

SHEET INDEX	
SHEET NO.	DESCRIPTION
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2	PRELIMINARY PLAN
3	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
6	PRELIMINARY ROAD PROFILES

PRELIMINARY PLAN

TALBOT'S WOODS II

PHASE ONE

BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8

NON-BUILDABLE BULK PARCELS A, C & D

AND BUILDABLE BULK PARCEL B

COORDINATE TABLE		
Point	North	East
105	N 56942.3999	E 1377206.0071
116	N 568265.9535	E 1377840.6379
402	N 568398.5668	E 1377636.0506
403	N 568568.1414	E 1377345.7070
404	N 568154.3754	E 137765.0229
405	N 568489.3489	E 1376704.1023
406	N 568850.6510	E 1376861.9990
407	N 568875.8059	E 1376819.1412
408	N 568242.1830	E 1376978.8432

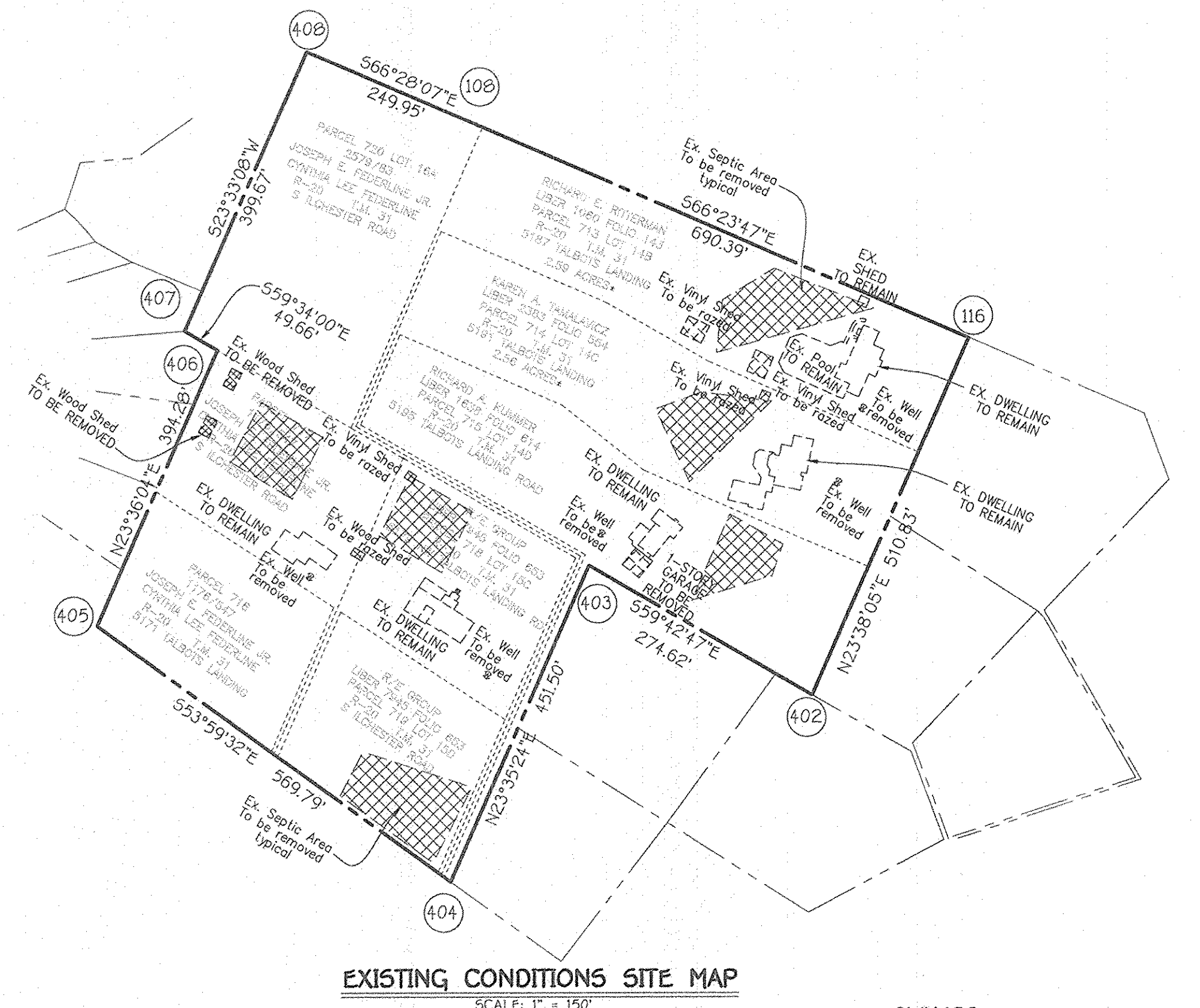
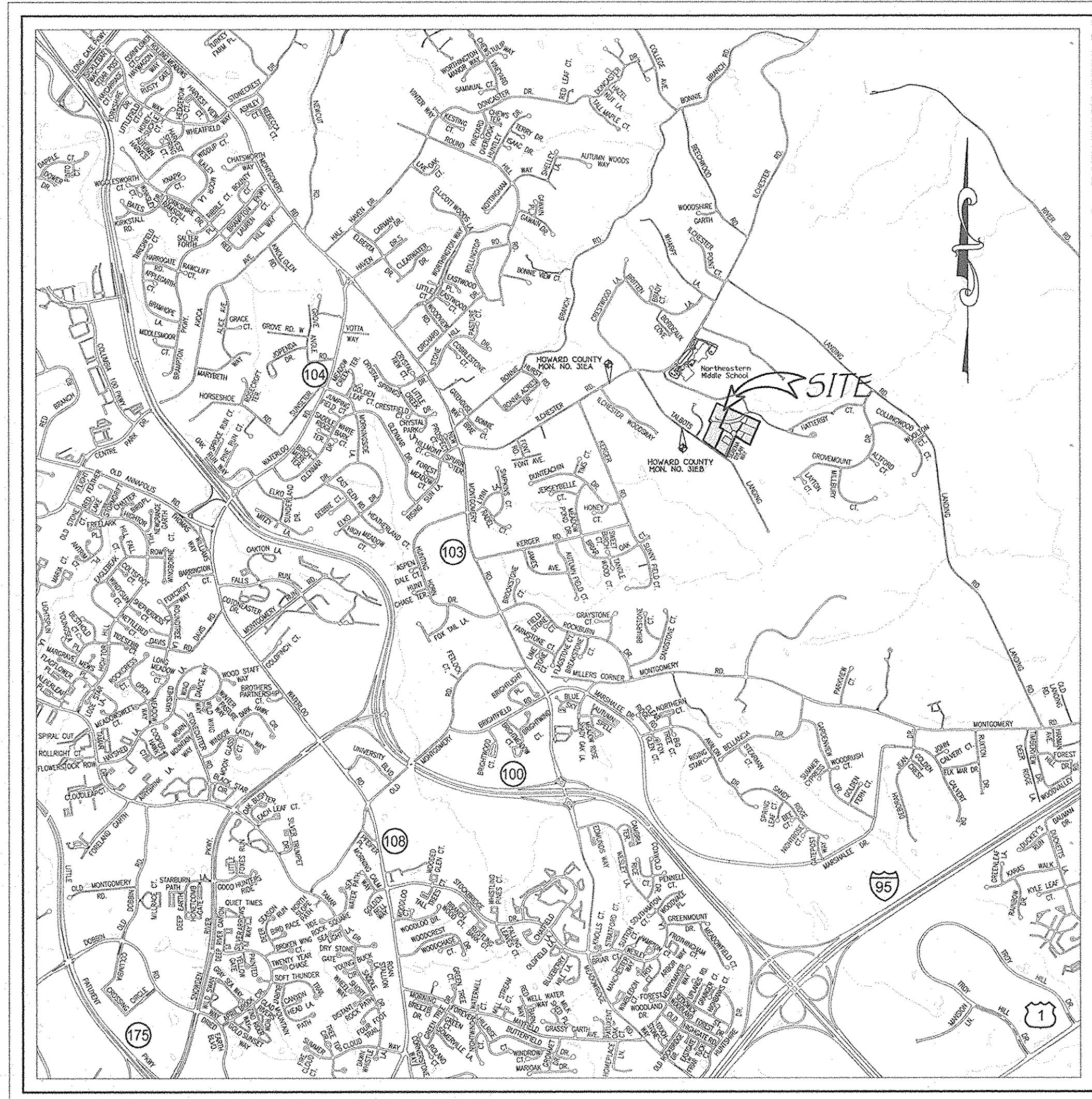
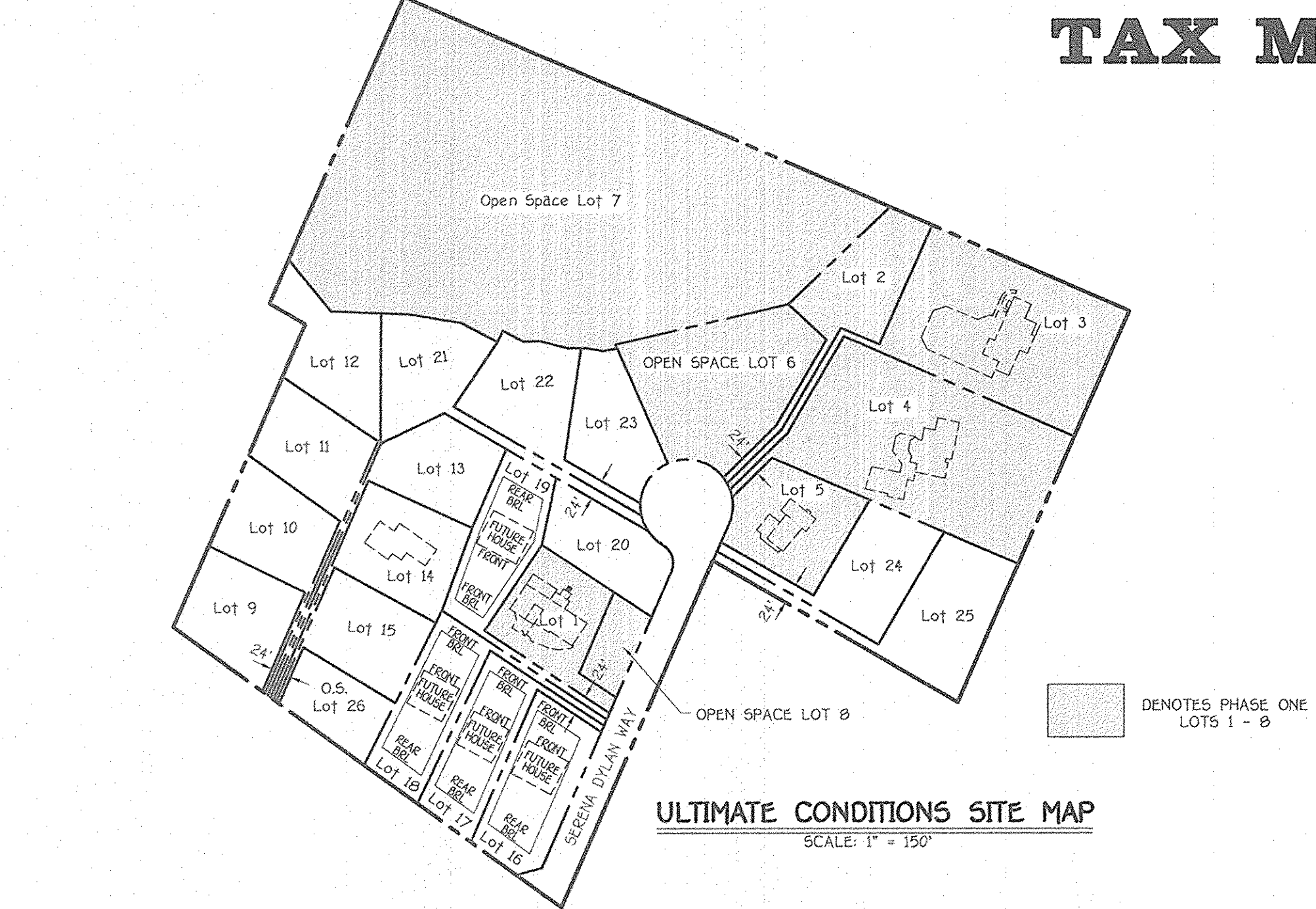
MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	REMARKS
1	15,117 SQ.FT.	1,067 SQ.FT.	14,050 SQ.FT.	PHASE 1
2	15,892 SQ.FT.	1,665 SQ.FT.	14,227 SQ.FT.	PHASE 1
3	43,946 SQ.FT.	2,208 SQ.FT.	41,738 SQ.FT.	PHASE 1
4	51,991 SQ.FT.	2,537 SQ.FT.	50,454 SQ.FT.	PHASE 1
10	14,817 SQ.FT.	917 SQ.FT.	14,900 SQ.FT.	PHASE 2
11	14,900 SQ.FT.	900 SQ.FT.	14,000 SQ.FT.	PHASE 2
12	16,209 SQ.FT.	1,321 SQ.FT.	14,888 SQ.FT.	PHASE 2
13	15,138 SQ.FT.	1,138 SQ.FT.	14,000 SQ.FT.	PHASE 2
14	16,899 SQ.FT.	696 SQ.FT.	16,193 SQ.FT.	PHASE 2
15	14,291 SQ.FT.	290 SQ.FT.	14,001 SQ.FT.	PHASE 2
17	15,707 SQ.FT.	726 SQ.FT.	14,981 SQ.FT.	PHASE 2
18	16,874 SQ.FT.	1,292 SQ.FT.	15,582 SQ.FT.	PHASE 2
19	17,074 SQ.FT.	1,431 SQ.FT.	16,643 SQ.FT.	PHASE 2
21	16,065 SQ.FT.	2,064 SQ.FT.	14,002 SQ.FT.	PHASE 2
22	15,124 SQ.FT.	892 SQ.FT.	14,272 SQ.FT.	PHASE 2
24	16,114 SQ.FT.	1,517 SQ.FT.	14,597 SQ.FT.	PHASE 2
25	21,322 SQ.FT.	2,659 SQ.FT.	19,663 SQ.FT.	PHASE 2

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
SERENA DYLAN WAY	0+28	28' L	150-WATT HPS, VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
SERENA DYLAN WAY	4+77	25' L	100-WATT HPS, VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
SERENA DYLAN WAY	0+30	15' L	STGP	R2-1
SERENA DYLAN WAY	1+25	15' R	SPEED LIMIT 25	R2-1

ZONING: R-20

TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713-720



FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
SERENA DYLAN WAY	PUBLIC ACCESS PLACE	25 M.P.H.	40'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Maureen M. Leugh
PLANNING DIRECTOR

12/27/07
DATE

TALBOT'S WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS A, C & D
AND BUILDABLE BULK PARCEL B

ZONING: R-20
TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 27, 2007

SHEET 1 OF 6

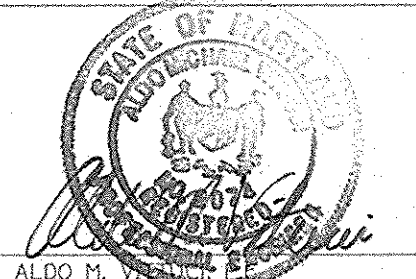
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
4108 401 - 2992

OWNERS
RICHARD E. & JEANI A. BITTESMANN
5187 TALBOT'S LANDING ROAD
ELLICOTT CITY, MARYLAND 21043

KAREN A. TAMALAVICZ
5191 TALBOT'S LANDING ROAD
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

REGISTERED PROFESSIONAL ENGINEER
ALDO M. VIGORELLI
12-20-07
DATE



P-07-010

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David H. Eagle
PLANNING DIRECTOR

1/12/07
DATE

SCHEDULE A - PERIMETER LANDSCAPING

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BUSH (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED
						SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO PERIMETER	A	336'	NO	NO	6
P-2	ADJACENT TO PERIMETER	A	910'	NO	NO	9
P-3	ADJACENT TO PERIMETER	A	940'	NO	NO	15
P-4	ADJACENT TO PERIMETER	A	844'	NO	NO	14
P-5	ADJACENT TO ROAD	B	504'	NO	NO	10 13
P-6	ADJACENT TO PERIMETER	A	452'	NO	NO	8

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	D-1 518'
NUMBER OF TREES REQUIRED	
SHADE TREES	10
EVERGREEN TREES	13
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO

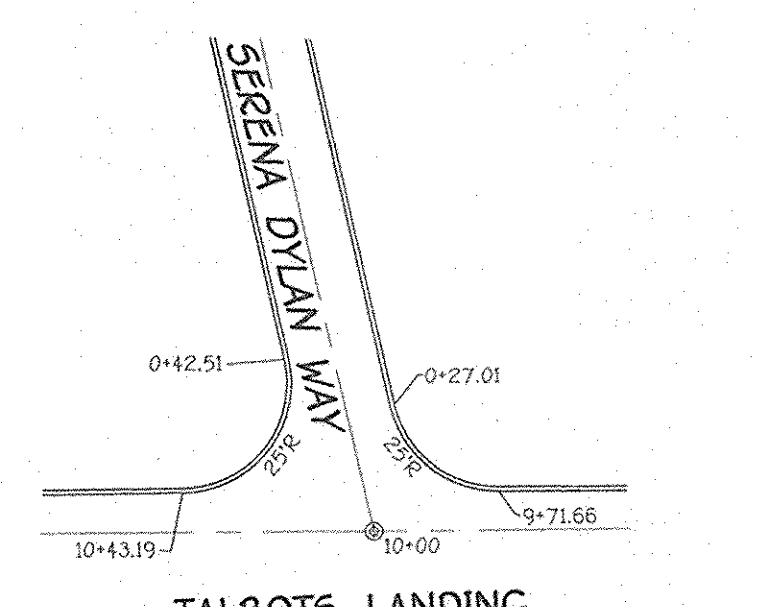


LEGEND

SYMBOL	DESCRIPTION
---368---	EXISTING CONTOUR 2' INTERVAL
---370---	EXISTING CONTOUR 10' INTERVAL
---368---	PROPOSED CONTOUR 2' INTERVAL
---370---	PROPOSED CONTOUR 10' INTERVAL
---SF---	SILT FENCE
---SSF---	SUPER SILT FENCE
---TP---	TREE PROTECTION FENCE
---L.O.D.---	LIMIT OF DISTURBANCE
---	EXISTING WETLAND
---	STABILIZED CONSTRUCTION ENTRANCE
---	FOREST CONSERVATION EASEMENT AREA
---	EXISTING SEPTIC RESERVE AREA

STREET TREE SCHEDULE

QTY.	SYMBOL	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
53/23 / 40 = 1328 x 2 = 27 TREES		ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W



PLAN
SCALE: 1" = 50'

FILLET PLAN VIEW
SCALE: 1" = 50'

NOTES:
1. SEE SHEET 1 FOR EXISTING ON-SITE PROPERTY OWNER INFORMATION.
2. SEE SHEET 1 FOR ULTIMATE LOT LAYOUT PHASE ONE AND PHASE TWO.

PRELIMINARY AND LANDSCAPE PLAN
TALBOT'S WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS A, C & D
AND BUILDABLE BULK PARCEL B

ZONING: R-20
TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 27, 2007

OWNERS

RICHARD E. & JEANI A. BITTSMANN
5187 TALBOTS LANDING ROAD
ELLCOTT CITY, MARYLAND 21043

KAREN A. TAMALAVICZ
5191 TALBOTS LANDING ROAD
ELLCOTT CITY, MARYLAND 21043

R/E GROUP, INC.
c/o LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.

JOSEPH E. FEDERLINE, JR.
CYNTHIA LEE FEDERLINE
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ELLCOTT CITY, MARYLAND 21043-6830

DEVELOPER

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ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

STATE OF MARYLAND

David H. Eagle
ALDO M. STUCCO, P.E.
DATE: 12-27-07



LEGEND	
SYMBOL	DESCRIPTION
---366---	EXISTING CONTOUR 2' INTERVAL
---370---	EXISTING CONTOUR 10' INTERVAL
-366-	PROPOSED CONTOUR 2' INTERVAL
-370-	PROPOSED CONTOUR 10' INTERVAL
-SF-SF-	SILT FENCE
-SF-SF-	SUPER SILT FENCE
-TP-TP-	TREE PROTECTION FENCE
-L.O.D.-	LIMIT OF DISTURBANCE
WETLAND	EXISTING WETLAND
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
FOREST CONSERVATION EASEMENT	FOREST CONSERVATION EASEMENT
SEPTIC RESERVE AREA	EXISTING SEPTIC RESERVE AREA

PLAN
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Wright 12/27/07
PLANNING DIRECTOR DATE

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
TALBOT'S WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS A, C & D
AND BUILDABLE BULK PARCEL B

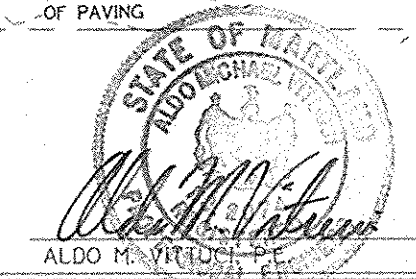
ZONING: R-20
TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 27, 2007
SHEET 3 OF 6

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
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KAREN A. TAMALAVICZ
591 TALBOT'S LANDING ROAD
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ELICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422



12-29-07
DATE

FOREST CONSERVATION DATA				
EASEMENT NO.	CREATED RETENTION AREA	PLANTING AREA	NON-CREATED RETENTION AREA	TOTAL EASEMENT AREA
1	0.00 AC.	0.86 AC.	0.00 AC.	0.86 AC.
2	0.00 AC.	1.42 AC.	0.00 AC.	1.42 AC.
TOTAL	0.00 AC.	2.28 AC.	0.00 AC.	2.28 AC.

FOREST CONSERVATION WORKSHEET	
NET TRACT AREA	15.33
A. TOTAL TRACT AREA	15.33
B. DEDUCTIONS (LOCAL AREA AREA RESTRICTED BY LOCAL OR PROGRAMS)	0
C. NET TRACT AREA (NET TRACT AREA - TOTAL TRACT (A) - DEDUCTIONS (B))	15.33
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	2.28
E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	3.07
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.0
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.0
IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E, OTHERWISE G = 0.	
BREAK-EVEN POINT	
H. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED)	0.00
IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN I = 102 + (THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) - THE CONSERVATION THRESHOLD (E)).	
IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN I = EXISTING FOREST COVER (F).	
J. FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00
K. EXISTING FOREST COVER (F) - BREAK-EVEN POINT (H)	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
N. EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (L)	0.00
PLANTING REQUIREMENTS	
IF THE TOTAL AREA OF FOREST TO BE RETAINED (M) IS AT OR ABOVE THE BREAK-EVEN POINT (H), NO PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (1.56, 1.56, 1.56, 0.00). OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
O. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00
P. IF THE TOTAL AREA OF FOREST TO BE RETAINED (M) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (L) x 0.25.	
Q. IF THE FOREST TO BE RETAINED (M) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) x 0.25.	
R. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00
S. IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E) AND THE FOREST TO BE RETAINED (M) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x CONSERVATION THRESHOLD (E) - FOREST TO BE RETAINED (M).	
T. IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x FOREST TO BE CLEARED (L).	
U. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00
V. IF THE AREA OF FOREST TO BE RETAINED (M) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = M - E. OTHERWISE N = 0.	
W. TOTAL REFORESTATION REQUIRED (P + L + M - N)	0.00
X. TOTAL AFFORESTATION REQUIRED	0.00
Y. IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = AFFORESTATION THRESHOLD (D) - EXISTING FOREST COVER (F).	
Z. TOTAL PLANTING REQUIREMENT (W + P + Q)	0.00



ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

15" MINIMUM

11" MINIMUM

- PFCP NOTES:**
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
 - Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
 - The Forest Conservation Requirements Of Section 16.1209 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing 2.28 Acres Of On-site Afforestation A Total Acres Of 449,656.40 Based On 2.28 Ac. Afforestation Will Be Provided With The Developer's Agreement At Final Plan Stage.

PLAN
SCALE: 1" = 50'

LEGEND	
SYMBOL	DESCRIPTION
-368-	EXISTING CONTOUR 2' INTERVAL
-370-	EXISTING CONTOUR 10' INTERVAL
-368-	PROPOSED CONTOUR 2' INTERVAL
-370-	PROPOSED CONTOUR 10' INTERVAL
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-SSF-	SUPER SILT FENCE
-TP-	TREE PROTECTION FENCE
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-E.S.A.	EXISTING WETLAND
-S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
-F.C.E.	FOREST CONSERVATION EASEMENT
-S.S.A.	EXISTING SEPTIC RESERVE AREA
-F.C.S.	FOREST CONSERVATION SIGN

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Manda K. Coyle 1/17/07
PLANNING DIRECTOR DATE

PRELIMINARY FOREST CONSERVATION PLAN
TALBOT'S WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS A, C & D
AND BUILDABLE BULK PARCEL B

ZONING: R-20
TAX MAP NO. 31 GRID NO. 16 PARCEL NOS. 713 THROUGH 720
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 27, 2007

SHEET 4 OF 6

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CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410.461.2925

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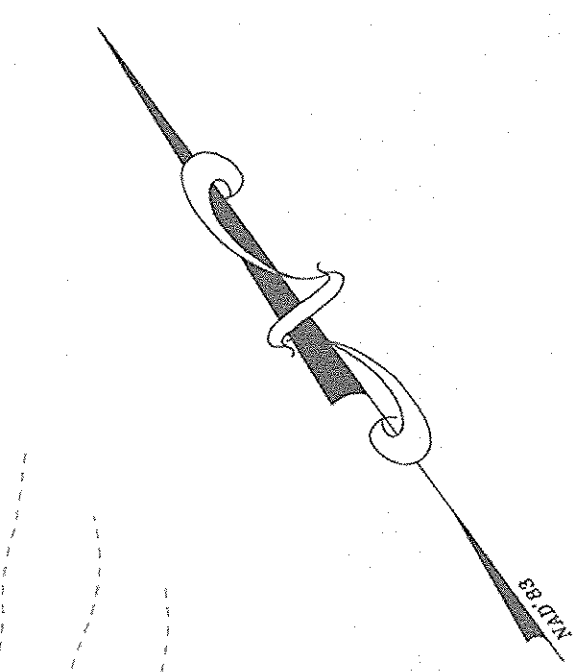
DEVELOPER

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JOSEPH E. FEDERLINE, JR.
& CYNTHIA LEE FEDERLINE
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ELLICOTT CITY, MARYLAND 21043-6830

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACE Wetland Delimitator
Certification # WDCP3MD0010040
J. Conley 12/28/07
JOHN P. CONOLEY



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
March 1, 2007 1/17/07
 PLANNING DIRECTOR DATE

DRAINAGE AREA DATA						
STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	T/C Hrs.	% IMP.
I-1	A	0.70 AC.	0.67	R-20	0.10	50%
I-2	B	0.78 AC.	0.65	R-20	0.12	37%
I-3	C	0.13 AC.	0.70	R-20	0.10	40%
I-4	D	3.11 AC.	0.40	R-20	0.15	35%

SOILS LEGEND		
SOIL	NAME	CLASS
CrD	Croom and Evesboro soils, 10 to 15 percent slopes	C
Fa	Fallsington sandy loam, 0 to 2 percent slopes	D
LAc	Legore silt loam, 0 to 15 percent slopes	C
SaB	Sassafras loam, 2 to 5 percent slopes	B
SaC	Sassafras loam, 5 to 10 percent slopes	B
SfB	Sassafras gravelly sandy loam, 2 to 5 percent slopes	B
SrC	Sassafras and Croom soils, 5 to 10 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	C
WoB	Woodstown 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

STORMDRAIN DRAINAGE AREA MAP & SOILS MAP
TALBOT'S WOODS II
 PHASE ONE
 BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 9
 NON-BUILDABLE BULK PARCELS A, C & D
 AND BUILDABLE BULK PARCEL B
 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER 27, 2007
 SHEET 5 OF 6

OWNERS
 RICHARD E. & JEAN I. RITTERMANN
 5187 TALBOT'S LANDING ROAD
 ELLICOTT CITY, MARYLAND 21043

EASEN A. TAMALAVICZ
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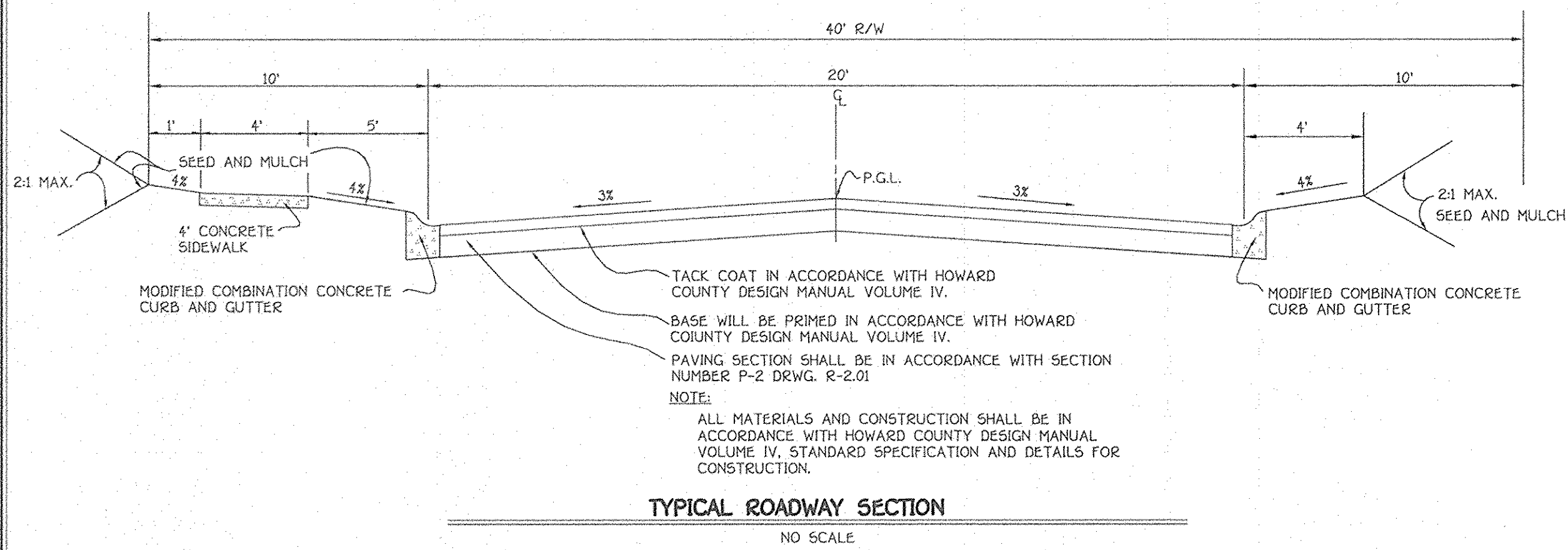
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 & CYNTHIA LEE FEDERLINE
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 ELLICOTT CITY, MARYLAND 21043-6830

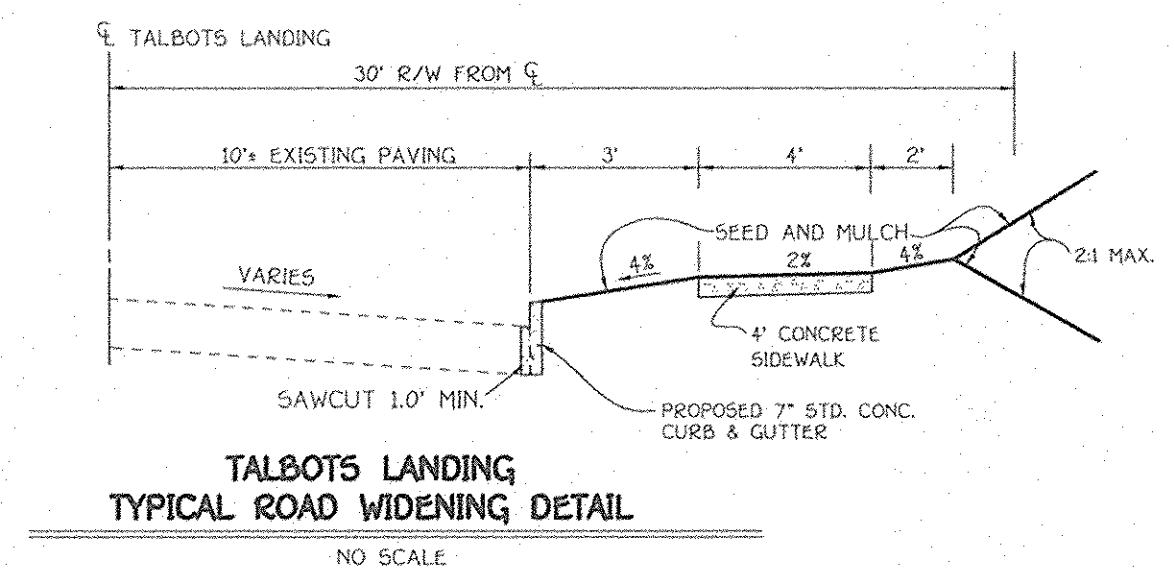
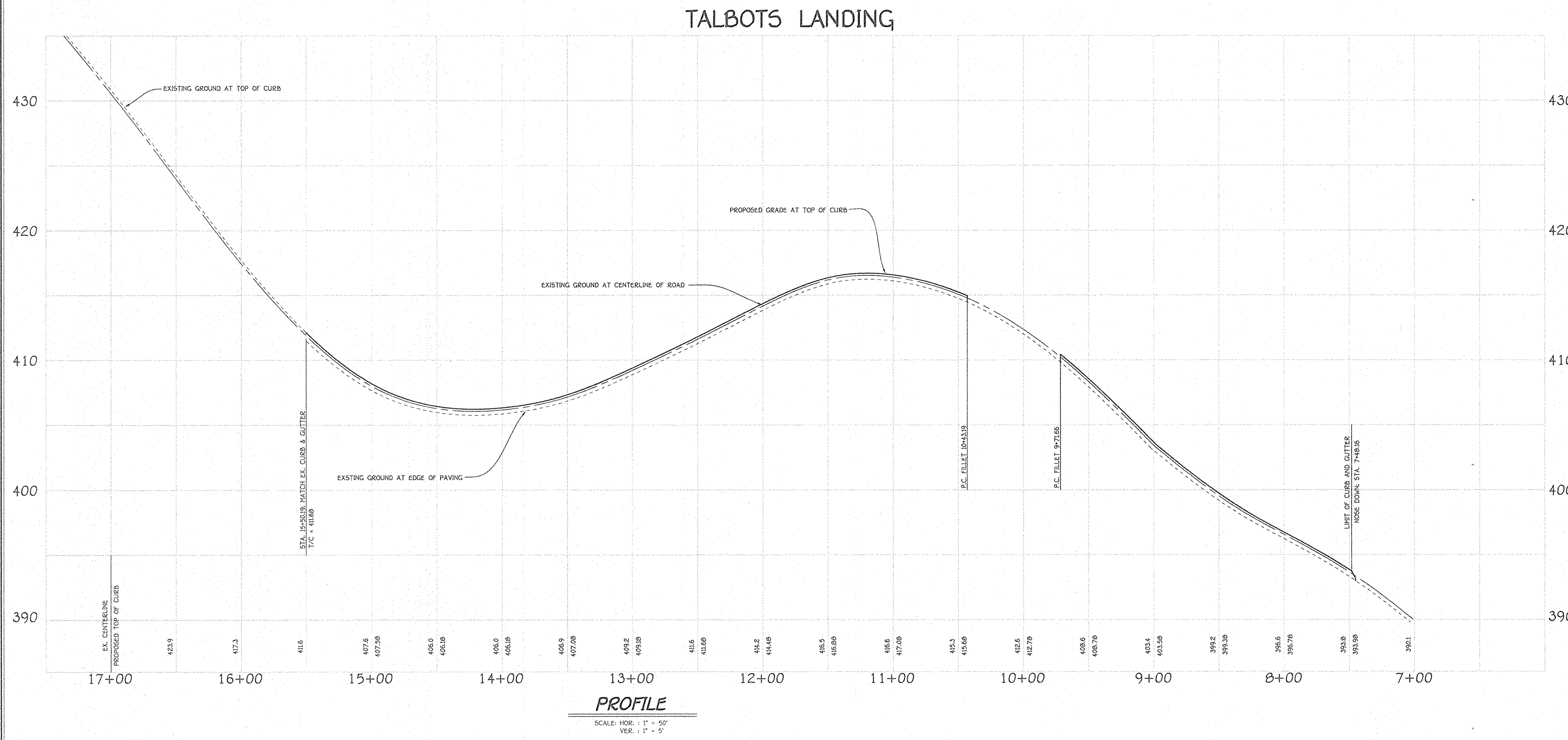
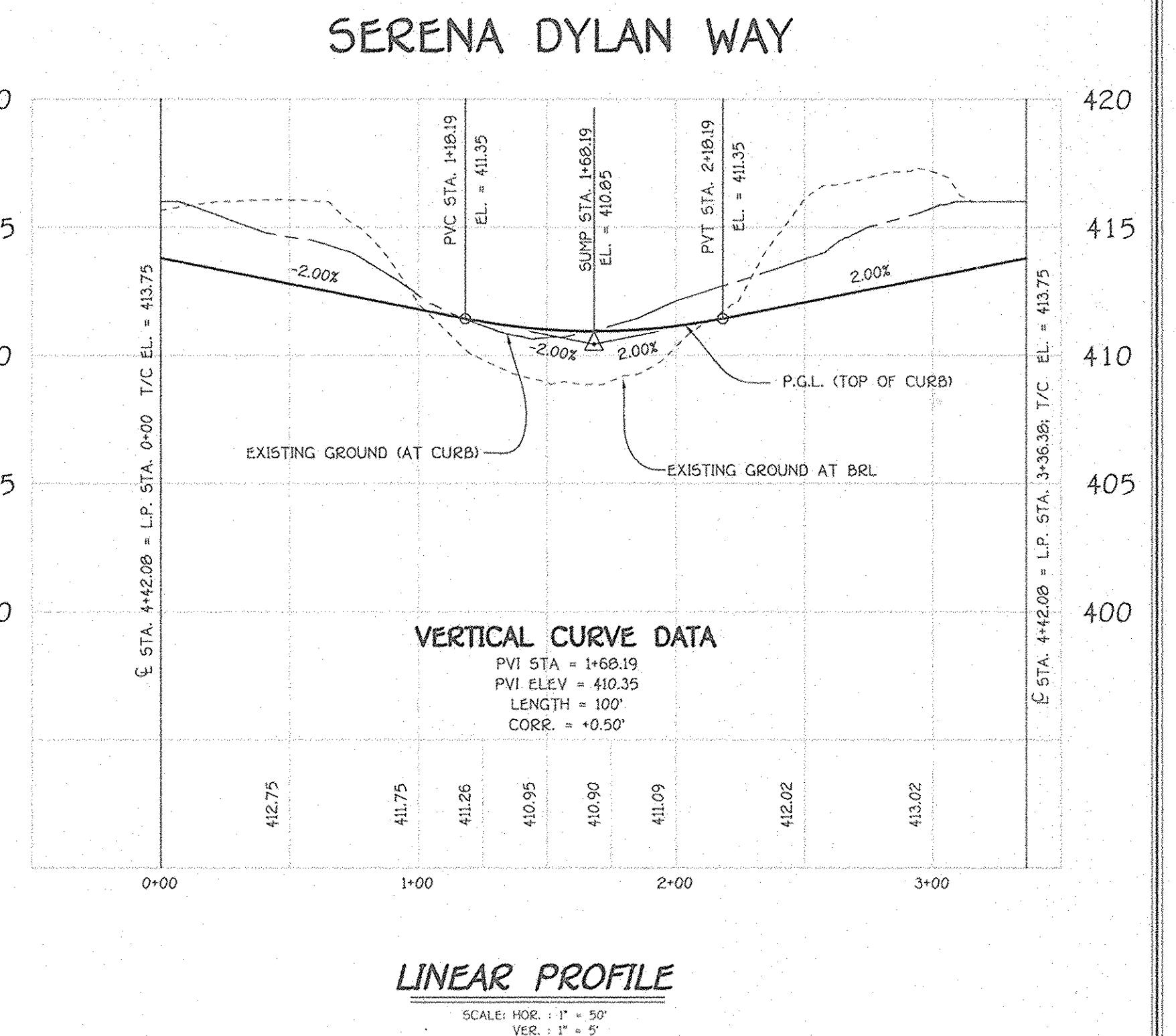
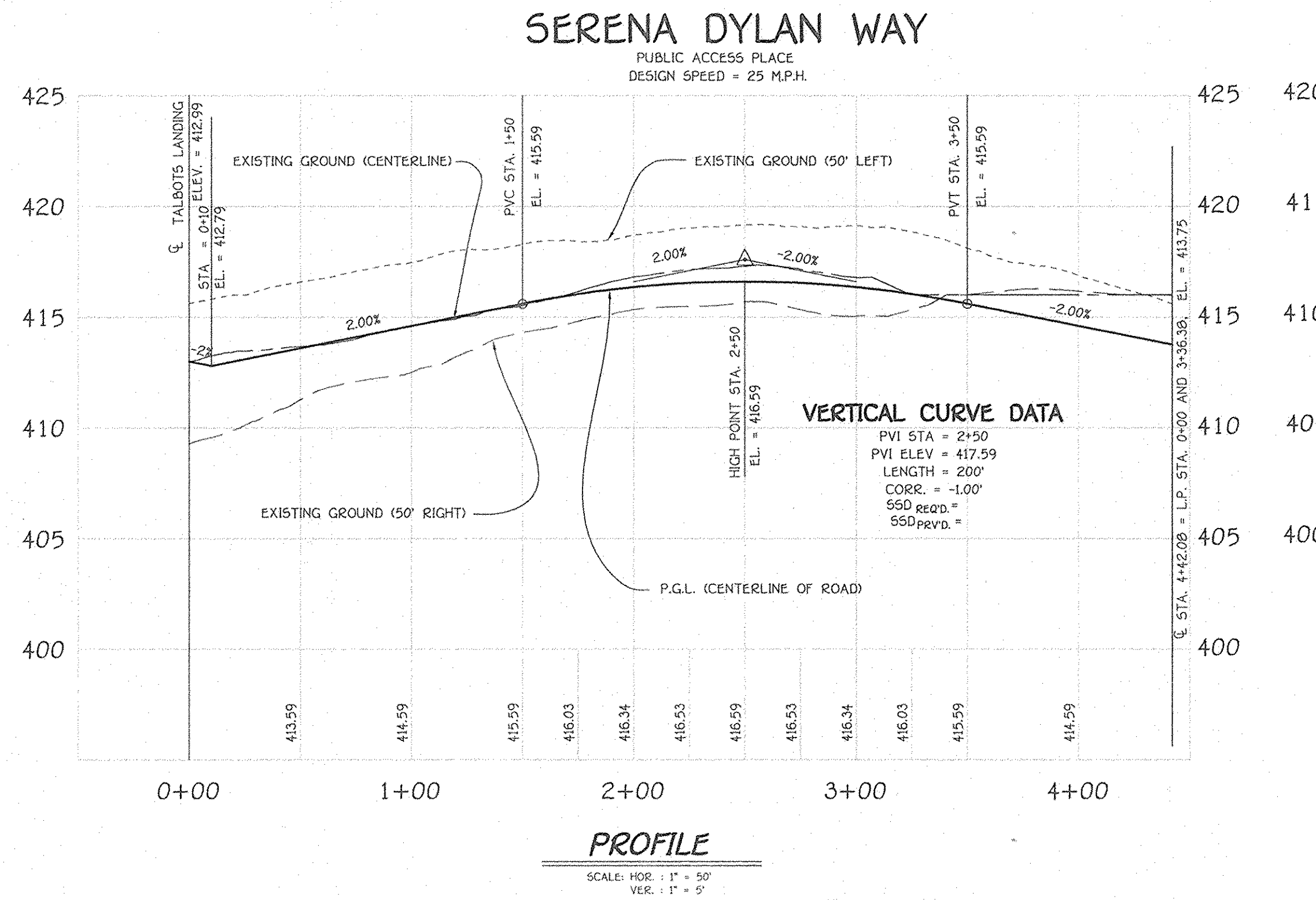
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 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422



PLAN
 SCALE: 1" = 50'



ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
SERENA DYLAN WAY	PUBLIC ACCESS PLACE	25 M.P.H.	R-20	0+00 TO 5+34.50	P-2



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Janet K. Wright
PLANNING DIRECTOR
DATE: 1/12/07

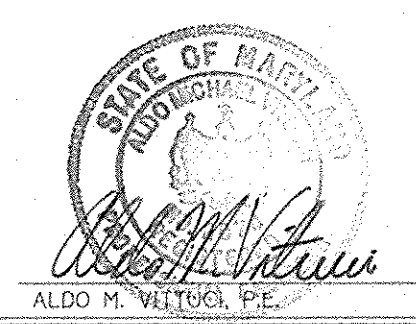
PRELIMINARY ROAD PROFILES
TALBOT'S WOODS II
PHASE ONE
BUILDABLE LOTS 1 - 5, OPEN SPACE LOTS 6 - 8
NON-BUILDABLE BULK PARCELS A, C & D
AND BUILDABLE BULK PARCEL B
ZONING: R-20
TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
DATE: DECEMBER 27, 2007
SHEET 6 OF 6

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERS CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10776 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
4100 481 - 2925

OWNERS
RICHARD E. & JEANI A. RITTERMANN
5187 TALBOTS LANDING ROAD
ELLICOTT CITY, MARYLAND 21043
KAREN A. TAMALAVICZ
5191 TALBOTS LANDING ROAD
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
R/E GROUP, INC.
c/o LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422



DATE: 12-29-07