

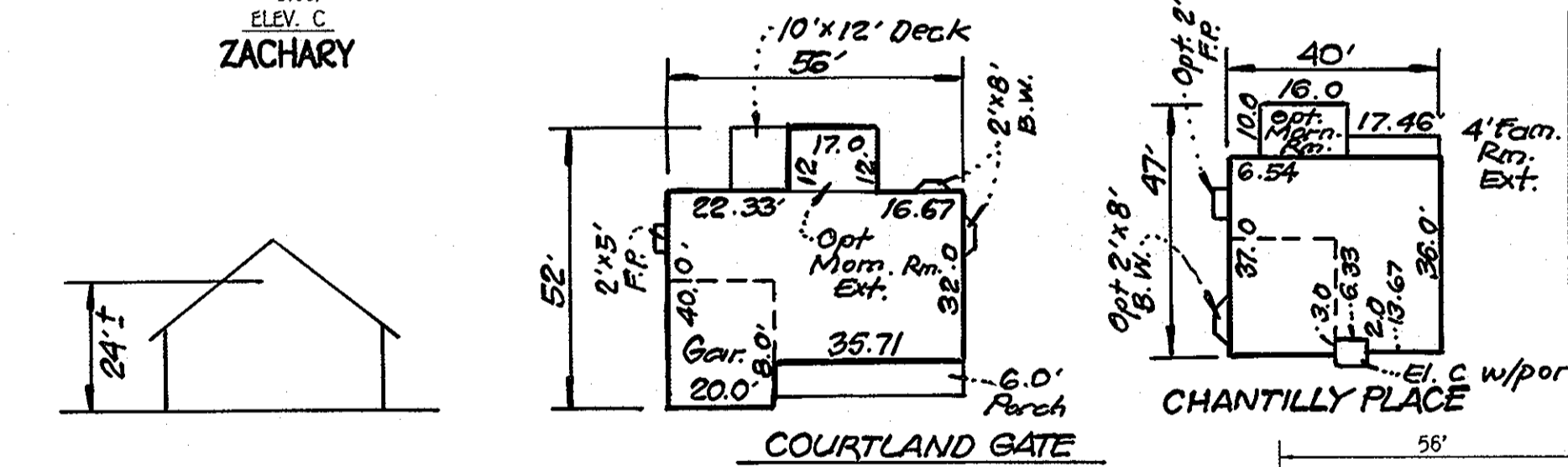
**BENCH MARKS**  
 T.P. 31E4 ELEV. 468.842  
 N 569.641.1675 E 1.374.816.0130  
 LOC. NEAR INTERSECTION OF  
 ILCHESTER RD. & CRESTWOOD LA.  
 T.P. 31E5 ELEV. 452.628  
 N 568.731.0273 E 1.376.273.9599  
 LOC. NEAR INTERSECTION OF  
 ILCHESTER RD. & TALBOTS LANDING

**VICINITY MAP**  
 SCALE 1" = 200'  
 ADC MAP COORDINATE NO. 4936, GRID G-4

- 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: 1.446 ACRES
  - TOTAL NUMBER OF LOTS SUBMITTED: 4 SFD.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1860 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 (+ OR -).
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE FEBRUARY 15, 2011, ON WHICH DATE DEVELOPER AGREEMENT NO. 14-4601-D WAS FILED AND ACCEPTED. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER IS UTILIZED IN THIS SUBDIVISION.
  - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-08-194, F-08-196, F-09-096, F-11-011, F-11-025, F-12-032, S-05-10, P-08-010, P-08-099, W-08-22.
  - W & S CONTRACT NO. 14-4450-D AND W & S CONTRACT NO. 14-4333-D.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PRESCRIBED BY HOWARD COUNTY GEOLOGIC CONTROL STATIONS.
  - HOWARD COUNTY MONUMENT 31E4 N 569.641.1675 E 1.374.816.0130 ELEV. 468.842 HOWARD COUNTY MONUMENT 31E5 N 568.731.0273 E 1.376.273.9599 ELEV. 452.628
  - ANY CHANGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE COORDINATED AT THE DEVELOPER'S EXPENSE.
  - ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING.
  - SEWER HOUSE CONNECTION DETAILS SHOWN ARE LOCATED AT THE PROPERTY LINE.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL 2.09.
  - 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' (SEEKING MORE THAN ONE RESIDENCE).  
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.  
 D) STRUCTURES - (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT STAGNANT DRIVEWAY SURFACE.  
 F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

**GENERAL NOTES CONTINUED**

- RECREATIONAL OPEN SPACE TABULATION:  
 A) RECREATIONAL OPEN SPACE REQUIRED: (200 SQ. FT. X 22 LOTS) = 4,400 SQ. FT.  
 B) OPEN SPACE PROVIDED: 5,092 AC. PER F-08-194, F-09-096 & F-11-025. (LOTS 1 THRU 5 + LOT 9 + LOTS 11 THRU 15 + LOTS 16 THRU 19 + LOTS 24 THRU 28 + LOTS 20 THRU 23)  
 (OPEN SPACE LOT #, PLAT NO. 20543, F-08-194)  
 C) PERCENTAGE OF CREATED RECREATIONAL AREA PROVIDED = 4866 SQ. FT.
- THERE ARE NO STREAM OR STREAM BUFFERS LOCATED ON LOTS 20 THRU 23.
- NO GRAVITY SEWER SERVICE TO LOT 21 IS PROVIDED. SEWER SERVICE TO THE LOWER LEVEL WILL BE PROVIDED BY PRIVATE ON-SITE PUMP.
- TRAFFIC PATTERN WAS PREPARED BY THE TRAFFIC GROUP AND WAS APPROVED UNDER S-05-010.
- NO CEMETERIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY 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) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS. THERE ARE NO WETLANDS LOCATED WITHIN BULK PARCEL 111 (BULK PARCEL PLAT NO. 21355 AND 21357 (F-11-025) WHICH IS BEING RESUBMITTED AS LOTS 20 THRU 23 (F-12-032). THE WETLAND REPORT WAS PREVIOUSLY APPROVED UNDER S-05-010. THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION 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 AND 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.
- IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, ANY WINDOWS, OWNERS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 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 HIDE SMY DESIGN MANUAL, 2000 AND THE MARYLAND 370 SPECIFICATIONS. RETENTION 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 2010 HIDE SMY DESIGN MANUAL, VOLUME 4, 2017, AS LONG AS CONSTRUCTION IS COMPLETED BY THIS DATE. OVERBANK FLOOD PROTECTION VOLUME AND 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 18.2000 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PROVIDING 2.28 ACRES OF ON-SITE AFForestation. A TOTAL SURETY OF \$49,658.40 BASED ON 2.28 AC. AFForestation HAS BEEN PROVIDED WITH THE DEVELOPER'S AGREEMENT FOR F-08-194. OPEN SPACE LOT 11, NO CLEARING, GRADING, DRIVING 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 USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 20, 23 (FORMERLY NON-BUILDABLE BULK PARCEL 111) HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 12754, FOLIO 119 AND LIBER 13144, FOLIO 389, PER F-11-025.
- LANDSCAPING REQUIREMENTS WERE ADDRESSED UNDER F-11-025.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH A MAXIMUM 2 FOOT contour INTERVALS PREPARED BY FISHER, COLLINS AND CARTER, INC. ON OCTOBER, 2006.
- EXISTING UTILITIES ARE BASED ON F-08-196. PUBLIC WATER & SEWER CONTRACT NO. 14-4051-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.
- EXISTING DWELLING TO REMAIN ON LOT 22. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- ARTICLES OF INCORPORATION FOR TALBOTS WOODS II HOMEOWNERS ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 15, 2008. RECEIPT NO. D12642788.
- OPEN SPACE TABULATION:  
 A) OPEN SPACE REQUIRED: (15,222 AC. X 30%) = 4,567 AC.  
 B) OPEN SPACE PROVIDED: 5,092 AC. PER F-08-194, F-09-096 & F-11-025. (LOT 7 + LOT 8 + LOT 10 + LOT 27)  
 (4,945 AC. + 0.127 AC. + 0.657 AC. + 0.223 AC.)



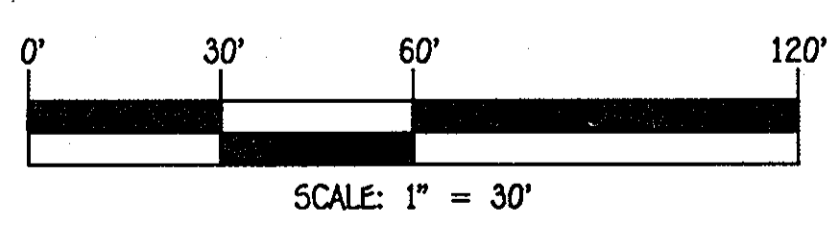
STORMWATER MANAGEMENT PRACTICES			
LOT NO.	STREET ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (N)	DRY WELLS N-3 (NUMBER)
20	7418 FEDERLINE LANE	N	1
21	7414 FEDERLINE LANE	Y	2
22	7410 FEDERLINE LANE	N/A EX. HOUSE	N/A EX. HOUSE
23	7406 FEDERLINE LANE	EXISTING BIO-RETENTION FACILITY ON ADJACENT LOT 27	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
20	7418 FEDERLINE LANE
21	7414 FEDERLINE LANE
22	7410 FEDERLINE LANE
23	7406 FEDERLINE LANE

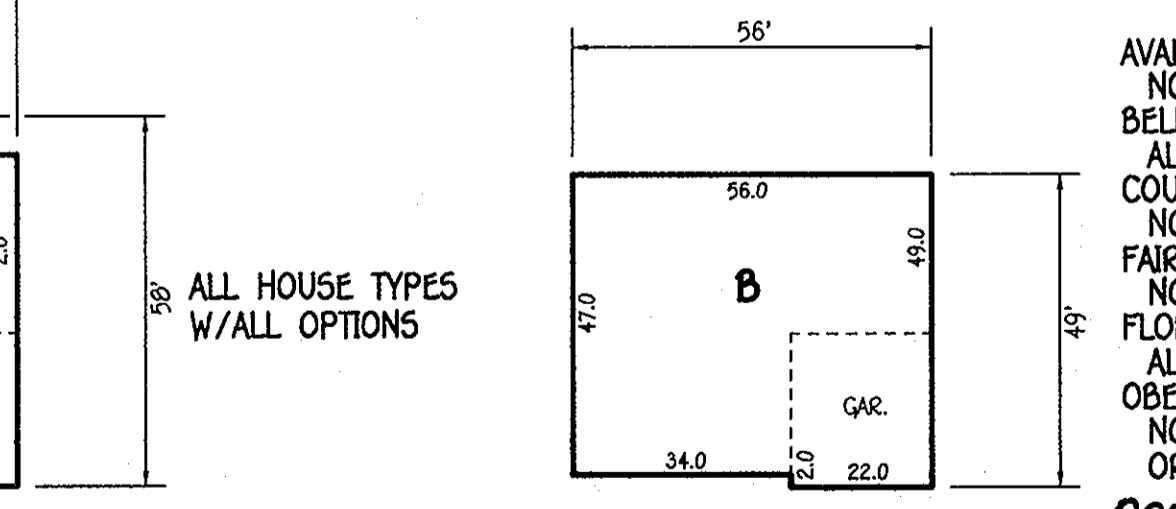
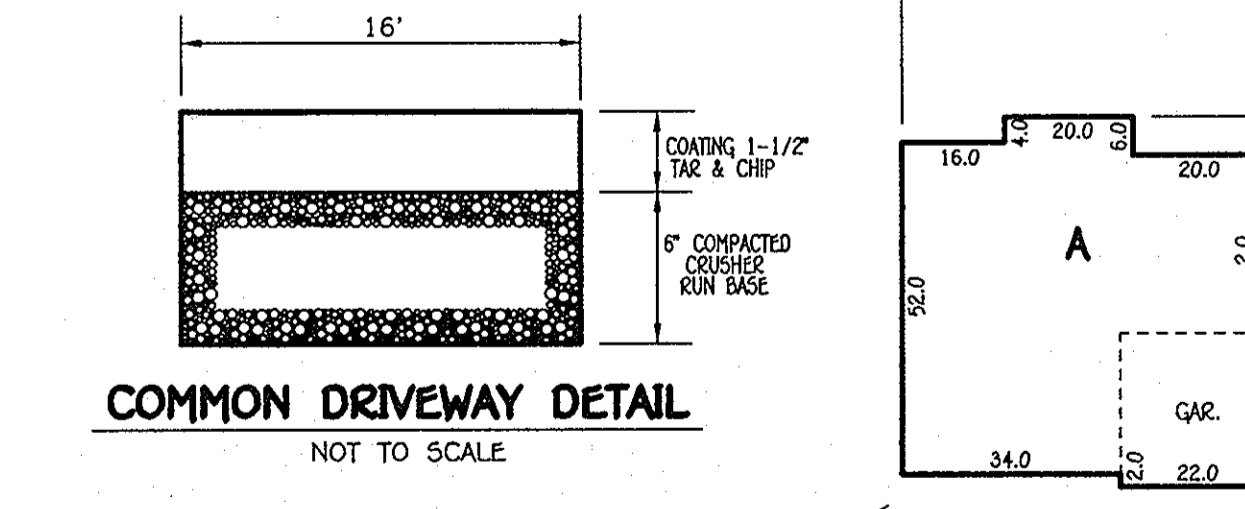
INDEX CHART	
SHEET	DESCRIPTION
1	TITLE SHEET, HOUSE TYPES, GENERAL NOTES
2	SITE DEVELOPMENT PLAN LOTS 20-23
3	SEDIMENT/EROSION CONTROL PLAN LOTS 20-23
4	SEDIMENT/EROSION CONTROL NOTES & DETAILS
5	BIO-RETENTION NOTES AND DETAILS

SITE ANALYSIS DATA CHART	
SHEET	DESCRIPTION
A	TOTAL PROJECT AREA: 1.446 ACRES OR 62,997 SQUARE FEET.
B	AREA OF SUBMISSION: 1.446 ACRES OR 62,997 SQUARE FEET.
C	LIMITS OF DISTURBANCE: 1,056 ACRES OR 46,006 SQUARE FEET.
D	PRESENT ZONING DESIGNATION: R-20.
E	PROPOSED USES FOR SITE: RESIDENTIAL.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIFESTEM AREA	MINIMUM LOT SIZE
20	15,928 SQ.FT.	1,455 SQ.FT.	14,073 SQ.FT.
21	15,544 SQ.FT.	1,440 SQ.FT.	14,104 SQ.FT.
22	16,991 SQ.FT.	715 SQ.FT.	16,278 SQ.FT.
23	14,934 SQ.FT.	290 SQ.FT.	14,644 SQ.FT.



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
SPOT	SPOT ELEVATION
WALCUT	WALCUT BASEMENT
EROSION	EROSION CONTROL MATTING
SILT	SILT FENCE
SS-F	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
STREET TREES	PER F-08-194



AVALLON NO/REAR SUN RM.  
 BELFORD ALL OPTIONS  
 COURTLAND NO/REAR MORN. RM.  
 FAIRCHILD NO/REAR MORN. RM.  
 FLORENCE ALL OPTIONS  
 FLORENCE NO/REAR MORN. RM.  
 OBERLIN ALL OPTIONS  
 OBERLIN NO/REAR MORN. RM. OR REAR SUN RM.  
 CHANTILLY PLACE w/all Options  
 No Opt Morn. Rm. Ext.

**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 County Conservation District."

**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: 2/28/13.

**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 authorize periodic on-site inspection by the Howard County Conservation District."

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10722 BALDWIN NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2295

NO.	REVISION	DATE
2	Rev Stormwater Management Practices for Lot 21	1-21-18
1	Add Chantilly Place Hse Typical	8-2-12

BUILDER		OWNER/DEVELOPER	
RYAN HOMES, INC. 6031 UNIVERSITY BOULEVARD SUITE 250 CITY, MARYLAND 21043 410-796-0980	ELLCOTT CITY LAND HOLDING, INC 5300 DORSEY HALL DRIVE SUITE 102 ELLCOTT CITY, MARYLAND 21042 443-367-0422		

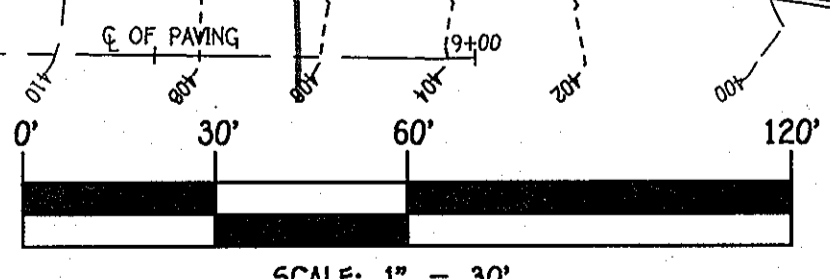
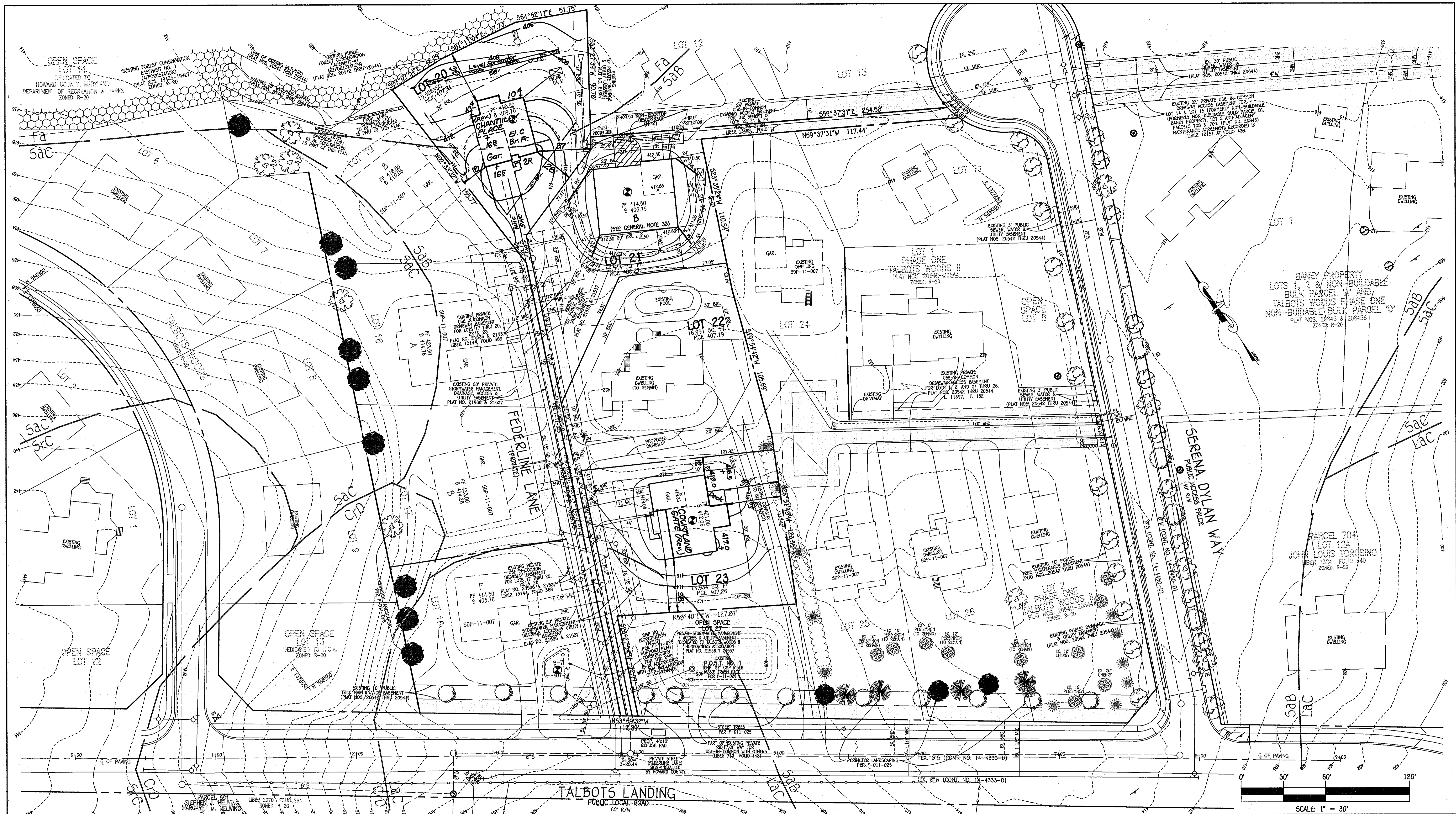
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
21806 & 21807	16	R-20	31	1	6069.02

**TITLE SHEET, NOTES, HOUSE TYPES**

**SINGLE FAMILY DETACHED  
 TALBOTS WOODS II  
 LOTS 20 THRU 23  
 PART OF PHASE TWO  
 (PLAT NO'S. 21806 & 21807)**

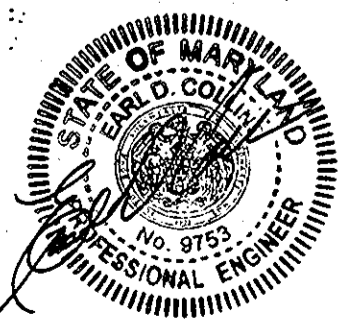
TAX MAP NO. 31 PARCEL NO. PO 863 GRID NO. 16  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MAY 2, 2012

SHEET 1 OF 5



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 451-1200

NO.	REVISION	DATE
4	Rev. hse. & grd. lot 23	8-27-12
3	Rev. hse. & grd. lot 20	8-27-12
2	REV. HSE. & GRD. LOT 28 FROM GEN. BOX "D" TO ZACHARY	7/13/11
1	REV. HSE. & GRD. LOT 25 FROM GEN. BOX "E" TO VICTORIA FALLS	6/30/11



**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: *Earl D. Collins* Date: 6-26-12

**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 authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer: *[Signature]* Date: 6-27-12

**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: 2/23/15.

Signature of Engineer: *Earl D. Collins* Date: 6-26-12

<b>BUILDER</b>	<b>OWNER/DEVELOPER</b>
RYAN HOMES, INC. 6031 UNIVERSITY BOULEVARD SUITE 250 ELICOTT CITY, MARYLAND 21043 410-796-0980	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

Chief, Division of Land Development: *[Signature]* Date: 7/26/12

Chief, Development Engineering Division: *[Signature]* Date: 7/16/12

Director - Department of Planning and Zoning: *[Signature]* Date: 7/26/12

PROJECT	SECTION	LOT NO.
TALBOTS WOODS II PART OF PHASE TWO	N/A	LOTS 20 THRU 23
PLAT	BLOCK NO.	ZONE
21886 & 21897	16	R-20
TAX/ZONE	ELEC. DIST.	CENSUS TR.
31	1	6069.02
WATER CODE	SEWER CODE	
C-02	7390000	

**SITE DEVELOPMENT PLAN**

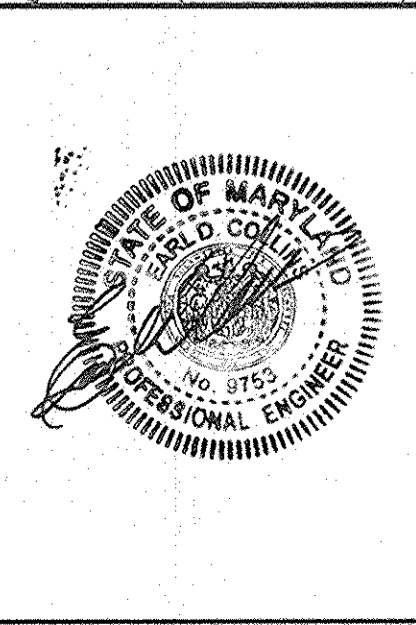
**SINGLE FAMILY DETACHED  
 TALBOTS WOODS II  
 LOTS 20 THRU 23  
 PART OF PHASE TWO**  
 (PLAT NO'S. 21886 & 21887)

TAX MAP NO.: 31 PARCEL NO.: PO 063 GRID NO.: 16  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MAY 2, 2012

SHEET 2 OF 5 SOP-12-035



NO.	REVISION	DATE
2	REV. HSE. & GRD. LOT 26 FROM GEN. BOX 'D' TO ZACHARY	7/13/11
1	REV. HSE. & GRD. LOT 25 FROM GEN. BOX 'C' TO VICTORIA FALLS	6/30/11



**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: *Earl D. Collins* 6-26-12 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 also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: \_\_\_\_\_ 6-27-12 Date

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A BELIEVING PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 9753, EXPIRATION DATE: 2/28/13.

Signature: *Earl D. Collins* 6-26-12 DATE

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

**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

Signature: *K. J. ...* 7/20/12 Date  
 Chief, Division of Land Development

Signature: *...* 7/12/12 Date  
 Chief, Development Engineering Division

Signature: *...* 7/20/12 Date  
 Director - Department of Planning and Zoning

PROJECT	TALBOTS WOODS II PART OF PHASE TWO	SECTION	N/A	LOT NO.	LOTS 20 THRU 23
PLAT	21286 & 21287	BLOCK NO.	16	TAX/ZONE	R-20
WATER CODE	C-02	SEWER CODE	7390000	ELEC. DIST.	31
				CENSUS TR.	1 6069.02

**SEDIMENT/EROSION CONTROL PLAN**

**SINGLE FAMILY DETACHED TALBOTS WOODS II**  
 LOTS 20 THRU 23  
 PART OF PHASE TWO

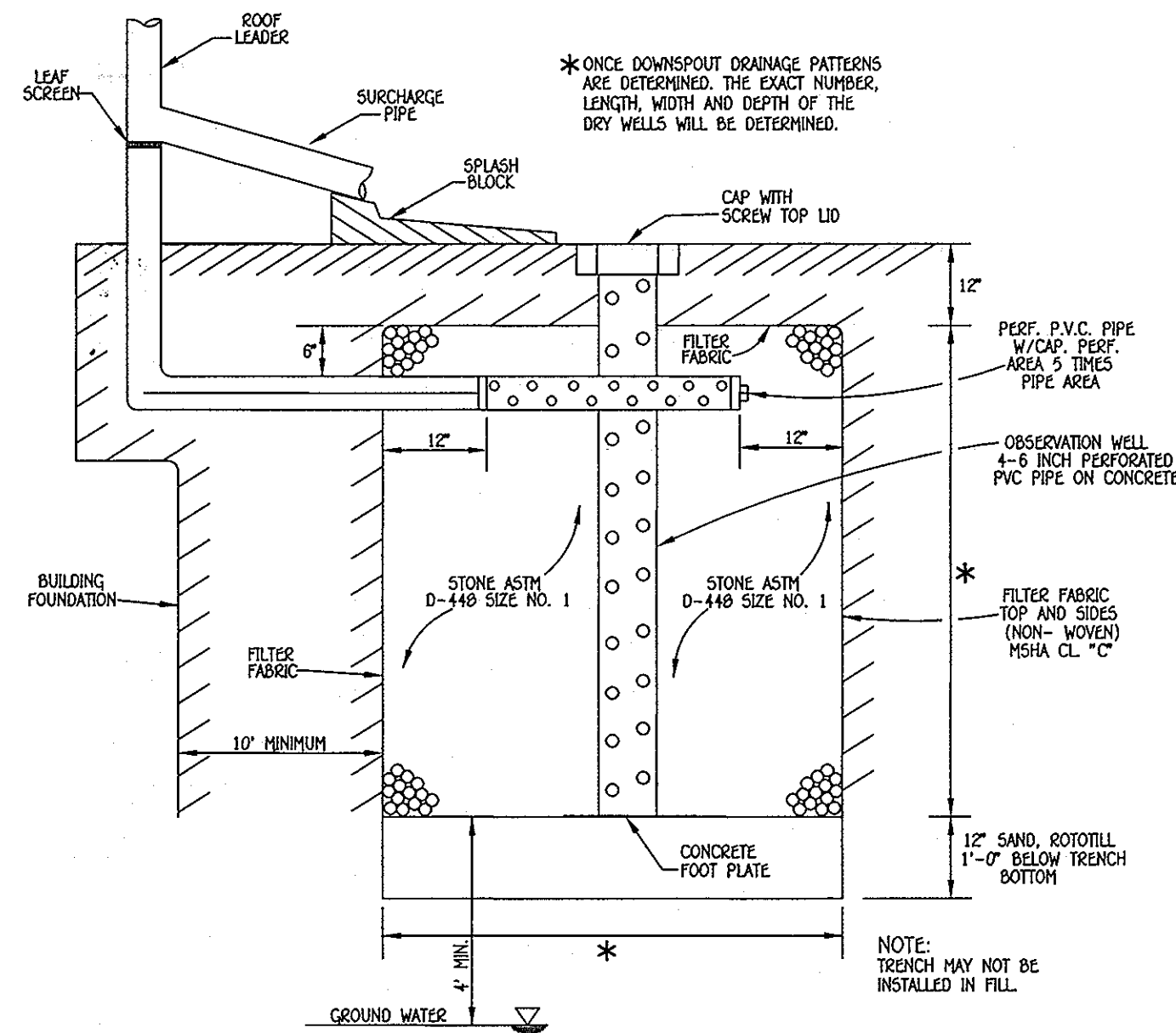
(PLAT NOS. 21886 & 21887)

TAX MAP NO. 31 PARCEL NO.: PO 863 GRID NO. 16  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: MAY 2, 2012

SHEET 3 OF 5 50P-12-035

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21044  
 (410) 461-2895





**DRY WELL DETAIL**  
NOT TO SCALE

DRY WELL CHART						
LOT NO.	AREA OF ROOF PER DOWNSPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF DRYWELLS	NO. OF DRYWELLS	*L x W x D
20	500 SQ. FT.	56 C.F.	60.8 C.F.	100%	1	9' x 4.5' x 5'
21	500 SQ. FT.	56 C.F.	64 C.F.	100%	2	8' x 7' x 5'

**STORMWATER MANAGEMENT NOTES**

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE. THE CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NONROOFTOP RUNOFF (N-2)**

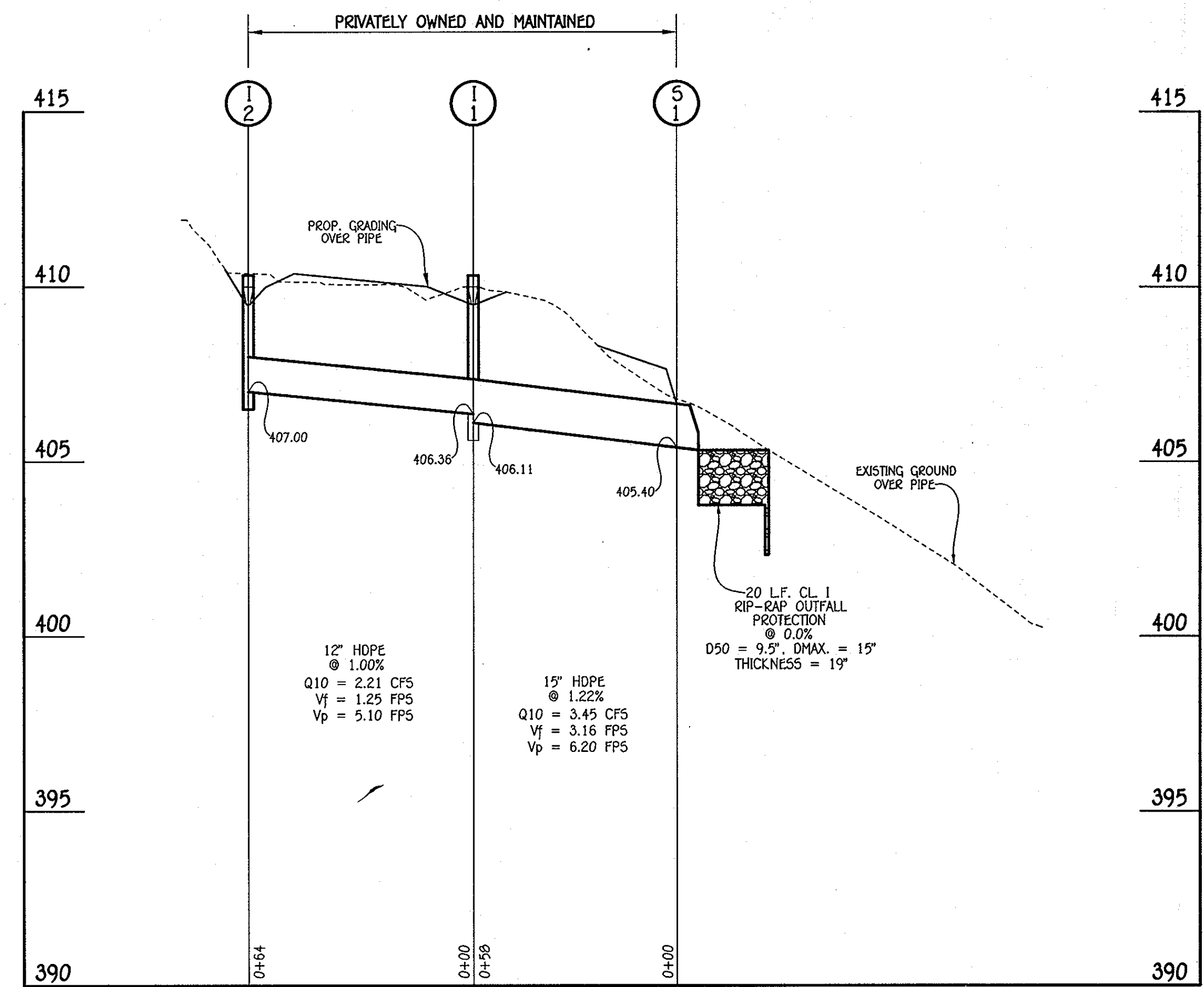
1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**

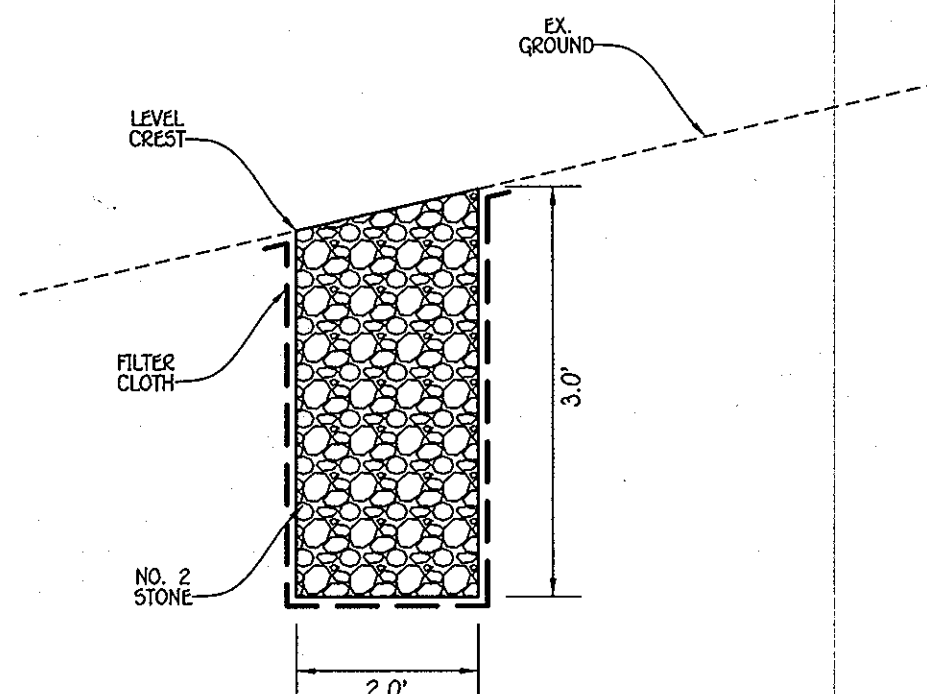
- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE DATE AT WHICH THE FACILITY DRAINS.
- D. 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.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- F. 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.

SOILS LEGEND		
SOIL	NAME	CLASS
C/D	CROOM AND EVERBROOK SOILS, 10 TO 15 PERCENT SLOPES	C
*FA	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	B
LAC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	C
SAB	SASSAPRAS LOAM, 2 TO 5 PERCENT SLOPES	B
SAC	SASSAPRAS LOAM, 5 TO 10 PERCENT SLOPES	B
S/C	SASSAPRAS AND CROOM SOILS, 5 TO 10 PERCENT SLOPES	B
W/S	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	C

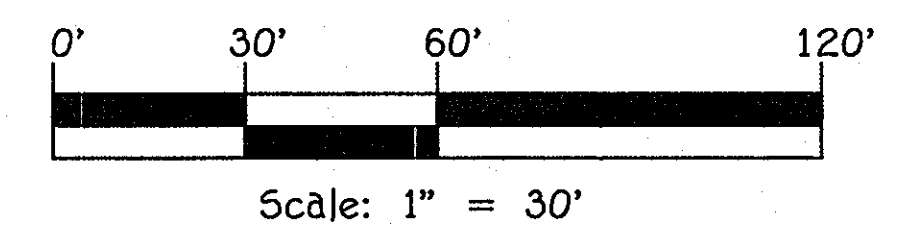
- NOTES:**
- \* HYDRIC SOILS AND/OR CONTAINS HYDRIC INCLUSIONS
  - \*\* MAY CONTAIN HYDRIC INCLUSIONS
  - † GENERALLY ONLY WITHIN 100-YEAR FLOODPLAIN AREAS



**PROFILE**  
SCALE: HOR: 1" = 50'  
VER: 1" = 5'

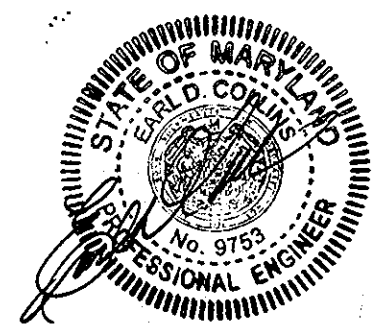


**LEVEL SPREADING DEVICE DETAIL (FOR LOT 20)**  
NOT TO SCALE



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895

NO.	REVISION	DATE
1	Rev Dry Well Chart for Lot 21	1-21-19



**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: 6-26-12  
Earl D. COLLINS  
**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 authorize periodic on-site inspection by the Howard Soil Conservation District."  
Signature of Developer: *John K. Roberts* Date: 6-27-12

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
Signature of Howard SCD: *John K. Roberts* Date: 6/19/12  
**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: *Ken B. ...* Date: 7/20/12  
Chief, Division of Land Development  
Signature: *William ...* Date: 7/12/12  
Chief, Development Engineering Division  
Signature: *Mark ...* Date: 7/20/12  
Director - Department of Planning and Zoning  
PROJECT: TALBOTS WOODS II PART OF PHASE TWO  
SECTION: N/A  
LOT NO.: 20 THRU 23  
PLAT: 21886 & 21887  
BLOCK NO.: 16  
ZONE: R-20  
TAX/ZONE: 31  
ELEC. DIST.: 1  
CENSUS TR.: 6069.02  
WATER CODE: C-02  
SEWER CODE: 7390000

**STORMWATER MANAGEMENT NOTES & DETAILS**  
SINGLE FAMILY DETACHED  
TALBOTS WOODS II  
LOTS 20 THRU 23  
PART OF PHASE TWO  
(PLAT NO'S. 21886 & 21887)  
TAX MAP NO.: 31 PARCEL NO.: PO 863 GRID NO.: 16  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: MAY 2, 2012  
SHEET 5 OF 5  
SDP-12-035