

BENCH MARKS
 TP 31EA ELEV. 488.68
 N 569,641,900
 E 1,374,815,924
 LOC. NEAR INTERSECTION OF
 ILCHESTER RD. & CRESTWOOD LA.

TP 31EB ELEV. 452.70
 N 568,731,990
 E 1,376,273,570
 LOC. NEAR INTERSECTION OF
 ILCHESTER RD. & TALBOTS LANDING

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
- TOTAL AREA OF SITE: 2.919 ACRES
- TOTAL NUMBER OF LOTS SUBMITTED: 7 SFD.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-303-1880 AT LEAST FIVE WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS SITE IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2006 BY FISHER, COLLINS AND CARTER, INC.
- LOT AREA IS MORE OR LESS 1' OR 1/2"
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.022B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE _____ ON WHICH DATE DEVELOPER AGREEMENT NO. 14-460-D WAS FILED AND ACCEPTED. THE PROPERTY LOCATED WITHIN THE METROPOLITAN METROPOLITAN DISTRICT, PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
- PREVIOUS DESIGN OF PLANNING AND ZONING FILE NUMBERS: F-08-194, F-08-195, F-09-096, F-11-011, S-09-10, P-07-010, P-08-09, WP-08-22, W & S (CONT. NO. 14-4450-D AND W & S (CONT. NO. 14-4450-D).
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON M.D. 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS.
- HOWARD COUNTY MONUMENT 31EA - N 569,641,900 E 1,374,815,924 ELEV. 488.68 HOWARD COUNTY MONUMENT 31EB - N 568,731,990 E 1,376,273,570 ELEV. 452.70
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL 8.5.5.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO 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:
 - A) WIDTH - 12' (SEEVING HOSE THAN ONE RESIDENCE)
 - B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN)
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGING AND 45 FOOT TURNING RADIUS.
 - D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (25S-LOADING)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO HOSE THAN 1 FOOT (DEPTH) OVER DRIVEWAY SURFACE.
 - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- TRAFFIC REPORT WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER 5-05-00.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY GIS/SPRINT INVENTORY MAP.
- NO 100 YEAR FLOOD PLAIN EXISTS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS/RIFFLES, FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED PETERSON OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003, DEVELOPMENT AND THE JULY 28, 2006 UPDATE OF THE HOWARD COUNTY ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SEWER AND BUTTER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 12B OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTENDED STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 1 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACKS.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY, THE MDE SWM DESIGN MANUAL, 2000 AND THE MARYLAND 370 SPECIFICATIONS. RECHARGE VOLUME HAS BEEN PROVIDED THROUGH THE USE OF A STONE RESERVOIR F-08-194. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A BIO-RETENTION FACILITY (F-6). A PRIVATE BIO-RETENTION FACILITY IS PROPOSED FOR LOT 16 AND TWO LEVEL SPREADERS ARE PROPOSED FOR LOT 19. THIS PROJECT IS EXEMPT FROM THE LATEST 2000 MDE SWM DESIGN MANUAL UNTIL MAY 4, 2017. AS LONG AS CONSTRUCTION IS COMPLETED BY THIS DATE. ONSITE FLOOD PROTECTION VOLUME, EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY ON OPEN SPACE LOT 27 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING 2.29 ACRES OF ON-SITE AFFORESTATION. A TOTAL SURETY OF \$49,650.40 BASED ON 2.29 AC. AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR F-08-194 OPEN SPACE LOT 11. NO CLEARING, GRADING, DUMPING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE REGS OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFFORESTATION UNDER F-08-194. A TOTAL SURETY OF \$49,650.40 BASED ON 2.28 ACRES AFFORESTATION HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR F-08-194.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 24, 25 & 26 FORMERLY NON-BUILDABLE BULK PARCEL 'B' AND LOTS 1 & 2 HAVE BEEN RECORDED IN THE LAND RECORDS HOWARD COUNTY, MARYLAND, IN LIBER 10597 AT FOLIO 152. USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 17, 19, 19 AND PARCEL 'H' HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-08-194 AND F-11-025.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH A MAXIMUM 2 FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OCTOBER, 2006.
- EXISTING UTILITIES ARE BASED ON F-08-195. PUBLIC WATER & SEWER CONTRACT NOS. 14-406-D AND 14-406-D.
- THE OWNER AND DEVELOPER SHALL BE ADVISED AS OF JANUARY 1, 2011, ALL NEW SINGLE FAMILY DWELLINGS ARE REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. IT WAS DETERMINED THAT THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL F-08-194 ON DECEMBER 12, 2008 AND THE FINAL PLAN APPROVAL F-11-025 ON DECEMBER 15, 2010. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA: 2.919 ACRES OR 109,734 SQUARE FEET.
 B. AREA OF SUBMISSION: 2.919 ACRES OR 109,734 SQUARE FEET.
 C. LIMITS OF DISTURBANCE: 1.972 ACRES OR 81,547 SQUARE FEET.
 D. PREZONING DESIGNATION: R-20.
 E. PROPOSED USES FOR SITE: RESIDENTIAL.
 F. APPLICABLE DPZ FILE REFERENCES: F-08-194, F-08-195, F-09-096, F-11-011, F-11-025, S-09-10, P-07-010, P-08-09, WP-08-22, W & S (CONT. NO. 14-4450-D) W & S (CONT. NO. 14-4450-D) AND W & S (CONT. NO. 14-4450-D).

MINIMUM LOT SIZE CHART

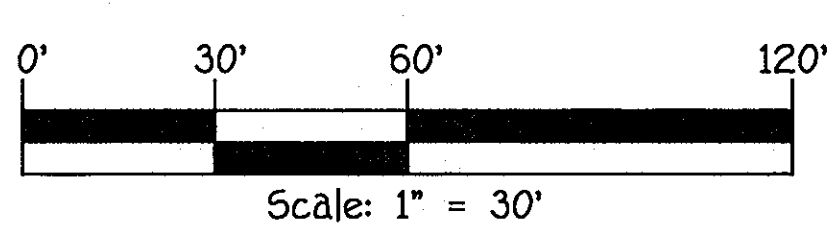
LOT NO.	GROSS AREA	FRESHEN AREA	MINIMUM LOT SIZE
17	14,544 SQ.FT.	521 SQ.FT.	14,023 SQ.FT.
18	14,936 SQ.FT.	902 SQ.FT.	14,034 SQ.FT.
19	15,681 SQ.FT.	1,331 SQ.FT.	14,290 SQ.FT.
24	17,090 SQ.FT.	1,431 SQ.FT.	15,659 SQ.FT.
25	16,873 SQ.FT.	1,282 SQ.FT.	15,081 SQ.FT.
26	15,707 SQ.FT.	726 SQ.FT.	14,981 SQ.FT.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
16	5167 TALBOTS LANDING
17	7407 FERBERLINE LANE
18	7411 FERBERLINE LANE
19	7415 FERBERLINE LANE
24	7515 SERENA DYLAN WAY
25	7511 SERENA DYLAN WAY
26	7507 SERENA DYLAN WAY

INDEX CHART

SHEET	DESCRIPTION
1	TITLE SHEET, HOUSE TYPES, GENERAL NOTES
2	SITE DEVELOPMENT PLAN LOTS 16-19 & 24-26
3	SEDIMENT/EROSION CONTROL PLAN LOTS 16-19 & 24-26
4	SEDIMENT/EROSION CONTROL NOTES & DETAILS
5	BIO-RETENTION NOTES AND DETAILS



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 MALLORP NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 410-418-3992

NO.	REVISION	DATE

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* Date: 1-27-11
 EARL D. COLLINS

BUILDER/DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible person involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I shall authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *[Signature]* Date: 1-27-11

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/12.

Signature: *Earl D. Collins* Date: 1-27-11
 EARL D. COLLINS

BUILDER
 RYAN HOMES, INC.
 6031 UNIVERSITY BOULEVARD
 SUITE 250
 ELLICOTT CITY, MARYLAND 21143
 410-776-0980

OWNER/DEVELOPER
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HILL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21142
 410-357-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 3/23/11
 Chief, Development Engineering Division: *[Signature]* Date: 3-7-11
 Director - Department of Planning and Zoning: *[Signature]* Date: 3/23/11

PROJECT: TALBOTS WOODS II
 PHASE ONE & PART OF PHASE TWO

SECTION: N/A
 LOT NO: 16 THRU 19 & 24 THRU 26

PLAT 21936 BLOCK NO. 15
 ZONE R-20
 TAX/ZONE 31
 ELEC. DIST. 1
 CENSUS TR. 6069.02

WATER CODE: C-02
 SEWER CODE: 7390000

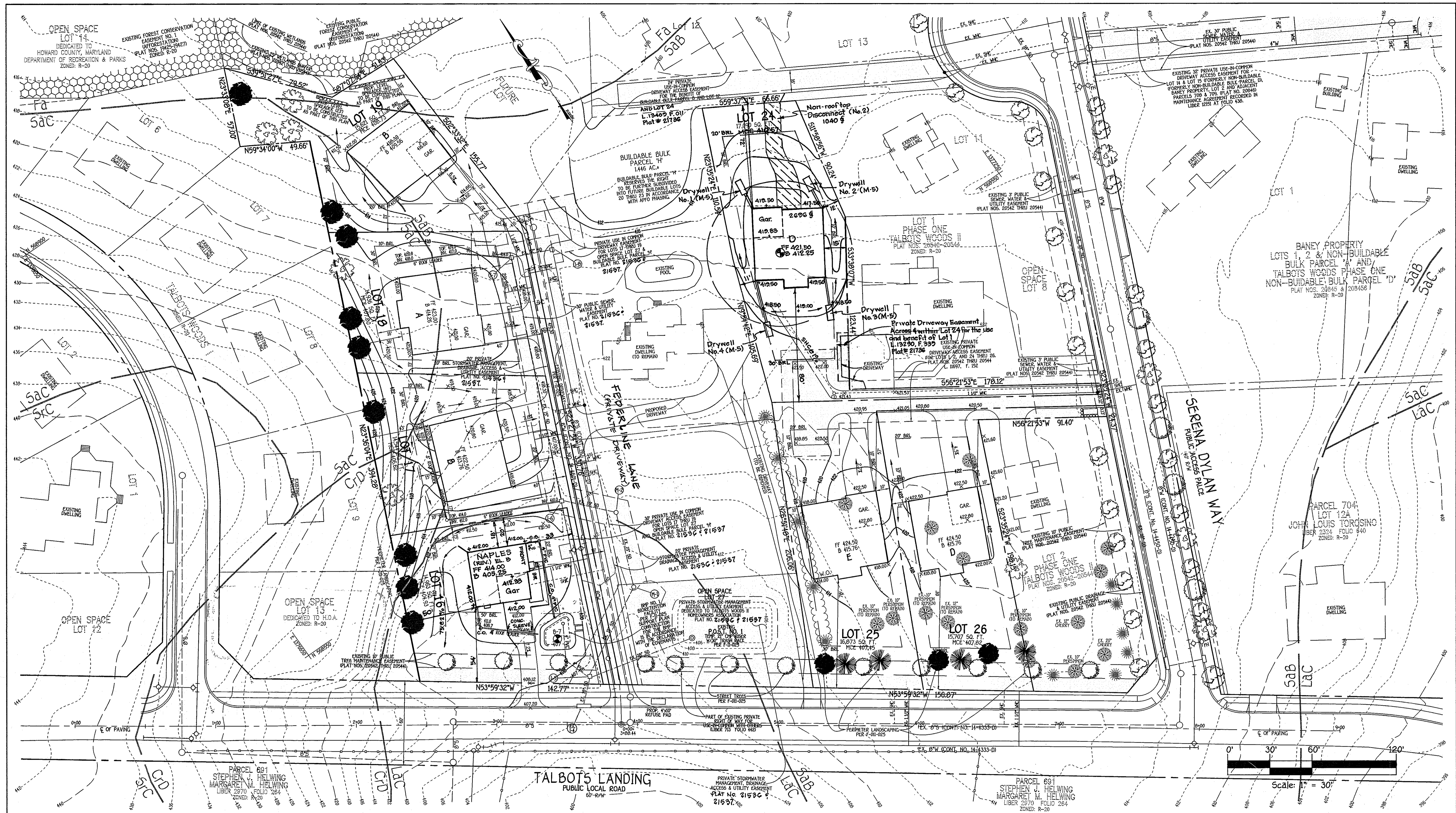
TITLE SHEET, NOTES, HOUSE TYPES

SINGLE FAMILY DETACHED TALBOTS WOODS II
 LOTS 16 THRU 19, PHASE ONE & 24 THRU 26, PART OF PHASE TWO

TAX MAP NO: 31 PARCEL NO: PO 863 GRID NO: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: SEPTEMBER, 2010
 SHEET 1 OF 5

SDP 11-007

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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2255

NO.	REVISION	DATE
2	Rev hsc type, Lot 16	12-14-12
1	Rotate hsc & regrade, Lot 24	11-1-11



ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *E. D. Collins* 1-27-11 DATE

BUILDER/DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I hereby authorize periodic site inspection by the Howard Soil Conservation District.

Signature of Developer: *[Signature]* 2-3-11 DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/12.

Signature: *E. D. Collins* 1-27-11 DATE

BUILDER
 RYAN HOMES, INC.
 6031 UNIVERSITY BOULEVARD
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 410-795-0980

OWNER/DEVELOPER
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE
 SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* 3/23/11 DATE

Chief, Development Engineering Division: *[Signature]* 3-7-11 DATE

Director - Department of Planning and Zoning: *[Signature]* 3/23/11 DATE

PROJECT	TALBOTS WOODS II PHASE ONE & PART OF PHASE TWO	SECTION	N/A	LOT NO.	16 THRU 19 & 24 THRU 26
PLAT #	21536, 21537	BLOCK NO.	16	ZONE	R-20
WATER CODE	C-02	TAX/ZONE	31	ELEC. DIST.	1
SEWER CODE	7390000	CENSUS TR.			6069.02

SITE DEVELOPMENT PLAN

SINGLE FAMILY DETACHED TALBOTS WOODS II

LOTS 16 THRU 19, PHASE ONE & 24 THRU 26, PART OF PHASE TWO

TAX MAP NO: 31 PARCEL NO: PO 863 GRID NO: 16
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: SEPTEMBER, 2010
 SHEET 2 OF 5 SDP-II-007

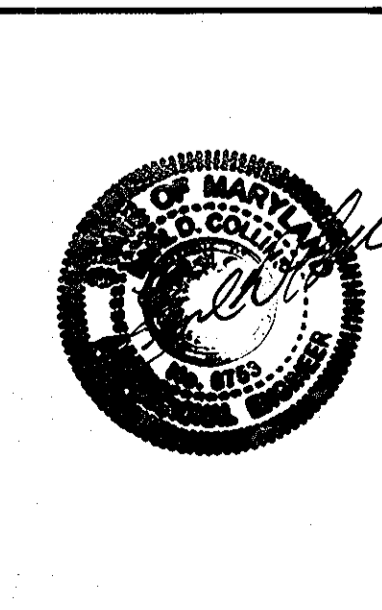
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13/20/10/06/053/06/053 SDC Locs 16-19 & 24-26.dwg, 1/25/2011 3:46:55 PM, kerry

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2999

NO.	1	REVISION	Retate house & regrade, Lot 24	DATE	11-1-11
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ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *Earl D. Collins* DATE: 1-27-11

BUILDER/DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also promise periodic site inspection by the Howard Soil Conservation District.

Signature of Developer: *[Signature]* DATE: 2-2-11

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9755, EXPIRATION DATE: 2/28/12.

Signature: *Earl D. Collins* DATE: 1-27-11

BUILDER	OWNER/DEVELOPER
RYAN HOMES, INC. 6031 UNIVERSITY BOULEVARD SUITE 250 ELLICOTT CITY, MARYLAND 21043 410-798-0980	ELLICOTT CITY LAND HOLDING, INC 5300 DORSEY HALL DRIVE SUITE 102 ELLICOTT CITY, MARYLAND 21042 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Department of Planning and Zoning: *[Signature]* DATE: 3/23/11

Chief, Development Engineering Division: *[Signature]* DATE: 3-7-11

Director - Department of Planning and Zoning: *[Signature]* DATE: 3/23/11

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II PHASE ONE & PART OF PHASE TWO	N/A	16 THRU 19 & 24 THRU 26
PLAT 21736 BLOCK NO.	ZONE	TAX/ZONE
21537	15	R-20
21537		31
WATER CODE	ELEC. DIST.	CENSUS TR.
C-02	1	6069.02
SEWER CODE		
7390000		

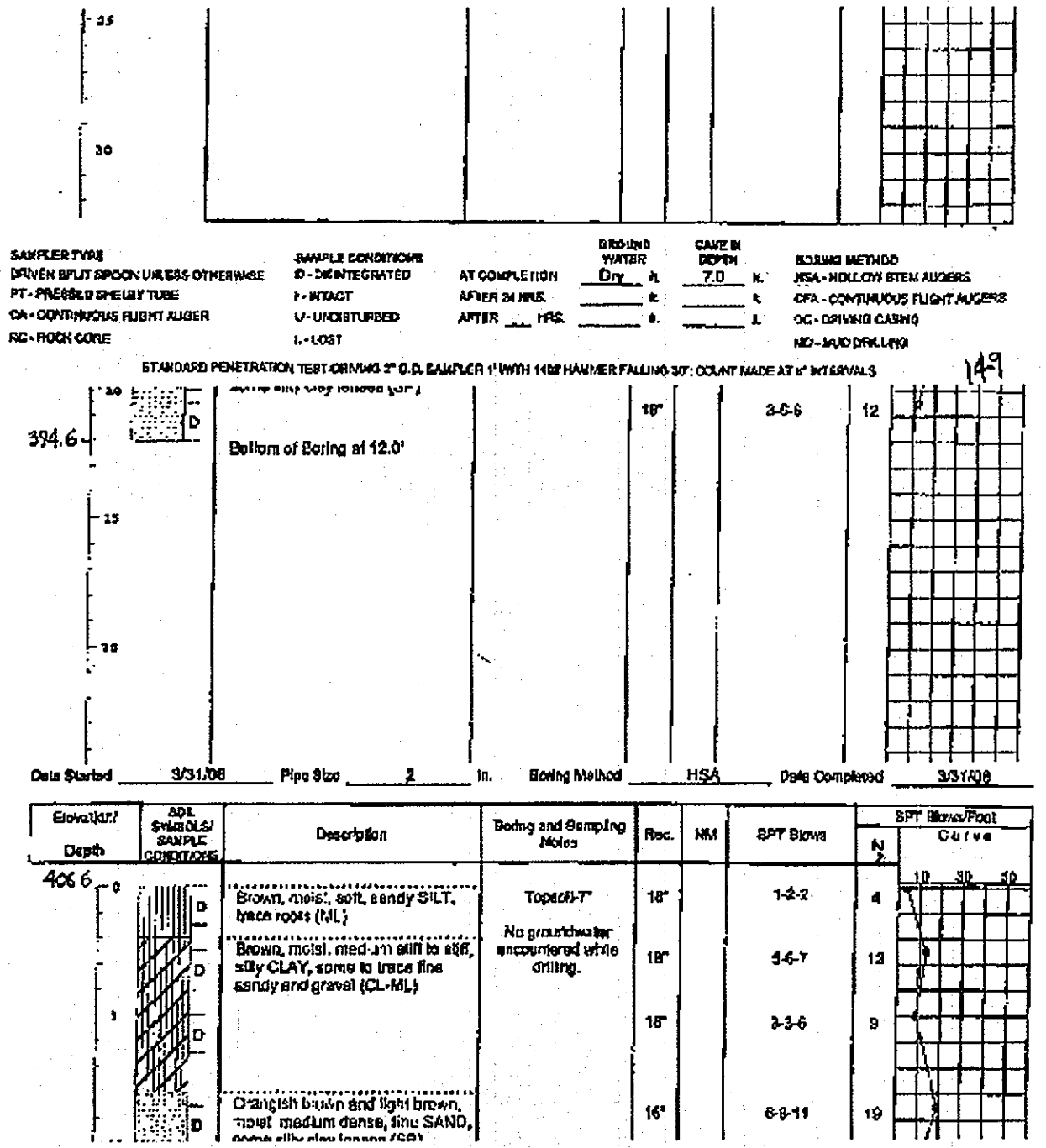
SEDIMENT/EROSION CONTROL PLAN

SINGLE FAMILY DETACHED
TALBOTS WOODS II
 LOTS 16 THRU 19, PHASE ONE &
 24 THRU 26, PART OF PHASE TWO

TAX MAP NO: 31 PARCEL NO: PO 063 GRID NO: 16
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: SEPTEMBER, 2010
 SHEET 3 OF 5

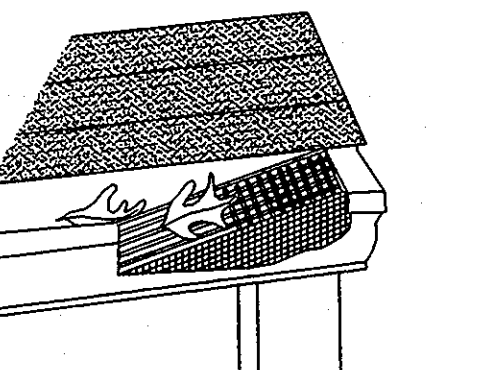
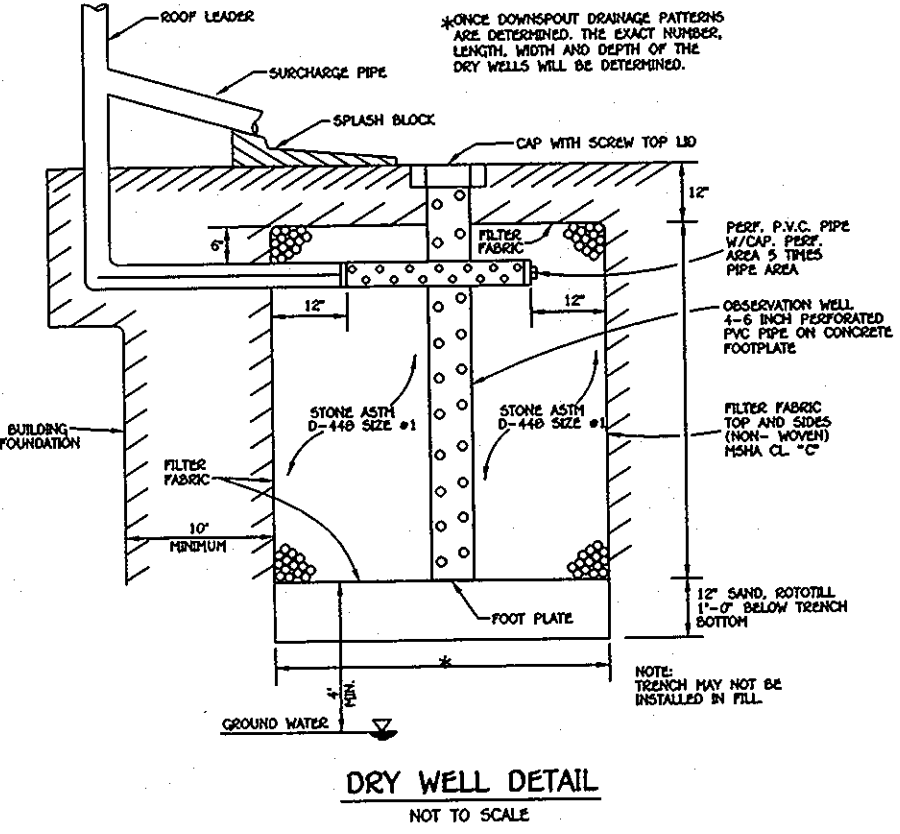
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SDP 11-007



HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
RECORD OF SOIL EXPLORATION

Project Name: Talbot's Woods II SWM
Location: Howard County, Maryland
Boring No.: B-7
Date: 11/11/11
Hammer Wt.: 340 lb.
Blow Count: 30
SPT Blow Count: 1-2, 2-7, 3-6, 8-11

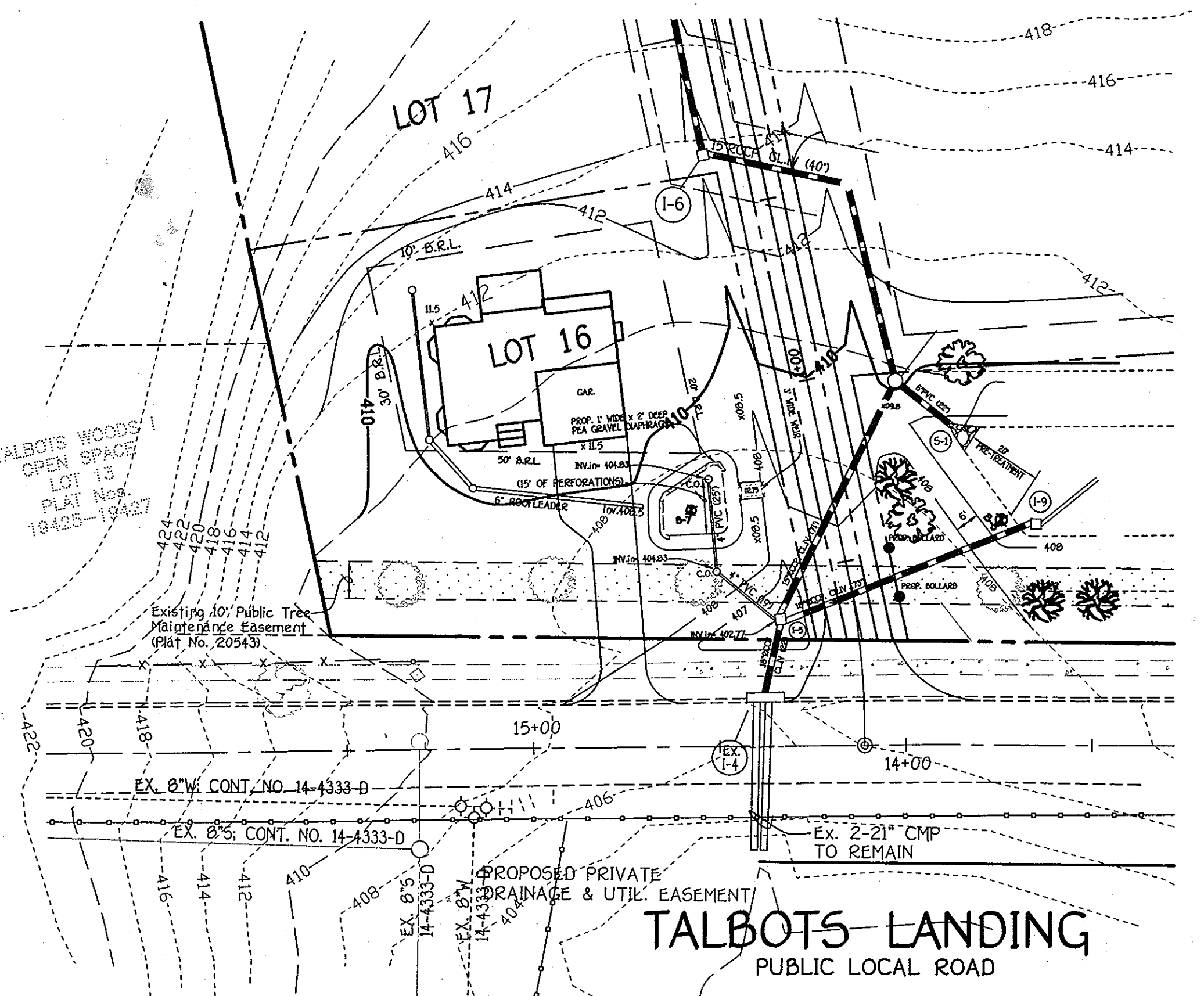


DRY WELL CHART

LOT NO.	AREA OF ROOF PER DOWN SPOUT (SQ. FT.)	VOLUME OF WATER (GALLONS)	AREA OF DRYWELL (SQ. FT.)	NO. OF DRYWELLS	4 L x 8 D
LOT 24	574	50. FT. 117 CF	120 CF	100%	4

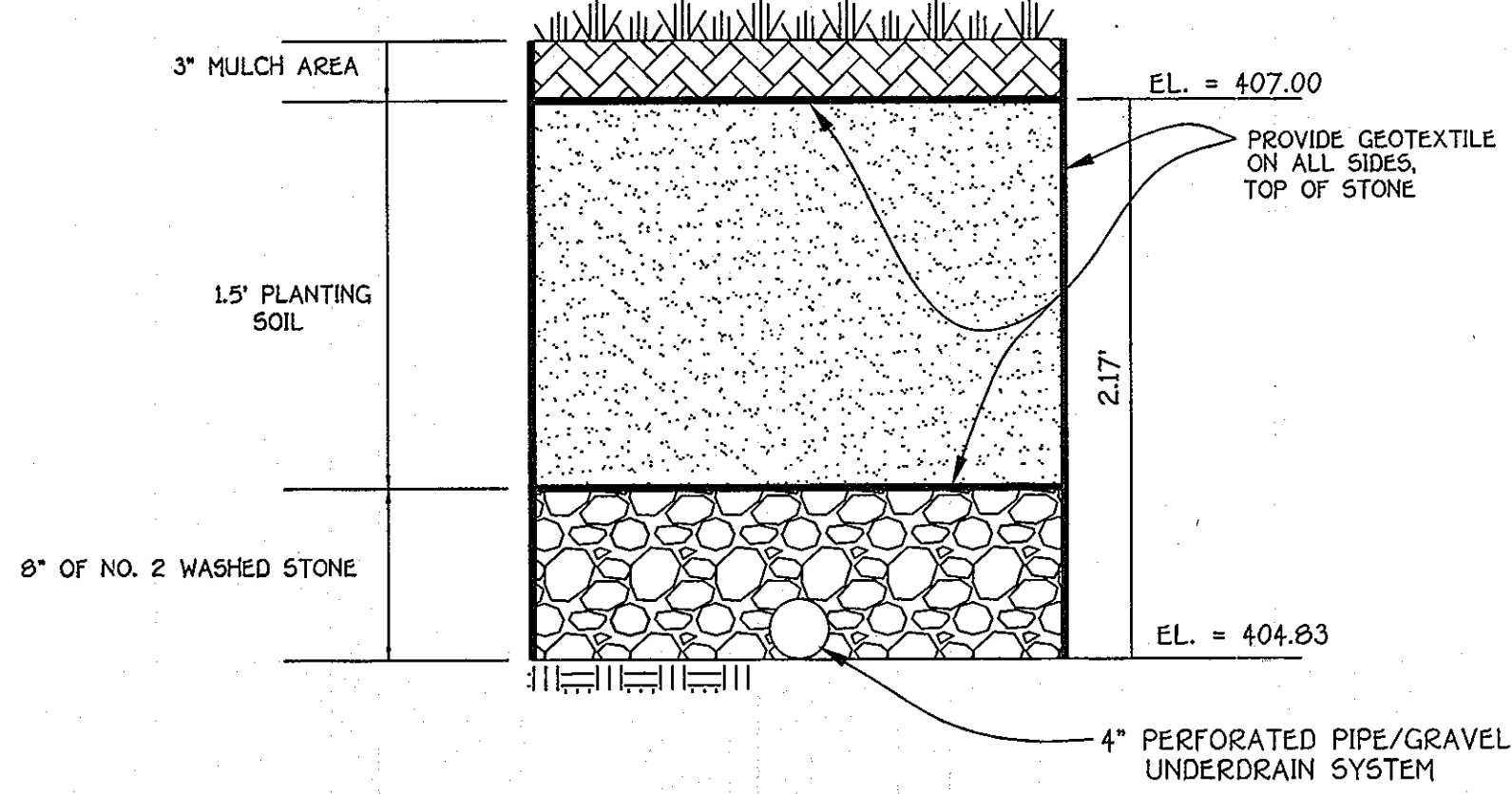
- STORMWATER MANAGEMENT NOTES**
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
 - MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
 - DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 2% GRADE. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
 - FINAL GRADING WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE.

- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
 - THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
 - THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
 - WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
 - THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
 - ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

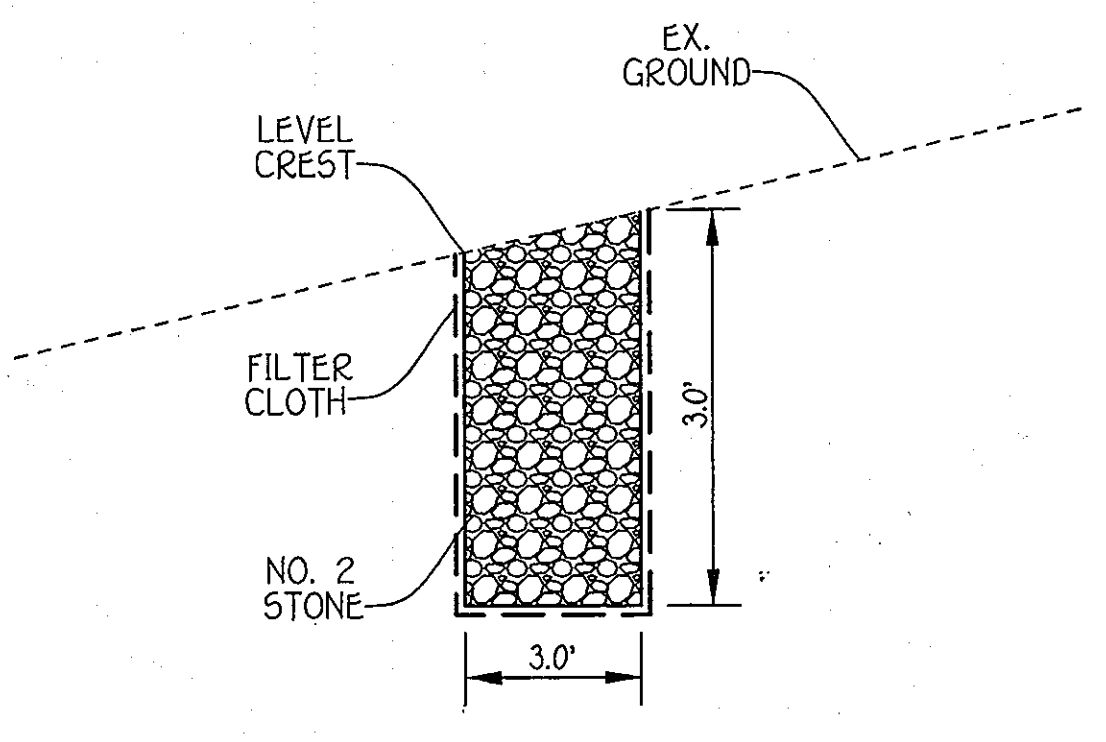


PRIVATE BIO-RETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

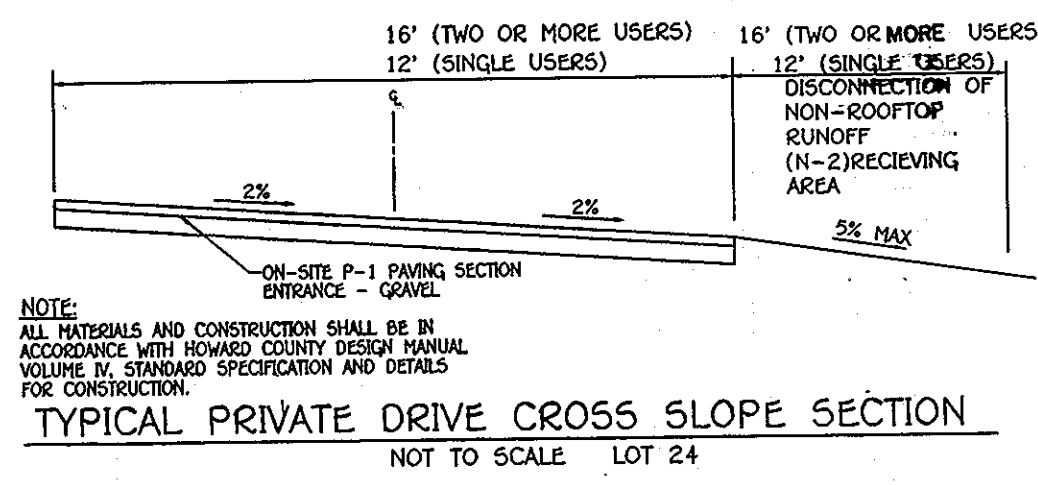
- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN 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 STAKES AND WIRES.
- 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.



TYPICAL SECTION (BIO-RETENTION FILTER)
NO SCALE



LEVEL SPREADING DEVICE DETAIL (LOT 19)
NOT TO SCALE



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE LOT 24

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF INFILTRATION AREA IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

- MIXED PERENNIALS: CUT-LEAF CONEFLOWER, CARDINAL FLOWER, TRANSPARENT ASTER
- MIXED GRASSES: TUFTED FOXTAIL, BROOK SEDGE, SWITCH GRASS
- SILKY DOGWOOD

NOTES:
PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE BIO-RETENTION CELL.
SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING.

BIO-RETENTION No. 2 PLANT MATERIAL

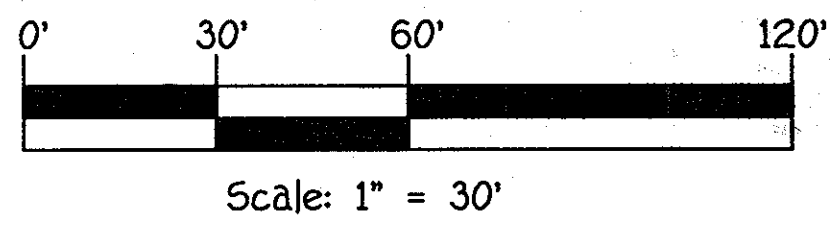
QUANTITY	NAME	MAXIMUM SPACING (FT.)
22	PERENNIALS	1 FT.
22	MIXED GRASSES	1 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

STORMWATER MANAGEMENT PRACTICES

LOT NO.	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) (Y/N)	DRYWELLS (M-5) (NUMBER)
LOT 24	7515 SERENA DYLAN WAY	Y	4

Stormwater Management requirements for this site will be met using Environmental Site Design to the Maximum Extent Possible in accordance with the Maryland Stormwater Design Manual, Volumes I & II, effective May, 2010. Proposed practices will be located on Lot 24 as follows:

- Stormwater requirements will be met by using Dry Wells (M-5) for Rooftop runoff. The Driveway runoff will be treated by using Non-Rooftop Disconnection (N-2). These practices will provide the required 650 volumes for the proposed house and Driveway. These practices shall be privately owned and maintained in accordance with individual Declarations of Covenants.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10727 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 461 - 2000



ENGINEER'S CERTIFICATE
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: E. O. Collins
Date: 1-27-11

DEVELOPER'S CERTIFICATE
"I/we certify that all development and construction will be done according to this plan, for sediment and erosion control and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/we also authorize a third party on-site inspection by the Howard Soil Conservation District."

Signature of Developer: [Signature]
Date: 2-3-11

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: N/A
Date: [Blank]

BUILDER
RYAN HOMES, INC.
6031 UNIVERSITY BOULEVARD
SUITE 250
ELICOTT CITY, MARYLAND 21043
410-796-0980

OWNER/DEVELOPER
ELICOTT CITY LAND HOLDING, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELICOTT CITY, MARYLAND 21042
443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature]
Date: 3/23/11

Signature: [Signature]
Date: 3-7-11

Signature: [Signature]
Date: 3/23/11

TALBOTS WOODS II
PHASE ONE & PART OF PHASE TWO

SECTION: N/A
LOT NO.: 16 THRU 19 & 24 THRU 26

PLAT: 21536
21537

BLOCK NO.: 16
ZONE: R-20
TAX/ZONE: 31
ELEC. DIST.: 1
CENSUS TR.: 6069.02

WATER CODE: C-02
SEWER CODE: 7390000

BIO-RETENTION NOTES AND DETAILS

SINGLE FAMILY DETACHED TALBOTS WOODS II LOTS 16 THRU 19, PHASE ONE & 24 THRU 26, PART OF PHASE TWO

TAX MAP NO: 31 PARCEL NO: PO 863 GRID NO: 16
FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
SCALE: NO SCALE DATE: SEPTEMBER, 2010
SHEET 5 OF 5

SDP-11-007