SITE DEVELOPMENT PLAN
NEW COLONY VILLAGE
PHASE 4
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

MINIMUM CELLAR ELEVATION

PAD #	MIN. CELLAR EL.	PAD #	MIN CELLAR EL.	PAD #	MIN CELLAR EL.
147	232.17	179	246.00	210	248.64
148	232.17	180	243.42	211	250.05
149	232.66	181	245.38	212	250.00
150	232.66	182	245.38	213	250.02
151	233.09	183	245.99	214	248.54
152	233.09	184	245.99	215	243.75
153	233.98	185	246.65	216	243.75
154	234.29	186	246.65	217	238.86
155	234.42	187	243.92	218	238.86
156	237.98	188	246.16	219	234.90
157	233.27	189	246.16	220	234.90
158	233.27	190	248.12	221	235.35
159	232.84	191	248.12	222	235.35
160	232.84	193	245.26	223	235.15
161	232.40	194	245.26	224	244.26
162	232.40	195	243.26	225	245.68
163	246.47	196	243.26	226	245.68
164	246.71	197	237.77	228	247.62
165	245.96	198	233.80	229	247.62
166	245.96	199	233.80	230	249.20
167	244.26	200	234.87	231	249.20
168	244.26	201	234.87	232	249.62
169	237.98	202	235.73	233	249.62
171	243.76	203	235.73	234	250.11
172	243.76	204	234.30	235	250.11
173	245.64	205	234.30	236	250.45
174	245.64	206	240.45		
176	246.17	207	240.45		
177	246.17	208	245.94		
178	246.00	209	245.94		

ADDRESS CHART

PAD #	ADDRESS	PAD #	ADDRESS
147	7301 WILLOW GLEN WAY	194	7685 BLUFF POINT LANE
148	7305 WILLOW GLEN WAY	195	7681 BLUFF POINT LANE
149	7309 WILLOW GLEN WAY	196	7677 BLUFF POINT LANE
150	7313 WILLOW GLEN WAY	197	7673 BLUFF POINT LANE
151	7317 WILLOW GLEN WAY	198	7669 BLUFF POINT LANE
152	7321 WILLOW GLEN WAY	199	7665 BLUFF POINT LANE
153	7325 WILLOW GLEN WAY	200	7661 BLUFF POINT LANE
154	7660 BLUFF POINT LANE	201	7657 BLUFF POINT LANE
155	7656 BLUFF POINT LANE	202	7637 BLUFF POINT LANE
156	7324 WILLOW GLEN WAY	203	7633 BLUFF POINT LANE
157	7320 WILLOW GLEN WAY	204	7629 BLUFF POINT LANE
158	7316 WILLOW GLEN WAY	205	7625 BLUFF POINT LANE
159	7312 WILLOW GLEN WAY	206	7621 BLUFF POINT LANE
160	7308 WILLOW GLEN WAY	207	7617 BLUFF POINT LANE
161	7304 WILLOW GLEN WAY	208	7613 BLUFF POINT LANE
162	7300 WILLOW GLEN WAY	209	7609 BLUFF POINT LANE
163	7324 JUBILEE CIRCLE	210	7605 BLUFF POINT LANE
164	7320 JUBILEE CIRCLE	211	7601 BLUFF POINT LANE
165	7316 JUBILEE CIRCLE	212	7549 COVE POINT WAY
166	7312 JUBILEE CIRCLE	213	7545 COVE POINT WAY
167	7308 JUBILEE CIRCLE	214	7610 BLUFF POINT LANE
168	7304 JUBILEE CIRCLE	215	7614 BLUFF POINT LANE
169	7300 JUBILEE CIRCLE	216	7618 BLUFF POINT LANE
171	7305 JUBILEE CIRCLE	217	7622 BLUFF POINT LANE
172	7309 JUBILEE CIRCLE	218	7626 BLUFF POINT LANE
173	7313 JUBILEE CIRCLE	219	7630 BLUFF POINT LANE
174	7317 JUBILEE CIRCLE	220	7634 BLUFF POINT LANE
176	7401 MULBERRY GROVE DRIVE	221	7638 BLUFF POINT LANE
177	7405 MULBERRY GROVE DRIVE	222	7642 BLUFF POINT LANE
178	7409 MULBERRY GROVE DRIVE	223	7646 BLUFF POINT LANE
179	7413 MULBERRY GROVE DRIVE	224	7500 COVE POINT WAY
180	7417 MULBERRY GROVE DRIVE	225	7504 COVE POINT WAY
181	7420 MULBERRY GROVE DRIVE	226	7408 COVE POINT WAY
182	7416 MULBERRY GROVE DRIVE	228	7416 COVE POINT WAY
183	7412 MULBERRY GROVE DRIVE	229	7420 COVE POINT WAY
184	7408 MULBERRY GROVE DRIVE	230	7424 COVE POINT WAY
185	7404 MULBERRY GROVE DRIVE	231	7428 COVE POINT WAY
186	7400 MULBERRY GROVE DRIVE	232	7432 COVE POINT WAY
187	7501 COVE POINT WAY	233	7436 COVE POINT WAY
188	7505 COVE POINT WAY	234	7440 COVE POINT WAY
189	7509 COVE POINT WAY	235	7444 COVE POINT WAY
190	7513 COVE POINT WAY	236	7448 COVE POINT WAY
191	7517 COVE POINT WAY		
193	7689 BLUFF POINT LANE		

PERMIT INFORMATION BLOCK

SUBDIVISION NAME: NEW COLONY VILLAGE			SECTION/AREA: PHASE 4		PARCEL: 347, 670 & 4
LIBER/FOLIO: 4227/171	BLOCK(S): 3	ZONING: R-MH	TAX MAP NO.: 43	ELECTION DISTRICT: 1st	CENSUS TRACT: 6012
WATER CODE: B01			SEWER CODE: 2420000		

APPROVED: DEPARTMENT OF PLANNING AND ZONNING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/20/0

DIRECTOR — DATE 12/27/00

94044\DWG\PHASE4\SDP\COVER

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SITE TABULATION

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	ENTIRE SITE
AREA	9.80 Ac.	1.44 Ac.	9.36 Ac.	13.16 Ac.	14.17 Ac.	4.68 Ac.	52.62 Ac.
ZONING	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH
PROPOSED USE	MOBILE HOME PARK	RECREATION CENTER	MOBILE HOME PARK	MOBILE HOME PARK	MOBILE HOME PARK	MOBILE HOME PARK	MOBILE HOME PARK
AREA OF 100 YEAR FLOODPLAIN	0.05 Ac.	0	0	0.5 Ac.	0	0	0.55 Ac.
AREA OF 25% OR GREATER SLOPES	0	0	0.04 Ac.	0	0	0	0.04 Ac.
NET AREA	9.75 Ac.	1.44 Ac.	9.32 Ac.	12.66 Ac.	14.17 Ac.	4.68 Ac.	52.02 Ac.
NO. OF UNITS ALLOWED	78	11	75	101	113	38	416 UNITS
NO. OF UNITS PROPOSED	63	0	83	86	129	55	416 UNITS
OPEN SPACE REQUIRED	2.45 Ac.	0	2.3 Ac.	3.29 Ac.	3.5 Ac.	1.17 Ac.	25% GROSS AREA=13.15 Ac.
OPEN SPACE PROVIDED	2.61 Ac.	0	2.83 Ac.	6.52 Ac.	4.18 Ac.	0.39 Ac.	19.53 Ac.
RECREATION OPEN SPACE REQUIRED	0.25 Ac.	0	0.34 Ac.	0.37 Ac.	0.49 Ac.	0.21 Ac.	175 S.F./UNIT=1.67Ac.
RECREATION OPEN SPACE PROVIDED	0.50 Ac.	0	0.46 Ac.	0.80 Ac.	0.65 Ac.	0.12 Ac.	2.58 Ac.
OPEN SPA. DEVOTED TO SQUARE & SMALL PARKS REQUIRED	0.49 Ac.	0	0.56 Ac.	0.66 Ac.	0.70 Ac.	0.08 Ac.	20% OPEN SPACE=2.63 Ac.
OPEN SPA. DEVOTED TO SQUARE & SMALL PARKS PROVIDED	0.50 Ac.	0	0.46 Ac.	0.80 Ac.	0.65 Ac.	0.12 Ac.	2.63 Ac.
RESIDENTIAL PARKING SPACES REQUIRED	126	0	166	172	258	110	2 SPA/UNIT = 832
RESIDENTIAL PARKING SPACES PROVIDED	132	19	174	173	269	107	874
PARKING SPACES FOR SWIMMING POOL REQUIRED		13					
PARKING SPACES FOR SWIMMING POOL PROVIDED		13					
PARKING SPACES FOR REC. CENTER REQUIRED		29					
PARKING SPACES FOR REC. CENTER PROVIDED		29					

TOTAL AREA OF SITE INCLUDES PARCELS 670, 4, AND 347.
AREA OF PARCEL 4 = 0.31 AC., AREA OF PARCEL 670 = 0.46 AC., AREA OF PARCEL 347 = 51.85 AC.

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

NOTE THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 1 OF 18

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.
3. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY ON OR ABOUT MARCH 1995 BY MILDENBERG, BOENDER & ASSOCIATES, INC., AND ON APPROVED SDP-96-20.
5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 43A1 AND 43A2.

STATION	43A2	STATION	43A1
NORTHING	550784.342654	NORTHING	552081.810532
EASTING	1372040.182420	EASTING	1370625.809590
ELEVATION	292.55	ELEVATION	306.79

6. WATER AND SEWER TO BE PUBLIC. CONNECTION TO CONTRACT NO. 14-3627-D. SEE PUBLIC WATER & SEWER PLANS.
7. FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP 96-20.
8. WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS OF ENGINEERS. REF. NO. 1996-01042-3.
9. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-94-39.
10. STORMWATER MANAGEMENT PROVIDED BY RETENTION POND UNDER SDP-96-20.
11. EXISTING UTILITIES SHOWN HEREON ARE BASED ON HOWARD COUNTY AS-BUILT.
12. DPZ REFERENCE NUMBERS:
S-94-39 APPROVED ON JULY 22, 1994.
WP-96-32, WAIVER TO SECTION 16.116.(a), WHICH PERTAINS TO GRADING WITHIN WETLANDS AND STREAM BUFFERS, APPROVED ON NOVEMBER 6, 1995 SDP 96-20 MASS GRADING PLAN APPROVED ON MARCH 1996, SDP-97-03, SDP 97-88. WP-98-101, WAIVER TO SECTIONS 16.103(i)(2) & 16.155(a)(2)(i) TO PERMIT THE ISSUANCE OF A GRADING PERMIT WITHOUT AN APPROVED SITE DEVELOPMENT PLAN TO CONSTRUCT THE MITIGATION BERM ALONG ROUTE 95, APPROVED ON AUGUST 6, 1998.
13. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	313-4900
AT&T CABLE LOCATION DIVISION	393-3533
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	313-1880

14. REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTORS.
15. ALL RETAINING WALLS INDICATED ON THIS PLAN ARE LESS THAN 3.0' HEIGHT AND SHALL BE "KEYSTONE" WALLS OR EQUIVALENT.
16. TREE PROTECTION MEASURES AND DETAILS ARE INDICATED ON SDP-96-20 AND SHEETS 2-5 AND 17 OF THIS PLAN.
17. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION.
18. FOREST CONSERVATION EASEMENT APPROVED UNDER SDP-96-20 HAS BEEN REVISED TO ACCOMMODATE THE UPDATED DESIGN. FOREST CONSERVATION EASEMENTS A (1.14AC), B (1.10AC), C (0.10AC), D (2.14AC) AND E (2.04)TOTAL TO BE 6.52 ACRES OF ON-SITE RETENTION. OFF-SITE REFORESTATION FOR THE REQUIRED 6.89 ACRES OF REFORESTATION IS BEING PROVIDED ON ROSEBAR PROPERTY, PRESERVATION PARCEL A. OFF-SITE REFORESTATION OR A FEE-IN-LIEU OF REFORESTATION WILL BE PAID FOR THE AREAS REMOVED FROM THE EASEMENT. THE REFORESTATION DEFICIENCY FOR THE ENTIRE SITE TO BE ESTABLISHED AT THE LAST PHASE OF DEVELOPMENT AT WHICH TIME A REVISED EASEMENT WILL BE ESTABLISHED AND THE REQUIRED FEE PAID.
19. SEDIMENT CONTROL APPROVED UNDER SDP-96-20
20. ZONING AND SETBACK CRITERIA BASED ON R-MH WITH TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN.
21. EXISTING CONTOURS SHOWN ARE BASED ON THE APPROVED SDP-96-20.
22. NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT AS SHOWN ON THIS PLAN.
23. THE ENTIRE DEVELOPMENT EXCLUDING THE UNITS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY.
24. WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
25. PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL UNITS OFFERED FOR SALE.
26. HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
27. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY 1997. NOISE BARRIER CONSISTS OF EARTH BERM AND/OR AN 8.0'± HIGH WALL.
28. ALL NOISE MITIGATION MEASURES SHOWN ON THIS PLAN WILL BE CONSTRUCTED IN THIS PHASE.
29. STRUCTURAL DESIGN OF NOISE WALL PROVIDED BY HILLS CARNES ASSOCIATES, INC DATED JUNE 23, 1997.
30. ALL SHC ARE 4" DIAMETER, TSHC ARE 6" DIAMETER, ALL WHC ARE 1" DIAMETER, TWHC ARE 1-1/2"DIAMETER UNLESS OTHERWISE NOTED.
31. PLAT OF FOREST CONSERVATION AND PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT FOR NEW COLONY VILLAGE WAS RECORDED AS PLAT NO. 14327-14328 (F-00-168). THE OFF-SITE REFORESTATION HAS BEEN RECORDED AS REVISION PLAT FOR ROSEBAR PROPERTY, PRESERVATION PARCEL A UNDER PLAT NO. 14344-14345 (F-01-00).
32. EXCEPT WHERE ONE PARKING SPACE IS INDICATED, ALL UNITS ARE TO BE PLACED AT REAR OF THE GENERIC BOX WHERE 18 FOOT MINIMUM DRIVEWAY IS NOT ALREADY PROVIDED BETWEEN GENERIC BOX AND PRIVATE ROAD. SEE PARKING LAYOUT DETAIL ON SHEET 10 OF 18.

project	date
94044	OCT.2000
illustration	engineering
SJD/MP	MMP
scale	approval
AS SHOWN	RJH

no.	description	date
	revisions	

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE – PHASE 4
1ST ELECTION DISTRICT — HOWARD COUNTY, MD
REVISED TITLE SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115r

WETLAND TABULATION CHART

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
317	N77°18'25"W	14.06'	338	S73°29'40"E	33.84'	359	S52°24'18"E	35.41'
318	S50°53'56"W	19.23'	339	S81°02'41"E	11.85'	360	S88°42'25"E	20.24'
319	N58°51'56"W	20.90'	340	N85°21'11"E	10.74'	361	S85°18'13"W	9.24'
320	S84°50'05"W	7.93'	341	N63°34'53"E	19.35'	362	N78°54'05"E	14.25'
321	N79°44'46"W	14.65'	342	N48°41'09"E	20.17'	363	N71°04'47"E	17.38'
322	N64°24'01"W	18.72'	343	N42°20'49"E	26.09'	364	N62°23'05"E	21.07'
323	N76°36'13"W	20.88'	344	N31°32'41"E	27.10'	372	N49°09'58"E	8.76'
324	S33°21'46"W	7.86'	345	N33°12'55"W	25.89'	373	N68°44'45"E	30.26'
325	S02°02'16"E	19.16'	346	N61°14'57"W	14.52'	374	S89°20'06"E	8.60'
326	S20°19'53"W	5.72'	347	S66°53'09"E	10.53'	375	S64°10'09"E	6.16'
327	S68°23'04"W	8.90'	348	S87°50'53"W	12.63'	376	S35°21'38"E	4.60'
328	N74°10'29"W	9.47'	349	S78°46'45"W	19.69'	377	S24°31'17"E	18.50'
329	N16°33'05"W	9.53'	350	S64°44'53"W	9.55'	378	S09°29'51"E	5.56'
330	S69°42'58"W	6.21'	351	S76°50'19"W	11.68'	379	N28°32'30"E	5.45'
331	S43°59'03"W	12.86'	352	N78°24'11"W	10.96'	380	S71°24'04"W	5.81'
332	S58°46'00"W	52.26'	353	S83°03'16"W	19.0'	381	S76°16'35"W	19.44'
333	S68°34'15"W	10.35'	354	S88°58'04"E	54.9'	382	N83°23'09"W	12.84'
334	N84°07'01"W	27.20'	355	S64°48'16"E	17.11'	383	N72°32'51"W	6.70'
335	N75°57'50"W	10.27'	356	S51°18'21"E	41.75'	384	N49°41'23"W	13.93'
336	N57°38'36"W	19.77'	357	S82°06'57"E	13.14'	385	N17°43'03"W	11.46'
337	N03°06'41"E	8.34'	358	S68°18'24"E	13.91'	386	N09°13'31"W	14.70'
						387	N56°40'55"W	32.40'

CONSTRUCTION SPECIFICATIONS FOR NOISE BERM

1. MATERIAL TO BE USED FOR CONSTRUCTION OF NOISE BERM MAY CONSIST OF VARIOUS PERCENTAGES OF GRAVEL, SAND, SILT, CLAY AND BUILDING DEBRIS.
2. MATERIAL SHALL BE COMPACTED TO A MINIMUM 85% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698).
3. MATERIAL SHALL BE PLACED IN CONTROLLED LIFTS, APPROXIMATELY 12 INCHES THICK AND COMPACTED WITH TRACK MOUNTED CONVENTIONAL EARTHMOVING EQUIPMENT.
4. SIDE SLOPES SHALL BE TRACKED IN TO COMPACT THE SURFACE.
5. INITIAL CONSTRUCTION OF THE BERM SHALL BE 12 INCHES HIGHER IN ELEVATION THAN DESIGN ELEVATIONS INDICATED ON THESE DRAWINGS TO ALLOW FOR SETTLEMENT.

LEGEND

- 2 — GENERIC BOX NUMBER
- (39) — UNIT NUMBER
- (3) — NO OF PARKING SPACES
- (3) — NO OF PARKING SPACES (SDP-97-88) ASSIGNED FOR THIS PHASE
- WETLANDS
- — — NEW LIMIT OF DISTURBANCE
- ----- PRIOR LIMIT OF DISTURBANCE
- -SSF- PREVIOUSLY INSTALLED SUPER SILT FENCE
- -SSF- SUPER SUPER SILT FENCE
- I.P. INLET PROTECTION

NOTE: UNITS: 211-123 AND 224-236 WILL HAVE DRYWELLS SEE DETAIL ON SHEET 10 OF 18.

NOTE: EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 ARE TO BE UTILIZED FOR THIS PROJECT.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 11/20/00

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 11/28/00

PRINTED NAME OF ENGINEER: R. Craig Hikman

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE 12-1-00

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — DATE 12-1-00

APPROVED: DEPARTMENT OF PLANNING AND ZONING

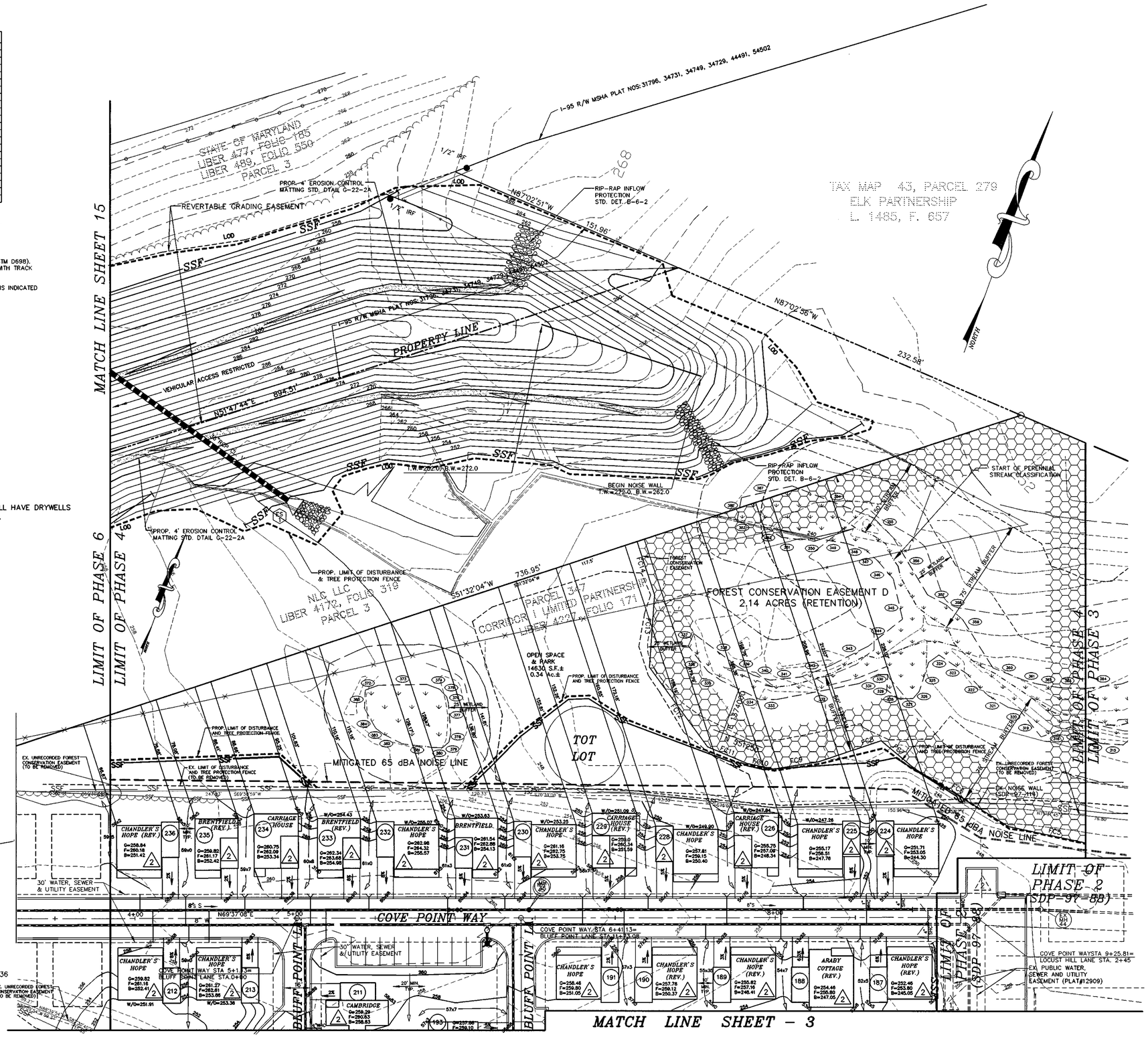
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/20/00

DIRECTOR — DATE 12/27/00

STATE OF MARYLAND — CHARLES MEDINA — 17948 — PROFESSIONAL ENGINEER

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030



NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 2 OD 18

project	date
94044	OCT.2000
illustration	engineering
MMP	MMP
scale	approval
1"=30'	RJH

no.	description	date
	revisions	

PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
HOWARD COUNTY, MARYLAND

TAX MAP 43, PARCEL 347, 670 & 4
1ST ELECTION DISTRICT

REVISED GRADING AND SITE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

94044\dwg\phase4\sds-4a-NEW

NOTE: UNITS: 214-223 WILL HAVE DRYWELLS SEE DETAIL ON SHEEET 10 OF 18.

LEGEND

- 2 — GENERIC BOX NUMBER
- (39) — UNIT NUMBER
- 3 — NO OF PARKING SPACES
- 3 — NO OF PARKING SPACES (SDP-97-88) ASSIGNED FOR THIS PHASE
- WETLANDS
- NEW LIMIT OF DISTURBANCE
- PRIOR LIMIT OF DISTURBANCE
- -SSF- PREVIOUSLY INSTALLED SUPER SILT FENCE
- -SSF- SUPER SUPER SILT FENCE
- I.P. — INLET PROTECTION

NOTE: EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 ARE TO BE UTILIZED FOR THIS PROJECT.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 11/28/00

MARK L. LEVY
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 11/28/00

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE 12-1-00

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — DATE 12-1-00

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/27/00

DIRECTOR — DATE 12/27/00

94044\dwg\phase4\sdp-48

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

MATCH LINE SHEET 2

MATCH LINE SHEET - 4

NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 3 OF 18

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-11	70.00'	219.91'	<infinite>	140.00'	S69°37'08"W	180°00'00"

project	date
94044	OCT.2000
illustration	engineering
MMP	MMP
scale	approval
1"=30'	RJH

no.	description	date
	revisions	

PARCEL 347, 670 & 4
VILLAGE - PHASE 4
HOWARD COUNTY, MARYLAND

GRADING AND SITE PLAN

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
REVISED GRADING AND SITE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

WETLAND TABULATION CHART

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L120	26.71	N34°30'40"W	L184	15.13	N38°59'46"W
L121	35.27	N73°06'58"W	L185	26.49	S86°44'41"W
L122	14.89	N44°25'18"W	L186	24.07	N42°47'34"W
L123	9.34	N15°48'23"W	L187	56.93	N11°43'49"W
L124	11.89	N59°17'10"W	L188	34.24	N19°03'42"W
L125	23.55	N08°39'30"W	L189	5.37	N80°18'42"W
L126	25.68	N39°16'02"W	L190	40.27	S16°30'03"E
L127	40.38	N51°17'24"W	L191	15.07	S32°27'40"W
L128	29.02	N00°38'59"E	L192	15.58	S33°08'15"E
L129	15.10	N57°45'49"W	L193	25.85	S00°53'32"W
L130	11.49	N15°55'04"W	L194	16.27	S30°51'18"W
L131	84.80	N42°00'34"W	L195	16.11	S15°41'30"E
L132	14.88	N86°41'20"W	L196	14.28	S00°20'55"W
L133	33.14	N34°35'08"W	L197	18.35	S37°29'48"E
L134	14.78	S86°50'47"W	L198	25.46	S00°10'47"E
L135	9.18	S56°41'13"W	L199	31.75	S25°27'36"E
L136	44.50	S27°32'42"E	L200	49.45	S43°03'00"E
L137	38.30	S33°52'49"E	L201	14.48	S02°31'48"E
L138	48.16	S58°32'22"E	L202	12.99	S21°03'17"W
L139	24.52	S03°28'09"E	L203	11.54	S21°55'57"E
L140	15.82	S36°13'43"W	L204	17.67	S38°10'49"E
L141	47.65	S21°40'27"W	L205	45.71	S08°01'50"E
L142	8.72	S03°51'14"W	L206	11.50	S29°52'31"E
L143	12.30	S54°28'55"W	L207	28.23	S16°29'50"W
L144	8.26	N76°40'39"W	L208	9.84	S42°44'49"W
L145	23.75	S32°49'20"W	L209	14.23	S07°02'25"W
L146	26.25	S73°03'10"W	L210	57.01	N37°47'21"E
L147	21.18	N81°22'46"W	L211	19.42	N14°13'16"E
L148	32.30	S84°43'29"W	L212	51.46	S42°24'21"E
L149	11.26	N09°37'42"W	L213	17.26	S29°04'53"E
L150	26.06	N86°24'18"W	L214	7.93	S14°13'30"W
L151	43.36	S75°38'16"W	L215	18.99	N29°40'45"W
L152	10.77	S89°28'16"W	L216	12.14	S09°20'50"W
L153	20.41	S19°46'00"W	L217	27.35	S66°23'05"E
L154	21.47	S59°57'34"E	L218	13.83	S83°19'07"E
L155	20.22	N49°22'50"E	L219	15.21	S38°33'49"E
L156	46.29	S48°28'02"E	L220	29.56	N82°43'23"E
L157	23.09	N71°36'00"E	L221	14.00	S81°20'09"E
L158	15.77	S42°11'01"E	L222	17.55	S60°31'25"E
L159	8.67	S00°47'01"E	L223	28.01	S83°29'51"E
L160	18.02	S85°27'20"E	L224	64.65	S51°39'42"E
L161	42.42	S59°51'44"E	L225	5.72	N72°25'14"E
L162	36.60	S00°03'48"E	L226	20.15	N30°03'18"E
L163	23.48	S08°34'25"W	L227	10.50	S68°27'29"E
L164	31.25	N63°45'32"W	L228	26.59	S89°36'12"E
L165	19.01	N33°19'46"W	L229	4.03	N18°59'24"E
L166	13.92	N89°45'20"W	L230	24.07	N89°30'11"W
L167	21.02	N43°53'36"W	L231	9.99	N19°46'47"W
L168	24.69	N68°57'06"W	L232	28.75	S85°57'56"W
L169	13.68	S35°47'28"W	L233	52.10	N08°41'34"E
L170	18.71	N70°22'54"W	L234	5.80	S87°25'47"E
L171	14.83	S50°41'41"W	L235	26.59	N71°30'07"E
L172	26.80	N59°13'07"W	L236	32.45	S75°28'57"E
L173	19.36	N05°18'54"W	L237	15.84	N75°34'52"E
L174	51.01	N36°38'23"W	L238	25.77	S87°08'44"E
L175	81.57	N47°21'50"W	L239	24.31	S71°16'17"E
L176	56.31	N20°29'40"W	L240	22.67	S75°01'10"E
L177	44.39	N05°41'32"E	L241	14.35	S10°00'38"E
L178	6.56	N57°43'49"E	L242	5.84	N68°40'47"E
L179	11.69	N27°53'30"E	L243	33.79	N12°20'43"E
L180	14.76	N10°24'13"W	L244	51.35	N09°01'01"E
L181	13.93	N57°28'28"E	L245	20.08	S63°02'27"E
L182	14.89	N37°12'41"W	L246	37.83	S76°15'25"E
L183	44.70	N15°05'00"W			

FOREST CONSERVATION

LINE	BEARING & DISTANCE
FA1	R=50.00', L=157.08', T=INFINITE, Δ=180°00'00"
	CH=N74°17'22"E 100.00'
FA2	S15°42'38"E 22.78'
FA3	S07°36'25"E 21.50'
FA4	S00°28'54"E 18.84'
FA5	S11°44'17"E 35.69'
FA6	S33°00'52"E 26.31'
FA7	S20°28'38"E 80.08'
FA8	S06°06'12"W 13.69'
FA9	S10°28'16"E 29.65'
FA10	S44°52'13"E 32.34'
FA11	S21°22'03"E 43.10'
FA12	S11°28'51"E 35.36'
FA13	S24°37'35"E 27.70'
FA14	S19°59'17"E 49.22'
FA15	S89°21'22"W 154.20'
FA16	N06°22'13"E 52.57'
FA17	N25°20'12"W 51.13'
FA18	N00°30'57"W 44.00'
FA19	N09°09'36"W 30.17'
FA20	N12°36'00"W 52.45'
FA21	N23°51'56"W 21.84'
FA22	N28°41'21"W 30.58'
FA23	N16°01'56"W 70.19'
FA24	N00°28'54"W 18.84'
FA25	N07°56'25"W 8.19'
FA26	N15°42'35"W 15.99'
FB1	N35°36'31"W 47.61'
FB2	N44°21'03"W 40.90'
FB3	N88°14'47"W 28.21'
FB4	N65°20'10"W 23.88'
FB5	N57°41'11"W 34.83'
FB6	N84°33'38"W 38.48'
FB7	N34°44'33"W 25.64'
FB8	N88°12'35"W 18.23'
FB9	N81°36'56"W 19.85'
FB10	N42°08'20"W 13.86'
FB11	N09°20'08"W 14.24'
FB12	N07°02'31"E 17.95'
FB13	N38°55'26"W 32.27'
FB14	N33°00'52"W 18.38'
FB15	N19°32'16"W 81.61'
FB16	N88°21'22"E 157.10'
FB17	S31°29'26"E 10.03'
FB18	S50°29'09"E 19.92'
FB19	S39°56'34"E 33.56'
FB20	S52°30'00"E 6.89'
FB21	S43°56'18"E 26.06'
FB22	S71°50'11"E 12.58'
FB23	S45°12'30"E 32.48'
FB24	S83°55'40"E 20.62'
FB25	S74°57'28"E 32.24'
FB26	S56°02'00"E 39.31'
FB27	S21°01'48"E 46.23'
FB28	N77°38'51"E 5.95'
FB29	N89°01'08"E 39.05'
FC1	S46°46'33"W 39.88'
FC2	N04°47'55"E 3.77'
FC3	N20°12'19"E 25.42'
FC4	N35°19'00"E 26.07'
FC5	N68°13'56"E 30.58'
FC6	N72°41'07"E 67.38'
FC7	S14°47'20"E 19.74'
FC8	S14°47'20"E 39.71'
FC9	N83°14'56"W 17.97'
FC10	N83°14'56"W 51.88'

FLOODPLAIN

LINE	BEARING & DISTANCE
F1	S59°38'20"E 74.17'
F2	S41°32'51"E 10.22'
F3	N36°14'31"W 43.36'
F4	S65°57'42"E 16.28'
F5	N46°47'52"E 14.95'
F6	N79°29'58"W 16.03'
F7	N41°11'40"W 31.16'
F8	S82°42'09"E 13.14'
F9	N80°31'55"E 36.66'
F10	S54°47'39"W 4.11'
F11	S29°08'02"W 14.64'
F12	S28°35'12"E 12.83'
F13	N54°59'49"W 4.18'
F14	N75°53'31"E 41.81'
F15	S30°44'38"W 14.30'
F16	N55°13'17"W 17.11'
F17	S69°42'58"W 8.47'
F18	S53°37'30"W 26.73'
F19	S46°46'33"W 48.87'
F20	N83°44'36"E 33.84'
F21	S83°14'56"E 69.85'
F22	N89°22'34"W 60.60'
F23	S55°57'27"E 14.98'
F24	S82°38'01"W 17.25'

NOTE: FLOODPLAIN ELEVATION IS CONSTANT = 227.7.

LEGEND

- 2 — GENERIC BOX NUMBER
- (39) — UNIT NUMBER
- (3) — NO OF PARKING SPACES
- WETLANDS
- NEW LIMIT OF DISTURBANCE
- PRIOR LIMIT OF DISTURBANCE
- -SSF- PREVIOUSLY INSTALLED SUPER SILT FENCE
- -SSF- SUPER SUPER SILT FENCE
- I.P. INLET PROTECTION

NOTE: EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 ARE TO BE UTILIZED FOR THIS PROJECT.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — 6/9/00 DATE

MARK L. LEVY, RTE 175, LLC
PRINTED NAME OF DEVELOPER

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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — 6/8/00 DATE

R. JACOB HIKIND
PRINTED NAME OF ENGINEER

STATE OF MARYLAND — JACOB HIKIND — 17945 — PROFESSIONAL ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

USDA — NATURAL RESOURCE CONSERVATION SERVICE — 7/5/00 DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT — 7/5/00 DATE

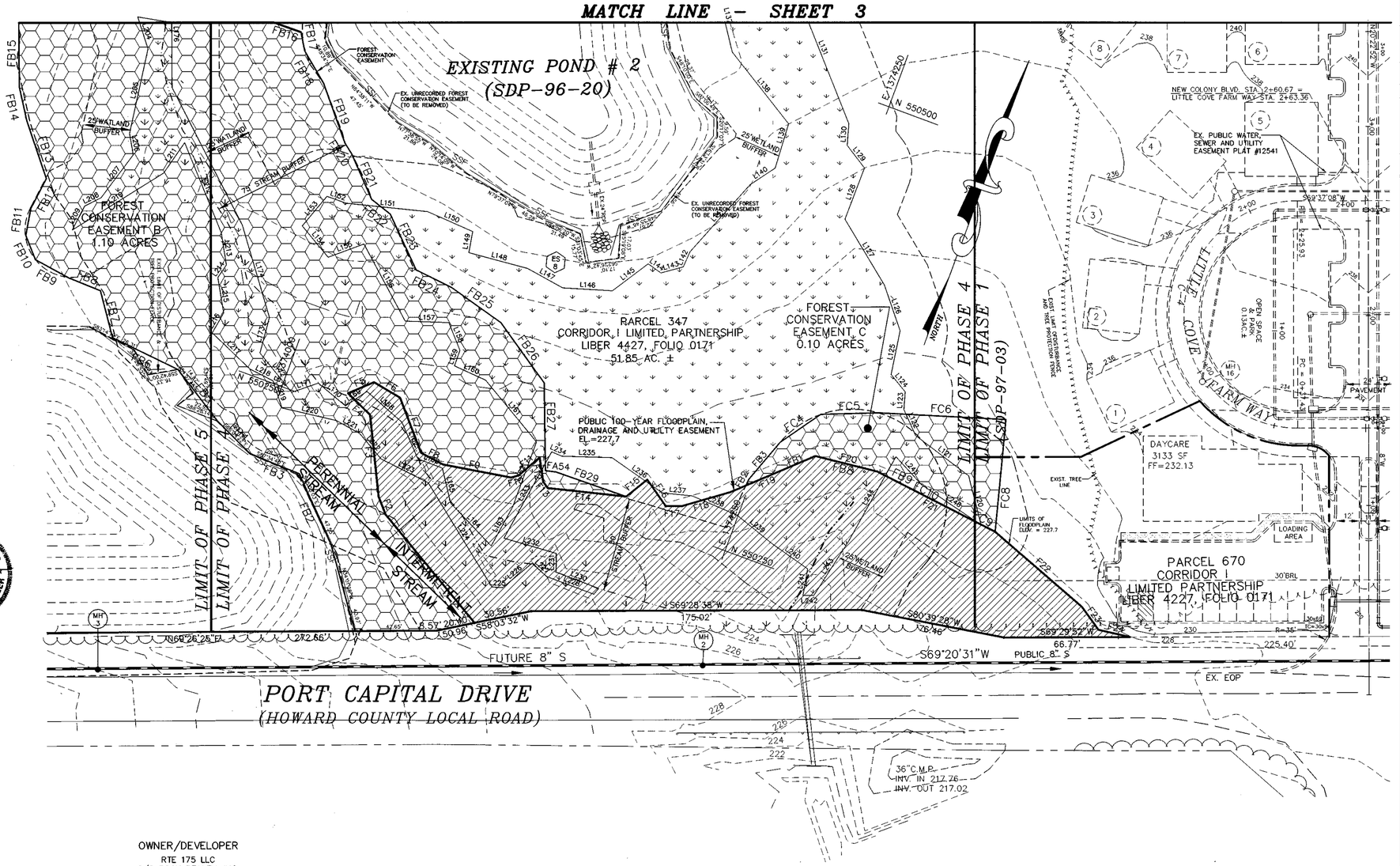
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 7/12/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 8/1/00 DATE

DIRECTOR — 8/1/00 DATE

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030



project	date
94044	MAY 2000
illustration	engineering
MMP	MMP
scale	approval
1"=30'	RJH

no.	description	date
	revisions	

PARCEL 347, 670 & 4
VILLAGE — PHASE 4
HOWARD COUNTY, MARYLAND

TAX MAP 43, PARCEL 670
NEW COLONY VILLAGE
1ST ELECTION DISTRICT

GRADING AND SITE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

94044\LDWG\PHASE4\SDP-4C

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING , DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1) PREFERRED – APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING , APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
2) ACCEPTABLE – APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING – FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LOBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) – 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) – USE SOD. OPTION (3) – SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONE/ACRE WELL ANCHORED STRAW.

MULCHING – APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE – INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES – SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER – SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE – TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

4. IRRIGATION – THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS – SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE – APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF NAY CONSTRUCTION, (313-1855).

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.

3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7) SITE ANALYSIS:

TOTAL AREA OF SITE:	13.16 ±	ACRES
AREA DISTURBED:	7.34 ±	ACRES
AREA TO BE ROOFED OR PAVED	3.61 ±	ACRES
AREA TO BE VEGITATIVELY STABILIZED	3.73 ±	ACRES
TOTAL CUT	1000	CU. YDS.
TOTAL FILL	1000	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION	–	

8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1 DAY).
3. INSTALL TREE PROTECTION FENCE AS INDICATED (3 DAYS).
4. CLEAR AND GRUB AREAS FOR SEDIMENT CONTROL FEATURES. CONSTRUCT SILT FENCE WHERE INDICATED (2 DAYS).
5. INSTALL 36" RCP CULVERT, HW-1 TO ES-1, STABILIZE DISTURBED AREA AT HW-1 WITH EROSIONOCONTROL MATTING, SCS STD. G-22-2.
6. CLEAR SITE PER LIMIT INDICATED (1 DAY).
7. CONSTRUCT SITE TO GRADES INDICATED ON THE PLANS AND CONSTRUCT STORM DRAIN SYSTEM AND UTILITIES. CONSTRUCT INLET PROTECTION PER DETAIL (15 DAYS).
8. STABILIZE ALL RIGHT OF WAY AREAS WITH PERMANENT SEEDING (3 DAYS).
9. INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL, REPAIR AS NECESSARY.
10. WHEN ALL CONTRIBUTING AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN PERMANENTLY STABILIZED, AND AFTER THE APPROVAL OF THE INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, GRADE AREAS DISTURBED, AND PROVIDE PERMANENT SEED AND MULCH (2 DAYS).
11. CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH STORM DRAIN SYSTEM AT END OF CONSTRUCTION PERIOD (1 DAY).
12. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN
    A) 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND GREATER THAN 3:1.
    B) 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS ON THE PROJECT SITE.

NOTE:

EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 SHALL REMAIN UNTIL THEIR CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.

DETAIL 30 - EROSION CONTROL MATTING

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

EROSION CONTROL MATTING

Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".

2. Staple the 4" overlap in the channel center using an 18" spacing between staples.

3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.

4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.

5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.

6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 5 - RIP-RAP INFLOW PROTECTION

Construction Specifications

1. Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 3' (min.) bottom width. The channel shall be lined with 4" to 12" rip- rap to a depth of 18".

2. Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.

3. Entrance and exit sections shall be installed as shown on the detail section.

4. Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.

5. Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.

6. Rip-rap should blend into existing ground.

7. Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE B - 6 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

[signature] 6/9/00
SIGNATURE OF DEVELOPER DATE

MARK L. LEVY, RTE 175, LLC
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

[signature] 5/16/00
SIGNATURE OF ENGINEER DATE

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Cheryl Simmons 7/5/00
USDA – NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R Robertson 7/5/00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 7/12/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 8/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[signature] 8/1/00
DIRECTOR DATE

94044/DWG/PHASE-4\SEDNO

DETAIL 33 - SUPER SILT FENCE

Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE

Design Criteria

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23A - STANDARD INLET PROTECTION

MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.

2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.

3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.

4. Stretch the Geotextile Class E tightly over the wire mesh with the geotixtile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.

5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.

6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.

7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)

MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

project	date
94044	NOV 1999
illustration	engineering
MMP	MMP
scale	approval
AS SHOWN	RJH

no.	description revisions	date

TAX MAP 43, PARCEL 347, 670 & 4

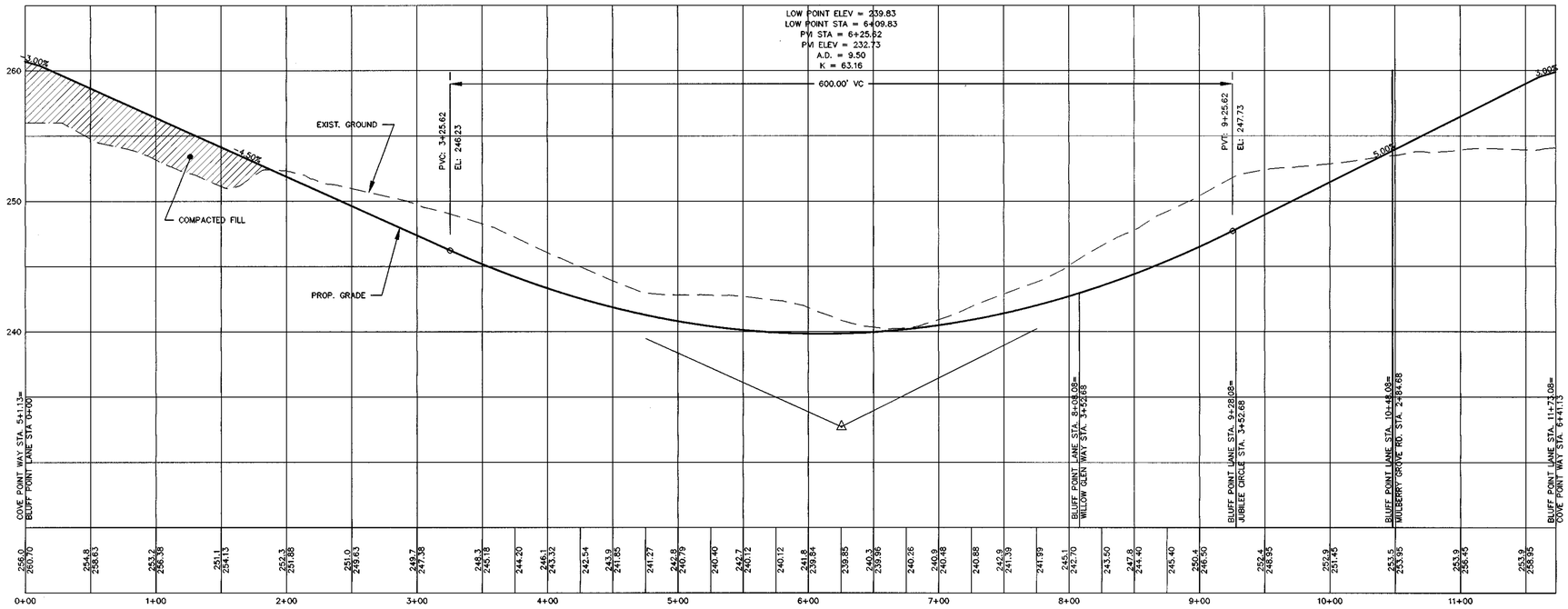
NEW COLONY VILLAGE – PHASE 4

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115

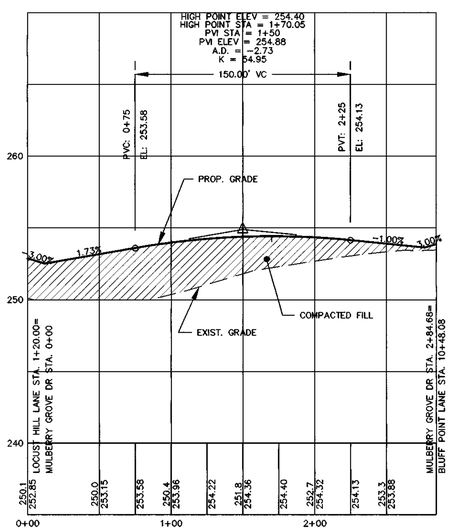


BLUFF POINT LANE PROFILE

SCALE: HOR. 1"=50'
VER. 1"=5'

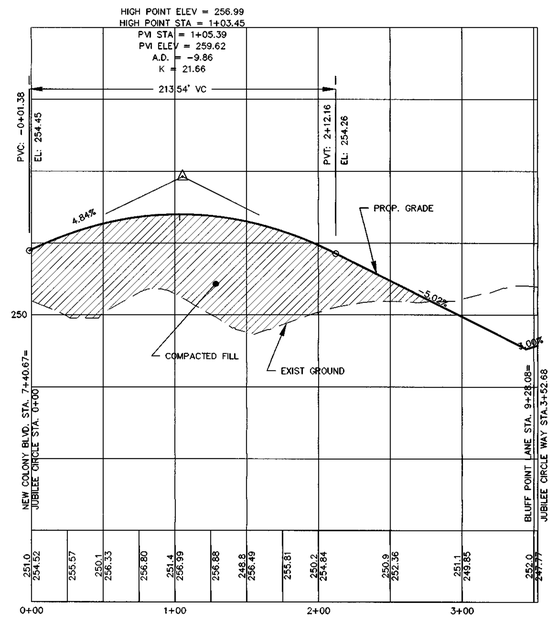
NOTE

EXISTING GROUND REPRESENTS ORIGINAL PREDEVELOPED CONDITIONS IN ORDER TO ACCURATELY REPRESENT CUT & FILL AREAS



MULBERRY GROVE DR. PROFILE

SCALE: HOR. 1"=50'
VER. 1"=5'



JUBILEE CIRCLE PROFILE

SCALE: HOR. 1"=50'
VER. 1"=5'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/1/00

94044\DWG\PHASE4\PROF-4

OWNER/DEVELOPER

RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

project 94044 | date NOV 1999
illustration M.P. | engineering M.P.
scale HOR. 1"=50' VER. 1"=5' | approval J.H.

no. | description revisions | date

TAX MAP 43, PARCEL 347, 670 & 4

NEW COLONY VILLAGE – PHASE 4

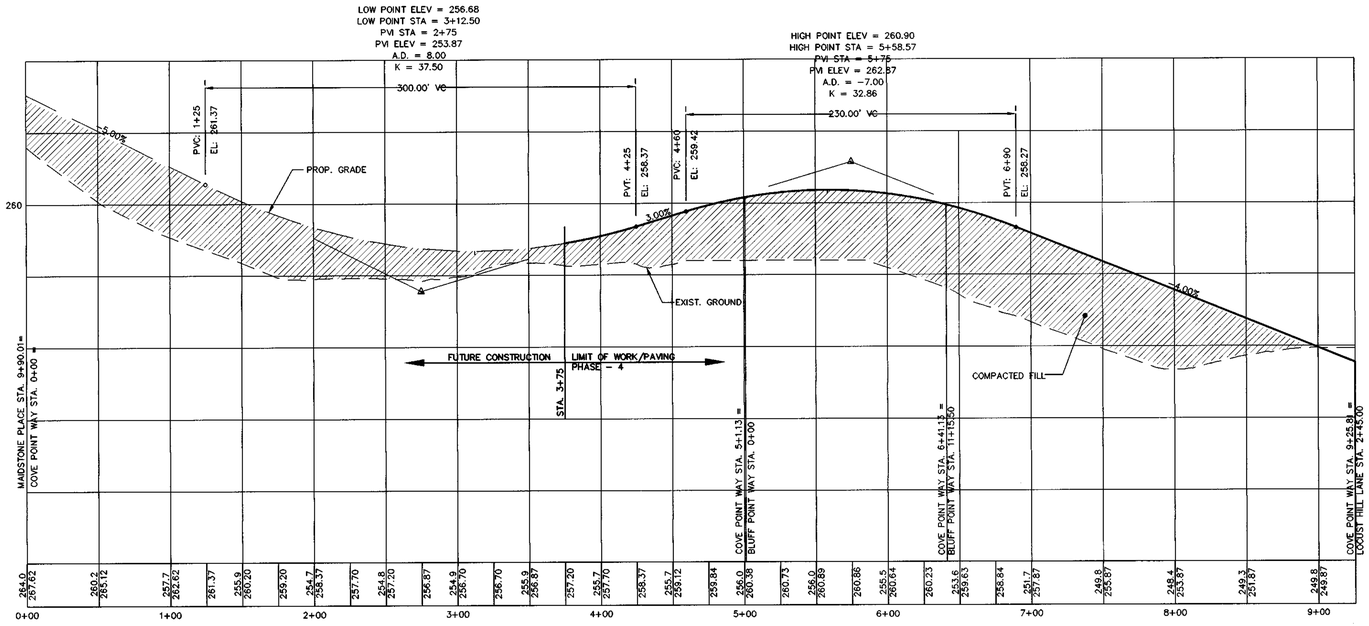
HOWARD COUNTY, MARYLAND

1ST ELECTION DISTRICT

ROAD PROFILES

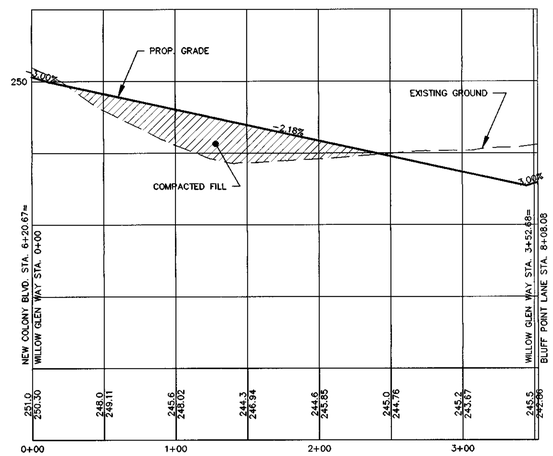
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115



COVE POINT WAY PROFILE

SCALE: HOR. 1"=50'
VER. 1"=5'



WILLOW GLEN WAY PROFILE

SCALE: HOR. 1"=50'
VER. 1"=5'

NOTE

EXISTING GROUND REPRESENTS ORIGINAL PREDEVELOPED CONDITIONS IN ORDER TO ACCURATELY REPRESENT CUT & FILL AREAS

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONNING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/2/10

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/10

DIRECTOR — DATE 8/1/10

94044\DWG\PHASE4\PROF-4

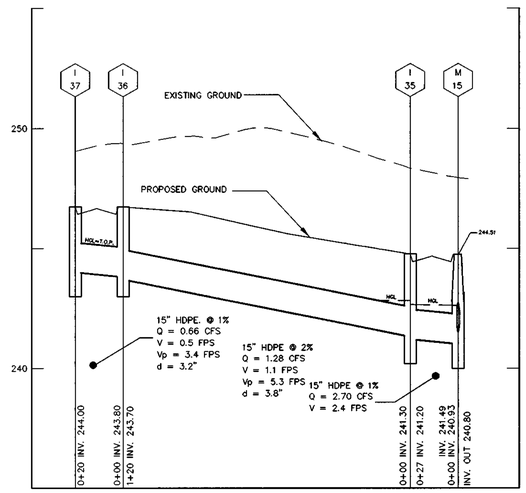
project 94044 | date NOV 1999
illustration M.P. | engineering M.P.
scale HOR. 1"=50' VER. 1"=5' | approval J.H.

no.	description / revisions	date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
1ST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
ROAD PROFILES

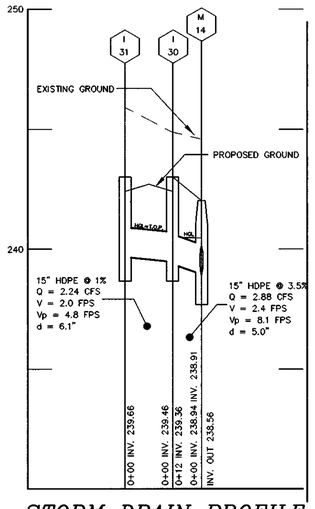
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115



STORM DRAIN PROFILE

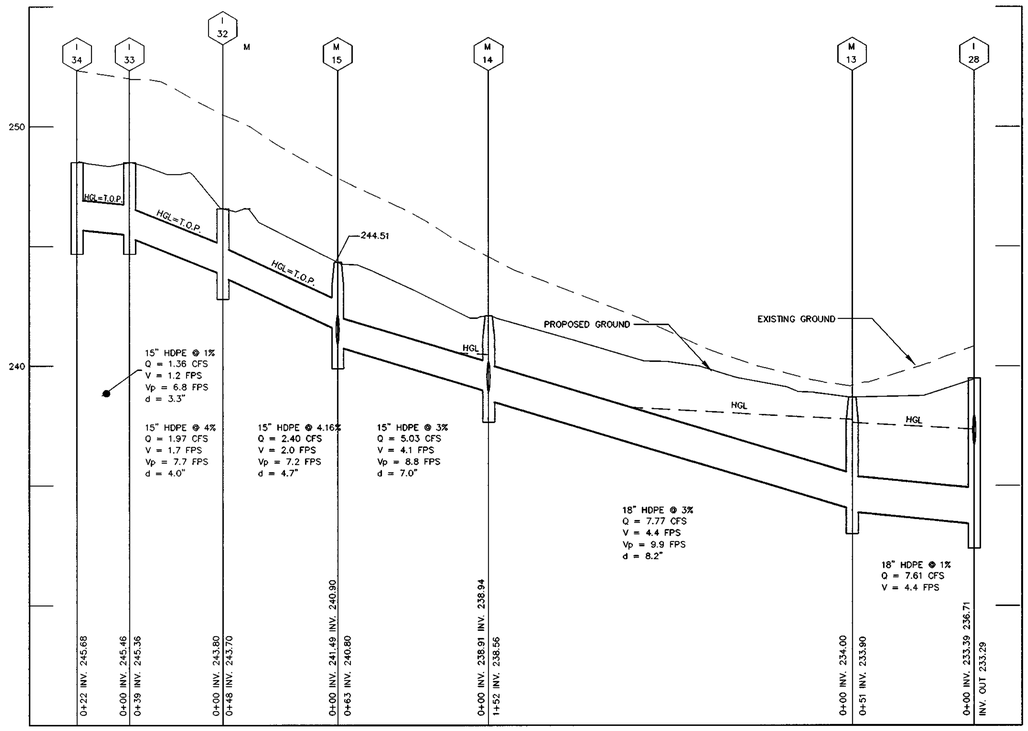
SCALE: HOR. 1"=30'
VER. 1"=3'



STORM DRAIN PROFILE

SCALE: HOR. 1"=30'
VER. 1"=3'

NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 8 OF 18

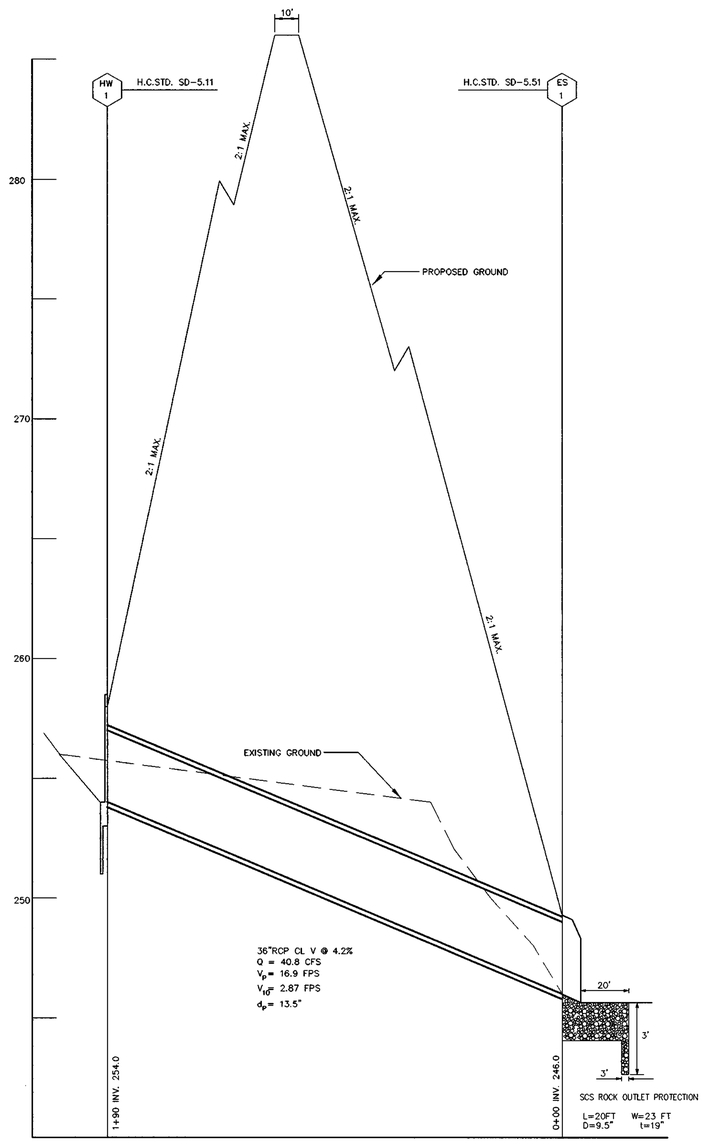


STORM DRAIN PROFILE

SCALE: HOR. 1"=30'
VER. 1"=3'

STORM DRAIN PROFILE

SCALE: HOR. 1"=30'
VER. 1"=3'



36" CULVERT PROFILE @ NOISE BERM

SCALE: HOR. 1"=30'
VER. 1"=3'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/6/00

DIRECTOR — DATE 12/27/00

94044\ENG\PHASE4\NCV-PR4

NOTE

EXISTING GROUND REPRESENTS PREDEVELOPED CONDITIONS IN ORDER TO ACCURATELY REPRESENT CUT & FILL AREAS

STATE OF MARYLAND — ALBERT C. BOENDER — 17965 — REGISTERED PROFESSIONAL ENGINEER

OWNER/DEVELOPER

RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

project 94044 | date NOV.2000 | engineering | approval
illustration JS | JS | scale HOR. 1"=30' VER. 1"=3"

no. | description revisions | date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115

ULTRA-FLOW PIPE REFERENCE SPECIFICATIONS

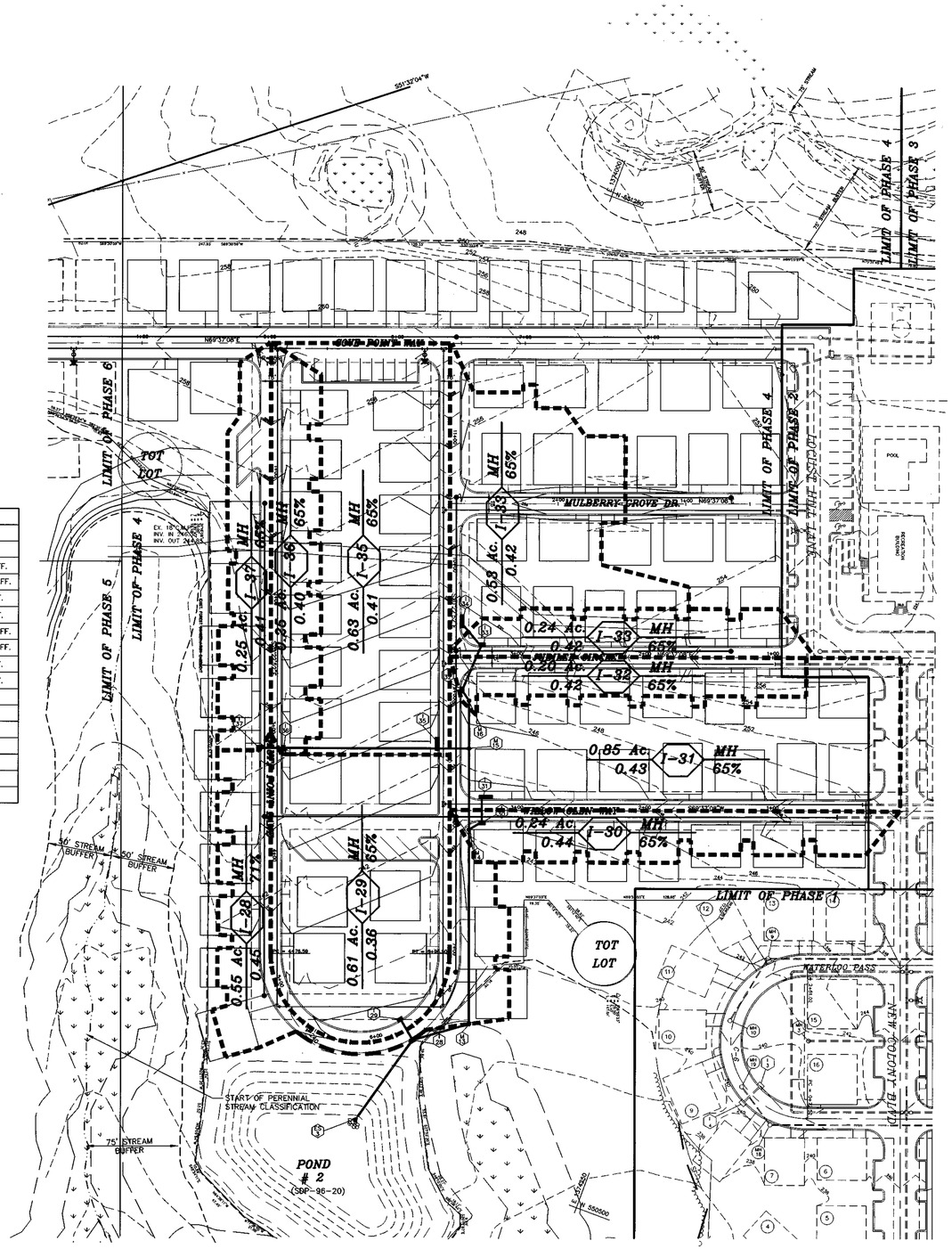
MATERIAL	ALUMINIZED STEEL Type 2	AASHTM M274
PIPE	STEEL	ASTM A760
DESIGN	STEEL	ASTM A796
INSTALLATION	STEEL	ASTM A798

NOTE: USE 14 GAUGE ULTRA FLOW PIPES UNLESS OTHERWISE NOTED.

STRUCTURE SCHEDULE

NO.	LOCATION	TOP	INV. IN	INV. OUT	C
I-28	BLUFF POINT LANE – STA 6+09.83 8' OFFSET RIGHT	240.19	236.71 233.39	233.29	INLET TYPE A-5 (HO. CO. STD SD 4.01) – SUMP
I-29	BLUFF POINT LANE – STA 6+09.83 8' OFFSET LEFT	240.19	----	236.91	INLET TYPE A-5 (HO. CO. STD SD 4.01) – SUMP
I-30	WILLOW GLEN WAY – STA 3+29.67 8' OFFSET LEFT	243.38	239.46	239.36	INLET TYPE A-5 (HO. CO. STD SD 4.01) – 100% EFF.
I-31	WILLOW GLEN WAY – STA 3+29.67 8' OFFSET RIGHT	243.38	----	239.66	INLET TYPE A-10 (HO. CO. STD SD 4.01) – 100% EFF.
I-32	BLUFF POINT LANE – STA 9+00.00 8' OFFSET RIGHT	246.86	243.80	243.70	INLET TYPE A-5 (HO. CO. STD SD 4.01) – 97% EFF.
I-33	JUBILEE CIRCLE – STA 3+29.69 8' OFFSET RIGHT	248.22	245.46	245.36	INLET TYPE A-5 (HO. CO. STD SD 4.01) – 96% EFF.
I-34	BLUFF POINT LANE – STA 9+98.91 8' OFFSET RIGHT	251.26	----	245.68	INLET TYPE A-10 (HO. CO. STD SD 4.01) – 100% EFF.
I-35	BLUFF POINT LANE – STA 8+54.78 8' OFFSET LEFT	244.95	241.30	241.20	INLET TYPE A-10 (HO. CO. STD SD 4.01) – 100% EFF.
I-36	BLUFF POINT LANE – STA 3+19.01 8' OFFSET LEFT	246.89	243.80	243.70	INLET TYPE A-5 (HO. CO. STD SD 4.01) – 99% EFF.
I-37	BLUFF POINT LANE – STA 3+19.01 8' OFFSET RIGHT	246.89	----	244.00	INLET TYPE A-5 (HO. CO. STD SD 4.01) – 99% EFF.
M-13	BLUFF POINT LANE – STA 6+56.24 31.49' OFFSET RIGHT	238.71	234.00	233.90	MANHOLE (HO. CO. STD G 5.01)
M-14	WILLOW GLEN WAY – STA 7+93.08 15' OFFSET RIGHT	242.09	238.94 238.91	238.56	MANHOLE (HO. CO. STD G 5.01)
M-15	BLUFF POINT LANE – STA 8+56.63 15.17' OFFSET RIGHT	244.34	241.49 240.90	240.80	MANHOLE (HO. CO. STD G 5.01)
M-16	BLUFF POINT LANE – STA 8+94.09 15.17' OFFSET RIGHT	246.57	243.30	243.20	MANHOLE (HO. CO. STD G 5.01)
ES-6	BLUFF POINT LANE – STA 5+85.88 57.44' OFFSET RIGHT	----	----	230.34	18" ø END SECTION (HO. CO STD. SD 5.61)

NOTE:
1. ALL ELEVATIONS MEASURED TO CENTER OF SUMP INLETS AND MANHOLES AND TO DOWNSTREAM SIDE OF INLETS ON GRADE.
2. PROVIDE 5' TRANSITION FROM HOWARD COUNTY STD. R-301 MODIFIED CURB AND GUTTER TO TOP OF SLAB AT ALL INLETS.
3. FOR INLETS, TOP ELEVATION REFERS TO TOP OF CURB ELEVATION



LEGEND:

DRAINAGE AREA DATA — A / C / B / Z / P

DRAINAGE DIVIDE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/1/00

STATE OF MARYLAND — R. JACOB PREUSS — 12948 — PROFESSIONAL ENGINEER

94044\DWG\PHASE4\NCV-DR4

project 94044 | date MAY 2000
illustration JS | engineering JS
scale 1"=50' | approval RJH

no. | description revisions | date

TAX MAP 43, PARCEL 347, 670 & 4

NEW COLONY VILLAGE – PHASE 4

1ST ELECTION DISTRICT

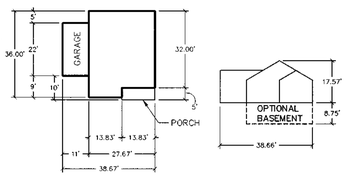
HOWARD COUNTY, MARYLAND

DRAINAGE AREA MAP

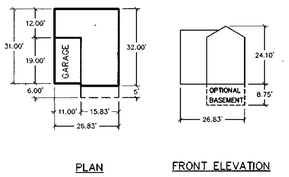
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115

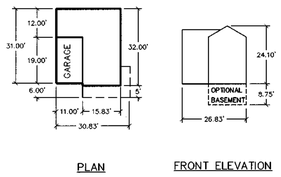
HOUSE MODELS



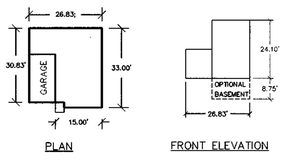
ARABY COTTAGE



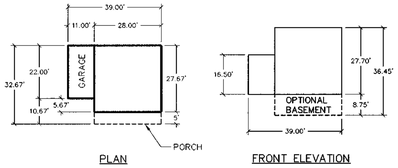
BRENTFIELD



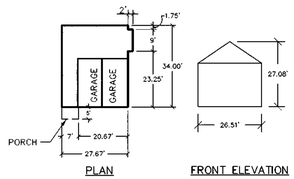
BRENTFIELD 1



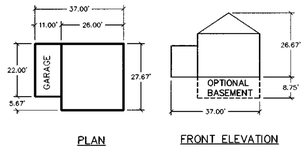
DE MARR



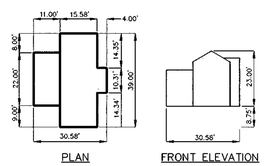
CHANDLER'S HOPE



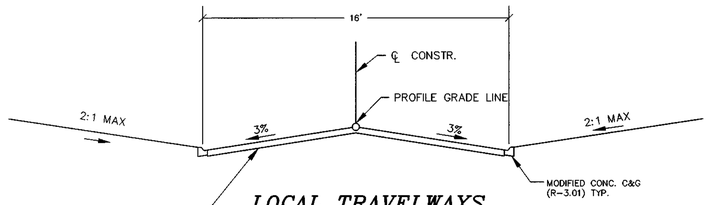
CARRIAGE HOUSE



ELLERSLIE



CAMBRIDGE

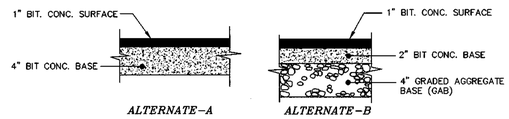


LOCAL TRAVELWAYS

WILLOW GLEN WAY
MULBERRY GROVE DR.
JUBILEE CIRCLE
BLUFF POINT LANE

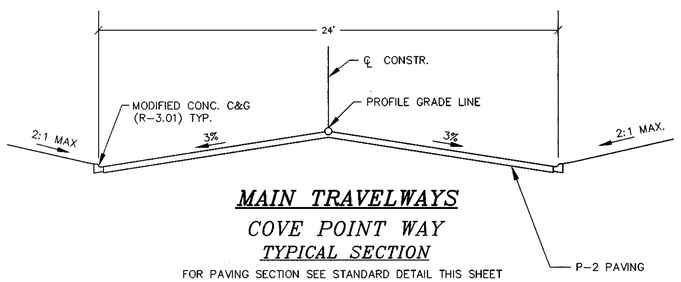
TYPICAL SECTION

FOR PAVING SECTION SEE STANDARD DETAIL THIS SHEET
N.T.S.



PAVING SECTIONS

P-1
N.T.S.

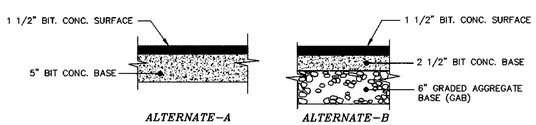


MAIN TRAVELWAYS

COVE POINT WAY

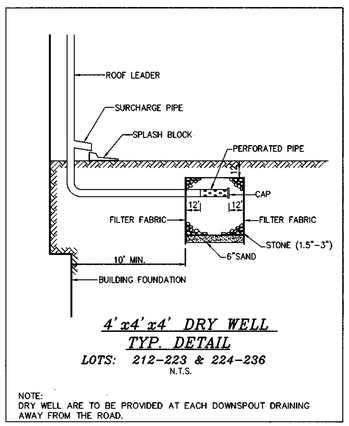
TYPICAL SECTION

FOR PAVING SECTION SEE STANDARD DETAIL THIS SHEET
N.T.S.



PAVING SECTIONS

P-2
N.T.S.



4'x4'x4' DRY WELL

TYP. DETAIL

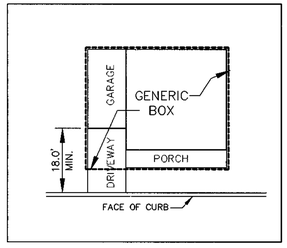
LOTS: 212-223 & 224-236
N.T.S.

NOTE:
DRY WELL ARE TO BE PROVIDED AT EACH DOWNSPOUT DRAINING AWAY FROM THE ROAD.

GENERIC BOXES

GENERIC BOXES	AVAILABLE MODELS	GENERIC BOXES	AVAILABLE MODELS
1 (39.00' x 39.00')	ALL MODELS	4 (30.61' x 39.00')	BRENTFIELD CARRIAGE HOUSE DE MARR CAMBRIDGE
2 (39.00' x 37.00')	ARABY COTTAGE, BRENTFIELD BRENTFIELD 1 CHANDLER'S HOPE DE MARR ELLERSLIE	5 (26.83' x 37.00')	BRENTFIELD DE MARR
3 (39.00' x 32.67')	CHANDLER'S HOPE ELLERSLIE	6 (37.00' x 27.67')	ELLERSLIE
		7 (29.67' x 39.00')	BRENTFIELD CARRIAGE HOUSE DE MARR

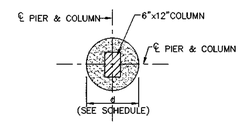
NOTE: GENERIC BOX DIMENSIONS ARE ESTABLISHED TO MAINTAIN THE PRINCIPAL STRUCTURE OUTSIDE OF WATER & SEWER EASEMENT.



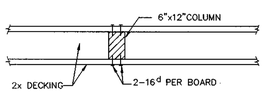
PARKING LAYOUT DETAIL

SCALE : 1" = 20'

NOTE:
ALL HOUSING UNITS HAVE MINIMUM ONE PARKING SPACE IN GARAGE. HOUSING UNITS WITHOUT SUFFICIENT DRIVEWAY FOR ADDITIONAL PARKING WILL UTILIZE OFF-STREET SPACES SHOWN.



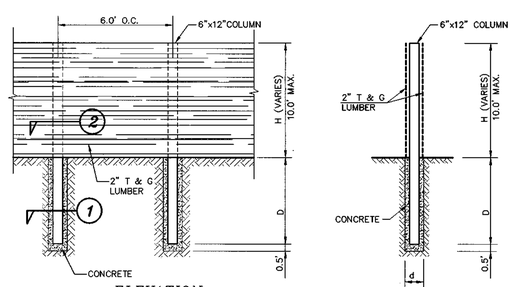
SECTION 1



SECTION 2

NTS

SCHEDULE				
H	S	D	d	POST SIZE
5	8'	6'	12"	4"x8"
8	8'	6'	16"	8"x8"
10	8'	8'	18"	6"x12"
15	8'	10'	24"	8"x16"
20	6'	10'	30"	10"x16"



NOISE WALL DETAIL

NTS

NOTES:
1. GENERAL:
   A. HEIGHT OF BARRIER SHALL BE BASED ON ACOUSTIC REQUIREMENTS.
   B. BARRIER WALLS HAVING A HEIGHT (H) NOT INDICATED IN THE TABLES SHALL BE CONSTRUCTED AS SHOWN IN THE HIGHER HEIGHT CATEGORY.
2. SIDING.
   A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ.IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MC15.
   B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
3. POST:
   A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
   B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
4. CONCRETE:
   A. CONCRETE IN THE PIERS HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. FT.
   B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
5. FOUNDATIONS:
   A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA:
   $D=\left(\frac{14.52M}{Pd}\right)^{1/3}$
   M= MOMENT AT TOP OF DRILLED PIER (FT/LBS)
   P= ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
   d= DIAMETER OF PIER (FT.)
   D= DEPTH OF PIER (FT.)
6. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO AWPA STD C-14.
7. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-009966 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-00250.
8. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS.

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONNING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/11/00

94044\DWG\PHASE3\DET-4

project 94044 | date MAY 2000 | engineering MMP | approval RJH
illustration MMP | scale AS SHOWN

no.	description / revisions	date

TAX MAP 43, PARCELS 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
HOWARD COUNTY, MARYLAND
1ST ELECTION DISTRICT
CONSTRUCTION DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

NOTE : THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE OF A LANDSCAPE PLAN.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 88,950.00 .

STREET TREE CALCULATIONS
COVE POINT WAY - 960 / 30 = 32
BLUFF POINT LANE - 118 / 30 = 4
TOTAL TREES REQUIRED = 36 SMALL TREES
TOTAL TREES PROVIDED = 36 SMALL TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B (PERIMETER 3 THRU 6)	A (PERIMETER 1 & 2)
LINEAR FEET OF PERIMETER	175 LF	642.53 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 642.53 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 4 SHADE TREES 5 EVERGREEN TREES 0 SHRUBS	 0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	 0 SHADE TREES 5 EVERGREEN TREES 8 SUBSTITUTION TREES 0 SHRUBS	 0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

PERIMETER	EDGE TYPE
PERIMETER 1	
R-MH TO R-MH - 612.35 LF	A
EXISTING TREES TO REMAIN	
PERIMETER 2	
R-MH TO R-MH - 443 LF	A
EXISTING TREES TO REMAIN	
PERIMETER 3	
R-MH SIDE TO ROAD - 33 LF	B
1 SHADE TREE / 50 LF 1	
1 EVERGREEN / 40 LF 1	
PERIMETER 4	
R-MH SIDE TO ROAD - 33 LF	B
1 SHADE TREE / 50 LF 1	
1 EVERGREEN / 40 LF 1	

PERIMETER	EDGE TYPE
PERIMETER 5	
R-MH SIDE TO ROAD - 76 LF	B
1 SHADE TREE / 50 LF 1	
1 EVERGREEN / 40 LF 2	
PERIMETER 6	
R-MH SIDE TO ROAD - 33 LF	B
1 SHADE TREE / 50 LF 1	
1 EVERGREEN / 40 LF 1	
TOTAL PLANTING OBLIGATION	
SHADE TREES 4	
EVERGREEN TREES 5	
SHRUBS 0	

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
17		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.	
13		CUPPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6' - 8' HT.	
5		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2 1/2" - 3" CAL.	LIMB UP TO 7'
36		PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT.	

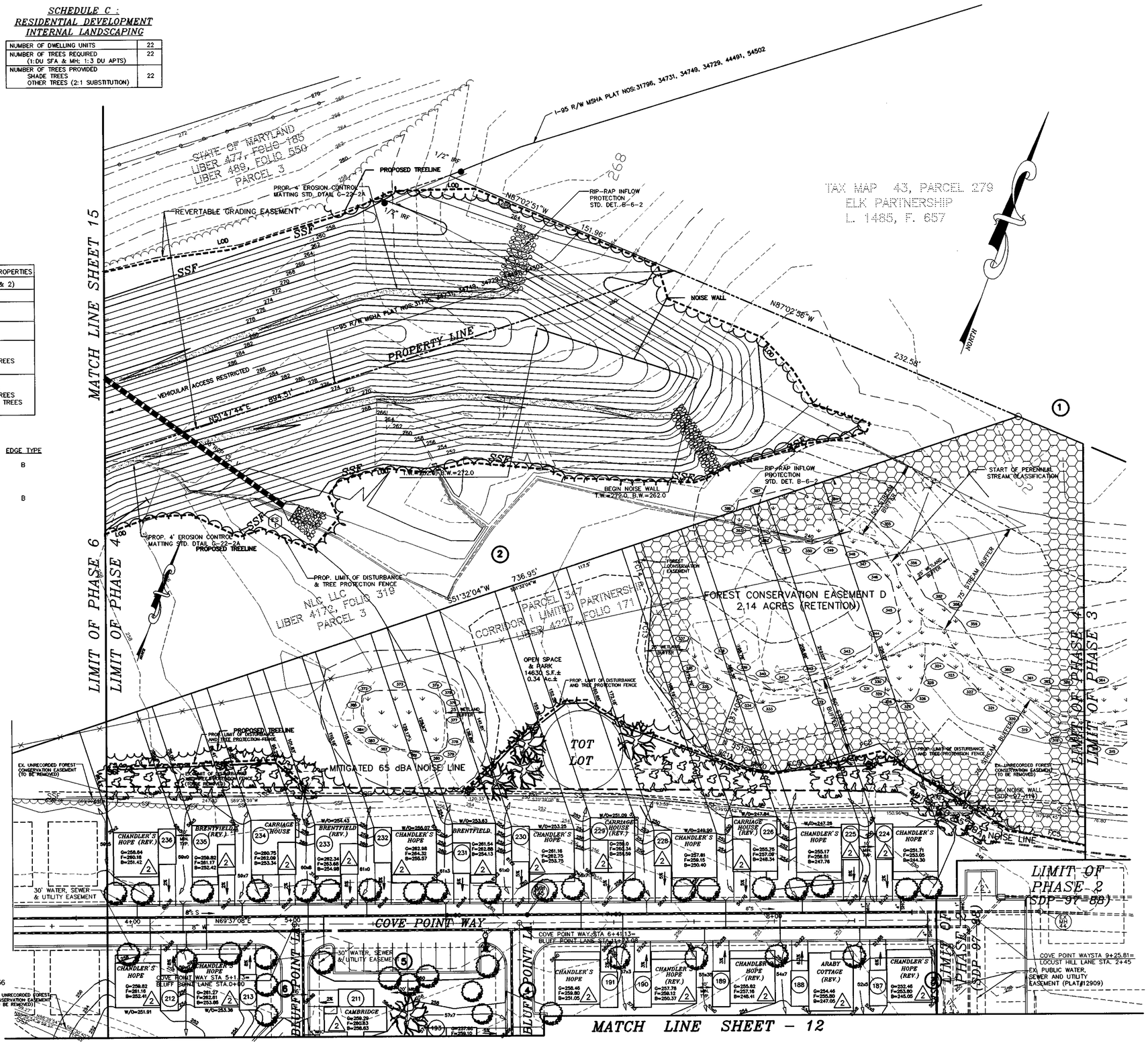
TOTAL
71 TREES (22 SHADE TREES, 36 SMALL TREES, 13 EVERGREENS)

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	18 TOTAL (10 THIS SHEET)
NUMBER OF PLANTING ISLANDS REQUIRED	1
NUMBER OF PLANTING ISLANDS PROVIDED	4 TOTAL (2 THIS SHEET)
NUMBER OF TREES REQUIRED SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	0 SHADE TREES 0 SMALL TREES

SCHEDULE C :
RESIDENTIAL DEVELOPMENT
INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	22
NUMBER OF TREES REQUIRED (1 DU SFA & MH; 1:3 DU APTS)	22
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	22



OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

STATE OF MARYLAND — RICHARD A. MOORE — 11748 — PROFESSIONAL ENGINEER

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 12/7/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 12/20/0
DIRECTOR	DATE 12/22/00

NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 11 OF 18

94044\dwg\phase4\RED-LINE\LP-4a-NEW

project 94044 | date OCT. 2000
illustration MMP | engineering MMP
scale 1" = 30' | approval RJH

no.	description / revisions	date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REVISED LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

NOTE : THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE OF A LANDSCAPE PLAN.

NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 88,950.00 .
3. NO PERIMETER EDGE LANDSCAPING IS REQUIRED FOR THIS SHEET. THIS PORTION OF PHASE 4 IS INTERNAL.
4. DUE TO EASEMENT LOCATIONS, STREET TREES HAD TO BE RELOCATED TO OTHER AVAILABLE AREAS IN THE DEVELOPMENT.

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
50		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" – 3" CAL.	
30		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8' HT.	
42		CUPPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	6' – 8' HT.	
24		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2 1/2" – 3" CAL.	LIMB UP TO 7'
23		KOELREUTERIA PANICULATA	GOLDEN RAINTREE	8' HT.	TREE FORM
3		PINUS STROBUS	WHITE PINE	8' HT.	BRANCHING DENSE BRANCHING
64		PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT.	

TOTAL
237 TREES (74 SHADE TREES, 130 SMALL TREES, 33 EVERGREENS)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	B (PERIMETER 7 THRU 15)
LINEAR FEET OF PERIMETER	495 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	9 SHADE TREES 14 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 14 EVERGREEN TREES 18 SUBSTITUTION TREES 0 SHRUBS

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	273 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 136 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	3 SHADE TREES 3 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION)	3 SHADE TREES 3 EVERGREEN TREES 0 TREES (0 SUBSTITUTION EVERGREEN TREES)

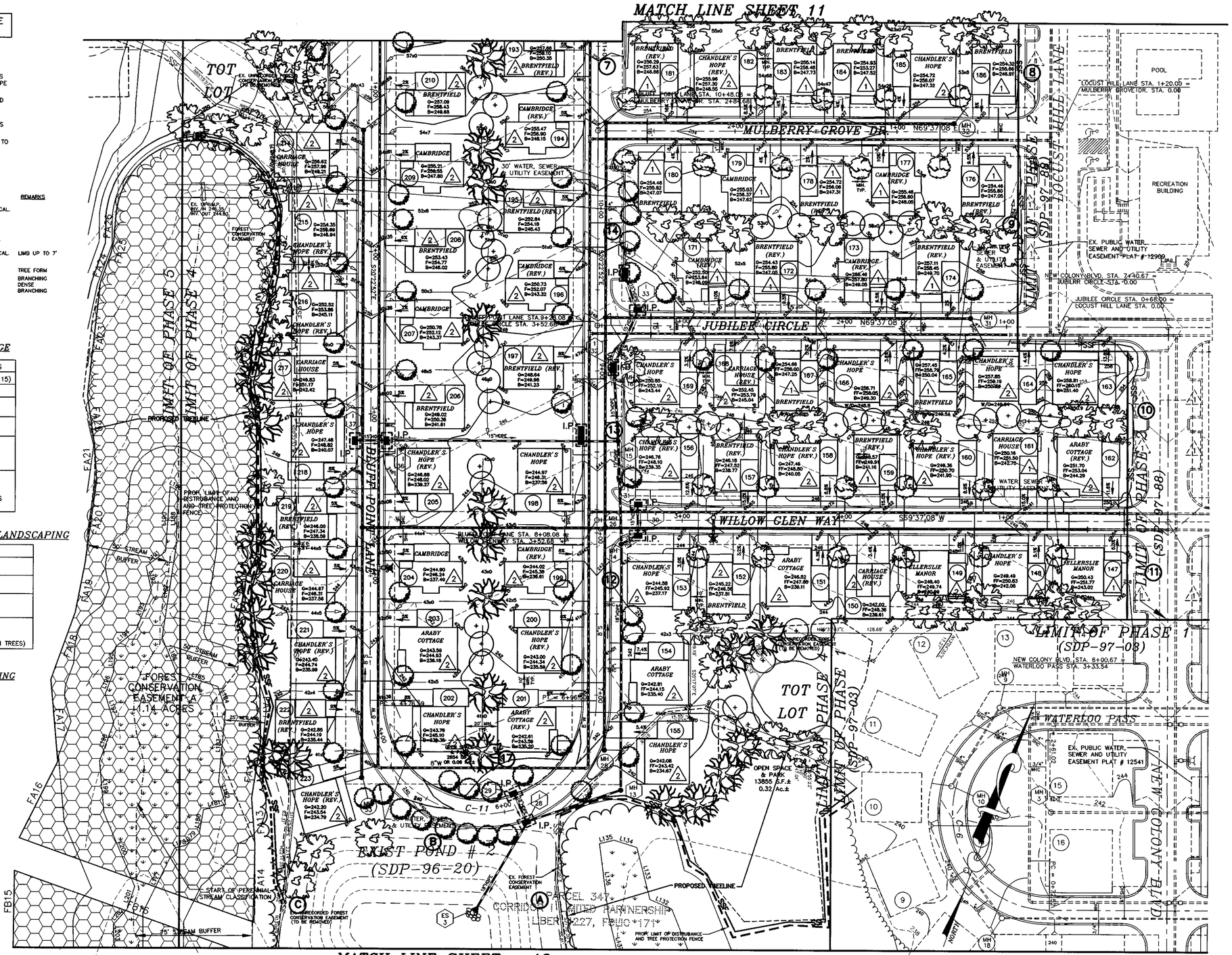
SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	18 TOTAL (8 THIS SHEET)
NUMBER OF PLANTING ISLANDS REQUIRED	1
NUMBER OF PLANTING ISLANDS PROVIDED	4 (2 THIS SHEET)
NUMBER OF TREES REQUIRED SHADE TREES	1 SHADE TREE
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	1 SHADE TREE 0 TREES

SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	71
NUMBER OF TREES REQUIRED (1:DU SFA & MH; 1:3 DU APTS)	71
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	71

STREET TREE CALCULATIONS
BLUFF POINT LANE - 2066 / 30 = 69
WILLOW GLEN WAY - 656 / 30 = 22
JUBILEE CIRCLE - 656 / 30 = 22
MULBERRY GROVE DRIVE - 520 / 30 = 17
TOTAL TREES REQUIRED = 130 SMALL TREES
TOTAL TREES PROVIDED = 130 SMALL TREES



MATCH LINE SHEET – 13

NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 12 OF 18

PERIMETER	EDGE TYPE
PERIMETER 7 R–MH SIDE TO ROAD – 37 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 8 R–MH SIDE TO ROAD – 37 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 9 R–MH SIDE TO ROAD – 70 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 10 R–MH SIDE TO ROAD – 70 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 11 R–MH SIDE TO ROAD – 28 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 12 R–MH SIDE TO ROAD – 39 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 13 R–MH SIDE TO ROAD – 70 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 14 R–MH SIDE TO ROAD – 72 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 2	B
PERIMETER 15 R–MH SIDE TO ROAD – 72 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 2	B

TOTAL PLANTING OBLIGATION
SHADE TREES 13
EVERGREEN TREES 17
SHRUBS 0

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A – 67 LF EXISTING TREES TO REMAIN	B
SWM PERIMETER B – 137 LF 1 SHADE TREE / 50 LF 3 1 EVERGREEN / 40 LF 3	B
SWM PERIMETER C – 69 LF EXISTING TREES TO REMAIN	B

TOTAL PLANTING OBLIGATION
SHADE TREES 3
EVERGREEN TREES 3
SHRUBS 0

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/21/00

DIRECTOR — DATE 12/27/00

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

project 94044 | date OCT.2000
illustration MMP | engineering MMP
scale 1"=30' | approval RJH

no. | description revisions | date

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE – PHASE 4
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REVISED LANDSCAPE PLAN

12 OF 18

SDP-97-115

94044\dwg\phase4\RED-LINE\LP-4B

NOTE : THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE OF A LANDSCAPE PLAN.

NOTES:

1. NO INTERNAL LANDSCAPING OR STREET TREES ARE REQUIRED FOR THIS SHEET.
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
3. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 88,950.00 .

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY
LANDSCAPE TYPE	B (PERIMETER 18)
LINEAR FEET OF PERIMETER	405.78 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 330.78 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	 2 SHADE TREES 2 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	360 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 360 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	 0 SHADE TREES 0 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION)	 0 SHADE TREES 0 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
2		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" – 3" CAL.	
2		PINUS STROBUS	WHITE PINE	8' HT.	DENSE BRANCHING

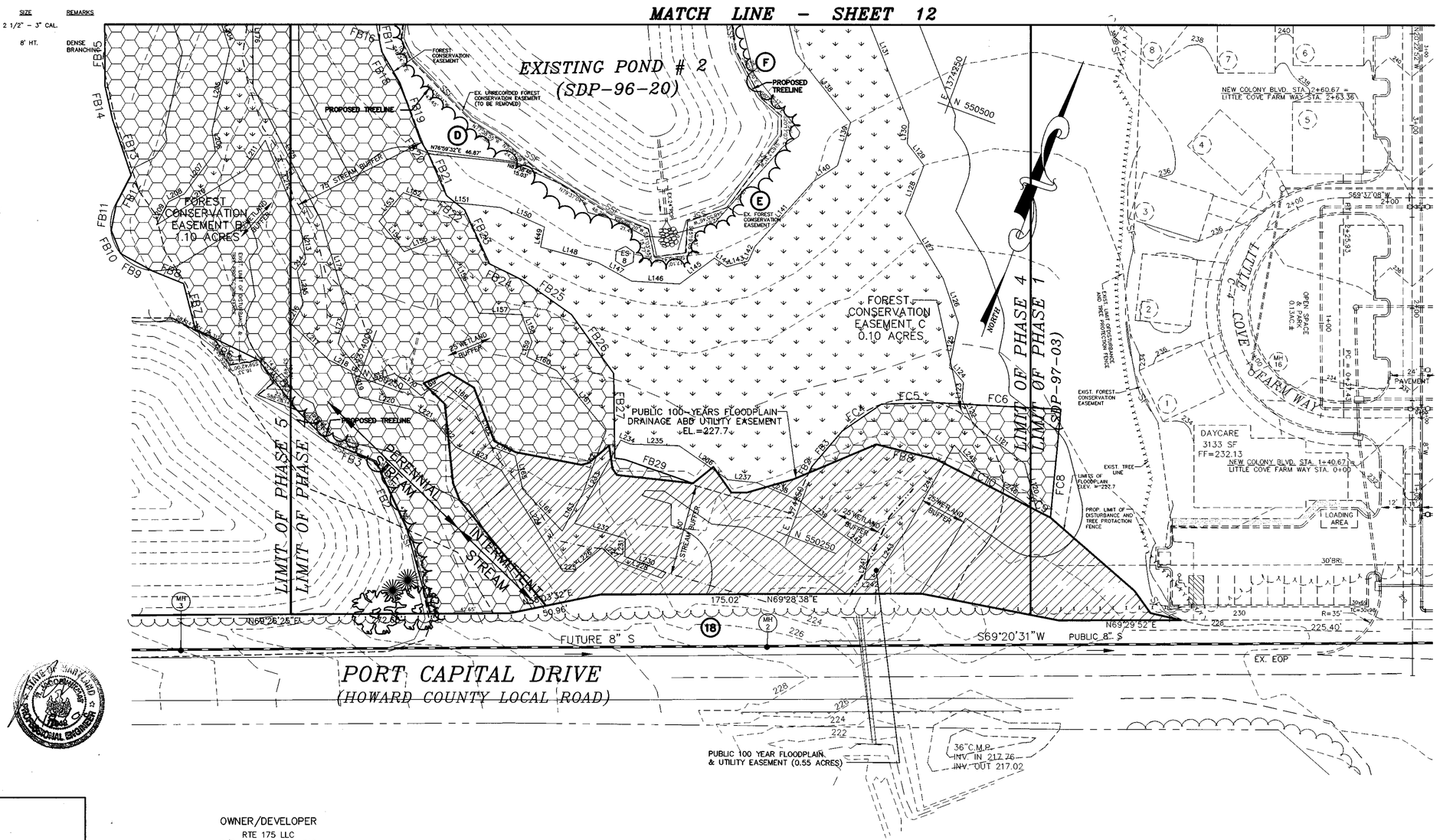
TOTAL
4 PLANTS (2 SHADE TREES, 2 EVERGREENS)

PERIMETER		EDGE TYPE
PERIMETER 3		
R-MH TO ROAD – 330.78 LF EXISTING TREES TO REMAIN		B
SWM TO ROAD – 75 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	2 2	B
TOTAL PLANTING OBLIGATION		
SHADE TREES	2	
EVERGREEN TREES	2	
SHRUBS	0	

SWM PERIMETER		EDGE TYPE
SWM PERIMETER D – 200 LF EXISTING TREES TO REMAIN		B
SWM PERIMETER E – 100 LF EXISTING TREES TO REMAIN		B
SWM PERIMETER F – 60 LF EXISTING TREES TO REMAIN		B
TOTAL PLANTING OBLIGATION		
SHADE TREES	0	
EVERGREEN TREES	0	
SHRUBS	0	

LEGEND

- 2 — GENERIC BOX NUMBER
- (39) — UNIT NUMBER
- (3) — NO OF PARKING SPACES
- WETLANDS
- (#) — PERIMETER LANDSCAPE EDGE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT ~~AND RESEARCH~~ — DATE 8/1/00

DIRECTOR — DATE 8/1/00

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

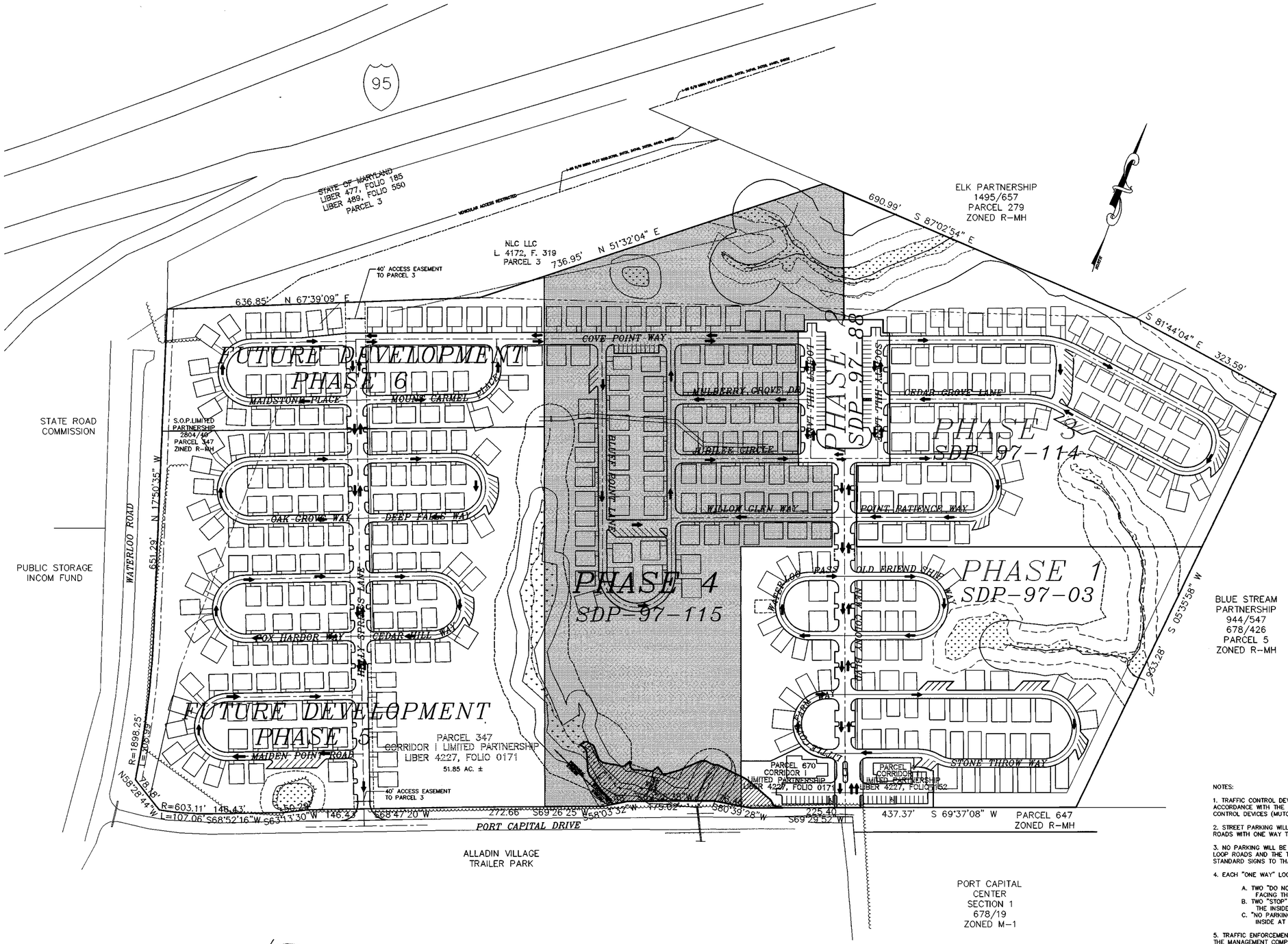
94044\DWG\PHASE4\LP-4C

project	date
94044	MAY 2000
illustration	engineering
MMP/SJD	SJD
scale	approval
1"=30'	RJH

no.	description	date
	revisions	

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE – PHASE 4
1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



NOTES:

1. TRAFFIC CONTROL DEVICES, MARKINGS, AND SINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. STREET PARKING WILL BE ALLOWED ON ONE SIDE OF THE ROAD AT LOOP ROADS WITH ONE WAY TRAFFIC.

3. NO PARKING WILL BE ALLOWED ON THE OUTER SIDE OF THE "ONE WAY" LOOP ROADS AND THE TURNING CURVE AT THE END OF THE LOOP. STANDARD SIGNS TO THAT EFFECT WILL BE PROVIDED.

4. EACH "ONE WAY" LOOP ROAD WILL HAVE THE FOLLOWING SIGNS:

   A. TWO "DO NOT ENTRE" SIGN LOCATED AT THE EXIT FROM EACH LOOP FACING THE MAIN ROAD.
   B. TWO "STOP" SIGNS LOCATED AT THE EXIST FROM EACH LOOP FACING THE INSIDE.
   C. "NO PARKING" SIGNS ON THE OUTSIDE OF THE LOOP AND AT THE INSIDE AT THE TURNING CURVES AT THE END OF THE LOOP.

5. TRAFFIC ENFORCEMENT AND SECURITY WILL BE PROVIDED PRIVATELY BY THE MANAGEMENT COMPANY.

6. THE ENTRANCE GATE WILL BE MANED 24 HOURS A DAY.

7. TWO LANE ENTRANCE IS PROVIDED AT THE GATE. RESIDENTS WILL BE ABLE TO ENTER EITHER BY USING MAGNETIC SECURITY CARDS OR WITH THE ASSISTANCE OF THE GUARD. VISITORS MUST BE CLEARED BY THE GUARD.

OWNER/DEVELOPER

RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONNING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/1/00

STATE OF MARYLAND — SURVEYOR — PROPERTY LINE

94044\dwg\phase3\TRAF-4

project	date
94044	NOV 1999
illustration	engineering
M.P.	M.P.
scale	approval
1"=100'	J.H.

no.	description	date
	revisions	

TAX MAP 43, PARCEL 347, 670 & 4

NEW COLONY VILLAGE – PHASE 4

1ST. ELECTION DISTRICT — HOWARD COUNTY, MD

TRAFFIC CIRCULATION & OVERALL MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 6/9/00

MARK L. LEVY, RTE 175, LLC
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 6/8/00

R. DAVID HILMAN
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Cheryl Simmons — 7/5/00
USDA – NATURAL RESOURCE CONSERVATION SERVICE — DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson — 7/5/00
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 7/12/00 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — 8/1/00 DATE

DIRECTOR — 8/1/00 DATE

BASE LINE OF RIGHT-OF-WAY (I-95) SHA PLAT No. 54502

STATE OF MARYLAND
LIBER 477, FOLIO 185
LIBER 489, FOLIO 550
PARCEL 3

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-12	60.00'	93.38'	59.14'	84.24'	S24°12'14"W	89°10'12"
C-13	60.00'	188.50'	<infinite>	120.00'	N21°12'40"W	180°00'00"

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

NOTE: EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 ARE TO BE UTILIZED FOR THIS PROJECT.

LEGEND

- (39) UNIT NUMBER
- WETLANDS
- NEW LIMIT OF DISTURBANCE
- PRIOR LIMIT OF DISTURBANCE
- -SSF- PREVIOUSLY INSTALLED SUPER SILT FENCE
- -SSF- SUPER SUPER SILT FENCE
- RRP RIPRAP INFLOW PROTECTION

INTERSTATE 95
(NORTH BOUND)

EDGE OF PAVEMENT — GUARD RAIL — REVERTABLE GRADING EASEMENT — PROP. LIMIT OF DEITURBANCE — ELECTRIC POLE TO BE RESET — PROP. 4' EROSION CONTROL MATTING STD. DETAIL G-22-2A — VEHICULAR ACCESS RESTRICTED — PROPERTY LINE — S51°47'44"W 95 R/W MSHA PLAT NOS: 31796, 34731, 34749, 34729, 14491, 54502 — LIMIT OF PHASE 6 — LIMIT OF PHASE 4 — NLC LLC LIBER 4172, FOLIO 319 PARCEL 3 — PROP. LIMIT OF DISTURBANCE & TREE PROTECTION FENCE

SEDIMENT TRAP DATA

TYPE:	ST-II STONE TRAP
DRAINAGE AREA:	39,200 SF
TOTAL VOLUME REQUIRED:	3,600 C.F.
TOTAL VOLUME PROVIDED:	14,135 C.F.
WET STORAGE REQUIRED:	1,800 C.F.
WET STORAGE PROVIDED:	4,880 C.F.
WET STORAGE EL.:	259.5
DRY STORAGE REQUIRED:	1,800 C.F.
DRY STORAGE PROVIDED:	9250 C.F.
DRY STORAGE EL.:	261.0
TOP OF EMBANKMENT EL.:	262.0
TOP WEIR EL.:	263.0
WEIR LENGTH:	4.0'

SEDIMENT TRAP # 1

S35°13'30"W 57.48' — S54°15'30"W 52.47' — N67°39'09"E 455.18' — MITIGATED 65 dBA NOISE LINE — 656.85

T.W.=310.0, B.W.=310.0 — T.W.=306.0, B.W.=300.0 — T.W.=306.0, B.W.=302.0 — END OF NOISE WALL T.W.=310.0, B.W.=306.0

NOISE BARRIER — MITIGATED 65 dBA NOISE LINE — 40' ACCESS EASEMENT TO PARCEL 3

PARCEL 347
CORRIDOR I LIMITED PARTNERSHIP
LIBER 4227 FOLIO 171

COVE POINT WAY — S68°47'20"W 5+00 — 6+00 — 1+00 — 2+00 — 3+00 — 4+00 — N69°37'08"E — PT = 3+19.31

MAIDSTONE PLACE — S68°47'20"W — 1+00 — 2+00

MOUNT CARMEL PLACE — 1+00 — 2+00

TOT LOT

EX. 18" C.M.P.
INV. IN 246.35
INV. OUT 244.83

94044\DWG\PHASE4\BERM-BENCH.DWG

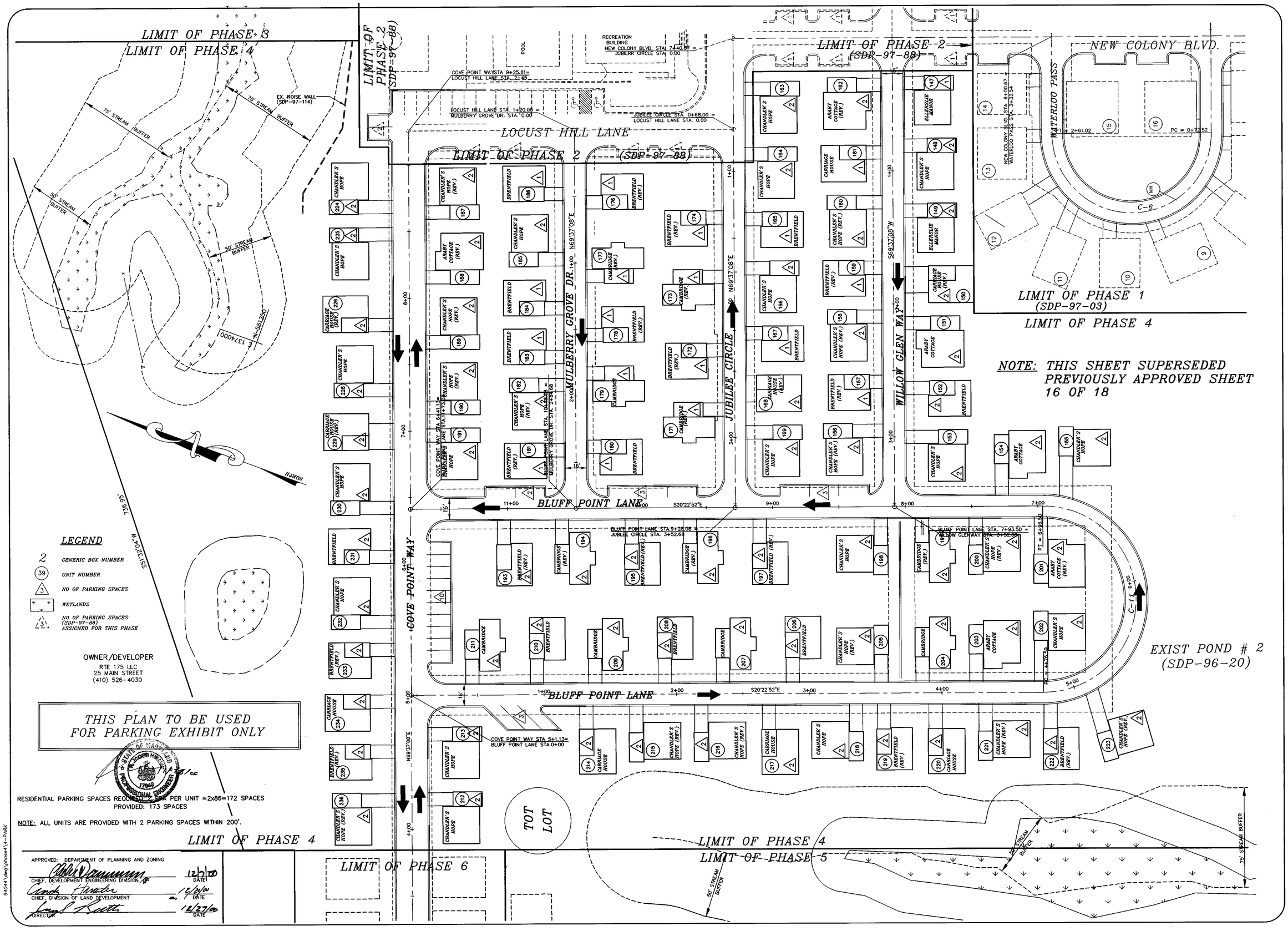
no.	description / revisions	date

project 94044 | date MAY 2000
illustration MMP | engineering MMP
scale 1"=30' | approval RJH

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE – PHASE 4
1ST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
NOISE BARRIER, OFF-SITE GRADING

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

SDP-97-115



NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 16 OF 18

LEGEND

- 2 GENERIC BOX NUMBER
- 39 UNIT NUMBER
- 3 NO OF PARKING SPACES
- WETLANDS
- 3 NO OF PARKING SPACES (SDP-97-88) ASSIGNED FOR THIS PHASE

OWNER/DEVELOPER
RTE 175 LLC
25 MAIN STREET
(410) 526-4030

THIS PLAN TO BE USED FOR PARKING EXHIBIT ONLY

RESIDENTIAL PARKING SPACES REQUIRED: 2 PER UNIT =2x86=172 SPACES
PROVIDED: 173 SPACES

NOTE: ALL UNITS ARE PROVIDED WITH 2 PARKING SPACES WITHIN 200'.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/20/00

DIRECTOR — DATE 12/27/00

94044\dwg\phase4\4-PARK

project	date
94044	OCT.2000
illustration	engineering
MMP	MMP
scale	approval
1"=30'	RJH

no.	description	date
	revisions	

TAX MAP 43, PARCEL 347, 67 & 4

NEW COLONY VILLAGE – PHASE 4

1ST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

REVISED PARKING LAYOUT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115r

FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	58.52 (52.62 AC PARCELS 347, 640, & 4 & 5.90 ACRES ON PARCEL 3)
AREA WITHIN 100 YEAR FLOODPLAIN	0.55 (PARCEL 347)
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	57.97
LAND USE CATEGORY RESIDENTIAL-SUBURBAN	

II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	11.59
C. AFFORESTATION MINIMUM (15%)	8.70
D. EXISTING FOREST ON NET TRACT AREA	53.70
E. FOREST AREAS TO BE CLEARED	47.18
F. FOREST AREAS TO BE RETAINED	6.52

IV, REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	42.11
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	5.07
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	10.53
REFORESTATION FOR CLEARING BELOW THRESHOLD	10.14
TOTAL REFORESTATION REQUIRED	20.67
TOTAL REFORESTATION REQUIRED FOR PHASE 4	6.89

NOTE:

1. ALTHOUGH THERE IS GREATER ACREAGE OF RETAINED FOREST SHOWN ON THIS PLAN, FOREST CONSERVATION AREAS HAVE ONLY BEEN SHOWN WITHIN AREAS OF WETLANDS AND STREAM & WETLAND BUFFERS TO ALLOW THE FLEXIBILITY TO GRADE IN SOME AREAS AS IT BECOMES NECESSARY.
2. FEE-IN-LIEU OF REFORESTATION HAS BEEN REQUESTED FOR THE AREA REQUIRED TO BE REFORESTED BY THE HOWARD COUNTY FOREST CONSERVATION MANUAL, SEE FOREST CONSERVATION CALCULATIONS THIS SHEET. PHASE 4 IS REQUIRED TO MEET THE OBLIGATIONS OF ONE-THIRD OF THE REFORESTATION REQUIREMENT. THIS REQUIREMENT WILL BE SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A. PLEASE NOTE THAT ANY AREAS THAT ARE AVAILABLE FOR REFORESTATION ON-SITE, WILL BE UTILIZED AT A LATER DATE.
3. NO FLOODPLAIN EXISTS ON PARCELS 670, 4, AND 3.
4. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION AND REFORESTATION FOR NEW COLONY VILLAGE, PHASE 4, HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR SDP-97-115 IN THE AMOUNT OF $118,439.64 ($28,401.12 FOR 6.52 ACRES OF ON-SITE RETENTION ON NEW COLONY VILLAGE, PHASE 4 (SDP-97-115) AND $90,038.52 FOR 6.89 ACRES OF OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A, PER F-00-168 & F-01-11.
5. FOREST CONSERVATION TABULATION :

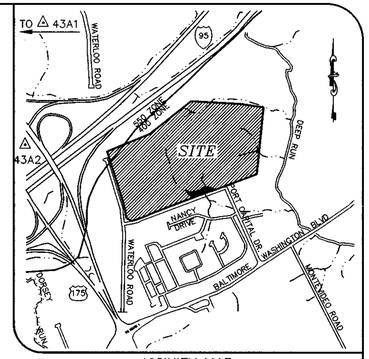
EASEMENT A (RETENTION)	1.14 ACRES
EASEMENT B (RETENTION)	1.10 ACRES
EASEMENT C (RETENTION)	0.10 ACRES
EASEMENT D (RETENTION)	2.14 ACRES
EASEMENT E (RETENTION)	2.04 ACRES
TOTAL EASEMENT AREA	6.52 ACRES

6. FOR TREE PROTECTIVE FENCING DETAIL, SEE SHEET 18 OF 18.

GENERAL NOTES

FOREST PROTECTION

1. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
2. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
3. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
4. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
5. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
7. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL FORESTED AREAS. PLEASE REFER TO ROOT PRUNING DETAIL THIS SHEET.



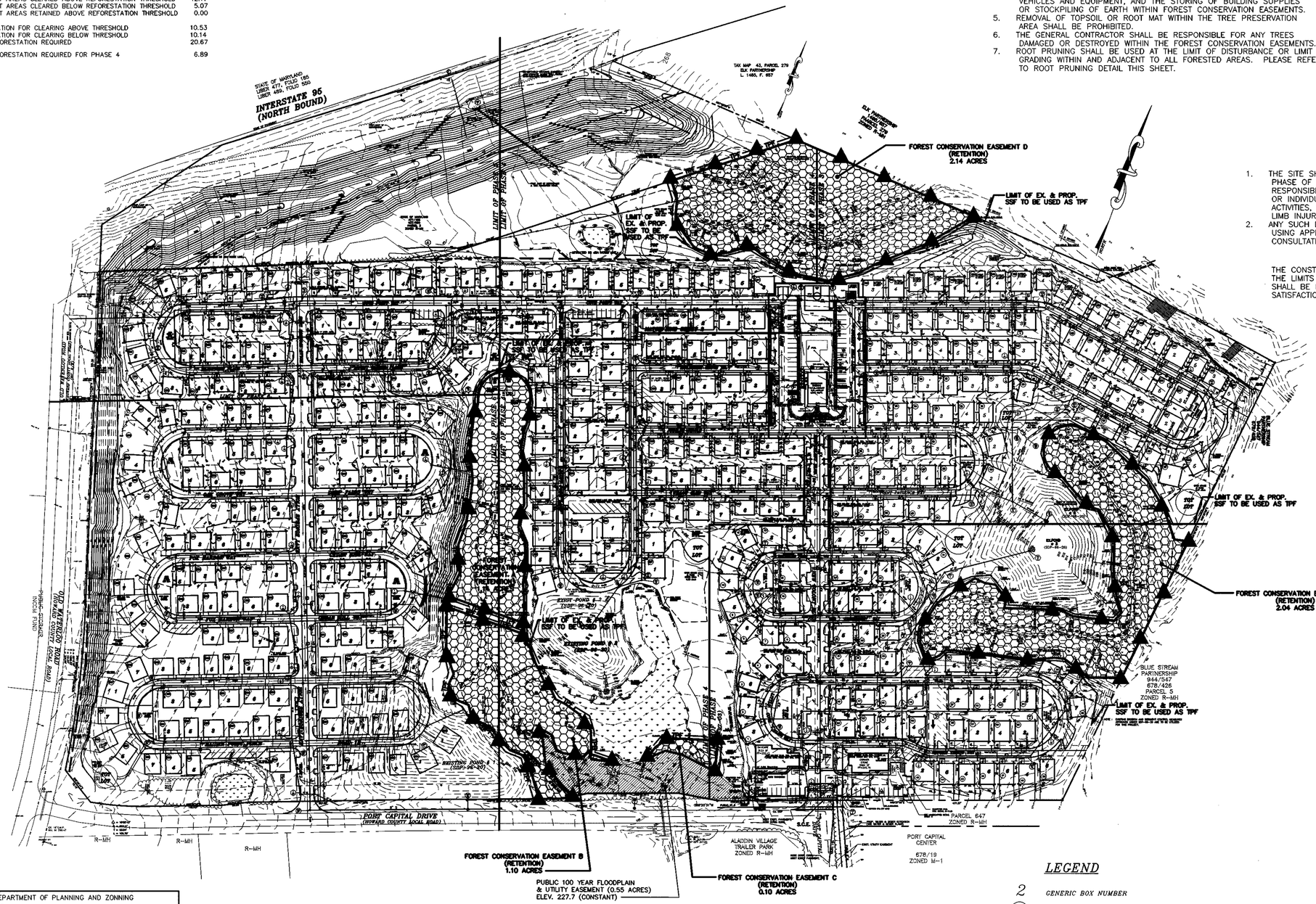
VICINITY MAP
SCALE : 1" = 1000'

CONSTRUCTION MONITORING

1. THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.

LIMITS OF WORK

THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.



Min 11"

FOREST CONSERVATION

FOREST PRESERVATION AREA

TREES FOR YOUR FUTURE

Min 15"

NOTE : SIGNS ARE PERMANENT AND TO BE MOUNTED ON DURABLE POSTS OR POLES (4"X4" PRESSURE TREATED LUMBER OR 2 1/2" DIAMETER GALVANIZED OR ALUMINUM POST, OR EQUIVALENT).

SIGNAGE DETAIL
NOT TO SCALE

LEGEND

- 2 — GENERIC BOX NUMBER
- (39) — UNIT NUMBER
- WETLANDS
- DENOTES FOREST CONSERVATION AREAS
- ▲ DENOTES FOREST PRESERVATION SIGNAGE
- —TPF— DENOTES TREE PROTECTIVE FENCING (FOR DETAIL SEE SHEET 18 OF 18)

QUALIFIED PROFESSIONAL
Stephanie Demchik 6/5/00
STEPHANIE DEMCHIK

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/1/00

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

94044\DWG\PHASE4\SDP\44-4-fcp.dwg 6-5-00 10:40:47 am EST

no.	description	date
	revisions	

project 94044 | date MAR 2000
illustration SJD/MP | engineering SJD
scale 1"=100' | approval RJH

TAX MAP 43, PARCEL 347, 67 & 4
NEW COLONY VILLAGE – PHASE 4
1ST ELECTION DISTRICT HOWARD COUNTY, MD
FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5621 Wash. (410) 997-0296 Fax.

17 OF 18

SDP-97-115

OFF-SITE FOREST CONSERVATION EASEMENT AREAS

TOTAL EASEMENT AVAILABLE FOR PLANTING: 8.87 ACRES±

PROJECT	EASEMENT AREA PROVIDED	REMAINING EASEMENT AREA	FINAL PLAN #
NORDAU PROPERTY	0.77 AC±	8.10 AC±	F-12-087
TURLEY'S MEADOW	1.36 AC±	6.74 AC±	F-13-088
MONTGOMERY CROSSING PH 2	1.08 AC±	5.66 A±	F-14-029
TURLEY'S OVERLOOK	0.92 AC±	5.14 AC±	F-14-079
BETHEL MINISTRIES, INC.	0.81 AC±	4.33 AC±	SDP-14-042
GOLDFORD OVERLOOK	0.47 AC±	3.86 AC±	F-11-089
PINE GROVE ADDITION LOTS 1-6	0.21 AC±	3.59 AC±	F-15-036
WILSON VILLAGE	0.83 AC±	2.76 AC±	SDP-14-021
FOXWOOD MANOR LOTS 1-3 & P.O.S. 38-A3	2.55 AC±	0.21 AC±	F-15-053

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE : – NO 15% TO 25% SLOPES OR SLOPES GREATER THAN 25% EXIST ON-SITE.
– THE EXISTING 1.98 ACRES AFFORESTATION IS TO SATISFY THE ON-SITE REQUIREMENTS FOR F-99-19, ROSEBAR PROPERTY.

AFFORESTATION PLANT LIST

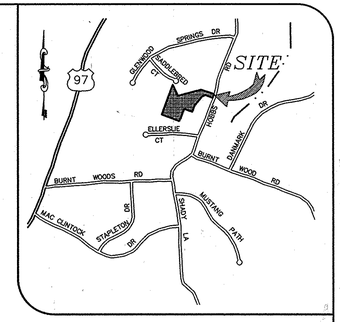
QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
356	Acer rubrum Red Maple	VT	D–W	FAC	11'	CONT/BARE ROOT 3' – 5' HT. *
330	Nyssa sylvatica Black Gum	T	M–W	FAC	11'	CONT/BARE ROOT 3' – 5' HT. *
330	Prunus serotina Black Cherry	I	M–W	FAC+	11'	CONT/BARE ROOT 3' – 5' HT. *
355	Quercus alba White Oak	I	M–W	FAC+	11'	CONT/BARE ROOT 3' – 5' HT. *
355	Quercus rubra Red Oak	MT	D–M	UPL	11'	CONT/BARE ROOT 3' – 5' HT. *
356	Quercus velutina Black Oak	MT	M	FAC+	11'	CONT/BARE ROOT 3' – 5' HT. *
330	Sassafras albidum Common Sassafras	MT	D–M	FACU	11'	CONT/BARE ROOT 3' – 5' HT. *

TOTAL
2412 TREES

* NOTE : SEEDLINGS CAN BE USED IN PLACE OF THE 3' – 5' TREES. IN ORDER TO DETERMINE THE NUMBER OF SEEDLINGS REQUIRED, MULTIPLY THE QUANTITY LISTED BY 2. ALSO, MINIMUM ON-CENTER SPACING SHOULD BE REDUCED TO 8'.

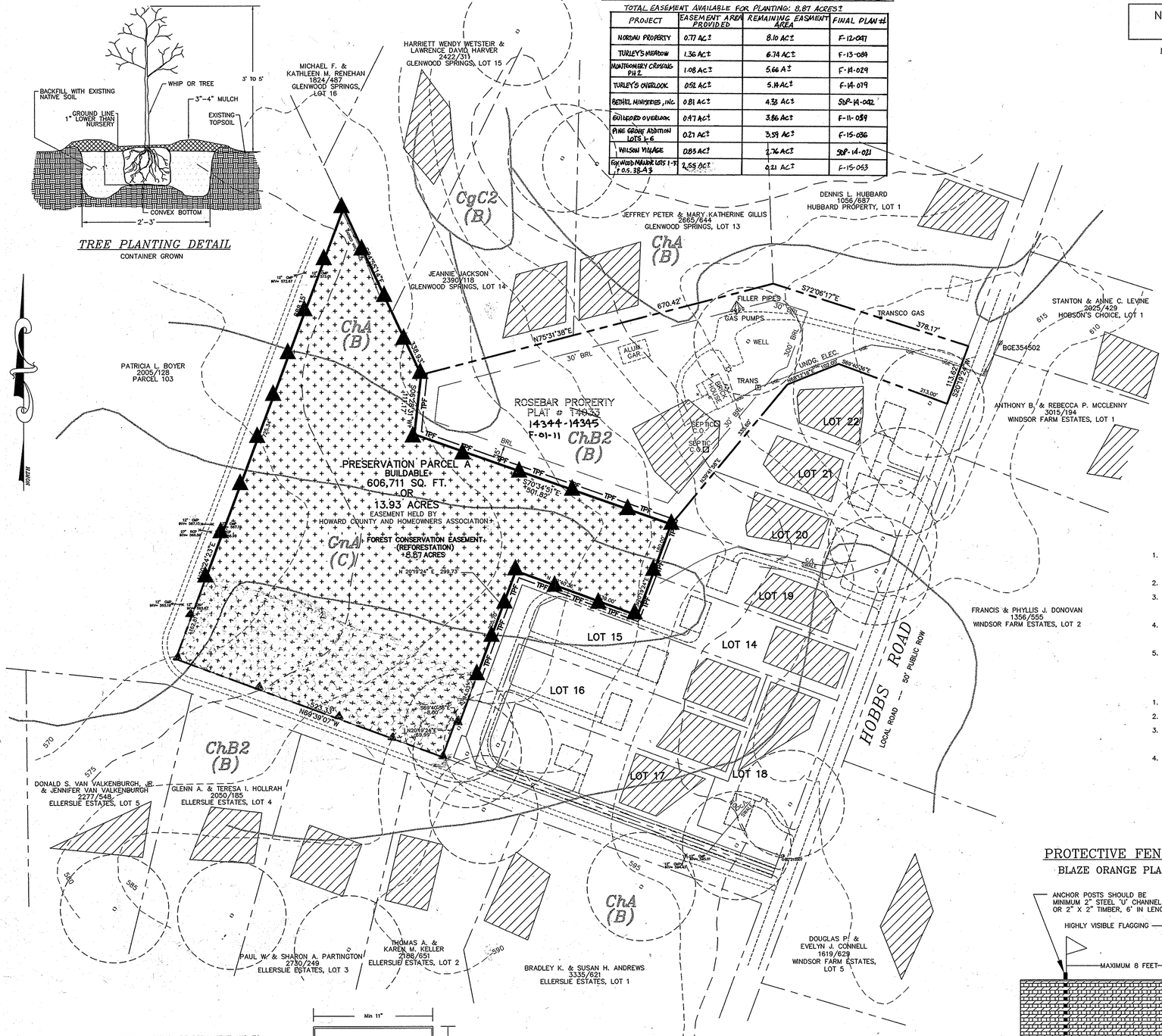
VICINITY MAP

SCALE : 1" = 2000'



TREE PLANTING DETAIL

CONTAINER GROWN

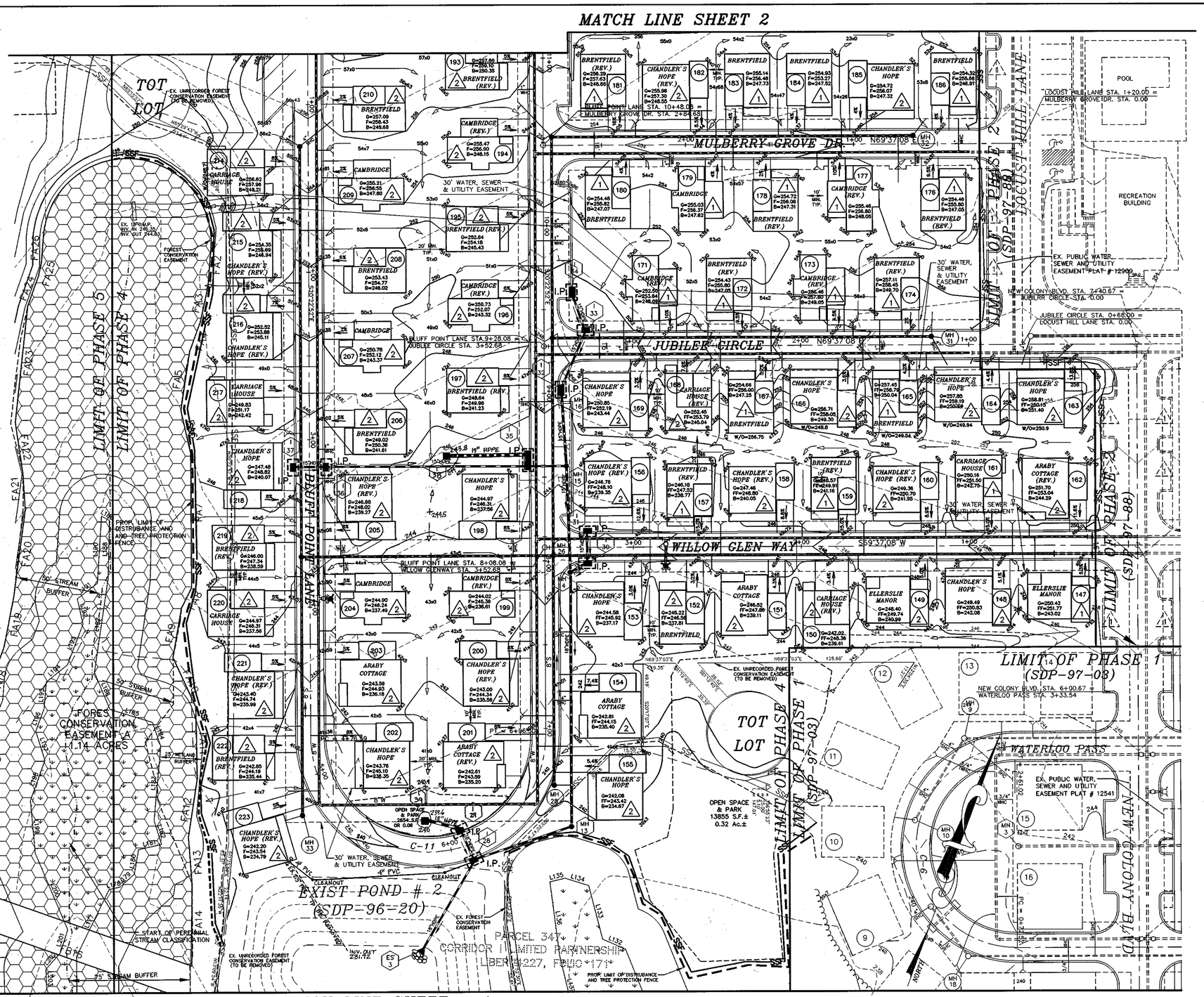

HARRIETT WENDY WETSTEIR & LAWRENCE DAVID HARVER 2422/311 GLENWOOD SPRINGS, LOT 15
MICHAEL F. & KATHLEEN M. RENEHAN 1824/487 GLENWOOD SPRINGS, LOT 16
JEFFREY PETER & MARY KATHERINE GILLIS GLENWOOD SPRINGS, LOT 13
DENNIS L. HUBBARD 1056/687 HUBBARD PROPERTY, LOT 1
JEANNIE JACKSON 2390/118 GLENWOOD SPRINGS, LOT 14
PATRICIA L. BOYER 2005/128 PARCEL 103
ROSEBAR PROPERTY PLAT # 14923 14344-14345 F-01-11
PRESERVATION PARCEL A BUILDABLE+ 606,711 SQ. FT. OR 13.93 ACRES
EASEMENT HELD BY + HOWARD COUNTY AND HOMEOWNERS ASSOCIATION +
FOREST CONSERVATION EASEMENT (REFORESTATION) +8.87 ACRES
CgC2 (B)
ChA (B)
ChB2 (B)
CnA (C)
TRANSCO GAS
FILLER PIPE
GAS PUMPS
WELL
TRANS
UNDG. ELEC.
SEPTIC
ALUM. CAR
STANTON & ANNE C. LEVINE 3825/429 HOBSON'S CHOICE, LOT 1
BGE354502
ANTHONY B. & REBECCA P. MCCLENNY 3015/194 WINDSOR FARM ESTATES, LOT 1
FRANCIS & PHYLLIS J. DONOVAN 1356/555 WINDSOR FARM ESTATES, LOT 2
DOUGLAS P. & EVELYN J. CONNELL 1619/629 WINDSOR FARM ESTATES, LOT 5
BRADLEY K. & SUSAN H. ANDREWS 3335/621 ELLERSLIE ESTATES, LOT 1
THOMAS A. & KAREN M. KELLER 2188/651 ELLERSLIE ESTATES, LOT 2
PAUL W. & SHARON A. PARTINGTON 2730/249 ELLERSLIE ESTATES, LOT 3
GLENN A. & TERESA I. HOLLRAH 2050/185 ELLERSLIE ESTATES, LOT 4
DONALD S. VAN VALKENBURGH, JR. & JENNIFER VAN VALKENBURGH 2277/548 ELLERSLIE ESTATES, LOT 5
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
HOBBS ROAD
50' PUBLIC ROW
LOCAL ROAD
N75°31'38"E
670.42'
S72°08'17"E
378.17'
S70°34'51"E
501.85'
N89°39'07"W
1320.33'
N20°19'24"E
259.73'
S20°19'24"W
1135.64'
S70°34'51"E
213.00'
S19°25'09"W
N19°25'09"E
100.00'
S69°40'36"E
S69°40'36"W
N19°25'09"E
S19°25'09"W
N70°34'51"W
S19°25'09"W
N70°34'51"W
S19°25'09"W
N19°25'09"E
S69°40'36"E
N19°25'09"E
S69°40'36"W
N20°19'24"E
259.73'
N89°39'07"W
1320.33

NOTE: UNITS: 214-223 WILL HAVE DRYWELLS SEE DETAIL ON SHEET 10 OF 18.

LEGEND

2	GENERIC BOX NUMBER
(39)	UNIT NUMBER
△3	NO OF PARKING SPACES
△3	NO OF PARKING SPACES (SDP-97-88) ASSIGNED FOR THIS PHASE
	WETLANDS
— —	NEW LIMIT OF DISTURBANCE
- - - - -	PRIOR LIMIT OF DISTURBANCE
-SSF-	PREVIOUSLY INSTALLED SUPER SILT FENCE
-SSF-	SUPER SUPER SILT FENCE
I.P.	INLET PROTECTION

NOTE: EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 ARE TO BE UTILIZED FOR THIS PROJECT.



NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 3 OF 18

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, 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 NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER — DATE 11/20/00

MARK L. LEVY
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF ENGINEER — DATE 11/28/00

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

J. H. Warfield — 12-1-00
USDA - NATURAL RESOURCE CONSERVATION SERVICE — DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson — 12-1-00
HOWARD SOIL CONSERVATION DISTRICT — DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/2/00

Cindy Hamble — 12/20/00
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

DIRECTOR — DATE 12/27/00

STATE OF MARYLAND — R. JACOB HIKMAT — 17949 — PROFESSIONAL ENGINEER

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-11	70.00'	219.91'	<infinite>	140.00'	S69°37'08"W	180°00'00"

94044\dwg\phase4\sdp-4B

project	date
94044	OCT.2000
illustration	engineering
MMP	MMP
scale	approval
1"=30'	RJH

no.	description	date
1	REVISE GRADING BEHIND UNITS 198 TO 206, ADD INLETS 38 AND 39, AND SHOW 4" PVC FROM UNIT 223 TO 1-28	12/3/03 (SDP)

revisions

TAX MAP 43, PARCEL 347, 670 & 4

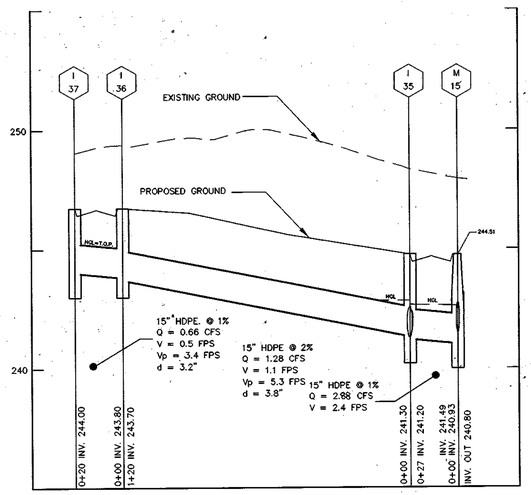
NEW COLONY VILLAGE - PHASE 4

1ST ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

REVISED GRADING AND SITE PLAN

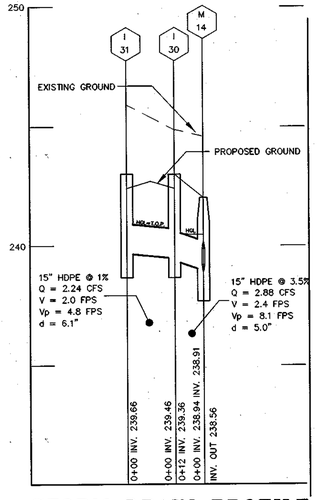
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115r



STORM DRAIN PROFILE

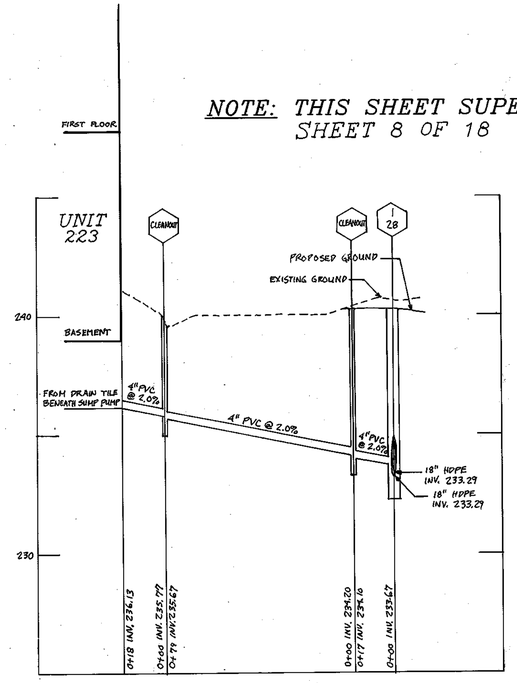
SCALE: HOR. 1"=30'
VER. 1"=3'



STORM DRAIN PROFILE

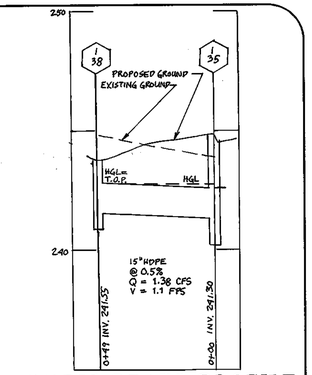
SCALE: HOR. 1"=30'
VER. 1"=3'

NOTE: THIS SHEET SUPERSEDED PREVIOUSLY APPROVED SHEET 8 OF 18



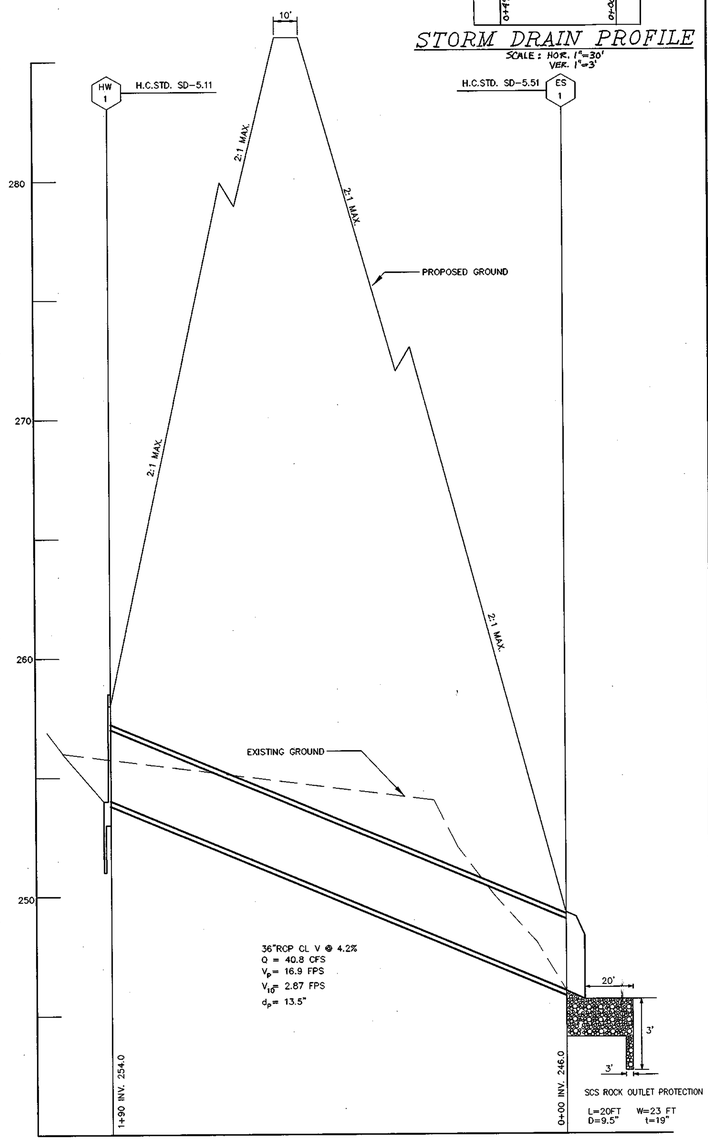
4" PVC PROFILE

SCALES HOR. 1"=30'
VER. 1"=3'



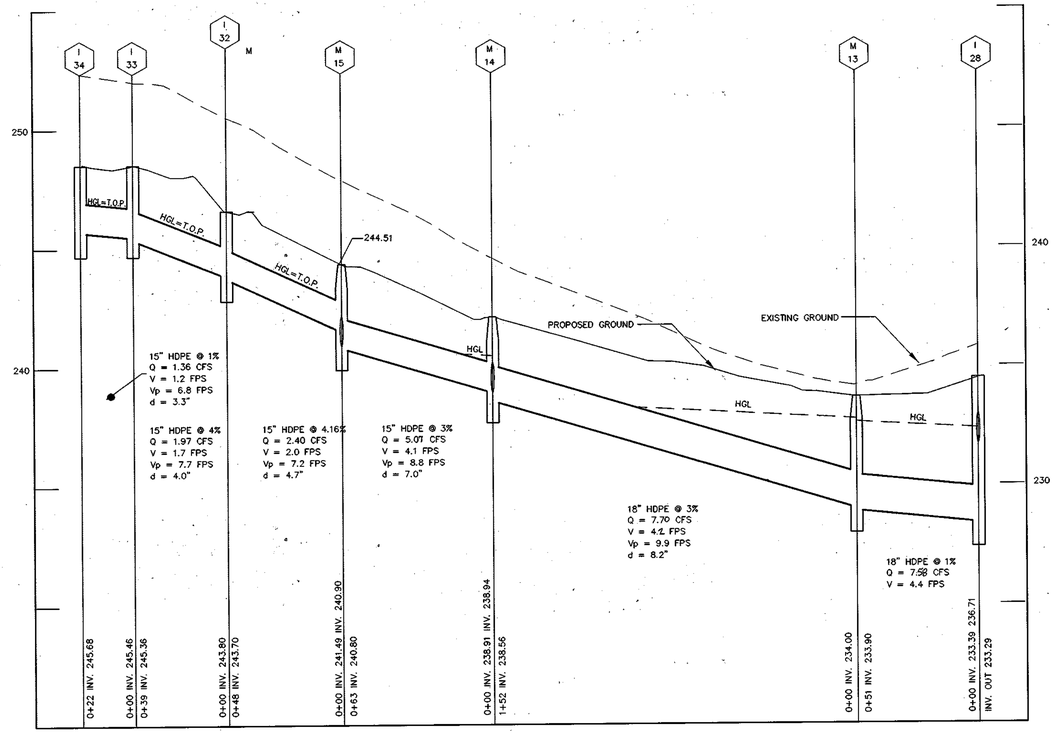
STORM DRAIN PROFILE

SCALE : HOR. 1"=30'
VER. 1"=3'



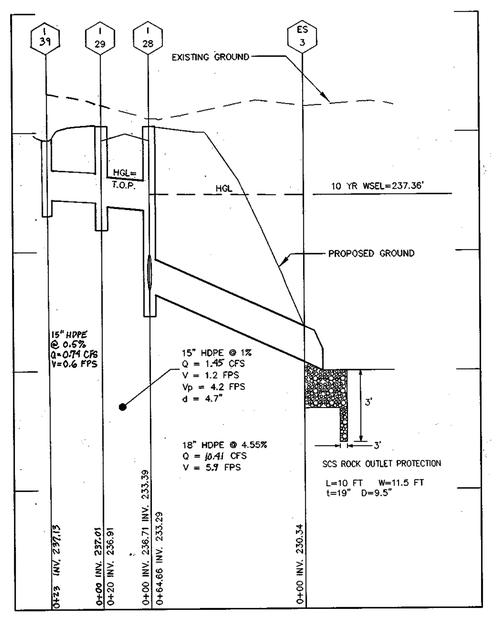
36" CULVERT PROFILE @ NOISE BERM

SCALE: HOR. 1"=30'
VER. 1"=3'



STORM DRAIN PROFILE

SCALE: HOR. 1"=30'
VER. 1"=3'



STORM DRAIN PROFILE

SCALE: HOR. 1"=30'
VER. 1"=3'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/7/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 12/6/00

DIRECTOR — DATE 12/27/00

NOTE

EXISTING GROUND REPRESENTS PREDEVELOPED CONDITIONS IN ORDER TO ACCURATELY REPRESENT CUT & FILL AREAS

OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

project	date
94044	NOV. 2000
illustration	engineering
JS	JS
scale	approval
HOR. 1"=30' VER. 1"=3'	

no.	description	date
1	ADD PROFILE FOR INLETS 38 TO 35, FOR INLETS 39 TO 29, AND FOR 4" PVC PIPE FROM BENEATH SUMP PUMP OF UNIT 223	12/13/00 (3.30)

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE – PHASE 4
15ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

SDP-97-115

94044\DWG\PHASE4\NCV-PR4

ULTRA-FLOW PIPE REFERENCE SPECIFICATIONS

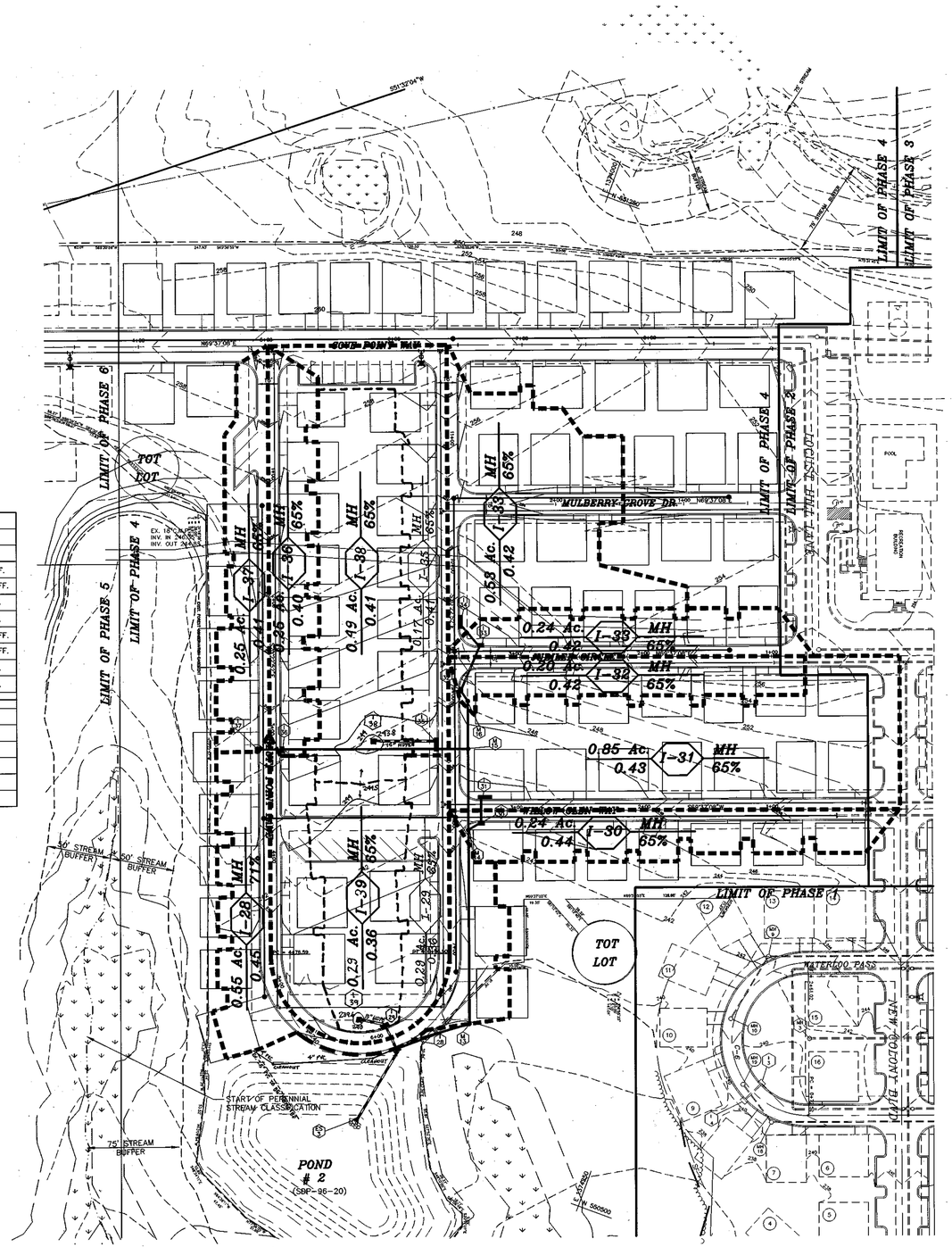
MATERIAL	ALUMINIZED STEEL Type 2	AASHTM M274
PIPE	STEEL	ASTM A760
DESIGN	STEEL	ASTM A796
INSTALLATION	STEEL	ASTM A798

NOTE: USE 14 GAUGE ULTRA FLOW PIPES UNLESS OTHERWISE NOTED.

STRUCTURE SCHEDULE

NO.	LOCATION	TOP	INV. IN	INV. OUT	C
I-28	BLUFF POINT LANE - STA 6+09.83 8' OFFSET RIGHT	240.19	238.71 233.39	233.29	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
I-29	BLUFF POINT LANE - STA 6+09.83 8' OFFSET LEFT	240.19	-----	236.91	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
I-30	WILLOW GLEN WAY - STA 3+29.67 8' OFFSET LEFT	243.38	239.46	239.36	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 100% EFF.
I-31	WILLOW GLEN WAY - STA 3+29.67 8' OFFSET RIGHT	243.38	-----	239.66	INLET TYPE A-10 (HO. CO. STD SD 4.01) - 100% EFF.
I-32	BLUFF POINT LANE - STA 9+00.00 8' OFFSET RIGHT	246.86	243.80	243.70	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 97% EFF.
I-33	JUBILEE CIRCLE - STA 3+29.69 8' OFFSET RIGHT	248.22	245.46	245.36	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 96% EFF.
I-34	BLUFF POINT LANE - STA 9+98.91 8' OFFSET RIGHT	251.26	-----	245.68	INLET TYPE A-10 (HO. CO. STD SD 4.01) - 100% EFF.
I-35	BLUFF POINT LANE - STA 8+54.78 8' OFFSET LEFT	244.95	241.30	241.20	INLET TYPE A-10 (HO. CO. STD SD 4.01) - 100% EFF.
I-36	BLUFF POINT LANE - STA 3+19.01 8' OFFSET LEFT	246.89	243.80	243.70	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 99% EFF.
I-37	BLUFF POINT LANE - STA 3+19.01 8' OFFSET RIGHT	246.89	-----	244.00	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 99% EFF.
~~I-38~~	~~BLUFF POINT LANE - STA 9+62.50, 58.75' OFFSET LEFT~~	~~243.80~~	~~-----~~	~~241.55~~	~~INLET TYPE S (HO. CO. STD SD 4.22)~~
~~I-39~~	~~BLUFF POINT LANE - STA 5+84.00, 18.50' OFFSET LEFT~~	~~239.60~~	~~-----~~	~~237.13~~	~~INLET TYPE S (HO. CO. STD SD 4.22)~~
M-13	BLUFF POINT LANE - STA 6+56.24 31.49' OFFSET RIGHT	238.71	234.00	233.90	MANHOLE (HO. CO. STD G 5.01)
M-14	WILLOW GLEN WAY - STA 7+93.08 15' OFFSET RIGHT	242.09	238.94 238.81	238.56	MANHOLE (HO. CO. STD G 5.01)
M-15	BLUFF POINT LANE - STA 8+56.63 15.17' OFFSET RIGHT	244.34	241.49 240.90	240.80	MANHOLE (HO. CO. STD G 5.01)
M-16	BLUFF POINT LANE - STA 8+94.09 15.17' OFFSET RIGHT	246.57	243.30	243.20	MANHOLE (HO. CO. STD G 5.01)
ES-6	BLUFF POINT LANE - STA 5+85.88 57.44' OFFSET RIGHT	-----	-----	230.34	18" ø END SECTION (HO. CO STD. SD 5.61)

NOTE:
1. ALL ELEVATIONS MEASURED TO CENTER OF SUMP INLETS AND MANHOLES AND TO DOWNSTREAM SIDE OF INLETS ON GRADE.
2. PROVIDE 5' TRANSITION FROM HOWARD COUNTY STD. R-301 MODIFIED CURB AND GUTTER TO TOP OF SLAB AT ALL INLETS.
3. FOR INLETS, TOP ELEVATION REFERS TO TOP OF CURB ELEVATION



LEGEND:

DRAINAGE AREA DATA — A / B / Z over C / P

DRAINAGE DIVIDE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/12/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/1/00

DIRECTOR — DATE 8/1/00

94044\DWG\PHASE4\NCV-DR4

project 94044 | date MAY 2000
illustration JS | engineering JS
scale 1"=50' | approval RJH

no.	description / revisions	date
1	ADD INLETS 28 TO 39, THE STRUCTURES SCHEDULE, CORRECT FLOW ARROWS ON INLETS 28 AND 29, CORRECT ALIGNMENT OF INLETS 28 AND 29, AND SHOW 6" PVC FROM UNIT 243 TO I-28	12/1/03 (6.1.0)

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 4
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.