

**SHEET INDEX**

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**PRELIMINARY PLAN**

**TALBOTS WOODS II  
PHASE TWO**

**BUILDABLE LOTS 9 - 11, OPEN SPACE LOT 12,  
& NON-BUILDABLE BULK PARCEL 'F'**

**(A RESUBDIVISION OF BUILDABLE BULK PARCEL B & NON-BUILDABLE BULK PARCEL 'A',  
TALBOTS WOODS II, PHASE ONE, F-08-194)**

**ZONING: R-20**

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

**COORDINATE TABLE**

Point	North	East
106	N 569142.3899	E 1377206.0071
107	N 569143.9335	E 1377204.6379
402	N 568392.5668	E 1377636.0506
403	N 568568.1414	E 1377345.7070
404	N 568194.3754	E 1377165.0229
405	N 568493.3499	E 1376704.0223
406	N 568850.6510	E 1376961.9590
407	N 568875.8055	E 1376819.1412
408	N 569242.1830	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	15,692 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	51,199 SQ.FT.	2,537 SQ.FT.	50,662 SQ.FT.	PHASE 1
10	14,517 SQ.FT.	917 SQ.FT.	14,000 SQ.FT.	PHASE 2
11	14,900 SQ.FT.	900 SQ.FT.	14,000 SQ.FT.	PHASE 2
13	16,209 SQ.FT.	1,321 SQ.FT.	14,889 SQ.FT.	PHASE 2
14	15,138 SQ.FT.	1,138 SQ.FT.	14,000 SQ.FT.	PHASE 2
15	16,889 SQ.FT.	696 SQ.FT.	16,193 SQ.FT.	PHASE 2
16	14,291 SQ.FT.	290 SQ.FT.	14,001 SQ.FT.	PHASE 2
18	15,707 SQ.FT.	728 SQ.FT.	14,981 SQ.FT.	PHASE 2
19	16,874 SQ.FT.	1,292 SQ.FT.	15,582 SQ.FT.	PHASE 2
21	17,094 SQ.FT.	1,431 SQ.FT.	15,663 SQ.FT.	PHASE 2
22	16,066 SQ.FT.	2,064 SQ.FT.	14,002 SQ.FT.	PHASE 2
23	15,214 SQ.FT.	692 SQ.FT.	14,272 SQ.FT.	PHASE 2
25	16,114 SQ.FT.	1,517 SQ.FT.	14,597 SQ.FT.	PHASE 2
26	21,322 SQ.FT.	2,659 SQ.FT.	18,663 SQ.FT.	PHASE 2

**ROADWAY INFORMATION CHART**

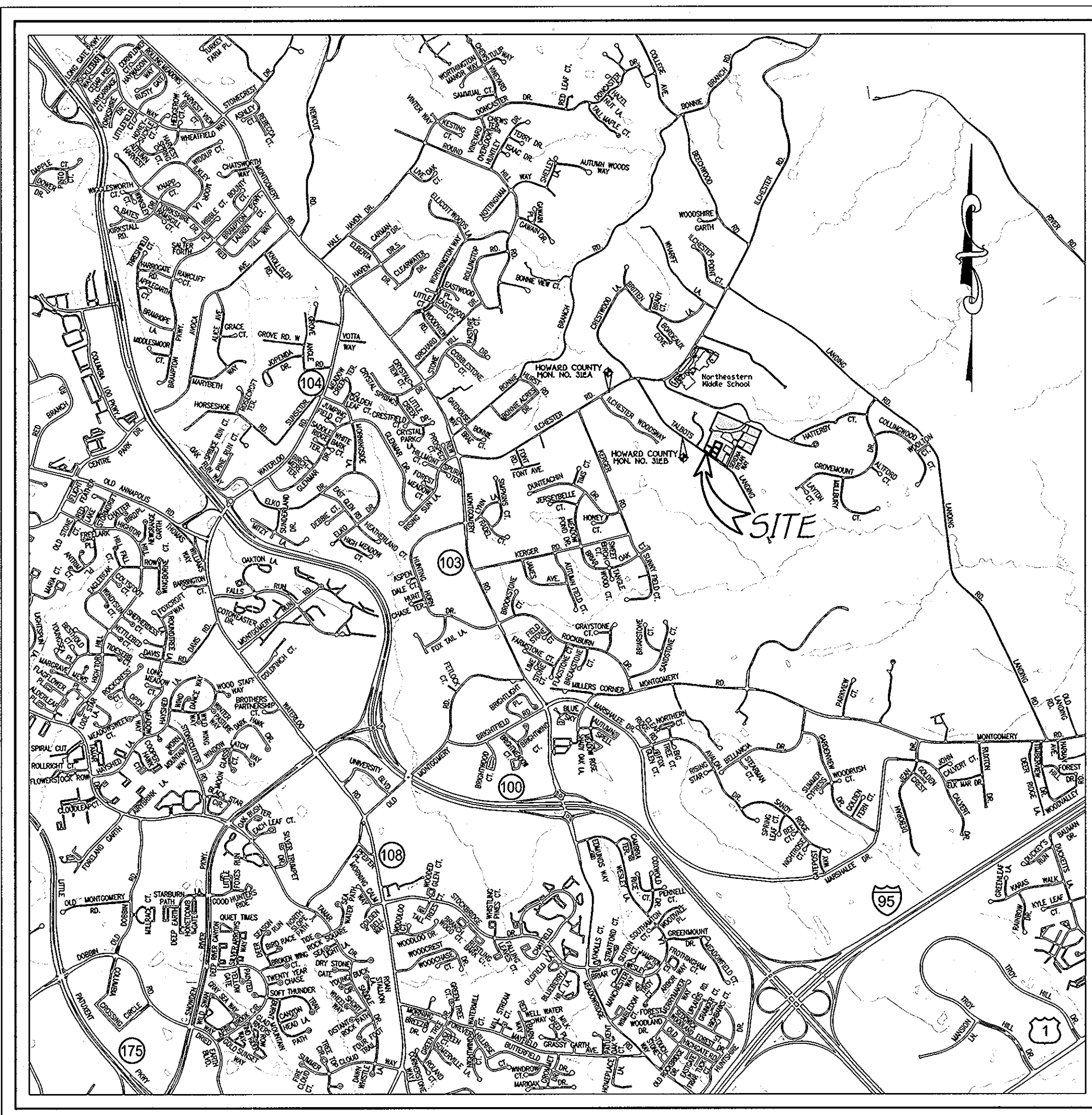
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
PRIVATE DRIVEWAY	USE-IN-COMMON	15 MPH.	24' EASEMENT

**TRAFFIC CONTROL SIGNS**

ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
USE-IN-COMMON	0+22	11' L.	STOP	RI-1

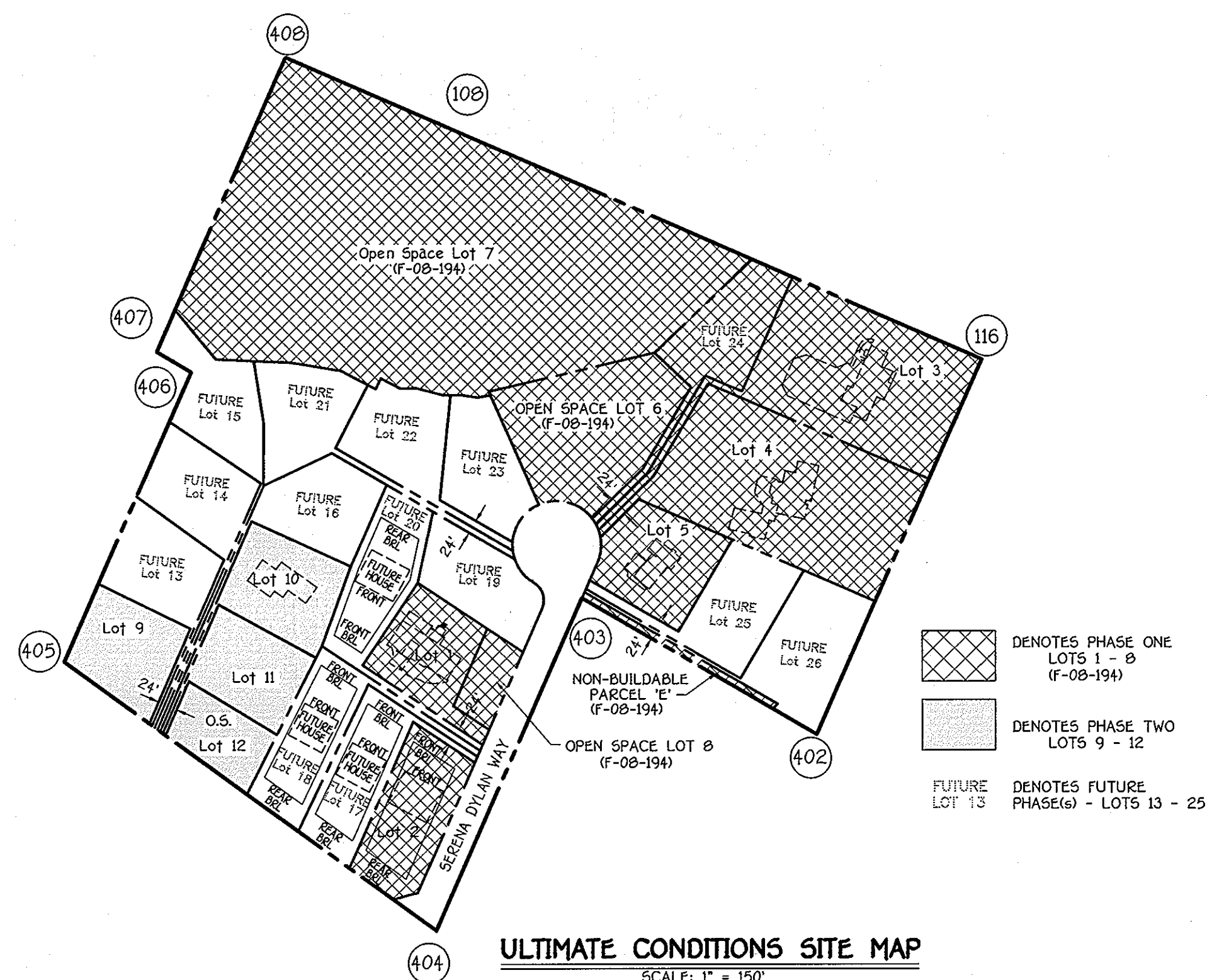
**STREET LIGHT CHART**

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
SERENA DYLAN WAY (PHASE ONE)	0+22	15' R	150-WATT HPS. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
SERENA DYLAN WAY (PHASE ONE)	2+44	14' R	150-WATT HPS. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
SERENA DYLAN WAY (PHASE ONE)	L.P. 2+10	2' BEHIND CURB	150-WATT HPS. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
TALBOTS LANDING (PHASE TWO)	13+98	20' R	150-WATT HPS. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.



**VICINITY MAP**  
SCALE: 1" = 2000'

REFER TO HOWARD CO. ADC MAP 17, A-4



**ULTIMATE CONDITIONS SITE MAP**  
SCALE: 1" = 150'

**FIRST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**

**GENERAL NOTES**

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER, 2003.
- SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- a. GROSS AREA OF TRACT = 15,229 AC.  
b. AREA OF FLOODPLAIN = 0.00 AC.  
c. AREA OF 25% OR GREATER SLOPES = 0.00 AC.  
d. NET AREA OF TRACT = 15,229 AC.
- AREA OF PROPOSED ROAD R/W = 0.645 AC. (PHASE ONE)
- a. AREA OF PROPOSED BUILDABLE LOTS = 3.28 AC. (TOTAL), 1.064 AC. (PHASE TWO)  
b. AREA OF PROPOSED OPEN SPACE LOTS = 4.844 AC. (PHASE ONE), 0.22 AC. (PHASE TWO)  
c. AREA OF OPEN SPACE REQUIRED = (15,229 x 0.30) = 4,569 AC.  
d. AREA OF NON-CREDITED OPEN SPACE = 0.00 AC.  
e. AREA OF CREDITED/TOTAL OPEN SPACE PROVIDED = 5.064 AC. (PHASE ONE & TWO)  
f. RECREATIONAL OPEN SPACE REQUIRED: (200 SQ.FT. PER UNIT) = 200 x 22 = 4,400 SQ.FT.  
g. RECREATIONAL OPEN SPACE PROVIDED = 5,520 SQ.FT. (4,465 SQ.FT. CREDITED) (PHASE ONE)  
h. AREA OF NON-BUILDABLE BULK PARCELS = 5.28 AC. (PHASE TWO)  
i. AREA OF BUILDABLE BULK PARCEL = 0.00 AC.
- NUMBER OF LOTS PROPOSED:  
a. BUILDABLE = 3  
b. OPEN SPACE LOTS = 1  
c. NON-BUILDABLE BULK PARCELS = 1  
d. BUILDABLE BULK PARCELS = 0
- PRIOR HOWARD COUNTY PROJECT NUMBERS WITH THIS PROJECT: 5-05-010, WP-08-22, P-07-010, F-08-194
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- WATER IS PUBLIC (CONTRACT NO. 14-4078-D), SEWER IS PUBLIC (CONTRACT NO. 14-4078-D)
- SOILS INFORMATION TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND.
- ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO REMAIN UNLESS OTHERWISE NOTED.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC. DATED ON OR ABOUT NOVEMBER, 2003.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED OCTOBER, 2006.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 315A AND 315B WERE USED FOR THIS PROJECT.
- THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.11.6
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 370 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR IN PHASE ONE. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A BIO-RETENTION FACILITY LOCATED ON OPEN SPACE LOT 12. THERE IS ALSO A PRIVATE BIO-RETENTION FACILITY PROPOSED ON LOT 9 FOR WOV ONLY. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE IS NO FLOODPLAIN WITHIN THIS SITE.
- THE APFO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE, 2005 AND APPROVED UNDER 5-05-010. IN ACCORDANCE WITH HOWARD COUNTY CRITERIA, THERE ARE NO MAJOR COLLECTOR OR HIGHER CLASSIFIED ROADWAYS INTERSECTING WITH ANOTHER MAJOR COLLECTOR OR HIGHER CLASSIFIED ROADWAY WITHIN THE STUDY LIMITS OF THIS PROJECT. THEREFORE, THE TALBOTS WOODS II DEVELOPMENT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.12.00 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 SURETY OF \$49,650.40 BASED ON 2.28 AC. AFFORESTATION WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.  
"No Clearing, Grading or Construction is Permitted Within the Forest Conservation Easement; However, Forest Management Practices As Defined in the Deed of Forest Conservation Easement Are Allowed."
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED OCTOBER, 2006.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER, 2003.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 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 R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE LANDSCAPE SURETY WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- 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.
- PRIVATE WELL & SEPTIC TO BE PROPERLY ABANDONED PRIOR TO SIGNATURE OF THE FINAL PLAN. DOCUMENTATION OF PROPER ABANDONMENT/SEALING OF THE WELLS WILL BE PROVIDED BY A LICENSED WELL DRILLER FOR THE WELL ABANDONMENT AND THE SEPTIC WILL BE PUMPED, COLLAPSED AND FILLED IN. AN AGREEMENT WILL BE RECORDED 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.
- THE INDIVIDUAL PARCEL DESIGNATIONS FOR THIS PROJECT ARE: (PHASE TWO)  
A. NON-BUILDABLE BULK PARCEL 'E' - RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED.
- THE EXISTING DRIVEWAY FROM LOT 13 IN PHASE 2 THAT EXTENDS TO TALBOTS LANDING ROAD SHALL BE REMOVED AS A PART OF THE FUTURE PHASE 2 PROCESSING. SEE PLAN VIEW, THIS SHEET, FOR ULTIMATE CONDITIONS SITE MAP.
- AN ADDRESS RANGE SIGN WILL BE NEEDED FOR LOTS 10 AND 11 AT THE ENTRANCE OF THE USE-IN-COMMON DRIVEWAY. EACH NUMBER SHALL BE A MINIMUM OF 3" PLAIN BLOCK LETTERING.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
12000 BALTIMORE NATIONAL PARKWAY, SUITE 102  
ELLICOTT CITY, MARYLAND 21042  
4100 481 - 2925

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*William J. Smith*  
PLANNING DIRECTOR

12/12/08  
DATE

**OWNER**  
JOSEPH E. FEDERLINE, JR.  
& CYNTHIA LEE FEDERLINE  
6371 TALBOTS LANDING  
ELLICOTT CITY, MARYLAND 21043-6830  
410-747-1036

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



12-22-08  
DATE

I, *Aldo M. Smith*, a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20749, Expiration Date 2-22-09.

**TALBOTS WOODS II  
PHASE TWO  
BUILDABLE LOTS 9 - 11, OPEN SPACE LOT 12,  
& NON-BUILDABLE BULK PARCEL 'F'**  
(A RESUBDIVISION OF BUILDABLE BULK PARCEL 'B' & NON-BUILDABLE BULK PARCEL 'A',  
TALBOTS WOODS II, PHASE ONE, F-08-194)

ZONING: R-20  
TAX MAP No. 31    GRID No. 16    PARCEL Nos. 713 Through 720  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 5, 2008  
SHEET 1 OF 5

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*James E. Butler*  
PLANNING DIRECTOR DEPUTY

12/2/08  
DATE

**LEGEND**

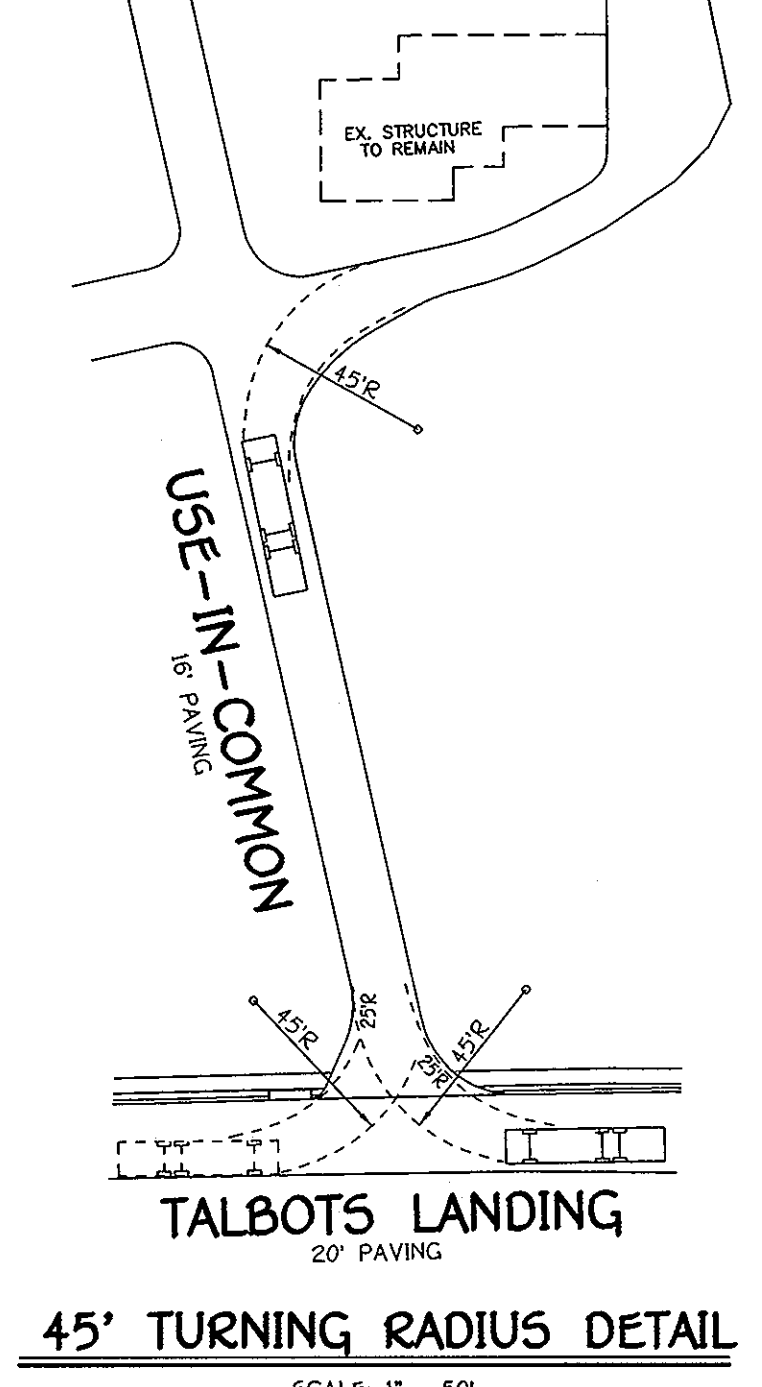
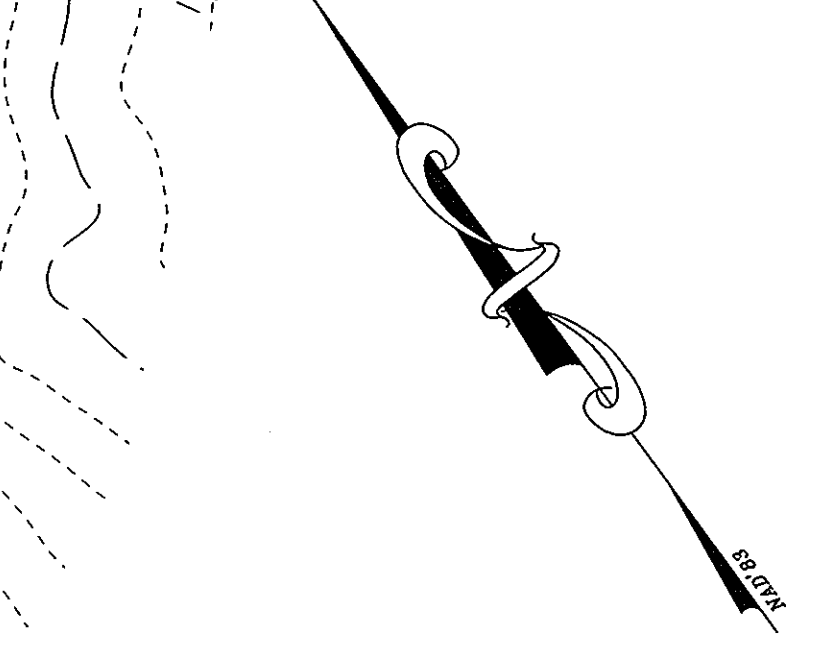
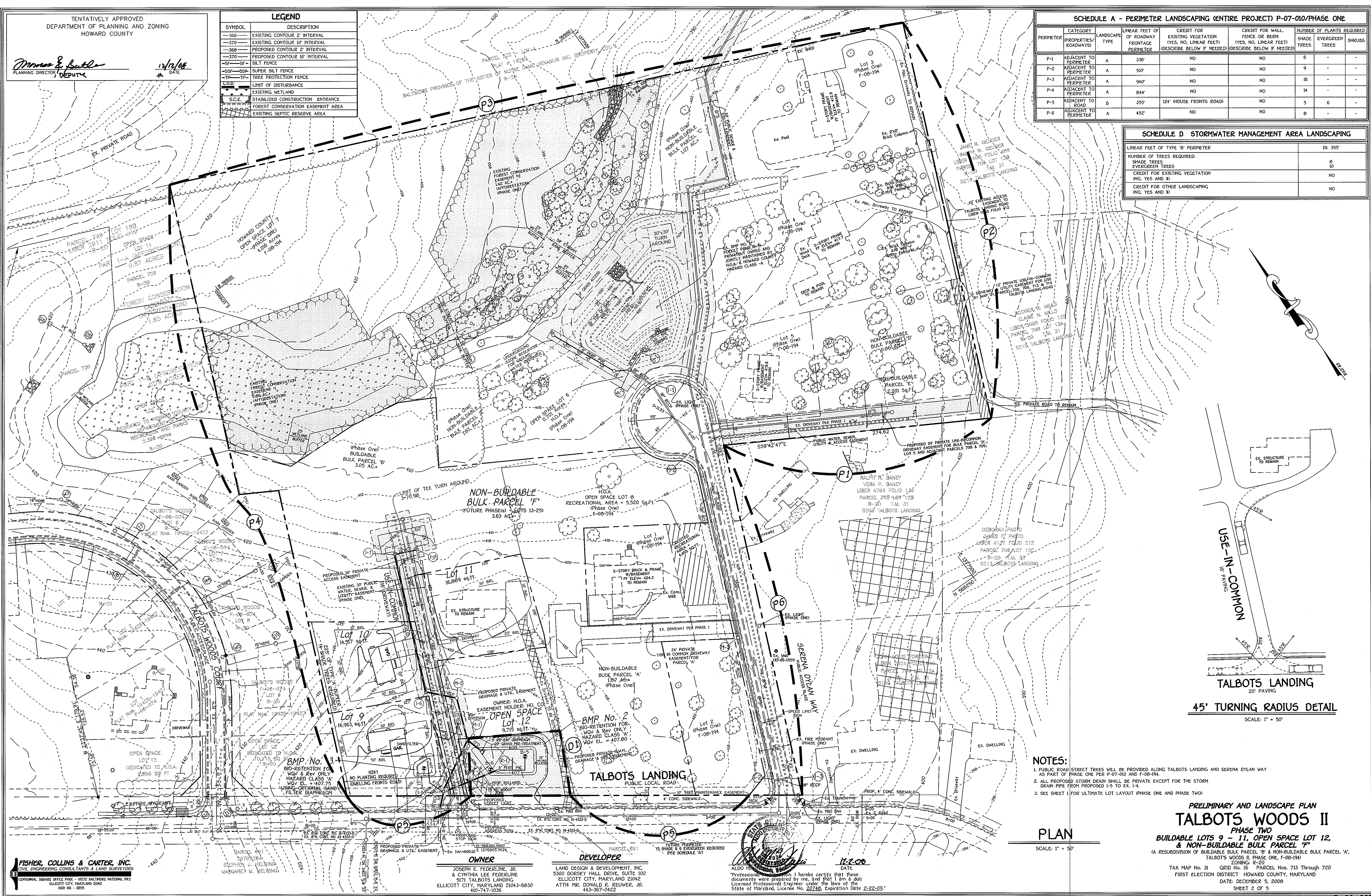
SYMBOL	DESCRIPTION
-360	EXISTING CONTOUR 2' INTERVAL
-370	EXISTING CONTOUR 10' INTERVAL
-360	PROPOSED CONTOUR 2' INTERVAL
-370	PROPOSED CONTOUR 10' INTERVAL
-SF	SILT FENCE
-SOF	SUPER SILT FENCE
-TP	TREE PROTECTION FENCE
-L.O.D.	LIMIT OF DISTURBANCE
[Symbol]	EXISTING WETLAND
[Symbol]	S.C.E. STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	FOREST CONSERVATION EASEMENT AREA
[Symbol]	EXISTING SEPTIC RESERVE AREA

**SCHEDULE A - PERIMETER LANDSCAPING (ENTIRE PROJECT) P-07-010/PHASE ONE**

PERIMETER	CATEGORY	LANDSCAPE TYPE	LINEAR FEET OF 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	510'	NO	NO	9	-	-
P-3	ADJACENT TO PERIMETER	A	940'	NO	NO	16	-	-
P-4	ADJACENT TO PERIMETER	A	844'	NO	NO	14	-	-
P-5	ADJACENT TO ROAD	B	355'	124' (HOUSE FRONTS ROAD)	NO	5	6	-
P-6	ADJACENT TO PERIMETER	A	452'	NO	NO	8	-	-

**SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF TYPE 'B' PERIMETER	DI: 395'
NUMBER OF TREES REQUIRED:	
SHADE TREES	8
EVERGREEN TREES	10
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO



- NOTES:**
- PUBLIC ROAD STREET TREES WILL BE PROVIDED ALONG TALBOTS LANDING AND SERENA DYLAN WAY AS PART OF PHASE ONE PER P-07-010 AND F-08-194.
  - ALL PROPOSED STORM DRAIN SHALL BE PRIVATE EXCEPT FOR THE STORM DRAIN PIPE FROM PROPOSED I-5 TO EX. I-4.
  - SEE SHEET I FOR ULTIMATE LOT LAYOUT (PHASE ONE AND PHASE TWO)

**PLAN**

SCALE: 1" = 50'

**PRELIMINARY AND LANDSCAPE PLAN**  
**TALBOTS WOODS II**  
PHASE TWO  
**BUILDABLE LOTS 9, 11, OPEN SPACE LOT 12,**  
**& NON-BUILDABLE BULK PARCEL F'**  
(A RESUBDIVISION OF BUILDABLE BULK PARCEL 'B' & NON-BUILDABLE BULK PARCEL 'A', TALBOTS WOODS II, PHASE ONE, F-08-194)  
ZONING: R-20  
TAX MAP NO. 31 GRID NO. 16 PARCEL NOS. 713 THROUGH 720  
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 5, 2008  
SHEET 2 OF 5

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
410 661-3999

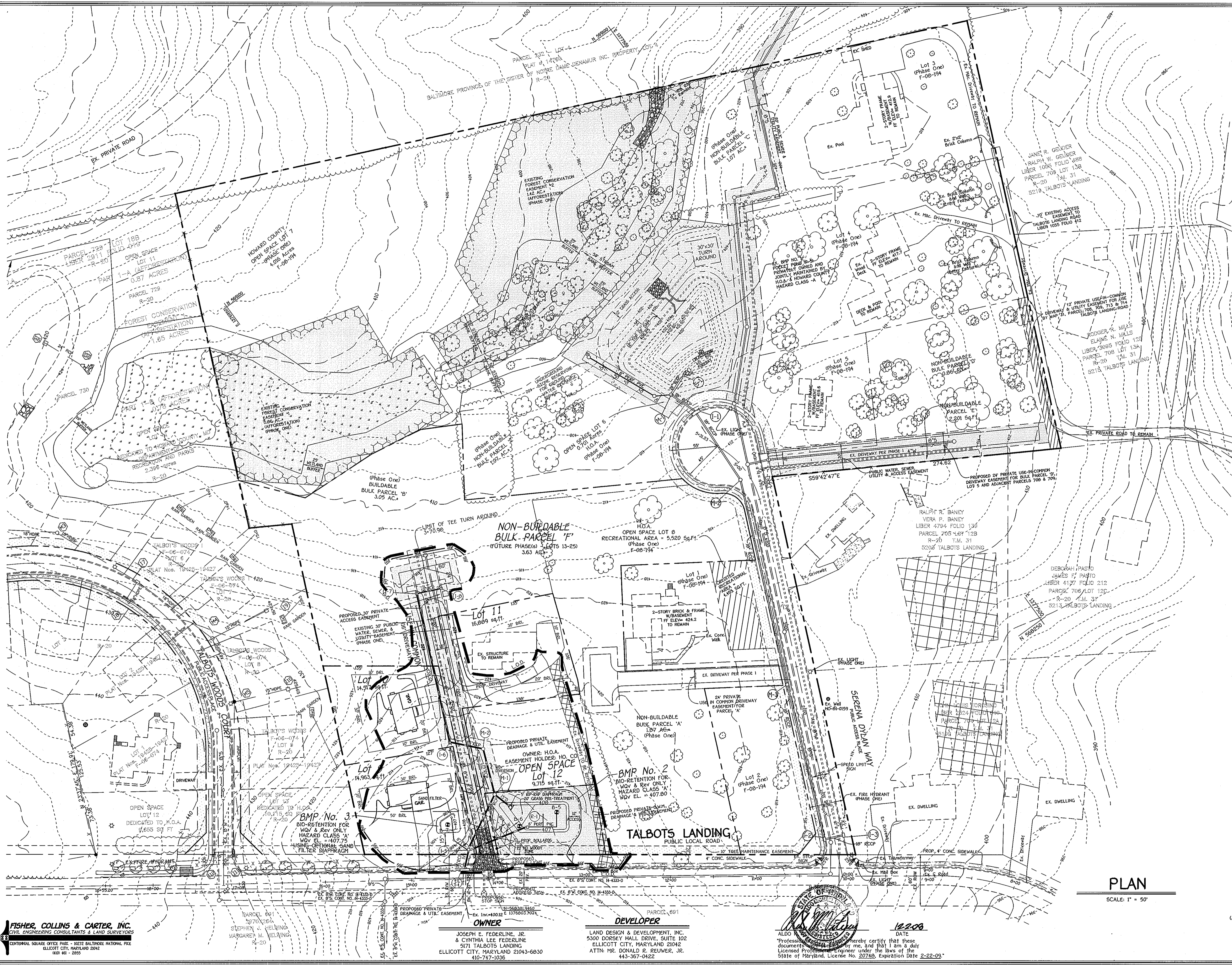
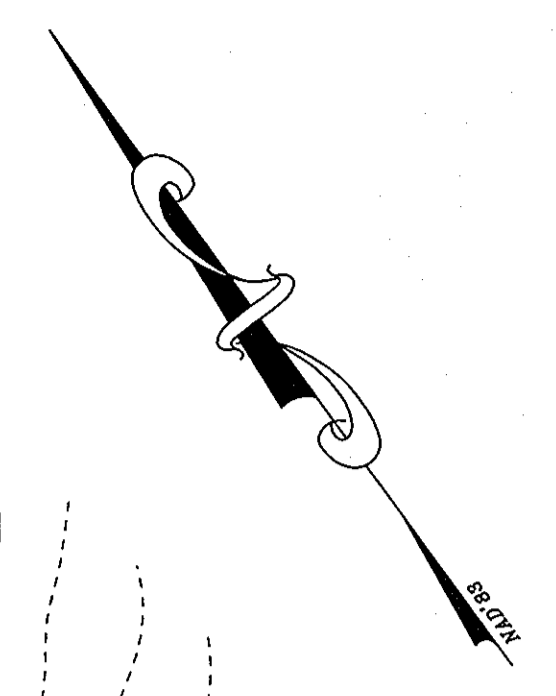
**OWNER**  
JOSEPH E. FEDERLINE, JR.  
& CYNTHIA LEE FEDERLINE  
5171 TALBOTS LANDING  
ELLCOTT CITY, MARYLAND 21043-6830  
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**DEVELOPER**  
LAND DESIGN & DEVELOPMENT, INC.  
5500 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
ATTN: MR. DONALD R. REUNER, JR.  
443-367-0422

**DATE** 12-2-08

ALDO REUNER, P.E. 1720  
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. 20748, Expiration Date 2-22-09.

12/2/2008 06:05:00 PM PHASE 2 PRELIMINARY 0003 REVISED PER REDLINE BASE PLAN SHEET 2.5.dwg, 12/2/2008 10:37:36 AM, jmb



LEGEND	
SYMBOL	DESCRIPTION
--- 368 ---	EXISTING CONTOUR 2' INTERVAL
--- 370 ---	EXISTING CONTOUR 10' INTERVAL
--- 368 ---	PROPOSED CONTOUR 2' INTERVAL
--- 370 ---	PROPOSED CONTOUR 10' INTERVAL
--- 557 --- 656 ---	SUPER SILT FENCE
--- L.O.D. ---	LIMIT OF DISTURBANCE
--- EXISTING WETLAND ---	EXISTING WETLAND
--- S.C.E. ---	STABILIZED CONSTRUCTION ENTRANCE
--- FOREST CONSERVATION EASEMENT ---	FOREST CONSERVATION EASEMENT
--- EXISTING SEPTIC RESERVE AREA ---	EXISTING SEPTIC RESERVE AREA

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Thomas J. Smith*  
 PLANNING DIRECTOR

12/16/09  
 DATE

**SCHMATIC GRADING & SEDIMENT CONTROL PLAN**  
**TALBOTS WOODS II**  
 PHASE TWO  
**BUILDABLE LOTS 9 - 11, OPEN SPACE LOT 12,**  
**& NON-BUILDABLE BULK PARCEL 'F'**  
 (A RESUBDIVISION OF BUILDABLE BULK PARCEL 'B' & NON-BUILDABLE BULK PARCEL 'A',  
 TALBOTS WOODS II, PHASE ONE, F-08-194)  
 ZONING: R-20  
 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: DECEMBER 5, 2009  
 SHEET 3 OF 5

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 18725 BALTIMORE NATIONAL FEE  
 ELLICOTT CITY, MARYLAND 21114  
 (410) 461-2955

**OWNER**  
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 443-367-0422

**DATE**  
 12-20-09

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. 20748, Expiration Date 2-22-09.

**OWNER**  
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**DATE**  
 12-20-09

Professional Engineer  
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 ATTN: MR. DONALD R. REUBER, JR.  
 443-367-0422

**DATE**  
 12-20-09

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. 20748, Expiration Date 2-22-09.



**SUMMARY TABLE #1**

The following is a summary of the peak discharges from each of the drainage areas and study points.

Study Point	One-Year Storm (cfs)	Two-Year Storm (cfs)	100-Year Storm (cfs)
A - 7.55 Ac. ±	1.0	11.6	24.8
B - 2.40 Ac. ±	0.5	5.0	10.1
C - 0.91 Ac. ±	0.1	1.5	3.1
D - 1.71 Ac. ±	0.6	3.3	6.4
E - 2.89 Ac. ±	1.5	6.7	13.5

Study Point	One-Year Storm (cfs)	Two-Year Storm (cfs)	100-Year Storm (cfs)
A - 7.94 Ac. ±	5.3	22.6	39.4
B - 2.60 Ac. ±	1.4	7.2	13.1
C - 0.10 Ac. ±	0.1	0.5	0.8
D - 1.71 Ac. ±	1.7	5.8	10.2
E - 2.89 Ac. ±	2.6	10.4	18.7

**SUMMARY TABLE #2**

The following is a summary of the Rev. WQ<sub>10</sub> and CF<sub>100</sub> Requirements:

Flow (Discharge) Vol. per Storm (cfs)	0.57 acres of 1/4 Area or 0.0874 cu. ft. of 1/4 Volume	0.1122 acres of 1/4 Area Volume
Study Point A - Pocket Pond (F-3)	4,195.47 Cu. Ft. @ 24" DI	1,950 Cu. Ft. @ 24" DI
Study Point B-1	2,435 cu. ft.	2,435 cu. ft. @ 24" DI - No retention
Study Point B-2	299 cu. ft.	299 cu. ft. @ 24" DI - No retention
Study Point BC	No planned disturbance	N/A No disturbance
Study Point CD	No planned disturbance	N/A No disturbance
Study Point DE	No planned disturbance	N/A No disturbance
Other		
Study Point A - Pocket Pond (F-3)	0.0792 Ac. Ft.	0.0792 Ac. Ft. @ 24" DI
Study Point B-1	N/A	Less Than 2.0 ft
Study Point B-2	N/A	Less Than 2.0 ft
Study Point BC	N/A	Less Than 2.0 ft
Study Point CD	N/A	Less Than 2.0 ft
Study Point DE	N/A	Less Than 2.0 ft

**NOTE:** Both Q<sub>10</sub> (Overbank Flood Protection or 10-year storm) and Q<sub>100</sub> (Extreme Flood Volume or 100-year storm) are not required for this site since this watershed area is not classified as one of the sensitive watershed areas for Howard County. However, the proposed Pocket Pond will allow the 10-year and 100-year storms to bypass this facility. The majority of the site will remain undisturbed until Phase II of the project. Phase I of the project incorporates just the roadway, the 4 existing houses and one additional proposed lot.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Morgan & Sutcliffe* 12/12/08  
PLANNING DIRECTOR DATE

**DRAINAGE AREA DATA**

STRUCTURE NO.	DRAINAGE AREA	AREA	T	ZONED	T/C Hrs.	% IMP.
I-5	A	1.00 AC.	0.67	R-20	0.10	8%
I-6	B	0.19 AC.	0.65	R-20	0.12	33%
I-7	C	0.08 AC.	0.63	R-20	0.10	44%
I-8	D	0.14 AC.	0.68	R-20	0.10	26%

**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, 8 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
SC	Sassafras and Croom soils, 5 to 10 percent slopes	C
SD	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  
TALBOTS WOODS II  
PHASE TWO  
BUILDABLE LOTS 9 - 11, OPEN SPACE LOT 12,  
& NON-BUILDABLE BULK PARCEL 'F'**  
 (A RESUBDIVISION OF BUILDABLE BULK PARCEL 'B' & NON-BUILDABLE BULK PARCEL 'A',  
TALBOTS WOODS II, PHASE ONE, F-08-194)  
 ZONING R-20  
 TAX MAP No. 31 GRID No. 16 PARCEL Nos. 713 Through 720  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: DECEMBER 5, 2008  
 SHEET 4 OF 5

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 410-461-2095

**OWNER**  
 JOSEPH E. FEDERLINE, JR.  
 & CYNTHIA LEE FEDERLINE  
 5300 DORSEY HALL DRIVE, SUITE 102  
 5171 TALBOTS LANDING  
 ELLICOTT CITY, MARYLAND 21043-6030  
 410-747-1036

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

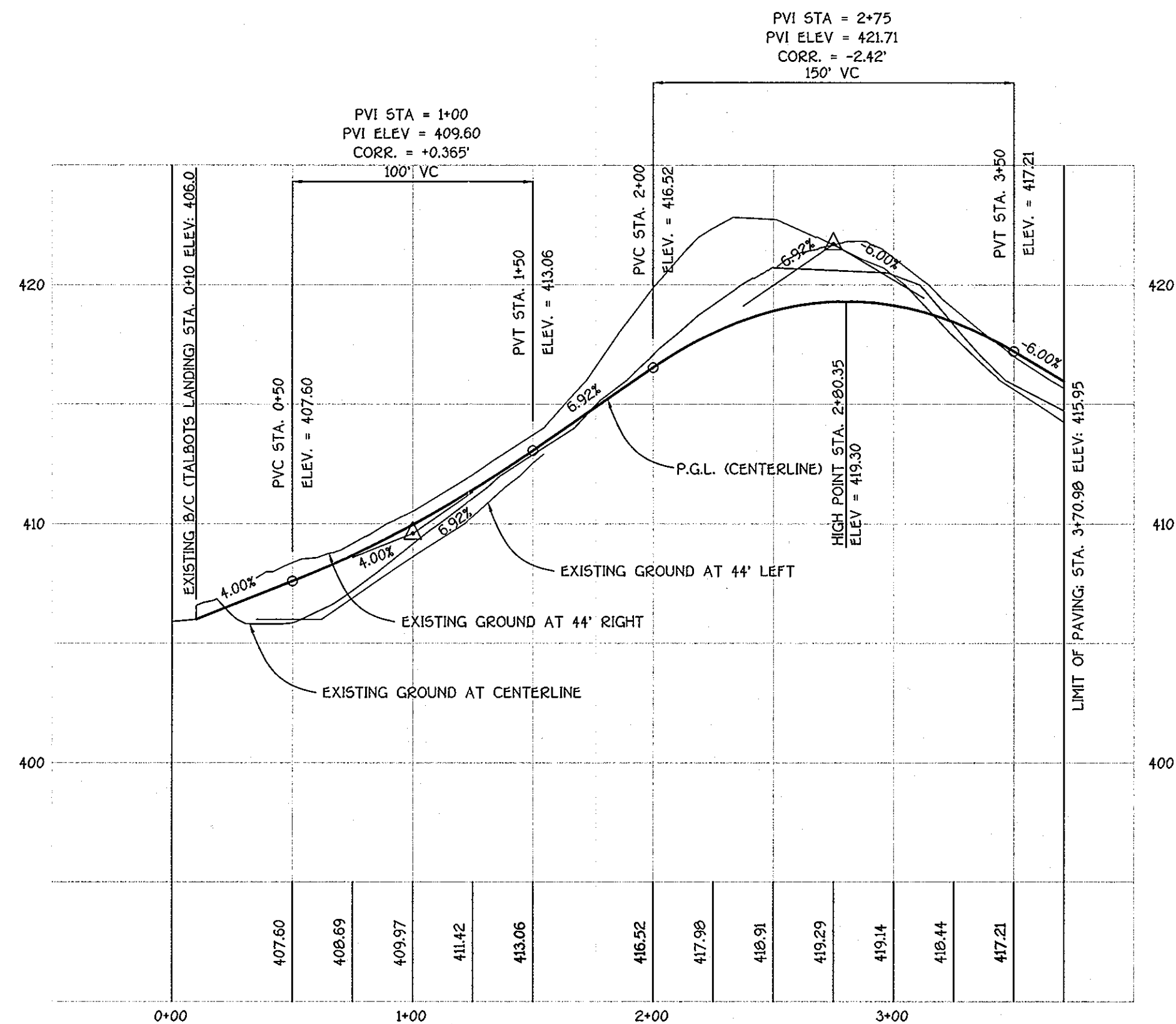
**STATE OF MARYLAND**  
 PROFESSIONAL ENGINEER  
 12-2008  
 DATE  
 I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20718, Expiration Date 2-22-09.

**PLAN**  
 SCALE: 1" = 50'

*James F. Smith*  
PLANNING DIRECTOR

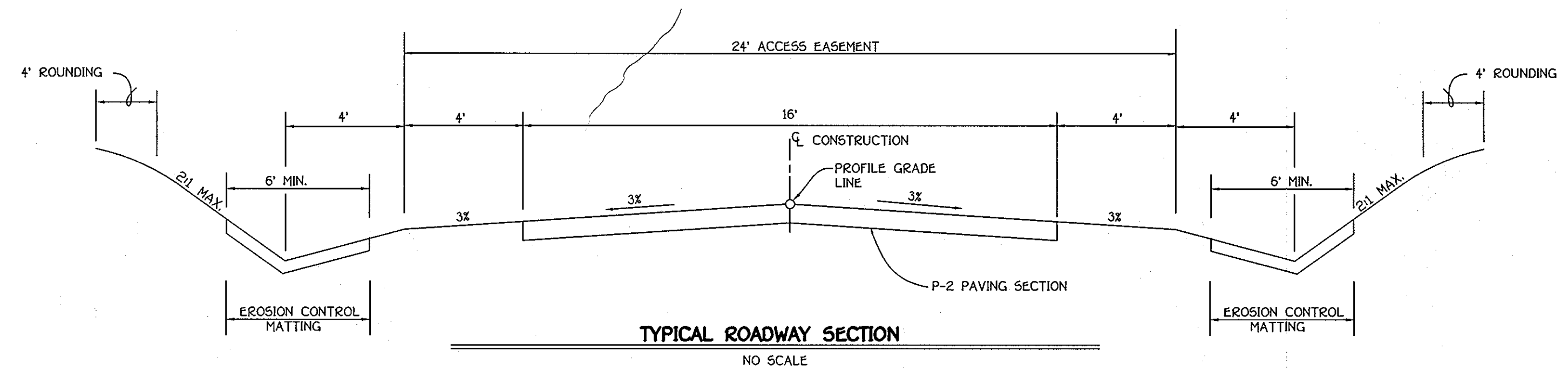
*12/2/08*  
DATE

**USE-IN-COMMON DRIVEWAY**  
DESIGN SPEED = 15 M.P.H.



**PROFILE**

SCALE: HORIZ. : 1" = 50'  
VERT. : 1" = 5'



**ROADWAY INFORMATION CHART**

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	℄ STATION LIMITS	PAVING SECTION	R/W
PRIVATE DRIVEWAY	USE-IN-COMMON	15 M.P.H.	R-20	0+00 TO 3+70.98	P-2	24' EASEMENT



ALDO M. ...  
DATE: 12-2-08  
Professional Engineer hereby certifies 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. 20748, Expiration Date 2-22-09.