

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
ADJACENT TO ROADWAY	N/A	A	A	A	
ADJACENT TO PERIMETER PROPERTIES		A	A	A	
ADJACENT TO PERIMETER PROPERTIES		A	A	A	
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LINEAR FEET OF PERIMETER	2014 L.F.	2761 L.F.	2440 L.F.	8689 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	(2761/60) = 46.0 = 5	(2440/60) = 40.7 = 4	(8689/60) = 144.8 = 1	10
SHADE TREES		0	0	0	0
EVERGREEN TREES		0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	0	0	0	0
CREDIT FOR EXISTING VEGETATION	N/A	0	1	1	2
SMALL/MEDIUM DECIDUOUS TREES (21 SUBSTITUTION)		0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	5	(4 REQUIRED - 1 CREDIT) = 3	(1 REQUIRED - 1 CREDIT) = 0	8
SHADE TREES					
EVERGREEN TREES					

A Total Landscape Surety For 8 Shade Trees @ \$300/each = \$2,400.00 is provide Development Plan Developer's agreement.
 Lot 1 (None)
 Lot 2 (8 Shade Trees @ \$300/each) = \$2,400.00

Developers/Builder's Certificate
 I/we certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

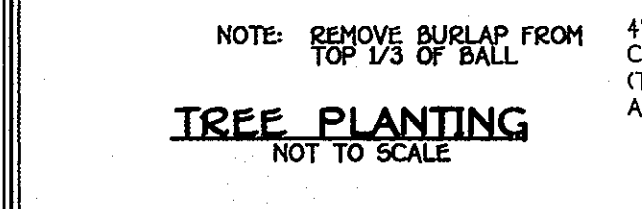
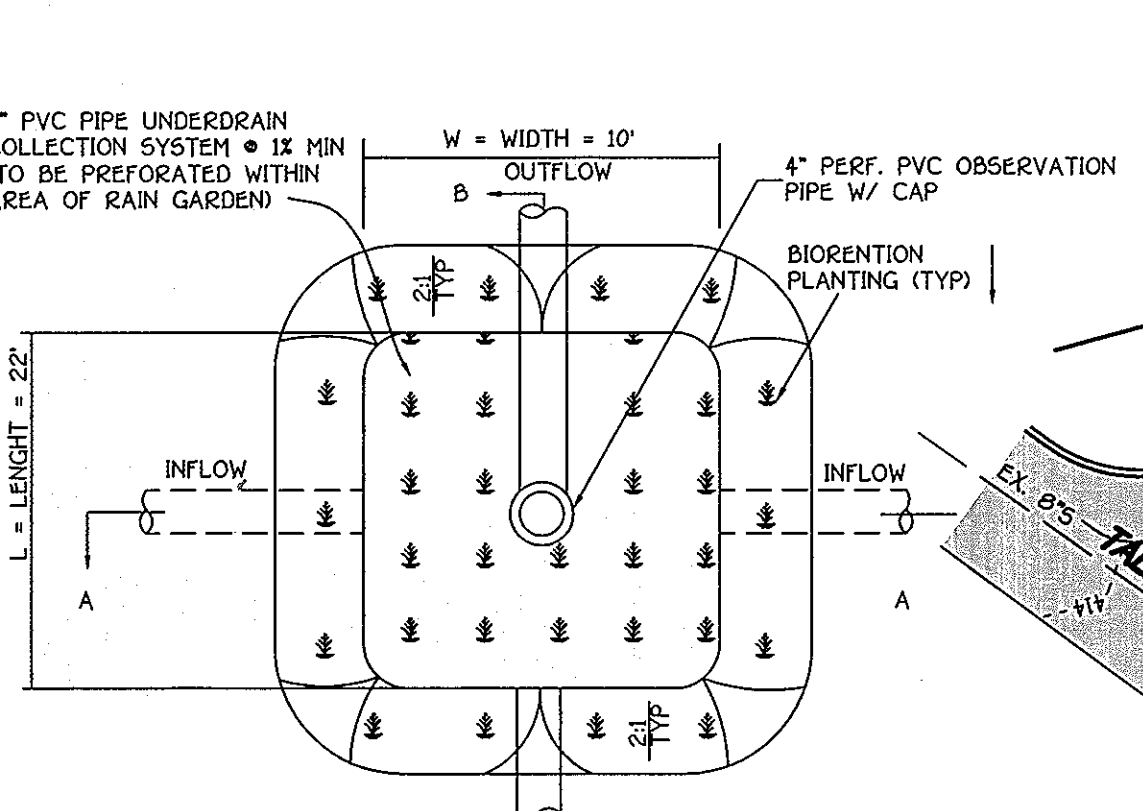
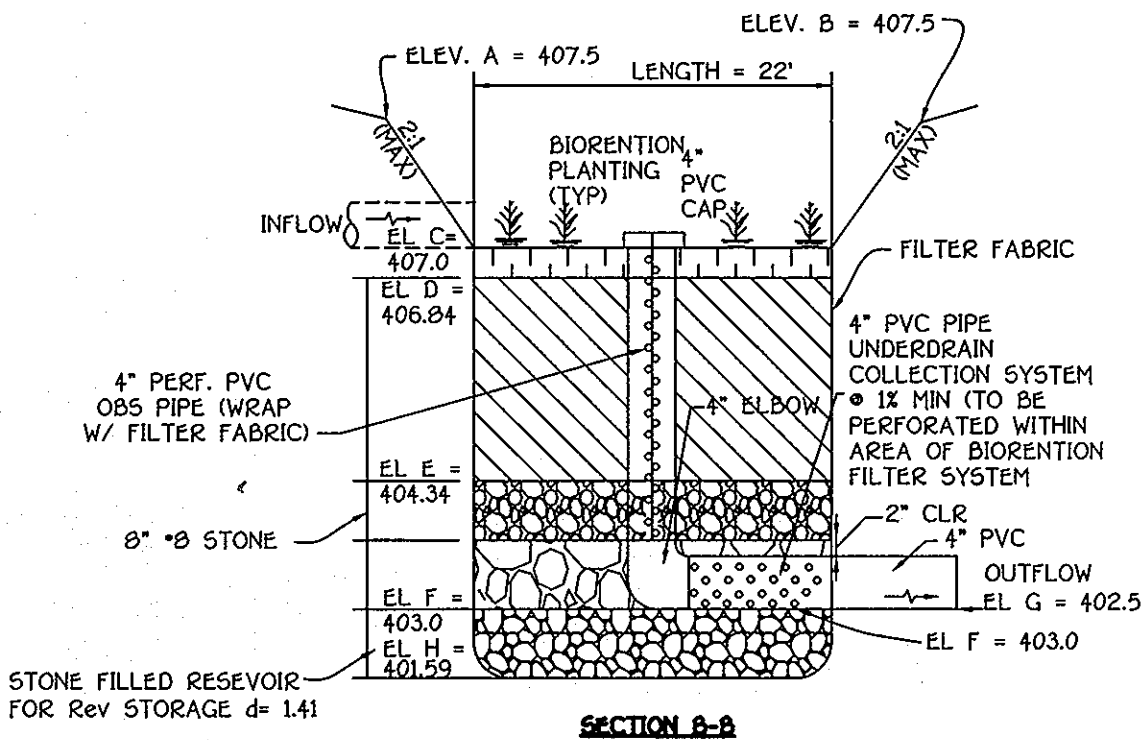
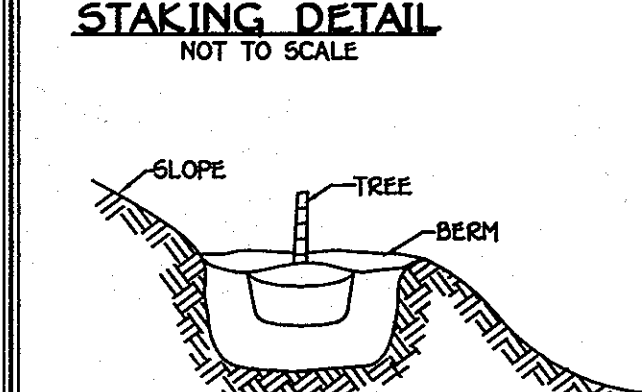
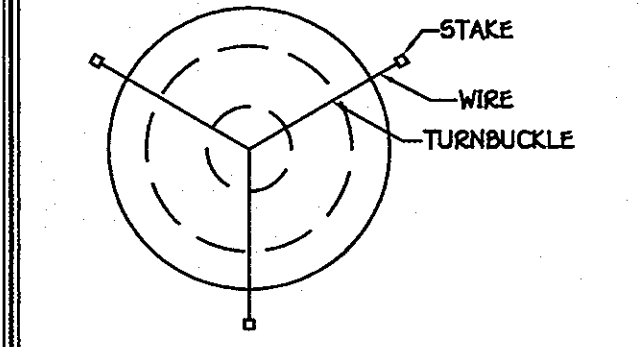
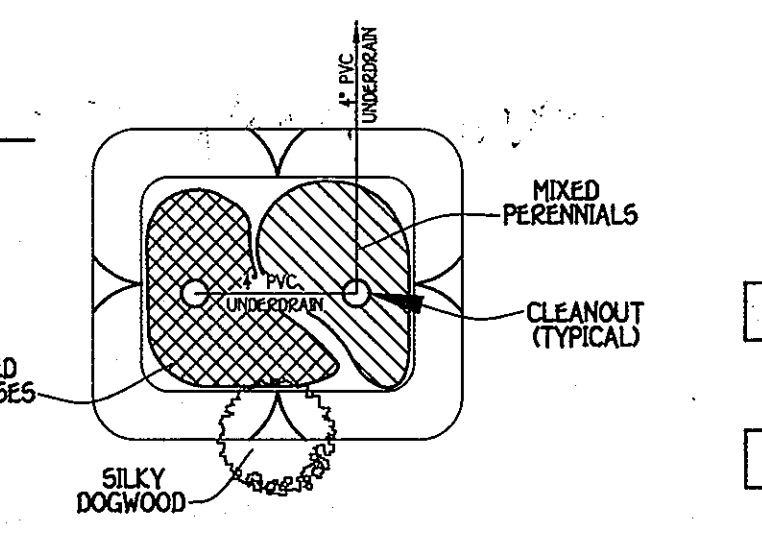
Ralph B. Baney
 Ralph And Vera Baney Trust
 By: Ralph B. Baney, Trustee

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
8	(Symbol)	ACER RUBRUM (OCTOBER GLOW) (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, S&B

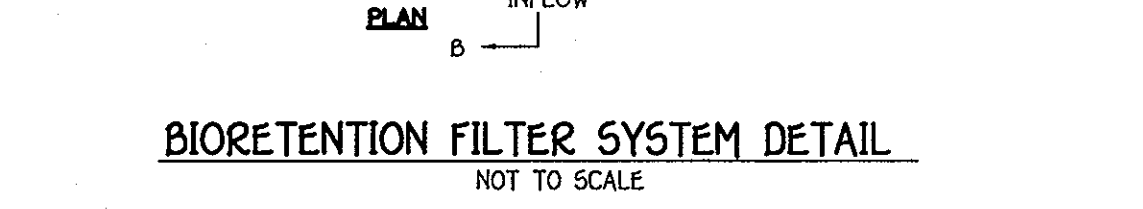
BIORETENTION FILTER DATA

NO.	A	B	C	D	E	F	G	H
1	407.50	407.50	407.00	406.84	404.34	403.00	402.50	401.59



LEGEND

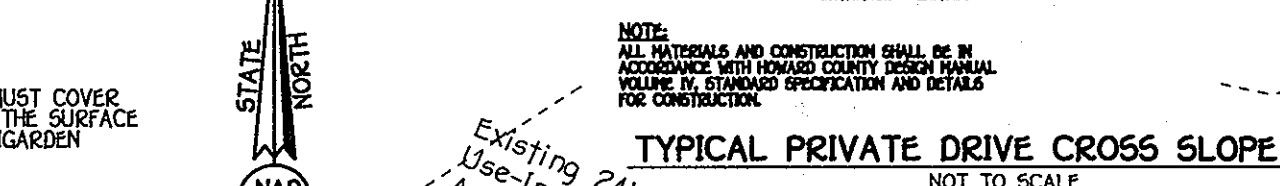
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED CONTOUR
- ROOF LEADER
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- LOD
- CLB2
- MLC2
- SOILS LINES AND TYPE



SOILS LEGEND

SOIL	NAME	CLASS
SaB	Sasstrás loam, 2 to 5 percent slopes	B
SaC	Sasstrás loam, 5 to 10 percent slopes	B

NOTES:
 • Hydric soils and/or contains hydric inclusions
 • May contain hydric inclusions
 † Generally only within 100-year floodplain areas



At the Time of Plant Installation All Shrubs and Trees Listed and Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Condition, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

Legend

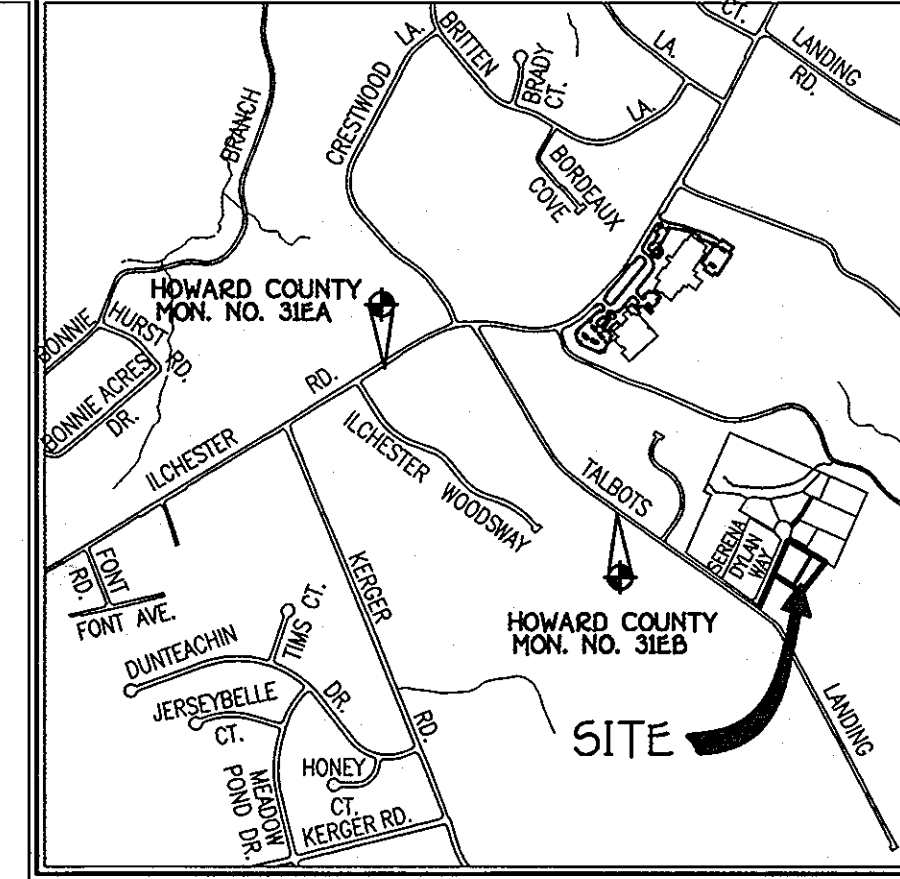
- Existing 30' Public Sewer, Water, & Utility Easement (Plat No. 20544)
- Existing 24' Private Use-In-Common Driveway Access Easement Liber 11697, Folio 156 Removed By Recordation Of This Plat.
- 32' Private Use-In-Common Driveway Access Easement

PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND PEST INFESTATION AND MAINTENANCE WILL BE TWICE A YEAR BY SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAGES AND WEEDS.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR BY SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAGES AND WEEDS.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

BIORETENTION FILTER PLANT MATERIAL

QUANTITY	NAME	MAXIMUM SPACING (FT.)
45	MIXED PERENNIALS	1 FT.
45	MIXED GRASSES	1 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



General Notes:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. H.C.M. 31Ea And No. H.C.M. 31Eb. Sta. H.C.M. 31Ea N 173626.9732 (Meters) E 419044.7582 (Meters) Sta. H.C.M. 31Eb N 173649.5643 (Meters) E 419489.0214 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On October, 2006 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To The Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet (36 Feet) Serving More Than One Residence;
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Chopping (1/2" Minimum);
 - Geometry - Maximum 1% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Ordinance Requirements.
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- Property Is Located Within The Metropolitan District.
- Subdivision Will Be Served By Both Public Water And Public Sewer.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1500.00 For Lot 2. No 100 Year Flood Plain Exists On-Site.
- Landscaping For Lot 2 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Surety For 8 Shade Trees @ \$300/each = \$2,400.00 Is Provided With The Site Development Plan Developer's Agreement.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003. The Zoning Regulations Amended By Council Bill 75-2003 And The July 28, 2005 Update Of The Howard County Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp Life" Zoning Regulations Dated July 28, 2005.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Approval Of A Site Development Plan Is Required For The Development Of Lot 2 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.135 Of The Subdivision And Land Development Regulations.
- Water Quality Volume (WqV) And Groundwater Recharge Volume (Rev) Requirements Will Be Met By Applying Non-Roof Top Disconnection Credits Along With A Bioretention Filter System In Accordance With The Criteria Contained In Chapters 3 & 5 Of The 200 Maryland Stormwater Design Manual (Manual). Channel Protection Volume (CpV) Is Not Required Because The Computed Discharge For The CpV Storm For Each Design Point Is Less Than The 2.0 Cfs As Mandated In The Above Reference Manual.
- Previous Department Of Planning And Zoning File Number: S-05-10, P-07-010, P-08-09, WP-08-22 & F-08-194.
- The Baney Property Was Formerly Known As Lot 12-B, Per Property Of Howard Associates, A Survey Plat Recorded With The Deed, On Feb. 27, 1981, Liber 1043, Folio 372.
- No Wetlands Or Streams Exist On Site, Per Field Review Performed By Eco-Science Professionals On May 28, 2008, And December, 2003 Under S-05-010.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- This Plat Is In Compliance With Section 16.107(b)(vii) And Is Exempt From Adequate Public Facilities Ordinance Because It Is A Minor Subdivision Which Creates One (1) Additional Dwelling Unit To Be Conveyed To An Immediate Family Member Or Members.
- A Community Meeting Was Conducted On August 2, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.
- Documentation Of The Proper Abandonment/Sealing Of The Existing Well And Septic Systems Must Be Completed Prior To The Submission Of The Original Mylar Record Plat For Approval.
- Non-Buildable Bulk Parcel 'D' Reserves The Right To Be Re-subdivided In Compliance With APFO Phasing For Talbots Woods II.
- The Use-In-Common Driveway Maintenance Agreements For Baney Lot 2 And Non-Buildable Bulk Parcel 'D' And Tax Map 31, Parcels 705 & 709 Have Been Recorded Concurrently With This Plat.
- The 2' Contours Shown On This Plan Are Based Upon Field Run Topography Prepared By Fisher, Collins & Carter, Inc. On December 12, 2007.
- Contract 14-4450-D.
- Existing Septic System On Lot 2 To Be Removed.
- There Are No Slopes Greater Than 25% And That Are 15-25%.
- Should Any Tree Designated For Preservation For Which Landscaping Credit Is Given, Die Prior To Release Of Bonds, The Owner Will Be Required To Replace The Tree With The Equivalent Species Or With A Tree Which Will Obtain The Same Height, Spread And Growth Characteristics. The Replacement Tree Must Be A Minimum Of 3 Inches In Caliper And Installed As Required In The Howard County Landscape Manual.
- Existing Well On Lot 1 To Be Abandoned And Sealed And Existing Septic Disposal System On Lots 1 & 2 To Be Abandoned. Lots 1 And 2 To Be Connected To Public Water And Sewer.

SUPPLEMENTAL PLAN LANDSCAPE, STORMWATER MANAGEMENT, TOPOGRAPHIC AND SOILS Baney Property
 Lots 1, 2 And Non-Buildable Bulk Parcel 'A' And Talbots Woods Phase One Non-Buildable Bulk Parcel 'D'

(A Revision To Non-Buildable Bulk Parcel 'D' - Talbots Woods II, Phase One; A Re-subdivision Of Non-Buildable Parcel 'E' Talbots Woods II, Phase One, Plat Nos. 20542 Thru 20544 And Subdivision Of Liber 4794 Folio 139)
 Zoned: R-20
 Tax Map: 31 Parcels: 705 & PLO 715 Grid: 16
 First Election District, Howard County, Maryland
 Scale 1" = 30' Date: August 25, 2009

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Karl E. Land Development 10/13/09 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
John L. Torosino 10/13/09 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Developer
 Ralph And Vera Baney Trust
 5203 Talbots Landing
 Ellicott City, Md. 21043-6845
 (410)-719-0590

Owners
 R/E Group, Inc.
 C/O Land Design & Development, Inc.
 5300 Dorsey Hill Drive, Suite 102
 Ellicott City, Maryland 21042
 Attn: Mr. Donald R. Reuser, Jr.
 Phone: 443-367-0422

