

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 SPECIFICATIONS AND REQUIREMENTS 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.
- 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
 - GAP TELEPHONE COMPANY (410) 725-9978
 - HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
 - AT&T CABLE LOCATION DIVISION (410) 393-3533
 - BALTIMORE GAS & ELECTRIC (410) 885-0123
 - STATE HIGHWAY ADMINISTRATION (410) 531-5533
 - HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION (410) 313-1880
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 43 - PARCEL 3 - FIRST ELECTION DISTRICT.
 - ZONING: R-MH (BULK REGULATIONS PER R-A-15)
 - GROSS AREA OF TRACT: 26.48 AC. (INCLUDED PHASE II, AREA 1, PHASE III-A, PHASE III-B, AREA 1 & FUTURE PHASE II-B AREA 2)
 - AREA OF PLAN SUBMISSION: 1.33 AC. OR 57,725 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-04-39, S-04-001, SDP-03-102, S-04-39, WP-06-32, SDP-06-20, SDP-07-03, SDP-07-08, SDP-07-114, SDP-07-115, SDP-01-121, SDP-02-04, SDP-02-0103, 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-04-086, PLAT #17327-17345
- BOUNDARY SHOWN HEREIN IS BASED ON A PLAN ENTITLED "CONDOMINIUM STAGING PLAN FOR VILLAGE TOWNS CONDOMINIUM" PLAT NO. 15442, DATED MARCH 5, 2003. TOPOGRAPHY SHOWN HEREIN IS BASED ON FIELD SURVEYS ON NOVEMBER 27, 2006 AND JANUARY 9, 2007 BY MORRIS & RITCHIE ASSOCIATES, INC. STREAM INVERT VERIFICATION IN OCTOBER 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC. PROPOSED TOPO FROM PREVIOUSLY APPROVED VILLAGE TOWNS SDPs ARE SHOWN HEREIN AS EXISTING.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43A1 & 43A2.
 - STA. NO. 43A1: N 552,081.811 ELEV. 306.79 * STD. CONC. MON. SET FLUSH WITH SURFACE, IN MEDIUM OF RT 175
 - STA. NO. 43A2: N 550,784.343 ELEV. 295.55 * STD. CONC. MON. SET FLUSH WITH SURFACE, SOUTH OF WEST BOUND LANE OR RT 175 WEST OF RT 175
- 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-301-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 (POND#2) INSTALLED UNDER SDP-03-102. WATER QUALITY IS BEING PROVIDED BY EXTENDED DETENTION IN THE WET POND. ROW IS BEING PROVIDED BY GRASS SWALES. POND #2 IS PRIVATELY OWNED AND MAINTAINED.
- COMPACTION IN FILL AREAS TO BE 95% STANDARD PROCTOR AS DETERMINED PER ASTM D-1557.
- IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
- 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 1994 AND THE HOWARD COUNTY HISTORIC 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 MILDBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP-06-20.
- WETLAND DELINEATION PERFORMED BY HILLIS-CARNEAS ASSOCIATES, INC. ON AUGUST 1998. APPROVED BY THE US ARMY CORPS OF ENGINEERS, REF. NO. 1998-01042-3.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-04-39. 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.
- 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 (6.88 ACRES) WAS SATISFIED VIA OFF-SITE REFORESTATION ON THE ROSEBAR PROPERTY AND THEN WAS TRANSFERRED 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 DIVIDED AND ADDRESSED AMONG THE SUBSEQUENT THREE PHASES OF NEW COLONY VILLAGE. THIS REFORESTATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SDP-02-04), 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-02-04).
- NEW COLONY VILLAGE PHASES 4-7 ENCOMPASS THE AREAS IN VILLAGE TOWNS PHASE I, PHASE II AREAS 1 & 2, PHASE III-A, PHASE III-B AREA 1 AND FUTURE PHASE III-B AREA 2.
- 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 PLAN FOR ROSEBAR PROPERTY, PRESERVE PARCEL A UNDER PLAT # 14344-14345 (F-01-011) AND THEN WAS TRANSFERRED TO THE HIGHPOINT AT BREEZEWOOD PROPERTY, TAX MAP 10 PARCEL 304, PER PLAT #22075 (F-10-007). DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 8 FEET (SINGLE GARAGE TOWNHOUSE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - D) STRUCTURES (CULVERT / BRIDGE) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PAVING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) 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 ALONG THE SIDE OF THE HOUSE.
- 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 AND SERVICES FOR THIS PHASE WERE INSTALLED WITH CONTRACT NO. 44-4490-D. THE EXISTING UTILITIES 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.
- WATER METERS ARE PUBLIC AND LOCATED OUTSIDE OF THE BUILDINGS AT THE PUBLIC EASEMENT (AND WERE INSTALLED UNDER CONTRACT NO. 44-4490D).
- 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 1277 FOLIO 370 (MHI AGREEMENT). MHI COVENANTS & RESTRICTIONS HAVE BEEN RECORDED IN LIBER 1277, FOLIO 379.

SITE DEVELOPMENT PLAN

VILLAGE TOWNS

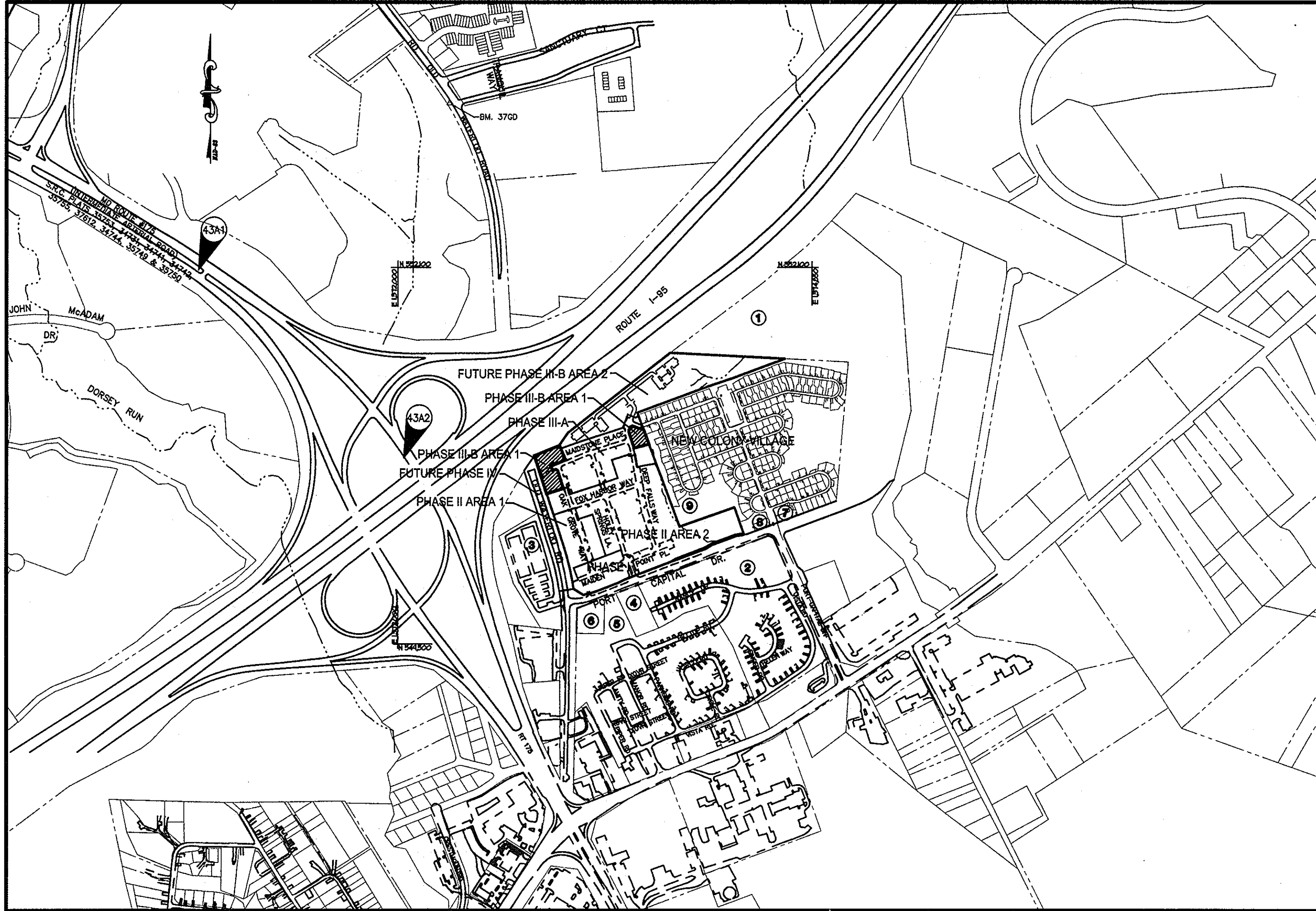
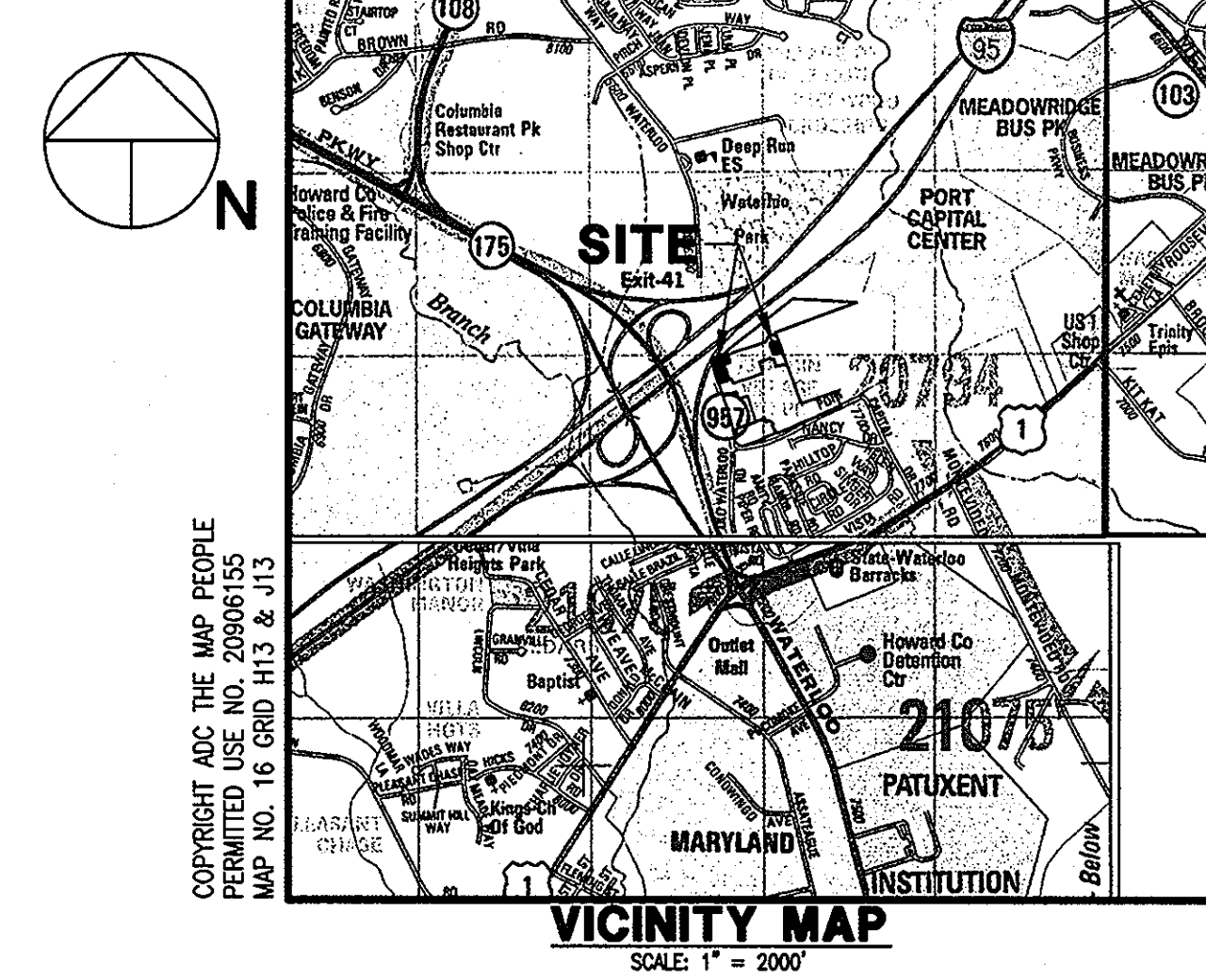
PHASE III-B AREA 1

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

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SDP-10-001



ADJACENT PROPERTY CHART

NO.	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	.85 ACRE PARCEL LLC	43	460	E WATERLOO RD ELKRIDGE, MD 21075
7	LINC HOMES LLC	43	4	WATERLOO RD ELKRIDGE, MD 21075
8	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

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 MADSTONE PLACE, ELKRIDGE, MD 21075
247	7254 MADSTONE PLACE, ELKRIDGE, MD 21075
248	7256 MADSTONE PLACE, ELKRIDGE, MD 21075
249	7258 MADSTONE PLACE, ELKRIDGE, MD 21075
250	7262 MADSTONE PLACE, ELKRIDGE, MD 21075
251	7264 MADSTONE PLACE, ELKRIDGE, MD 21075
252	7266 MADSTONE PLACE, ELKRIDGE, MD 21075
253	7268 MADSTONE PLACE, ELKRIDGE, MD 21075
254	7069 QAK GROVE WAY, ELKRIDGE, MD 21075
255	7067 QAK GROVE WAY, ELKRIDGE, MD 21075
256	7065 QAK GROVE WAY, ELKRIDGE, MD 21075
257	7063 QAK GROVE WAY, ELKRIDGE, MD 21075
258	7061 QAK GROVE WAY, ELKRIDGE, MD 21075
259	7059 QAK GROVE WAY, ELKRIDGE, MD 21075

LEGEND

- EX. PROPERTY LINES
- EX. ADJACENT PROPERTY LINES
- EX. STREAM
- EX. HOWARD COUNTY GEODETIC COORDINATE

PROJECT PHASE	PERCENTAGE (%) OF MHI UNITS REQUIRED	# OF MHI UNITS REQUIRED	PERCENTAGE (%) OF MHI UNITS PROPOSED	# OF MHI UNITS PROPOSED
PHASE I (REV. 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 PHASES (TOTAL UNITS)		41		41

SITE TABULATION

	PHASE I (SDP-01-121)	PHASE II, AREA 1 (SDP-04-54)	PHASE II, AREA 2 (SDP-03-102)	PHASE III-A (SDP-07-103)	PHASE III-B, AREA 1 (SDP-10-001)	FUTURE PHASE 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	0 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 PROVIDED	200 SF	300 SF	1,270 SF	620 SF	200 SF	640 SF	3,230 SF
RECREATION OPEN SPACE REQUIRED	0 SF ACTIVE	0 SF ACTIVE	4,200 SF ACTIVE (4)	0 SF ACTIVE	0 SF ACTIVE	4,200 SF ACTIVE (4)	
RESIDENTIAL PARKING SPACES PROVIDED	40 (2.0/DU)	60 (2.0/DU)	254 (2.3/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

OPTION 3: PREVIOUSLY ADDRESSED	FOREST CONSERVATION DATA SUMMARY
File Number: SDP-10-001	Project/Subdivision Name: Village Towns Phase III-B, Area 1
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 (6.88 ACRES) WAS SATISFIED VIA OFF-SITE REFORESTATION ON THE ROSEBAR PROPERTY AND THEN WAS TRANSFERRED 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 DIVIDED AND ADDRESSED AMONG THE SUBSEQUENT THREE PHASES OF NEW COLONY VILLAGE. THIS REFORESTATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SDP-02-04), 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-02-04).	

PERMIT INFORMATION CHART			
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NO. TM PARCEL 3 & NEW COLONY VILLAGE, O/S PARCEL E	
VILLAGE TOWNS	PHASE III-B, AREA 1		
L/F	GRID #	ZONE	TAX MAP NO.
6254/674	3	R-MH	43
WATER CODE: B-01		SEWER CODE: 2420000	

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

COVER SHEET

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

DATE	REVISION	JOB NO.
		15129

SCALE: AS SHOWN
DATE: 01/21/10
DRAWN BY: EAD
DESIGN BY: EAD
REVIEW BY: KSK
SHEET: 1 OF 9

MR. PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 20195
EXPIRATION DATE 1-24-2010.

1/22/10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

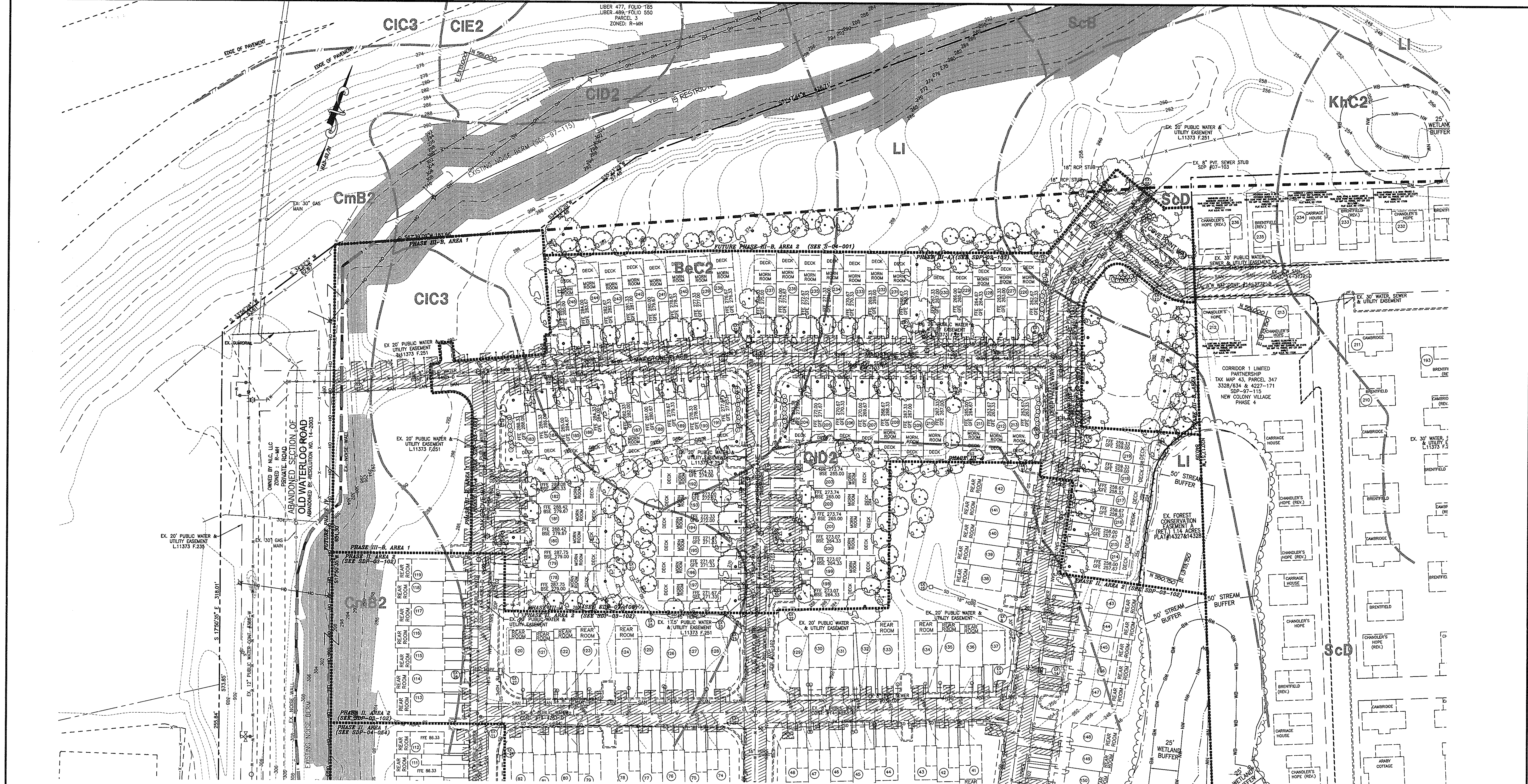
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 1/21/10

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 1/21/10

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING: *[Signature]* DATE: 2/3/10

- TOTAL SITE AREA CHANGED FROM 26.76 AC. TO 26.48 AC. DUE TO AN INCORRECT BOUNDARY PREPARED BY MILDBERG, BOENDER & ASSOCIATES, INC. UTILIZED IN VILLAGE TOWNS, PHASE III SKETCH (S-04-001). A DEED, (L10981 F. 278) WAS RECORDED TO CORRECT THE BOUNDARY.
- UNITS 226-231 ARE BEING APPROVED AS PART OF VILLAGE TOWNS PHASE III-B AREA 1 SDP. HOWEVER THEY ARE LOCATED WITHIN THE VILLAGE TOWNS PHASE II-A LIMITS.
- ACTIVE RECREATION REFERS TO INDIVIDUAL SPORT RELATED ACTIVITIES INCLUDING BASKETBALL, TENNIS, OR OTHER SPORTS COURTS OR FIELDS. PASSIVE RECREATION REFERS TO PARKS, SQUARES, OR OPEN GRASSED SPACES.
- THE ACTIVE RECREATION OPEN SPACE PROVIDED UNDER SDP-03-102 BY A MULTI-PURPOSE SPORTS COURT ON MARDEN POINT PLACE.
- 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 2 SINGLE PARKING SPACES. PHASE II, AREA 2 - 83 GARAGE SPACES, 83 DRIVEWAY SPACES, 103 COMMON PARKING SPACES, AND 12 SINGLE PARKING SPACES. PHASE IIIA - 51 GARAGE SPACES, 51 DRIVEWAY SPACES, 37 COMMON PARKING SPACES, AND 8 SINGLE PARKING SPACES. PHASE IIIB, AREA 1 - 20 GARAGE SPACES, 20 DRIVEWAY SPACES, 3 COMMON PARKING SPACES, AND 0 SINGLE PARKING SPACES.
- ADDITIONAL OFFSTREET PARKING FOR PHASE III-B AREA 1 HAS BEEN ADDRESSED AS FOLLOWS: PARKING REQUIRED = 0.3/UNIT X 20 UNITS = 6 SPACES. PREVIOUS PHASE III-A PROVIDED AN ADDITIONAL 4 PARKING SPACES THAT ARE USED TO MEET THE PHASE III-B AREA 1 PARKING REQUIREMENTS.
- PER APPROVED SKETCH PLAN S-04-001 FOR V1 PHASE 3, A TOTAL OF 146 UNITS ARE ALLOWED IN PHASE 3. THE REMAINING 64 UNITS ARE PROPOSED IN PHASE 3-B AREA 2.

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



- LEGEND**
- EX. 10' CONTOUR
 - EX. 2' CONTOUR
 - EX. STEEP SLOPES +25%
 - EX. PROPERTY LINE
 - EX. PHASE LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY
 - EX. UNIT NUMBER
 - EX. CURB
 - EX. CONCRETE SIDEWALK
 - EX. ROAD CENTERLINE AND STATIONING
 - EX. FENCE
 - EX. NOISE WALL
 - EX. PUBLIC WATER AND UTILITY EASEMENT
 - EX. SANITARY SEWER LINE
 - EX. WATER LINE
 - EX. STORM DRAIN LINE
 - EX. GAS LINE
 - EX. OVERHEAD ELECTRIC
 - EX. UNDERGROUND ELECTRIC
 - EX. ELECTRIC POLE
 - EX. SOIL TYPE DIVIDE
 - EX. SOIL TYPE
 - EX. TREE
 - EX. SHRUB
 - EX. STREAM
 - EX. STREAM BUFFER
 - EX. NON-TIDAL WETLANDS
 - EX. NON-TIDAL WETLANDS BUFFER
 - EX. FOREST CONSERVATION EASEMENT
 - EX. WOODS
 - EX. MITIGATED 65 dBA NOISE LINE

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	SOIL TYPE
Bec2	BELTSVILLE SILT LOAM, 5-10% SLOPES, MODERATELY ERODED	C
CIC3	CHILLUM GRAVELLY LOAM, 8-15% SLOPES, SEVERELY ERODED	B
CID2	CHILLUM GRAVELLY LOAM, 15-25% SLOPES, MODERATELY ERODED	B
CmB2	CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED	B
KhC2	KEYPORT SILT LOAM, 3-10% SLOPES, MODERATELY ERODED	C
LI	LEONARDTOWN SILT LOAM	D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	B
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	B
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/21/10

Keith Shandwood
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/25/10

Morris & Ritchie
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE: 2/9/10

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

MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

14280 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 792-8792 or (301) 776-1690
 FAX (410) 792-7386

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

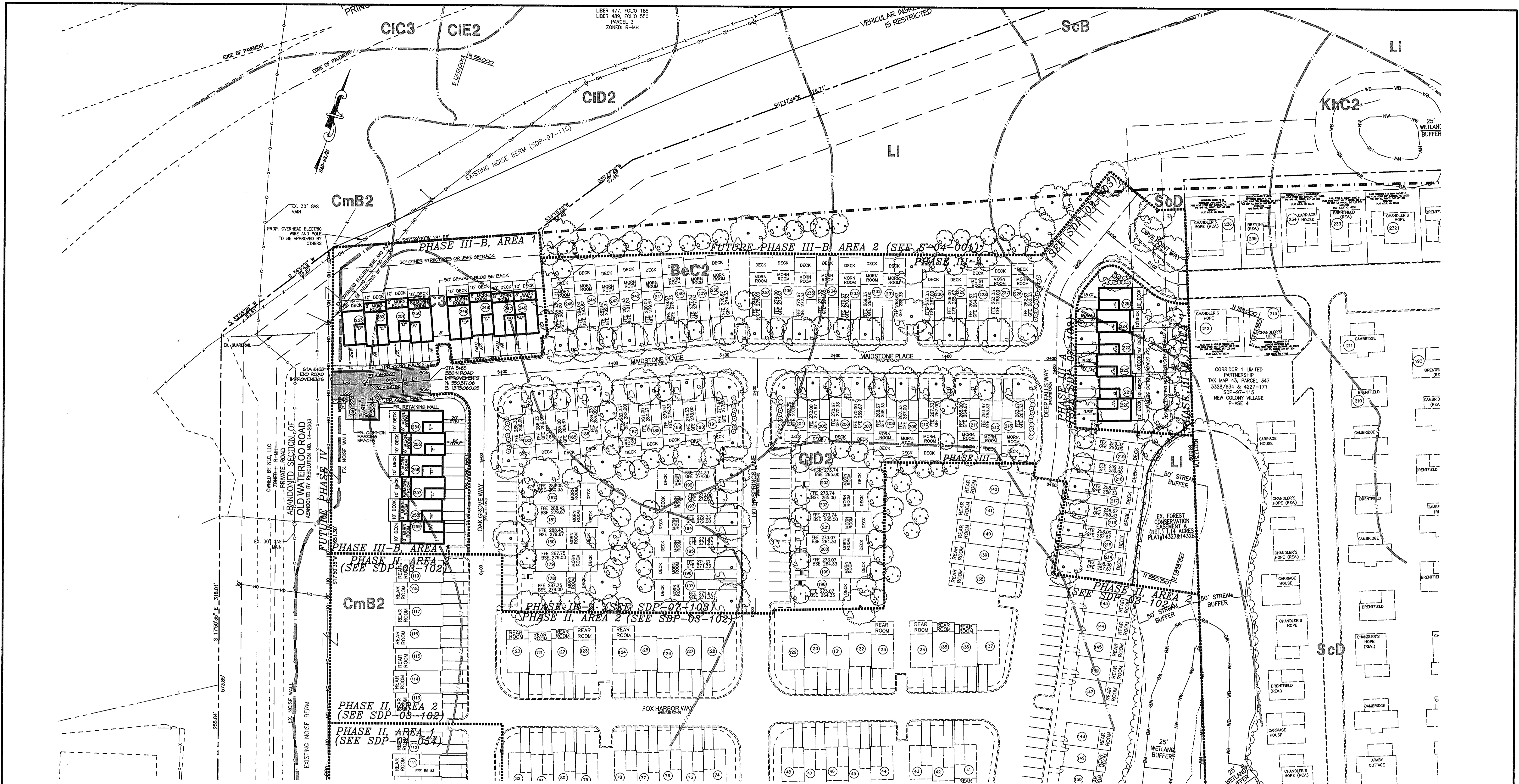
EXISTING CONDITIONS PLAN

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

DATE	REVISIONS	JOB NO:
1/22/10		15129

ND PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20189, EXPIRATION DATE 1-24-2010.

SCALE: 1"=40'
 DATE: 01/21/10
 DRAWN BY: EAD
 DESIGN BY: EAD
 REVIEW BY: KSK
 SHEET: 2 OF 9



LEGEND

- | | | | |
|------|------------------------------------|---|--|
| --- | EX. PROPERTY LINE | ○ | EX. TREE |
| ---- | EX. PHASE LINE | ○ | EX. SHRUB |
| ---- | EX. ADJACENT PROPERTY LINE | ○ | EX. STREAM |
| ---- | EX. RIGHT OF WAY | ○ | EX. STREAM BUFFER |
| ---- | EX. BUILDING | ○ | EX. NON-TIDAL WETLANDS |
| ○ | EX. UNIT NUMBER | ○ | EX. NON-TIDAL WETLANDS BUFFER |
| ○ | EX. CURB | ○ | EX. FOREST CONSERVATION EASEMENT |
| ---- | EX. CONCRETE SIDEWALK | ○ | EX. WOODS |
| ---- | EX. ROAD CENTERLINE AND STATIONING | ○ | EX. MITIGATED 65 dBA NOISE LINE |
| ---- | EX. FENCE | ○ | PR. BUILDING |
| ---- | EX. NOISE WALL | ○ | PR. UNIT NUMBER |
| ○ | EX. GAS LINE | ○ | PR. MODIFIED CURB & GUTTER |
| ○ | EX. OVERHEAD ELECTRIC | ○ | PR. RETAINING WALL |
| ○ | EX. UNDERGROUND ELECTRIC | ○ | PR. CONCRETE SIDEWALK |
| ○ | EX. ELECTRIC POLE | ○ | PR. (P-2) PAVEMENT SECTION |
| ○ | EX. SOIL TYPE DIVIDE | ○ | PR. LIMIT OF STANDARD MODIFIED CURB & GUTTER |
| ○ | EX. SOIL TYPE | ○ | PR. LIMIT OF REVERSE MODIFIED CURB & GUTTER |

LINE TABLE		
LINE	LENGTH	BEARING
L-1	52.74	S67°21'58"W
L-2	29.52	S72°12'33"W

CURVE TABLE					
NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD TANGENT
C-1	4°41'03"	69.48'	5.68'	N 69°42'29" E	5.68' 2.84'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 1/21/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 2/09/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 2/9/10
 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
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 PHONE: 410.579.2442
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MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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 FAX (410) 782-7395

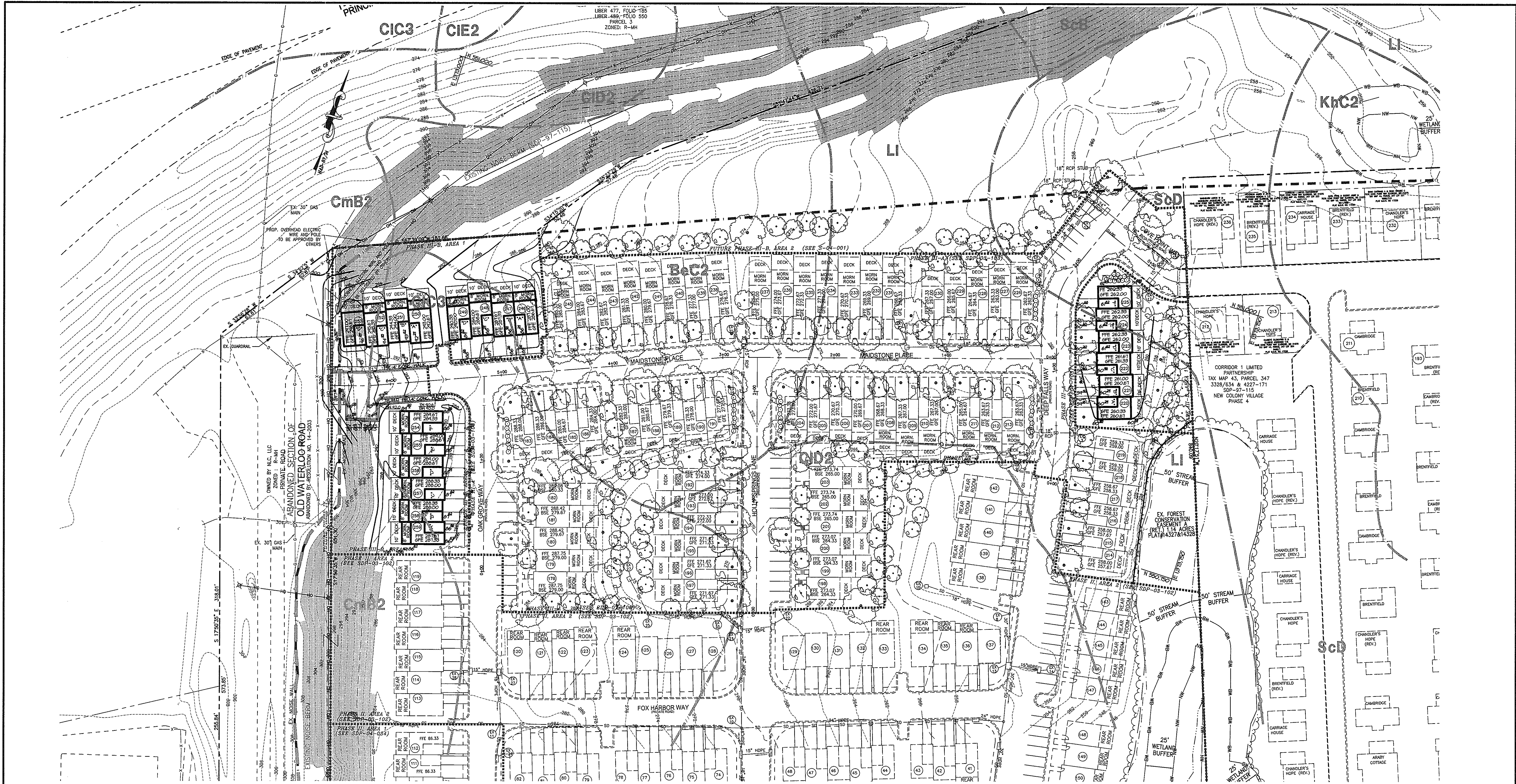
SITE DEVELOPMENT PLAN
 VILLAGE TOWNS
 PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

SITE LAYOUT 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:	EAD
		DESIGN BY:	EAD
		REVIEW BY:	KSK
		SHEET:	3 OF 9

1. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 201093, EXPIRATION DATE 7-24-2010.



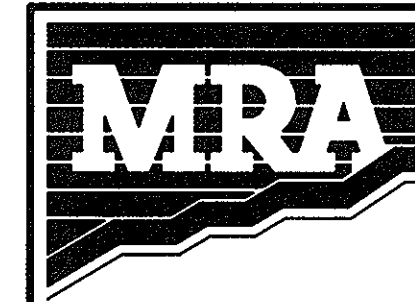
LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> --- EX. 10' CONTOUR --- EX. 2' CONTOUR --- EX. STEEP SLOPES +25% --- S87.39°03'W 181.66' EX. PROPERTY LINE --- EX. PHASE LINE --- EX. ADJACENT PROPERTY LINE --- EX. RIGHT OF WAY --- EX. BUILDING --- EX. UNIT NUMBER --- EX. CURB --- EX. CONCRETE SIDEWALK --- EX. FENCE --- EX. NOISE WALL --- EX. STORM DRAIN LINE --- EX. GAS LINE --- EX. OVERHEAD ELECTRIC --- EX. UNDERGROUND ELECTRIC --- EX. ELECTRIC POLE --- EX. SOIL TYPE DIVIDE --- EX. SOIL TYPE | <ul style="list-style-type: none"> --- EX. TREE --- EX. SHRUB --- EX. STREAM --- EX. STREAM BUFFER --- EX. NON-TIDAL WETLANDS --- EX. NON-TIDAL WETLANDS BUFFER --- EX. FOREST CONSERVATION EASEMENT --- EX. WOODS --- EX. MITIGATED 65 dBA NOISE LINE --- PR. BUILDING --- PR. UNIT NUMBER --- PR. MODIFIED CURB & GUTTER --- PR. RETAINING WALL --- PR. CONCRETE SIDEWALK --- PR. 10' CONTOUR --- PR. 2' CONTOUR |
|---|--|

NOTE: ALL SPOT ELEVATIONS AT CURB LINE ARE FLOWLINE ELEVATIONS. ADD (+)200 TO ALL PROPOSED SPOT ELEVATIONS.

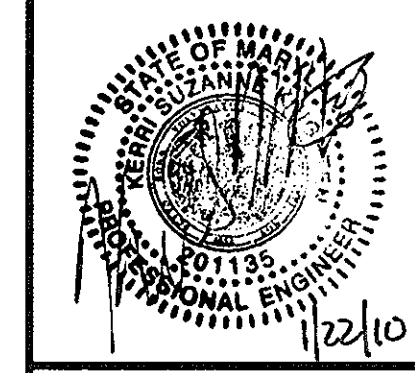
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director, Department of Planning and Zoning

DATE: 1/21/10
 DATE: 2/6/10
 DATE: 2/9/10



MORRIS & RITCHE ASSOCIATES, INC.

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 FAX (410) 782-7395



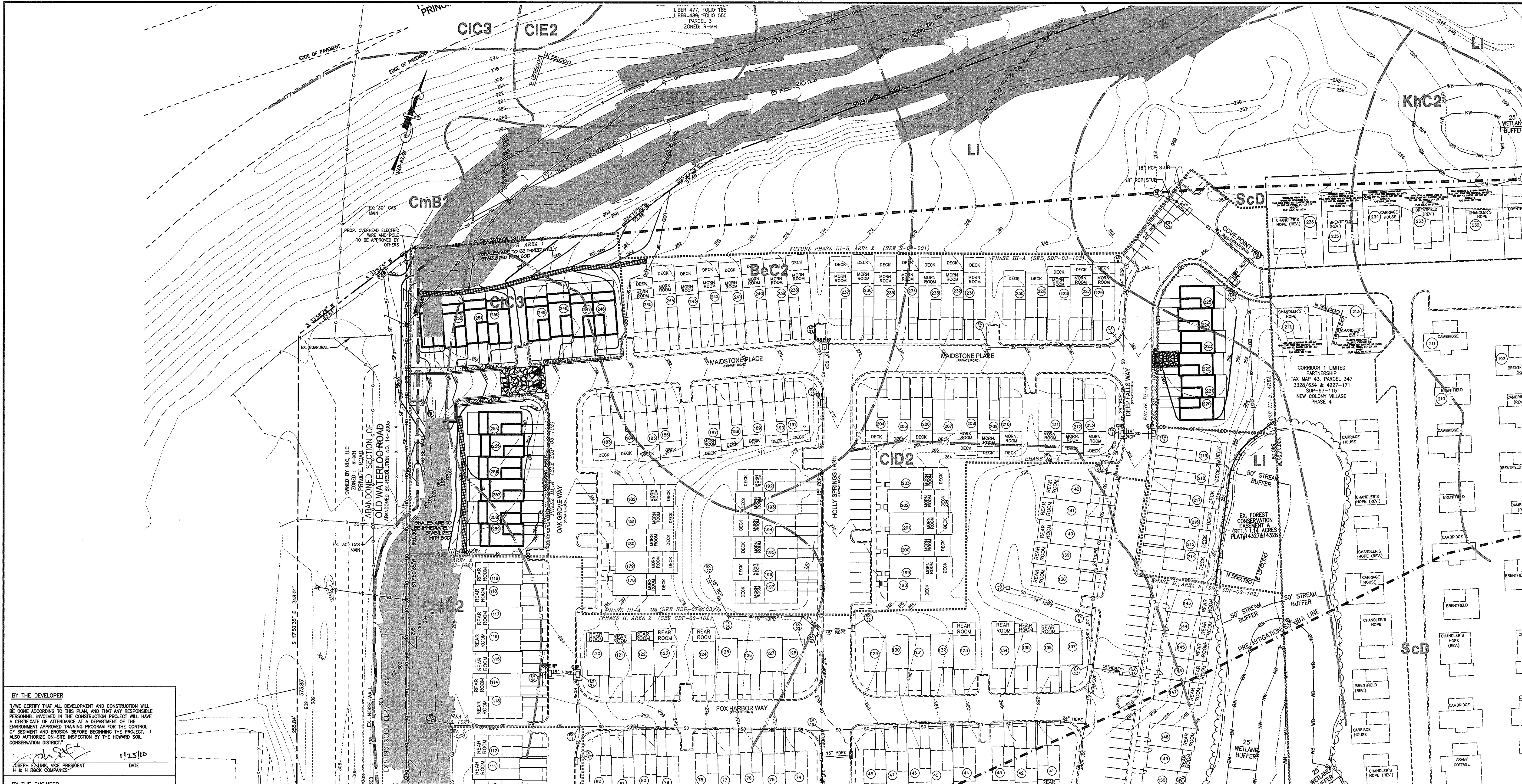
**SITE DEVELOPMENT PLAN
 VILLAGE TOWNS
 PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259**

FINAL GRADING PLAN

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

MD PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 201055, EXPIRATION DATE 1-24-2010.

DATE	REVISIONS	JOB NO.
		15129
		SCALE: 1"=40'
		DATE: 01/21/10
		DRAWN BY: EAD
		DESIGN BY: EAD
		REVIEW BY: KSK
		SHEET: 4 OF 9



BY THE DEVELOPER
 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 CONSERVATION DISTRICT.
 JOSEPH S. LINK, VICE PRESIDENT
 H & H ROCK COMPANIES
 1/25/10 DATE

BY THE ENGINEER
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 KERRI S. KNIGHTEN, P.E.
 MD LICENSE #201135
 1/22/10 DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
 U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE
 DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD S.C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 1/22/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE 2/09/10
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE 2/9/10

LEGEND

--- 10' CONTOUR	--- EX. 10' CONTOUR	--- EX. STREAM	--- EX. STREAM BUFFER
--- 2' CONTOUR	--- EX. 2' CONTOUR	--- EX. CURB	--- EX. NON-TIDAL WETLANDS
--- STEEP SLOPES +25%	--- EX. STEEP SLOPES +25%	--- EX. CONCRETE SIDEWALK	--- EX. NON-TIDAL WETLANDS BUFFER
--- EX. BUILDING	--- EX. BUILDING	--- EX. FENCE	--- EX. FOREST CONSERVATION EASEMENT
--- EX. UNIT NUMBER	--- EX. UNIT NUMBER	--- EX. NOISE WALL	--- EX. WOODS
--- EX. MITIGATED 65 dBA NOISE LINE	--- EX. MITIGATED 65 dBA NOISE LINE	--- EX. STORM DRAIN LINE	--- EX. PR. BUILDING
--- EX. CURB	--- EX. CURB	--- EX. GAS LINE	--- EX. PR. UNIT NUMBER
--- EX. FENCE	--- EX. FENCE	--- EX. OVERHEAD ELECTRIC	--- EX. PR. MODIFIED CURB & GUTTER
--- EX. NOISE WALL	--- EX. NOISE WALL	--- EX. SOIL TYPE DIVIDE	--- EX. PR. RETAINING WALL
--- EX. STORM DRAIN LINE	--- EX. STORM DRAIN LINE	--- EX. SOIL TYPE	--- EX. PR. CONCRETE SIDEWALK
--- EX. GAS LINE	--- EX. GAS LINE	--- EX. STREAM	--- EX. PR. LIMIT OF DISTURBANCE
--- EX. OVERHEAD ELECTRIC	--- EX. OVERHEAD ELECTRIC		--- EX. PR. LIMIT OF DISTURBANCE AND SILT FENCE
--- EX. UNDERGROUND ELECTRIC	--- EX. UNDERGROUND ELECTRIC		--- EX. PR. SUPER SILT FENCE
--- EX. ELECTRIC POLE	--- EX. ELECTRIC POLE		--- EX. PR. STABILIZED CONSTRUCTION ENTRANCE
--- EX. SOIL TYPE DIVIDE	--- EX. SOIL TYPE DIVIDE		--- EX. PR. AT GRADE INLET PROTECTION
--- EX. SOIL TYPE	--- EX. SOIL TYPE		--- EX. PR. CURB INLET PROTECTION
--- EX. STREAM	--- EX. STREAM		--- EX. PR. SOD IN SWALES
			--- EX. PR. SSF IN FT PROTECTION

HOWARD SOIL CONSERVATION DISTRICTS STANDARD SEDIMENT CONTROL NOTES

- A MIN. OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD CO. DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION AND STRUCTURAL ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52), TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATA DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR
- SITE ANALYSIS:**
 TOTAL AREA OF SITE 1.33 AC.
 AREA DISTURBED 1.33 AC.
 AREA TO BE ROOFED OR PAVED 0.44 AC.
 AREA TO BE VEGETATIVELY STABILIZED 0.89 AC.
 TOTAL CUT 17,800 CU. YDS.*
 TOTAL FILL 17,800 CU. YDS.*
 TOTAL TOPSOIL 0 CU. YDS.* (SITE HAS BEEN MASS GRADED)
 OFF SITE WASTE/BORROW AREA LOCATION TO BE A SITE WITH AN APPROVED SEDIMENT CONTROL PERMIT.

STOCKPILE NOTES

- STOCKPILING ON-SITE IS NOT PERMITTED.
- ALL STOCKPILES LEFT AT THE END OF THE DAY NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

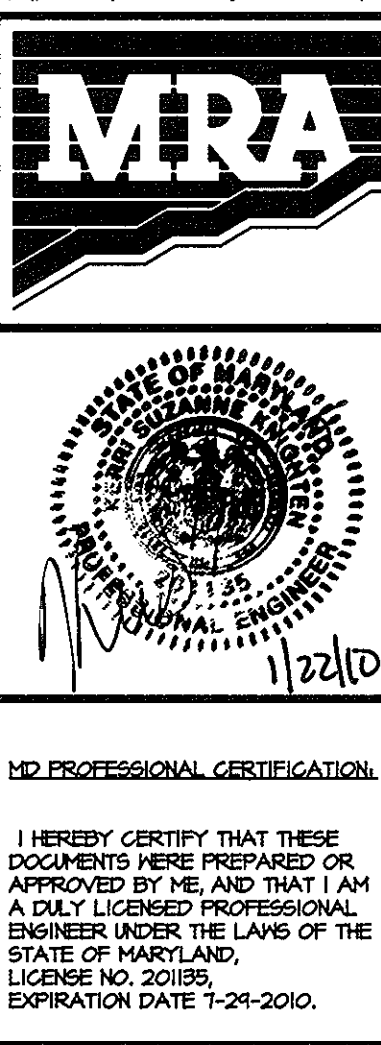
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTRIBUTED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

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

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

11. TRENCHES FOR THE UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

* THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. MRA MAKES NO GUARANTEE OF ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE DEVELOPER AND CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.



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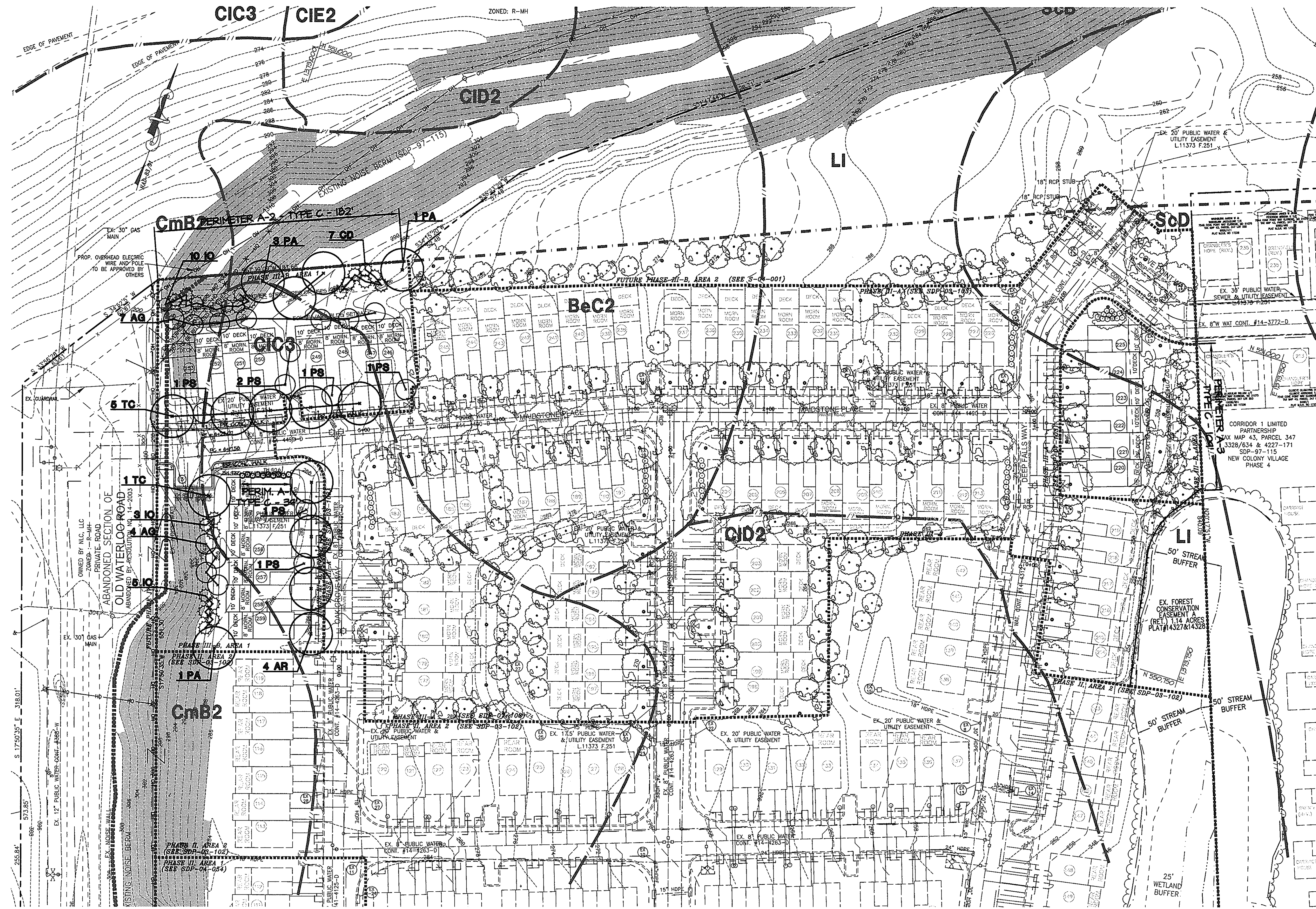
SITE DEVELOPMENT PLAN
 VILLAGE TOWNS
 PHASE III-B AREA 1, UNITS 220 - 225 AND 246 - 259

EROSION & SEDIMENT CONTROL 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: EAD
		DESIGN BY: EAD
		REVIEW BY: KSK
		SHEET: 5 OF 9

MD PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20109, EXPIRATION DATE 12-24-2010.



LEGEND

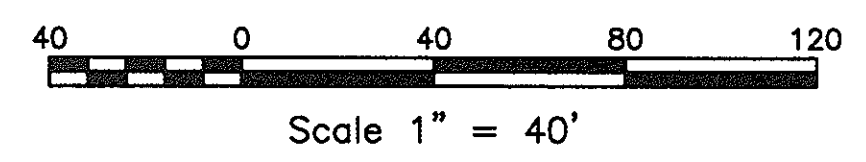
- EX. 10' CONTOUR
- - - - EX. 2' CONTOUR
- EX. PROPERTY LINE
- EX. PHASE LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY
- EX. BUILDING
- EX. UNIT NUMBER
- EX. CURB
- EX. CONCRETE SIDEWALK
- EX. ROAD CENTERLINE AND STATIONING
- EX. FENCE
- EX. NOISE WALL
- EX. PUBLIC WATER AND UTILITY EASEMENT
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN LINE
- EX. GAS LINE
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- EX. ELECTRIC POLE
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- EX. SOIL TYPE
- EX. TREE
- EX. SHRUB
- EX. STREAM
- EX. STREAM BUFFER
- EX. NON-TIDAL WETLANDS
- EX. NON-TIDAL WETLANDS BUFFER
- EX. FOREST CONSERVATION EASEMENT
- EX. WOODS
- PR. 10' CONTOUR
- PR. 2' CONTOUR
- PR. BUILDING
- PR. UNIT NUMBER
- PR. MODIFIED CURB & GUTTER
- PR. RETAINING WALL
- PR. CONCRETE SIDEWALK

PLANT LEGEND

- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUB

GENERAL NOTES

1. FOR LANDSCAPE SCHEDULES, PLANT LIST, LANDSCAPE NOTES AND PLANTING DETAILS SEE SHEET 4.
2. THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SEC. 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/27/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/10/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 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
 ELKRIE, 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 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: MT
		SHEET: 8 OF 9

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1), LATEST EDITION, AND ALL AGENDA PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 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.
- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL WARRANT 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.
- 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.
- 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.
- ALL PLANT SAUCERS AND PLANT BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, A MINIMUM OF 3" IN DEPTH.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL TREE STAKING AND GUYING SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TREES ARE ESTABLISHED.
- SEEDS AREAS THAT WASH OUT MUST BE FILLED AND GRADED AS NECESSARY AND THEN RESEED. 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.
- 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.).
- 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/ COMMON NAME	SIZE	ROOT	SPACING
AR	4	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2 1/2' -3" CAL	B # B	AS SHOWN
PA	5	PLANTANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE	2 1/2' -3" CAL	B # B	AS SHOWN
TC	6	TILIA CORDATA 'CHANCELLOR' CHANCELLOR LITTLELEAF LINDEN	2 1/2' -3" CAL	B # B	AS SHOWN

FLOWERING TREES

KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
AG	11	ACER GRISEUM PAPERBARK MAPLE	1 1/2' -2" CAL	B # B	AS SHOWN
PS	7	FRUNUS SUBHIRTELLA HIGAN CHERRY	1 1/2' -2" CAL	B # B	AS SHOWN

EVERGREEN TREES

KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
CD	7	CEDRUS DEODORA DEODAR CEDAR	6'-8' HGT.	B # B	10'-15' O/C
IO	18	ILEX OPACA AMERICAN HOLLY	5'-6' HGT.	B # B	10'-15' O/C

SHRUBS

KEY	QUANTITY	BOTANTICAL NAME/ COMMON NAME	SIZE	ROOT	SPACING
IG	10	ILEX GLABRA INKBERRY	24"-36" HGT.	B # B	3'-5' O/C

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	SIDE OF UNITS ADJACENT TO ROADWAYS	REAR OF UNITS ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LABEL	A-1	A-2	A-3
LANDSCAPE TYPE	TYPE C BUFFER	TYPE C BUFFER	TYPE C BUFFER
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	34'	182'	109'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	109'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED (TYPE C BUFFER) SHADE TREES (1:40) EVERGREEN TREES (1:20) SHRUBS	1 SHADE TREES 2 EVERGREEN TREES	5 SHADE TREES 10 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)	0 SHADE TREES 3 EVERGREEN TREES 10 SHRUBS	3 SHADE TREES 14 EVERGREEN TREES	NONE*

* 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	1/10 = 1 SHADE TREES
NUMBER OF TREES PROVIDED SHADE TREES	1 SHADE TREES

NOTE: NO PARKING ISLANDS REQUIRED

SCHEDULE 'C' RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

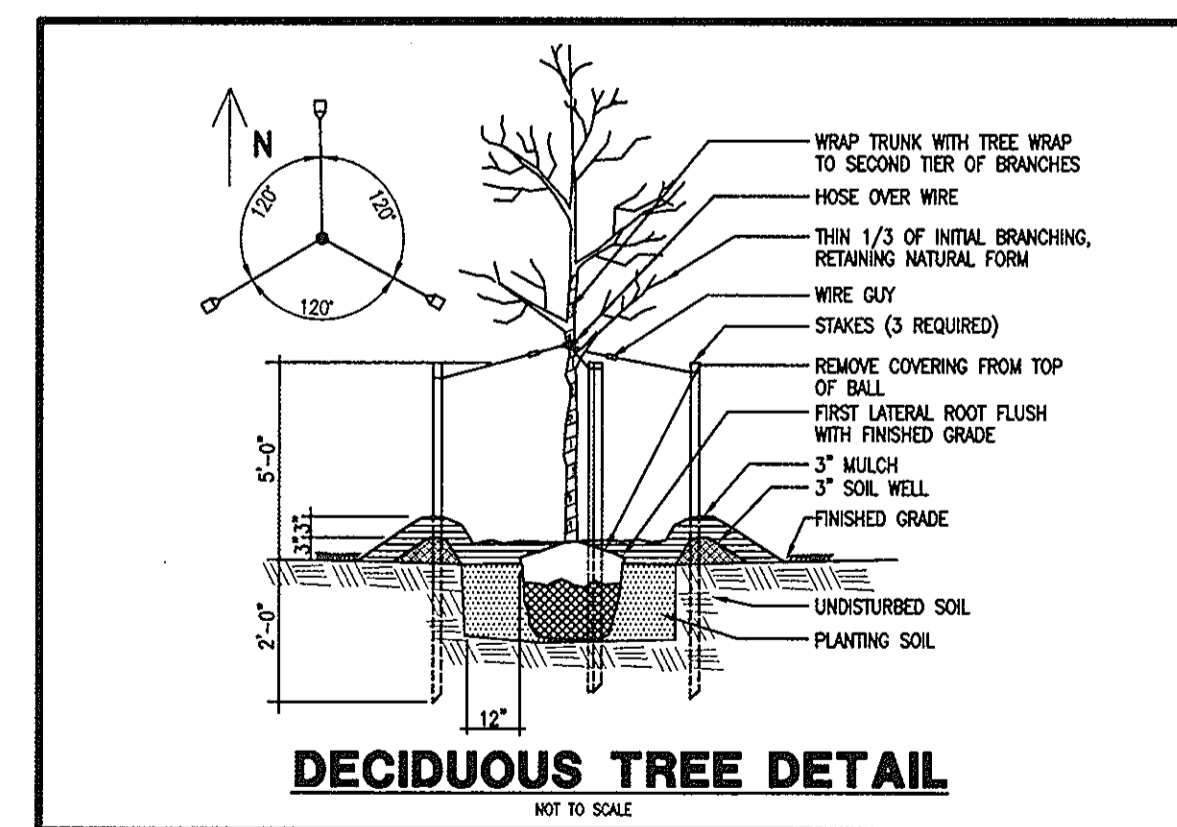
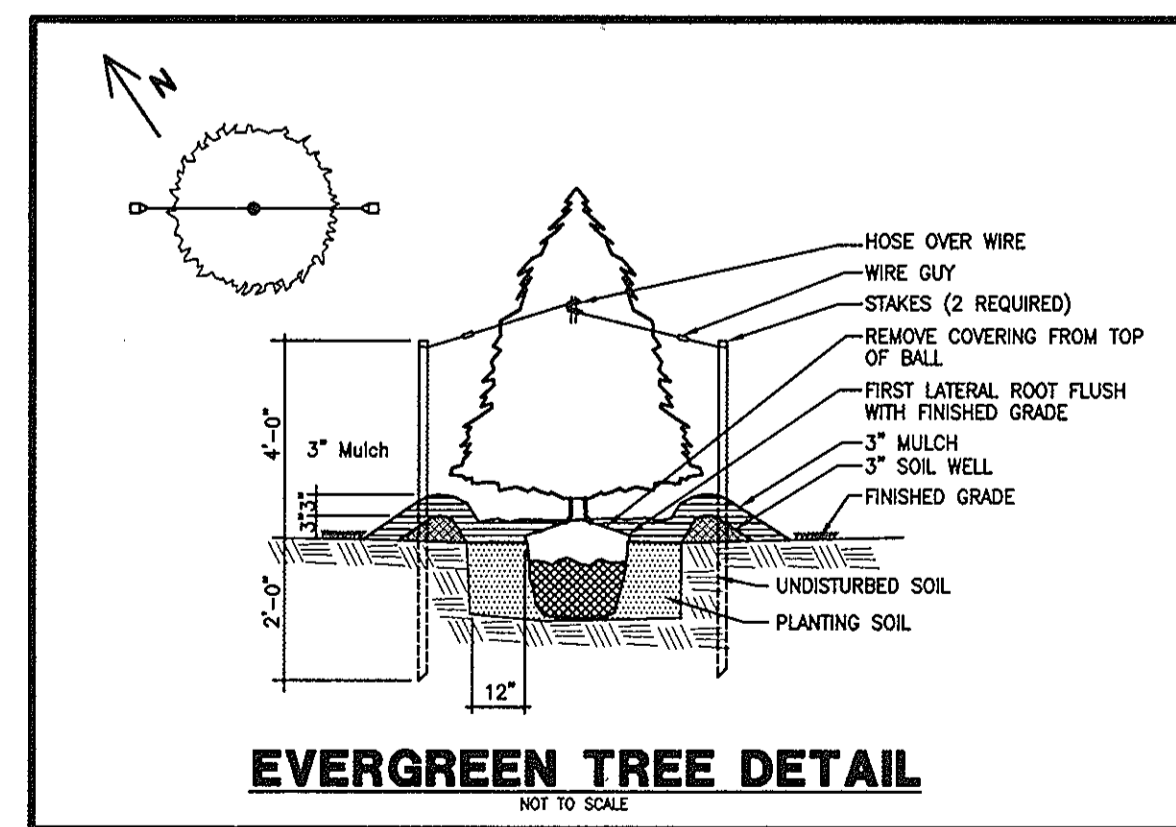
NUMBER OF DWELLING UNITS	20 UNITS
NUMBER OF TREES REQUIRED (1:10 SFA)	14 SHADE TREES*
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES** (2:1 SUBSTITUTION)	1 SHADE TREES 18 ORNAMENTAL TREES 8 EVERGREEN TREES

* 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


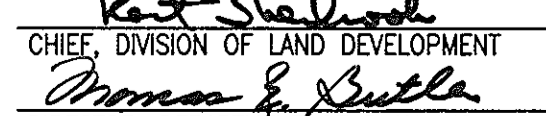
STREET TREE PLANTINGS

LINEAR FEET OF R/W	345*
NUMBER OF TREES REQUIRED	345/ 40 = 10 SHADE TREES
NUMBER OF TREES PROVIDED	10 SHADE TREES

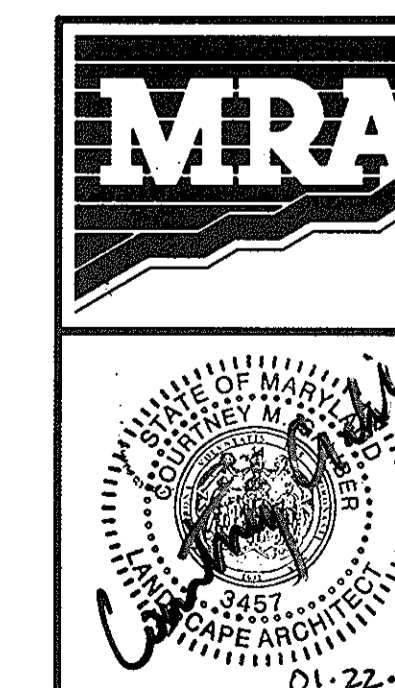
* STREET LENGTH INCLUDES THE FRONTAGE ALONG THE EXISTING STREET OF UNITS 246-249 AND 254-254 (HALF OF THE CENTERLINE LENGTH) AS WELL AS THE TOTAL PORTION OF THE ROAD PROPOSED UNDER THIS SITE DEVELOPMENT PLAN.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 1/27/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 2/9/10
 CHIEF, DIVISION OF LAND DEVELOPMENT
 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
 ELK RIDGE, 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
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:	SCALE:
		15129	1" = 40'
			DATE: 01/21/10
			DRAWN BY: CMG
			DESIGN BY: CMG
			REVIEW BY: MT
			SHEET: 9 OF 9