

VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. SITE DATA:
ZONING: R-20
TAX MAP 31 PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734 BLOCK 16
DEED REFERENCE: 4256/455 2911/1 2911/19 1189/262 1029/546
GROSS AREA: 11.003 ACRES± NET AREA: 11.003 ACRES±
MINIMUM LOT SIZE: 12,000 SQ FT
NUMBER OF PROPOSED BUILDABLE LOTS: 9
NUMBER OF OPEN SPACE LOTS: 3
NUMBER OF NON-BUILDABLE BULK PARCELS: 3
OPEN SPACE REQUIRED (40% X 11.003 AC): 4.402 ACRES±
OPEN SPACE PROVIDED: 4.402 ACRES±
CREDITED OPEN SPACE: 0.000 ACRES±
AREA OF REC. OPEN SPACE REQUIRED (250 SQ FT X 9): 2,250 SQ FT
AREA OF REC. OPEN SPACE PROVIDED: 5,000 SQ FT
AREA OF BUILDABLE LOTS: 2.366 ACRES±
AREA OF NON-BUILDABLE BULK PARCELS: 3.367 ACRES±
AREA OF PUBLIC ROAD DEDICATION: 0.753 ACRES±
PREVIOUS COUNTY FILE NUMBERS: 5-04-08
2. COORDINATES BASED ON M.D. '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
STA. NO. 31EA: N 569,641.124 E 1,374,815.936 ELEV. 469.604
STA. NO. 31EB: N 568,730.984 E 1,376,273.491 ELEV. 453.398
3. OFF-SITE TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY 200 SCALE AERIAL MAPPING. VERTICAL DATUM IS M.D. 83. ON-SITE TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY MILDENBERG BOENDER AND ASSOC. ON OR ABOUT NOV. 2003.
4. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT NOV. 2003.
5. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
6. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
7. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
8. WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC., IN DECEMBER 2003.
9. ALL AREAS ARE MORE OR LESS.
10. 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 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.
11. ALL STRUCTURES TO BE REMOVED EXCEPT THE EXISTING HOUSE ON PROPOSED LOT 1.
12. NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
13. 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 LOTS ALLOCATED FOR THIS DEVELOPMENT. STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA A WET POND, SWM FACILITY TO BE PRIVATELY OWNED AND MAINTAINED.
14. NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC. IN AUGUST 2003.
15. ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
16. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY INVENTORY.
17. THIS PROJECT IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
18. 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 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.
19. 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 I", THAT IS TO PROVIDE VEHICULAR ACCESS TO PARCEL 720 IS NOT SUBMITTED TO DPZ, OR IF IT IS 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(c)(8) AND 16.132(c)(1)(i).
20. NON-BUILDABLE BULK PARCEL "C" WILL BE SUBDIVIDED INTO LOTS 6-16 AS SHOWN ON SKETCH PLAN, S-04-08.
21. SIGN POSTS: ALL SIGN POST 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.
22. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION SHALL BE FULFILLED BY AFFORESTATION OF 1.65 ACRES OF FOREST. FINANCIAL SURVEY WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT AT THE FINAL PLAN STAGE.

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-FT
OWNERSHIP - PRIVATE
MAINTENANCE - PRIVATE
NOTE: A 15 FOOT NO-WOODY VEGETATION ZONE WILL BE PROVIDED FROM TOE OF DAM.
*CONSISTS OF BULK PARCELS "A" AND "B"
NOTE: ALL ROAD AND INFRASTRUCTURE IMPROVEMENTS WILL BE PROVIDED UNDER PHASE I.

PHASING CHART

AREA OF PHASE	PHASE I SUBDIVISION OF PARCELS 726, 727, 728, 729, 730, 731, 733 AND 734	PHASE II (RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "C")	TOTAL
AREA OF PHASE	7.854 ±AC	3.146 ±AC	11.000 ±AC
NO. OF BUILDABLE LOTS	9	0	9
NO. OF EX. ALLOCATIONS	9	0	9
NO. UNIT ALLOCATIONS REQUIRED	0	11	11
AREA OF BUILDABLE LOTS	2.516 ±AC	0.00 AC	2.516 ±AC
AREA OF OPEN SPACE	4.402 ±AC	0.00 AC	4.402 ±AC
AREA OF PUBLIC ROAD	0.75 AC	0.00 AC	0.75 AC
AREA OF NON-BUILDABLE BULK PARCELS	0.186 ±AC	3.146 ±AC	3.332 ±AC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Logan
PLANNING DIRECTOR
DATE: 5/25/10

CURVE TABLE

CURVE (ft)	LENGTH (ft)	RADIUS (ft)	TANGENT (ft)	CHORD (ft)	DIRECTION	DELTA
C1	410.21	177.49	402.61	324.82	N11°50'18"W	132°25'13"
C2	180.73	76.80	184.67	141.82	S14°15'27"E	134°50'22"

OWNERS

- Parcel 725, 726, 728 and 731:
KUMMER RICHARD A
KUMMER ANITA R T/E
5195 TALBOTS LANDING
ELLCOTT CITY, MD 21043-6830
- Parcel 733:
NICHOLS MALCOLM T
NICHOLS NANCY O
5117 TALBOTS LANDING
ELLCOTT CITY, MD 21043-6830
- Parcel 727, 729 and 730:
BURNS JUDITH ANN
5161 TALBOTS LANDING
ELLCOTT CITY, MD 21043-6830
- Parcel 734:
PUEPKER RANDOLPH
PUEPKER MAUREEN
5129 TALBOTS LANDING
ELLCOTT CITY, MD 21043-6830

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
ChB2	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)
SaC2	SASSAFRAS LOAM, 5%-10% SLOPES, MODERATELY ERODED (C)
AgC2	AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED (B)
SbB2	SASSAFRAS LOAM, MODERATELY ERODED, 1%-5% SLOPES, (C)
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1%-15% SLOPES (C)
SbD2	SASSAFRAS LOAM, MODERATELY ERODED, 10%-15% SLOPES, (C)
WbB2	WOODSTOWN SANDY LOAM, 1%-5% SLOPES, MODERATELY ERODED (C)

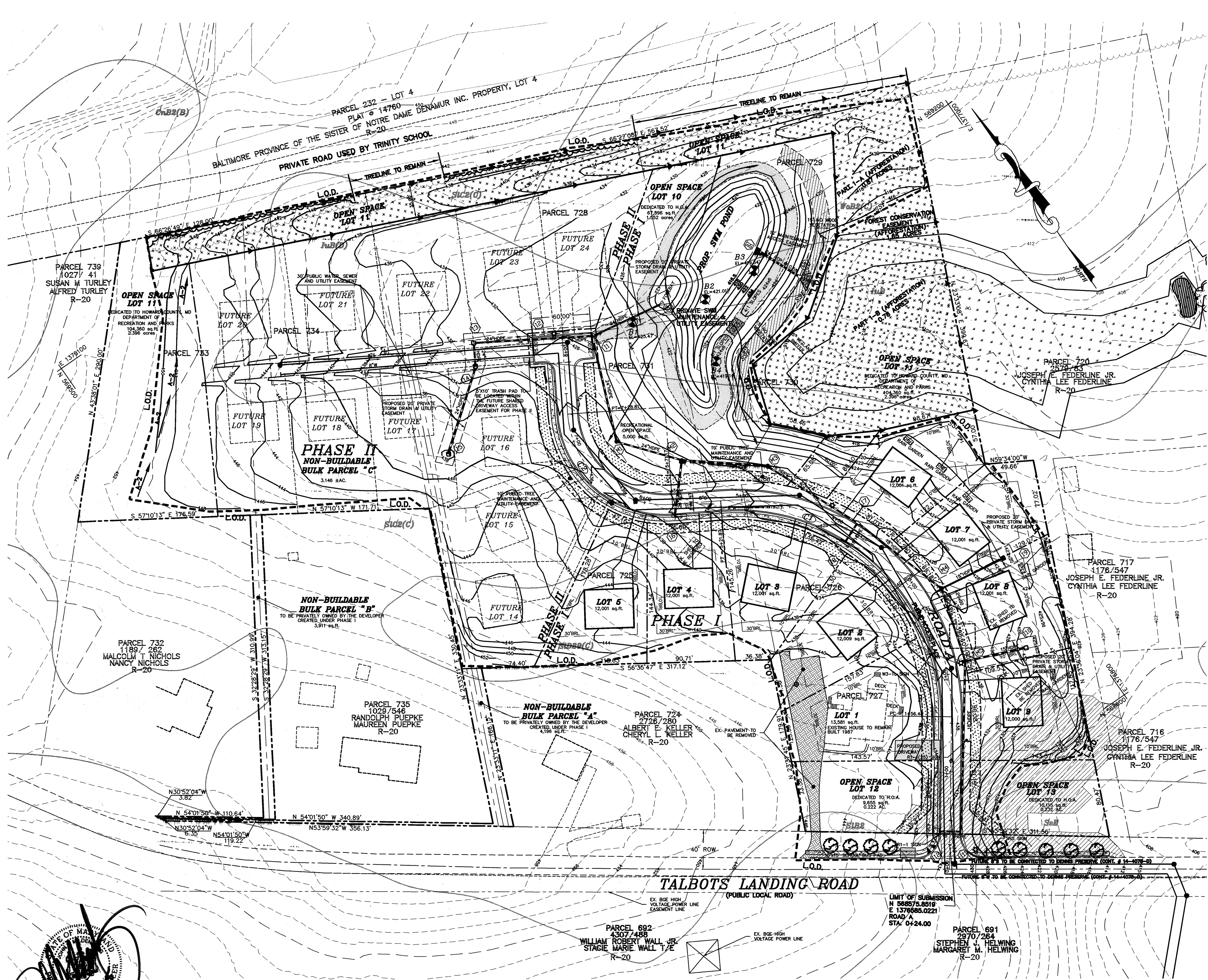
LEGEND

- DENOTES EXISTING PROPERTY LINES
- DENOTES LIMIT OF DISTURBANCE
- EXISTING STRUCTURE/PAVEMENT TO BE REMOVED
- ROADWAY SIGNS
- SNS: SCHOOL WARNING SIGN
- R1-1: STOP
- W3-1a: STOP AHEAD
- EXISTING TREELINE
- REDEFINED TREELINE (PROPOSED)
- DENOTES WETLANDS
- 15.00% - 24.99% SLOPES
- MAINTENANCE ACCESS EASEMENT
- STORMWATER MANAGEMENT MAINTENANCE & UTILITY EASMENT

project	date	description	no.
03-073	MAY 2005	illustration	1
EGJ	EGJ	EGJ	1
EGJ	EGJ	EGJ	1
EGJ	EGJ	EGJ	1

TALBOTS WOODS I PROPERTY
PHASE I, LOTS 1-13 AND NON-BUILDABLE BULK PARCELS A-C
TAX MAP 31, PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734, BLOCK 16
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0286 Fax (410) 997-0286 Fax



- LEGEND**
- EXISTING STRUCTURE/PAVEMENT TO BE REMOVED
 - EXISTING TREELINE
 - DENOTES WETLANDS
 - 15.00% - 24.99% SLOPES
 - PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
 - DENOTES LIMIT OF DISTURBANCE
 - DENOTES EXISTING PROPERTY LINES
 - DENOTES CLEAN WATER DIVERSION SWALE EASE OF PROPERTY NEXT TO THE EXISTING SCHOOL DRIVEWAY TO CONSTRUCTED AND STABILIZED AS STEP 1 IN THE SEQUENCE OF CONSTRUCTION
 - REDEFINED TREELINE (PROPOSED)
 - MAINTENANCE ACCESS EASEMENT
 - STORMWATER MANAGEMENT MAINTENANCE & UTILITY EASEMENT

date	MAY 2005
project	03-073
illustration	EGJ
scale	1"=50'
approval	EGJ

date	
description	
revisions	
no.	

TALBOTS WOODS I PROPERTY
 PHASE I, LOTS 1-13 AND NON-BUILDABLE BULK PARCELS A-C
 TAX MAP 31 PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734 BLOCK 16
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING AND SEDIMENT CONTROL

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0286 Fax (301) 621-5521 Wash. (410) 997-0286 Fax

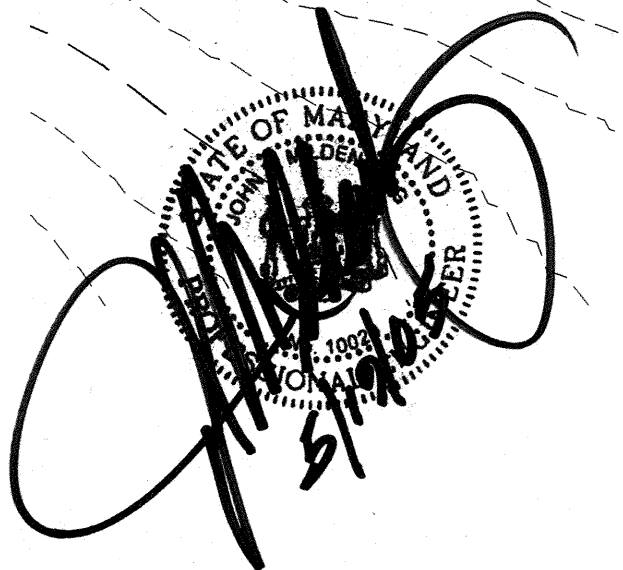
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
David S. Lyght 5/23/05
 PLANNING DIRECTOR DATE

OWNERS

- Parcel 725, 726, 728 and 731: KUMMER RICHARD A, KUMMER ANITA R T/E, 5195 TALBOTS LANDING, ELICOTT CITY MD 21043-6830
- Parcel 727, 729 and 730: BURNS JUDITH ANN, 5161 TALBOTS LANDING, ELICOTT CITY MD 21043-6830
- Parcel 733: NICHOLS MALCOLM T, NICHOLS NANCY O, 5179 TALBOTS LANDING, ELICOTT CITY MD 21043-6830
- Parcel 734: PUEPKE RANDOLPH, PUEPKE MAUREEN, 5129 TALBOTS LANDING, ELICOTT CITY MD 21043-6830

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
ChB2	CHILLUM-FAIRFAX LOAMS, 1%-5% SLOPES, MODERATELY ERODED (B)
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AgC2	AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED (B)
Sib2	SASSAFRAS LOAM, MODERATELY ERODED, 1%-5% SLOPES, (C)
luB	LUKA LOAM, LOCAL ALLUVIUM, 1%-15% SLOPES (C)
SiD2	SASSAFRAS LOAM, MODERATELY ERODED, 10%-15% SLOPES, (C)
WoB2	WOODSTOWN SANDY LOAM, 1%-5% SLOPES, MODERATELY ERODED (C)



FILE: 03-073.dwg (03/07/05) - SKETCH.dwg

NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE AND FOREST CONSERVATION PURPOSES ONLY.

NOTES

1. 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 LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPE PLANTINGS.
2. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE FIELD OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
3. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY AFFORESTATION OF 1.65 ACRES OF FOREST. FINANCIAL SURETY WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT AT THE FINAL PLAN STAGE.

FOREST CONSERVATION WORKSHEET

- NET TRACT AREA:
- A. Total tract area.....=11.00
 - B. Area within 100 year floodplain.....=0.00
 - C. Area to remain in agricultural production or utility ROW.....=0.00
 - D. Net tract area.....=11.00
- LAND USE CATEGORY:
- H. Area of forest above afforestation threshold.....=0.00
 - I. Area of forest above conservation threshold.....=0.00
- ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0
- E. Afforestation Threshold..... 15% x D = 1.65
F. Conservation Threshold..... 20% x D = 2.20
- EXISTING FOREST COVER:
- G. Existing forest cover (excluding floodplain).....=0.00
 - H. Area of forest above afforestation threshold.....=0.00
 - I. Area of forest above conservation threshold.....=0.00
- BREAK EVEN POINT:
- J. Forest retention above threshold with no mitigation.....=0.00
 - K. Clearing permitted without mitigation.....=0.00
- PROPOSED FOREST CLEARING:
- L. Total area of forest to be cleared.....=0.00
 - M. Total area of forest to be retained.....=0.00
- PLANTING REQUIREMENTS:
- N. Reforestation for clearing above conservation threshold.....=0.00
 - O. Credit for retention above conservation threshold.....=0.00
 - P. Total reforestation required.....=0.00
 - Q. Total afforestation required.....=1.65
 - R. Total reforestation and afforestation required.....=1.65

PLANTING SPECIFICATIONS AND NOTES

- PLANT PREPARATION AND SOILS**
1. PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
 2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF WIDTHS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
 3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL, MATURE OR SUITABLE MANUFACTURED SOIL AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
 4. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL, MATURE OR SUITABLE MANUFACTURED SOIL MIX AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
 5. ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- PLANT STORAGE AND INSPECTION**
1. FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
 2. FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE PLANTING SITE.
 3. PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, WORK, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED IMMEDIATELY.
 4. UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
- PLANT INSTALLATION**
1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, BAKE SOILS EXISTING OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
 2. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
 3. CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES.
 4. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINDED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
 5. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL, THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL, MATURE OR SUITABLE MANUFACTURED SOIL MIX.
 6. FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED. MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
 7. AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
 8. NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATERING IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

AFFORESTATION PLANT LIST (PART 1-A)

ALTERNATIVE 1

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
72	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER	
14	Carya glabra Pignut Hickory	I	D-M	FAC	15'	CONT/B & B 1" CALIPER	
20	Liriodendron tulipifera Tulip Tree	T	M	FACW	15'	CONT/B & B 3"-5" HEIGHT	
34	Liriodendron tulipifera Tulip Tree	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER	
40	Quercus alba White Oak	I	D-M	FACU	15'	CONT/B & B 1" CALIPER	
14	Prunus serotina Wild Black Cherry	I	M	FACU	15'	CONT/B & B 3"-5" HEIGHT	
TOTAL							
174	TREES & 20 SHRUBS (174 TREES REQUIRED)						

ALTERNATIVE 2

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
133	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
21	Carya glabra Pignut Hickory	I	D-M	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
30	Liriodendron tulipifera Tulip Tree	T	M	FACW	11'	SEEDLING/WHIP W/ TREE SHELTER	
60	Liriodendron tulipifera Tulip Tree	MT	D-M	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
70	Quercus alba White Oak	I	D-M	FACU	11'	SEEDLING/WHIP W/ TREE SHELTER	
21	Prunus serotina Wild Black Cherry	I	M	FACU	11'	SEEDLING/WHIP W/ TREE SHELTER	
TOTAL							
305	WHIPS WITH TREE SHELTERS & 30 SHRUBS (305 TREES WITH SHELTERS REQUIRED)						

AFFORESTATION PLANT LIST (PART 1-B)

ALTERNATIVE 1

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
15	Acer negundo Box Elder	T	M-W	FAC+	15'	CONT/B & B 3"-5" HEIGHT	
72	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER	
15	Liriodendron tulipifera Tulip Tree	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER	
15	Nyssa sylvatica Black Gum	T	M-W	FAC	15'	CONT/B & B 1" CALIPER	
24	Platanus occidentalis Sycamore	MT	M-W	FACW	15'	CONT/B & B 1" CALIPER	
15	Salix nigra Black Willow	VI	M-W	FACW+	15'	CONT/B & B 1" CALIPER	
TOTAL							
156	TREES REQUIRED						

ALTERNATIVE 2

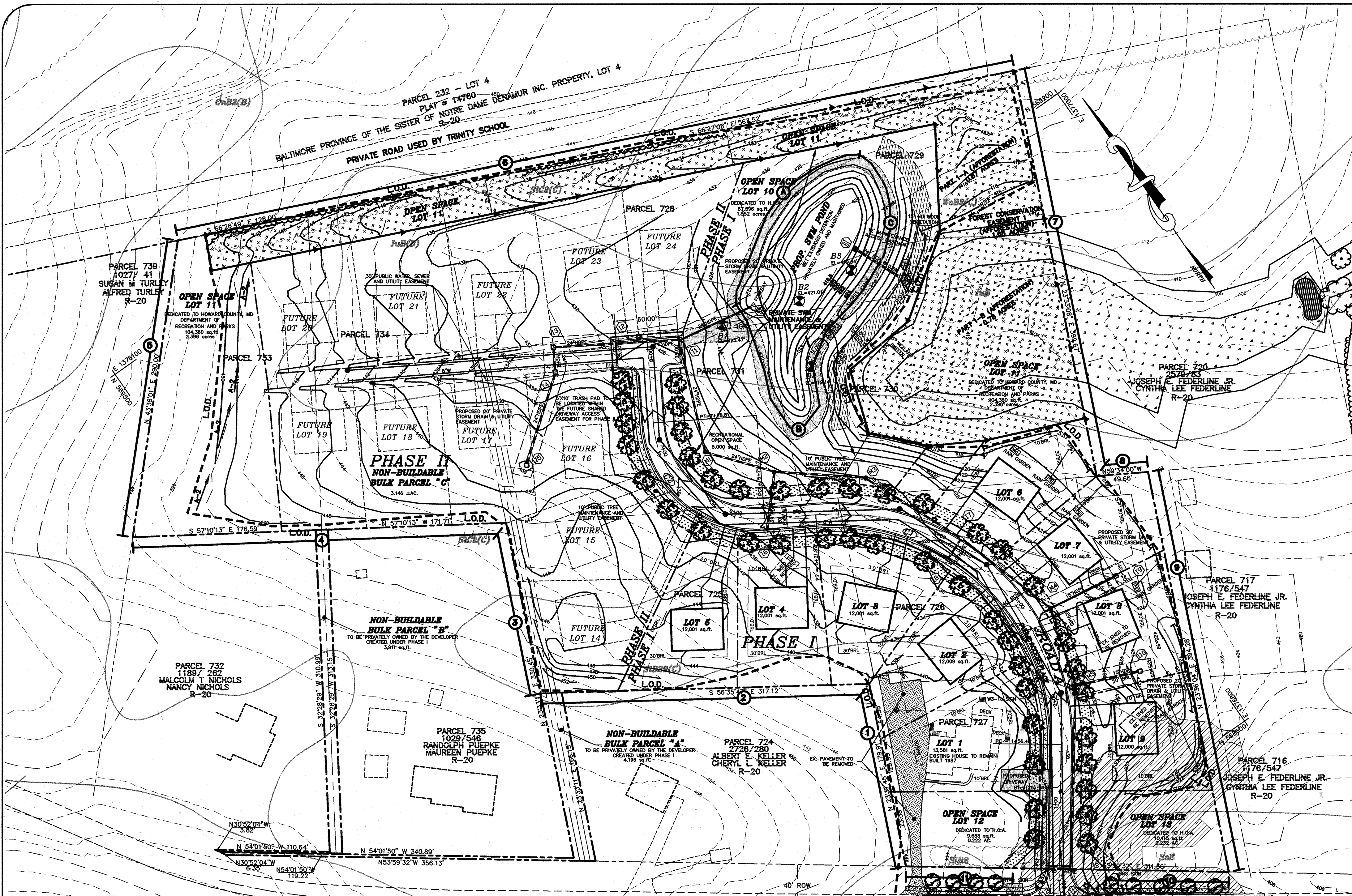
QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
20	Acer negundo Box Elder	T	M-W	FAC+	11'	SEEDLING/WHIP W/ TREE SHELTER	
118	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
20	Liriodendron tulipifera Tulip Tree	MT	D-M	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
30	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	SEEDLING/WHIP W/ TREE SHELTER	
65	Platanus occidentalis Sycamore	MT	M-W	FACW	11'	SEEDLING/WHIP W/ TREE SHELTER	
20	Salix nigra Black Willow	VI	M-W	FACW+	11'	SEEDLING/WHIP W/ TREE SHELTER	
TOTAL							
275	TREES WITH SHELTERS						

FOREST CONSERVATION EASEMENTS

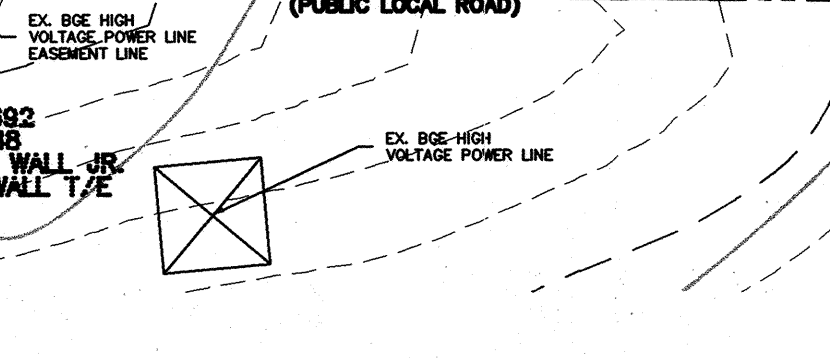
ALTERNATIVE 1	ALTERNATIVE 2
PART 1-A 0.87 AC 174 TREES REQUIRED 305 TREES REQUIRED	PART 1-B 0.78 AC 156 TREES REQUIRED 275 TREES REQUIRED
TOTAL 1.65 AC 330 TREES REQUIRED	578 TREES REQUIRED

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
OWNERS

- Parcel 725, 726, 728 and 731: KUMMER RICHARD A, KUMMER ANITA R, T/E, 5195 TALBOTS LANDING ELLICOTT CITY MD 21043-6830
- Parcel 727, 729 and 730: BURNS JUDITH ANN, 5161 TALBOTS LANDING ELLICOTT CITY MD 21043-6830
- Parcel 733: NICHOLS MALCOLM T, NICHOLS NANCY O, 5119 TALBOTS LANDING ELLICOTT CITY MD 21043-6830
- Parcel 734: PUEPKER RANDOLPH, PUEPKER MAUREEN, 5129 TALBOTS LANDING ELLICOTT CITY MD 21043-6830



TALBOTS LANDING ROAD

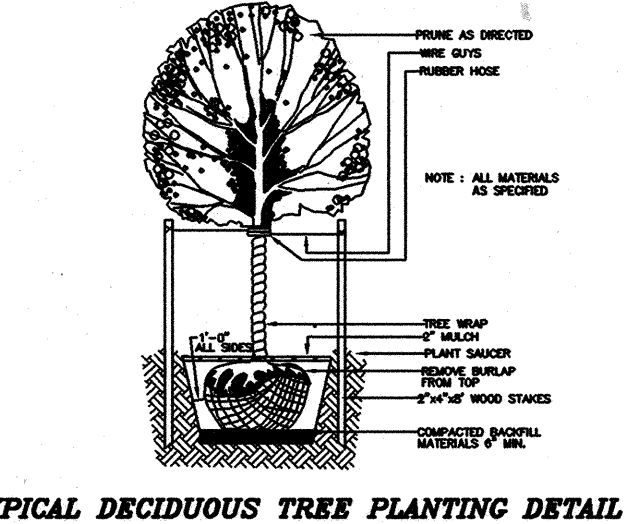


STREET TREE CALCULATIONS

TALBOTS LANDING RD - 272 LF / 30 = 9 SMALL TREES
STONECREST DRIVE - 1727 LF / 40 = 44 LARGE TREES
TOTAL TREES REQUIRED = 44 LARGE TREES, 9 SMALL TREES
TOTAL TREES PROVIDED = 44 LARGE TREES, 9 SMALL TREES

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
44	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
9	(Symbol)	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1 1/2" - 2" CAL.
44 LARGE STREET TREES, 9 SMALL STREET TREES				



SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	203 LF (PERIMETER A)	84 LF (PERIMETER B)	221 LF (PERIMETER C)	508 LF (TOTAL)
CREDIT FOR EXISTING VEGETATION (NO. YES AND LINEAR FEET)	N/A	N/A	N/A	N/A
CREDIT FOR OTHER LANDSCAPING (NO. YES AND %) (YES, 80 LF OF EX. TREES TO REMAIN)	N/A	N/A	N/A	N/A
NUMBER OF TREES REQUIRED	4 SHADE TREES 5 EVERGREEN TREES	2 SHADE TREES 2 EVERGREEN TREES	5 SHADE TREES 6 EVERGREEN TREES	11 SHADE TREES 13 EVERGREEN TREES

SCHEDULE A : PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)
LINEAR FEET OF PERIMETER	179.91 LF	296.89 LF	168.09 LF	360.28 LF	290.00 LF	823.52 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
LF REMAINING (NON-CREDITED)	N/A	N/A	N/A	N/A	N/A	823.52 LF
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	A (PERIMETER 7)	A (PERIMETER 8)	A (PERIMETER 9)	B (PERIMETER 10)	B (PERIMETER 11)	
LINEAR FEET OF PERIMETER	399.67 LF	49.66 LF	394.28 LF	118.41 LF	103.15 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	YES, 80 LF OF EX. TREES TO REMAIN	
LF REMAINING (NON-CREDITED)	N/A	N/A	N/A	N/A	23.15 LF	
NUMBER OF PLANTS REQUIRED	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	54 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS

TALBOTS WOODS I PROPERTY
PHASE I, LOTS 1-13 AND NON-BUILDABLE BULK PARCELS A-C
TAX MAP 31, PARCEL 725, 726, 727, 728, 729, 730, 731, 733 AND 734, BLOCK 16
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0999 Fax.

Project: 03-073, date: MAY 2005, illustration: EGI, scale: 1"=50'

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P-05-12