

### MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	14,963 SQ. FT.	---	14,963 SQ. FT.
2	12,840 SQ. FT.	517 SQ. FT.	12,323 SQ. FT.
3	12,948 SQ. FT.	850 SQ. FT.	12,098 SQ. FT.
4	13,847 SQ. FT.	1,218 SQ. FT.	12,629 SQ. FT.
5	14,329 SQ. FT.	1,139 SQ. FT.	13,190 SQ. FT.
6	16,889 SQ. FT.	696 SQ. FT.	16,193 SQ. FT.
7	12,613 SQ. FT.	343 SQ. FT.	12,270 SQ. FT.
8	12,044 SQ. FT.	---	12,044 SQ. FT.
9	12,616 SQ. FT.	545 SQ. FT.	12,071 SQ. FT.
10	13,021 SQ. FT.	998 SQ. FT.	12,023 SQ. FT.
11	13,131 SQ. FT.	1,068 SQ. FT.	12,063 SQ. FT.
12	19,104 SQ. FT.	---	19,104 SQ. FT.
13	12,499 SQ. FT.	191 SQ. FT.	12,308 SQ. FT.
14	13,175 SQ. FT.	1,018 SQ. FT.	12,157 SQ. FT.
15	12,298 SQ. FT.	272 SQ. FT.	12,026 SQ. FT.
16	14,374 SQ. FT.	---	14,374 SQ. FT.
17	12,560 SQ. FT.	538 SQ. FT.	12,022 SQ. FT.
18	13,189 SQ. FT.	1,116 SQ. FT.	12,073 SQ. FT.
19	14,178 SQ. FT.	1,576 SQ. FT.	12,602 SQ. FT.
20	13,807 SQ. FT.	1,780 SQ. FT.	12,027 SQ. FT.
21	41,869 SQ. FT.	2,209 SQ. FT.	39,660 SQ. FT.
22	50,535 SQ. FT.	658 SQ. FT.	49,877 SQ. FT.

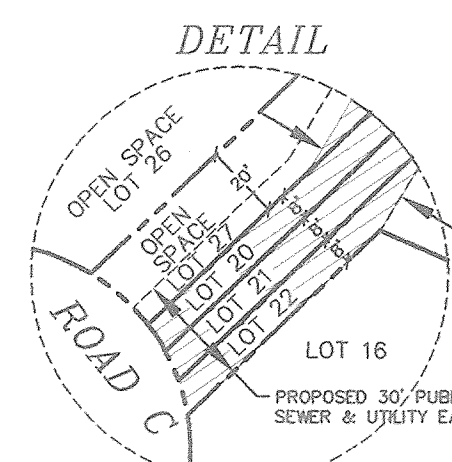
- ### LEGEND
- DENOTES WETLANDS
  - DENOTES PRIVATE USE-IN-COMMON DRIVEWAY, DRAINAGE & UTILITY EASEMENT
  - DENOTES PROPOSED PAVED AREAS
  - DENOTES PAVED AREAS TO BE REMOVED
  - DENOTES SEPTIC RESERVE EASEMENTS
  - EXISTING INTERIOR PARCEL LINES

### GENERAL NOTES:

- SITE DATA:
  - TAX MAP 31 PARCEL R-20
  - MINIMUM LOT SIZE 12,000 SQ. FT.
  - NUMBER OF BUILDABLE LOTS = 22
  - NUMBER OF OPEN SPACE LOTS = 5
  - TOTAL NUMBER OF LOTS = 27
  - TOTAL GROSS AREA = 15,23 ± A.C. (663,369 SQ. FT.)
  - OPEN SPACE PROVIDED = 663,369 ± A.C. (285,348 SQ. FT. (6.09 ± A.C.))
  - CREATED OPEN SPACE PROVIDED = 285,677 SQ. FT. (6.10 ± A.C.)
  - NON-CREATED OPEN SPACE PROVIDED = 0 SQ. FT. (0.00 ± A.C.)
  - RECREATIONAL OPEN SPACE PROVIDED = 22 LOTS X 200 SQ. FT. = 4,400 SQ. FT.
  - AREA OF ROAD DEDICATION = 28,001 SQ. FT. (0.64 ± A.C.)
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 31EA & 31EB.
  - STA. NO. 31EA N 569,641.124 E 1,374,815.936 ELEV. 468.804
  - STA. NO. 31EB N 569,730.984 E 1,376,273.401 ELEV. 453.398
- TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS NAVD 28.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT NOV. 2003.
- BASED ON AVAILABLE COUNTY AND HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1988, 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 LEVEL.
- 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 - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FT RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (OVER 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 EXISTING STRUCTURES AND TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER, 2003.
- STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME II (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT.
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. PRIVATE WELLS & SEPTIC TO BE PROPERLY ABANDONED PRIOR TO SIGNATURE OF THE FINAL PLAN. DOCUMENTATION WILL BE PROVIDED BY A LICENSED WELL DRILLER FOR THE WELL ABANDONED AND THE SEPTIC WILL BE PUMPED, COLLECTED AND FLEED IN ACCORDANCE WITH THE AGREEMENT TO HOLD THE DEVELOPER RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF ALL SEPTIC EASEMENTS THAT EXCEED THE PROPOSED LOT LINE BOUNDARIES ONCE PUBLIC SEWER IS GRANTED TO PARCELS 713, 714, & 715.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Paul K. ...* 6/6/06  
PLANNING DIRECTOR DATE



### STORMWATER SUMMARY

FACILITY #	ACRES	Wq (REQ/PROV)	Rev (REQ/PROV)	Cpv (REQ/PROV)
1	2.85	4,310 CF	1,600 CF	0.07 AC.-FT.
2	3.18	7,318 CF	NA	0.05 AC.-FT.

NOTES:  
-FACILITY #1 IS A BIOTREATMENT FACILITY THAT WILL PROVIDE Wq,Cpv, AND Rev. Rev. will be PROVIDED WITHIN THE STONE VOIDS BELOW THE UNDERDRAIN FOR THE PROJECT.  
-FACILITY #2 IS A POCKET POND OR MICRO-POND EXTENDED DETENTION. THIS FACILITY WILL PROVIDE Wq,Cpv,D10 AND Q25.  
-BOTH FACILITIES SHALL BE NON MD-378 FACILITIES. (PATAPSCO WATERSHED 02-13-09, CLASS 1 STREAMS)

project	date	description	revisions
03-089	MAY 2006	illustration	DIF
		DIF	approval
		sec	JBM
		scale	1"=50'

no.	date	description	revisions

TALBOT'S WOODS II PROPERTY  
LOTS 1-22 & OPEN SPACE LOTS 23-26  
TAX MAP 31 GRID 16 PARCELS 713-720  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SKETCH PLAN

MILDENBERG,  
BOENDER & ASSOC., INC.

Engineers Planners Surveyors

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