



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

**GENERAL NOTES:**

- SITE DATA:  
ZONING: R-20  
TAX MAP 31: PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734 BLOCK 16  
DEED REFERENCE: 11.003 ACRES±  
GROSS AREA: 12,000 SQ.FT.  
MINIMUM LOT SIZE: 2  
NUMBER OF PROPOSED BUILDABLE LOTS: 20  
NUMBER OF OPEN SPACE LOTS: 4  
NUMBER OF NON-BUILDABLE BULK PARCELS: 4  
OPEN SPACE REQUIRED (40% X 11.003ac): =4,401 ACRES±  
OPEN SPACE PROVIDED: =4,402 ACRES±  
CREDITED OPEN SPACE: =0,000 ACRES±  
NON-CREDITED OPEN SPACE: =0,000 ACRES±  
AREA OF REC. OPEN SPACE REQUIRED (250 sq.ft. X 20): =5,000 sq.ft.  
AREA OF REC. OPEN SPACE PROVIDED: =5,000 sq.ft.  
AREA OF BUILDABLE LOTS: =5,662 ACRES±  
AREA OF NON-BUILDABLE BULK PARCELS: =0,186 ACRES±  
AREA OF PUBLIC ROAD DEDICATION: =0,753 ACRES±
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.  
STA. NO. 31EA: N 569,541.124 E 1,374,815.936 ELEV. 469.604  
STA. NO. 31EB: N 568,730.984 E 1,376,273.491 ELEV. 453.398
- OFF SITE TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS NAD 83. ON SITE TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY MILDBERG BOENDER AND ASSOC. ON OR ABOUT NOV. 2003.
- BOUNDARY SURVEY PERFORMED BY MILDBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT NOV. 2003.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. IN DECEMBER 2003.
- ALL AREAS ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 10% GRADE CHANGE AND MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FT RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- ALL STRUCTURES ON TO BE REMOVED EXISTING HOUSE ON PROPOSED LOT 1.  
\*THE PORCH OF THE DECK THAT IS OUTSIDE THE 10' B.R.L. WILL BE REMOVED AS SHOWN ON THE PLAN.
- NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE. ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT, STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA A WET POND, SWM FACILITY TO BE PRIVATELY OWNED AND MAINTAINED.
- NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDBERG BOENDER & ASSOC., INC. IN AUGUST 2003.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY INVENTORY.
- THIS PROJECT IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER, 2003.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- VEHICULAR ACCESS SHALL BE PROVIDED TO ADJACENT PARCEL 720 AND BE SHOWN ON A SKETCH PLAN TO BE CALLED "TALBOTS WOODS II" THAT IS TO BE SUBMITTED TO THE DPZ. IF THE SKETCH PLAN (AND THE SUBSEQUENT REQUIRED PRELIMINARY AND FINAL SUBDIVISION PLANS) AT THIS TIME CALLED "TALBOTS WOODS II" THAT IS TO PROVIDE VEHICULAR ACCESS TO PARCEL 720 IS NOT SUBMITTED AND IS WITHDRAWN OR BECOMES DENIED OR VOID, THEN THIS SUBDIVISION, TALBOTS WOODS PROPERTY, UP TO THE TIME OF ITS PLAT RECORDING SHALL BE REVISED, WHICH MAY REQUIRE THE REDESIGN OF STORMWATER MANAGEMENT, UTILITIES, OPEN SPACE, ETC. AND THE LOSS OF ONE OR MORE BUILDABLE LOTS, TO PROVIDE PUBLIC ROAD ACCESS TO THE NORTHERN DEVELOPABLE AREA PARCEL 720 IN ACCORDANCE WITH SUBDIVISION SECTIONS 16.119(a)(8) AND 16.132(a)(1)(i).
- NON-BUILDABLE BULK PARCEL "C" WILL BE SUBDIVIDED INTO LOTS 6-16 AS SHOWN ON THIS PLAN.

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION
CnB2	CHILLUM-FAIRFAX LOAMS, 1%-5% SLOPES, MODERATELY ERODED (B)
AgB2	AURA GRAVELLY LOAM, 1%-5% SLOPES, MODERATELY ERODED (B)
BbB2	BELTSVILLE SILT LOAM, 0%-1% SLOPES (C)
SIC2	SASSAFRAS LOAM, 5%-10% SLOPES, MODERATELY ERODED (C)
AgC2	AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED (B)
SIB2	SASSAFRAS LOAM, MODERATELY ERODED, 1%-5% SLOPES, (C)
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1%-15% SLOPES (C)
SbB2	SASSAFRAS LOAM, MODERATELY ERODED, 10%-15% SLOPES, (C)
W02	WOODSTOWN SANDY LOAM, 1%-5% SLOPES, MODERATELY ERODED (C)

**STORMWATER MANAGEMENT POND DATA (WET POND):**  
HAZARD CLASSIFICATION - A  
DRAINAGE AREA = 21.6AC±  
PROPOSED CN = 83  
PROPOSED Tc = 0.40hrs  
WATER QUALITY TYPE - WET POND EXTENDED  
DETENTION STORAGE VOLUME FOR DESIGN STORM (1-YR) = 0.87 AC-F  
OWNERSHIP - PRIVATE  
MAINTENANCE - PRIVATE  
**NOTE:**  
1. A 15 FOOT NO-WOODY VEGETATION ZONE WILL BE PROVIDED FROM TOE OF DAM.

**LEGEND**

- EXISTING STRUCTURE/PAVMENT TO BE REMOVED
- ROADWAY SIGNS  
SNS: SCHOOL WARNING SIGN  
R1-1: STOP  
W3-1a: STOP AHEAD
- EXISTING TRELLINE
- DENOTES WETLANDS
- 15.00% - 24.99% SLOPES

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	13,284 SQ. FT.	1,283 SQ. FT.	12,001 SQ. FT.
9	12,339 SQ. FT.	338 SQ. FT.	12,001 SQ. FT.
10	12,677 SQ. FT.	677 SQ. FT.	12,001 SQ. FT.
11	13,007 SQ. FT.	1,006 SQ. FT.	12,001 SQ. FT.
12	12,943 SQ. FT.	942 SQ. FT.	12,001 SQ. FT.
13	12,576 SQ. FT.	575 SQ. FT.	12,001 SQ. FT.
14	12,224 SQ. FT.	223 SQ. FT.	12,001 SQ. FT.

**PHASING CHART**

	PHASE I SUBDIVISION OF PARCELS 725, 726, 727, 728, 729, 730, 731, 733 AND 734	PHASE II (RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "C")	TOTAL
AREA OF PHASE	3.45 ± AC	7.55 ± AC	11.00 ± AC
NO. OF BUILDABLE LOTS	9	11	20
NO. OF EX. ALLOCATIONS	9	0	20
NO. UNIT ALLOCATIONS REQUIRED	11	11	11
AREA OF BUILDABLE LOTS	2,516 ± AC	3,146 ± AC	5,662 ± AC
AREA OF OPEN SPACE	4,401 ± AC	0.00 AC	4,401 ± AC
AREA OF PUBLIC ROAD	0.75 ± AC	0.00 AC	0.75 ± AC
AREA OF NON-BUILDABLE BULK PARCELS	3.332 ± AC	0.00 AC	3.332 ± AC

\*INCLUDING BULK PARCEL "C" TO BE RESUBDIVIDED INTO LOTS 6-16 UNDER PHASE 2

**CURVE TABLE**

CURVE (R)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	365.39	220.00	240.76	324.82	N11°50'18"W	95°09'35"
C2	157.64	100.00	100.56	141.82	S14°15'27"E	90°19'17"

*Handwritten signature and date: 7/29/04*

**TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY**

*Signature: Stephen L. ...* 7/28/04  
**PLANNING DIRECTOR - DATE**

**OWNERS**

Parcel 725, 726, 728 and 731: KUMMER RICHARD A KUMMER ANITA R T/E 5195 TALBOTS LANDING ELLIOTT CITY MD 21043-6830	Parcel 727, 729 and 730: BURNS JUDITH ANN 5161 TALBOTS LANDING ELLIOTT CITY MD 21043-6830
Parcel 734: NICHOLS MALCOLM T NICHOLS NANCY O 5117 TALBOTS LANDING ELLIOTT CITY MD 21043-6830	Parcel 735: PUEPKO RANDOLPH PUEPKO MAUREEN 5129 TALBOTS LANDING ELLIOTT CITY MD 21043-6830

Project	09-073	date	DEC. 2003
Illustration	SAA	approval	SAH
scale	1"=50'	revisions	

no.	description	date

**TALBOTS WOODS PROPERTY**  
TAX MAP 31 PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734 BLOCK 16  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
**SKETCH PLAN**

**MILDBERG, BOENDER & ASSOC., INC.**  
Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Elkridge City, Maryland 21042  
(410) 397-0286 Fax: (301) 621-5821 Wash. (410) 397-0288 Fax.