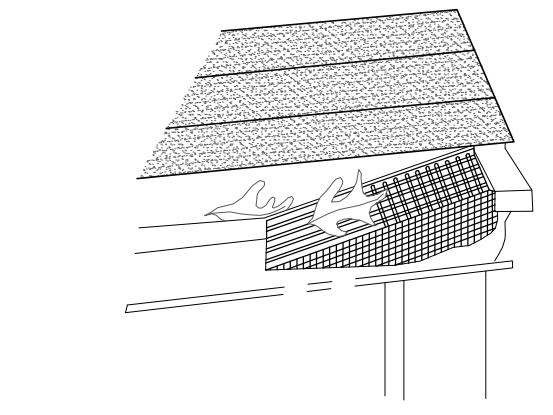
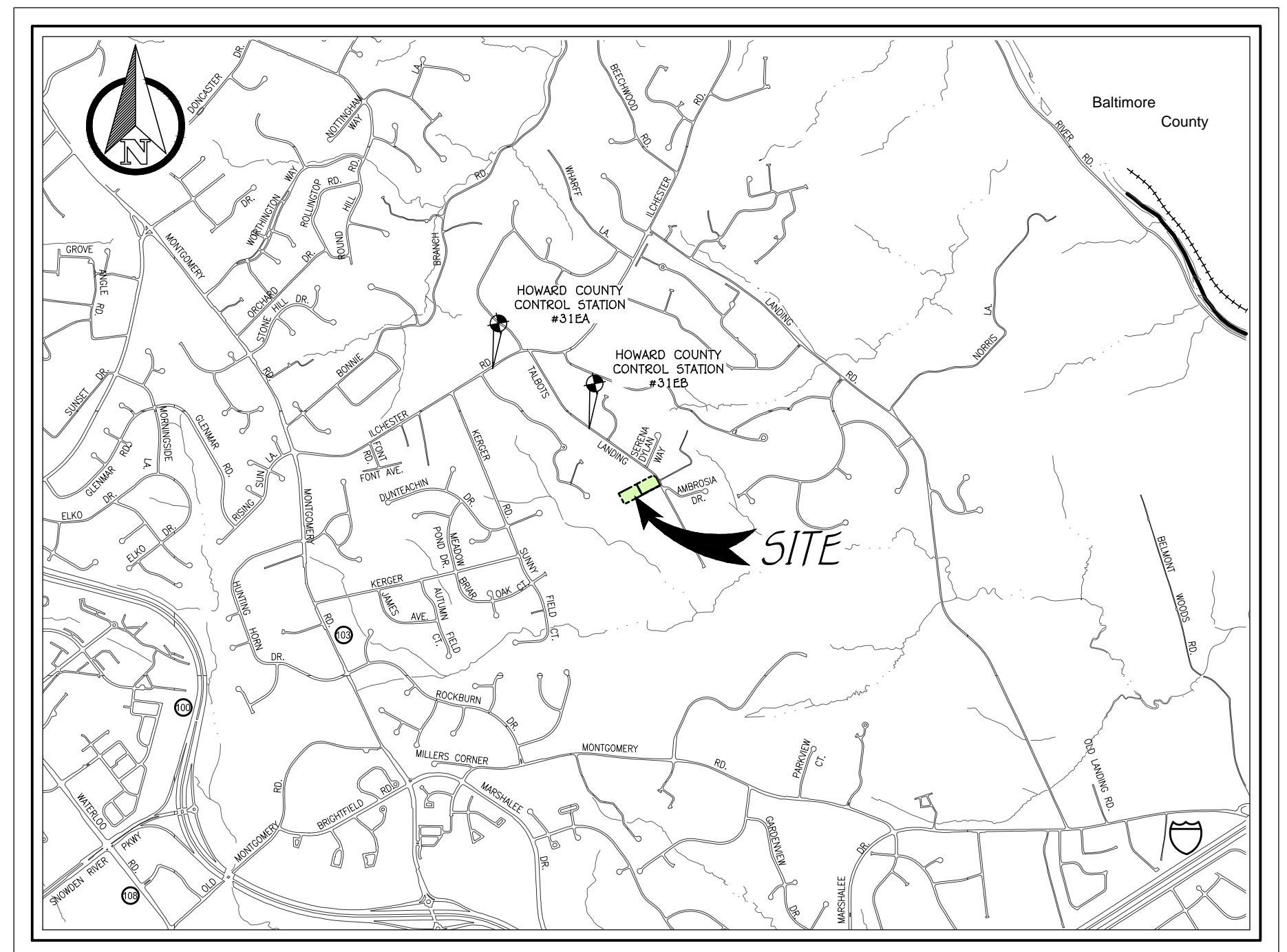
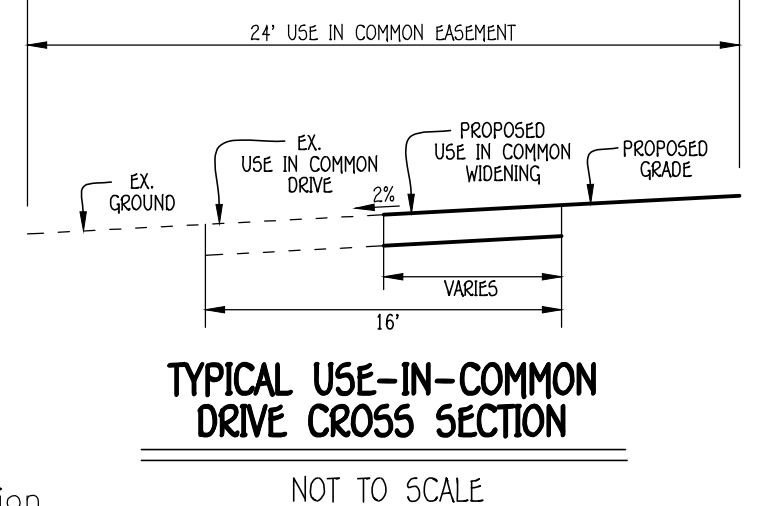
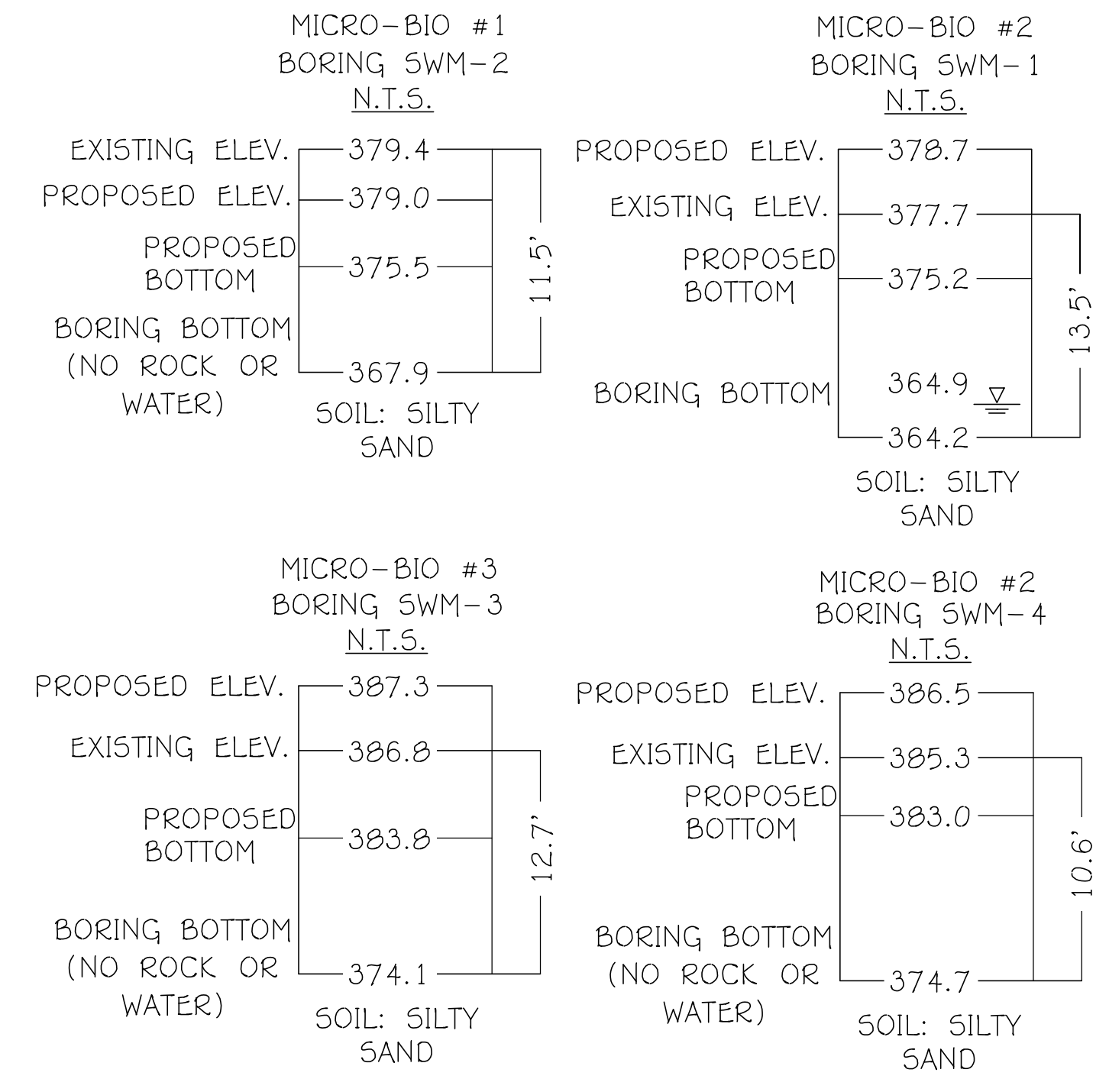


SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Rows include Title Sheet, Existing Conditions and Demo Plan, Preliminary Equivalent Sketch Plan, Notes and Details, Sediment and Erosion Control Plan Phase 1, Sediment and Erosion Control Plan Phase 2, Sediment and Erosion Control Notes and Details, and Landscape Plan.

PRELIMINARY EQUIVALENT SKETCH PLAN
5192 & 5196 TALBOTS LANDING
LOTS 1 THROUGH 5

TAX MAP No. 31, GRID No. 16
PARCEL Nos. 687 (LOT 7C) & 688 (LOT 7D)
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: R-20

- GENERAL NOTES
1. THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
2. BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT OCTOBER, 2021.
3. CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT OCTOBER, 2021.
4. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATIONS NO. 29QB AND NO. 35DA:
HOWARD COUNTY MONUMENT NO. 31EB N 568,730.995 ELEV. 452.657
E 1,376,273.635
HOWARD COUNTY MONUMENT NO. 31EA N 569,641.138 ELEV. 468.877
E 1,374,816.086



GUTTER DRAIN FILTER DETAIL
STORMWATER MANAGEMENT NOTES

- 1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH 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 500 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND 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.

Table with 4 columns: MICRO-BIO/BIORETENTION FILTER, TOP OF MEDIA, BOTTOM OF STONE, EMERGENCY SPILLWAY. Rows #1-4 show elevations for each filter location.

Table with 6 columns: MICRO-BIO 1 QUANTITY, MICRO-BIO 2 QUANTITY, MICRO-BIO 3 QUANTITY, MICRO-BIO 4 QUANTITY, NAME, MAXIMUM SPACING (FT.). Rows show quantities and names like Mixed Perennials and Silky Dogwood.

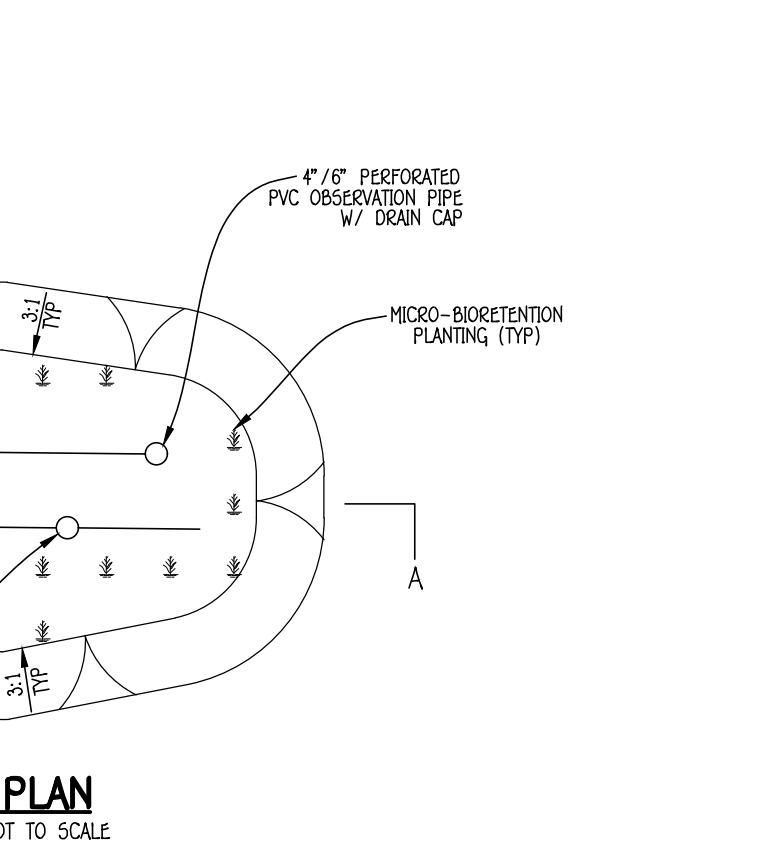
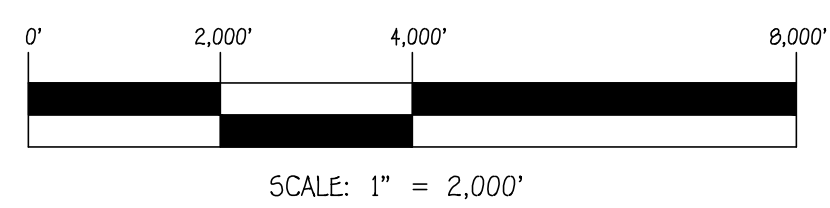
Table B.4. Materials Specifications for Micro-Bioretenation, Rain Gardens & Landscape Infiltration

Table with 4 columns: Material, Specification, Size, Notes. Lists materials like planting soil, organic content, mulch, pea gravel, curbside drain, geotextile, gravel, underdrain piping, poured in place concrete, and sand with their respective specifications.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 2.77 AC. (120,902.42 Sq.Ft.)
B. LIMIT OF DISTURBED AREA = 1.71 AC. (74,991 Sq.Ft.)
C. PRESENT ZONING DESIGNATION = R-20.
D. PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
E. NET TRACT AREA = 2.77 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (2.77 AC - (0.00 AC + 0.00 AC)) = 2.77 AC\*
F. BUILDING COVERAGE OF SITE PROP. = 6,613 Sq.Ft.; EX. TO REMAIN = 4,784 Sq.Ft.; TOTAL = 11,397 Sq.Ft. (0.262 AC) (9.5%)
G. PREVIOUS HOWARD COUNTY FILES: N/A
H. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.
I. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC\* (0 AC, 25% OR GREATER)
J. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.00 AC.\*
K. TOTAL FOREST 0.00 AC.\*
L. TOTAL GREEN OPEN AREA = 98,853.95 Sq.Ft. (2.27 Ac.+)
M. TOTAL IMPERVIOUS AREA = 22,004.6 Sq.Ft. (0.5 Ac.+) 18%
N. AREA OF ERODIBLE SOILS = 99,931.46 Sq.Ft. (2.29 Ac.)
O. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.14 AC., NONE OF WHICH IS IMPACTED.

VICINITY MAP
SCALE: 1" = 2,000'



STORMWATER MANAGEMENT INFORMATION

Table with 8 columns: Lot No., Facility Name & Number, Practice Type (Quantity), Public, Private, HOA Maintained, Maintenance Responsibility, Remarks. Lists micro-bio-retention facilities for lots 1, 2, and 3.

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



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.
Paul G. Cavanaugh 1/10/2024
PAUL G. CAVANAUGH Date

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

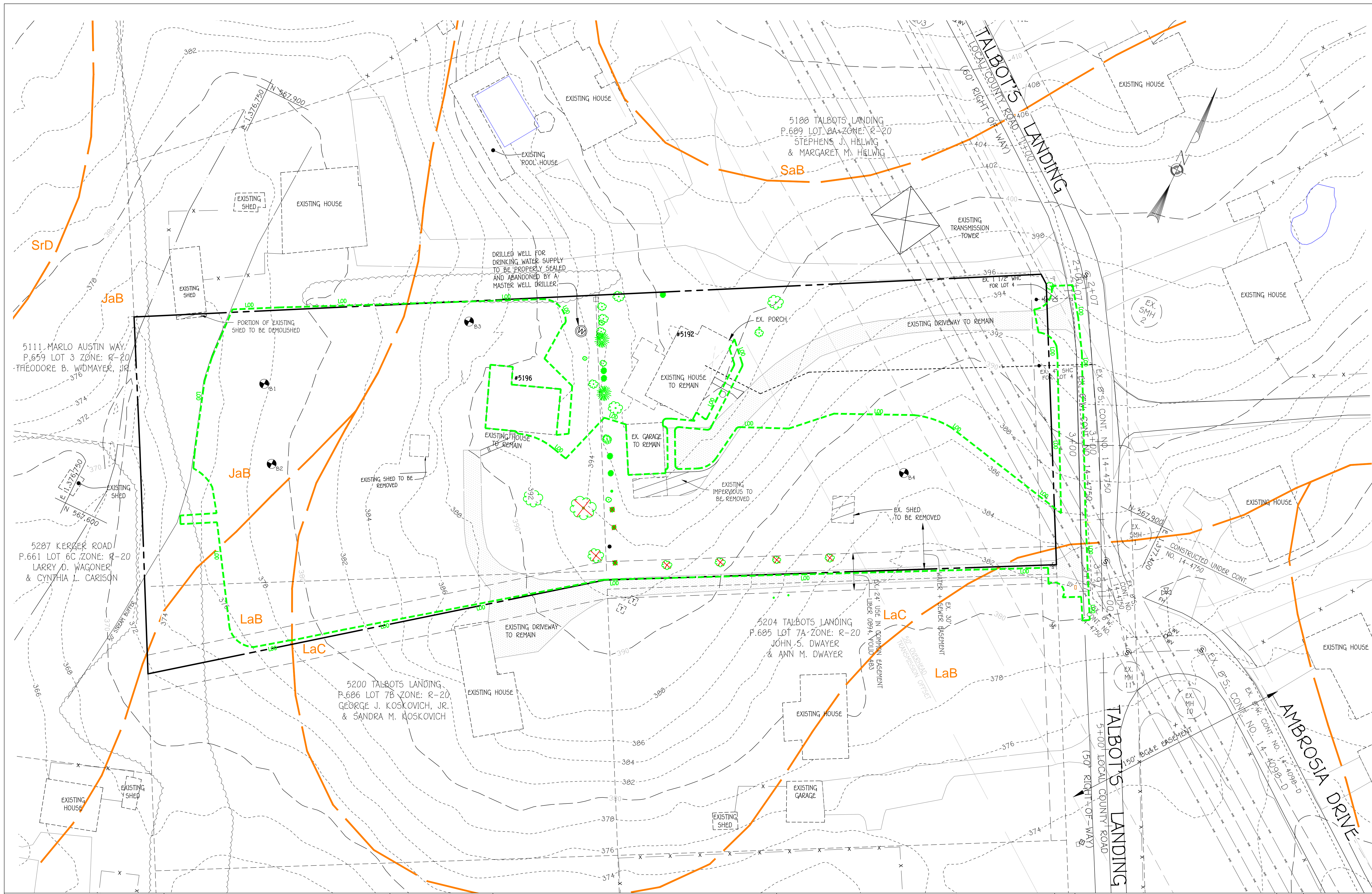
Disciplined by: Lynda Eisenberg
PLANNING DIRECTOR 1/24/2024 DATE

OWNER/DEVELOPER
BARRY & DHETA MEHTA
5192 TALBOTS LANDING
ELICOTT CITY, MD. 21043
443-285-3802

Table with 4 columns: NO., SUBDIVISION, DEEDS, BLOCK NO., ZONE, TAX MAP, ELEC. DIST., CENSUS TR. Shows details for subdivision 5192 & 5196 Talbots Landing.

TITLE SHEET

5192 & 5196 TALBOTS LANDING
LOTS 1 THROUGH 5
ZONED: R-20
TAX MAP No. 31 GRID No. 16
PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCTOBER, 2023
SHEET 1 OF 8



LEGEND	
SYMBOL	DESCRIPTION
--- (dashed line)	EXISTING CONTOUR 2' INTERVAL
--- (dashed line)	EXISTING CONTOUR 10' INTERVAL
--- (dashed line)	PROPOSED CONTOUR 10' INTERVAL
--- (dashed line)	PROPOSED CONTOUR 2' INTERVAL
x 4.48.5	SPOT ELEVATION
18" 50'	EXISTING STORM DRAIN
12" 500'	PROPOSED STORM DRAIN PIPE
--- (line with 'x' markers)	EXISTING WATER LINE
--- (line with 's' markers)	EXISTING SEWER LINE
---	LIMIT OF DISTURBANCE
--- (line with 's' markers)	SUPER SILT FENCE
--- (line with 'd' markers)	DIVERSION FENCE
---	EARTH DIKE
---	TEMPORARY GABION OUTLET STRUCTURE
---	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED PAVING/ PATH
---	EXISTING PAVEMENT
---	FOREST CONSERVATION EASEMENT FENCING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
G8B, G8C	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DNOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DNOTES EXISTING TREES TO BE REMOVED
---	OVERFLOW PATHWAY

5111 MARLO AUSTIN WAY  
P.659 LOT 3 ZONE: R-20  
THEODORE B. WIDMAYER, JR.

5287 KERGER ROAD  
P.661 LOT 6C ZONE: R-20  
LARRY D. WAGONER  
& CYNTHIA L. CARLSON

5200 TALBOTS LANDING  
P.686 LOT 7B ZONE: R-20  
GEORGE J. KOSKOVICH, JR.  
& SANDRA M. KOSKOVICH

5204 TALBOTS LANDING  
P.685 LOT 7A ZONE: R-20  
JOHN S. DWAYER  
& ANN M. DWAYER

5188 TALBOTS LANDING  
P.689 LOT 8A ZONE: R-20  
STEPHENS J. HELWIG  
& MARGARET M. HELWIG

**PROFESSIONAL CERTIFICATION**

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Paul G. Cavanaugh 1/10/2024  
PAUL G. Cavanaugh Date

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

Disciplined by: Lynda Eisenberg 1/24/2024  
PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**

BARRY & CHETA MEHTA  
5192 TALBOTS LANDING  
ELLCOTT CITY, MD. 21043  
443-285-3802

NO.	REVISION	DATE
1	SECTION/AREA	LOT Nos.
5192 & 5196 TALBOTS LANDING	N/A	1 THRU 5
DEEDS 18022/345 17046/484	BLOCK NO. 16	ZONE R-20
	TAX MAP 31	ELEC. DIST. 1
		CENSUS TR. 6011.04

**EXISTING CONDITIONS AND DEMOLITION PLAN**

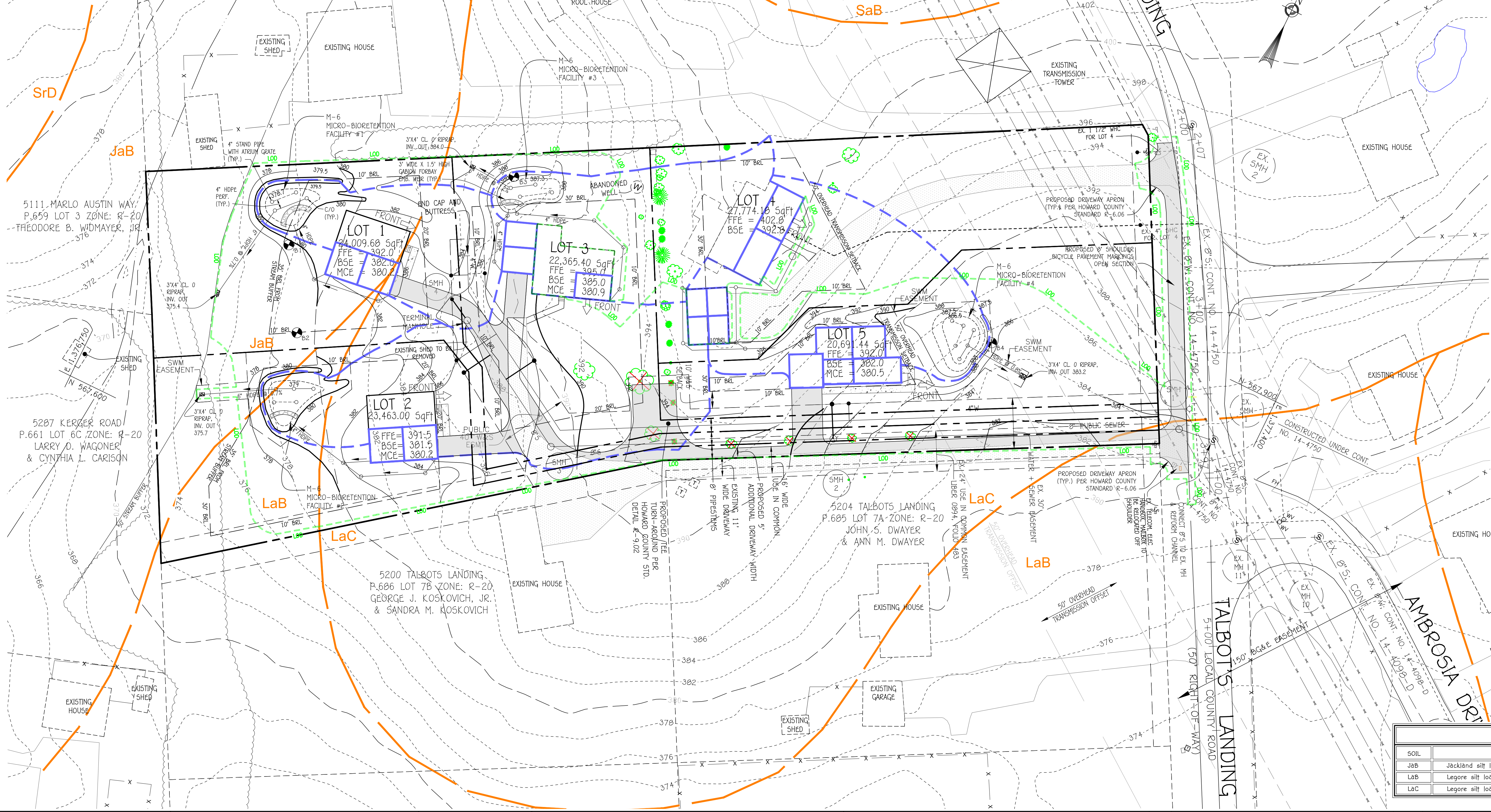
**5192 & 5196 TALBOTS LANDING  
LOTS 1 THROUGH 5**

ZONED: R-20  
TAX MAP NO. 31 GRID NO. 16  
PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 2023  
SHEET 2 OF 8

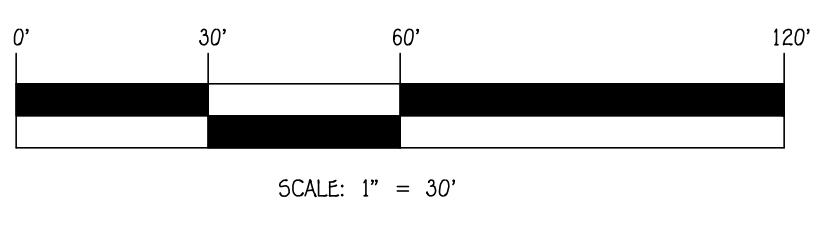


STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	2,648	2,852	CPU MET
TOTAL	2,648	2,852	CPU MET

GROSS AREA = 2.78 ACRE  
 LOD = 1.77 ACRES (SITE)  
 RCN = 59  
 TARGET  $P_e = 1.6$   
 REV = 476 cu. ft. OF STORAGE PROVIDED  
 REV = 79 cu. ft. OF STORAGE REQUIRED  
 NO P10 OR P100 REQUIRED



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	DIVERSION FENCE
---	EARTH DIKE
---	TEMPORARY GABION OUTLET STRUCTURE
---	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED PAVING/ PATH
---	EXISTING PAVEMENT
---	FOREST CONSERVATION EASEMENT FENCING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
GgB, GgC	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES EXISTING TREES TO BE REMOVED
---	OVERFLOW PATHWAY
---	DRAINAGE DIVIDE



SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28

SOILS MAP 19; SAVAGE NE QUADRANGLE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
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*Paul G. Cavanaugh* 1/10/2024  
 PAUL G. CAVANAUGH DHE

**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."

*Barry Melita* 1/10/2024  
 SIGNATURE OF DEVELOPER DATE

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

Disciplined by: *Lynda Eisenberg* 1/24/2024  
 PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**  
 BARRY & CHIETA MEHTA  
 5192 TALBOTS LANDING  
 ELICOTT CITY, MD 21043  
 443-285-3802

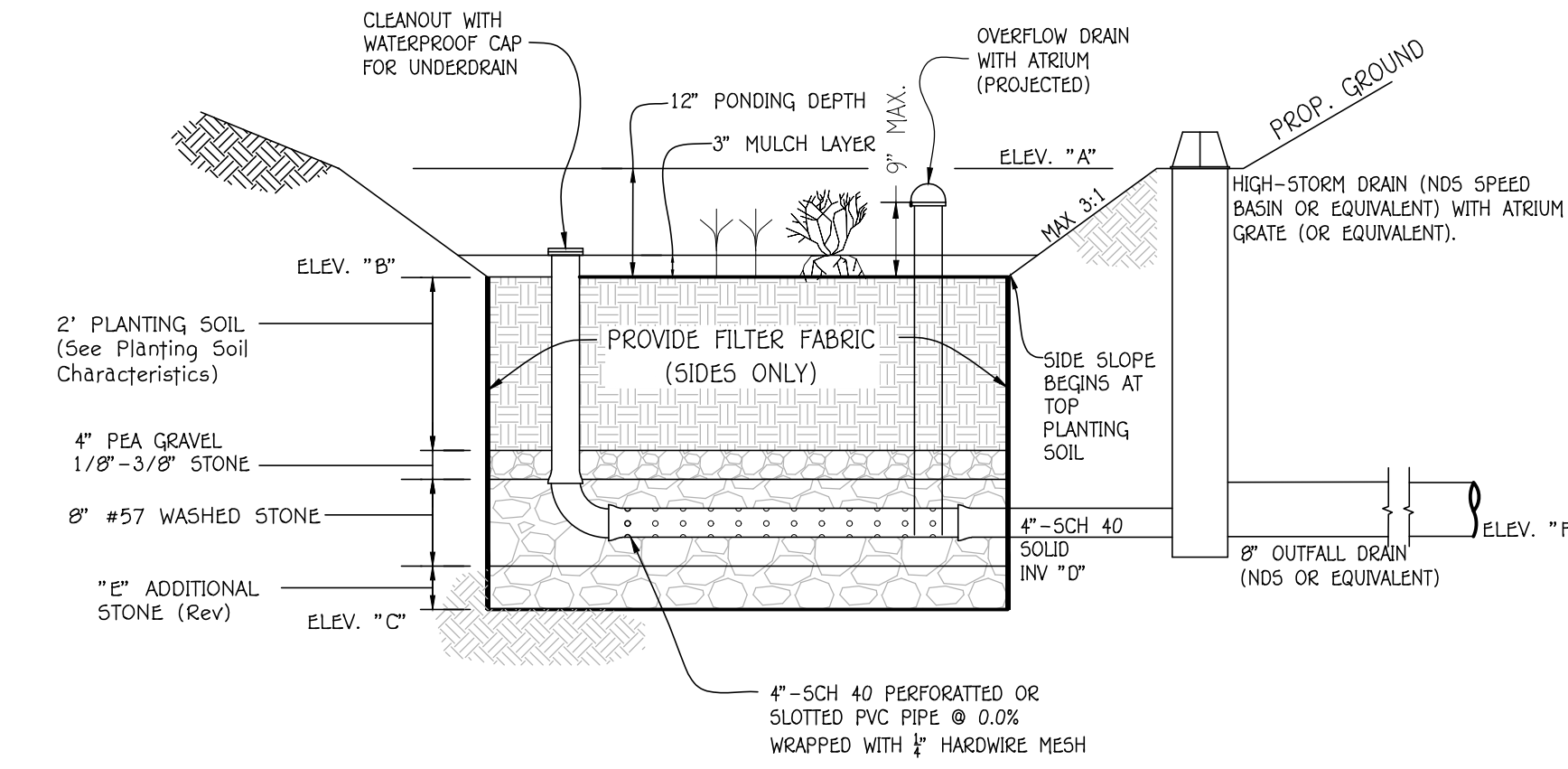
NO.	REVISION	DATE
5192 & 5196 TALBOTS LANDING	N/A	1 THRU 5
DCEDS 18029/345	BLOCK NO. 16	ZONE R-20
17046/484	TAX MAP 31	ELEC. DIST. 1
		CENSUS TR. 6011.04

PRELIMINARY EQUIVALENT SKETCH PLAN

**5192 & 5196 TALBOTS LANDING**  
**LOTS 1 THROUGH 5**  
 ZONED: R-20  
 TAX MAP NO. 31 GRID NO. 16  
 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: OCTOBER, 2023  
 SHEET 3 OF 8

**OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6) AND (F-6)**

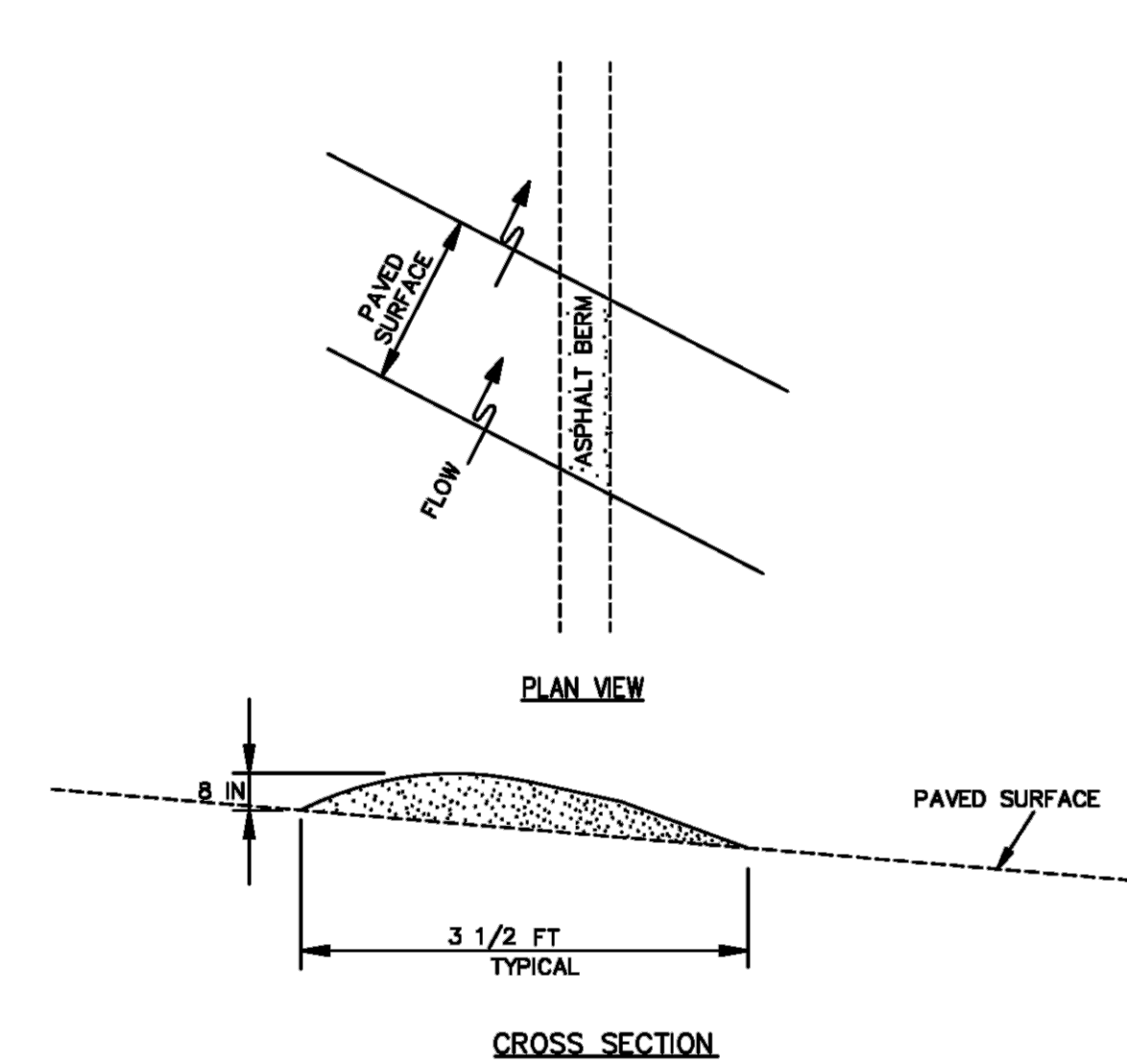
1. ANNUAL MAINTENANCE OF PLANT MATERIAL MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
2. 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.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS. WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.



	MB-1	MB-2	MB-3	MB-4
A	379.5	380.0	380.0	387.5
B	378.7	379.0	387.3	386.5
C	375.2	375.0	383.8	382.25
D	357.7	376.0	384.3	383.5
E	0.5'	1.0'	0.5'	1.25'
F	375.4	375.7	384.0	383.2

**MICRO-BIORETENTION (UNDERDRAIN) (M-6)**  
NO SCALE

**DETAIL C-5 TEMPORARY ASPHALT BERM**

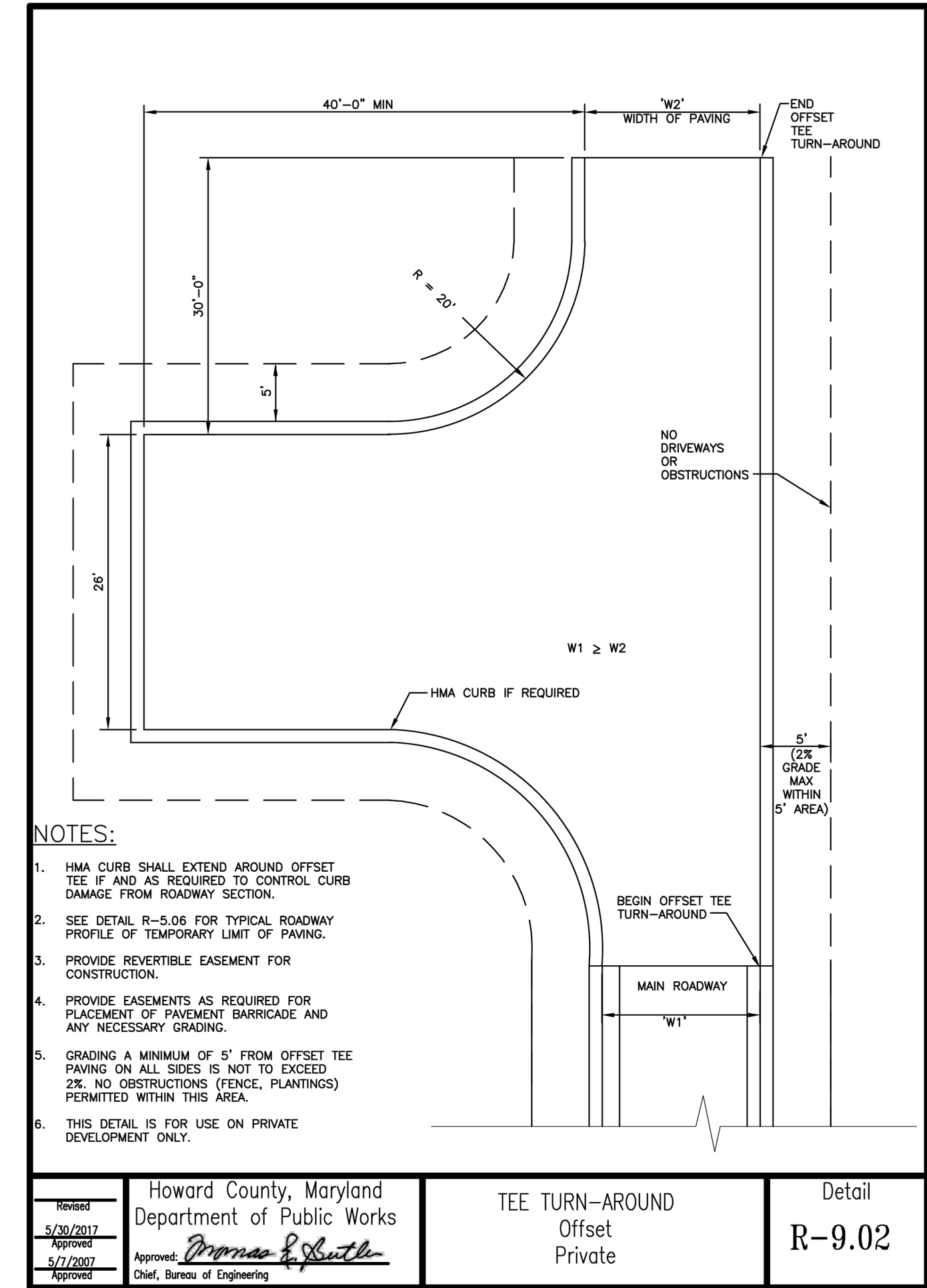


**CONSTRUCTION SPECIFICATIONS**

1. CONSTRUCT BERM ON AN UNINTERRUPTED, CONTINUOUS GRADE.
2. INSTALL BERM TO CONFORM TO CROSS SECTION DIMENSIONS OF A UNIFORM HEIGHT OF 8 INCHES MINIMUM AND APPROXIMATE WIDTH OF 3 1/2 FEET.
3. PROVIDE OUTLET PROTECTION AS REQUIRED ON PLAN.
4. COMPACT ASPHALT BERM.
5. REPAIR DAMAGED ASPHALT. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. MAINTAIN POSITIVE DRAINAGE.
6. UPON REMOVAL OF ASPHALT BERM, RETURN TO ORIGINAL CONDITIONS OR AS SPECIFIED ON APPROVED PLAN.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

C.18



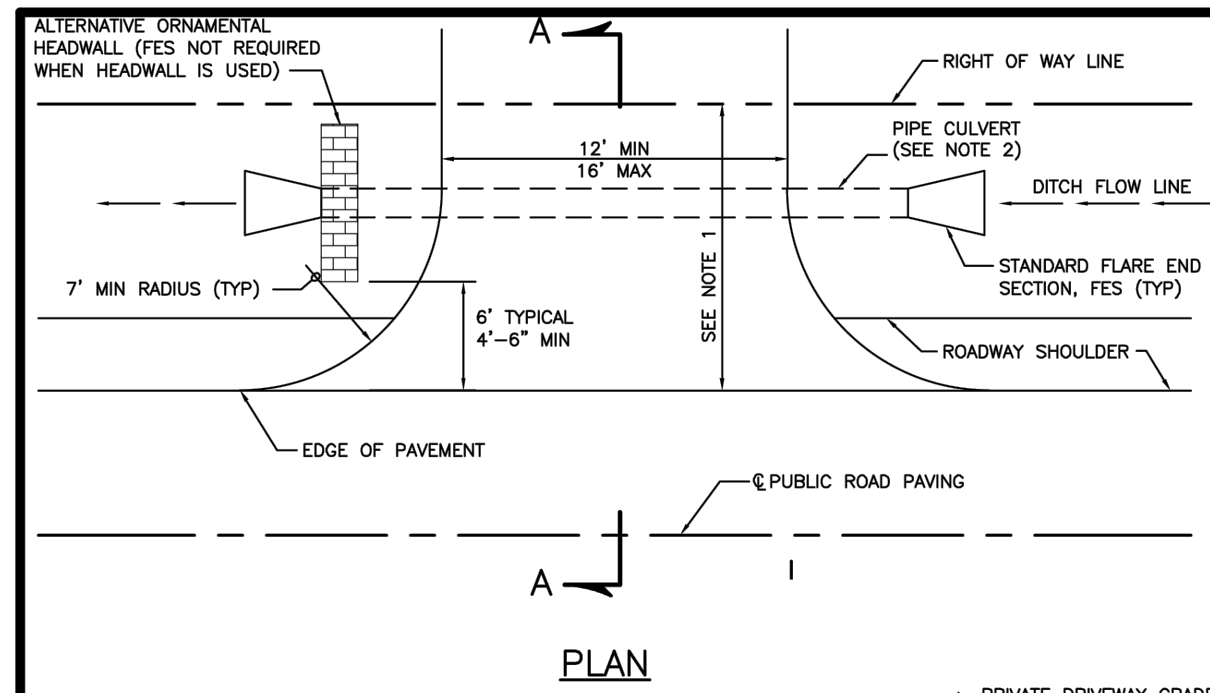
**NOTES:**

1. HMA CURB SHALL EXTEND AROUND OFFSET TEE IF AND AS REQUIRED TO CONTROL CURB DAMAGE FROM ROADWAY SECTION.
2. SEE DETAIL R-5.06 FOR TYPICAL ROADWAY PROFILE OF TEMPORARY LIMIT OF PAVING.
3. PROVIDE REVERTIBLE EASEMENT FOR CONSTRUCTION.
4. PROVIDE EASEMENTS AS REQUIRED FOR PLACEMENT OF PAVEMENT BARRICADE AND ANY NECESSARY GRADING.
5. GRADING A MINIMUM OF 5' FROM OFFSET TEE PAVING ON ALL SIDES IS NOT TO EXCEED 2% NO OBSTRUCTIONS (FENCE, PLANTINGS) PERMITTED WITHIN THIS AREA.
6. THIS DETAIL IS FOR USE ON PRIVATE DEVELOPMENT ONLY.

Howard County, Maryland Department of Public Works  
Approved: 5/30/2017  
Approved: 5/7/2007  
Chief, Bureau of Engineering

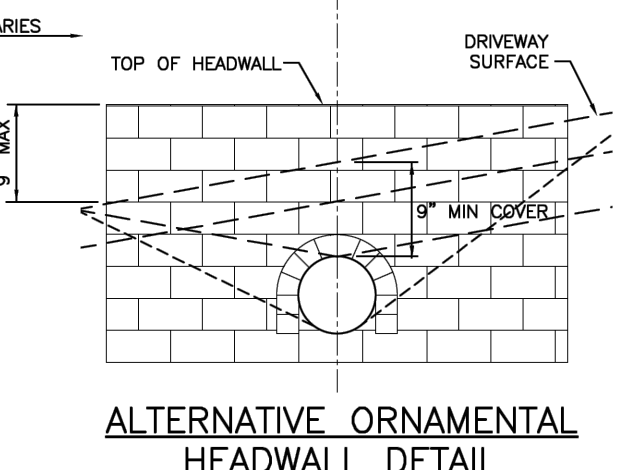
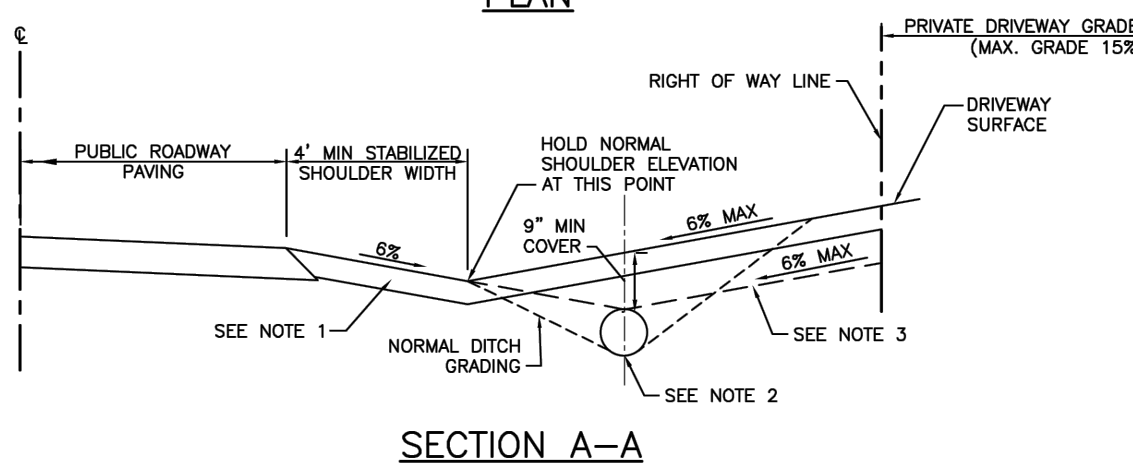
Tee Turn-Around  
Offset  
Private

Detail  
R-9.02



**NOTES:**

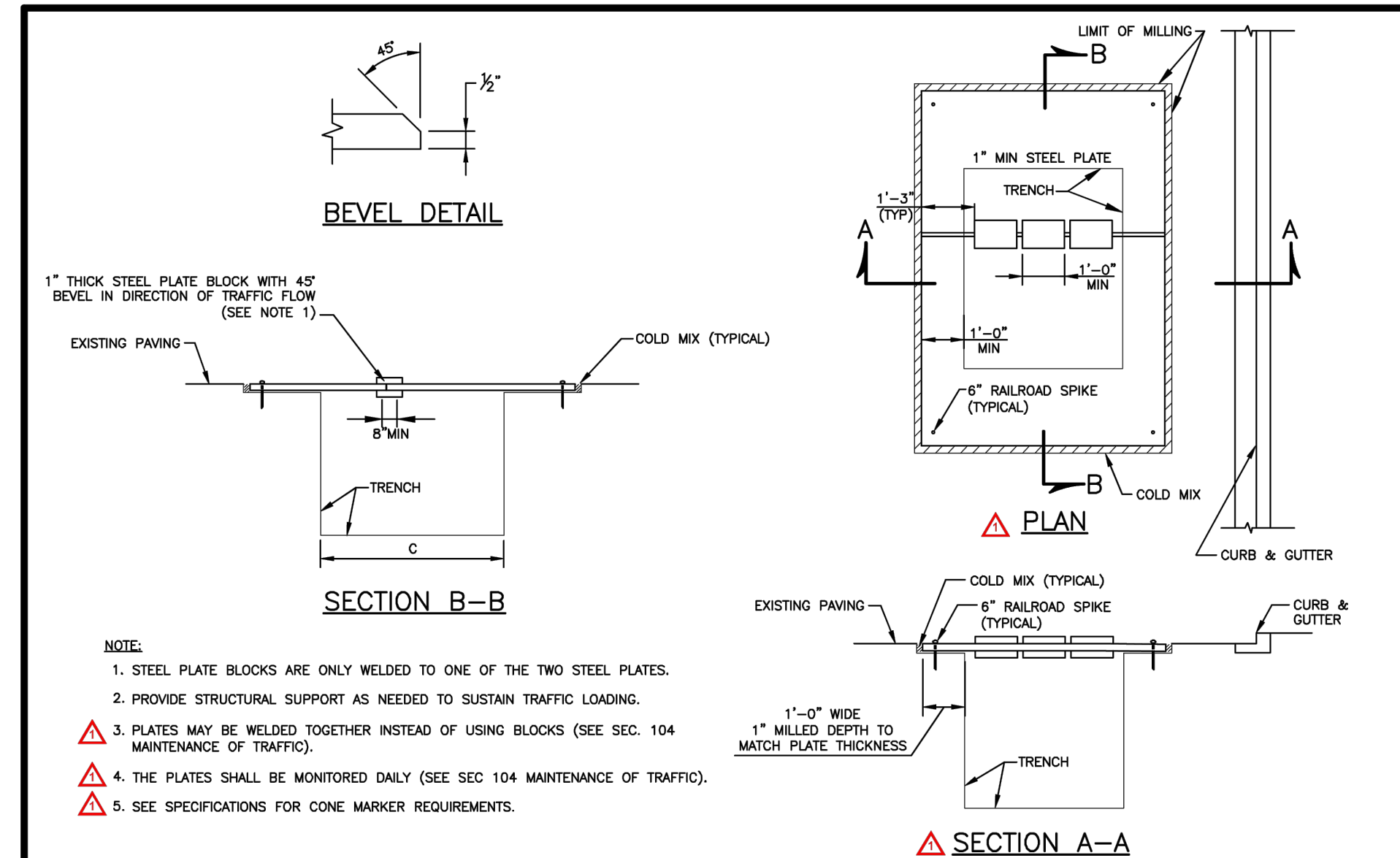
1. DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT OF WAY LINE USING STANDARD PAVING SECTION P-1 OR ALTERNATE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY DPW.
2. DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM AND THE MINIMUM SIZE SHALL BE 12" DIA ROUND OR 14"x9" ARCH PIPE IF LARGER PIPE IS REQUIRED. DITCH INVERT SHALL BE LOWERED TO PROVIDE MIN DITCH GRADIENT OF 0.5% AND CLEARANCE SHOWN.
3. SWALE FLOW MAY BE PROVIDED OVER DRIVEWAY LOCATED AT OR NEAR THE CREST OF VERTICAL CURVES ON THE PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL, AS APPROVED BY DPW.
4. TIE-IN GRADE OF PRIVATE DRIVEWAY SHALL NOT EXCEED 15%.
5. SEE TYPICAL SECTIONS FOR LAYOUT AND GRADING OF DITCH AND PIPE CULVERT.
6. USE OF THE ALTERNATIVE ORNAMENTAL HEADWALL SHALL REQUIRE APPROVAL BY THE DPW DIRECTOR. HOWARD COUNTY WILL NOT MAINTAIN ORNAMENTAL HEADWALLS. AN HOA AGREEMENT IS REQUIRED.



Howard County, Maryland Department of Public Works  
Approved: 5/30/2017  
Approved: 5/7/2007  
Chief, Bureau of Engineering

RESIDENTIAL DRIVEWAY ENTRANCE  
Open Section Roadway

Detail  
R-6.06



Howard County, Maryland Department of Public Works  
Approved: 5/30/2017  
Approved: 5/7/2007  
Chief, Bureau of Engineering

UTILITY TRENCH ROADWAY REPAVING  
Steel Plates

Detail  
G-4.02



**PROFESSIONAL CERTIFICATION**  
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Paul G. Cavanaugh  
PAUL G. CAVANAUGH  
1/10/2024  
Date

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
Disciplined by:  
Lynnda Eisenberg  
PLANNING DIRECTOR  
1/24/2024  
DATE

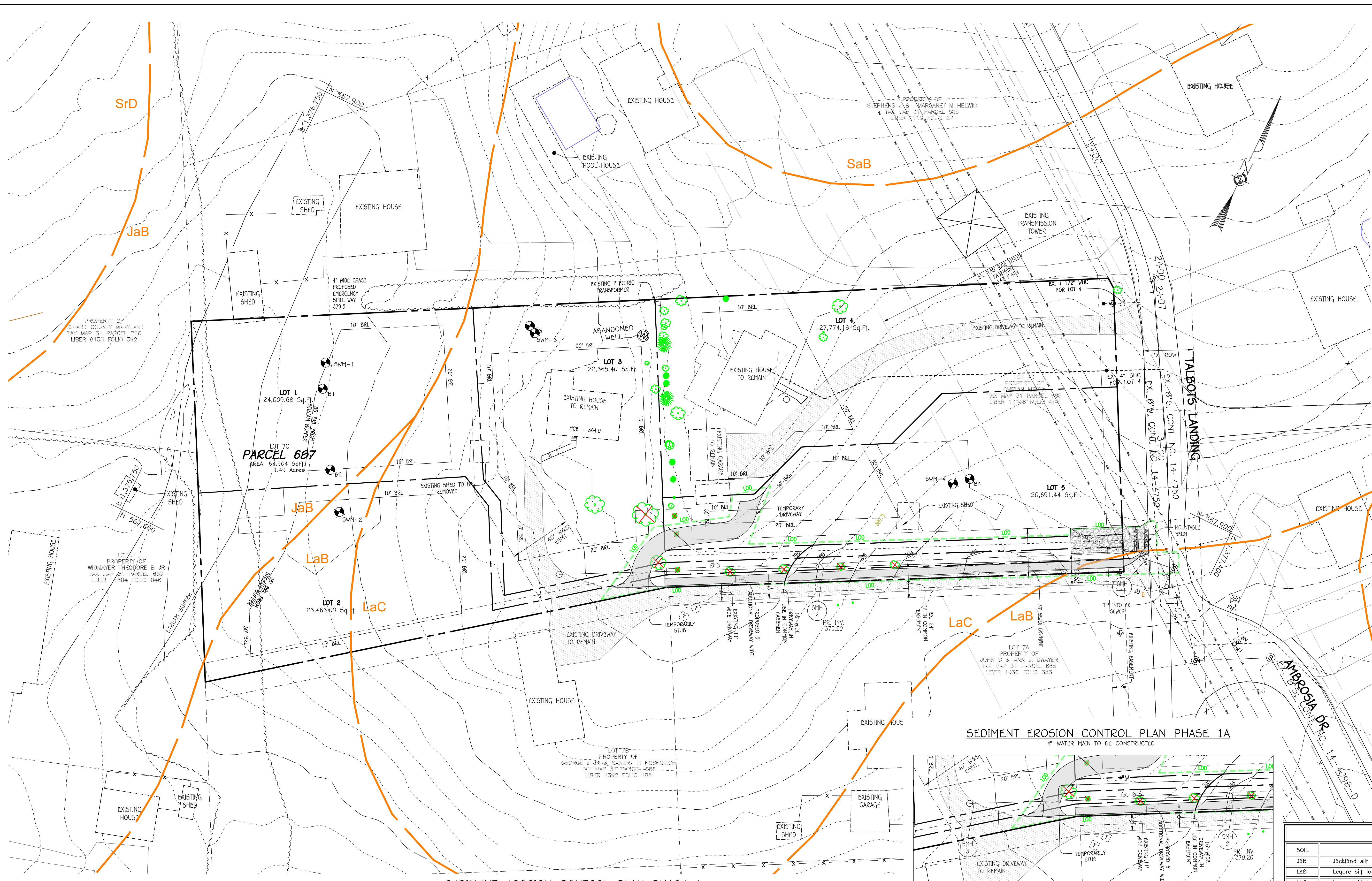
**OWNER/DEVELOPER**

BARRY & CHETA MEHTA  
5192 TALBOTS LANDING  
ELICOTT CITY, MD. 21043  
443-285-3802

NO.	REVISION	DATE
NO.	SECTION/AREA	LOT Nos.
5192 & 5196 TALBOTS LANDING	N/A	1 THRU 5
DEEDS 190225/345 17046/484	BLOCK NO. 16	ZONE R-20
	TAX MAP 31	ELEC. DIST. 1
		CENSUS TR. 6011.04

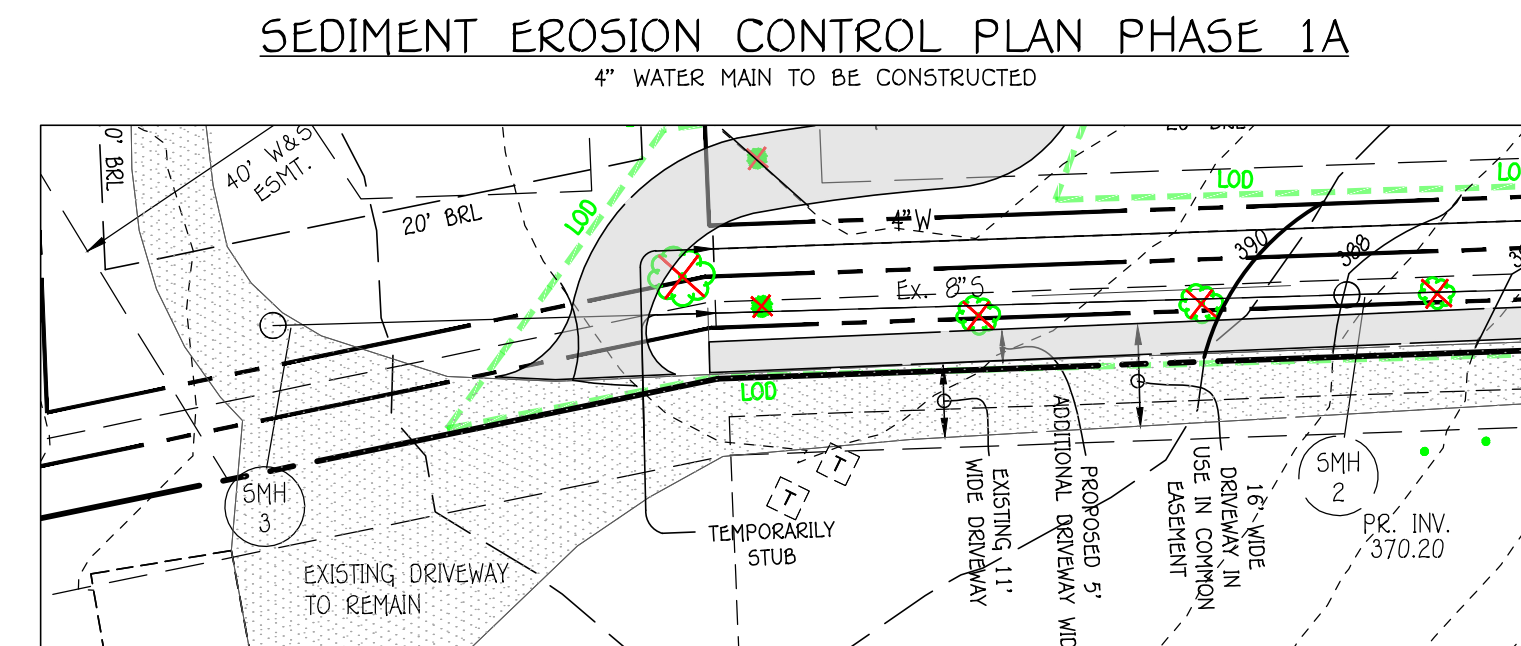
**NOTES AND DETAILS**

**5192 & 5196 TALBOTS LANDING  
LOTS 1 THROUGH 5**  
ZONED: R-20  
TAX MAP NO. 31 GRID NO. 16  
PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 2023  
SHEET 4 OF 8



LEGEND	
SYMBOL	DESCRIPTION
--- (dashed)	EXISTING CONTOUR 2' INTERVAL
--- (dashed)	EXISTING CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 10' INTERVAL
--- (dashed)	PROPOSED CONTOUR 2' INTERVAL
× 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
18" PCCP	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
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---	FOREST CONSERVATION EASEMENT FENCING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
GgB	SOIL LINES AND TYPES
GgC	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES EXISTING TREES TO BE REMOVED
---	OVERFLOW PATHWAY

- NOTES:
- 1) IN PHASE 1 THE PROPOSED SEWER, SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE STABILIZED CONSTRUCTION ENTRANCE, BETWEEN THE WESTERN EXTENT OF LOT 5 AND TIE-IN IN TALBOTS LANDING. PAVE U.I.C. UP TO THAT POINT. THIS OPERATION SHALL BE PERFORMED UNDER SAME-DAY STABILIZATION. REMOVE TEMPORARY MACADAM ACCESS AND RESTORE LOT 7B ACCESS TO USE-IN-COMMON.
  - 2) IN PHASE 1A INSTALL THE PROPOSED WATER MAIN UP TO THE WESTERN EXTENT OF LOT 5. SAME-DAY STABILIZATION.
  - 3) IMMEDIATELY FOLLOWING THE AFOREMENTIONED, THE CONTRACTOR SHALL INSTALL ALL PHASE 2 PERIMETER SEDIMENT CONTROLS.
  - 4) ACCESS FOR LOT 7B SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - 5) SEE SEC SEQUENCE OF CONSTRUCTION SHEET 7 OF 8



SOILS LEGEND			
SOIL	NAME	CLASS	K'VALUE
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28

SOILS MAP 19; SAVAGE NE QUADRANGLE

**SEDIMENT EROSION CONTROL PLAN PHASE 1**  
8" SEWER TO BE INSTALLED, THEN DRIVEWAY WIDENING

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10276 BALTHORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 461-2895

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
**Paul G. Cavanaugh** 1/10/2024  
PAUL G. CAVANAUGH Date

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

Disciplined by: **Lynnda Eisenberg** 1/24/2024  
PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**  
BARRY & OHETA MEHTA  
5192 TALBOTS LANDING  
ELLSWORTH CITY, MD 21043  
443-285-3802

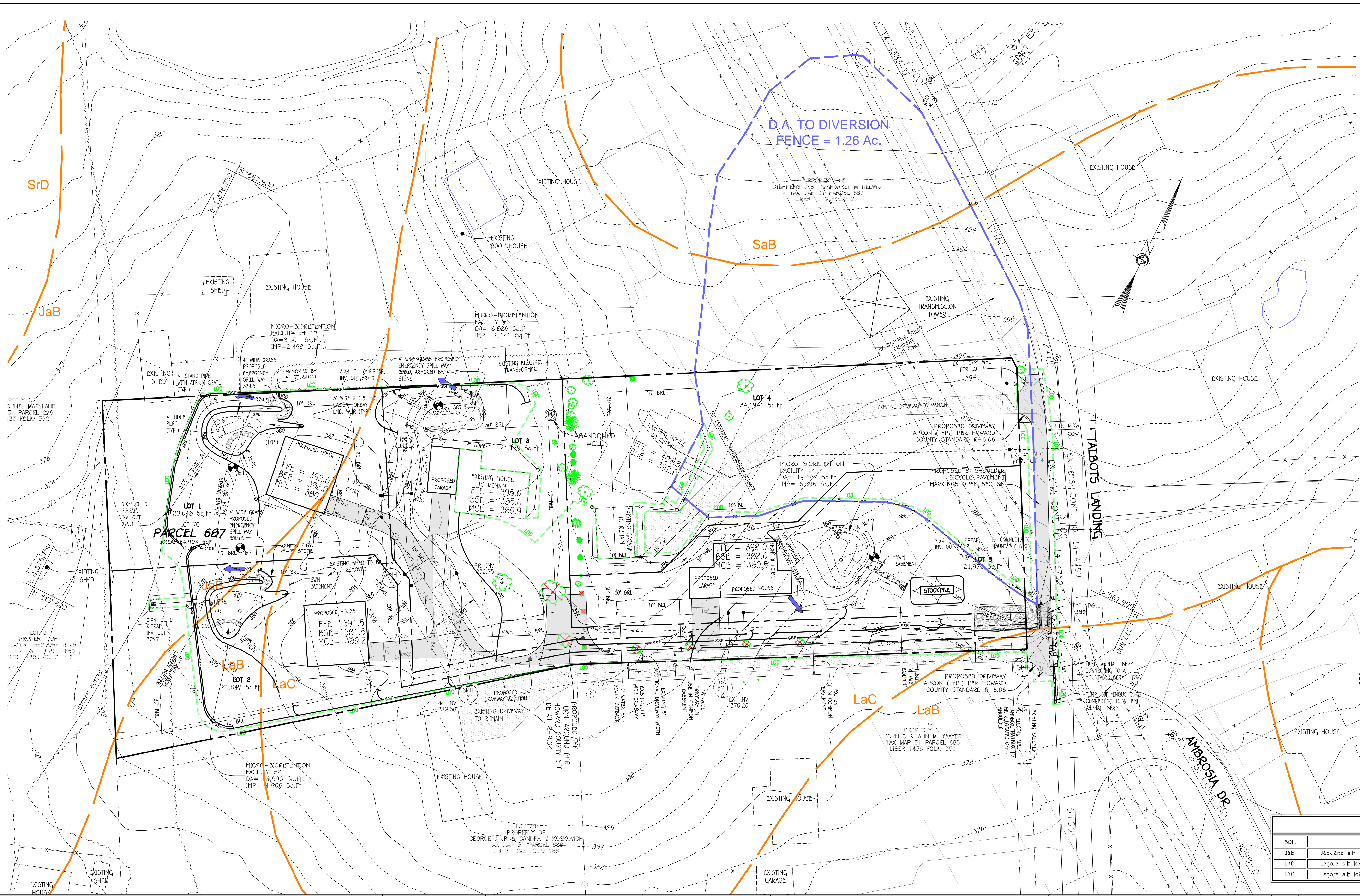
NO.	REVISION	DATE

NO.	REVISION	DATE
5192 & 5196 TALBOTS LANDING	N/A	1 THRU 5
DEEDS 18029/345 17046/484	BLOCK NO. 16	ZONE R-20
TAX MAP 31	ELEC. DIST. 1	CENSUS TR. 6011.04

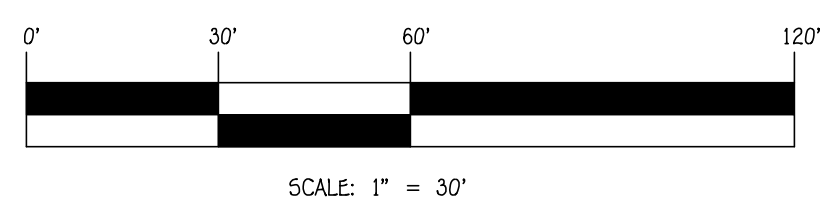
**SEDIMENT EROSION CONTROL PLAN PHASES 1 & 1A**

**5192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5**

ZONED: R-20  
TAX MAP NO. 31 GRID NO. 16  
PARCEL NOS. 667 (LOT 7C) & 668 (LOT 7D)  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 2023  
SHEET 5 OF 8



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	DIVERSION FENCE
---	EARTH DIKE
---	TEMPORARY BITUMINOUS CURB
---	TEMPORARY ASPHALT BERM
---	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED PAVING/ PATH
---	EXISTING PAVEMENT
---	FOREST CONSERVATION EASEMENT FENCING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
G8B	SOIL LINES AND TYPES
G8C	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	--- DENOTES EXISTING TREES TO REMAIN
---	--- CRITICAL ROOT ZONE
---	--- DENOTES EXISTING TREES TO BE REMOVED
---	--- OVERFLOW PATHWAY
---	--- DRAINAGE DIVIDE



SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28

SOILS MAP 19; SAVAGE NE QUADRANGLE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
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 Paul G. Cavanaugh 1/10/2024  
 PAUL G. Cavanaugh Date

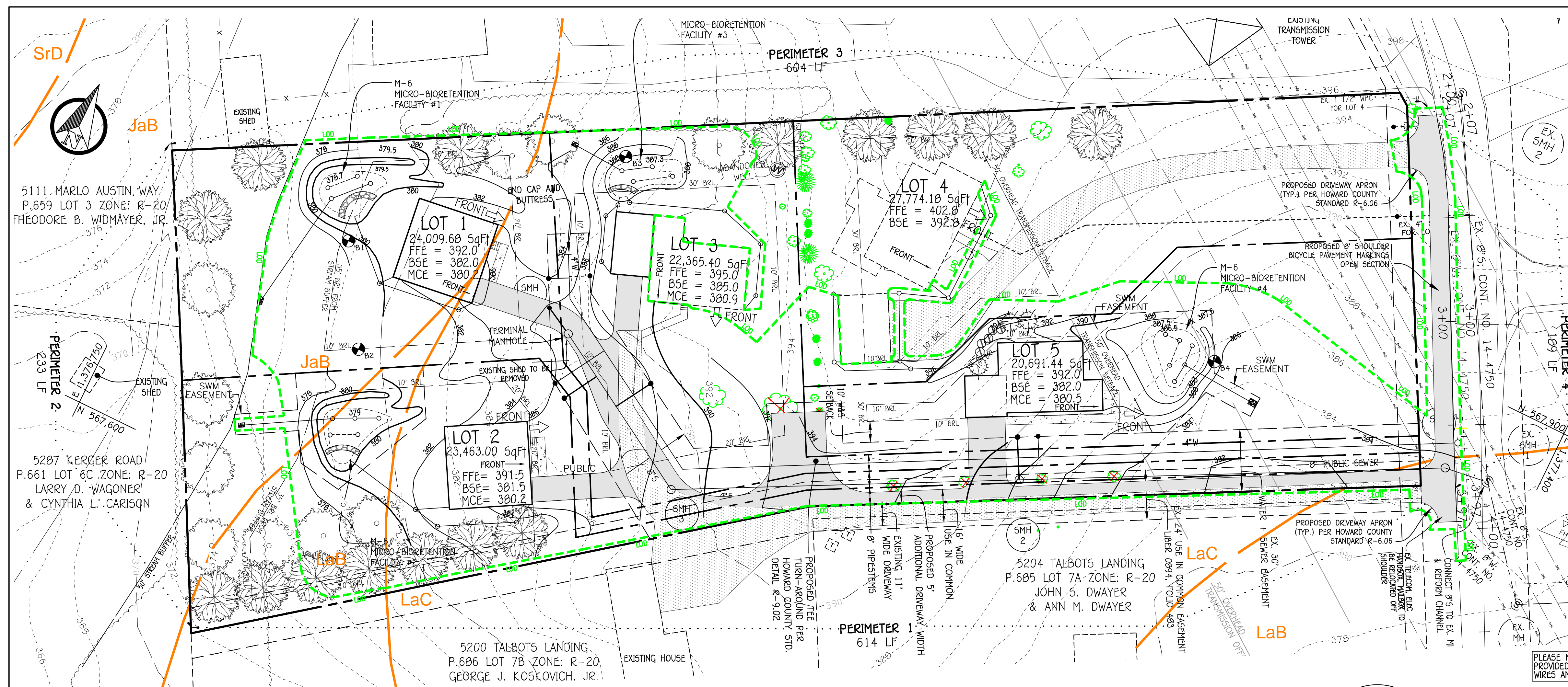
TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 Discussed by: *Linda Eisenberg* 1/24/2024  
 PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**  
 BARRY & CHETA MEHTA  
 5192 TALBOTS LANDING  
 ELLICOTT CITY, MD 21043  
 443-285-3802

NO.	REVISION	DATE
1	SECTION/AREA	LOT Nos.
5192 & 5196 TALBOTS LANDING	N/A	1 THRU 5
DEEDS 18025/345 17046/484	BLOCK NO. 16	ZONE R-20
	TAX MAP 31	ELEC. DIST. 1
		CENSUS TR. 6011.04

**SEDIMENT EROSION CONTROL PLAN**  
 PHASE 2  
**5192 & 5196 TALBOTS LANDING**  
 LOTS 1 THROUGH 5  
 ZONED: R-20  
 TAX MAP NO. 31 GRID NO. 16  
 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: OCTOBER, 2023  
 SHEET 6 OF 8





### FOREST CONSERVATION WORKSHEET

Net Tract Area A = 2.48  
 A.Total (Gross) Tract Area B = 0.00  
 B.Area within 100-year Floodplain C = 0.00  
 C.Other Deductions (Identify: ) D = 2.48  
 D.Net Tract Area E = 0.00

Land Use Category: Institutional  
 Resid. Rural LD Rural MD Suburban Linear Office PUD  
 0 1 0 0 0 0

Land Use Category: Institutional  
 E.Afforestation Threshold (Net Tract Area x15%) E = 0.40  
 F.Reforestation Threshold (Net Tract Area x20%) F = 0.60

Existing Forest Cover G = 0.00  
 G.Existing Forest Cover within the Net Tract Area H = 0.00  
 H.Area of Forest above Afforestation Threshold I = 0.00  
 I.Area of Forest above Reforestation Threshold J = 0.00

Break Even Point J = 0.00  
 J.Break Even Point K = 0.00  
 K.Forest Clearing Permitted without Mitigation L = 0.00

Proposed Forest Clearing L = 0.00  
 L.Total Area of Forest to be Cleared M = 0.00  
 M.Total Area of Forest to be Retained N = 0.00

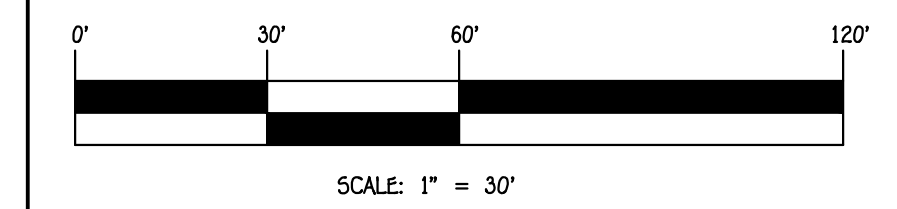
Planting Requirements Inside Watershed  
 N.Reforestation for Clearing above the Reforestation Threshold N = 0.00  
 P.Reforestation for Clearing below the Reforestation Threshold P = 0.00  
 Q.Credit for Retention above the Reforestation Threshold Q = 0.00  
 R.Total Reforestation Required R = 0.00  
 S.Total Afforestation Required S = 0.40  
 T.Total Reforestation and Afforestation Requirement T = 0.40  
 U.75% of Total Obligation (Retention + Planting) U = 0.30  
 V.Planting Required Onsite to meet 75% Obligation V = 0.30

Planting Requirements Outside Watershed  
 W.Total Planting within Development Site Watershed W = 0.00  
 X.Total Afforestation Required X = 0.40  
 Y.Remaining Planting within Watershed for Reforestation Credit Y = 0.00  
 Z.Reforestation for Clearing above the Reforestation Threshold Z = 0.00  
 AA.Reforestation for Clearing below the Reforestation Threshold AA = 0.00  
 BB.Credit for Retention above the Reforestation Threshold BB = 0.00  
 CC.Total Reforestation Required CC = 0.00  
 DD.Total Afforestation and Reforestation Requirement DD = 0.40

PLEASE NOTE THAT NO STREET TREES ARE PROVIDED DUE TO THE PRESENCE OF OVERHEAD WIRES AND BGE UTILITY EASEMENT

### LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x 448.5	SPOT ELEVATION
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---	EXISTING WATER LINE
---	EXISTING SEWER LINE
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---	SUPER SILT FENCE
---	DIVERSION FENCE
---	EARTH DIKE
---	TEMPORARY GABION OUTLET STRUCTURE
---	STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED PAVING/ PATH
---	EXISTING PAVEMENT
---	FOREST CONSERVATION EASEMENT FENCING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES EXISTING TREES TO BE REMOVED
---	OVERFLOW PATHWAY
---	DRAINAGE DIVIDE



### SCHEDULE A - PERIMETER LANDSCAPE EDGE

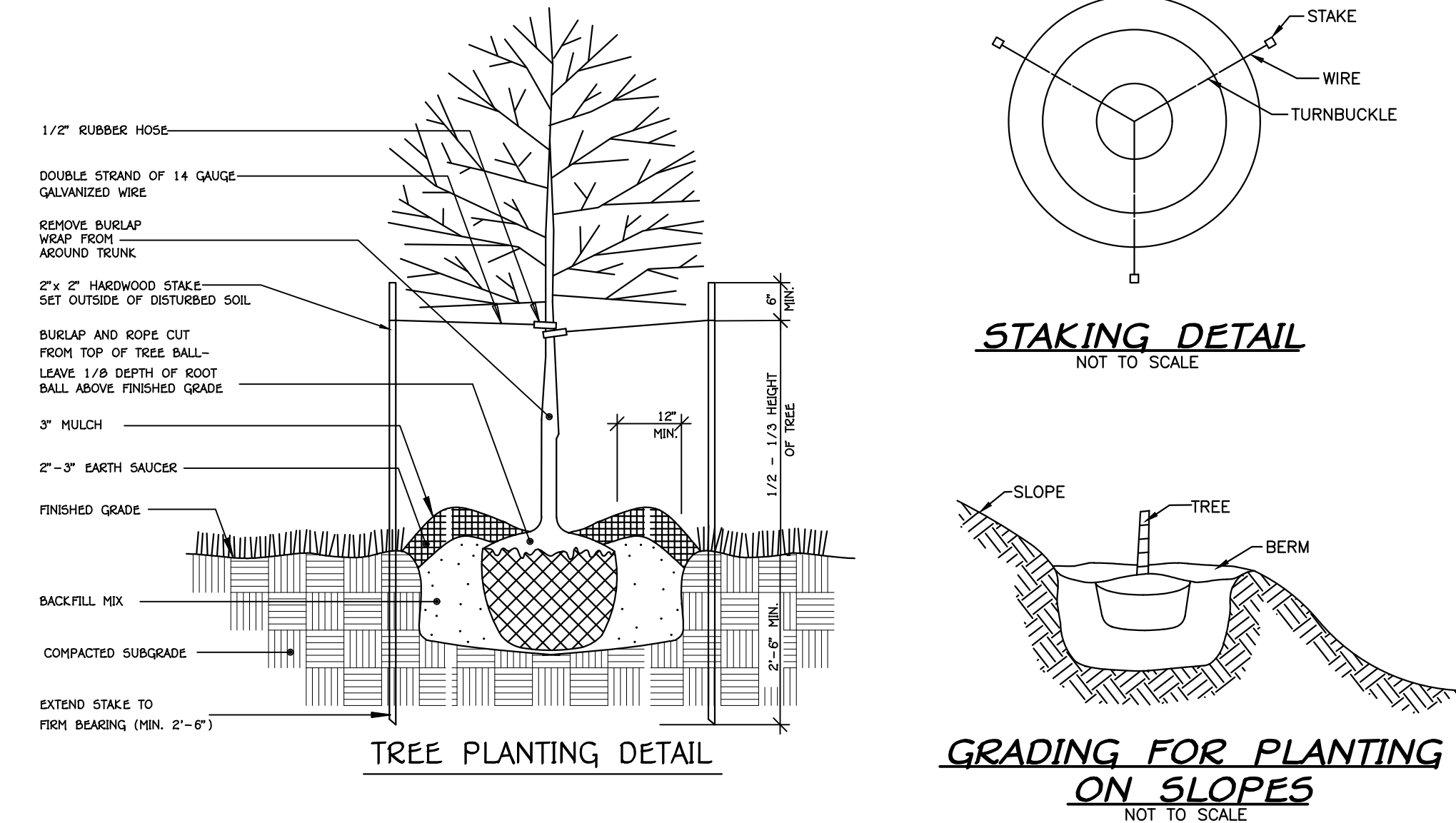
CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 FRONT ADJACENT TO ROADWAY	TOTAL
LANDSCAPE TYPE	A	A	A	N/A	
LINEAR FEET OF PERIMETER	614 L.F.	233 L.F.	604 L.F.	189 L.F.	
NUMBER OF PLANTS REQUIRED	(614'/60" = 10.23 OR 11)	(233'/60" = 3.88 OR 4)	(604'/60" = 10)		25
SHADE TREES	0	0	0	0	
EVERGREEN TREES	0	0	0	0	
CREDIT FOR EXISTING VEGETATION	NO	NO	NO	NO	
SHADE TREES	0	0	0	0	
EVERGREEN TREES	0	0	0	0	
NUMBER OF PLANTS PROVIDED	11	4	10	0	25
SHADE TREES					
EVERGREEN TREES					

### LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
10	(Symbol)	NYSSA SYLVATICA (BLACK GUM)	2 1/2" - 3" CALIPER FULL CROWN, B&B
15	(Symbol)	TILIA AMERICANA (AMERICAN LINDEN)	2 1/2" - 3" CALIPER FULL CROWN, B&B
3	(Symbol)	THUJA PLICATA (GIANT ARBOVITAE) "GREEN GIANT"	5'-6" HGT.
5	(Symbol)	VIBURNUM DENTATUM (ARROWWOOD VIBURNUM)	2 1/2" - 3" HGT.

### LANDSCAPE NOTES

- THE PERIMETER LANDSCAPE OBLIGATION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$8,100.00 BASED ON 25 SHADE TREES @ \$300/SHADE TREE, 3 EVERGREEN TREES @ \$150/EVERGREEN TREE, AND 5 SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE GRADING PERMIT.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, 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.
- FOR ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR IF THE TREE IS LISTED AS A PROHIBITED OR INVASIVE SPECIES ON THE DPZ TREE LIST IT SHOULD BE REPLACED WITH A RECOMMENDED TREE SPECIES 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 LANDSCAPE MANUAL.



### PLANTING SPECIFICATIONS

PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

ALL PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED, HAVE A VIGOROUS ROOT SYSTEM, AND SHALL CONFORM TO THE SPECIES, SIZE, ROOT AND SHAPE SHOWN ON THE PLANT LIST AND THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BORERS AND ALL FORMS OF INSECT INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. ALL PLANTS SHALL BE FRESHLY DUG; NO HEALED-IN PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

UNLESS OTHERWISE SPECIFIED, ALL GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATION SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECT, LATEST EDITION, INCLUDING ALL AGENDA.

CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LANDSCAPE GUIDELINES. CONTRACTOR'S ATTENTION IS DIRECTED TO THE MAINTENANCE REQUIREMENTS FOUND WITHIN THE ONE YEAR SPECIFICATIONS INCLUDING WATERING AND REPLACEMENT OF SPECIFIED PLANT MATERIAL.

BID SHALL BE BASE ON ACTUAL SITE CONDITIONS. NO EXTRA PAYMENT SHALL BE MADE FOR WORK ARISING FROM SITE CONDITIONS DIFFERING FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS

ALL SHRUBS SHALL BE PLANTED IN CONTINUOUS TRENCHES OR PREPARED PLANTING BEDS AND MULCHED WITH COMPOSTED HARDWOOD MULCH AS DETAILS AND SPECIFIED EXCEPT WHERE NOTED ON PLANS.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN PLANTING BEDS 2 PERCENT SLOPE).

PLANTING MIX SHALL BE AS FOLLOWS: DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW OR HORSE MANURE, ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX. EVERGREEN PLANTS - TWO PARTS TOPSOIL, ONE PART HUMUS OR OTHER APPROVED ORGANIC MATERIAL, ADD 3 LBS. OF EVERGREEN (ACIDIC) FERTILIZER PER CUBIC YARD OF PLANTING MIX. TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

WEED CONTROL: INCORPORATE A PRE-EMERGENT HERBICIDE INTO THE PLANTING BED FOLLOWING RECOMMENDED SPECIFIC ON THE LABEL. CAUTION: BE SURE TO CAREFULLY CHECK THE CHEMICAL USED TO ASSURE ITS ADAPTABILITY TO THE SPECIFIC GROUND COVER TO BE TREATED.

ALL AREAS WITHIN CONTRACT LIMITS DISTURBED DURING OR PRIOR TO CONSTRUCTION NOT DESIGNATED TO RECEIVE PLANTS AND MULCH SHALL BE FINE GRADED AND SEEDS.

### SOILS LEGEND

SOIL	NAME	CLASS	K VALUE
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Lagore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Lagore silt loam, 8 to 15 percent slopes	C	0.28

SOILS MAP 19; SAVAGE NE QUADRANGLE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE: PARK - 10272 BALTIMORE NATIONAL PLACE  
 ELKLOTT CITY, MARYLAND 21042  
 (410) 461 - 2995

**STATE OF MARYLAND**  
 PROFESSIONAL ENGINEER

### PROFESSIONAL CERTIFICATION

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Paul G. Cavanaugh 1/10/2024  
 Date

### LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Barry Melita 1/10/2024  
 Name Date

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

Disciplined by: **Lynnda Eisenberg**  
 1/24/2024  
 PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**  
 BARRY & CHETA MEHTA  
 5192 TALBOTS LANDING  
 ELKLOTT CITY, MD 21043  
 443-285-3802

NO.	REVISION	SECTION/AREA	LOT Nos.	DATE
5192 & 5196 TALBOTS LANDING	N/A		1 THRU 5	
DEEDS 190225/345 17046/484	BLOCK NO. 16	ZONE R-20	TAX MAP 31	ELEC. DIST. 1
				CENSUS TR. 6011.04

### LANDSCAPE PLAN

## 5192 & 5196 TALBOTS LANDING LOTS 1 THROUGH 5

ZONED: R-20  
 TAX MAP NO. 31 GRID NO. 16  
 PARCEL NOS. 687 (LOT 7C) & 688 (LOT 7D)  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: OCTOBER, 2023  
 SHEET 8 OF 8