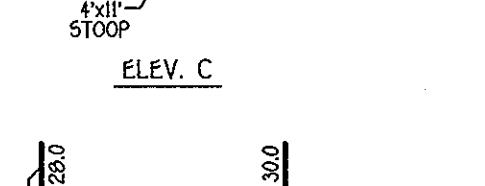
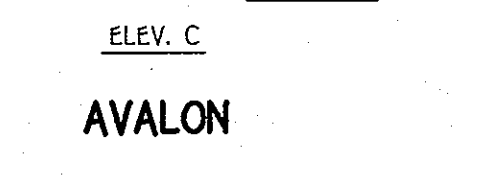
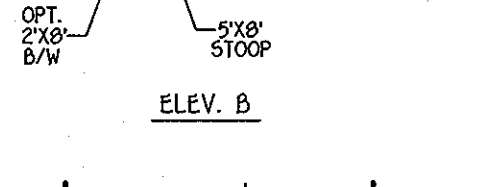
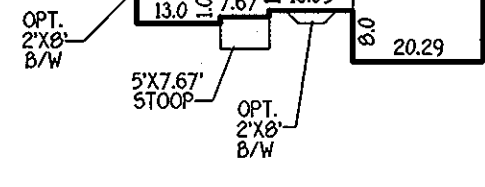
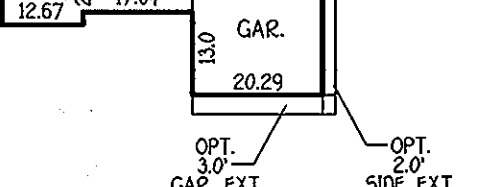
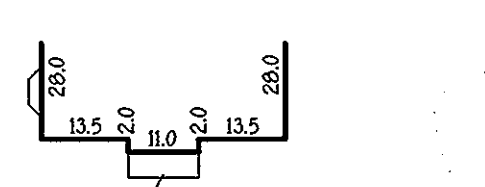
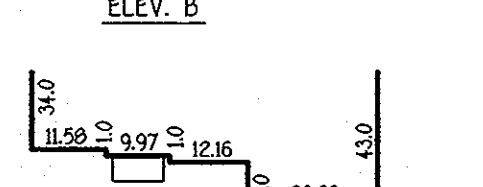
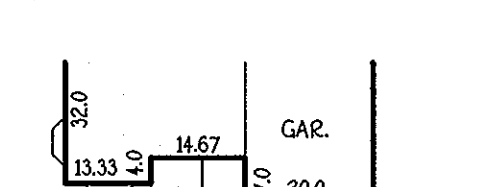
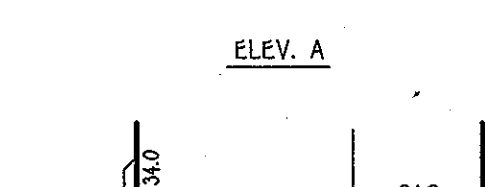
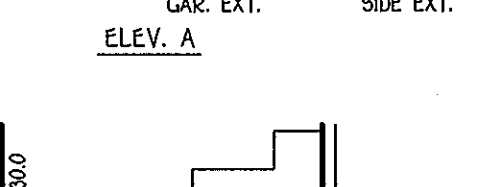
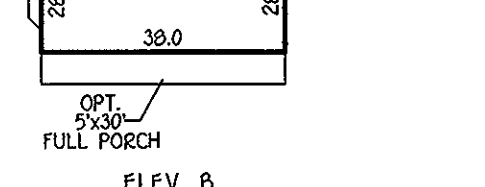
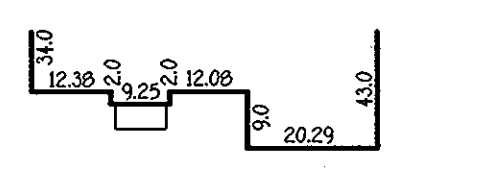
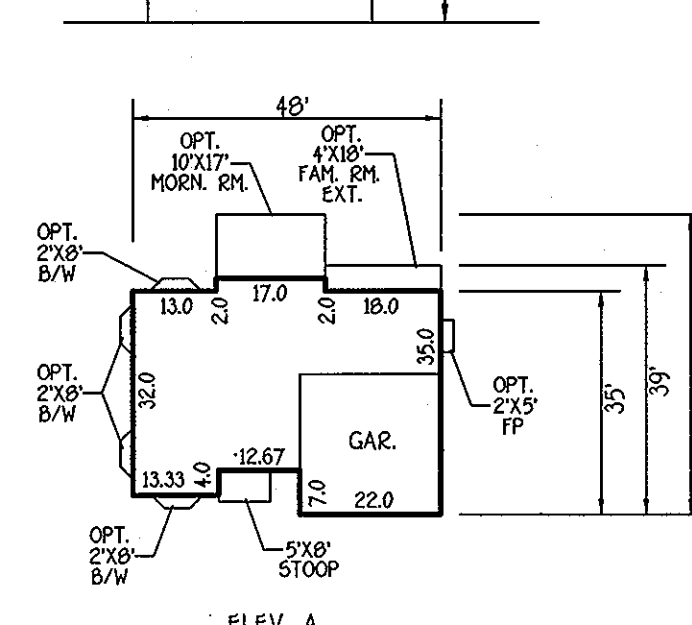
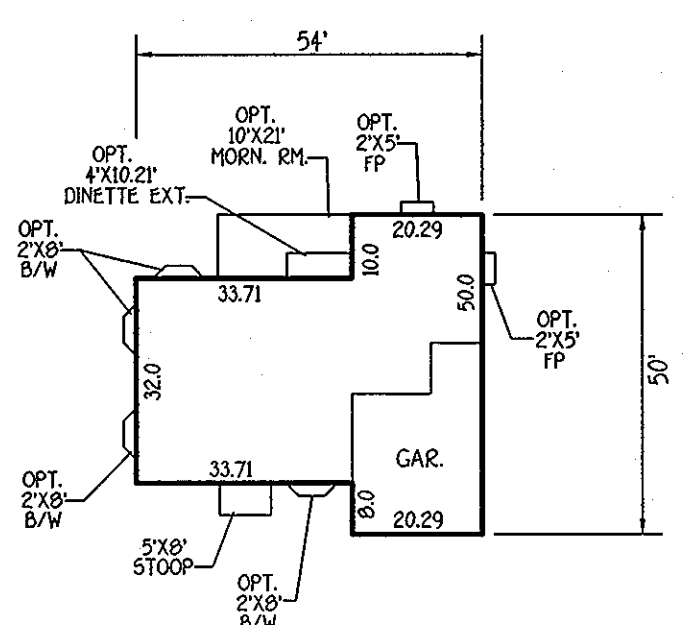
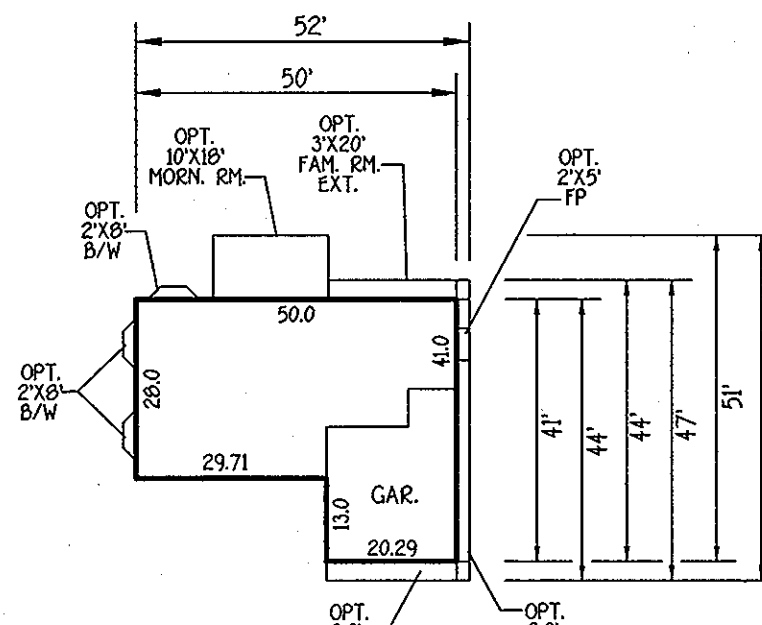
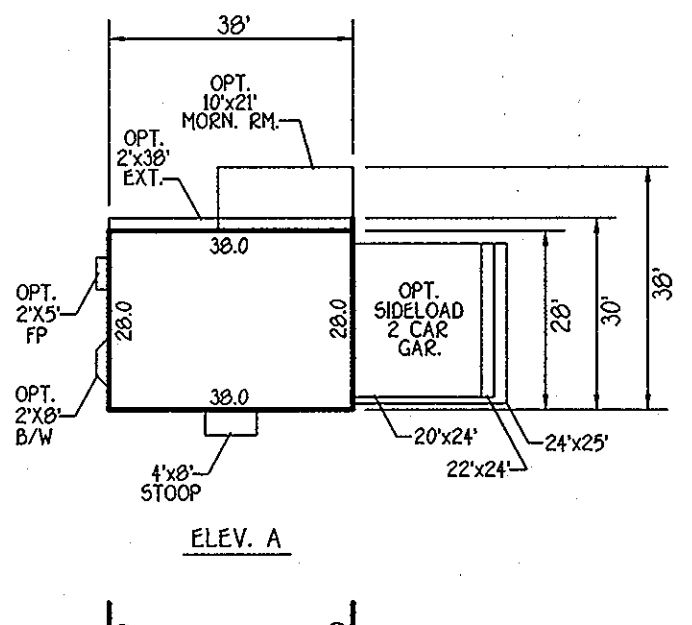
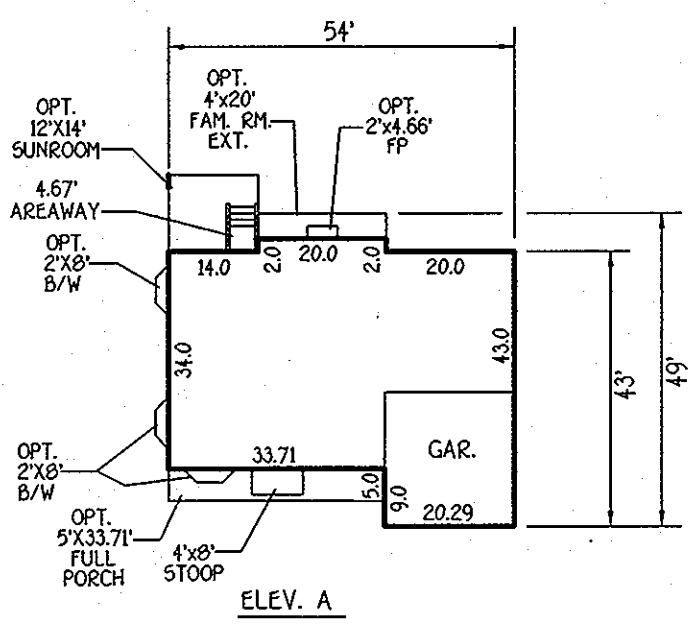
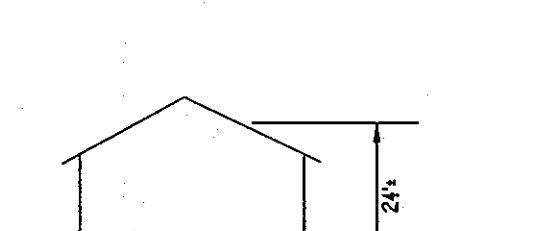
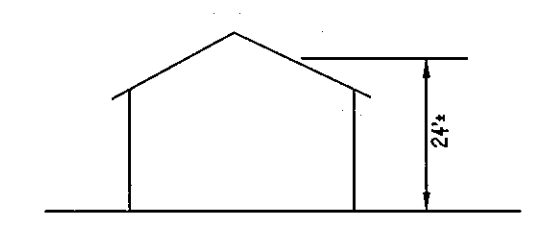
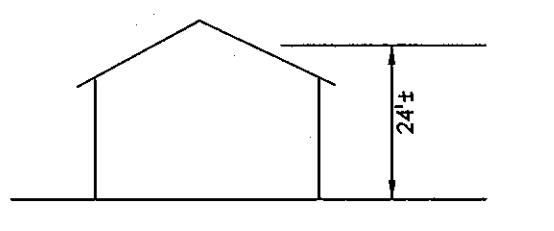
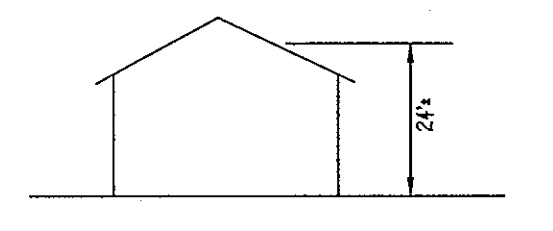
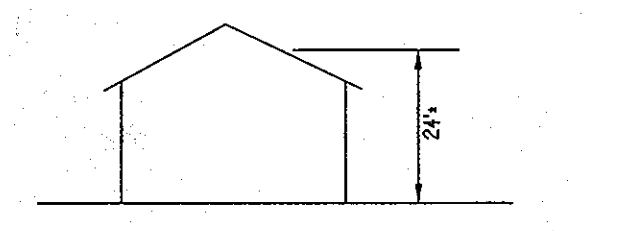
Developer: Elliott City Land Holdings, Inc. 5300 Dorsett Hill Drive, Suite 102, Elliott City, Maryland 21042

Owners: Joseph E. Federline and Cynthia Lee Federline, c/o Land Design & Development, Inc. 5300 Dorsett Hill Drive, Suite 102, Elliott City, Maryland 21042

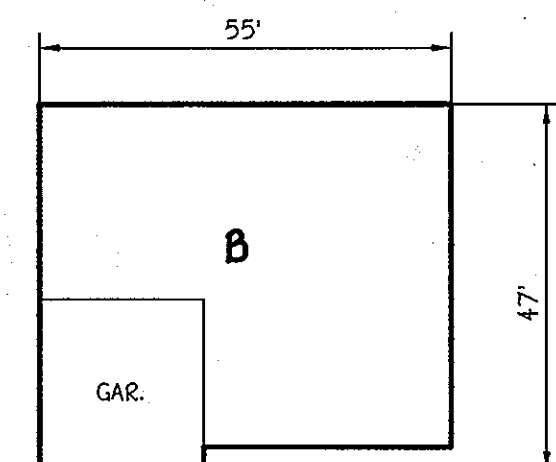
Professional Engineer: ALDO M. ROSS, License No. 20788, Expiration Date 2-22-13.

Kent Sheehy
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/6/12

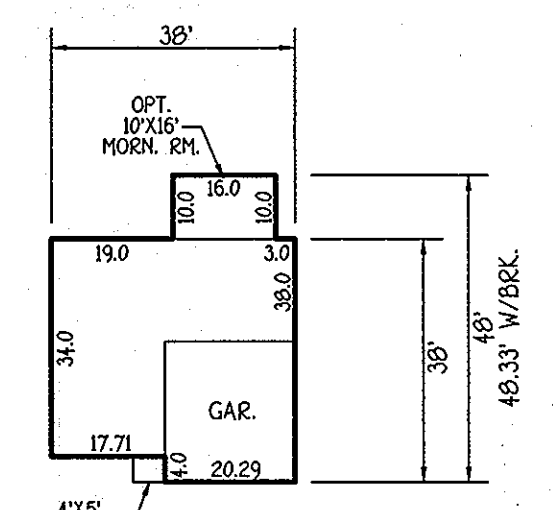
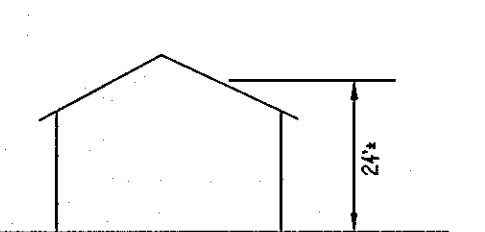
Wah Dammers
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/10/12



AVALON
BAINBRIDGE
COURTLAND
FLORENCE
VICTORIA
WAVERLY
ZACHARY



FLORENCE
ZACHARY
VICTORIA
BAINBRIDGE



FLORENCE
ADD .33 FOR BRICK FRONT

HOUSE TYPES
Talbots Woods II
Lots 20 Thru 23 Of Phase Two
(A Resubdivision of Buildable Bulk Parcel 11, As Shown on Plats Entitled "Talbots Woods II, Lots 24-26 Of Phase One & Lots 16 Thru 19, Open Space Lot 27 And Buildable Bulk Parcel 11 Of Phase Two" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21536 And 21537)

Tax Map No. 31 Grid No. 16 Parcel No. p/o 063
First Election District Howard County, Maryland
Zoned: R-20
Scale: As Shown Date: February 3, 2012
Sheet 5 of 5



2/6/12
DATE

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

Owners
Joseph E. Federline And
Cynthia Lee Federline
5171 Talbots Landing
Ellicott City, Maryland 21042
Phone: 410-747-1036

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2855