### **GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-MH PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF
- HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT
- LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. 4. 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 HOWARD COUNTY BUREAU OF UTILITIES AT&T CABLE LOCATION DIVISION BALTIMORE GAS & ELECTRIC

STATE HIGHWAY ADMINISTRATION

HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION

- (410) 725-9976 (410) 313-4900 (410) 393-3533
  - (410) 313-1880
- PROJECT BACKGROUND:
- TAX MAP 43 PARCEL 3- FIRST ELECTION DISTRICT. R-MH (BULK REGULATIONS PER R-A-15 ) 26.48 AC. (INCLUDED PHASE II, AREA 1, PHASE III-A, PHASE III-B, AREA 1 & FUTURE PHASE III-B AREA 2)
- 1.33 AC. OR 57,735 SQ. FT. (PHASE III-B, AREA 1) PROPOSED USE FOR SITE: RESIDENTIAL (SINGLE FAMILY ATTACHED).

  BUILDING COVERAGE PERCENTAGE: 12,000 SQ. FT. = 20.7% (PHASE III-B, AREA 1)

  DPZ FILE NOS.: S-94-39, S-04-001, SDP-03-102, S-94-39, WP-96-32, SDP-96-20, SDP-97-03,

  SDP-97-88, SDP-97-114, SDP-97-115, SDP-01-121, SDP-02-044, SDP-07-103, WP-03-89,
- SDP-04-54, F-00-168, PLAT #14327-14328, F-01-011, PLAT #14344-14345, F-05-001, PLAT #17135-17144, F-04-066, PLAT #17327-17345

  BOUNDARY SHOWN HEREON IS BASED ON A PLAT ENTITLED "CONDOMINIUM STAGING PLAT FOR VILLAGE TOWNS CONDOMINIUM" PLAT M.D.R. NO 15842, DATED MARCH 5, 2003. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEYS ON NOVEMBER 27, 2006 AND JANUARY 9, 2007 BY MORE REPORTED TO FROM THE PROPERTY OF THE PR
- MILDENBERG, BOENDER & ASSOCIATES, INC. PROPOSED TOPO FROM PREVIOUSLY APPROVED VILLAGE TOWNS SDP8 ARE SHOWN
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43A1 & 43A2.
- STA. NO. 43A1 N 552,081.811 ELEV. 306.79 1 550,784.343 ELEV. 295.55
- \* STD. CONC. MON. SET FLUSH WITH SURFACE, IN MEDIAN OF RT 175 \* STD. CONC. MON. SET FLUSH WITH SURFACE SOUTH OF WEST BOUND LANE OR RT 175 WEST
- ALL DRIVEWAY ENTRANCES FOR THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL R 6.03. LOCAL TRAVEL WAY PAVING IS TO BE TYPE P-2 PAVING SEE DETAILS ON SHEET 6.
  HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
  ALL ROADS AND STORM DRAIN SYSTEMS IN THIS DEVELOPMENT ARE PRIVATE.
  STORMWATER MANAGEMENT FOR PHASE II, AREAS 1 & 2, PHASE III AND FUTURE PHASES IS PROVIDED BY A P-3 WET POND (PONDER) INSTANDARD ROAD AND STORM WATER CHARGE COUNTY OF THE POND (PONDER) INSTANDARD ROAD AND ADDRESS OF THE POND (PONDER) IN (POND#2) INSTALLED UNDER SDP-03-102. WATER QUALITY IS BEING PROVIDED BY EXTENDED DETENTION IN THE WET POND. Rev
- IS BEING PROVIDED BY GRASS SWALES. POND #2 IS PRIVATELY OWNED AND MAINTAINED.

  12. COMPACTION IN FILL AREAS TO BE 95% STANDARD PROCTOR AS DETERMINED PER AASHTO T-180.

  13. IF MATERIAL IS WITH 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
  THERE ARE NO EXISTING STRUCTURES WITHIN THE PHASE LIMITS.
  NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON—SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER

- NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON—SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER
  1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVE SITES INVENTORY. RESOLUTION # 47—1994. TO THE BEST OF THE
  KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON—SITE.
   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 THE US ARMY CORPS
  OF ENGINEERS. REF. NO: 1996—01042—3.
   PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
   TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995, APPROVED UNDER S—94—39. AN UPDATED TRAFFIC
  STUDY WAS PREPARED ON JUNE 9, 1998 BY THE TRAFFIC GROUP, INC. AND APPROVED UNDER NEW COLONY VILLAGE, PHASE 4,
  SDP—97—115. UPDATE PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 29, 2009.
   NOISE STUDY AND MITIGATION WAS APPROVED AS PART OF THE NEW COLONY VILLAGE, PHASE 3 THRU 6, SDP—97—114,
  SDP—97—115. SDP—00—07, AND SDP—01—121. SDP-97-115, SDP-00-07, AND SDP-01-121. 22. AN ON SITE FOREST CONSERVATION EASEMENT OF 6.52 AC. OF FOREST RETENTION HAS BEEN PROVIDED UNDER NEW COLONY
- VILLAGE, PHASE 4 (SDP-97-115). A THIRD OF THE 20.67 ACRES OF REQUIRED REFORESTATION (6.89 ACRES) WAS SATISFIED VIA OFF-SITE REFORESTATION ON THE ROSEBAR PROPERTY AND THEN WAS TRANSFERED TO THE HIGHPOINT AT BREEZEWOOD PROPERTY, TAX MAP 10 PARCEL 304, PER FINAL PLAN F-10-007. THE REMAINING 13.78 ACRES OF REQUIRED REFORESTATION HAS BEEN DIMDED AND ADDRESSED AMONG THE SUBSEQUESNT THREE PHASES OF NEW COLONY VILLAGE. THIS REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SDP-00-70), PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF \$100,035.54 FOR PHASE 6 (SDP-01-121), AND OFF-SITE REFORESTATION OF 4.543 ACRES
- ON THE ROMITI FARM, TAX MAP 2, PARCEL 61 (SEE P.O.F.C.E. PLAT 3 15440) FOR PHASE 7 (SDP-02-044).

  23. NEW COLONY VILLAGE PHASES 4-7 ENCOMPASS THE AREAS IN VILLAGE TOWNS PHASE II, PHASE II AREAS 1 & 2, PHASE III-A, PHASE III-B AREA 1 AND FUTURE PHASE III-B AREA 2.
- 24. PLAT OF FOREST CONSERVATION (FOR ON SITE RETENTION) AND PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT FOR NEW COLONY VILLAGE WAS RECORDED AS PLAT #14327-14328 (F-00-168). THE OFF-SITE REFORESTATION WAS RECORDED AS REVISION PLAT FOR ROSEBAR PROPERTY, PRESERVATION PARCEL A, UNDER PLAT # 14344-14345 (F-01-11) AND THEN WAS
- TRANSFERED TO THE HIGHPOINT AT BREEZEWOOD PROPERTY, TAX MAP 10 PARCEL 304, PER PLAT #20705 (F-10-007).

  25. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH 8 FEET (SINGLE GARAGE TOWNHOUSE). SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS. STRUCTURES (CULVERT / BRIDGE) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT.
  - STRUCTURE CLEARANCES -MINIMUM 12 FEET
- MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE. PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT
- MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. ZONING AND SETBACK CRITERIA BASED ON R-A-15 AS ALLOWED UNDER R-MH ZONING SECTION 113.D.2. THE INDIVIDUAL HOUSES ARE RESTRICTED TO A MAXIMUM 55 FOOT HEIGHTS FROM THE MEAN OF ROOF TO THE MEAN GRADE
- 28. 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, VILLAGE TOWNS CONDOMINIUM ASSOCIATION.
  WATER IS PUBLIC AND SERVICES FOR THIS PHASE WERE INSTALLED WITH CONTRACT NO. 44-4490-D. SEWER IS PRIVATE AN SERVICES FOR THIS PHASE WERE INSTALLED WITH SDP-07-103. THE EXISTING UTILITIES ARE BASED ON THESE EXISTING DRAWINGS. WATER AND SEWER SERVICE TO THIS 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 SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL
- BE AVAILABLE TO ALL UNITS OFFERED FOR SALE. 32. WATER METERS ARE PUBLIC AND LOCATED OUTSIDE OF THE BUILDINGS AT THE PUBLIC EASEMENT (AND WERE INSTALLED UNDER
- ALL PLAN DIMENSIONS ARE TO THE BOTTOM FACE OF CURB, UNLESS OTHERWISE NOTED.

  PARCEL 3 IS SUBJECT TO MODERATE INCOME HOUSING UNIT DECLARATION OF COVENANTS AND RESTRICTIONS. AN AGREEMENT FOR VILLAGE TOWNS, PHASE III-B AREA 1 SDP-10-001, WHICH PROVIDES FIVE (5) MODERATE INCOME HOUSING UNITS (UNITS 221, 222, 223, 248 & 252) FOR THE PROPOSED TWENTY (20) UNITS, HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 12277 FOLIO 379 (MIHU AGREEMENT). MIHU COVENANTS & RESTRICTIONS HAVE BEEN RECORDED IN LIBER 12277, FOLIO 379

ļ <sup>*</sup> i				
PROJECT PHASE	PERCENTAGE (%) OF MIHU UNITS REQUIRED	# OF MIHU UNITS REQUIRED	PERCENTAGE (%) OF MIHU UNITS PROPOSED	# OF MIHU UNITS PROPOSED
PHASE I (IICV, PH 6 - SDP-01-121)	15% OF 20	3	0%	0*
PHASE II, AREA 1 (SDP-04-54)	15% OF 30	5	15%	5
PHASE II, AREA 2 (SDP-03-102)	15% OF 127	20	15%	20
PHASE III-A (SDP-07-103)	15% OF 62	10	18%	11**
PHASE III-B, AREA 1 (SDP-10-001)	15% OF 20	3	25%	5***
ALL DILLOPA PROPER LINES		44		44

### THE THREE REQUIRED MIHU UNITS FOR PHASE I (UNITS 390, 391 & 392) HAVE BEEN PROVIDED IN PHASE III-A AND PHASE III-B, AREA ONE ADDITIONAL UNIT IN PHASE III-A HAS BEEN PROVIDED TO MEET ONE OF THE THREE UNIT REQUIREMENTS FROM PHASE I. TWO ADDITIONAL UNITS IN PHASE III-B, AREA 1 HAVE BEEN PROVIDED TO MEET TWO OF THE THREE UNIT REQUIREMENTS FROM PHASE I.

- 35. ALL SINGLE FAMILY ATTACHED UNIT GARAGES TO BE USED FOR THE PARKING OF MOTOR VEHICLES ONLY IN ACCORDANCE WITH
- TRASH AND RECYCLING SERVICES WILL BE PROVIDED PRIVATELY AND NOT BY HOWARD COUNTY.
  THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND
- 38. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS A PART OF THE GRADING PERMIT IN THE AMOUNT OF \$11,250.00 (15 SHADE TREES @ \$300.00 EA., 43 FLOWERING/ EVERGREEN TREES @ \$150.00 EA., 10
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ADDRESSING FOREST CONSERVATION REQUIREMENTS WITH PREVIOUS SUBDIMISION PLANS. SEE GENERAL NOTES
- 40. TRÁFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT
- 41. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN
- MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)."
- A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.

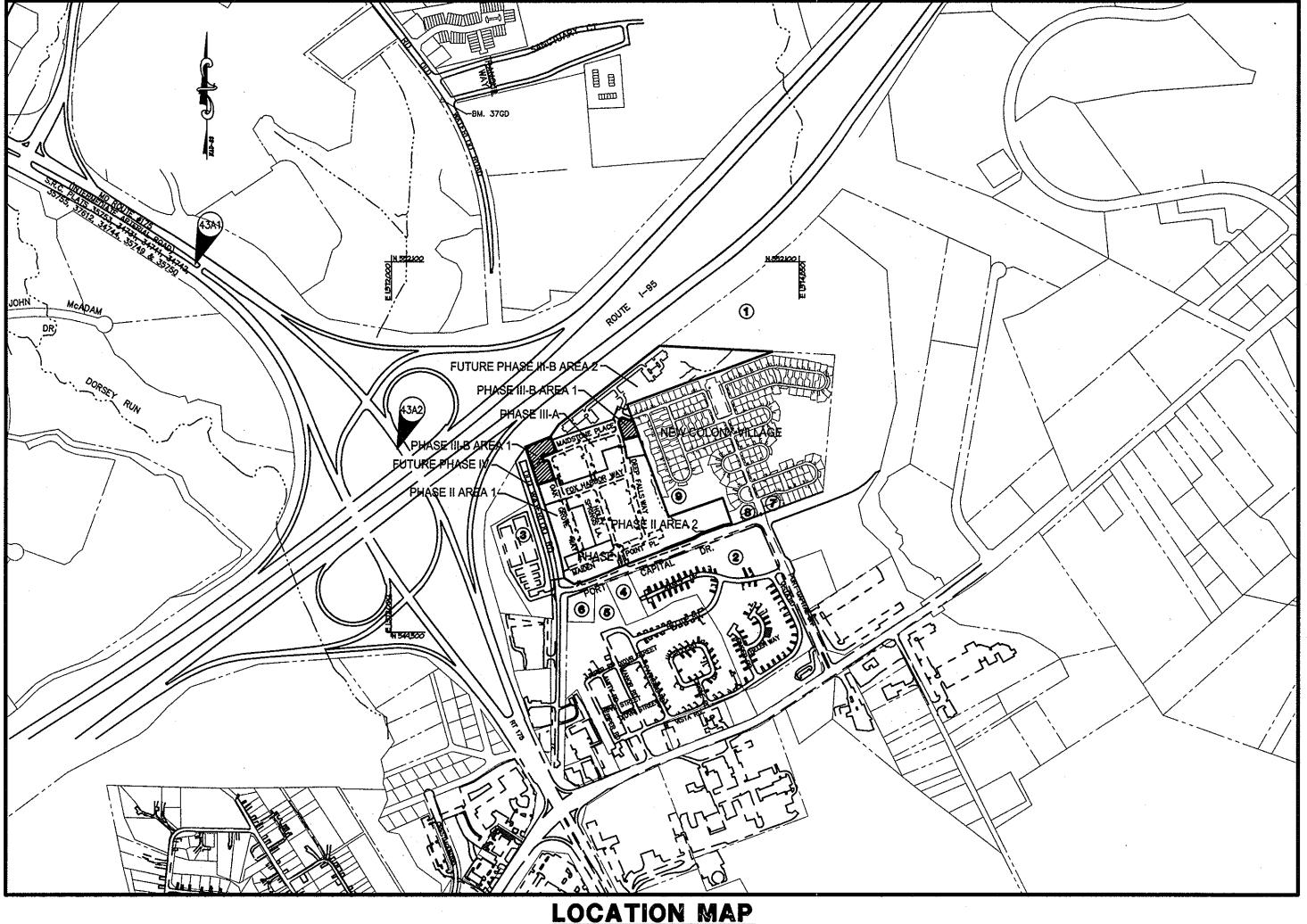
  42. THE 65 dba noise contour line drawn on this development plan is advisory as required by the howard county DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

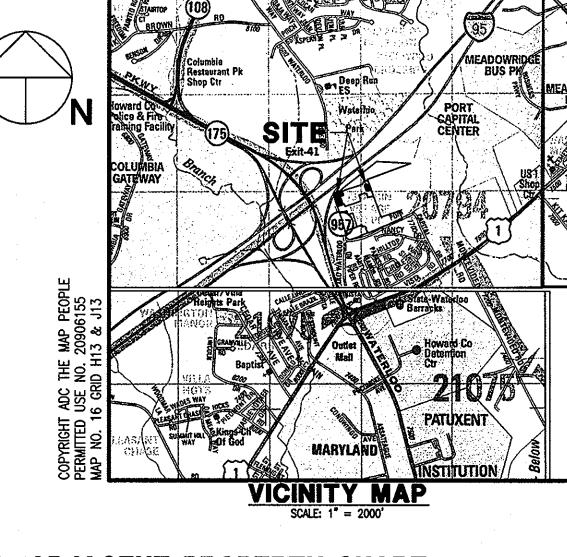
# APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING OF PLANNING AND ZONING

# SITE DEVELOPMENT PLAN JUU-B AIRIEA

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SDP-10-001

UNITS 220-225 & 246-259, PARCEL "3"





### **\*** ADJACENT PROPERTY CHART

		•		
Ю.	OWNER	TAX MAP	PARCEL	PREMISES ADDRESS
1	OAKS AT WATERS EDGE HOMEOWNERS ASS.	43	5	7650 PORT CAPITAL DRIVE, ELKRIDGE, MD 21075
2	ALLADDIN VILLAGE MHC LLC	43	118	WASHINGTON BLVD, ELKRIDGE, MD 21075
3	STORAGE EQUITIES INCORPORATED	43	123	7050 OLD WATERLOO RD ELKRIDGE, MD 21075
4	JAMES R. BUCH JR & WIFE	43	426	WATERLOO RD ELKRIDGE, MD 21075
5	ALLADDIN VILLAGE MHC LLC	43	8	WASHINGTON BLVD ELKRIDGE, MD 21075
6	.95 ACRE PARCEL LLC	43	460	E WATERLOO RD ELKRIDGE, MD 21075
7	LNC HOMES LLC	43	4	WATERLOO RD ELKRIDGE, MD 21075
3	COLONY CORRIDOR LLC	43	670	E WATERLOO RD ELKRIDGE, MD 21075
9	NEW COLONY VILLAGE HOA	43	347	POINT PATIENCE WAY ELKRIDGE 21075

### SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	FINAL GRADING PLAN
5	EROSION AND SEDIMENT CONTROL PLAN
6	ESC NOTES & DETAILS AND ROAD PROFILE & DETAILS
7	UNIT DETAILS & ELEVATIONS
8	LANDSCAPE PLAN
. 9	LANDSCAPE NOTES AND DETAILS

### **LEGEND**

EX. PROPERTY LINES EX. ADJACENT PROPERTY LINES

EX. HOWARD COUNTY GEODETIC COORDINATE

### SITE ADDRESS CHART

UNIT:	PREMISES ADDRESS:
220	7178 DEEP FALLS WAY, ELKRIDGE, MD 21075
221	7180 DEEP FALLS WAY, ELKRIDGE, MD 21075
222	7182 DEEP FALLS WAY, ELKRIDGE, MD 21075
223	7184 DEEP FALLS WAY, ELKRIDGE, MD 21075
224	7186 DEEP FALLS WAY, ELKRIDGE, MD 21075
225	7188 DEEP FALLS WAY, ELKRIDGE, MD 21075
246	7252 MAIDSTONE PLACE, ELKRIDGE, MD 21075
247	7254 MAIDSTONE PLACE, ELKRIDGE, MD 21075
248	7256 MAIDSTONE PLACE, ELKRIDGE, MD 21075
249	7258 MAIDSTONE PLACE, ELKRIDGE, MD 21075
250	7262 MAIDSTONE PLACE, ELKRIDGE, MD 21075
251	7264 MAIDSTONE PLACE, ELKRIDGE, MD 21075
252	7266 MAIDSTONE PLACE, ELKRIDGE, MD 21075
253	7268 MAIDSTONE PLACE, ELKRIDGE, MD 21075
254	7069 OAK GROVE WAY, ELKRIDGE, MD 21075
255	7067 OAK GROVE WAY, ELKRIDGE, MD 21075
256	7065 OAK GROVE WAY, ELKRIDGE, MD 21075
257	7063 OAK GROVE WAY, ELKRIDGE, MD 21075
258	7061 OAK GROVE WAY, ELKRIDGE, MD 21075
259	7059 OAK GROVE WAY, ELKRIDGE, MD 21075

### SITE TABULATION

(1) TOTAL SITE AREA CHANGED FROM 26.76 AC. TO 26.48 DUE TO AN INCORRECT BOUNDARY PREPARED BY

(2) UNITS 226-231 ARE BEING APPROVED AS PART OF VILLAGE TOWNS PHASE III-B AREA 1 SDP. HOWEVER

(3). ACTIVE RECREATION REFERS TO INDIVIDUAL SPORT RELATED ACTIVITIES INCLUDING BASKETBALL, TENNIS, OR

SPORTS COURTS OR FIELDS. PASSIVE RECREATION REFERS TO PARKS, SQUARES, OR OPEN GRASSED

(4). THE ACTIVE RECREATION OPEN SPACE PROVIDED UNDER SDP-03-102 BY A MULTI-PURPOSE SPORTS

A DEED, (L.10981 F. 278) WAS RECORDED TO CORRECT THE BOUNDARY.

THEY ARE LOCATED WITHIN THE VILLAGE TOWNS PHASE III-A LIMITS

COURT ON MAIDEN POINT PLACE.

MILDENBERG, BOENDER & ASSOCIATES, INC. UTILIZED IN VILLAGE TOWNS, PHASE III SKETCH (S-04-001).

SCALE: 1" = 600'

	PHASE I	PHASE II, AREA 1	PHASE II, AREA 2	PHASE III-A	PHASE III-B, AREA 1	FUTURE PHASE	
	(SDP-01-121)	(SDP-04-54)	(SDP-03-102)	(SDP-07-103)	(SDP-10-001)	III-B, AREA 2	TOTAL
AREA	1.91 Ac.	2.16 Ac.	10.81 Ac.	4.26 Ac.	0.94 Ac. (2)	6.40 Ac.	26.48 Ac. (1)
ZONING	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH
PROPOSED USE	SFA	SFA	SFA	SFA	SFA	APT	SFA; APT
AREA OF 100 YEAR FLOODPLAIN	0 Ac.	0 Ac.	0.49 Ac.	0 Ac.	0 Ac.	0 Ac.	0.49 Ac.
AREA 25% OR GREATER SLOPES	O Ac.	0 Ac.	0 Ac.	0 Ac.	0 Ac.	0 Ac.	0 Ac.
NET AREA	. 1.91 Ac.	2.16 Ac.	10.32 Ac.	4.26 Ac.	0.94 Ac.	6.40 Ac.	25.99 Ac.
NO. OF UNITS ALLOWED (15 UNITS PER NET ACRE)	28	32	154	64	14	96	388
NO. OF UNITS PROPOSED	20	30	127	62	20 (2)	64 (7)	323
NO. OF UNITS PROPOSED PER ACRE	10 UNITS PER ACRE	14 UNITS PER ACRE	12 UNITS PER ACRE	15 UNITS PER ACRE	15 UNITS PER ACRE	10 UNITS PER ACRE	
OPEN SPACE REQUIRED (25% OF GROSS AREA)	0.48 Ac.	0.54 Ac.	2.70 Ac.	1.07 Ac.	0.24 Ac.	1,60 Ac.	6.63 Ac.
OPEN SPACE PROVIDED	0.50 Ac.	0.52 Ac.	4.17 Ac.	0.10 Ac.	0.20 Ac.	3.61 Ac.	9.10 Ac.
RECREATION OPEN SPACE REQUIRED	200 SF	300 SF	1,270 SF	620 SF	200 SF	640 SF	3,230 SF
RECREATION OPEN SPACE PROVIDED	0 SF ACTIVE	0 SF ACTIVE	4,200 SF ACTIVE (4)	0 SF ACTIVE	0 SF ACTIVE	0 SF ACTIVE	4,200 SF ACTIVE (4
RESIDENTIAL PARKING SPACES REQUIRED	40 (2.0/DU)	60 (2.0/DU)	254 (2.0/DU)	143 (2.3/DU)	46 (2.3/DU)	184 (2.3/DU)	727
RESIDENTIAL PARKING SPACES PROVIDED (5)	42	63	281	147	43 (6)	188	764

	0.49 AC.		
	0 Ac.	OPTION 3: PREVIOUSLY	
·	25.99 Ac.	ADDRESSED	FOREST CONSERVATION DATA SUMMARY
		File Number: SDP-10-001	Project/Subdivision Name: Village Towns Phase III-B, Area 1
	388		
)	323		
R ACRE		VILLAGE, PHASE 4 (SDP-97-115)	n easement of 6.52 ac. of forest retention has been provided under new colony . A third of the 20.67 acres of required reforestation (6.89 acres) was satisfied via Rosebar property and then was transfered to the highpoint at Breezewood
	6.63 Ac.		304, PER FINAL PLAN F-10-007. THE REMAINING 13.78 ACRES OF REQUIRED REFORESTATION ED AMONG THE SUBSEQUESNT THREE PHASES OF NEW COLONY VILLAGE. THIS REQUIREMENT HAS
),	9.10 Ac.		A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SDP-00-70), PAYMENT OF
	3,230 SF	FEE-IN-LIEU OF REFORESTATION (	OF \$100,035.54 FOR PHASE 6 (SDP-01-121), AND OFF-SITE REFORESTATION OF 4.543 ACRES
	4 000 CE 40TRE (4)	On the Romit Farm, tax map 2	, PARCEL 61 (SEE P.O.F.C.E. PLAT 3 15440) FOR PHASE 7 (SDP-02-044).

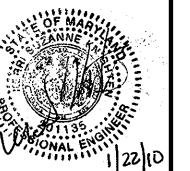
OWNER/DEVELOPER/APPLICANT NAME: MR. JOSEPH E. LINK VILLA ASSOCIATES, LLC C/O H & H ROCK COMPANIES 6800 DEER PATH ROAD, SUITE 100 ELKRIDGE, MARYLAND 21075 PHONE: 410.579.2442 FAX: 410.579.1441

### PERMIT INFORMATION CHART SUBDIVISION NAME TM PARCEL 3 & PHASE III-B, AREA 1 NEW COLONY VILLAGE, O/S PARCEL I GRID # | ZONE | TAX MAP NO. | ELECT. DIST. | CENSUS TRACT 6254/674 R-MH SEWER CODE:

## MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9792 or (301) 776-1690 FAX (410) 792-7395



SITE DEVELOPMENT PLAN VILLAGE TOWNS PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

LIBER: 6254 ~ FOLIO: 674 ~ PARCEL: 3 ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3 1ST FLECTION DISTRICT ~ HOWARD COUNTY MARYLAND

* <b>*</b> * * * * * * * * * * * * * * * * *	1	31 ELECTION DISTRICT ~ HOWARD COOL	VII, MARTLANI	)
	DATE	REVISIONS	JOB NO:	15129
MD PROFESSIONAL CERTIFICATION:			SCALE:	AS SHOWN
I HEREBY CERTIFY THAT THESE			DATE:	01/21/10
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM			DRAWN BY:	EAD
A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE			DESIGN BY:	EAD
STATE OF MARYLAND, LICENSE NO. 20135,			REVIEW BY:	KSK
EXPIRATION DATE 7-29-2010.			SHEET:	1 OF 9

(7). PER APPROVED SKETCH PLAN S-04-001 FOR VT PHASE 3, A TOTAL OF 146 UNITS ARE ALLOWED IN PHASE 3. THE REMAINING 64 UNITS ARE PROPOSED IN PHASE 3-B AREA 2.

PARKING REQUIRED = 0.3/UNIT X 20 UNITS = 6 SPACES

ADDITIONAL OFFSTREET PARKING FOR PHASE III-B AREA 1 HAS BEEN ADDRESSED AS FOLLOWS:

(5). PARKING PROVIDED INCLUDES PARKING IN GARAGES, DRIVEWAYS, COMMON PARKING AREAS, AND SINGLE PARKING SPACES.

PHASE I - 20 GARAGE SPACES, 11 DRIVEWAY SPACES, 10 COMMON PARKING SPACES, AND 1 SINGLE PARKING SPACE.

PHASE II, AREA 1 - 17 GARAGE SPACES, 17 DRIVEWAY SPACES, 27 COMMON PARKING SPACES, AND 1 SINGLE PARKING SPACE.

PHASE IIIA - 51 GARAGE SPACES, 51 DRIVEWAY SPACES, 37 COMMON PARKING SPACES, AND 8 SINGLE PARKING SPACES.

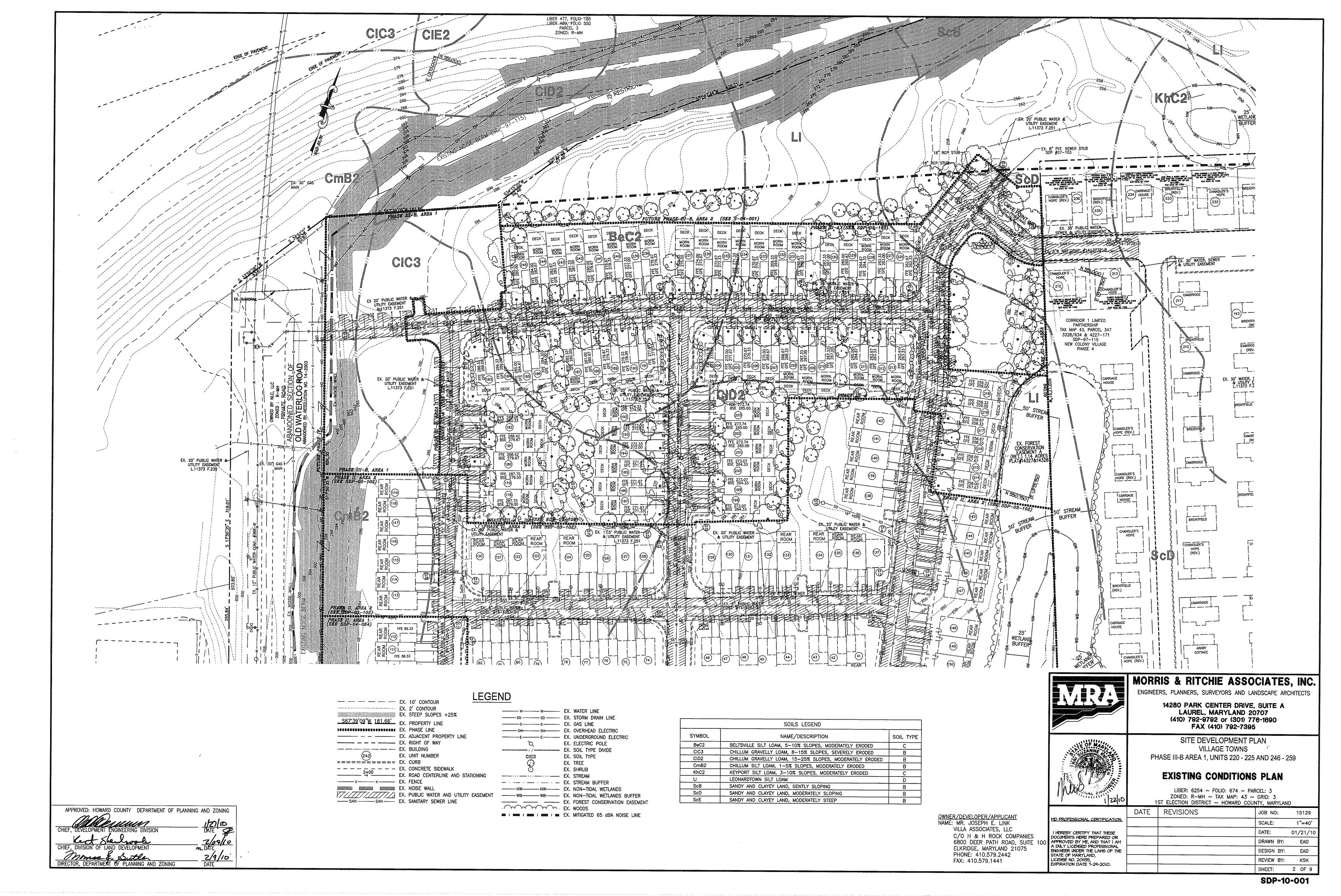
I. AREA 1 - 17 GARAGE SPACES, 17 DRIVEWAY SPACES, 27 COMMON PARKING SPACES, AND 2 SINGLE PARKING SPACES

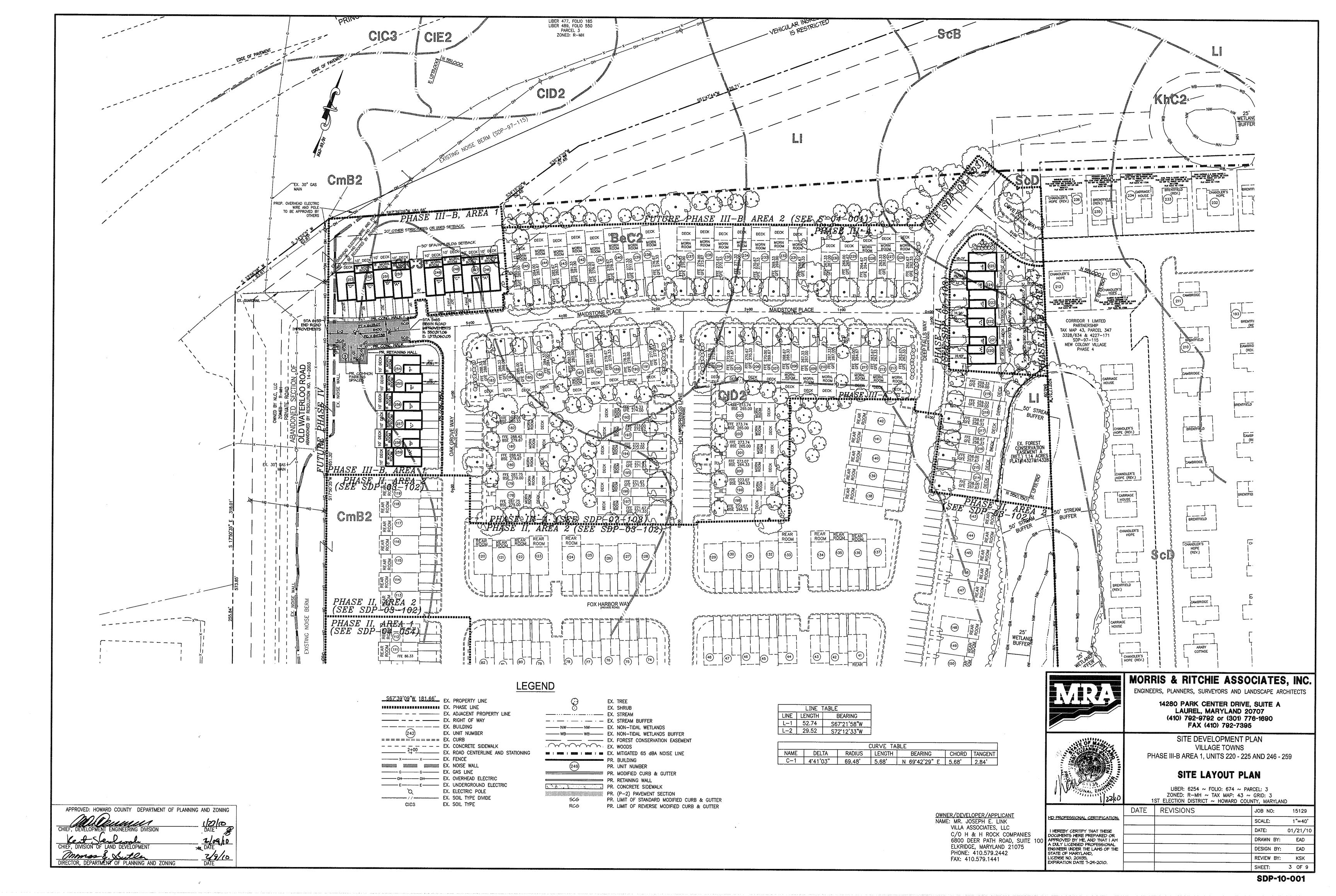
PHASE II, AREA 2 - 83 GARAGE SPACES, 83 DRIVEWAY SPACES, 103 COMMON PARKING SPACES, AND 12 SINGLE PARKING SPACES.

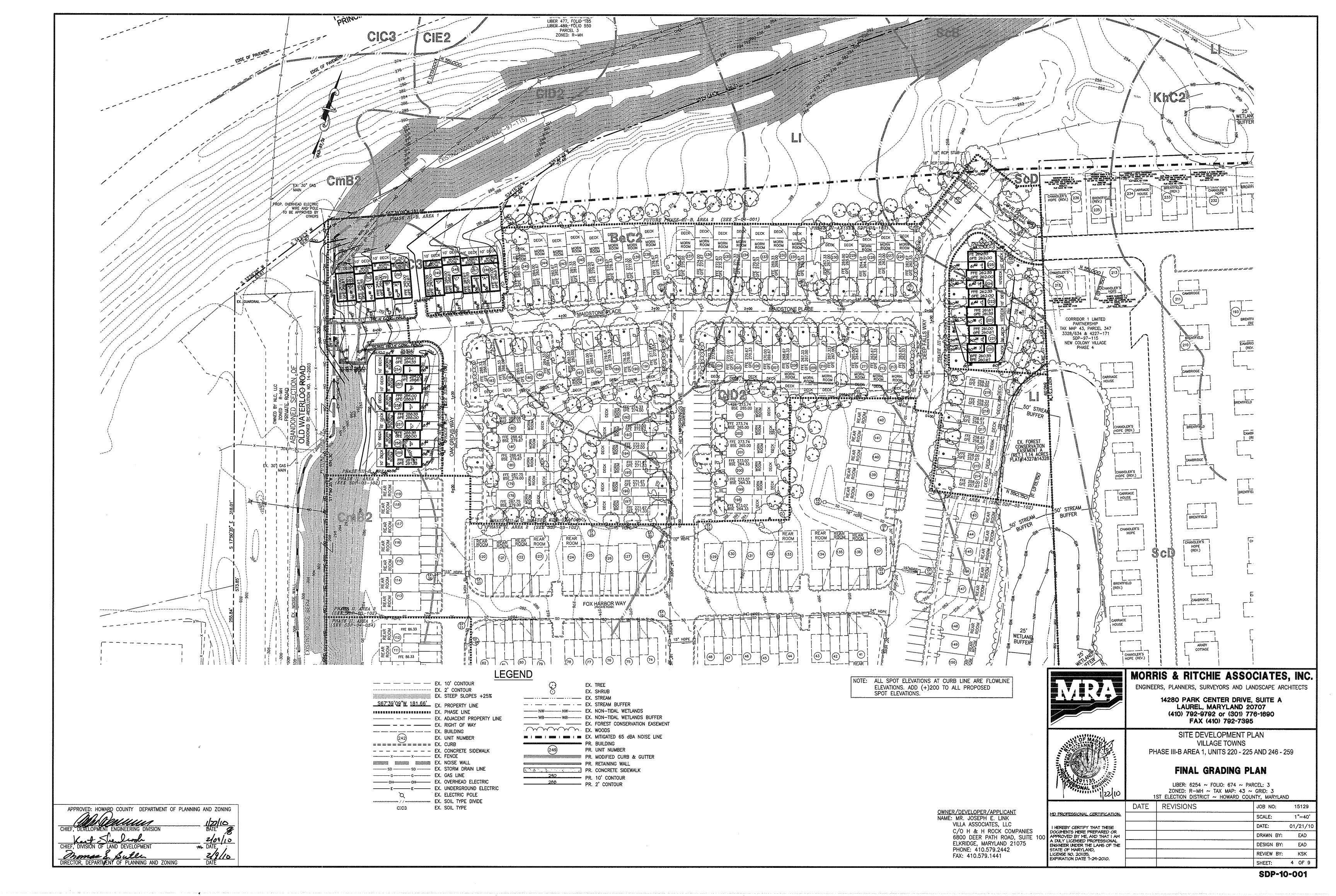
PHASE IIIB. AREA 1 - 20 GARAGE SPACES, 20 DRIVEWAY SPACES, 3 COMMON PARKING SPACING, AND 0 SINGLE PARKING SPACES.

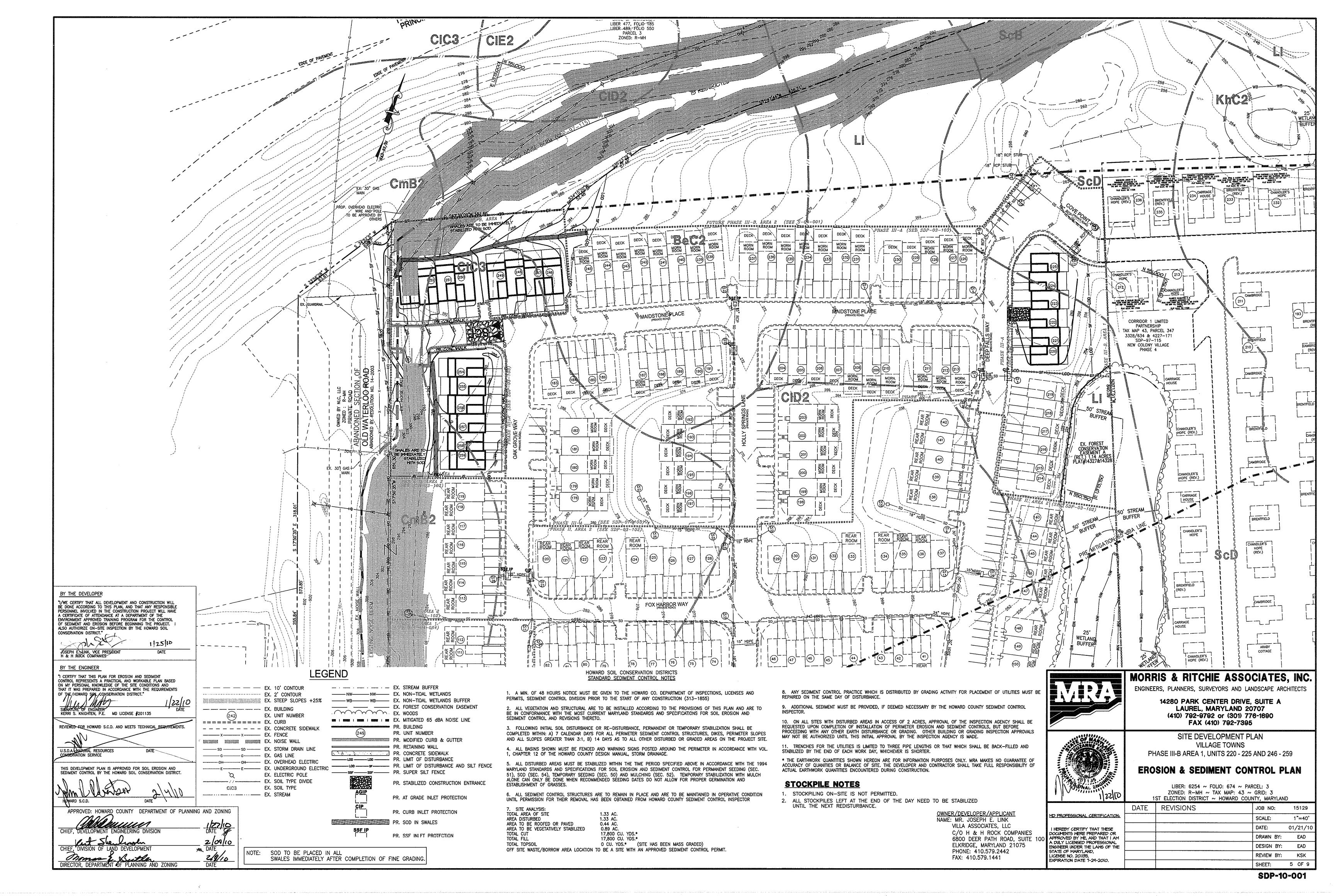
PREVIOUS PHASE III-A PROVIDED AN ADDITIONAL 4 PARKING SPACES THAT ARE USED TO MEET THE PHASE III-B AREA 1 PARKING

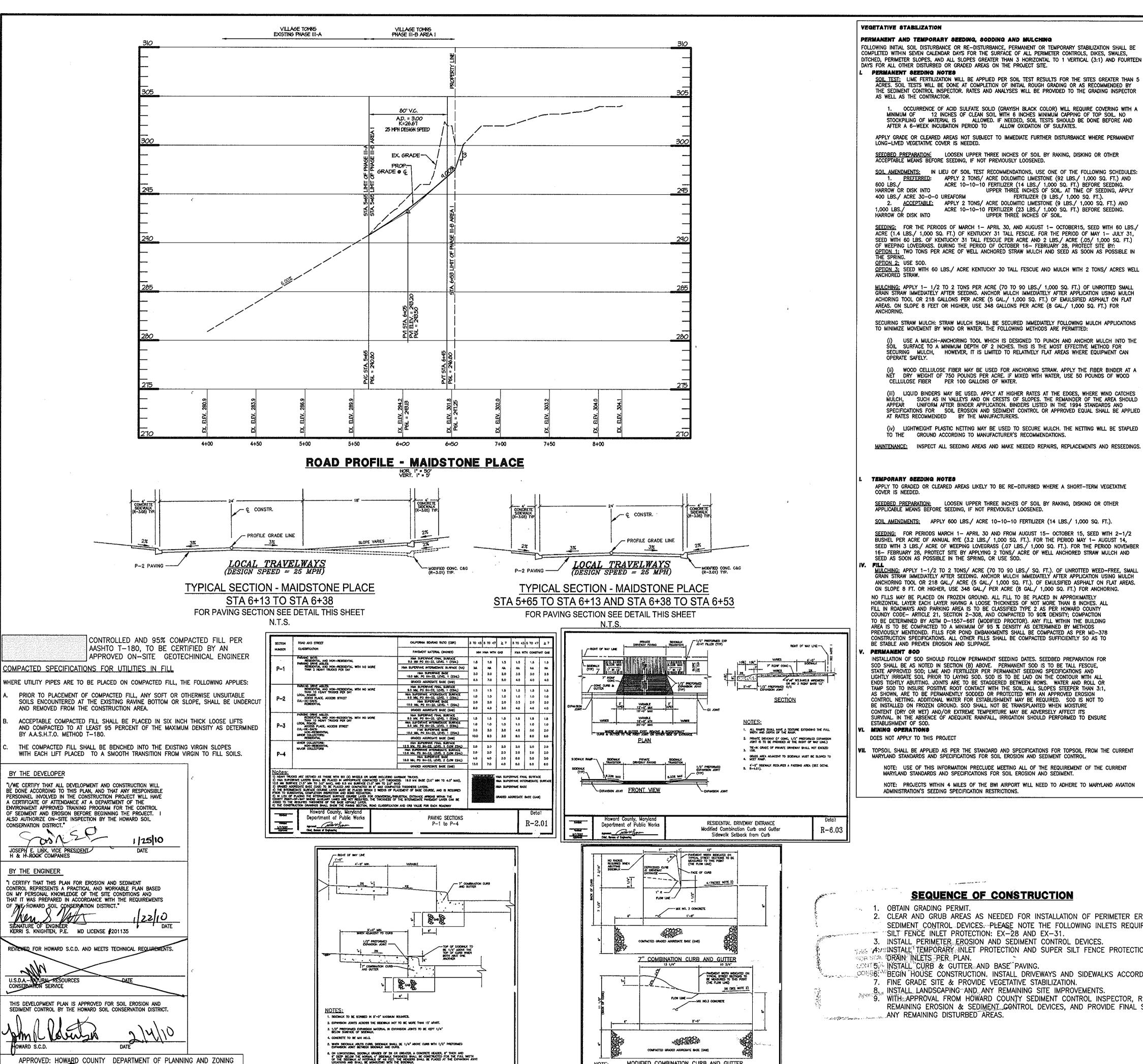
SDP-10-001











7, SIDEMUK WOTH ADJACENT TO CURB SHALL BE 5'-0" MINIMUM EXCEPT SIDEMUK ADJACENT TO CURB H CUL-DE-SAC BULBS MAY BE 4'-0" MOD.

R - 3.05

8. SECROALK LOCATED 2" OR MORE FROM CURB MAY BE 4"+0" IN WOTH WITH A 5"x5" PAVED SECTION PLACED 200" APART.

8. 4'-O" SEDENALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01)

Department of Public Work

LAND DEVELOPMENT

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF

STANDARDS AND SPECIFICATIONS FOR TOPSOIL

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH, SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIAL TOXIC TO

PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP

AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT

ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN REPRESENTATIVES SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED B USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS-SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: 1. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVELS, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

I. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUICKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING

II. FOR SITE HAVING DISTURBED AREAS UNDER 5 ACRE

UNDER COMAR 26.04.06.

III. TOPSOIL APPLICATION

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION—SECTION I—VEGETATIVE STABILIZATION METHODS AND MATERIALS.

I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-8"HIGHER IN ELEVATION.

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TELAGE. ANY RREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IV. TOPSOIL SHALL NOT PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

VI. ALTERNATIVE FOR PERMANENT SEEDING-INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW

I. COMPOSTED SLUDGE MATERIAL FOR USE A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRE SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT

B. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOROUS, AND 0.2 PERCENT POTASSIUM AND HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000

II. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4LB/1,000 SF, AND 1/3 THE NORMAL LIME

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA. PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC

REVISED 1973

RESHAPING OF THE EXISTING LAND SURFACE IN ACCORDANCE WITH A PLAN AS DETERMINED BY ENGINEERING SURVEY AND LAYOUT.

STANDARDS AND SPECIFICATIONS FOR LAND GRADING

THE PURPOSE OF A LAND GRADING SPECIFICATION IS TO PROVIDE FOR EROSION CONTROL AND VEGETATIVE ESTABLISHMENT ON THOSE AREAS WHERE THE EXISTING LAND SURFACE IS TO BE RESHAPED BY GRADING

DESIGN CRITERIA

THE GRADING PLAN SHOULD BE BASED UPON THE INCORPORATION OF BUILDING DESIGNS AND STREET LAYOUTS THAT FIT AND UTILIZE EXISTING TOPOGRAPHY AND DESIRABLE NATURAL SURROUNDINGS TO AVOID EXTREME GRADE MODIFICATIONS. INFORMATION SUBMITTED MUST PROVIDE SUFFICIENT TOPOGRAPHIC SURVEYS AND SOIL INVESTIGATIONS TO DETERMINE LIMITATIONS THAT MUST BE IMPOSED ON THE GRADING OPERATION RELATED TO SLOPE STABILITY, EFFECT ON ADJACENT PROPERTIES AND DRAINAGE PATTERNS. MEASURES FOR DRAINAGE AND WATER REMOVAL AND VEGETATIVE TREATMENT,

MANY COUNTIES HAVE REGULATIONS AND DESIGN PROCEDURES ALREADY ESTABLISHED FOR LAND GRADING AND CUT AND FILL SLOPES. WHERE THESE REQUIREMENTS EXIST, THEY SHALL BE FOLLOWED. THE PLAN MUST SHOW EXISTING AND PROPOSED CONTOURS OF THE AREA(S) TO BE GRADED. THE PLAN SHALL ALSO INCLUDE PRACTICES FOR EROSION CONTROL, SLOPE STABILIZATION, SAFE DISPOSAL OF RUNOFF WATER AND DRAINAGE, SUCH AS WATERWAYS, LINED DITCHES. REVERSE SLOPE BENCHES (INCLUDE GRADE AND CROSS SECTION), GRADE STABILIZATION STRUCTURES, RETAINING WALLS, AND SURFACE AND SUBSURFACE DRAINS. THE PLAN SHALL ALSO INCLUDE PHASING OF THESE PRACTICES. THE FOLLOWING SHALL BE INCORPORATED

. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO INSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS.

II. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASSES SHALL NOT BE STEEPER THAN 2:1. (WHERE THE SLOPE IS TO BE MOWED THE SLOPE SHOULD BE NO STEEPER THAN 3:1, 4:1 IS PREFERRED BECAUSE OF SAFETY FACTORS RELATED TO MOWING STEEP SLOPES.) SLOPES EXCEEDING 2:1 SHALL REQUIRE SPECIAL DESIGN AND STABILIZATION CONSIDERATIONS THAT SHALL BE ADEQUATELY SHOWN ON THE PLANS.

III. REVERSE BENCHES SHALL BE PROVIDED WHENEVER THE VERTICAL INTERVAL (HEIGHT) OF ANY 2:1 SLOPE EXCEEDS 20 FEET; FOR 3:1 SLOPE IT SHALL BE INCREASED TO 30 FEET AND FOR 4:1 TO 40 FEET. BENCHES SHALL BE LOCATED TO DIVIDE THE SLOPE FACE AS EQUALLY AS POSSIBLE AND SHALL CONVEY THE WATER TO A STABLE DUTLET. SOILS, SEEPS, ROCK OUTCROPS, ETC., SHALL ALSO BE

TAKEN INTO CONSIDERATION WHEN DESIGNING BENCHES. A. BENCHES SHALL BE A MINIMUM OF SIX FEET WIDE TO PROVIDE FOR EASE OF MAINTENANCE.

B. BENCHES SHALL BE DESIGNED WITH A REVERSE SLOPE OF 6:1 OR FLATTER TO THE TOE OF THE UPPER SLOPE AND WITH A MINIMUM OF ONE FOOT IN DEPTH, BENCH GRADIENT TO THE OUTLET SHALL BE BETWEEN 2 PERCENT AND 3 PERCENT, UNLESS ACCOMPANIED BY APPROPRIATE DESIGN

C. THE FLOW LENGTH WITHIN A BENCH SHALL NOT EXCEED 800' UNLESS ACCOMPANIED BY APPROPRIATE DESIGN AND COMPUTATIONS. FOR FLOW CHANNEL STABILIZATION SEE

IV. SURFACE WATER SHALL BE DIVERTED FROM THE FACE OF ALL CUT AND/OR FILL SLOPES BY THE USE OF EARTH DIKES, DITCHES AND SWALES OR CONVEYED DOWNSLOPE BY THE USE OF A DESIGNED STRUCTURE, EXCEPT WHERE:

> A. THE FACE OF THE SLOPE IS OR SHALL BE STABILIZED AND THE FACE OF ALL GRADED SLOPES SHALL BE PROTECTED FORM SURFACE RUNOFF UNTIL THEY ARE STABILIZED. B. THE FACE OF SLOPE SHALL NOT BE SUBJECT TO ANY CONCENTRATED FLOWS OF SURFACE WATER SUCH AS FROM

NATURAL DRAINAGEWAYS, GRADED SWALES, DOWNSPOUTS, ETC.

C. THE FACE OF THE SLOPE WILL BE PROTECTED BY SPECIAL EROSION CONTROL MATERIALS, TO INCLUDE, BUT NOT LIMITED TO: APPROVED VEGETATIVE STABILIZATION PRACTICES (SEE SECTION G), RIP-RAP OR OTHER APPROVED STABILIZATION METHODS.

/. CUT SLOPES OCCURRING IN RIPABLE ROCK SHALL BE SERRATED AS SHOWN ON THE FOLLOWING DIAGRAM. THESE SERRATIONS SHALL BE MADE WITH CONVENTIONAL EQUIPMENT AS THE EXCAVATION IS MADE. EACH STEP OR SERRATION SHALL BE CONSTRUCTED ON THE CONTOUR AND WILL HAVE STEPS CUT AT NOMINAL TWO-FOOT INTERVALS WITH NOMINAL THREE-FOOT HORIZONTAL SHELVES. THESE STEPS WILL VARY DEPENDING ON THE SLOPE RATIO OR THE CUT SLOPE. THE NOMINAL SLOPE LINE IS 1:1. THESE STEPS WILL WEATHER AND ACT TO HOLD MOISTURE, LIME, FERTILIZER AND SEED THUS PRODUCING A MUCH QUICKER AND LONGER LIVED VEGETATIVE COVER AND BETTER SLOPE STABILIZATION. OVERLAND FLOW SHALL BE DIVERTED FROM THE TOP OF ALL SERRATED CUT SLOPES AND CARRIED TO A SUITABLE OUTLET.

VI. SUBSURFACE DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO INTERCEPT SEEPAGE THAT WOULD OTHERWISE ADVERSELY AFFECT SLOPE STABILITY OR CREATE EXCESSIVELY WET SITE CONDITIONS. VII. SLOPES SHALL NOT BE CREATED SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTIES WITHOUT ADEQUATELY PROTECTING SUCH PROPERTIES AGAINST SEDIMENTATION, EROSION,

SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED DAMAGES. VIII. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIAL. IT SHOULD BE FREE OF STONES OVER TWO (2) INCHES IN DIAMETER WHERE COMPACTED BY HAND OR MECHANICAL TAMPERS OF OVER EIGHT (8) INCHES IN DIAMETER WHERE COMPACTED BY ROLLERS OR OTHER EQUIPMENT. FROZEN MATERIAL SHALL NOT BE PLACED IN THE FILL NOR SHALL THE FILL MATERIAL BE PLACED ON

IX. STOCKPILES, BORROW AREAS AND SPOIL SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS

X. ALL DISTURBED AREAS SHALL BE STABILIZED STRUCTURALLY OR VEGETATIVELY IN COMPLIANCE WITH 20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION.

### SEQUENCE OF CONSTRUCTION

NOTE: USE OF THIS INFORMATION PRECLUDE MEETING ALL OF THE REQUIREMENT OF THE CURRENT

NOTE: PROJECTS WITHIN 4 MILES OF THE BWI AIRPORT WILL NEED TO ADHERE TO MARYLAND AVIATION

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT.

مريد ورغيا بوجويد بجيستين براء

ADMINISTRATION'S SEEDING SPECIFICATION RESTRICTIONS.

MODIFIED COMBINATION CURB AND GUTTER

2. CUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERILLANTED SECTIONS SHALL BE SLOPED AT THE SHALE RATE AND IN THE SHALE EXECTION AS THE PARABELLY LATCH PARABELLY CROSS SLOPE WHEN CLOSE IS LOCATED ON THE LOW SIDE OF SUPERILLANTED SECTION AND THE RATE OF SUPERILLANTON IS GREATER THAN 3% FOR MOOFED CARS & SUTTER

3. A MENNUM OF THE (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIPMENT, SHALL SUPPORT THE ENTIRE BACK OF CUR

CURB AND GUTTER

7" & Modified

R-3.01

4. POSÍTIVÉ DINAMOÉ SHALL SE PROVIDED BOTH SEMINO THE CURS AND ALONG THE CUTTER AND FLOY LINE.

Department of Public World

1. A REVERSE OUTTER PAN SHALL HAVE A CUTTER SLOPE OF 4.17% MRAY FROM THE FLOW LINE, AND SHALL NOT BE USED WESTE THIS DAVANCE CREATES A HAZAROOUS CONDITION.

HE SEDIMENT CONTROL INSPECTOR. RATES AND ANALYSES WILL BE PROVIDED TO THE GRADING INSPECTOR

MINIMUM OF 12 INCHES OF CLEAN SOIL WITH 6 INCHES MINIMUM CAPPING OF TOP SOIL. NO STOCKPILING OF MATERIAL IS ALLOWED. IF NEEDED, SOIL TESTS SHOULD BE DONE BEFORE AND AFTER A 6-WEEK INCUBATION PERIOD TO ALLOW OXIDATION OF SULFATES.

<u>SEEDBED\_PREPARATION:</u> LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

OCCURRENCE OF ACID SULFATE SOLID (GRAYISH BLACK COLOR) WILL REQUIRE COVERING WITH A

PREFERRED: APPLY 2 TONS/ ACRE DOLOMITIC LIMESTONE (92 LBS./ 1,000 SQ. FT.) AND

ACCEPTABLE: APPLY 2 TONS/ ACRE DOLOMITIC LIMESTONE (9 LBS./ 1,000 SQ. FT.) AND

<u>EEDING:</u> FOR THE PERIODS OF MARCH 1— APRIL 30, AND AUGUST 1— OCTOBER15, SEED WITH 60 LBS./

MULCHING: APPLY 1- 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./ 1,000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH

SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR

CELLULOSE FIBER PER 100 GALLONS OF WATER.

AT RATES RECOMMENDED BY THE MANUFACTURERS.

APPLICABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

TO THE GROUND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN

(ii) WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD

(iii) LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT THE EDGES, WHERE WIND CATCHES

SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD

UNIFORM AFTER BINDER APPLICATION. BINDERS LISTED IN THE 1994 STANDARDS AND

SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED

(iv) LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED

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

DBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER

EDING: FOR PERIODS MARCH 1- APRIL 30 AND FROM AUGUST 15- OCTOBER 15, SEED WITH 2-1/2

GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH

ANCHORING TOOL OR 218 GAL./ ACRE (5 GAL./ 1,000 SQ. FT.). OF EMULSIFIED ASPHALT ON FLAT AREAS.

IN ROADWAYS AND PARKING AREA IS TO BE CLASSIFIED TYPE 2 AS PER HOWARD COUNTY

BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./ 1.000 SQ. FT.). FOR THE PERIOD MAY 1- AUGUST 14.

USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE

OPTION 2: USE SOD.

ACRE 10-10-10 FERTILIZER (14 LBS./ 1,000 SQ. FT.) BEFORE SEEDING.
UPPER THREE INCHES OF SOIL AT TIME OF SEEDING, APPLY

ACRE 10-10-10 FERTILIZER (23 LBS./ 1,000 SQ. FT.) BEFORE SEEDING. UPPER THREE INCHES OF SOIL.

FERTILIZER (9 LBS./ 1.000 SQ. FT.).

OBTAIN GRADING PERMIT. 2. CLEAR AND GRUB AREAS AS NEEDED FOR INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL DEVICES PLEASE NOTE THE FOLLOWING INLETS REQUIRE "SUPER" SILT FENCE INLET PROTECTION: EX-28 AND EX-31. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL DEVICES

AMEINSTALL TEMPORARY INLET PROTECTION AND SUPER SILT FENCE PROTECTION AT STORM DRAIN INLETS PER PLAN. INSTALL CURB & GUTTER AND BASE PAVING.

్హరు 🕍 BEGIN "HOÙSE CONSTRUCTION. INSTALL DRIVEWAYS AND SIDEWALKS ACCORDINGLY. FINE GRADE SITE & PROVIDE VEGETATIVE STABILIZATION. INSTALL LANDSCAPING AND ANY REMAINING SITE IMPROVEMENTS

WITH APPROVAL FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING EROSION & SEDIMENT CONTROL DEVICES, AND PROVIDE FINAL STABILIZATION FOR ANY REMAINING DISTURBED AREAS.

3 DAYS 2 DAYS 2 WEEKS 6 MONTHS 1 WEEK 2 WEEKS

1 DAY

3 DAYS

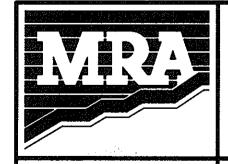
5 DAYS

OWNER/DEVELOPER/APPLICANT NAME: MR. JOSEPH E. LINK VILLA ASSOCIATES, LLC C/O H & H ROCK COMPANIES 6800 DEER PATH ROAD, SUITE 10

ELKRIDGE, MARYLAND 21075

PHONE: 410.579.2442

FAX: 410.579.1441



### MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9792 or (301) 776-1690 FAX (410) 792-7395

SITE DEVELOPMENT PLAN

HEREBY CERTIFY THAT THESE

A DULY LICENSED PROFESSIONAL

ENGINEER UNDER THE LAWS OF THE

LICENSE NO. 20135, EXPIRATION DATE 7-29-2010.

STATE OF MARYLAND,

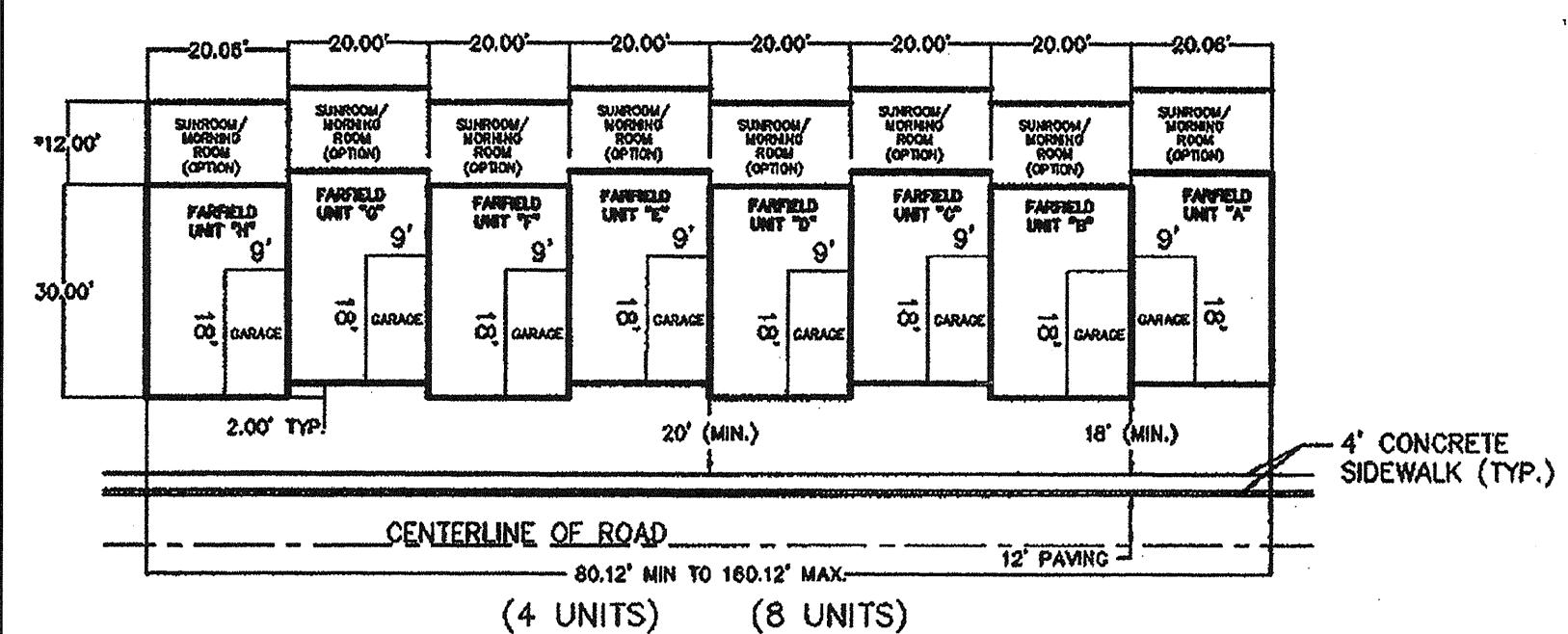
VILLAGE TOWNS PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

SEDIMENT EROSION CONTROL NOTES AND ROAD PROFILE & DETAILS

LIBER: 6254 ~ FOLIO: 674 ~ PARCEL: 3 ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3 1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

REVISIONS JOB NO: 15129 MD PROFESSIONAL CERTIFICATION. SCALE: N.T.S. DATE: 01/21/1 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DRAWN BY: DESIGN BY: REVIEW BY: SHEET: 6 OF 9

SDP-10-001



## FAIRFIELD (GARAGE UNITS) FOUR TO EIGHT UNIT BUILDINGS

THE OPTIONAL REAR MORNING ROOM DEPTH IS 8.00' AND IS UTILIZED ON UNITS 246 THRU 252 & UNITS 254 THRU 259. NO REAR MORNING ROOM OPTION IS AVAILABLE ON UNITS 220 THRU 225 AND UNIT 253.



## GARAGE UNITS (FRONT)

BY THE DEVELOPER

BY THE ENGINEER

U.S.D.A.—NATURAL RESOURCES CONSERVATION SERVICE

"I/WE 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 ON-SITE INSPECTION BY THE HOWARD SOIL

"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

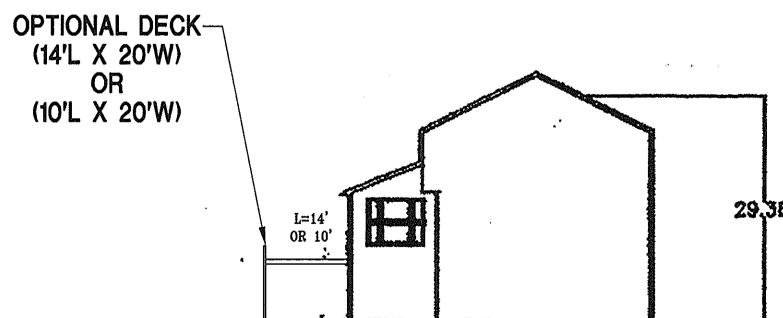
THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS

REVISIVED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

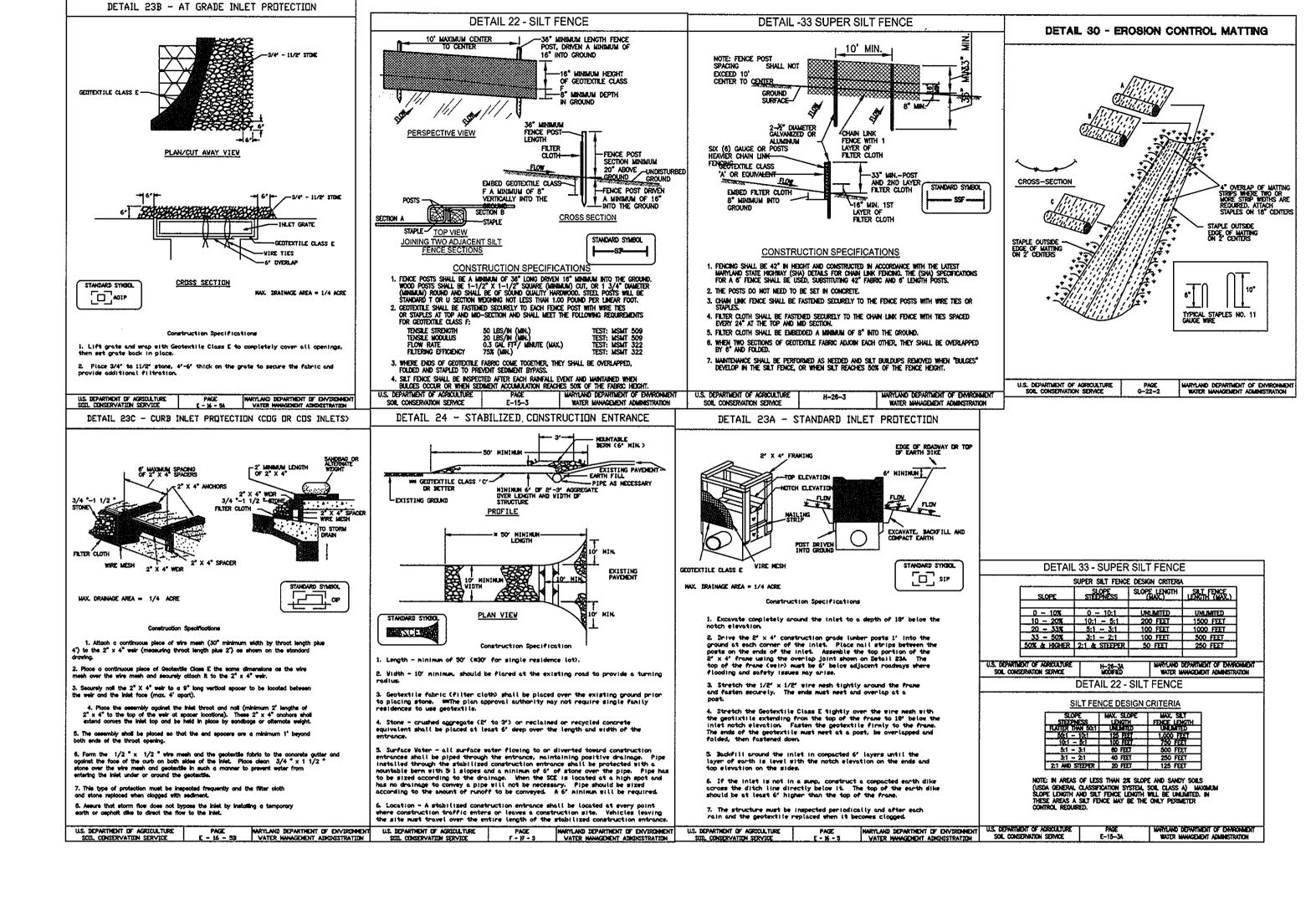
THIS SEVENOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

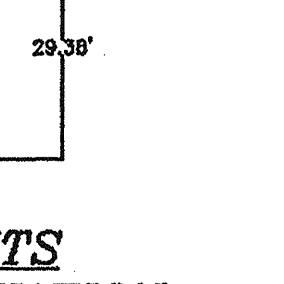
SIGNATURE OF ENGINEER KERRI S. KNIGHTEN, P.E. MD LICENSE #201135

DECK LENGTHS AND LOCATIONS LIMITED PER R-MH ZONE SETBACKS. SEE SITE LAYOUT PLAN FOR ALLOWABLE DECK LOCATIONS AND LENGTHS.



GARAGE UNITS LEFT SIDE ELEVATION





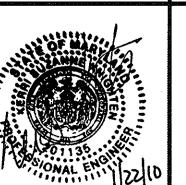
THIS DEVELOPMENT PLAN IS APPROVED THE MICH ROLL OF STATE OF STAT CONTROL BY THE HOWARD SOIL

### MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9792 or (301) 776-1690 FAX (410) 792-7395

SITE DEVELOPMENT PLAN

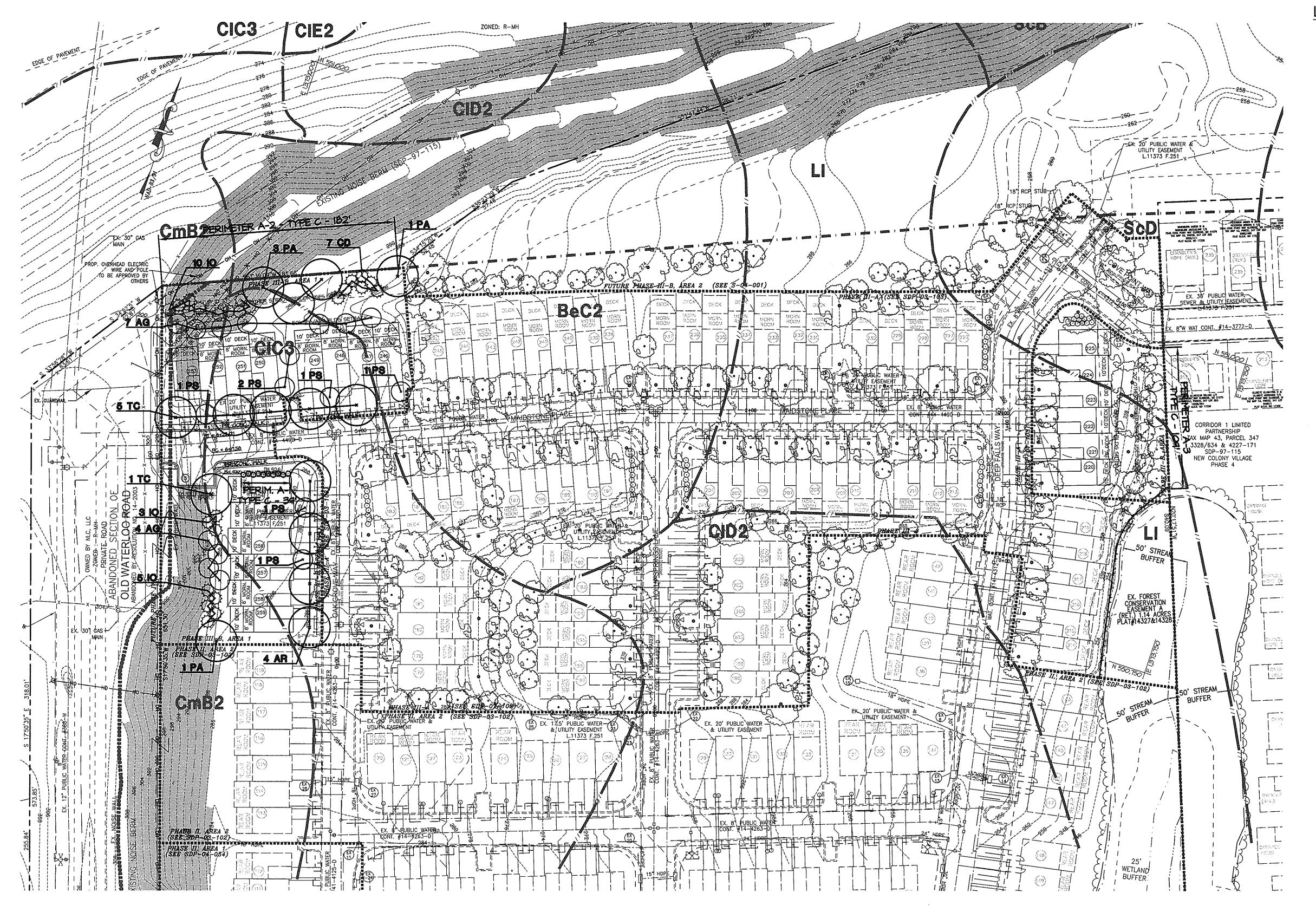


VILLAGE TOWNS PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259 **UNIT DETAILS & ELEVATIONS** AND ESC DETAILS

LIBER: 6254 ~ FOLIO: 674 ~ PARCEL: 3 ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3 1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

	DATE	REVISIONS	JOB NO:	15129
L CERTIFICATION			SCALE:	N.T.S.
Y THAT THESE			DATE:	01/21/10
PREPARED OR , AND THAT I AM			DRAWN BY:	EAD
PROFESSIONAL THE LAWS OF THE			DESIGN BY:	EAD
AND, 5, : 7-29-2010.			REVIEW BY:	KSK
1-24-2010.			SHEET:	7 OF 9

HOWARD S.C.D. DATE	HOUSE MODELS	O TIS
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  CHIEF, DEVELOPMENT ENGINEERING DIVISION  CHIEF, DIVISION OF LAND DEVELOPMENT  DIRECTOR, DEPARTMENT OF PLANNING AND ZONING  DATE  2/9/10  DIRECTOR, DEPARTMENT OF PLANNING AND ZONING  DATE		OWNER/DEVELOPER/APPLICANT NAME: MR. JOSEPH E. LINK VILLA ASSOCIATES, LLC C/O H & H ROCK COMPANIES 6800 DEER PATH ROAD, SUITE 100 ELKRIDGE, MARYLAND 21075 PHONE: 410.579.2442 FAX: 410.579.1441  MD PROFESSIONAL C  MD PROFESSIONAL C  I HEREBY CERTIFY T  DOCUMENTS WERE PR  A DULY LICENSED PR  ENGINEER UNDER THE STATE OF MARYLAND LICENSE NO. 20135, EXPIRATION DATE 7-1



### LEGEND

### PLANT LEGEND

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

— — — — EX. 10' CONTOUR EX. UNIT NUMBER ======== EX. CURB — — — — — EX. CONCRETE SIDEWALK \_\_\_\_ \_ \_ \_ EX. ROAD CENTERLINE AND STATIONING

PR. MODIFIED CURB & GUTTER

DBEBBBBBBBBBBBBBBBBBBBBBB EX. NOISE WALL EX. PUBLIC WATER AND UTILITY EASEMENT
EX. SANITARY SEWER LINE

EX. ELECTRIC POLE EX. SOIL TYPE DIVIDE EX. SOIL TYPE EX. TREE

-- -- EX. NON-TIDAL WETLANDS BUFFER --- --- EX. FOREST CONSERVATION EASEMENT EX. WOODS PR. UNIT NUMBER

PR. RETAINING WALL PR. CONCRETE SIDEWALK

### **GENERAL NOTES**

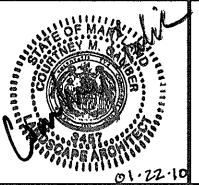
- I. FOR LANDSCAPE SCHEDULES, PLANT LIST, LANDSCAPE NOTES AND PLANTING DETAILS SEE SHEET 9.
- 2. THIS LANSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SEC. 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

Scale 1" = 40'

### MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A LAUREL, MARYLAND 20707 (410) 792-9792 or (301) 776-1690 FAX (410) 792-7395



SITE DEVELOPMENT PLAN VILLAGE TOWNS PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

### LANDSCAPE PLAN

LIBER: 6254 ~ FOLIO: 674 ~ PARCEL: 3
ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3
1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO:	15129
		SCALE:	1" = 40'
		DATE:	01/21/10
		DRAWN BY:	CMG
		DESIGN BY:	CMG
		REVIEW BY:	мт
		SHEET:	8 OF 9

SDP-10-001

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

OWNER/DEVELOPER/APPLICANT NAME: MR. JOSEPH E. LINK VILLA ASSOCIATES, LLC C/O H & H ROCK COMPANIES 6800 DEER PATH ROAD, SUITE 100 ELKRIDGE, MARYLAND 21075 PHONE: 410.579.2442 FAX: 410.579.1441

### LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AND ALL ADENDA PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
- 3. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
- 4. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE OF DISEASES AND INSECT INFESTATIONS.
- 5. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS, UNSATISFACTORY GROWTH, DISEASE OR DEATH. UNSATISFACTORY, UNHEALTHY, DYING OR DEAD PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING. REPLACEMENT OF DEAD OR DISEASED PLANTINGS, AND FERTILIZING TO MAINTAIN HEALTHY GROWTH FOR THE WARRANTY PERIOD.
- 7. THE LANDSCAPE CONTRACTOR SHALL STAKEOUT PLANT LOCATIONS IN THE FIELD. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL OBSERVE THESE LOCATIONS PRIOR TO COMMENCING PLANT PIT EXCAVATION. THE LANDSCAPE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- 8. ALL PLANT SAUCERS AND PLANT BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, A MINIMUM OF 3" IN DEPTH.
- 9. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, LOCATION, SIZE, AND QUANTITY.
- 10. THE LANDSCAPE CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3" UNDER AND SURROUNDING ALL NEW LANDSCAPED MASS PLANTING AREAS TO PROVIDE A UNIFORM AND CONTINUOUS SURFACE AND APPEARANCE BETWEEN AND AROUND ALL PLANT MATERIAL, BUILDING LINES AND PAVED AREAS. IN GENERAL, THIS PERTAINS TO ALL PLANT MATERIAL THAT IS PLANTED CLOSER THAN SIX (6) FEET CENTER TO CENTER. IT IS THE INTENT OF THIS CONTRACT TO INSTALL LANDSCAPE MAT UNDER THE ENTIRE AREA OF SHREDDED BARK MULCH.
- 11. TREES SHALL BE LOCATED A MINIMUM OF 3' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
- 12. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 13. CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- 14. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN PLUMB AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- 15. ALL TREE PITS, SHRUB BEDS, AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTING) THAN ADJACENT SOIL.
- 17. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF 'V' CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- 18. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- 19. TREES SHALL BE PLANTED DURING ACCEPTABLE PLANTING SEASONS: BETWEEN MARCH 15 AND MAY 15 AND BETWEEN AUGUST 15 AND NOVEMBER 15 OR AS APPROVED BY OWNERS REPRESENTATIVE.
- 20. ALL TREE STAKING AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TREES ARE ESTABLISHED.
- 21. SEEDED AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. SOME TYPE OF ANCHORING METHOD SHOULD THEN BE USED TO HOLD SEED AND MULCH IN PLACE: THIS IS ESPECIALLY IMPORTANT AROUND WATER COURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, AND ON SLOPES.
- 22. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$11,250.00 (15 SHADE TREES @ \$300.00 EA., 43 FLOWERING/ EVERGREEN TREES @ \$150.00 EA., 10 SHRUBS @ \$30.00 EA.).
- 23. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

### CANOPY TREES

KEY QUANTITY

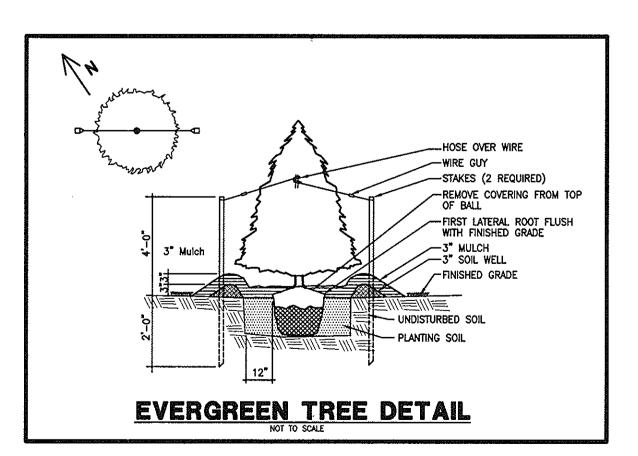
BOTANTICAL NAME/

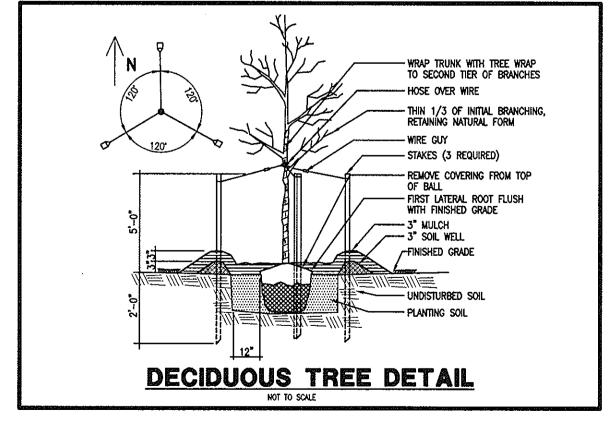
INKBERRY

	16	10	ILEX GLABRA	24"-36" HGT.	B & B	3-5' <i>O/</i> C
	KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
<u>SHi</u>	RUBS					
	10	18	ILEX OPACA AMERICAN HOLLY	5'-6' HGT.	B # B .	10'-15' 0/C
	CD	7	CEDRUS DEODORA DEODAR CEDAR	6'-8' HGT.	B # B	10'-15' 0/0
_	KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
EV	ERGE	REEN TREES	<u>5</u>			
	PS	7	PRUNUS SUBHIRTELLA HIGAN CHERRY	1½" -2" CAL	₿ŧ₿	AS SHOWN
	AG	II	ACER GRISEUM PAPERBARK MAPLE	1½" -2" CAL	B # B	AS SHOWN
_	KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
FLO		ING TREES				
	10	Ü	CHANCELLOR LITTLELEAF LINDEN	22 -3 OAL.	040	AJ JILONIK
	TC	6	BLOODGOOD LONDON PLANE TILIA CORDATA 'CHANCELLOR'	- 2½" -3" CAL.	B&B	AS SHOWN
	PA	5	PLANTANUS X ACERFOLIA 'BLOODGOOD'	2½" -3" CAL	B & B	AS SHOWN
_	AR	4	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2½" -3" CAL	B & B	AS SHOWN
	1/1	QO/MITTI	COMMON NAME	· JIZL	ROOT	SPACING

SPACING

ROOT





APPROVED: HOWARD COUNTY DEPARTMENT OF PLAN	NING AND ZONING
Mallennen	167/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
Kart Sharlook	2/09/10
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
momas & Sutla	2/9/10
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE

### SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

	<u>-</u>		
CATEGORY	SIDE OF UNITS ADJACENT TO ROADWAYS	REAR OF UNITS ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LABEL	A-I	A-2	A-3
LANDSCAPE TYPE	TYPE C BUFFER	TYPE C BUFFER	TYPE C BUFFER
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	39'	182'	109'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	T) NO NO		1091
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO NO	No	ю
NUMBER OF PLANTS REQUIRED (TYPE C BUFFER) SHADE TREES (1:40') EVERGREEN TREES (1:20') SHRUBS	I SHADE TREES	5 SHADE TREES IO EVERGREEN TREES	NONE*
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	O SHADE TREES 3 EVERGREEN TREES 10 SHRUBS 10 SHRUBS * 1 EVERGREEN 2 EVERGREEN * 1 SHADE TREE	3 SHADE TREES 14 EVERGREEN TREES 4 EVERGREEN = 2 SHADE TREE	NONE*

<sup>\*</sup> PLANTING REQUIREMENTS FOR THIS BUFFER WERE ADDRESSED UNDER APPROVED SDP-07-103, PLEASE SEE SHEETS 15 &16 OF SDP-07-103 FOR PLANT SCHEDULES.

### SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	3 SPACES
NUMBER OF TREES REQUIRED	I/IO = I SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES	I SHADE TREES

### NOTE: NO PARKING ISLANDS REQUIRED

SCHEDULE 'C' RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	20 UNITS
NUMBER OF TREES REQUIRED (I:DU SFA)	I4 SHADE TREES*
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES** (2:1 SUBSTITUTION)	I SHADE TREES IB ORNAMENTAL TREES B EVERGREEN TREES

<sup>\*</sup> INTERNAL LANDSCAPE REQUIREMENTS FOR UNITS 220-225 (6 UNITS) WAS ADDRESSED UNDER APPROVED SDP-07-103. PLEASE SEE SHEETS 15 \$16 OF SDP-07-103 FOR PLANT SCHEDULES. \*\*26 ORNAMENTAL/ EVERGREEN TREES IS EQUIVALENT TO 13 SHADE TREES

### STREET TREE PLANTINGS

LINEAR FEET OF R/W:	395'*
NUMBER OF TREES REQUIRED	395/ 40= 10 SHADE TREES
NUMBER OF TREES PROVIDED	IO SHADE TREES

<sup>\*</sup> STREET LENGTH INCLUDES THE FRONTAGE ALONG THE EXISTING STREET OF UNITS 246-249 AND 254-259 (HALF OF THE CENTERLINE LENGTH) AS WELL AS THE TOTAL PORTION OF THE ROAD PROPOSED UNDER THIS SITE DEVELOPMENT

OWNER/DEVELOPER/APPLICANT NAME: MR. JOSEPH E. LINK

VILLA ASSOCIATES, LLC

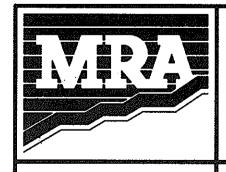
PHONE: 410.579.2442

FAX: 410.579.1441

C/O H & H ROCK COMPANIES

ELKRIDGE, MARYLAND 21075

6800 DEER PATH ROAD, SUITE 10



### MORRIS & RITCHIE ASSOCIATES, INC.

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SITE DEVELOPMENT PLAN VILLAGE TOWNS PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

### LANDSCAPE NOTES & DETAILS

LIBER: 6254 ~ FOLIO: 674 ~ PARCEL: 3 ZONED: R-MH ~ TAX MAP: 43 ~ GRID: 3 1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

	DATE	REVISIONS	JOB NO:	15129
MD PROFESSIONAL CERTIFICATION			SCALE:	1" = 40
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3457, EXPIRATION DATE 03-18-2010.			DATE:	01/21/10
			DRAWN BY:	CMG
			DESIGN BY:	CMG
			REVIEW BY:	MT
				0 0 0

DATE REVISIONS

SDP-10-001

SHEET: 9 OF 9