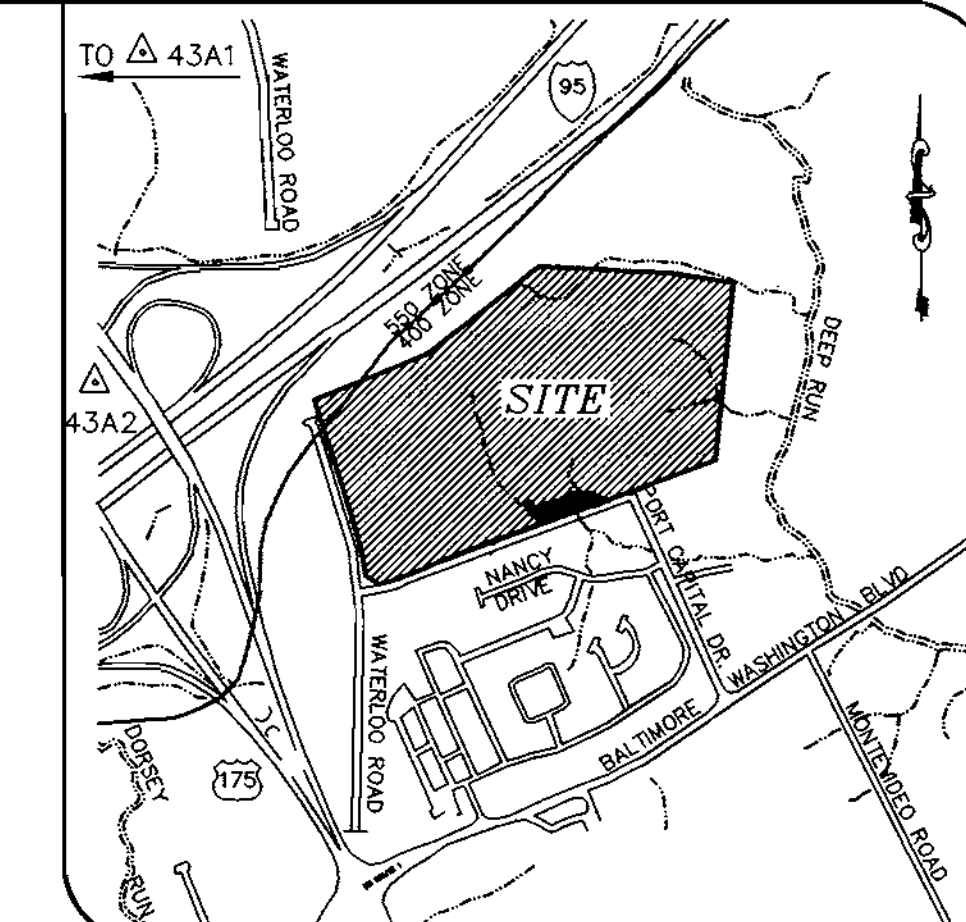


SHEET INDEX

1	TITLE SHEET
2	GRADING AND SITE PLAN
3	STORM DRAIN EXTENSION PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS
5	ROAD PROFILES
6	ROAD PROFILES
7	STORM DRAIN PROFILES
8	DRAINAGE AREA MAP
9	CONSTRUCTION DETAILS
10	LANDSCAPE PLAN
11	TRAFFIC CIRCULATION
12	PARKING LAYOUT

SITE DEVELOPMENT PLAN NEW COLONY VILLAGE PHASE 5 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

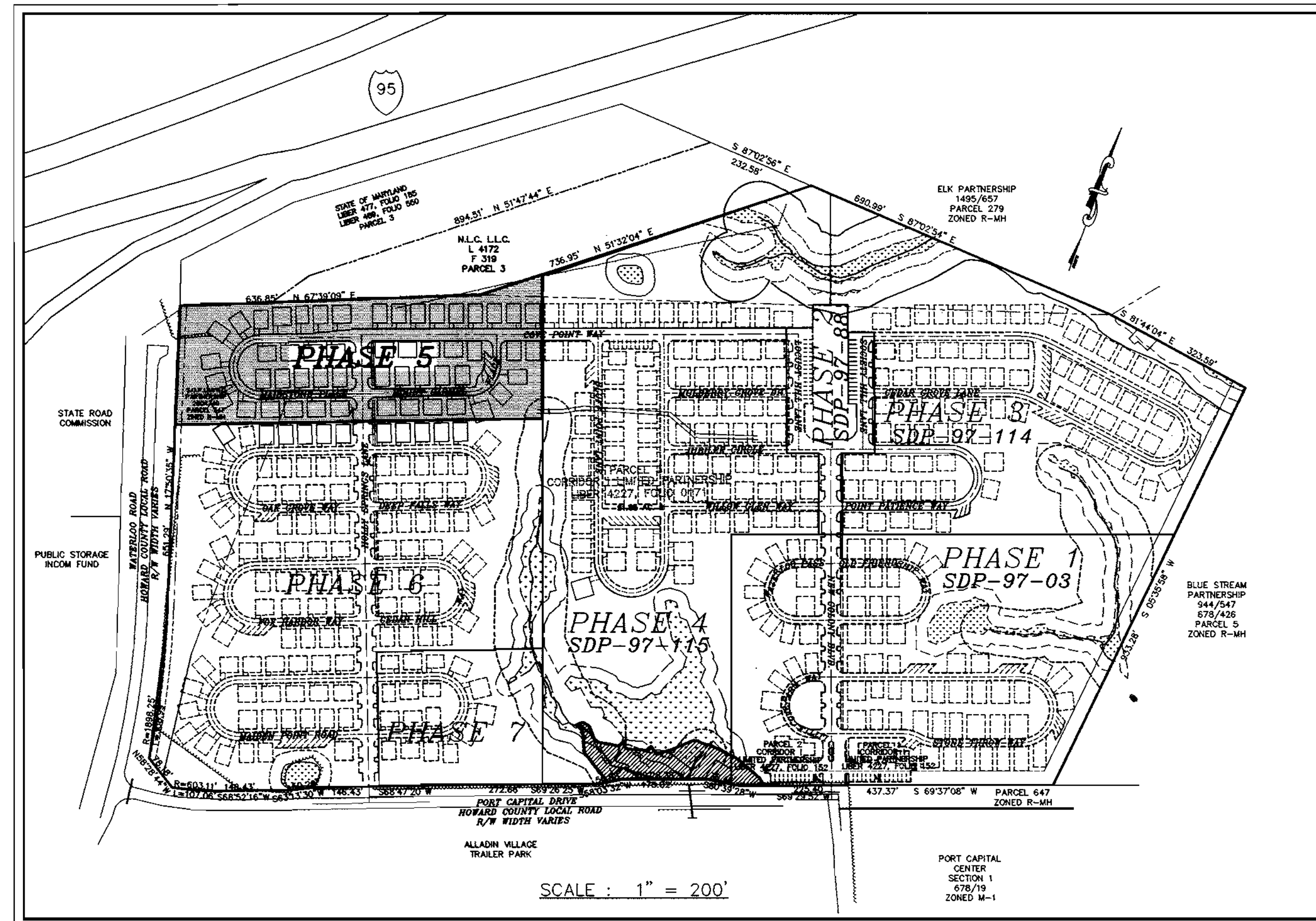


MINIMUM CELLAR ELEVATION

PAD #	MIN. CELLAR EL.	PAD #	MIN CELLAR EL.
237	250.87	263	257.24
238	250.95	264	257.24
239	250.95	265	265.76
240	250.89	266	265.76
241	250.89	267	270.11
242	253.25	268	270.11
243	253.25	269	272.76
244	257.28	270	268.77
245	257.28	271	268.77
246	258.21	272	263.02
247	255.56	273	263.02
248	255.56	274	259.90
249	250.97	275	264.67
250	250.97	276	264.67
251	250.45	277	269.02
252	250.86	278	269.02
253	255.29	279	271.02
254	255.29	280	274.00
255	256.84	281	274.00
256	256.84	282	274.80
257	259.36	283	274.80
258	259.36	284	271.16
259	261.56	285	271.16
260	261.56	286	266.16
261	259.69	287	266.16
262	259.69		

ADDRESS CHART

PAD #	ADDRESS	PAD #	ADDRESS
237	7552 COVE POINT WAY	263	7415 MOUNT CARMEL PLACE
238	7556 COVE POINT WAY	264	7419 MOUNT CARMEL PLACE
239	7560 COVE POINT WAY	265	7400 MAIDSTONE PLACE
240	7564 COVE POINT WAY	266	7404 MAIDSTONE PLACE
241	7568 COVE POINT WAY	267	7408 MAIDSTONE PLACE
242	7572 COVE POINT WAY	268	7412 MAIDSTONE PLACE
243	7576 COVE POINT WAY	269	7416 MAIDSTONE PLACE
244	7580 COVE POINT WAY	270	7436 MAIDSTONE PLACE
245	7584 COVE POINT WAY	271	7440 MAIDSTONE PLACE
246	7577 COVE POINT WAY	272	7444 MAIDSTONE PLACE
247	7573 COVE POINT WAY	273	7448 MAIDSTONE PLACE
248	7569 COVE POINT WAY	274	7453 MAIDSTONE PLACE
249	7565 COVE POINT WAY	275	7449 MAIDSTONE PLACE
250	7561 COVE POINT WAY	276	7445 MAIDSTONE PLACE
251	7557 COVE POINT WAY	277	7441 MAIDSTONE PLACE
252	7553 COVE POINT WAY	278	7437 MAIDSTONE PLACE
253	7426 MOUNT CARMEL PLACE	279	7433 MAIDSTONE PLACE
254	7422 MOUNT CARMEL PLACE	280	7429 MAIDSTONE PLACE
255	7418 MOUNT CARMEL PLACE	281	7425 MAIDSTONE PLACE
256	7414 MOUNT CARMEL PLACE	282	7421 MAIDSTONE PLACE
257	7410 MOUNT CARMEL PLACE	283	7417 MAIDSTONE PLACE
258	7406 MOUNT CARMEL PLACE	284	7413 MAIDSTONE PLACE
259	7402 MOUNT CARMEL PLACE	285	7409 MAIDSTONE PLACE
260	7403 MOUNT CARMEL PLACE	286	7405 MAIDSTONE PLACE
261	7407 MOUNT CARMEL PLACE	287	7401 MAIDSTONE PLACE
262	7411 MOUNT CARMEL PLACE		



SITE TABULATION

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6 & 7*	ENTIRE SITE
AREA	9.80 Ac.	1.44 Ac.	9.36 Ac.	13.16 Ac.	4.68 Ac.	14.17 Ac.	52.61 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.	4.68 Ac.	14.17 Ac.	52.02 Ac.
NO. OF UNITS ALLOWED	78	11	75	101	38	113	416 UNITS
NO. OF UNITS PROPOSED	63	0	83	90	51	129	416 UNITS
OPEN SPACE REQUIRED	2.45 Ac.	0	2.3 Ac.	3.29 Ac.	1.17 Ac.	3.5 Ac.	25% GROSS AREA=13.15 Ac.
OPEN SPACE PROVIDED	2.61 Ac.	0	2.83 Ac.	6.52 Ac.	0.39 Ac.	4.18 Ac.	19.53 Ac.
RECREATION OPEN SPACE REQUIRED	0.25 Ac.	0	0.34 Ac.	0.37 Ac.	0.21 Ac.	0.49 Ac.	175 S.F./UNIT=1.67Ac.
RECREATION OPEN SPACE PROVIDED	0.50 Ac.	0	0.46 Ac.	0.80 Ac.	0.12 Ac.	0.65 Ac.	2.58 Ac.
OPEN SPA DEVOTED TO SQUARE & SMALL PARKS REQUIRED	0.49 Ac.	0	0.56 Ac.	0.66 Ac.	0.08 Ac.	0.70 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.	0.12 Ac.	0.65 Ac.	2.63 Ac.
RESIDENTIAL PARKING SPACES REQUIRED	126	0	166	180	102	258	2 SPA/UNIT = 832
RESIDENTIAL PARKING SPACES PROVIDED	132	19	174	181	102	269	882
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, NAD 347.
AREA OF PARCEL 4 = 0.31AC., AREA OF PARCEL 670 = 0.46 AC., AREA OF PARCEL 347 = 51.85 AC.
* PROJECTED DATA

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- 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.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- 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 NORTHING 550784.342654 EASTING 1372040.182420 ELEVATION 292.55
STATION 43A1 NORTHING 552081.810532 EASTING 1370625.809590 ELEVATION 306.79
- WATER AND SEWER TO BE PUBLIC. CONNECTION TO CONTRACT NO. 14-3564-D. SEE PUBLIC WATER & SEWER PLANS (CONTRACT NO.14-3900-D).
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP 96-20.
- WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS OF ENGINEERS. REF. NO. 1996-01042-3.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-94-39.
- STORMWATER MANAGEMENT PROVIDED BY RETENTION POND UNDER SDP-96-20.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON HOWARD COUNTY AS-BUILT.
- DPZ REFERENCE NUMBERS:
S-94-39 APPROVED ON JULY 22, 1994.
WP-96-32, WAIVER TO SECTION 16.116.(c), 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.
- 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
- REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTORS.
- ALL RETAINING WALLS INDICATED ON THIS PLAN ARE LESS THAN 3.0' HEIGHT AND SHALL BE "KEYSTONE" WALLS OR EQUIVALENT.
- TREE PROTECTION MEASURES AND DETAILS ARE INDICATED ON SDP-96-20.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION.
- ON-SITE FOREST CONSERVATION EASEMENTS 6.52 AC.(RETENTION) HAVE BEEN PLATTED UNDER NEW COLONY VILLAGE, PHASE 4 (SDP-97-115). A THIRD OF THE 20.67 ACRES OF REFORESTATION REQUIRED (6.89 ACRES) HAS BEEN SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A UNDER NEW COLONY VILLAGE, PHASE 4. THE REMAINING 13.78 ACRES OF REFORESTATION REQUIRED WILL BE DIVIDED BETWEEN THE REMAINING PHASES OF THE PROJECT. 4.593 ACRES OF REFORESTATION WILL BE REQUIRED AS PART OF THIS PHASE. THIS REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 TO THE HO. CO. FOREST CONSERVATION FUND.
- ULTRA-FLOW CMP PIPES ARE BEING UTILIZED. THE USE OF THIS PIPE MATERIAL HAS BEEN APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON AUGUST 6, 1996.
- SEDIMENT CONTROL APPROVED UNDER SDP-96-20
- ZONING AND SETBACK CRITERIA BASED ON R-MH WITH TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN, AS PER SECTION 128.G OF ZONING REGULATION.
- EXISTING CONTOURS SHOWN ARE BASED ON THE APPROVED SDP-96-20 FOR MASS GRADING, STORMWATER MANAGEMENT AND FOREST CONSERVATION EASEMENT.
- NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT AS APPROVED BY WP-96-32 AND IN AMENDED FOREST CONSERVATION PLANS.
- 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.
- 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.
- 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.
- HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY 1997. NOISE BARRIER CONSISTS OF EARTH BERM AND/OR AN 10.0'± HIGH WALL, PROVIDED UNDER PHASES 3 - 5.
- ALL SHC ARE 4" DIAMETER, TSHC ARE 6" DIAMETER, ALL WHC ARE 3/4" DIAMETER, TWHC ARE 1" DIAMETER UNLESS OTHERWISE NOTED.
- PLAT OF FOREST CONSERVATION (FOR ON-SITE RETENTION) 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-01-11).

PERMIT INFORMATION BLOCK

SUBDIVISION NAME NEW COLONY VILLAGE		SECTION/AREA PHASE 5	PARCEL 347, 670 & 4
LIBER/FOLIO 4227/171	BLOCK(S) 3	ZONING R-MH	TAX MAP NO. 43
WATER CODE B01		ELECTION DISTRICT 1st	SEWER CODE 2420000
CENSUS TRACT 6012			

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 DATE 11/01/01

 DATE 11/15/01

 DATE 11/19/01

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



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

description	revisions
no.	date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST ELECTION DISTRICT UNITS 237-287
 HOWARD COUNTY, MARYLAND
TITLE SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 Engineers Planners
 5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
 (410) 897-0296 Bldg. (301) 621-5521 Wash. (410) 897-0298 Fax.

DEVELOPER'S 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 BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

11/20/00
 DATE

1/8/01
 DATE

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

J. M. Warfield
 JMDA - NATURAL RESOURCE CONSERVATION SERVICE

1/8/01
 DATE

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

STATE OF MARYLAND
 LIBER 477, FOLIO 185
 LIBER 488, FOLIO 550
 PARCEL 3



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.

1/17/01
 DATE

1/18/01
 DATE

1/19/01
 DATE

APPROVED DEPARTMENT OF PLANNING AND ZONING

1/18/01
 DATE

1/18/01
 DATE

1/19/01
 DATE

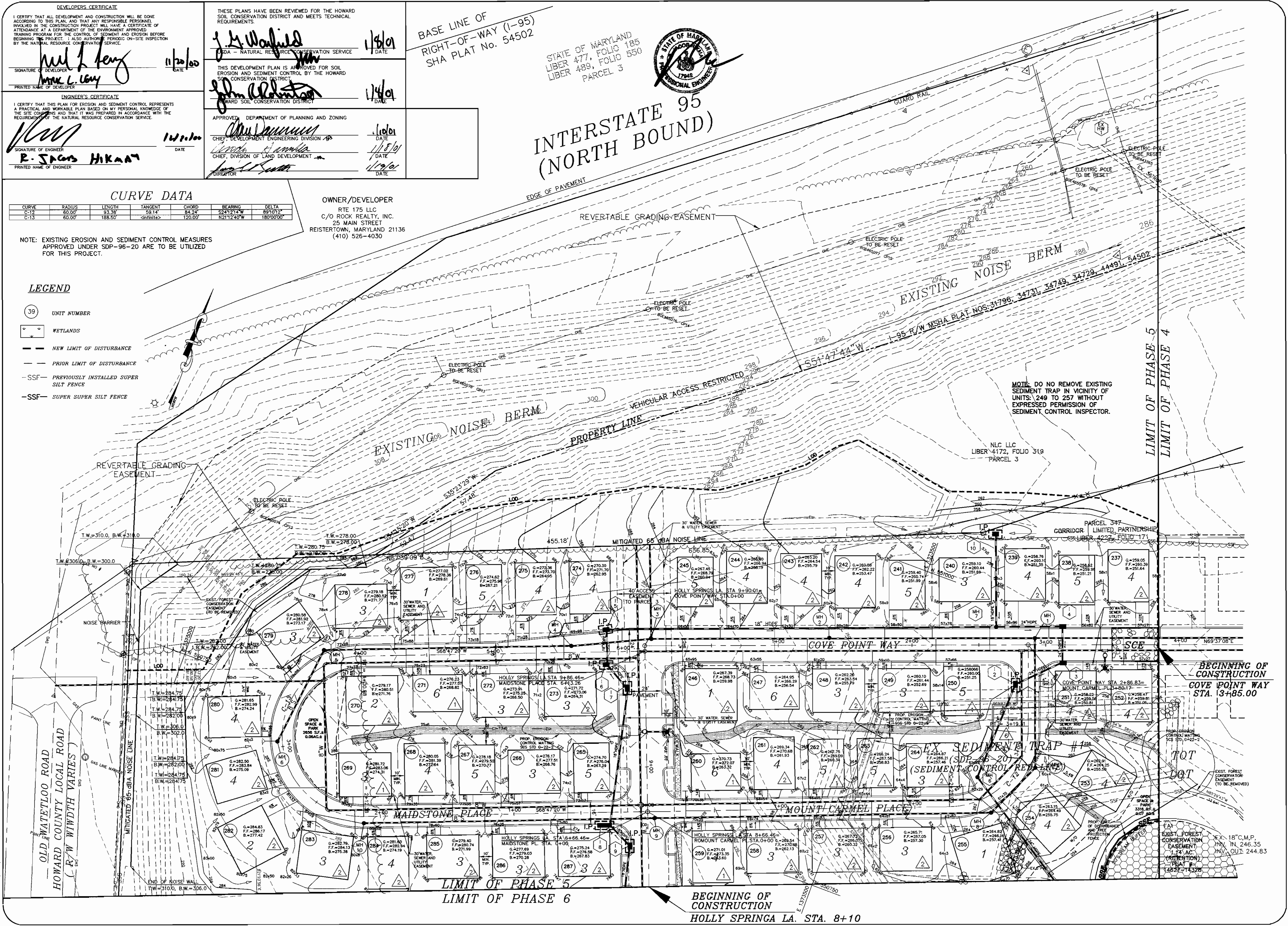
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-12	60.00'	53.38'	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



NOTE: DO NOT REMOVE EXISTING SEDIMENT TRAP IN VICINITY OF UNITS: 249 TO 257 WITHOUT EXPRESSED PERMISSION OF SEDIMENT CONTROL INSPECTOR.

LIMIT OF PHASE 5
 LIMIT OF PHASE 4

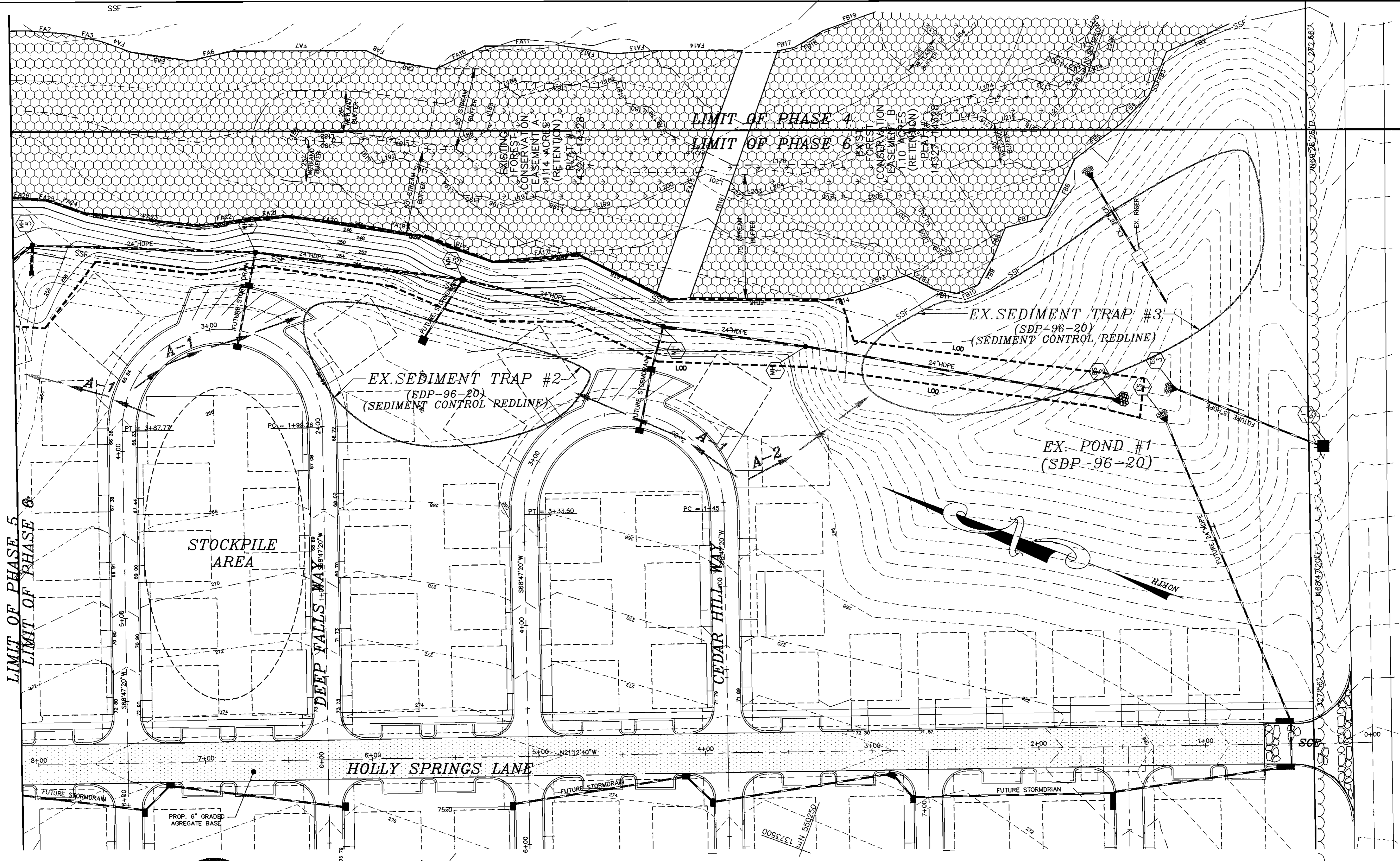
BEGINNING OF CONSTRUCTION
 COVE POINT WAY
 STA. 13+85.00

BEGINNING OF CONSTRUCTION
 HOLLY SPRING LA. STA. 8+10

date	AUG. 2000
project	94044
illustration	MMP
scale	1"=30'
approval	RH
revisions	

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
 GRADING AND SITE PLAN

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



PORT CAPITAL DRIVE (HOWARD COUNTY LOCAL ROAD)

WETLAND TABULATION CHART

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L170	18.71	N70°22'54"W	L196	14.28	S00°20'55"W
L171	14.83	S80°41'41"W	L197	18.35	S37°29'48"E
L172	26.80	N59°13'07"W	L198	25.46	S00°10'47"E
L173	19.36	N05°18'54"W	L199	31.75	S25°27'36"E
L174	51.01	N36°38'23"W	L200	49.45	S43°03'00"E
L175	81.57	N47°21'50"W	L201	14.48	S02°31'48"E
L176	56.31	N20°29'40"W	L202	12.99	S21°03'17"W
L177	44.39	N05°41'32"E	L203	11.54	S31°55'27"E
L178	6.56	N57°43'49"E	L204	17.67	S39°10'49"E
L179	11.69	N27°53'30"E	L205	45.71	S08°01'50"E
L180	14.76	N10°24'13"W	L206	11.50	S29°52'31"E
L181	13.93	N57°25'28"E	L207	28.23	S16°29'50"W
L182	14.89	N37°12'41"W	L208	9.84	S44°44'49"W
L183	44.70	N15°08'00"W	L209	14.23	S07°02'25"W
L184	15.13	N38°59'48"W	L210	57.01	S37°42'21"E
L185	26.49	S86°44'41"W	L211	19.42	N14°13'16"E
L186	24.07	N42°47'34"W	L212	51.46	S42°24'21"E
L187	56.93	N11°43'49"W	L213	17.26	S29°04'53"E
L188	34.24	N19°03'42"W	L214	7.93	S14°13'30"W
L189	5.37	N80°18'42"W	L215	18.99	N29°40'45"W
L190	40.27	S16°30'03"E	L216	12.44	S09°20'50"W
L191	15.07	S32°27'40"W	L217	27.35	S37°42'21"E
L192	15.58	S33°08'15"E	L218	13.83	S83°19'07"E
L193	25.85	S00°53'32"W	L219	15.21	S38°33'49"E
L194	16.27	S30°51'18"W	L220	29.56	N82°43'23"E
L195	16.11	S15°41'30"E			

FOREST CONSERVATION

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
FA1	R=50.00', L=167.06', I=INFINITE, A=180°00'00"	FA23	N14°01'56"W 70.29'
FA2	OH=N74°17'22"E 100.00'	FA24	N00°28'54"W 18.84'
FA3	S15°42'38"E 22.78'	FA25	N07°56'25"W 8.19'
FA4	S07°56'25"E 21.50'	FA26	N15°42'38"W 15.99'
FA5	S00°28'54"E 18.84'	FA27	N35°36'31"W 47.61'
FA6	S11°44'17"E 35.69'	FA28	N44°21'03"W 40.90'
FA7	S33°00'52"E 26.31'	FA29	N88°14'47"W 28.21'
FA8	S20°28'38"E 80.08'	FA30	N85°20'10"W 23.88'
FA9	S06°06'12"W 13.69'	FA31	N57°41'11"W 34.83'
FA10	S10°28'16"E 29.85'	FA32	N84°23'38"W 38.46'
FA11	S44°52'13"E 32.34'	FA33	N34°44'33"W 25.64'
FA12	S21°22'03"E 43.10'	FA34	N88°12'35"W 18.23'
FA13	S11°28'51"E 35.36'	FA35	N81°36'58"W 19.85'
FA14	S24°33'35"E 27.70'	FA36	N42°08'20"W 13.86'
FA15	S19°59'17"E 49.22'	FA37	N69°30'08"W 14.24'
FA16	S89°21'22"W 154.20'	FA38	N07°02'31"E 17.95'
FA17	N06°22'33"E 52.57'	FA39	N38°55'26"W 32.27'
FA18	N25°20'12"W 51.13'	FA40	N33°00'52"W 18.38'
FA19	N00°30'57"W 44.00'	FA41	N19°32'16"W 81.61'
FA20	N09°09'36"W 30.17'	FA42	N89°21'22"E 157.10'
FA21	N12°26'00"W 52.44'	FA43	S11°28'26"E 10.03'
FA22	N23°51'56"W 21.84'	FA44	S50°23'05"E 19.92'
		FA45	S39°56'34"E 33.55'

DEVELOPER'S 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 ATTENDING FROM A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE BEYOND ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *John L. Long* 11/16/01
 Printed Name: John L. Long

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE 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: *R. James Hillman* 10/26/01
 Printed Name: R. James Hillman

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

Signature: *J. J. Walden* 11/9/01
 Printed Name: J. J. Walden

Signature: *John Walden* 11/9/01
 Printed Name: John Walden

Signature: *John Walden* 11/10/01
 Printed Name: John Walden

Signature: *John Walden* 11/15/01
 Printed Name: John Walden

Signature: *John Walden* 11/26/01
 Printed Name: John Walden

date	AUG. 2000
project	94044
illustration	MMP
scale	1"=30'
approval	MMP
approval	RH

no.		date	
description		revisions	

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE
 1ST. ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
STORMDRAIN EXTENSION PLAN

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

940441.DWG (PHASE-5).SDP-NEW.PDF

APPROVED: DEPARTMENT OF PLANNING AND ZONING

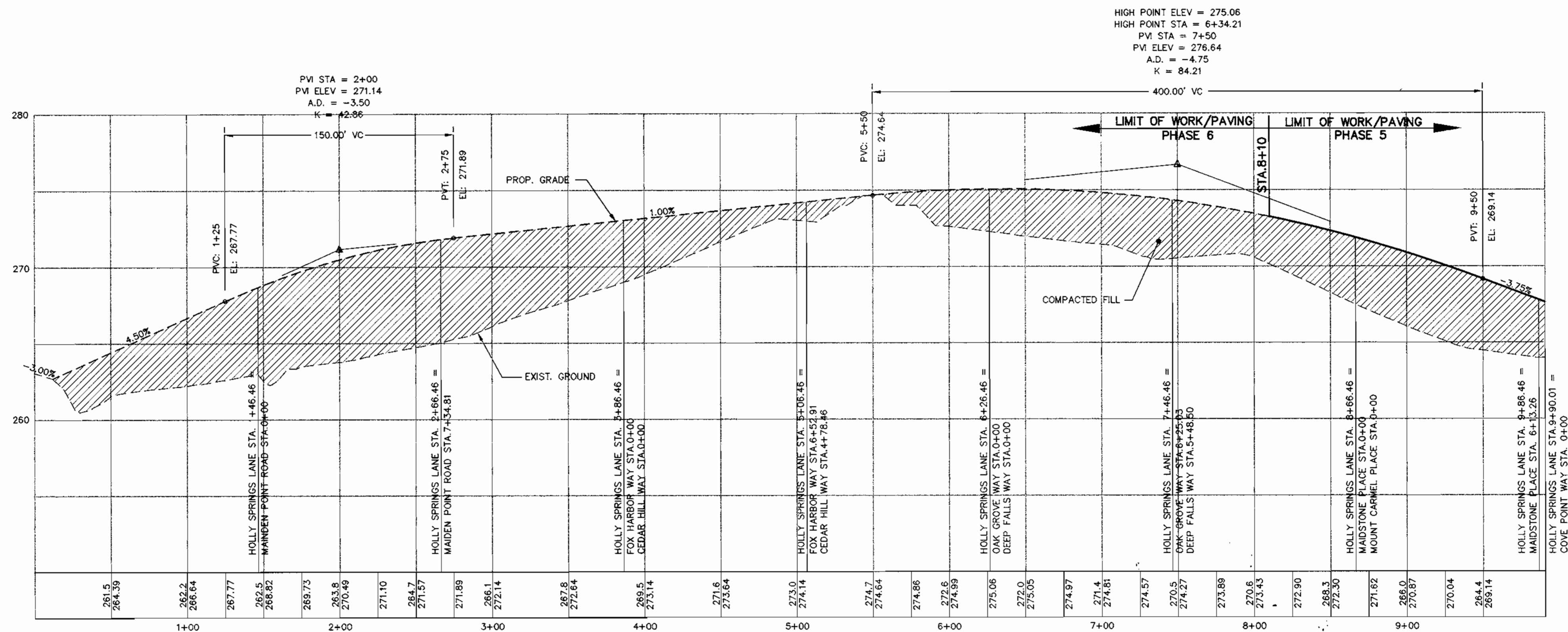
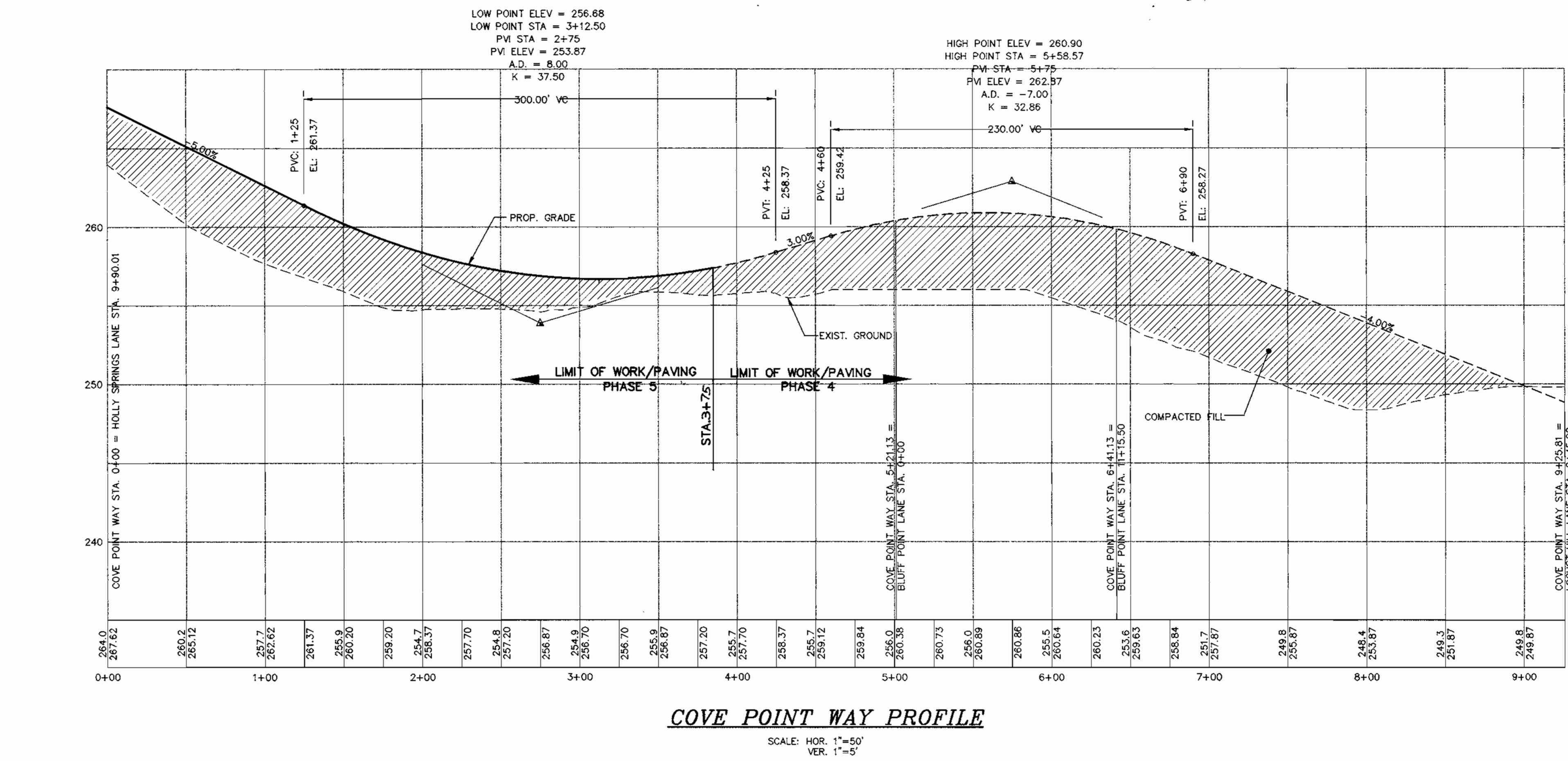
Chris Hamilton 1/18/01
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James R. Smith 1/18/01
 DIRECTOR DATE



NOTE

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



HOLLY SPRINGS LANE PROFILE

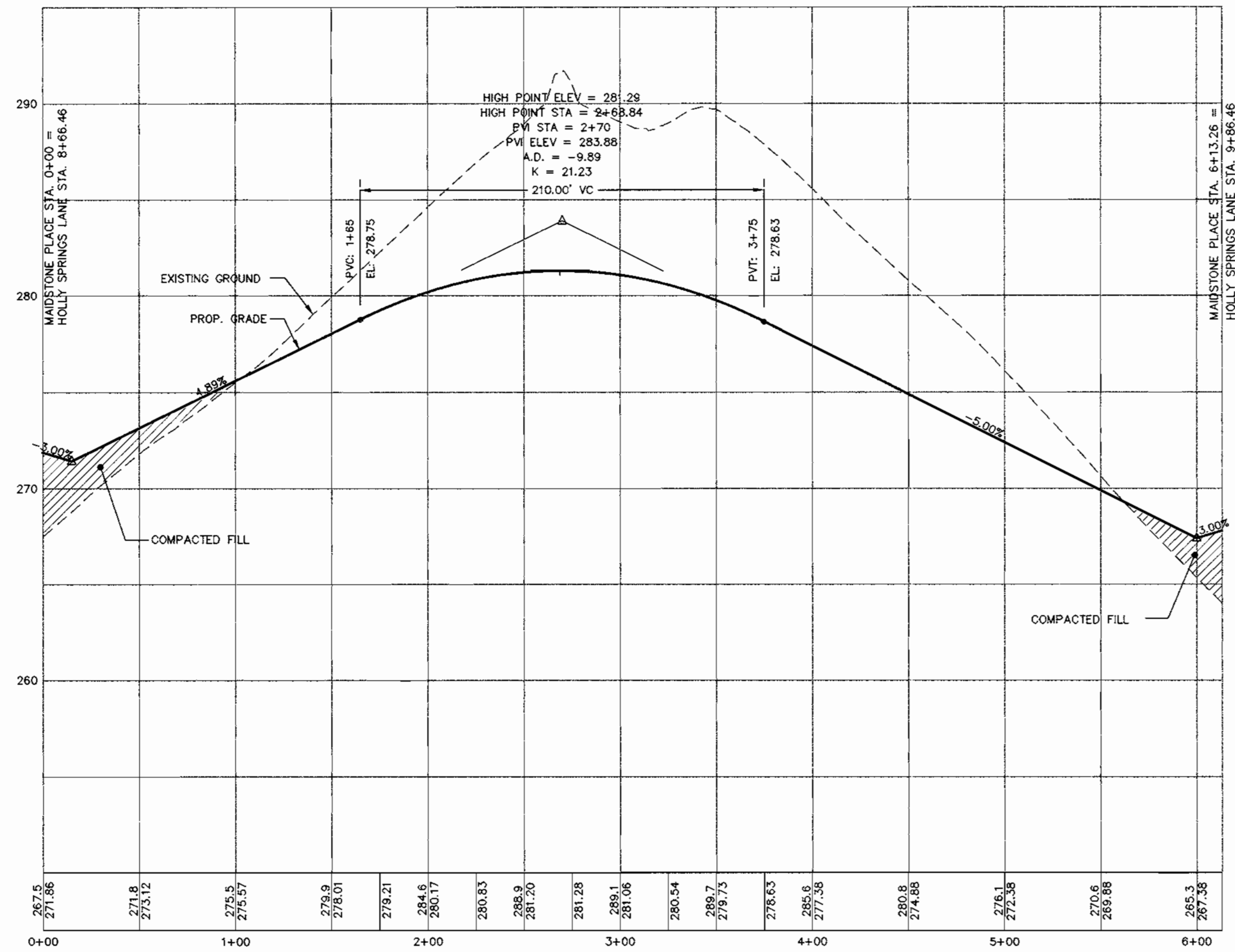
OWNER/DEVELOPER
 RTE 175 LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERTOWN, MARYLAND 21136
 (410) 526-4030

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

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST. ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
 ROAD PROFILES

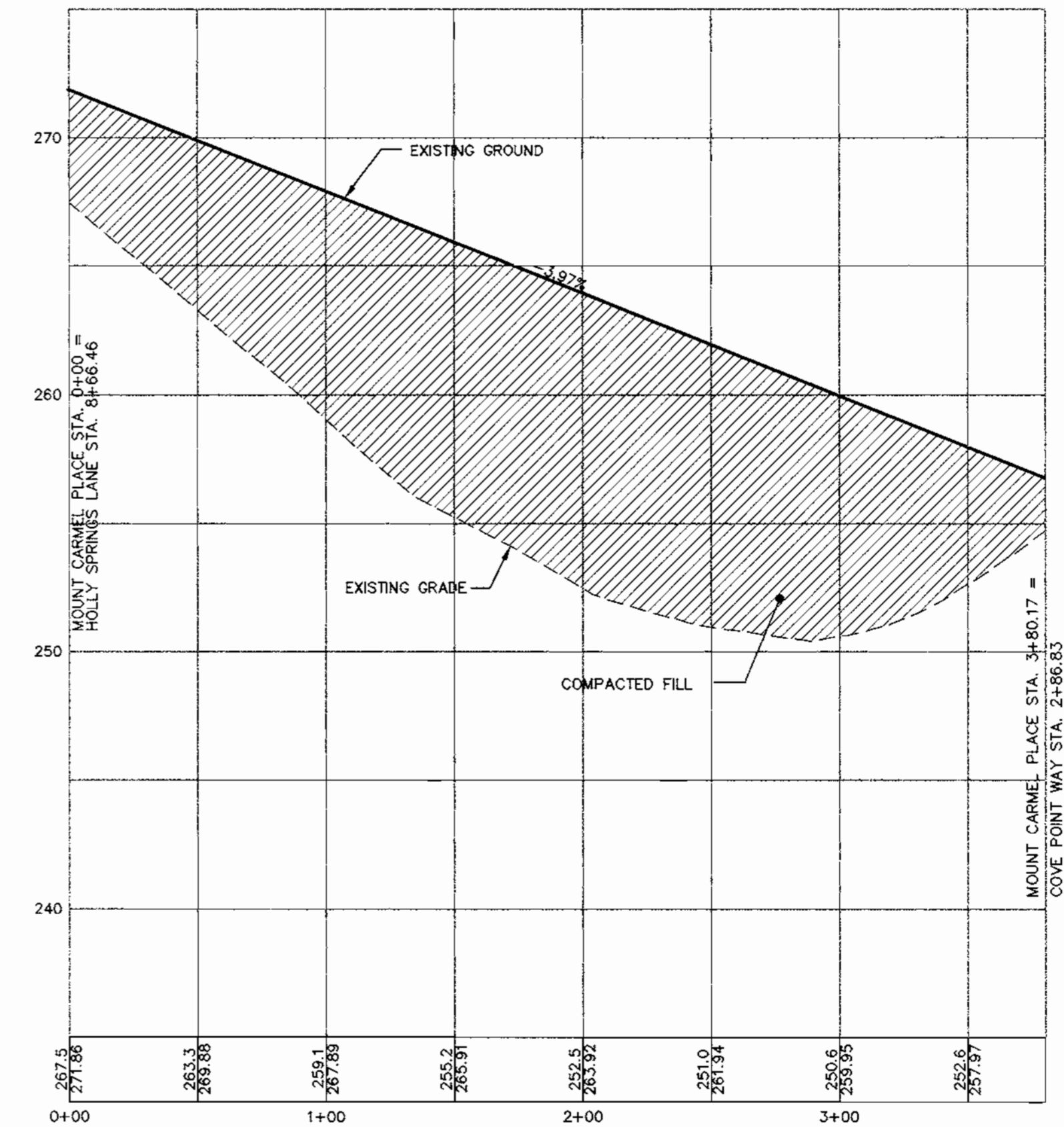
no.	description	date

project	date	illustration	approval
84044	DEC.1999	MMP	MMP



MAIDSTONE PLACE PROFILE

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



MOUNT CARMEL PLACE PROFILE

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

NOTE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

William Dammann 1/15/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carla Hamden 1/15/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Frank Rader 1/19/01
DIRECTOR DATE



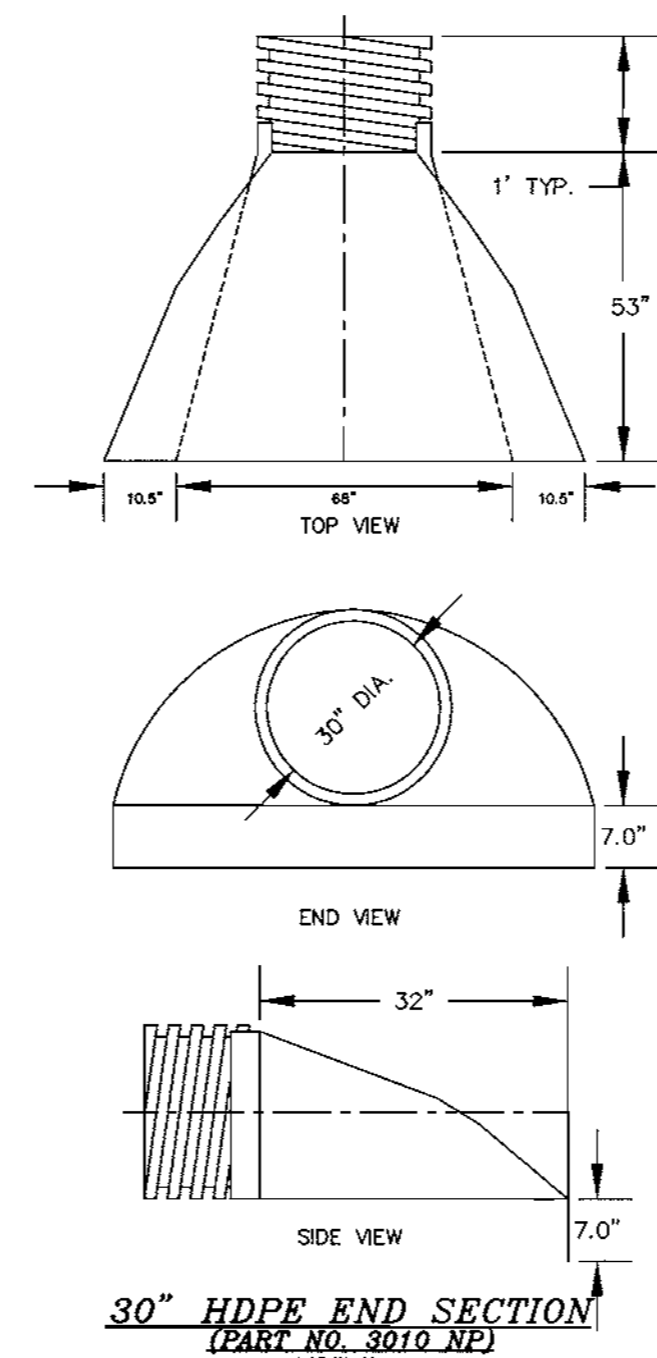
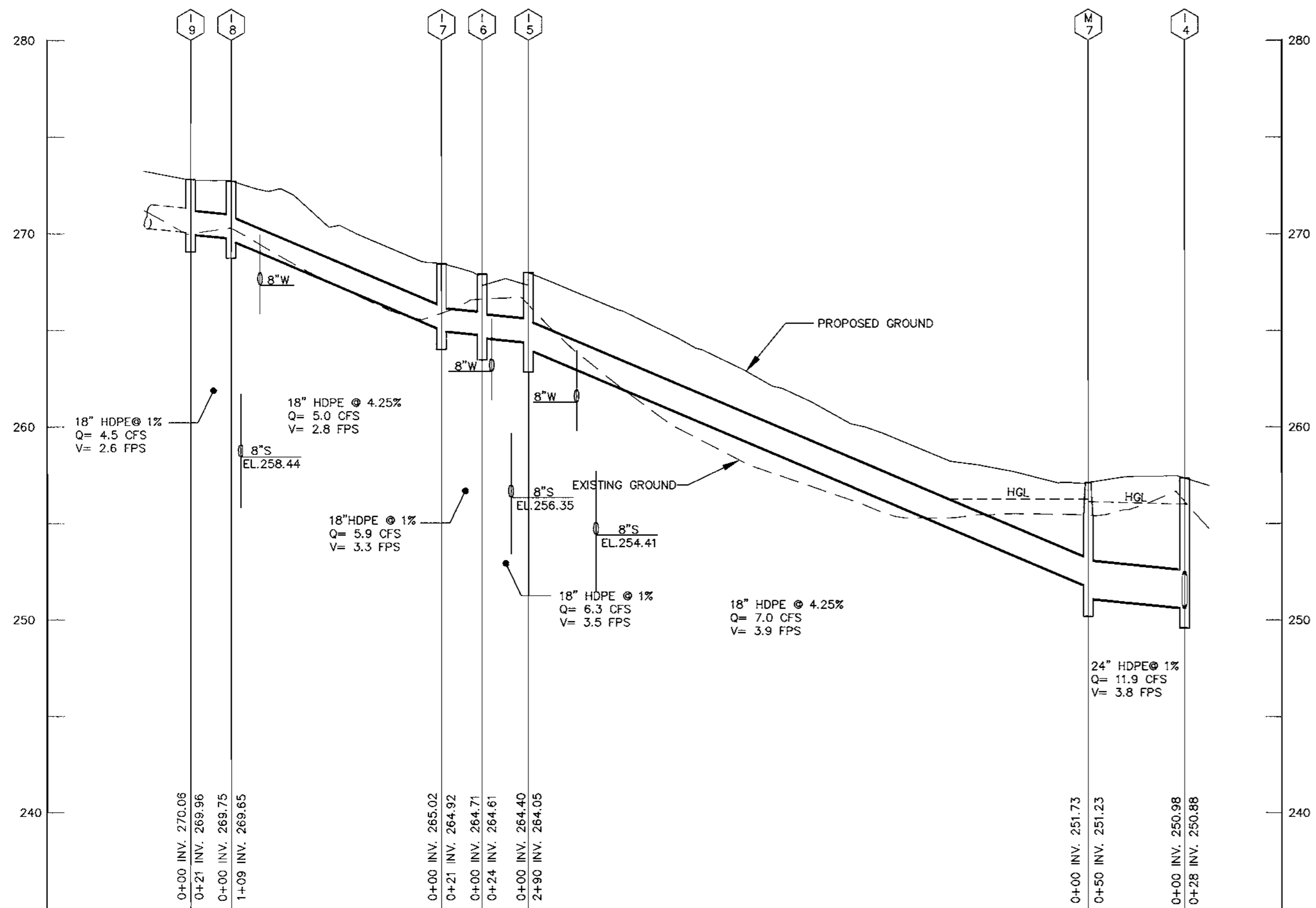
OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Ext. (301) 621-5521 Wash. (410) 997-0238 Fax.

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
1ST. ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
ROAD PROFILES

no.	description	date

project	date
94044	DEC.1999
illustration	engineering
MMP	MMP
scale	approval
HOR.: 1"=50'	RJH
VER.: 1"=5'	

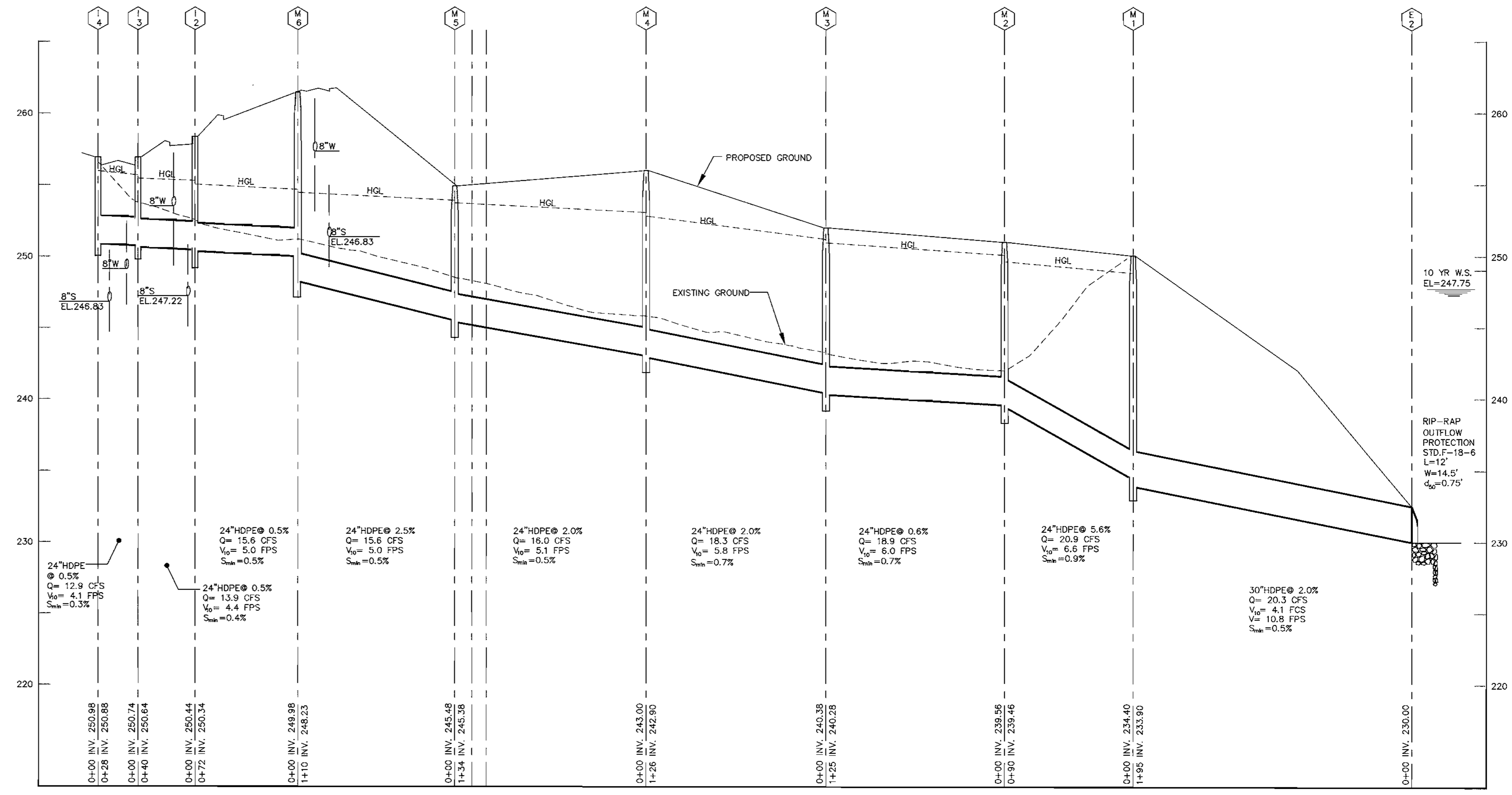
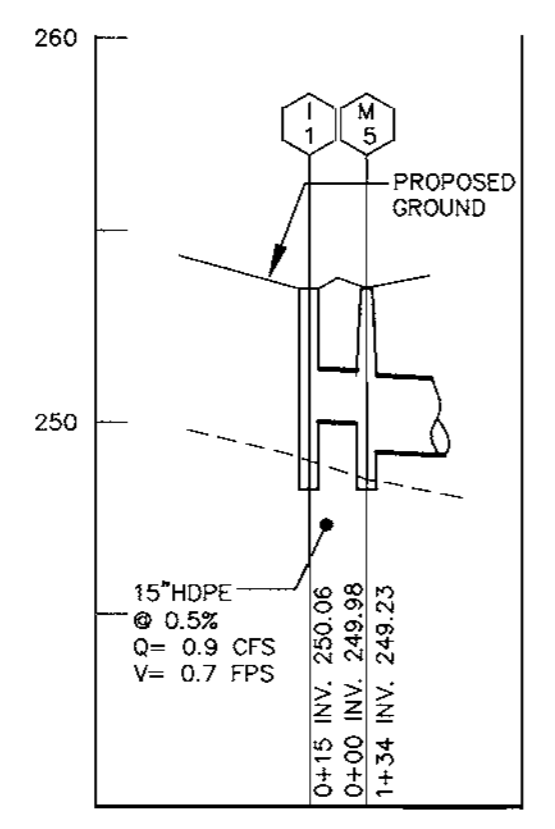
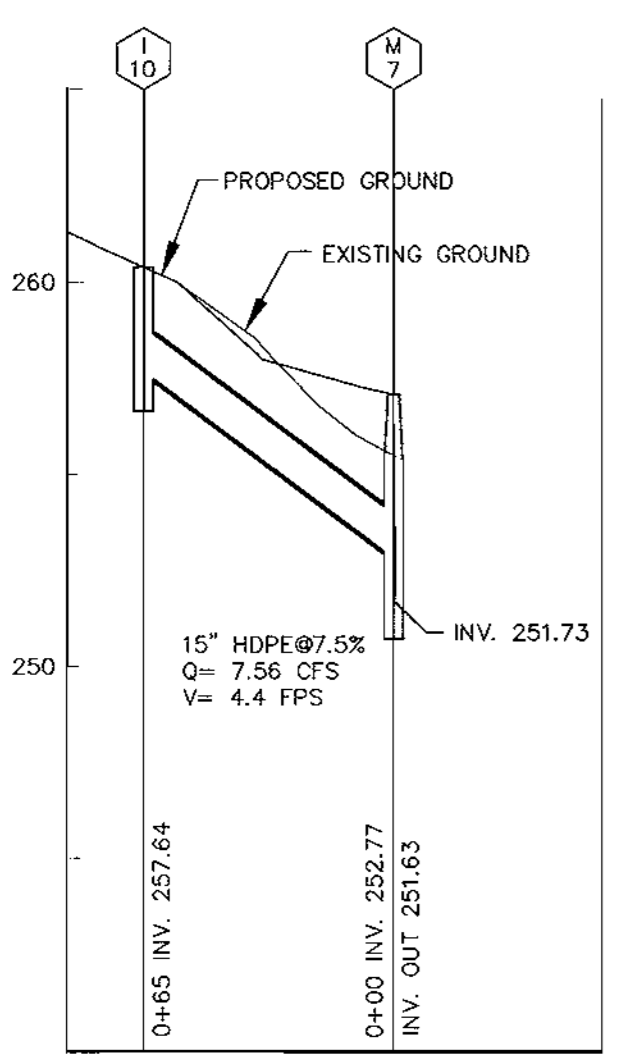


- INSTALLATION INSTRUCTIONS**
1. SPREAD THE END SECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
 2. INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
 3. PLACE BACKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.

STRUCTURE SCHEDULE

NO.	TOP	INV. IN	INV. OUT	COMMENTS
I-1	253.5	----	261.75	"K" INLET-HO.CO. STD. SD 4.01
I-2	258.36	250.44	250.34	"A-10" INLET-HO.CO. STD. SD 4.41
I-3	256.92	250.74	250.64	"A-10" INLET-HO.CO. STD. SD 4.41
I-4	256.92	250.98	250.88	"A-10" INLET-HO.CO. STD. SD 4.41
I-5	260.70	264.40	264.05	"A-5" INLET-HO.CO. STD. SD 4.40
I-6	268.19	264.71	264.61	"A-5" INLET-HO.CO. STD. SD 4.40
I-7	268.40	265.02	264.61	"A-10" INLET-HO.CO. STD. SD 4.41
I-8	290.01	265.02	264.92	"A-5" INLET-HO.CO. STD. SD 4.40
I-9	272.35	269.75	269.65	"A-10" INLET-HO.CO. STD. SD 4.41
I-10	255.25	270.06	269.96	"K" INLET-HO.CO. STD. SD 4.12
M-1	250.00	234.40	239.90	MANHOLE HO.CO. STD. C5.01
M-2	251.00	239.56	239.46	MANHOLE HO.CO. STD. G5.01
M-3	251.50	240.38	240.28	MANHOLE HO.CO. STD. G5.01
M-4	256.00	243.00	242.90	MANHOLE HO.CO. STD. C5.01
M-5	255.00	245.48	245.38	MANHOLE HO.CO. STD. G5.01
M-6	262.50	249.98	248.23	MANHOLE HO.CO. STD. C5.01
M-7	258.50	251.78	251.23	MANHOLE HO.CO. STD. G5.01
E-2	-	230.00	-	ADS END SECTION (SEE DET. THIS SHEET)

- NOTES**
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 & GUTTER TO TOP OF SLAB AT INLETS.
 3. FOR INLETS, TOP ELEVATION REFERS TO TOP OF CURB ELEVATION
 4. HGL=TOP OF PIPE UNLESS OTHERWISE NOTED



STORM DRAIN PROFILE

STORM DRAIN PROFILE

STORM DRAIN PROFILE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/20/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 11/20/11
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 11/20/11
DIRECTOR



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

Project	94044	Date	AUG.2000
Illustration	MMP	Engineering	MMP
Scale	1"=50'	Approval	RH
Sheet	1"=50'	Revision	

No.	Description	Revised	Date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
1ST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
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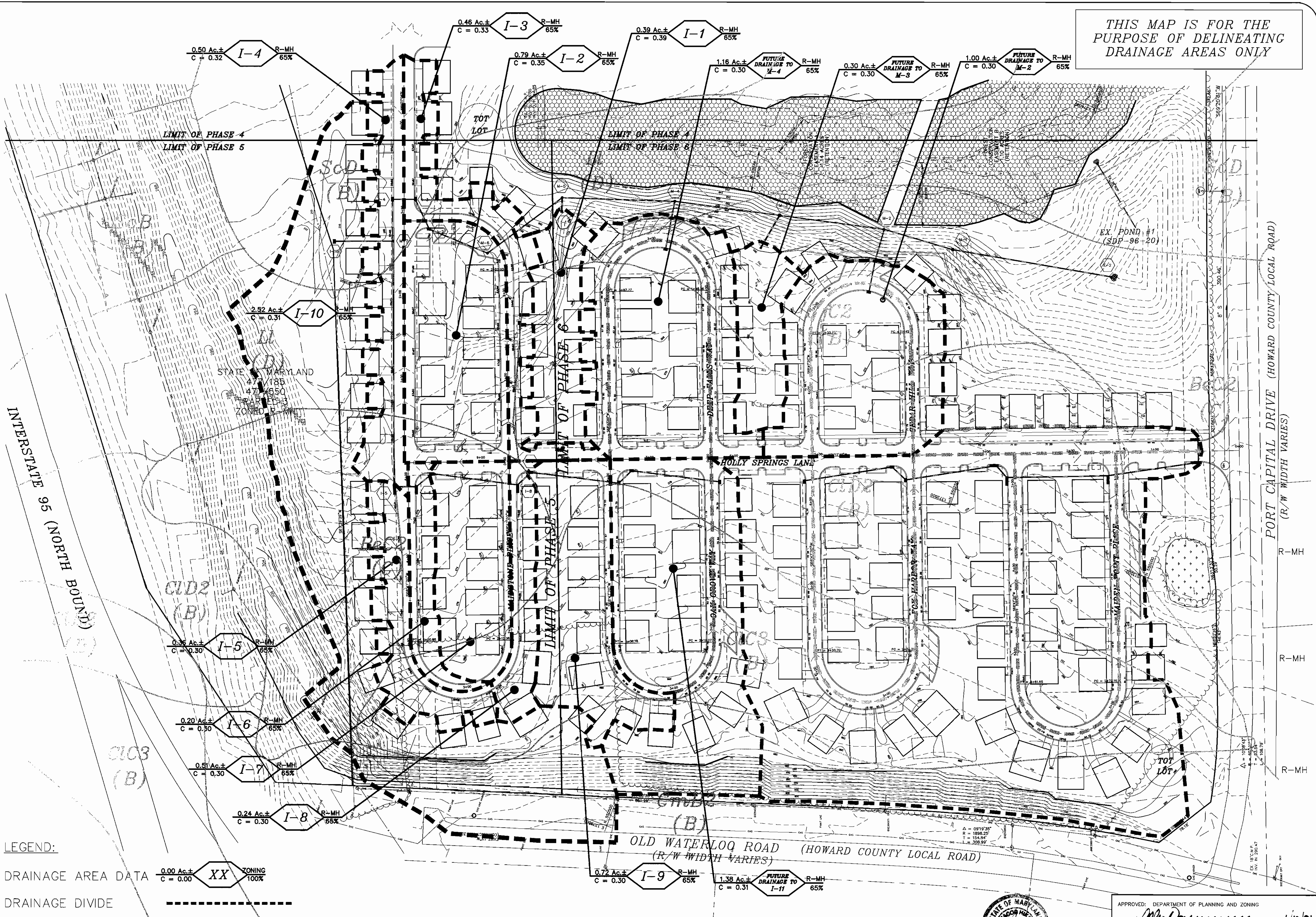
THIS MAP IS FOR THE
PURPOSE OF DELINEATING
DRAINAGE AREAS ONLY

project	date	approval
94044	MAY 2000	IS/KR
illustration	engineering	scale
SD/KR	1"=50'	revisions

to	date	description
		revisions

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
FIRST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

**MILLENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax



LEGEND:
DRAINAGE AREA DATA 0.00 Ac.± C = 0.00 XX ZONING 100%
DRAINAGE DIVIDE -----

STATE ROAD
COMMISSION

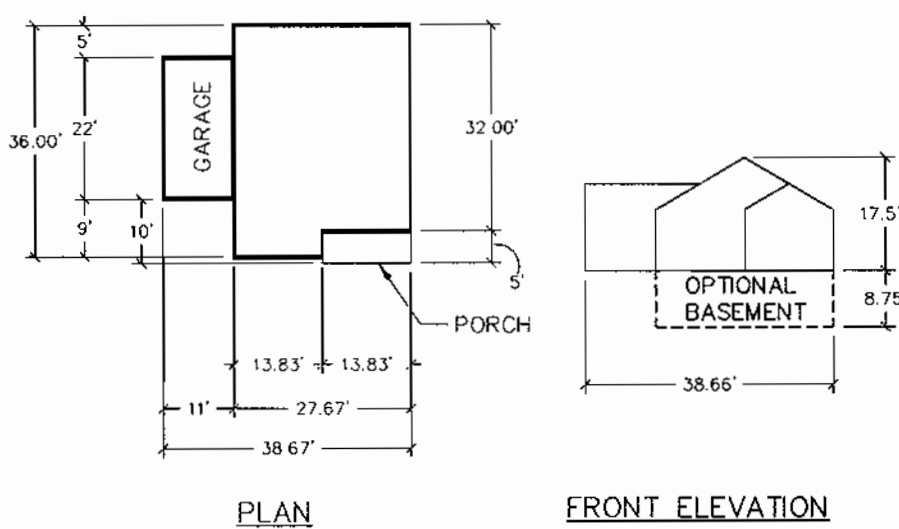
PUBLIC STORAGE
INCOM FUND



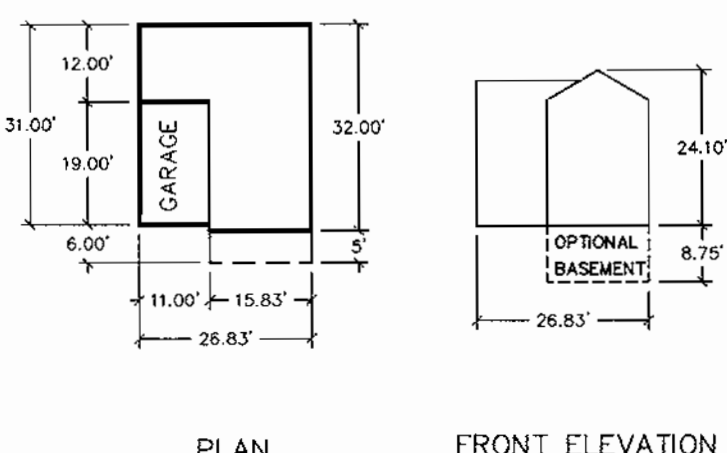
APPROVED: DEPARTMENT OF PLANNING AND ZONING
William J. Dunning 1/10/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Wanda Stamba 1/10/01
CHIEF, DIVISION OF LAND DEVELOPMENT
James C. Smith 1/10/01
DIRECTOR

94044\DWG\PHASE5\DAI-5A

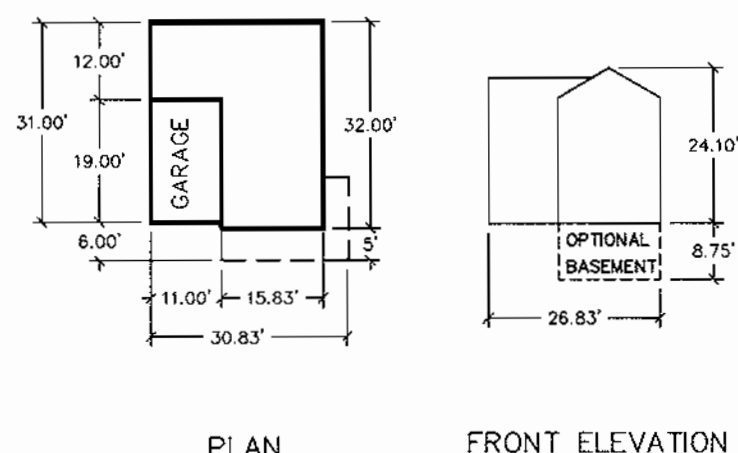
HOUSE MODELS



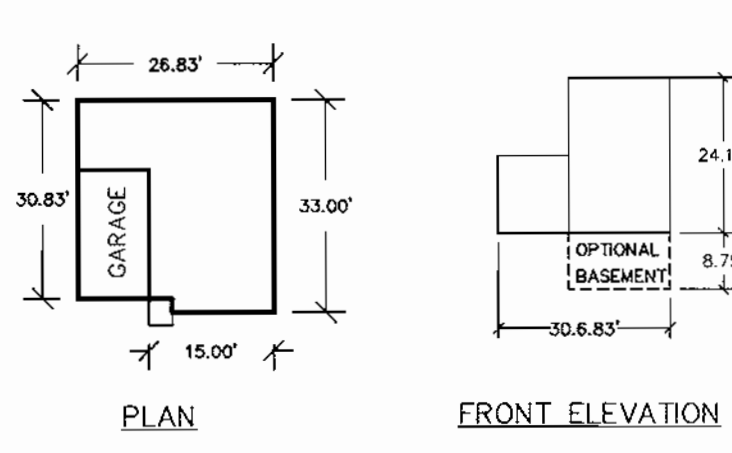
ARABY COTTAGE



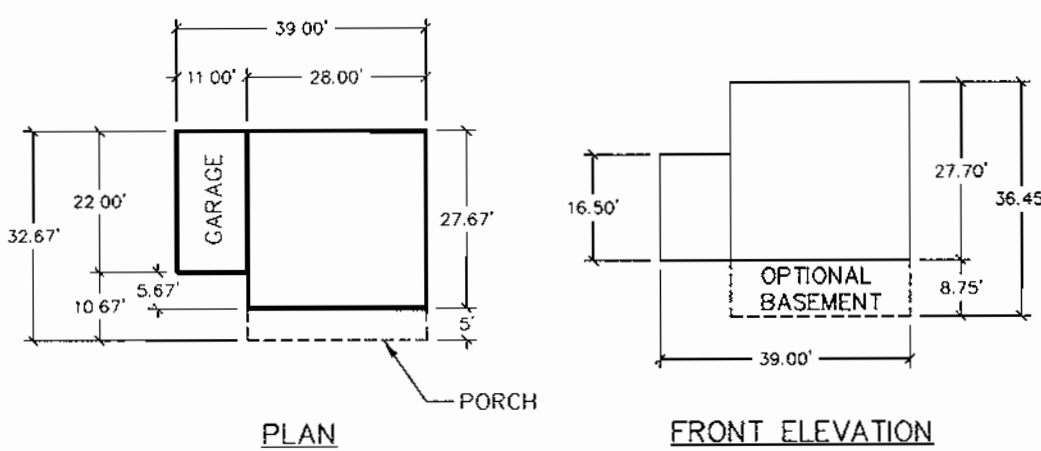
BRENTFIELD



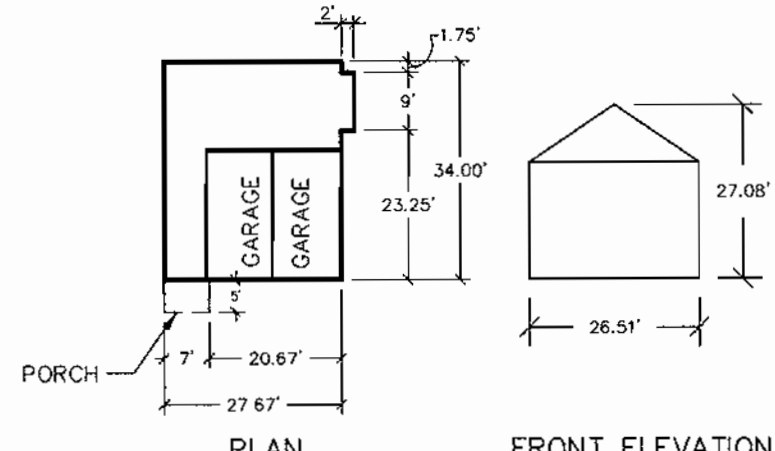
BRENTFIELD 1



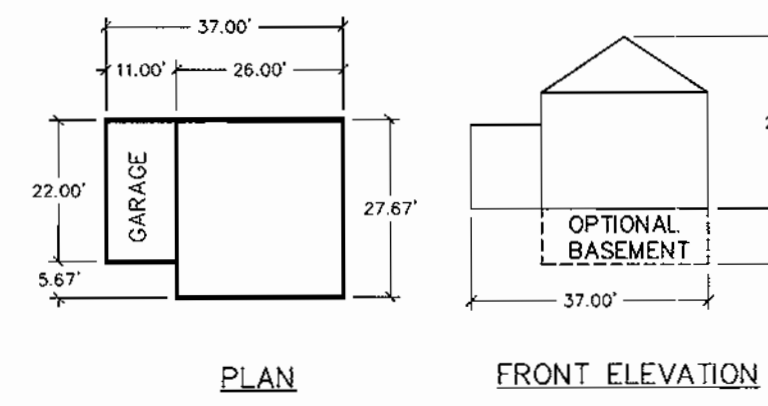
DE MARR



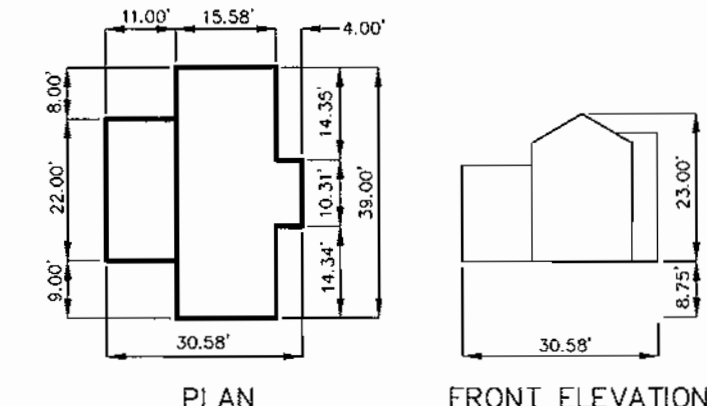
CHANDLER'S HOPE



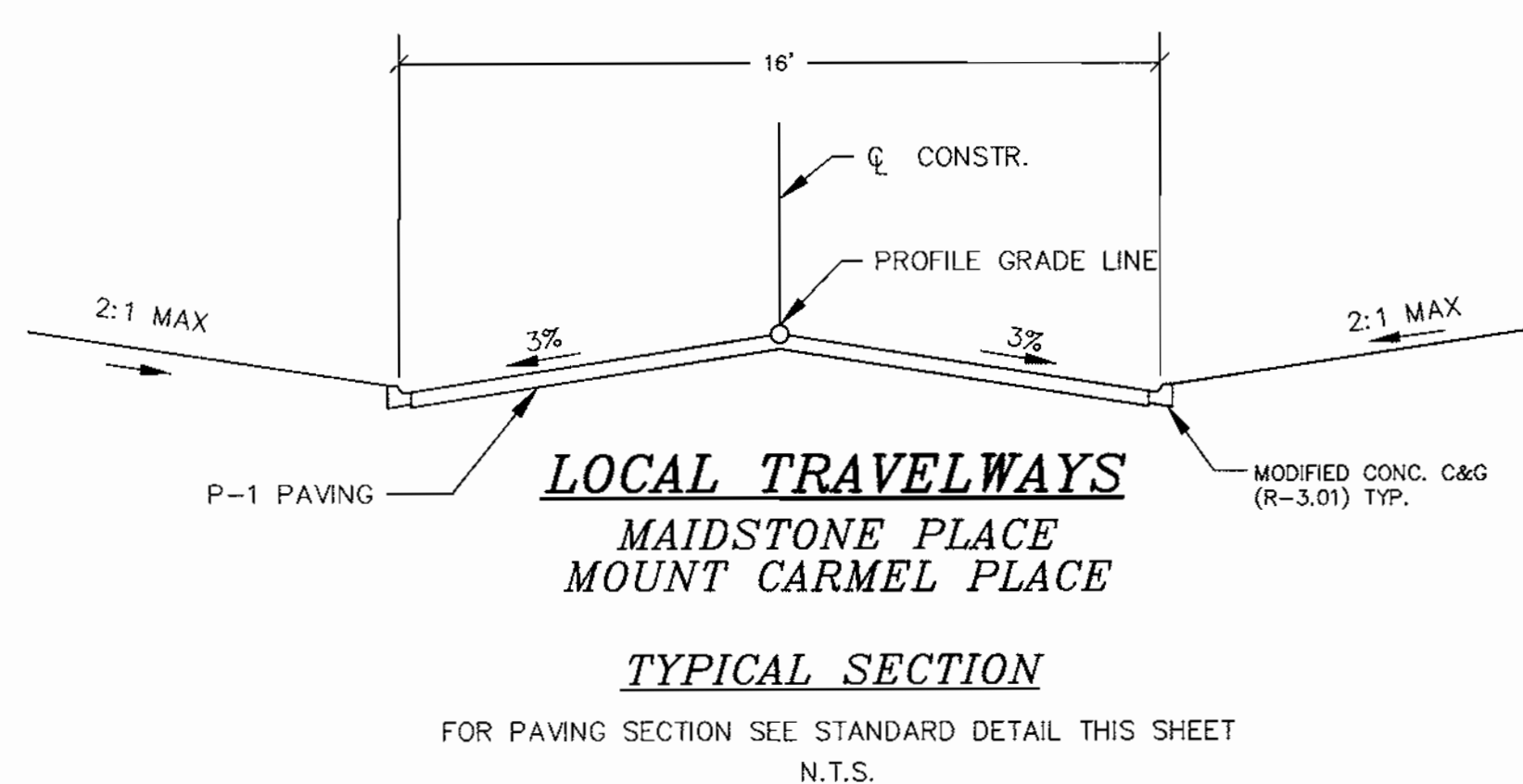
CARRIAGE HOUSE



ELLERSLIE

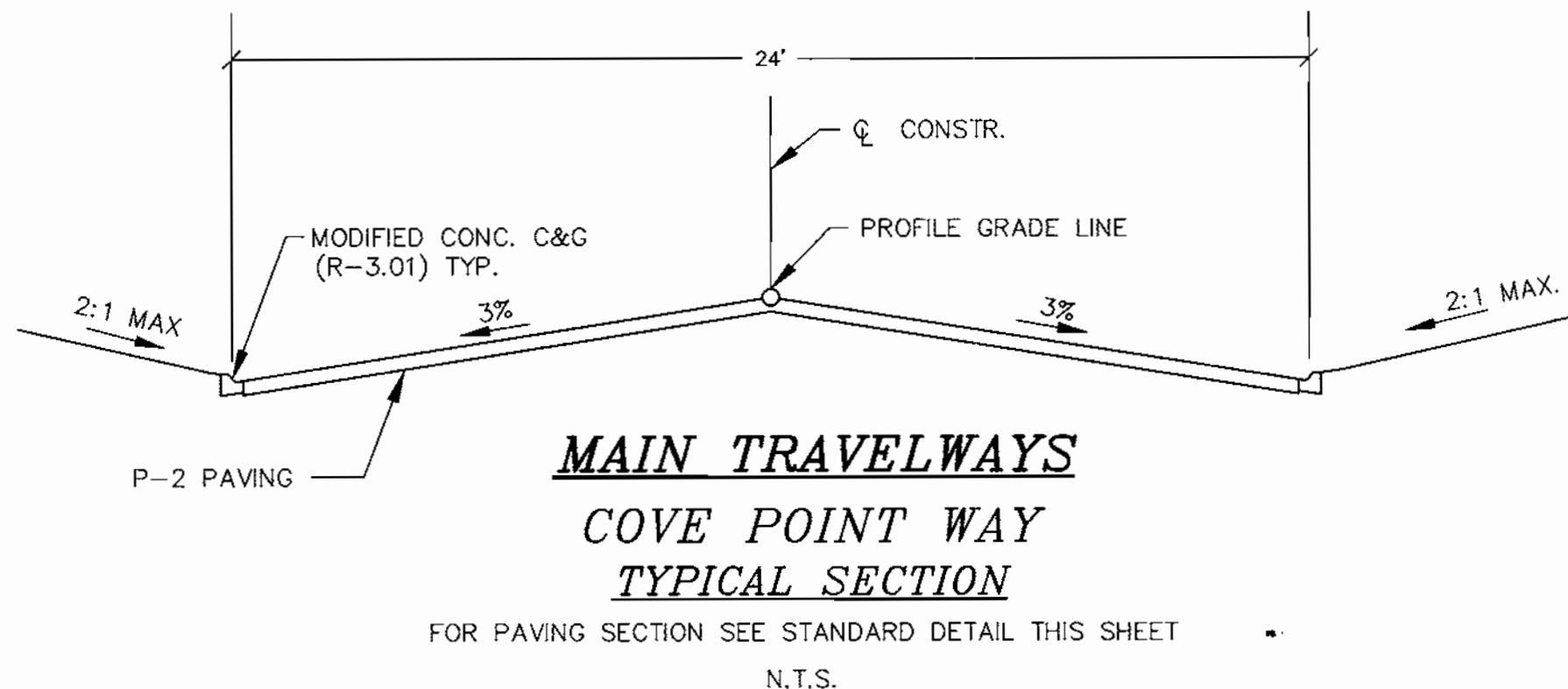


CAMBRIDGE



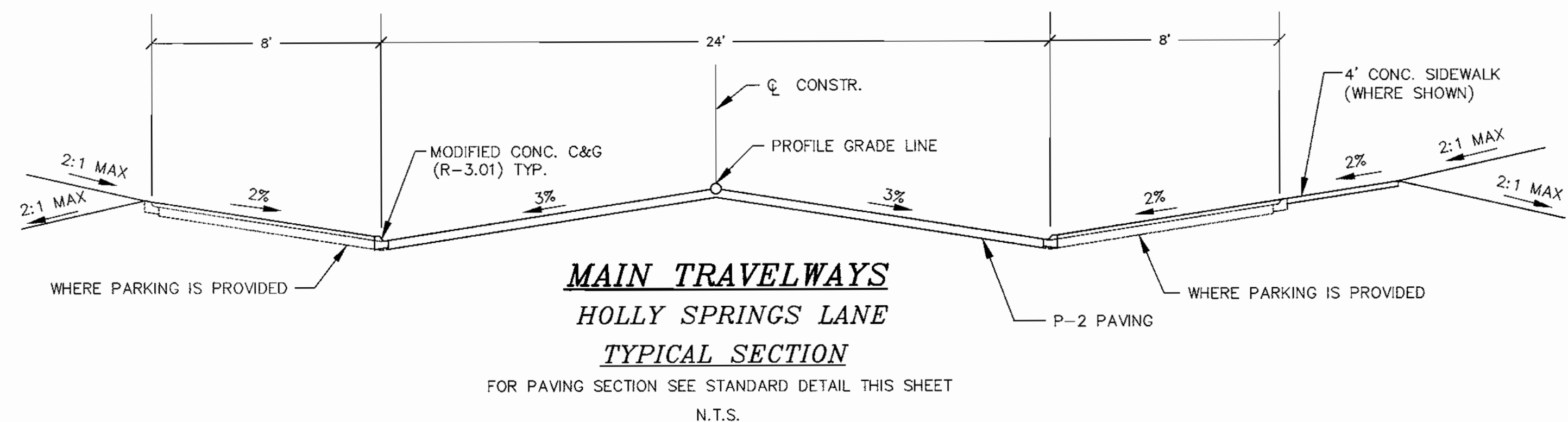
LOCAL TRAVELWAYS
MAIDSTONE PLACE
MOUNT CARMEL PLACE
TYPICAL SECTION

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



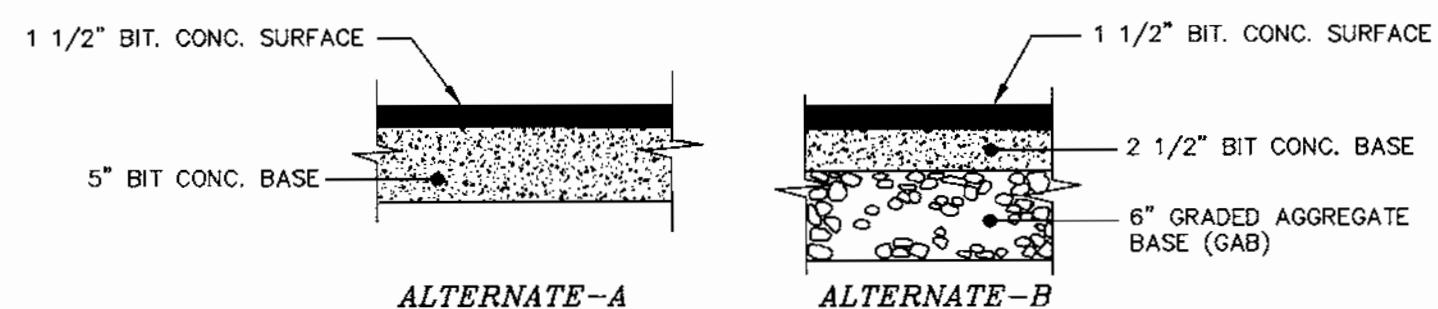
MAIN TRAVELWAYS
COVE POINT WAY
TYPICAL SECTION

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



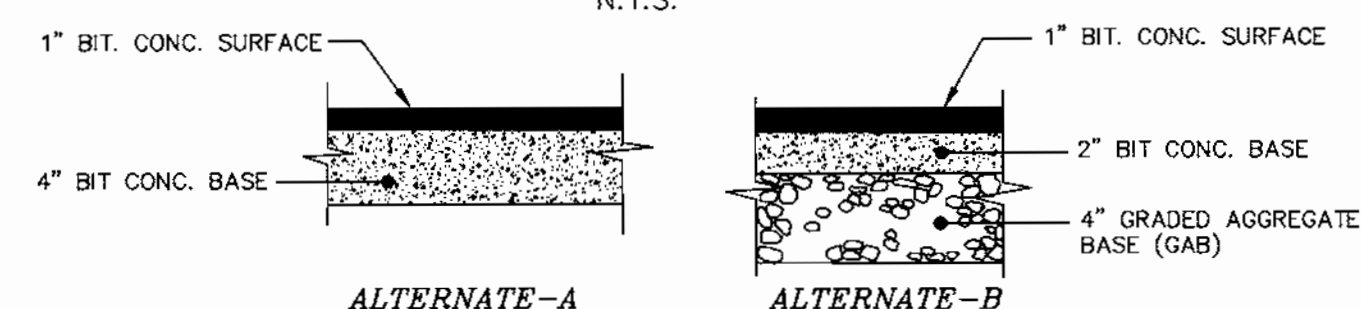
MAIN TRAVELWAYS
HOLLY SPRINGS LANE
TYPICAL SECTION

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



PAVING SECTIONS

P-2
N.T.S.



PAVING SECTIONS

P-1
N.T.S.

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



APPROVED: DEPARTMENT OF PLANNING AND ZONING

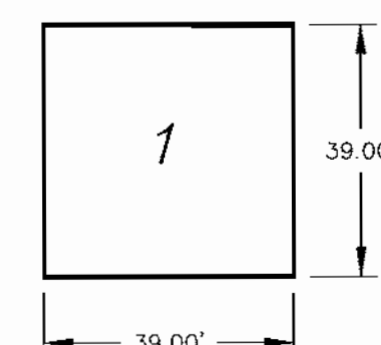
[Signature] 1/10/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1/15/01
CHIEF, DIVISION OF LAND DEVELOPMENT

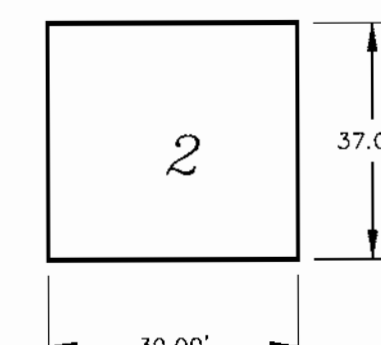
[Signature] 1/19/01
DIRECTOR

GENERIC BOXES

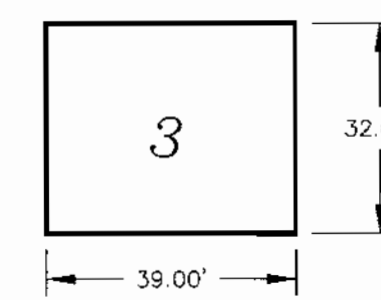
GENERIC BOXES AVAILABLE MODELS GENERIC BOXES AVAILABLE MODELS



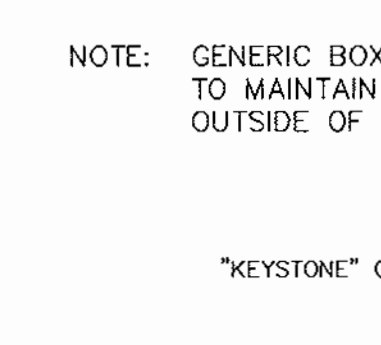
ALL MODELS



ARABY COTTAGE,
BRENTFIELD
BRENTFIELD 1
CHANDLER'S HOPE
DE MARR
ELLERSLIE

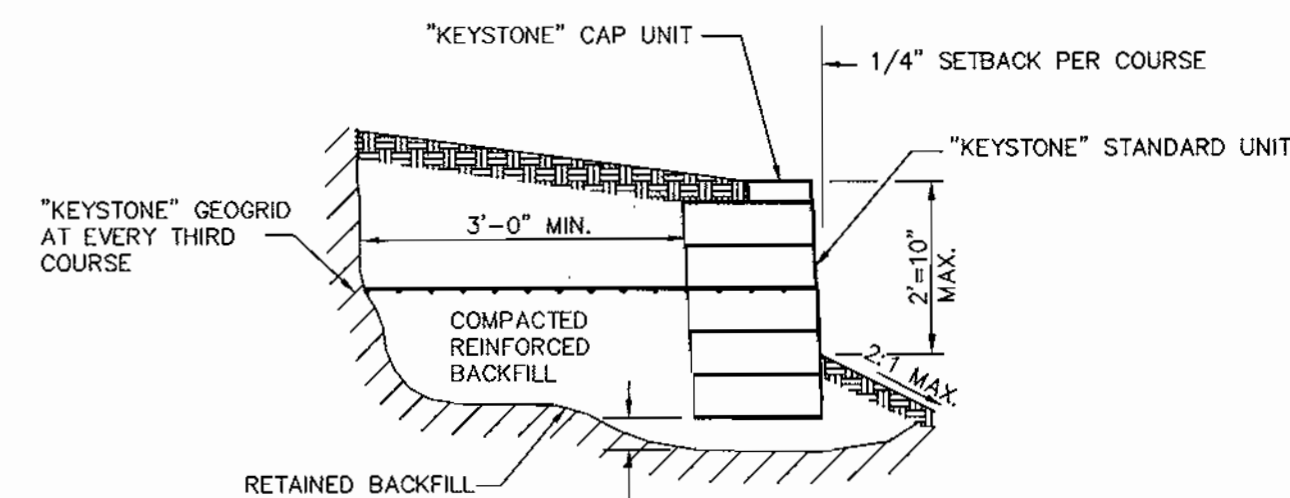


CHANDLER'S HOPE
ELLERSLIE



BRENTFIELD
CARRIAGE HOUSE
DE MARR

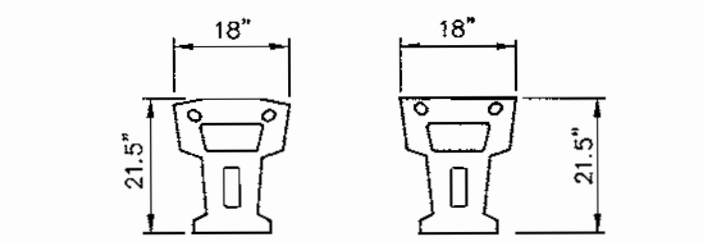
NOTE: GENERIC BOX DIMENSIONS ARE ESTABLISHED TO MAINTAIN THE PRINCIPAL STRUCTURE OUTSIDE OF WATER & SEWER EASEMENT.



RETAINING WALL DETAIL

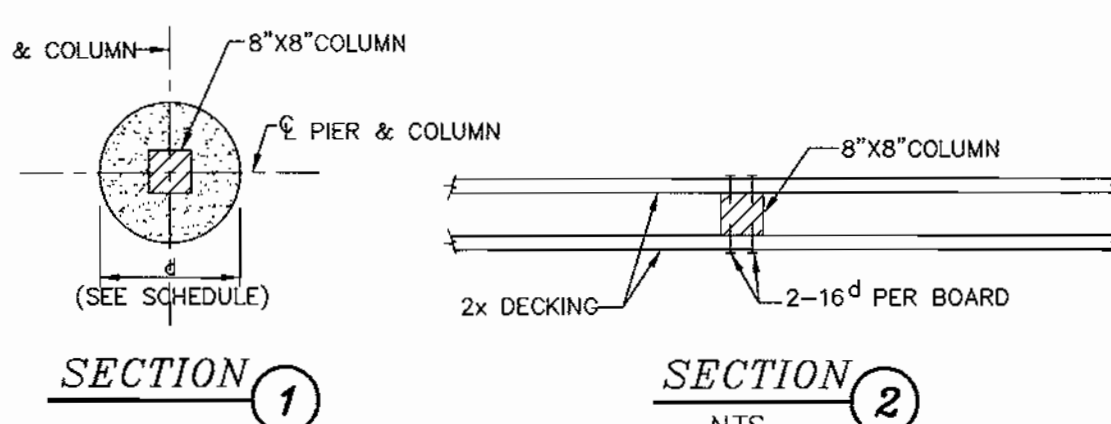
N.T.S.

NOTE: ALL FOOTING AND DESIGN SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



"KEYSTONE" STANDARD UNIT

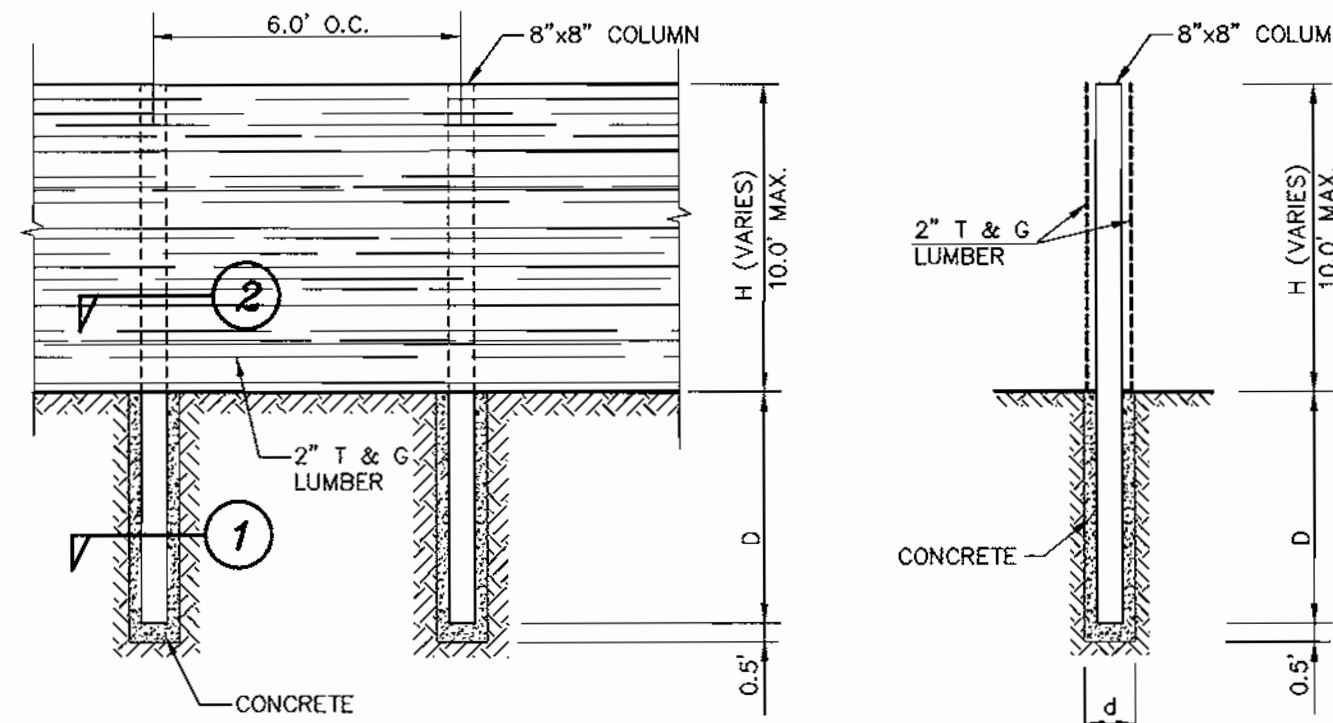
N.T.S.



SECTION 1

SECTION 2

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"

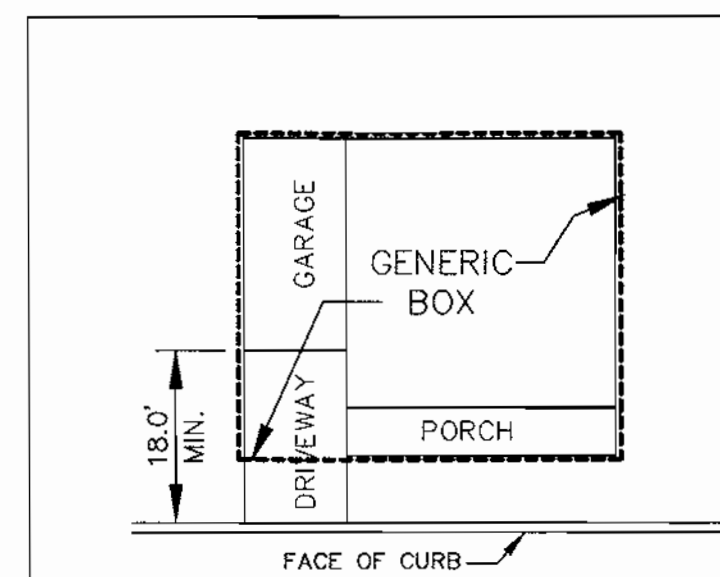


NOISE WALL DETAIL

N.T.S.

PARKING LAYOUT DETAIL

SCALE: 1" = 20'



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:
 $D = \frac{14.52M}{P_d}^{1/3}$

M = MOMENT AT TOP OF DRILLED PIER (FT/LBS)
P = ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
D = DIAMETER OF PIER (FT.)

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 MANUFACTURER'S WRITTEN INSTRUCTIONS.

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

no.	description	revisions

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
1ST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
CONSTRUCTION DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive Suite 202, Ellicott City, Maryland 21042
(410) 997-0206 Fax (410) 997-0206
(301) 621-5521 Wash. (410) 997-0208 Fax

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/15/16
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/15/16
 [Signature]
 DIRECTOR

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY
LANDSCAPE TYPE	A (PERIMETER 1 & 2)	B (PERIMETER 3 THRU 10)
LINEAR FEET OF PERIMETER	772.64 LF	635.24 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 40 LF	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED	12 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	13 SHADE TREES 16 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	12 SHADE TREES 16 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	13 SHADE TREES 16 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	52
NUMBER OF TREES REQUIRED (1:DU SFA: 1:3 DU APTS)	17
NUMBER OF TREES PROVIDED	17
SHADE TREES (2:1 SUBSTITUTION)	17
OTHER TREES (2:1 SUBSTITUTION)	17

LEGEND

- 39 UNIT NUMBER
- 5 GENERIC BOX NUMBER
- 2 NO OF PARKING SPACES
- WETLANDS
- PERIMETER LANDSCAPE EDGE

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 43,800.00
- DUE TO EASEMENT LOCATIONS, STREET TREES HAD TO BE RELOCATED TO OTHER AVAILABLE AREAS IN THE DEVELOPMENT.

STREET TREE CALCULATIONS

MAIDSTONE PLACE 1178 / 30 = 39
 MOUNT CARMEL PLACE 712 / 30 = 24
 HOLLY SPRINGS LANE 336 / 40 = 8
 COVE POINT WAY 746 / 30 = 25
 TOTAL TREES REQUIRED = 8 LARGE TREES,
 88 SMALL TREES
 TOTAL TREES PROVIDED = 8 LARGE TREES,
 88 SMALL TREES

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 1	A	PERIMETER 8	B
R-MH TO ROAD - 40 LF		R-MH TO ROAD - 39 LF	
EXISTING TREES TO REMAIN		1 SHADE TREE / 50 LF	1
		1 EVERGREEN / 40 LF	1
PERIMETER 2	A	PERIMETER 9	B
R-MH TO ROAD - 95.79 LF		R-MH TO ROAD - 32.7 LF	
1 SHADE TREE / 60 LF	1	1 SHADE TREE / 50 LF	1
		1 EVERGREEN / 40 LF	1
PERIMETER 3	B	PERIMETER 10	B
R-MH TO ROAD - 248.74 LF		R-MH TO ROAD - 69.7 LF	
1 SHADE TREE / 50 LF	5	1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	6	1 EVERGREEN / 40 LF	2
PERIMETER 4	B	TOTAL PLANTING OBLIGATION	25
R-MH TO ROAD - 39 LF		SHADE TREES	16
1 SHADE TREE / 50 LF	1	EVERGREEN TREES	16
1 EVERGREEN / 40 LF	1	SHRUBS	0
PERIMETER 5	B	TOTAL	157 TREES (45 SHADE TREES, 88 SMALL TREES, 24 EVERGREENS)
R-MH TO ROAD - 69.7 LF			
1 SHADE TREE / 50 LF	2		
1 EVERGREEN / 40 LF	2		
PERIMETER 6	B		
R-MH TO ROAD - 65.7 LF			
1 SHADE TREE / 50 LF	1		
1 EVERGREEN / 40 LF	1		
PERIMETER 7	B		
R-MH TO ROAD - 69.7 LF			
1 SHADE TREE / 50 LF	2		
1 EVERGREEN / 40 LF	2		

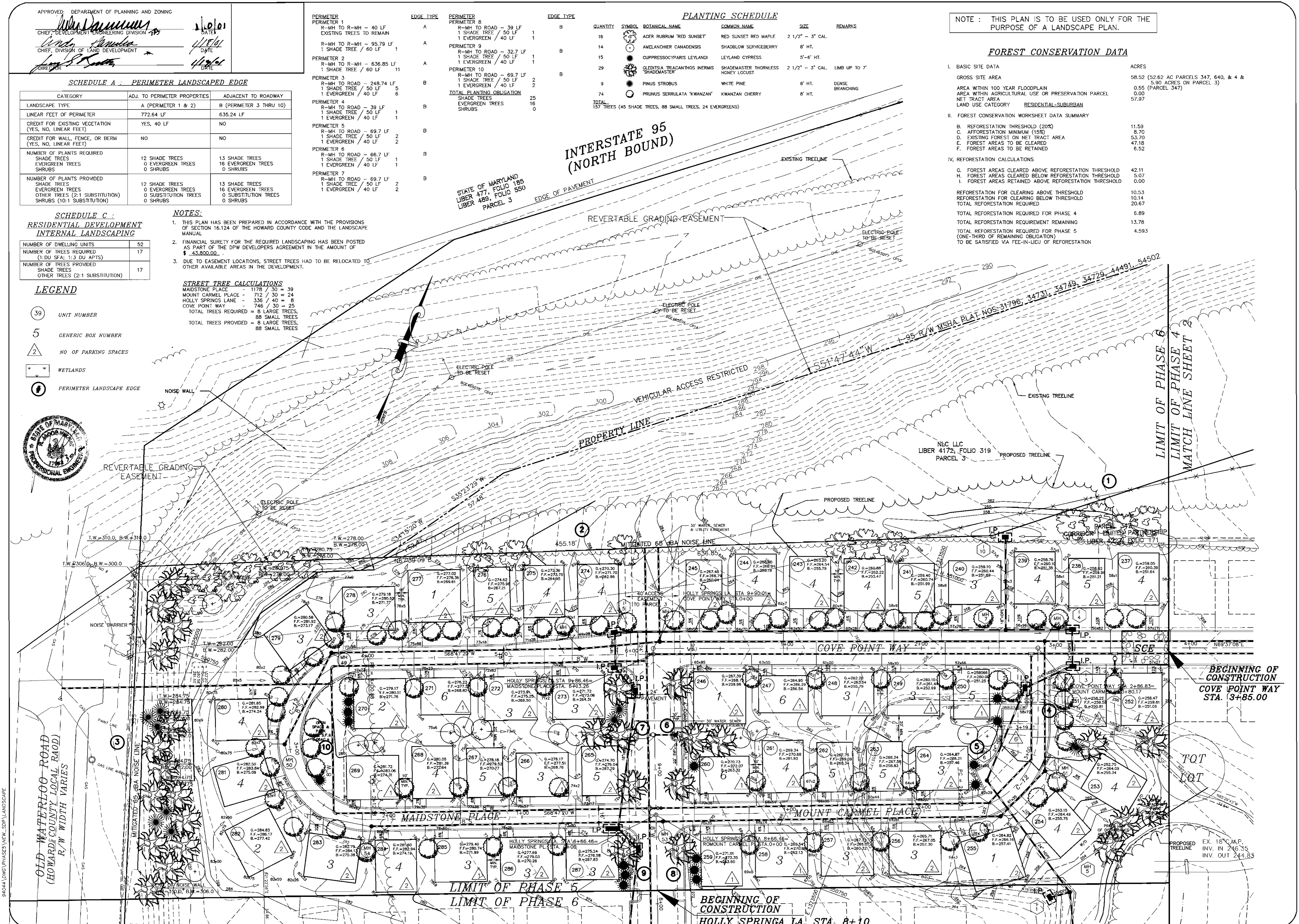
PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
16	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.	
14	(Symbol)	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8' HT.	
15	(Symbol)	CUPRESSOCYPRIS LEYLANDI	LEYLAND CYPRESS	5'-6' HT.	
29	(Symbol)	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2 1/2" - 3" CAL.	LMB UP TO 7'
9	(Symbol)	PINUS STROBUS	WHITE PINE	8' HT.	DENSE BRANCHING
74	(Symbol)	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT.	

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

FOREST CONSERVATION DATA

ACRES	ACRES
BASIC SITE DATA	
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
TOTAL REFORESTATION REQUIREMENT REMAINING	13.78
TOTAL REFORESTATION REQUIRED FOR PHASE 5 (ONE-THIRD OF REMAINING OBLIGATION) TO BE SATISFIED VIA FEE-IN-LIEU OF REFORESTATION	4.593



Project	date	description	approval
94044	MAY 2000	engineering	MMP/SID
		MMP	scale
			1"=30'

no.	description	revisions

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
 LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5092 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0236 Bldg. (301) 621-5521 Wash. (410) 997-0236 Fax

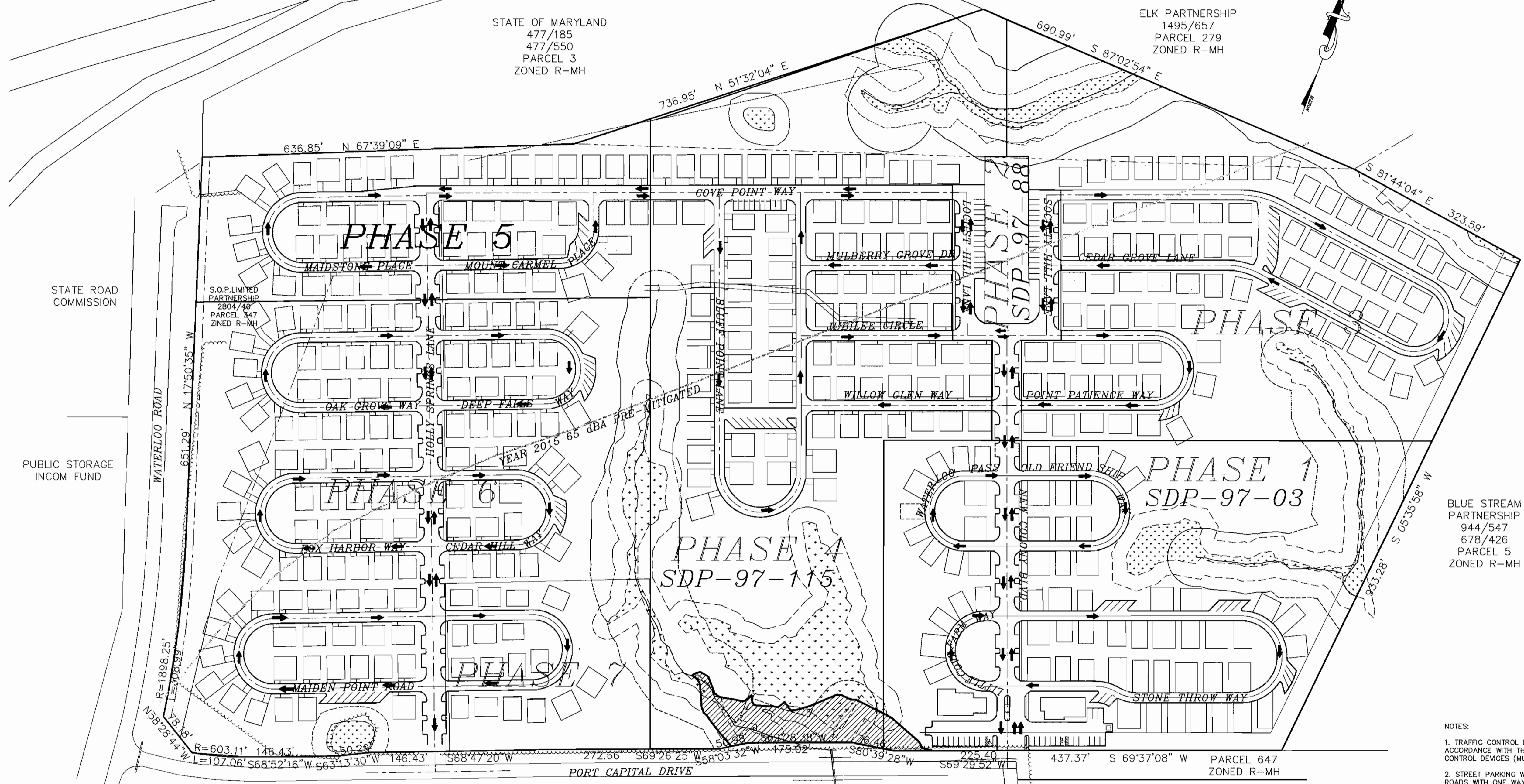
94044\DWG\PHASE 5\SDP-NEW\TRAFFIC

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/10/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/18/01
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1/19/01
 DIRECTOR DATE



- NOTES:
1. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE 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 ENTER" 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. TWO "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 MANNED 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

Project	94044	Illustration	MMP	Scale	1"=100'
Date	MAY 2000	Engineering	MMP	Approval	RJH

No.		Description	Revisions

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST. ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
 TRAFFIC CIRCULATION

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dersy Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296 Balt. (301) 621-5521 Wash. (410) 987-0296 Fax.

CHIEF, DEVELOPMENT-ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

1/10/01
4/8/01
4/9/01
DATE
DATE
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

INTERSTATE 95
(NORTH BOUND)

EDGE OF PAVEMENT

LEGEND

- 2 GENERIC BOX NUMBER
- 39 UNIT NUMBER
- 3 NO OF PARKING SPACES

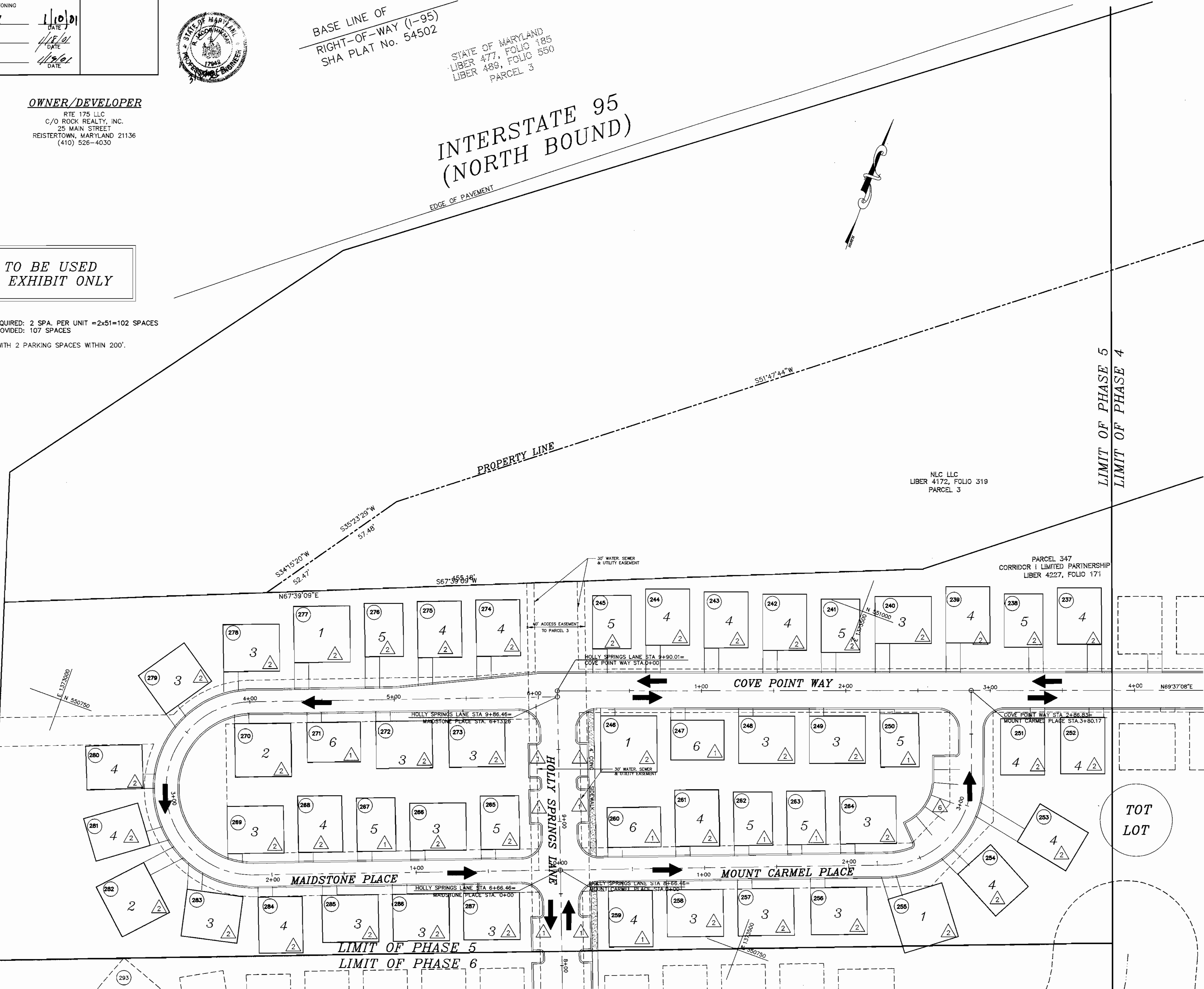
OWNER/DEVELOPER

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

THIS PLAN TO BE USED
FOR PARKING EXHIBIT ONLY

RESIDENTIAL PARKING SPACES REQUIRED: 2 SPA. PER UNIT = 2x51=102 SPACES
PROVIDED: 107 SPACES

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



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

no.	description	date

TAX MAP 43, PARCEL 347, 670 & 4
NEW COLONY VILLAGE - PHASE 5
 1ST ELECTION DISTRICT UNITS 237-287 HOWARD COUNTY, MARYLAND
 PARKING LAYOUT

MILDENBERG, BOENDER & ASSOC., INC.
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