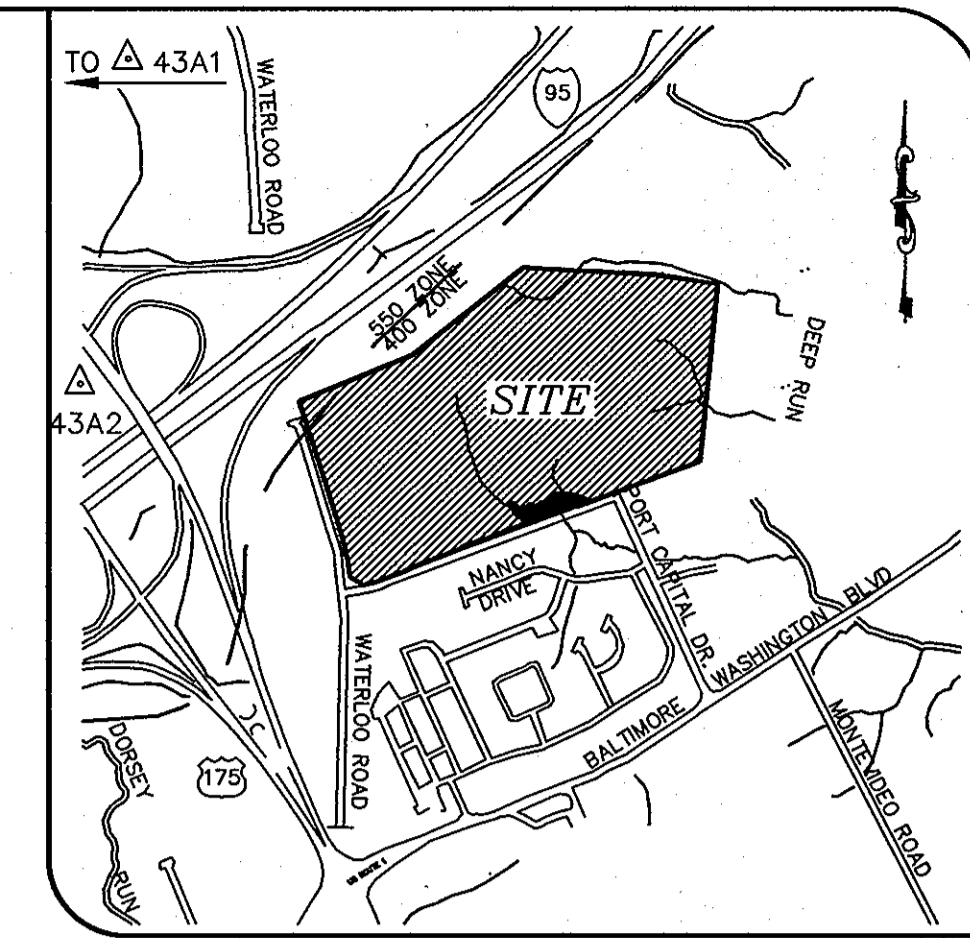


SHEET INDEX

1	TITLE SHEET	11	UNIT DIMENSIONS & GENERAL NOTES
2	GRADING AND SITE PLAN	12	SURVEYED CONDITIONS
3	ROAD PROFILES		
4	ROAD PROFILES		
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7	DRAINAGE AREA MAP		
8	CONSTRUCTION DETAILS		
9	TRAFFIC CIRCULATION & OVERALL MAP		
10	LANDSCAPE PLAN		

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



MINIMUM CELLAR ELEVATION

PAD #	MIN. CELLAR ELEV.	PAD #	MIN. CELLAR ELEV.	PAD #	MIN. CELLAR ELEV.
1	233.29	34	225.00	64	221.75
2	233.20	35	225.00	65	223.04
3	232.89	36	227.53	66	221.62
4	232.47	37	223.55	67	232.58
5	232.47	38	222.35	68	232.20
6	237.27	39	222.04		
7	237.27	40	222.04		
8	237.65	41	222.04		
9	237.96	42	221.66		
10	239.24	43	221.66		
11	239.06	44	221.27		
12	238.76	45	221.27		
13	238.39	46	231.77		
14	238.39	47	231.77		
15	238.82	48	223.88		
16	237.26	49	223.88		
17	237.94	50	224.89		
18	237.44	51	224.89		
19	237.44	52	227.54		
20	236.83	53	227.54		
21	236.83	54	226.47		
22	237.32	55	222.19		
23	237.94	56	222.19		
24	237.94	57	221.76		
25	236.48	58	221.76		
26	236.48	59	221.19		
27	236.77	60	221.19		
28	236.15	61	223.08		
29	236.47	62	223.94		
30	236.47	63	223.94		
31	231.59	STORE	222.48		
32	231.59	DAYCARE	234.29		
33	224.87				

(NOT CONSTRUCTED)

(NOT CONSTRUCTED)

SITE TABULATION (LOTS 1-225 & O.S. LOTS 226 & 227 AND PARCELS 4 & 670)

TOTAL AREA OF SITE*	29.08 AC.
EXISTING ZONING	R-MH
PROPOSED USE	MOBILE HOME PARK
AREA OF 100 YEAR FLOODPLAIN	0.06 AC.
AREA OF 25% OR GREATER SLOPES	0.04 AC.
NET AREA	28.98 AC.
TOTAL UNITS PERMITTED AT 8 DU PER ACRE OF NET AREA	232 UNITS
TOTAL UNITS PROPOSED	230 UNITS (66 THIS PHASE)
UNITS PROPOSED THIS PHASE	66
ACCESSORY USES THIS PHASE	
- CONVENIENCE STORE	+
- DAY CARE	+
TOTAL PARKING SPACES REQUIRED AT 2 PER UNIT	832 SPACES
TOTAL PARKING SPACES PROVIDED	911 ± SPACES
RESIDENTIAL PARKING SPACES REQUIRED	460
RESIDENTIAL PARKING SPACES PROVIDED IN UNITS	489
RESIDENTIAL PARKING SPACES PROVIDED OFF UNITS	61
TOTAL RESIDENTIAL PARKING SPACES PROVIDED THIS PHASE	166
OPEN SPACE REQUIRED - 25% OF GROSS AREA	7.27 AC.
OPEN SPACE PROVIDED	9.63 AC.
REQUIRED RECREATIONAL OPEN SPACE AT 1/5 SF./UNIT	1.67 AC.
REQUIRED RECREATIONAL OPEN SPACE PROVIDED	2.63 AC.±
REQUIRED RECREATIONAL OPEN SPACE THIS PHASE	-0.25
REQUIRED RECREATIONAL OPEN SPACE PROVIDED THIS PHASE	-0.50
REQUIRED OPEN SPACE DEVOTED TO SQUARE & SMALL FORMAL PARKS @ 20% OF OPEN SPACE	1.45 AC.
PROVIDED OPEN SPACE DEVOTED TO SQUARE & SMALL FORMAL PARKS	1.61 AC.
AREA OF DAY CARE ESTABLISHMENT	0.46 AC.±
AREA OF CONVENIENCE STORE ESTABLISHMENT	0.33 AC.±
TOTAL AREA OF COMMERCIAL/DAY CARE ESTABLISHMENTS	0.63 AC.±
PERCENTAGE OF COMMERCIAL/DAY CARE ESTABLISHMENTS	1.2%
RECREATION OPEN SPACE REQUIRED: (10 SF. OF FLOOR/SURFACE AREA OF REC. CENTER PER UNIT)	2,280 S.F.
RECREATION OPEN SPACE PROVIDED:	8,640 S.F.

* THE ACREAGE FOR PARCELS 4 IS 0.31 AC AND FOR PARCEL 670 IS 0.46 AC. (INCLUDED IN TOTAL) (CHART DATA PER F-04-066 & F-05-001)

PERMIT INFORMATION BLOCK

SUBDIVISION NAME NEW COLONY VILLAGE		SECTION/AREA PHASE 1		PARCEL TM PARCEL 4, PARCEL 670 AND P/O 4	
LIBER/FOLIO** 2804/40	BLOCK(S) 3	ZONING R-MH	TAX MAP NO. 43	ELECTION DISTRICT 1st	CENSUS TRACT 6012
WATER CODE B01			SEWER CODE 242.0000		

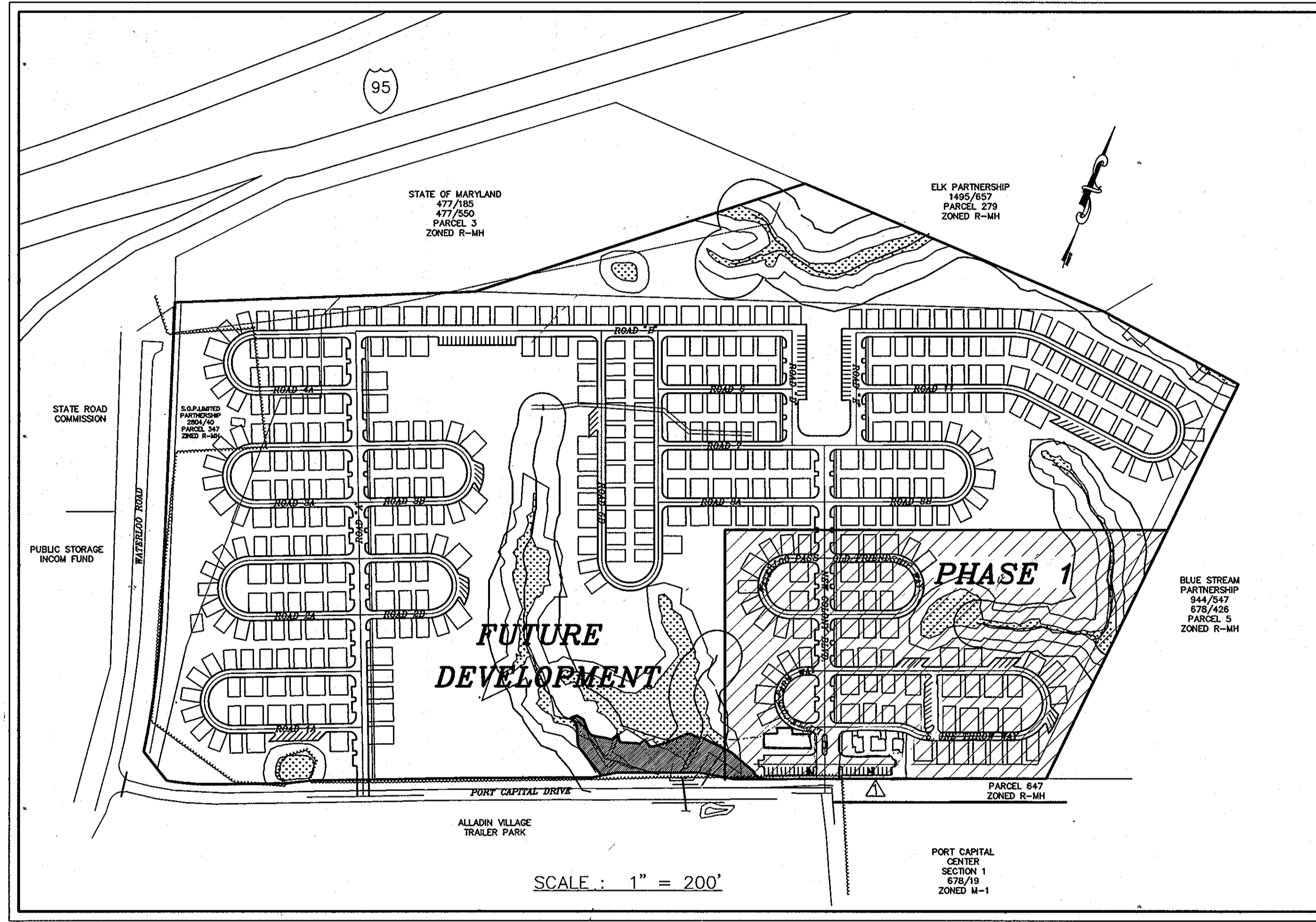
** THE LIBER/FOLIO FOR PARCEL 4 IS L.13612 F.311 AND FOR PARCEL 670 IS L.13612 F.305

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/3/92

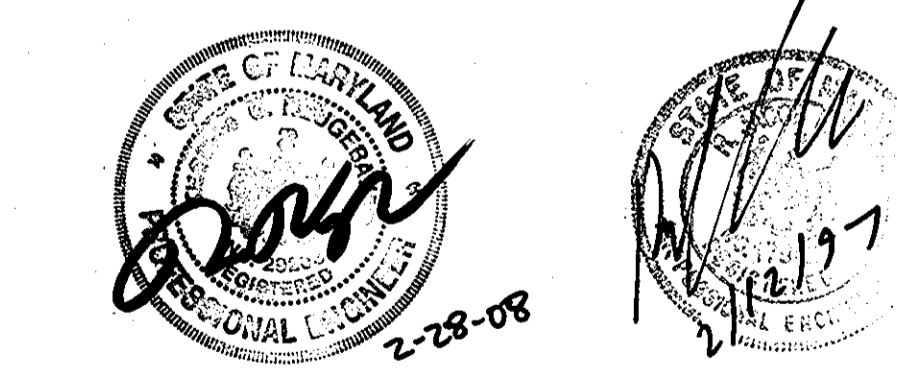
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/13/92

 DIRECTOR
 DATE: 3/7/92



ADDRESS CHART

PAD #	ADDRESS	PAD #	ADDRESS
1	7109 LITTLE COVE FARM WAY	34	7164 STONE THROW WAY
2	7113 LITTLE COVE FARM WAY	35	7160 STONE THROW WAY
3	7117 LITTLE COVE FARM WAY	36	7148 STONE THROW WAY
4	7121 LITTLE COVE FARM WAY	37	7144 STONE THROW WAY
5	7125 LITTLE COVE FARM WAY	38	7140 STONE THROW WAY
6	7201 WATERLOO PASS	39	7136 STONE THROW WAY
7	7205 WATERLOO PASS	40	7132 STONE THROW WAY
8	7209 WATERLOO PASS	41	7128 STONE THROW WAY
9	7213 WATERLOO PASS	42	7124 STONE THROW WAY
10	7217 WATERLOO PASS	43	7120 STONE THROW WAY
11	7221 WATERLOO PASS	44	7116 STONE THROW WAY
12	7225 WATERLOO PASS	45	7112 STONE THROW WAY
13	7229 WATERLOO PASS	46	7108 STONE THROW WAY
14	7233 WATERLOO PASS	47	7179 STONE THROW WAY
15	7230 WATERLOO PASS	48	7175 STONE THROW WAY
16	7200 WATERLOO PASS	49	7171 STONE THROW WAY
17	7236 OLD FRIENDSHIP WAY	50	7167 STONE THROW WAY (NOT CONSTRUCTED)
18	7232 OLD FRIENDSHIP WAY	51	7163 STONE THROW WAY
19	7228 OLD FRIENDSHIP WAY	52	7159 STONE THROW WAY
20	7224 OLD FRIENDSHIP WAY	53	7155 STONE THROW WAY
21	7220 OLD FRIENDSHIP WAY	54	7151 STONE THROW WAY
22	7217 OLD FRIENDSHIP WAY	55	7133 STONE THROW WAY
23	7231 OLD FRIENDSHIP WAY	56	7129 STONE THROW WAY
24	7235 OLD FRIENDSHIP WAY	57	7125 STONE THROW WAY
25	7201 OLD FRIENDSHIP WAY	58	7121 STONE THROW WAY
26	7205 OLD FRIENDSHIP WAY	59	7117 STONE THROW WAY (NOT CONSTRUCTED)
27	7209 OLD FRIENDSHIP WAY	60	7113 STONE THROW WAY
28	7208 OLD FRIENDSHIP WAY	61	7109 STONE THROW WAY
29	7204 OLD FRIENDSHIP WAY	62	7105 STONE THROW WAY
30	7200 OLD FRIENDSHIP WAY	63	7101 STONE THROW WAY
31	7184 STONE THROW WAY	STORE	7001 NEW COLONY BOULEVARD
32	7180 STONE THROW WAY	DAYCARE	7000 NEW COLONY BOULEVARD
33	7176 STONE THROW WAY		



01/02/08 - SEALED FOR REVISION
 ONLY. UNITS 64-68 ADDED TO PLAN

- THE ENTIRE DEVELOPMENT INCLUDING THE UNITS AND COMMON AREAS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY.
- WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL UNITS OFFERED FOR SALE.
- ALL WATER HOUSE CONNECTIONS ARE 3/4" TWIN WATER HOUSE CONNECTION AND ALL SEWER HOUSE CONNECTION ARE 4" TWIN SEWER HOUSE CONNECTION UNLESS OTHERWISE NOTED.

64	7108 STONE THROW WAY
65	7104 STONE THROW WAY
66	7100 STONE THROW WAY

*SEE SHEET 11 OF 12 FOR CONTINUATION OF GENERAL NOTES
 PER THE HOWARD COUNTY ADDRESS COORDINATOR, THE PROPOSED UNITS ARE LOCATED ON STONE THROW WAY. PER THE F-05-001 PLAN THE STREET IS IDENTIFIED AS STONE'S THROW WAY.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY ON OR ABOUT MARCH 1995 BY MILDENBERG, BOENDER & ASSOCIATES, INC., AND ON APPROVED SDP-96-20.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 43A1 AND 43A2.
 STATION 43A2 STATION 43A1
 NORTHING 550784.342654 NORTHING 552081.810532
 EASTING 1372040.182420 EASTING 1370625.809590
 ELEVATION 292.55 ELEVATION 306.79
- WATER AND SEWER TO BE PUBLIC. CONNECTION TO CONTRACT NO. 2645-D-W&S. SEE PUBLIC WATER & SEWER PLANS.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP 96-20.
- WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS OF ENGINEERS. REF. NO. 1996-01042-3.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-94-39.
- STORMWATER MANAGEMENT PROVIDED UNDER SDP-96-20.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON HOWARD COUNTY AS-BUILT SURVEY.
- DPZ REFERENCE NUMBERS:
 S-94-39 APPROVED ON JULY 22, 1994.
 WF-96-32 WAIVER TO SECTION 16.116.(c), WHICH PERTAINS TO GRADING WITHIN WETLANDS AND STREAM BUFFERS, APPROVED ON NOVEMBER 6, 1995.
 SDP 96-20, MASS GRADING PLAN, APPROVED ON MARCH 1996.
 F-04-066, F-05-001, F-00-168
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 MISS UTILITY 1-800-257-7777
 C&P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-4900
 AT&T CABLE LOCATION DIVISION 393-3533
 BALTIMORE GAS & ELECTRIC COMPANY 685-0123
 STATE HIGHWAY ADMINISTRATION 531-5533
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION 313-1880
- REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTORS.
- NO DISTURBANCE OF WETLAND OR FLOODPLAIN AREAS IS PROPOSED.
- ALL RETAINING WALLS INDICATED ON THIS PLAN ARE LESS THAN 3'-0" HIGH AND SHALL BE "KEYSTONE" WALLS OR EQUIVALENT.
- TREE PROTECTION MEASURES AND DETAILS ARE INDICATED ON SDP-96-20.
- CONTRACTOR TO VERIFY LOCATION OF UTILITIES IN THE FIELD
- FOREST CONSERVATION EASEMENT APPROVED UNDER SDP-96-20 HAS BEEN REVISED TO ACCOMMODATE THE UPDATED DESIGN. A FEE IN LIEU OF FORESTATION WILL BE PAID FOR THE AREAS REMOVED FROM THE EASEMENT. THE DEFICIENCY FOR THE ENTIRE SITE TO BE ESTABLISHED AT THE LAST PHASE OF DEVELOPMENT AT WHICH TIME A REVISED EASEMENT WILL BE ESTABLISHED AND THE REQUIRED FEE PAID.
- ULTRA-FLOW CMP PIPES ARE BEING UTILIZED. THE USE OF THIS PIPE MATERIAL HAS BEEN APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON AUGUST 6, 1996.
- PARKING TABULATION OF ACCESSORY STRUCTURES
 CONVENIENCE STORE, 2584 SF AREA
 REQUIRED: 6 SPACES PER 1,000 SQ. FT. (0.2:0) = 16 SPACES
 PROVIDED: 15 SPACES
- DAY CARE CENTER, ONE STORY BUILDING AT 3,695 SF AREA
 REQUIRED: 3 SPACES PER 1,000 SQ. FT. (3x3.7) = 11 SPACES
 PROVIDED: 11 SPACES
- SEDIMENT CONTROL APPROVED UNDER SDP-96-20
- NOISE MITIGATION IS NOT REQUIRED FOR THIS PHASE BASED ON THE FACT THAT THE ENTIRE PHASE I IS OUTSIDE EXISTING 65 dBA LIMIT.
- ZONING AND SETBACK CRITERIA BASED ON R-MH WITH TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN.
- EXISTING CONTOURS SHOWN ARE BASED ON THE APPROVED SDP-96-20.
- NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT EXCEPT AS SHOWN ON THIS PLAN.
- SEWER SERVICE TO THE FIRST FLOOR ONLY FOR UNITS: 1-16, 18-32, 34-43, 46, 47 AND 50-57.

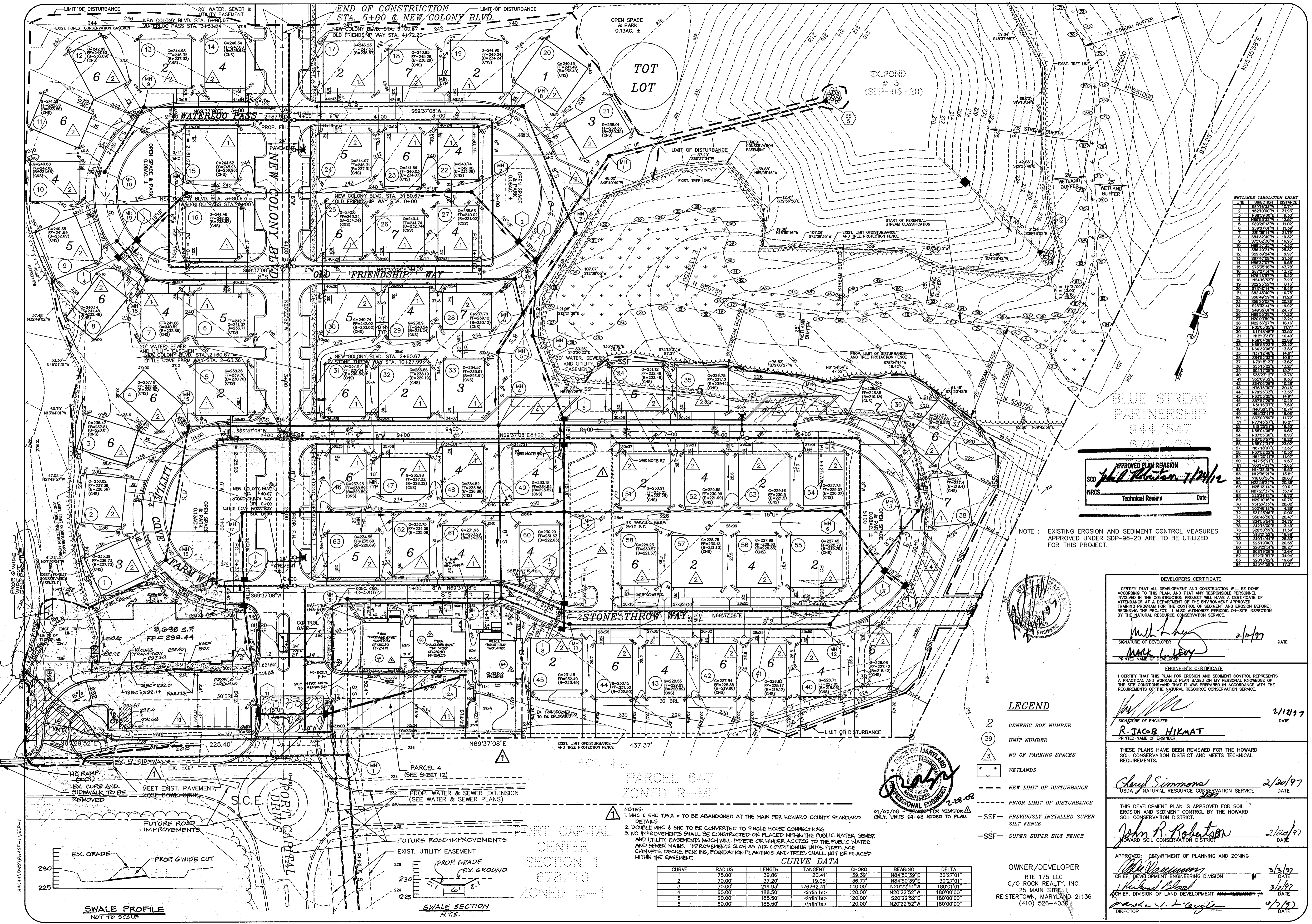
OWNER/DEVELOPER
 RTE 175 LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERTOWN, MARYLAND 21136
 (410) 526-4030

Project	94044	Date	OCT. 96
Illustration	SID/MP	Scale	M.P.
AS SHOWN	AS SHOWN	Approval	J.H.

ADDED PARCELS 4 & 670. ADDED UNITS 64-68. REPLACED UNITS 50 & 51 WITH PARKING SPACES. REVISED NOTES REGARDING DAYCARE CENTER.	01/02/08	DATE	
2		DESCRIPTION	REVISIONS

TITLE SHEET
 TAX MAP 43, PART OF PARCELS 4
NEW COLONY VILLAGE - PHASE I
 1ST ELECTION DISTRICT LOTS 1-66, O.S. LOT 226 & PARCELS 4 & 670 HOWARD COUNTY, MD

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0288 Fax: (301) 621-5621 Wash. (410) 987-0288 Pz.



WETLANDS TABULATION CHART

LINE	DIRECTION	DISTANCE
1	N89°37'08"W	11.53
2	N89°37'08"W	11.53
3	N89°37'08"W	11.53
4	N89°37'08"W	11.53
5	N89°37'08"W	11.53
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29	N89°37'08"W	11.53
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31	N89°37'08"W	11.53
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56	N89°37'08"W	11.53
57	N89°37'08"W	11.53
58	N89°37'08"W	11.53
59	N89°37'08"W	11.53
60	N89°37'08"W	11.53
61	N89°37'08"W	11.53
62	N89°37'08"W	11.53
63	N89°37'08"W	11.53
64	N89°37'08"W	11.53
65	N89°37'08"W	11.53
66	N89°37'08"W	11.53
67	N89°37'08"W	11.53
68	N89°37'08"W	11.53
69	N89°37'08"W	11.53
70	N89°37'08"W	11.53
71	N89°37'08"W	11.53
72	N89°37'08"W	11.53
73	N89°37'08"W	11.53
74	N89°37'08"W	11.53
75	N89°37'08"W	11.53
76	N89°37'08"W	11.53
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78	N89°37'08"W	11.53
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92	N89°37'08"W	11.53
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95	N89°37'08"W	11.53
96	N89°37'08"W	11.53
97	N89°37'08"W	11.53
98	N89°37'08"W	11.53
99	N89°37'08"W	11.53
100	N89°37'08"W	11.53

APPROVED PLAN REVISION
 Signature: *John R. Robertson* 7/24/12
 Technical Review Date

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

LEGEND

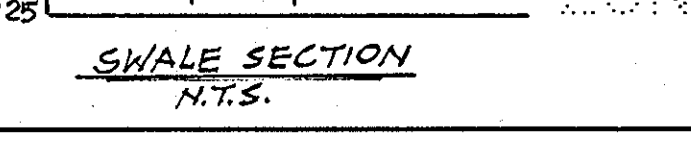
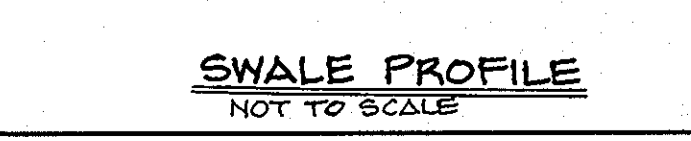
- 2 GENERIC BOX NUMBER
- 39 UNIT NUMBER
- 3 NO OF PARKING SPACES
- WETLANDS
- NEW LIMIT OF DISTURBANCE
- PRIOR LIMIT OF DISTURBANCE
- SSF PREVIOUSLY INSTALLED SUPER SILT FENCE
- SSF SUPER SUPER SILT FENCE

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

NOTES:
 1. MH & SHC T.B.A. TO BE ABANDONED AT THE MAIN PER HOWARD COUNTY STANDARD DETAILS.
 2. DOUBLE MH & SHC TO BE CONVERTED TO SINGLE HOUSE CONNECTIONS.
 3. NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC WATER AND SEWER MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARINGS	DELTA
1	75.00'	39.86'	20.41'	39.39'	N84°50'39"E	302°70'11"
2	70.00'	37.20'	19.05'	36.77'	N84°50'39"E	302°70'11"
3	70.00'	219.93'	476.762'41"	140.00'	N20°22'51"W	180°01'01"
4	60.00'	188.50'	<infinite>	120.00'	N20°22'52"W	180°00'00"
5	60.00'	188.50'	<infinite>	120.00'	S20°22'52"W	180°00'00"
6	60.00'	188.50'	<infinite>	120.00'	N20°22'52"W	180°00'00"



Project: 94044 Date: OCT 96
 Illustration: M.M.P. scale: 1"=30'
 Approval: M.M.P. date: 07/20/12
 Revision: 07/20/12
 07/20/12
 07/20/12
 07/20/12

TAX PAM 43, PART OF PARCEL 4
NEW COLONY VILLAGE—PHASE I
 1ST ELECTION DISTRICT LOTS 146, 0.5 LOT 226 & PARCELS 4 & 670 HOWARD COUNTY, MD
GRADING AND SITE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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 (410) 987-0286 Fax: (301) 821-5621 Wash. (410) 987-0288 Fax.

2 OF 12
 SDP-97-03

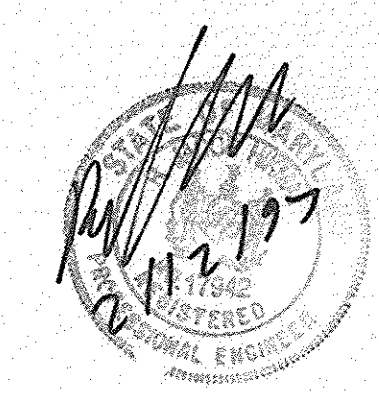
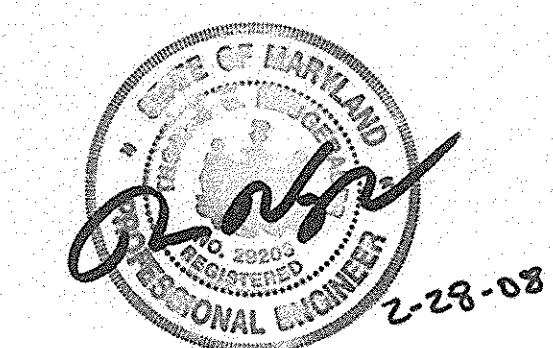
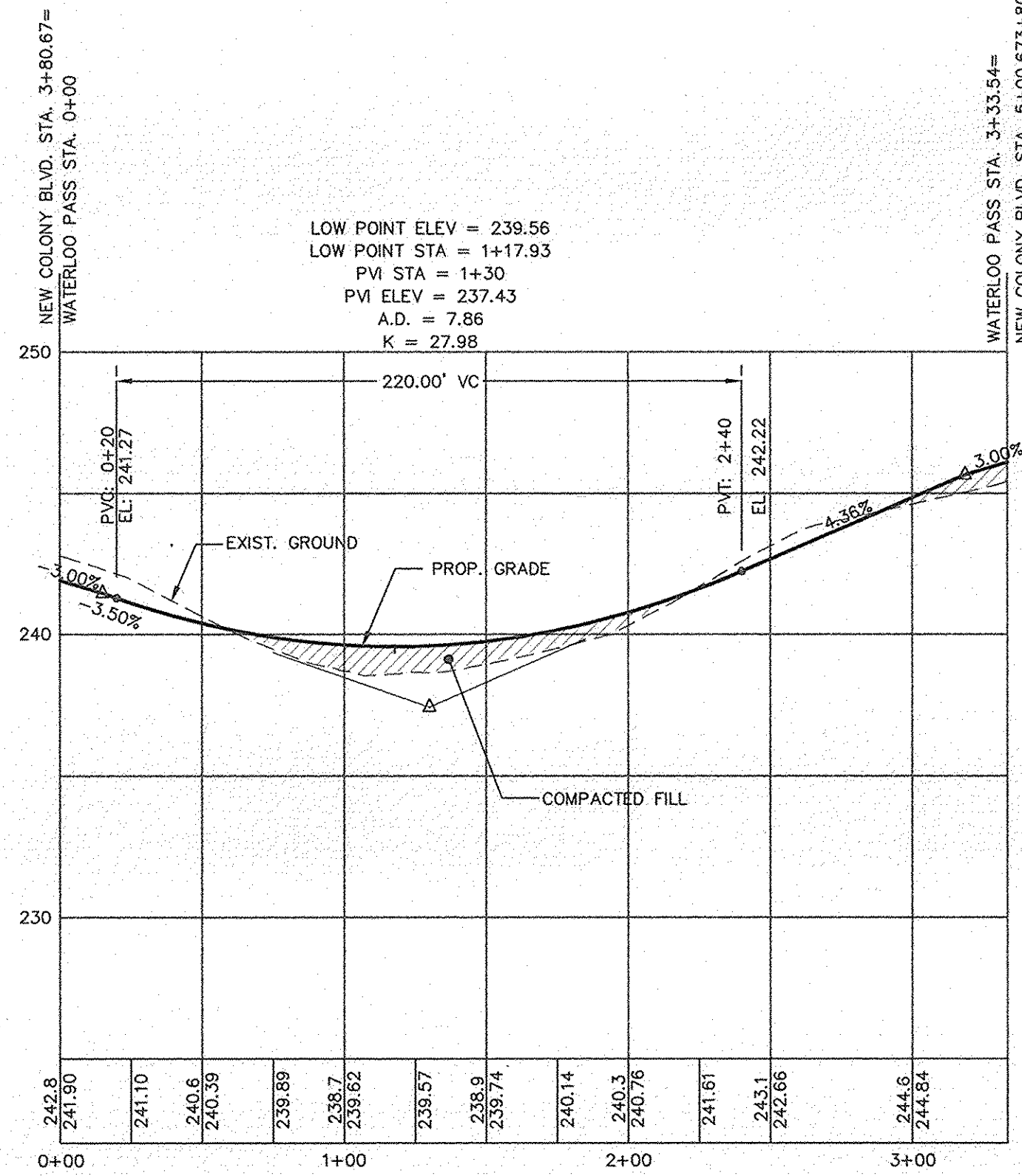
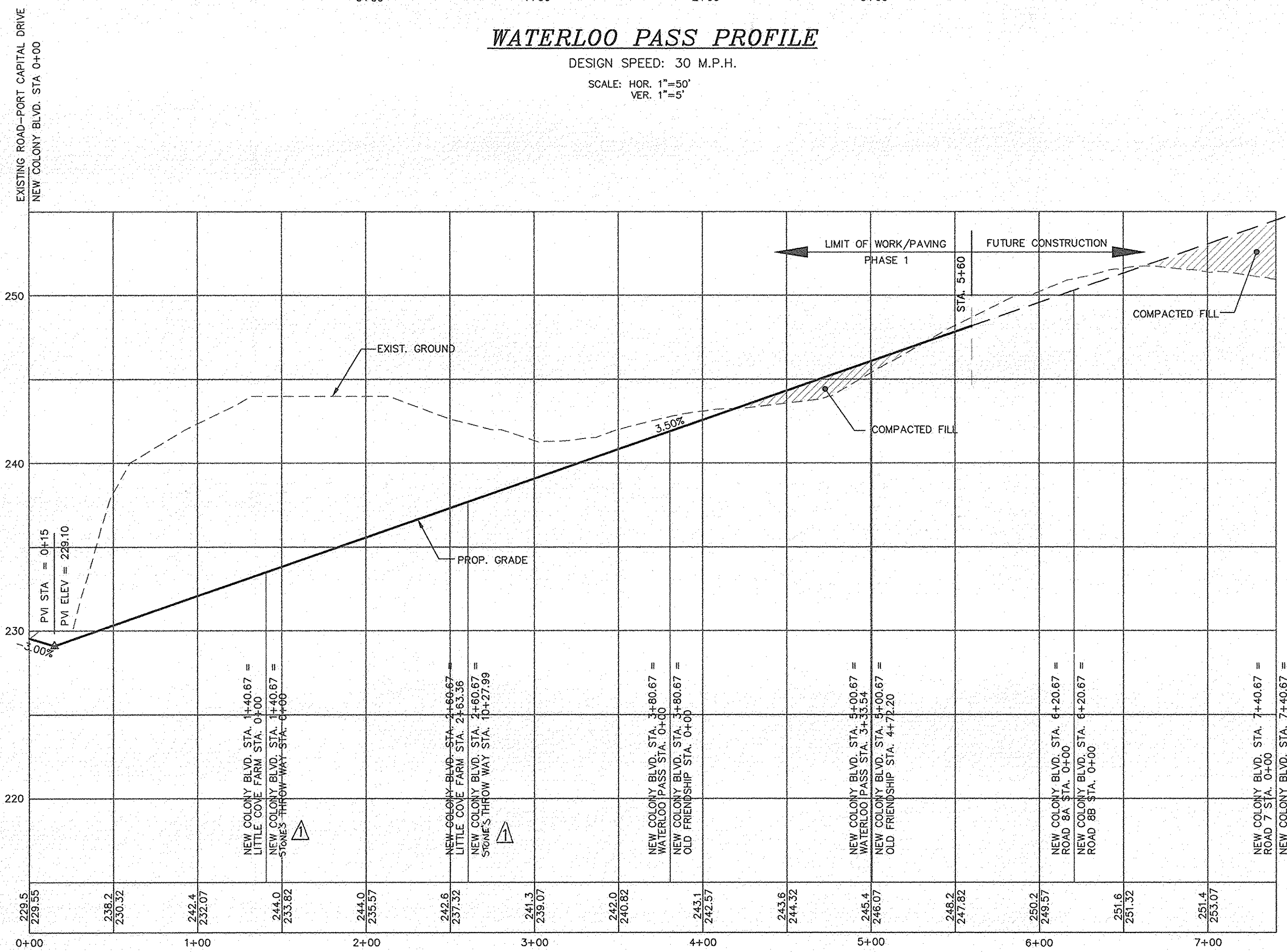
44700P-1

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Robert Blum 3/2/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert Blum 3/1/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Frank M. Leyle 3/2/97
 DIRECTOR DATE



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

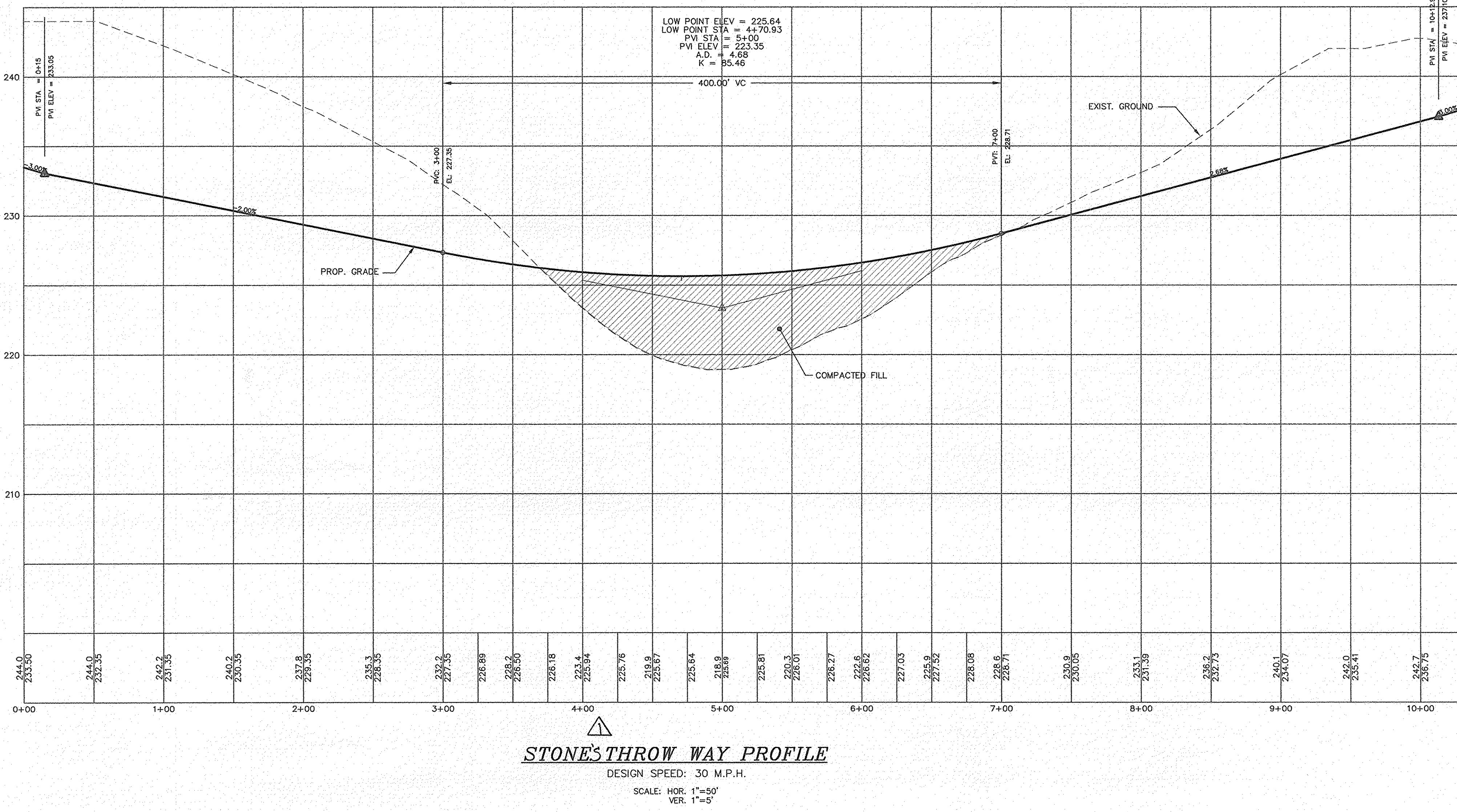
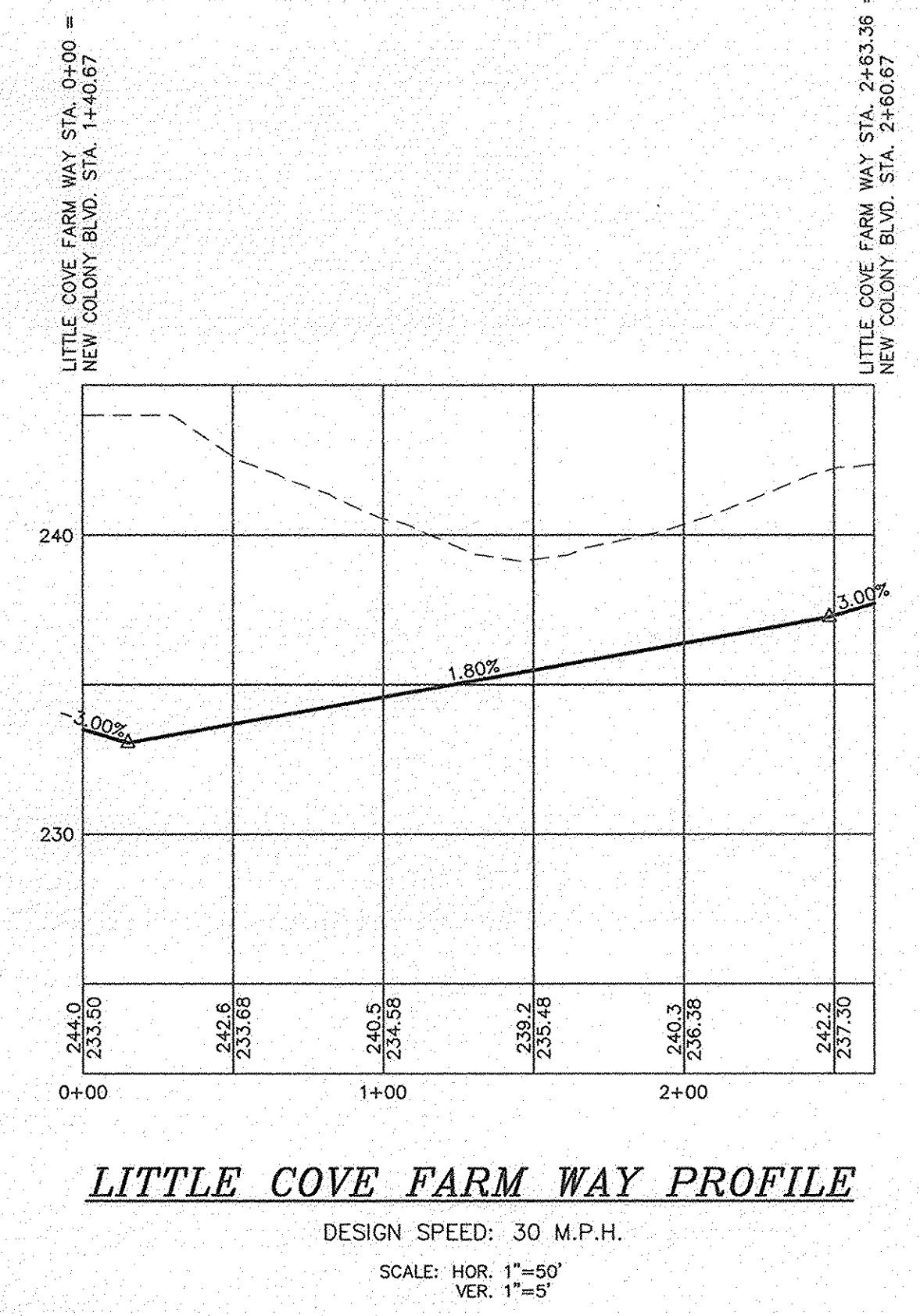
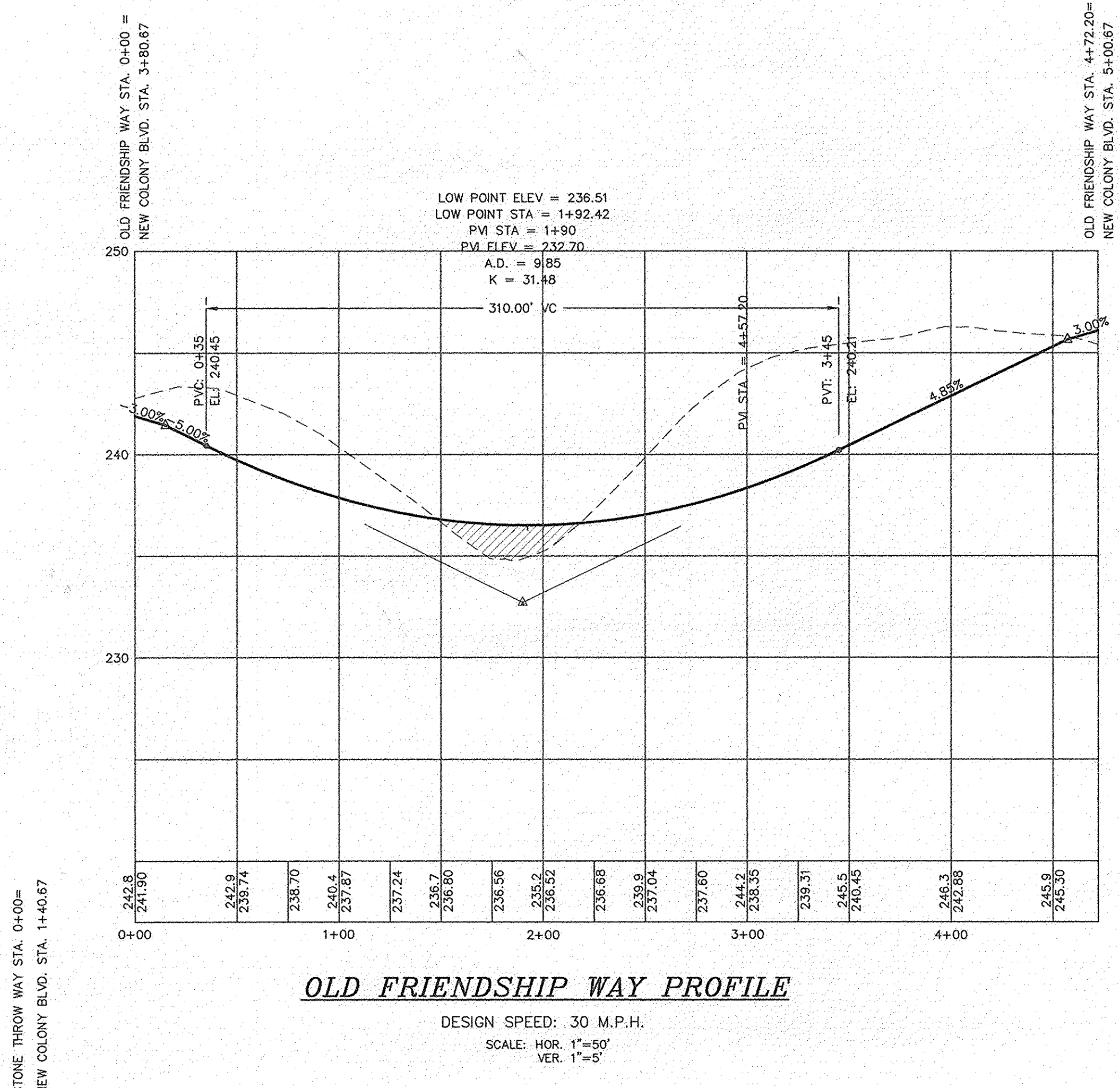
0102108 - SEALED FOR REVISION
 ONLY UNITS 64-68 ADDED TO PLAN

Project	94044	Date	OCT. 96
Illustration	M.P.	Engineering	
Scale	1"=50'	Approval	
Ver.	1"=5'		

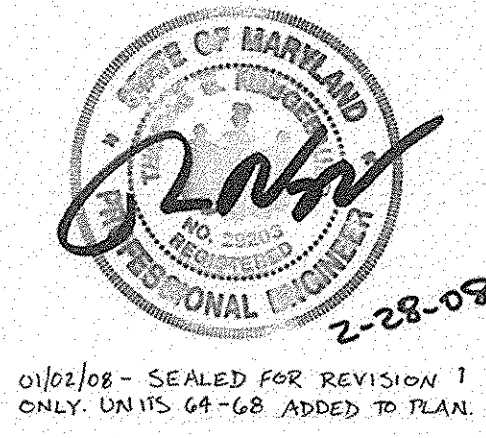
no.	description	date
1	ADDED PARCELS 4 & 6 TO ADDED UNITS 64-68. REPLACED UNITS 50 & 51 WITH PARKING SPACES. REMOVED PARKING CENTER & COMPACTED STORE	

TAX MAP 43, PART OF PARCELS 4
NEW COLONY VILLAGE - PHASE I
 1ST. ELECTION DISTRICT Lots 1-68, ps. Lot 726 & PARCELS 4 & 6 TO HOWARD COUNTY, MD
 ROAD PROFILES

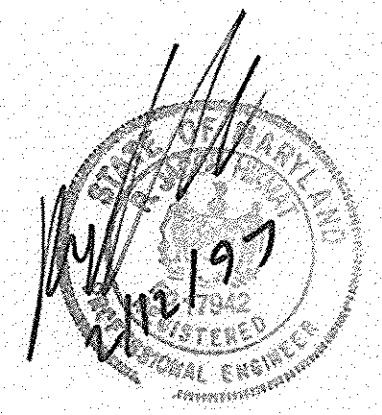
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5321 Wash. (410) 997-0288 Fax.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/2/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/2/97 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 3/2/97 DATE
 DIRECTOR



01/02/08 - SEALED FOR REVISION 1 ONLY. UNITS 04-08 ADDED TO PLAN.



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

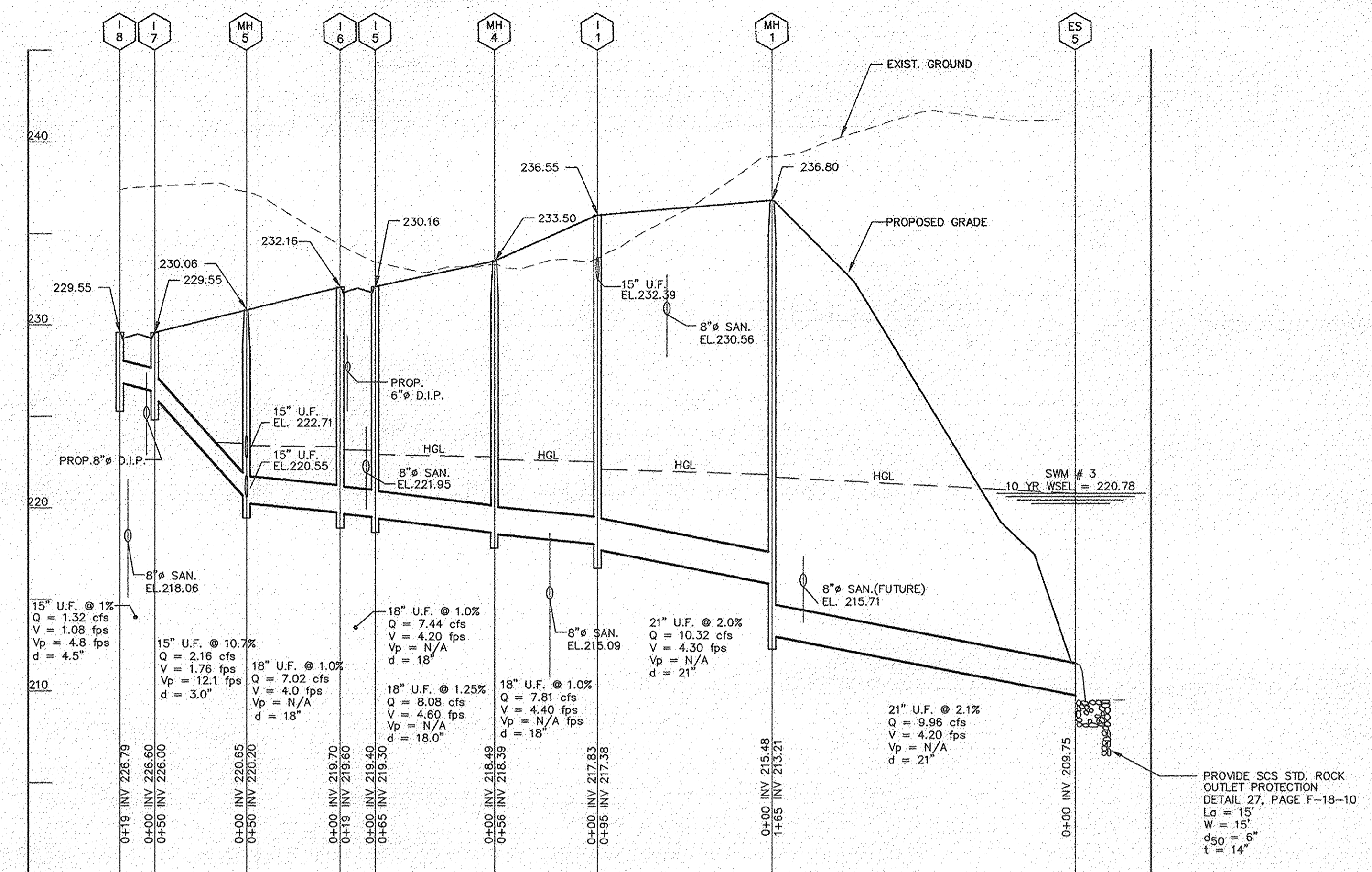
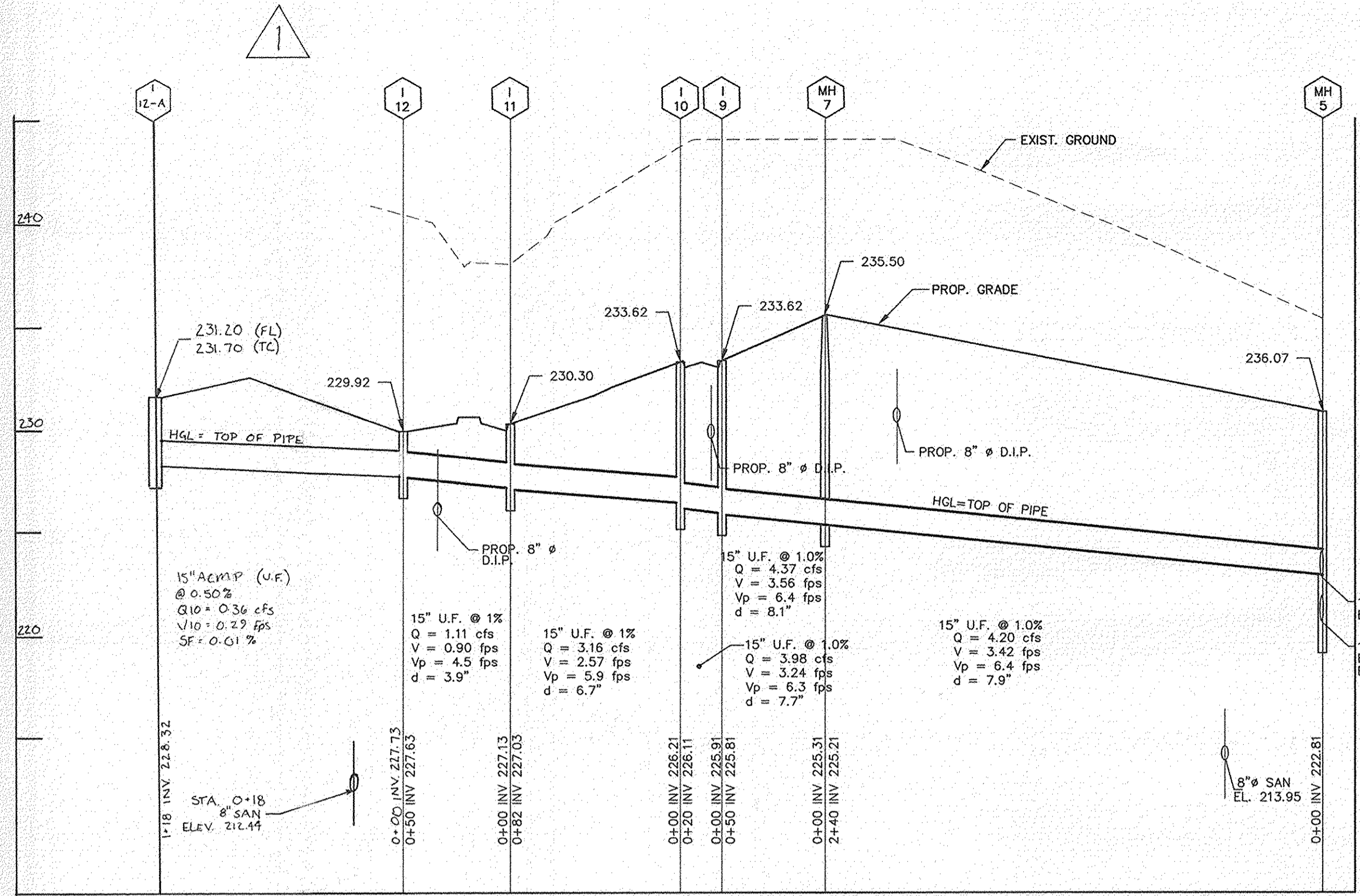
Project	94044	date	OCT. 96
Illustration	M.P.	engineering	
scale	HOR.: 1"=50'	M.P.	approval
VER.:	1"=5'	J.H.	

no.	description	date
	revisions	

TAX MAP 43, PART OF PARCELS 4
 NEW COLONY VILLAGE - PHASE I
 1ST. ELECTION DISTRICT Lots 1-68, P.S. LOT 226 & PARCELS 4 & 670 HOWARD COUNTY, MD
 ROAD PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0298 Fax. (301) 821-5521 Wash. (410) 997-0298 Fax.

NOTE : USE 14 GAGE ULTRA FLOW PIPES UNLESS OTHERWISE SHOWN.



NOTE: ACMP - ALUMINIZED STEEL, TYPE - 2 SEE SPEC. TABLE
 HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'

HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'

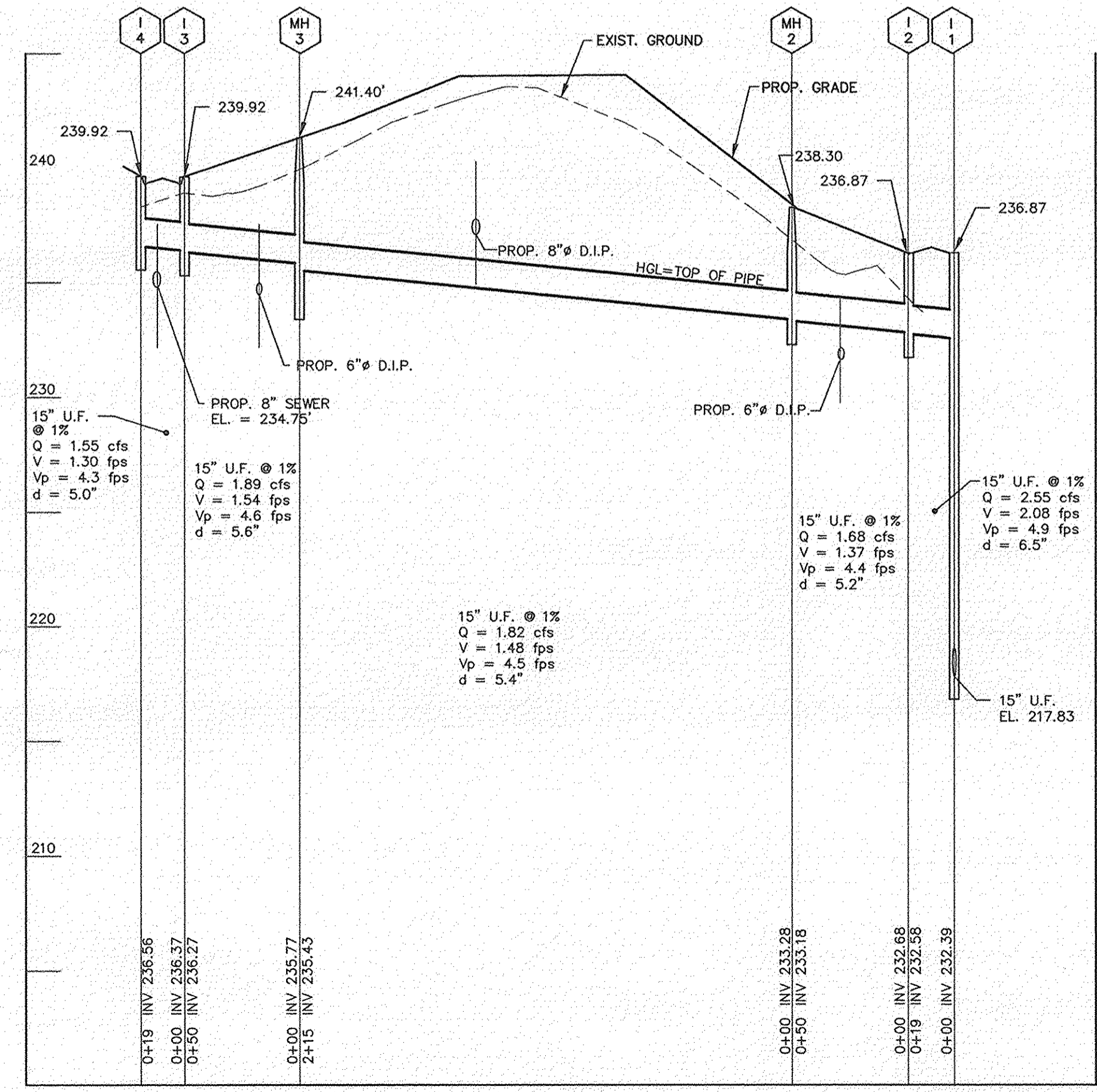
STRUCTURE SCHEDULE

NO.	LOCATION	RIM ELEV.	INV. IN	INV. OUT	COMMENTS
I-1	CL STA 1+92.42 OLD FRIENDSHIP WAY - 8' RIGHT	236.87	232.39	217.38	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-2	CL STA 1+92.42 OLD FRIENDSHIP WAY - 8' LEFT	236.87	232.68	232.58	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-3	CL STA 1+17.93 WATERLOO PASS - 8' RIGHT	239.92	236.37	236.27	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-4	CL STA 1+17.93 WATERLOO PASS - 8' LEFT	239.92	---	236.56	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-5	CL STA 8+16 STONE THROW WAY - 8' RIGHT	232.16	219.40	219.30	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-6	CL STA 8+16 STONE THROW WAY - 8' LEFT	232.16	219.60	219.70	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-7	CL STA 2+08 STONE THROW WAY - 8' LEFT	229.55	228.60	228.00	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-8	CL STA 2+08 STONE THROW WAY - 8' RIGHT	229.55	---	228.79	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-9	CL STA 0+26.73 LITTLE COVE FARM WAY - 8' RIGHT	233.92	225.91	225.81	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-10	CL STA 0+26.73 LITTLE COVE FARM WAY - 8' LEFT	233.92	226.21	226.11	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-11	CL STA 0+46.79 NEW COLONY BLVD. - 17' LEFT	236.30	227.13	227.03	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-12	CL STA 0+46.79 NEW COLONY BLVD. - 29.42' RIGHT	229.92	227.73	227.63	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
I-13	CL STA 4+70.83 STONE THROW WAY - 8' LEFT	228.00	---	222.08	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-14	CL STA 4+70.83 STONE THROW WAY - 8' RIGHT	228.00	---	222.27	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01 (SUMP)
I-12A	CL STA 0+19.19 NEW COLONY BLVD. - 13.91' RIGHT	231.74	---	228.13	TYPE A-5, SEE HO. CO. STD. DTL. SD 4.01
MH-1	N 5508181454 E 1374600.7246	236.80	215.48	213.21	MH HO. CO. STD. DTL. C 5.01
MH-2	CL STA 3+31 OLD FRIENDSHIP WAY - 60' LEFT	236.30	233.28	233.18	MH HO. CO. STD. DTL. C 5.01
MH-3	CL STA 2+61 WATERLOO PASS - 60' RIGHT	241.40	235.77	235.43	MH HO. CO. STD. DTL. C 5.01
MH-4	N 5508742181 E 1374654.7107	233.50	218.49	218.39	MH HO. CO. STD. DTL. C 5.01
MH-5	CL STA 8+17 STONE THROW WAY - 60' LEFT	230.07	222.71	220.30	MH HO. CO. STD. DTL. C 5.01
MH-6	CL STA 6+12 STONE THROW WAY - 60' LEFT	226.80	221.80	221.70	MH HO. CO. STD. DTL. C 5.01
MH-7	CL STA 2+32 LITTLE COVE FARM WAY - 60' RIGHT	235.50	235.31	225.21	MH HO. CO. STD. DTL. C 5.01
ESS	N 550908.9420 E 1374792.1788	---	209.75	---	24", HO. CO. STD. DTL. D 5.61

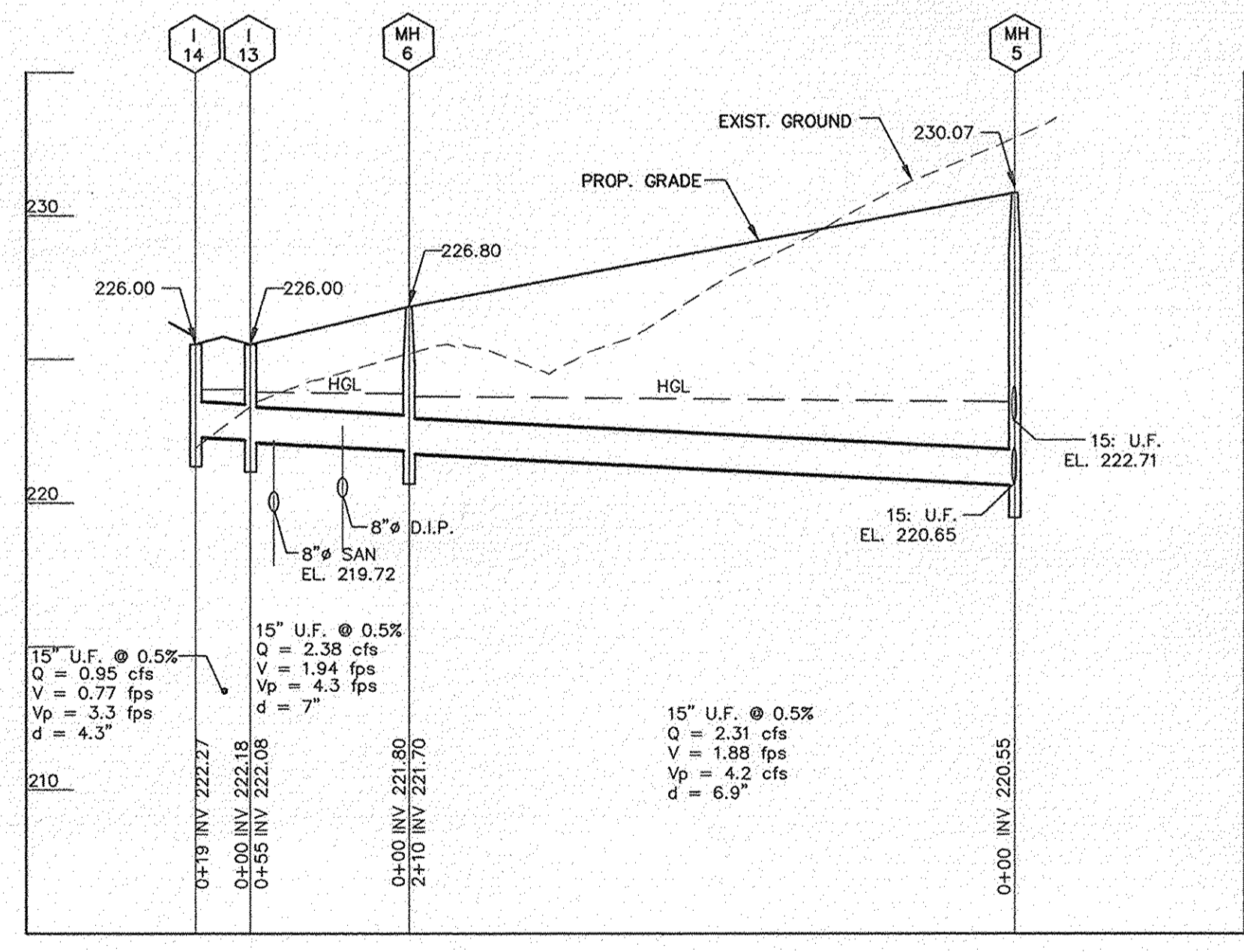
- NOTES:
- 1) RIM ELEVATION LISTED FOR INLETS REPRESENTS THE TOP OF SLAB ELEVATION
 - 2) PROVIDE 5' TRANSITION FROM HOWARD COUNTY STD. R.-3.01 MODIFIED CURB AND GUTTER TO TOP OF SLAB AT ALL INLETS.
 - 3) TOP ELEVATION FOR I-12.A IS TOP OF CURB

ULTRA-FLOW PIPE REFERENCE SPECIFICATIONS

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

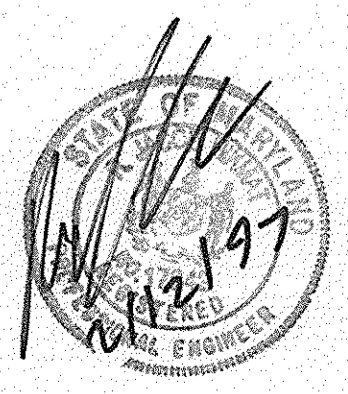


HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'



HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/5/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/12/97 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 3/7/97 DATE
 DIRECTOR



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

Project	94044	date	OCT 98
Illustration	JTS	engineering	JTS
scale	AS SHOWN	approval	JTS

Author	Parcells, 4 & 6 to ADDED UNITS 1A-14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	date	
Checked		description	
Revised		revisions	

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE I
 1ST ELECTION DISTRICT Lots 1-48, 0.5, 0.5, 24 & Parcels 4 & 6 TO HOWARD COUNTY, MD
 STORM DRAIN PROFILES

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

HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES

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

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

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

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

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

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

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

TEMPORARY SEEDING NOTES

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

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

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

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

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

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

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

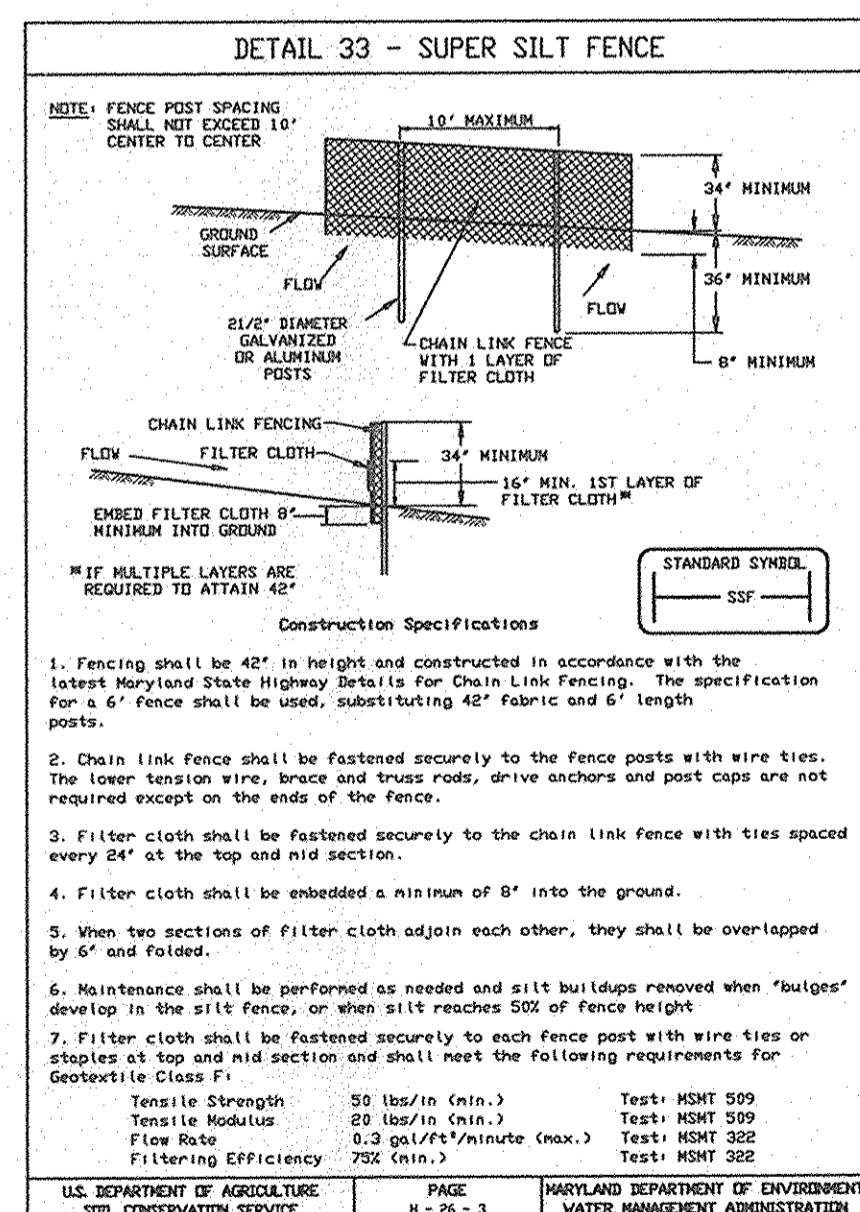
- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
TOTAL AREA OF SITE: 10.1 ± ACRES
AREA DISTURBED: 6.6 ± ACRES
AREA TO BE ROOFED OR PAVED: 4.0 ± ACRES
AREA TO BE VEGETATIVELY STABILIZED: 2.6 ± ACRES
TOTAL CUT: 500 CU. YDS.
TOTAL FILL: 500 CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION: -
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SEQUENCE OF CONSTRUCTION

SEQUENCE OF CONSTRUCTION (UNITS 64-68)

- | | |
|---|----------|
| 1. OBTAIN GRADING PERMIT. | 1 DAY |
| 2. INSTALL TREE PROTECTION FENCE AS INDICATED. | 2 DAYS |
| 3. CLEAR AND CRUB AREAS SURROUNDING SEDIMENT CONTROL FEATURES. | 5 DAYS |
| 4. CLEAR SITE PER LIMIT INDICATED. | 120 DAYS |
| 5. CONSTRUCT SITE TO GRADES INDICATED ON THE PLANS AND CONSTRUCT STORM DRAIN SYSTEM AND UTILITIES. | 5 DAYS |
| 6. UPON STABILIZATION OF GRADED AREAS, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE STORM DRAIN SYSTEM. | 2 DAYS |
| 7. STABILIZE ALL RIGHT OF WAY AREAS WITH PERMANENT SEEDING. | 1 DAY |
| 8. INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL, REPAIR AS NECESSARY. | |
| 9. WHEN ALL CONTRIBUTING AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN PERMANENTLY STABILIZED, END AFTER THE APPROVAL OF THE INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, GRADE AREAS DISTURBED, AND PROVIDE PERMANENT SEED AND MULCH. | |
| 10. CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH STORM DRAIN SYSTEM AT END OF CONSTRUCTION PERIOD. | |
| 11. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
A) 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND GREATER THAN 3:1.
B) 14 CALENDAR DAYS FOR ALL OTHER DISTURBED AREAS ON THE PROJECT SITE. | |

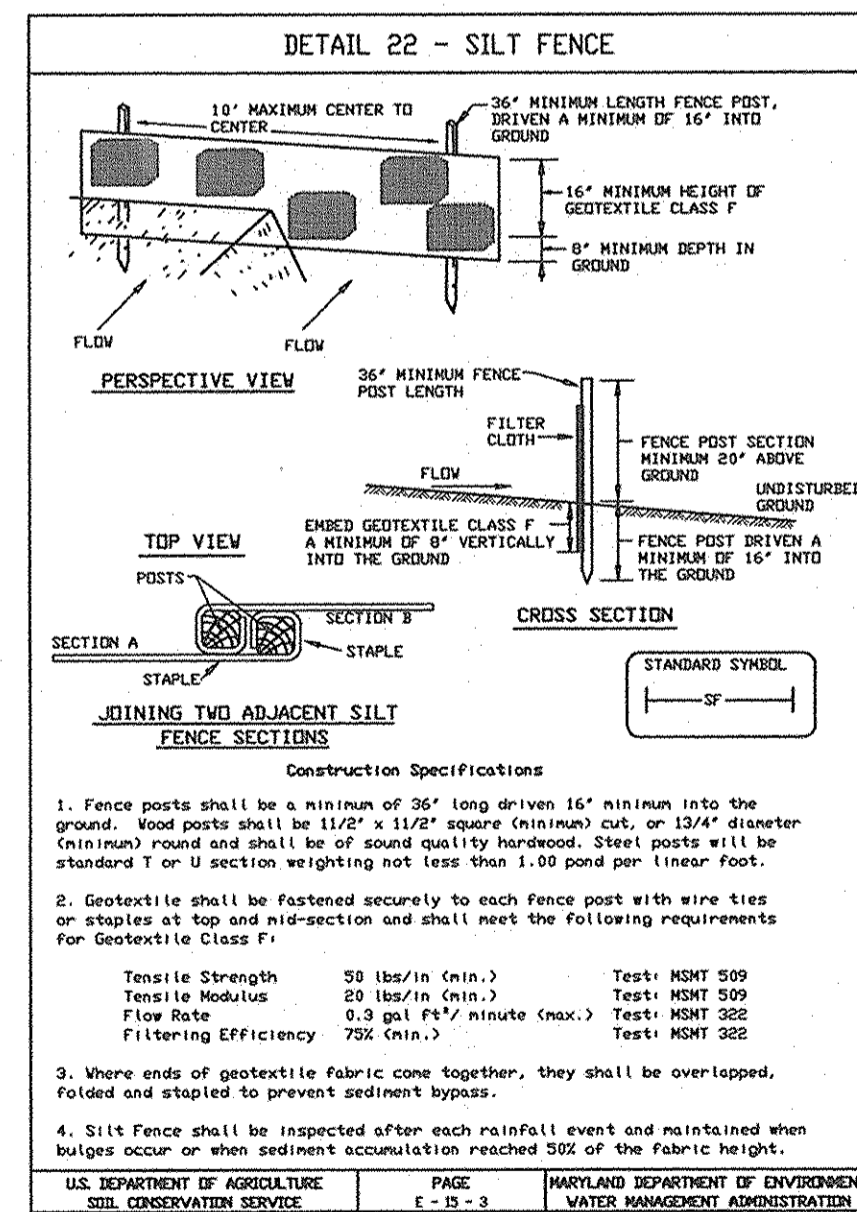
NOTE:
EXISTING EROSION AND SEDIMENT CONTROL MEASURES APPROVED UNDER SDP-96-20 SHALL REMAIN UNTIL THEIR CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED.



SUPER SILT FENCE

Slope	Slope Steepness	Slope Length (Maximum)	Silt Fence Length (Maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 Feet	1,000 Feet
20 - 30%	5:1 - 3:1	100 Feet	1,000 Feet
30 - 50%	3:1 - 2:1	100 Feet	500 Feet
50% +	2:1 +	50 Feet	250 Feet

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 11-25-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SILT FENCE

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 Feet	1,000 Feet
10:1 to 5:1	100 Feet	750 Feet
5:1 to 3:1	60 Feet	500 Feet
3:1 to 2:1	40 Feet	250 Feet
2:1 and steeper	20 Feet	125 Feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-15-3A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *Mark L. Deary* DATE: 2/16/97
 Signature: *Mark L. Deary* DATE: 2/16/97
 Signature: *Mark L. Deary* DATE: 2/16/97

ENGINEER'S CERTIFICATE

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

Signature: *R. Jacob Hikmat* DATE: 2/12/97
 Signature: *R. Jacob Hikmat* DATE: 2/12/97
 Signature: *R. Jacob Hikmat* DATE: 2/12/97

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

Signature: *John R. Robertson* DATE: 2/20/97
 Signature: *John R. Robertson* DATE: 2/20/97
 Signature: *John R. Robertson* DATE: 2/20/97

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *John R. Robertson* DATE: 2/17/97
 Signature: *John R. Robertson* DATE: 2/17/97
 Signature: *John R. Robertson* DATE: 2/17/97



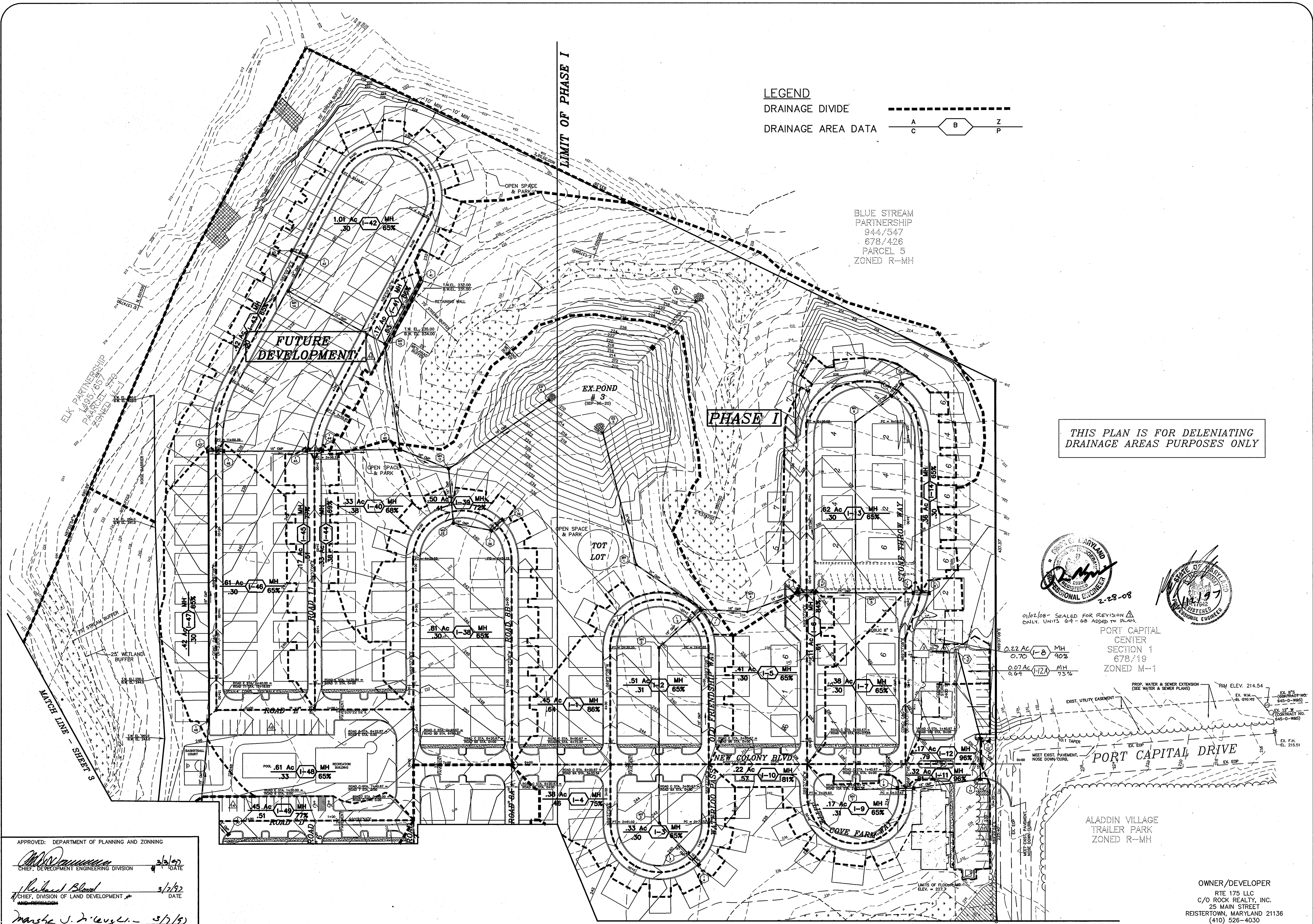
01/02/08 - SEALED FOR REVISION
ONLY UNITS 64-48 ADDED TO PLAN.

project	94044	date	FEB 97
illustration	M.P.	engineering	M.P.
scale	M.P.	approval	M.P.
AS SHOWN	J.H.		

no.	description	date
1	ADDED PARCELS A & B TO ADJACENT UNITS 64-68 RECORDED DURING 97-01 WITH TRACKING SPACES REVISION: CHANGE OWNER TO DEVELOPER'S OFFICE.	01/01/08

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE I
 1ST ELECTION DISTRICT Lots 1-68, P.S. 1 of 266 & PARCELS 4 & 670
 HOWARD COUNTY, MARYLAND
 SEDIMENT CONTROL NOTES AND DETAILS

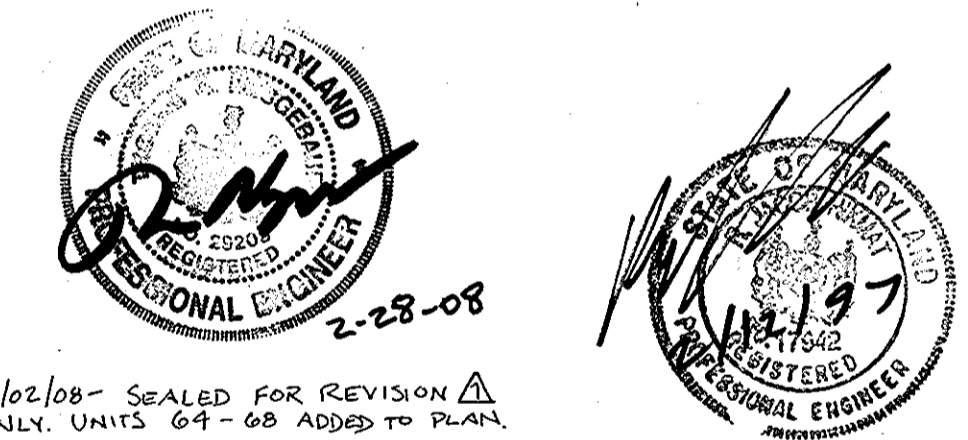
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Balt. (301) 987-5521 Wash.



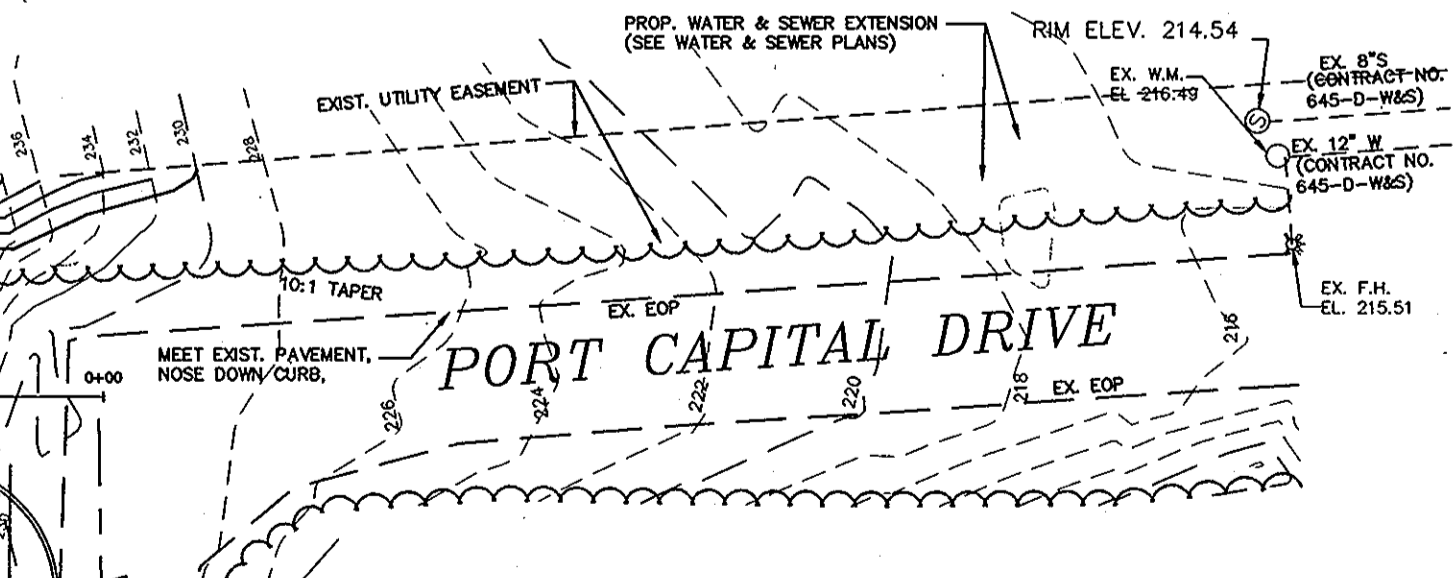
LEGEND
 DRAINAGE DIVIDE
 DRAINAGE AREA DATA

BLUE STREAM PARTNERSHIP
 944/547
 878/428
 PARCEL 5
 ZONED R-MH

THIS PLAN IS FOR DELENIATING DRAINAGE AREAS PURPOSES ONLY



01/02/08 - SEALED FOR REVISION
 ONLY UNITS 64-68 ADDED TO PLAN
 PORT CAPITAL CENTER SECTION 1
 678/19
 ZONED M-1



ALADDIN VILLAGE TRAILER PARK
 ZONED R-MH

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION 3/3/07 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 3/1/02 DATE

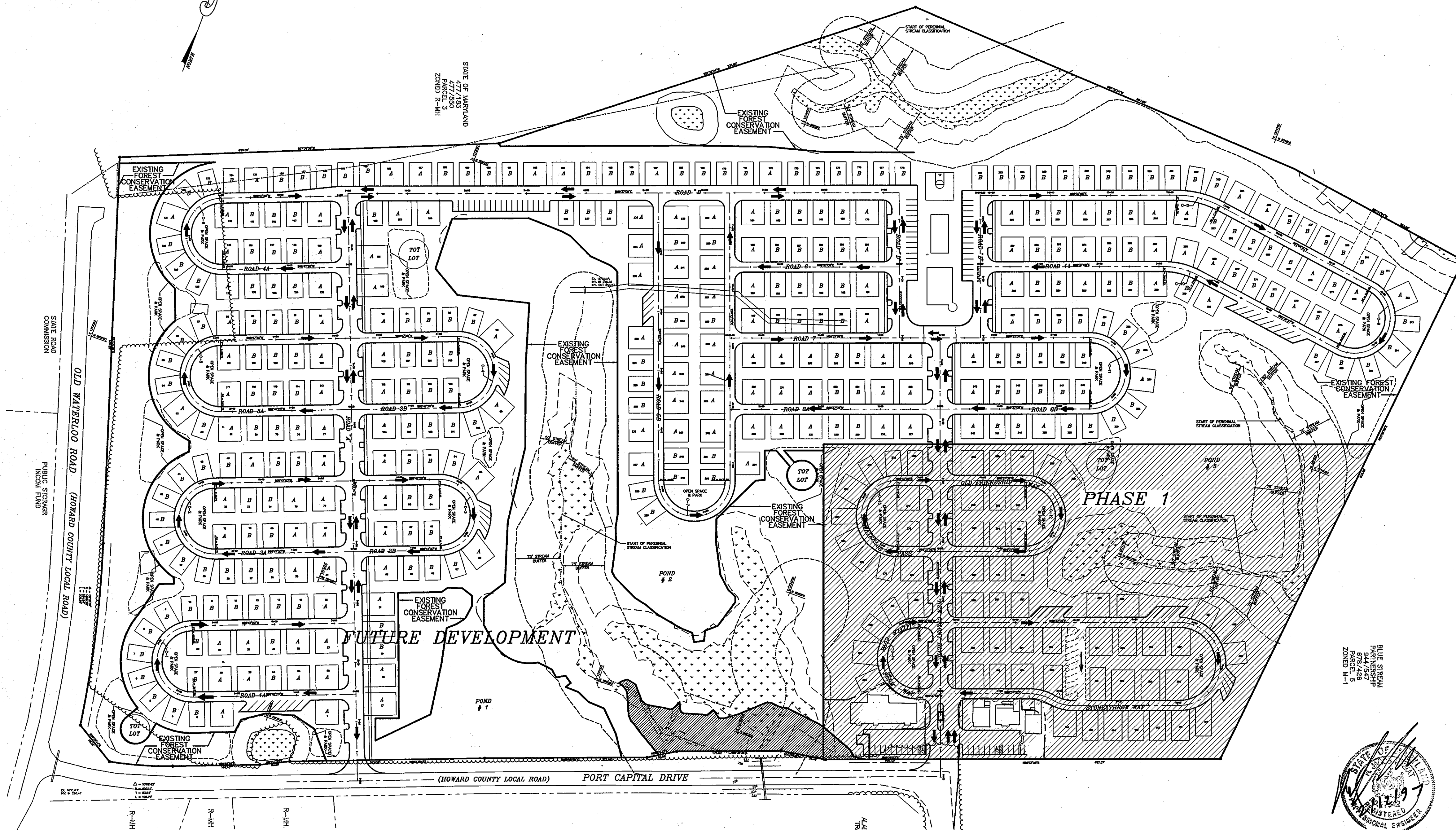
 DIRECTOR 3/1/02 DATE

project	94044	date	OCT. 96
illustration	M.P.	approval	J.H.
scale	1"=50'		

no.	description	revisions	date
1	ADDED PARCELS 4 & 6 TO MHPD UNITS 64-68 REBROOKED UNITS 96 & 67 WITH PARCELS 3 SPACES. SEPARATED DAY-CARE CENTER & CONVENIENCE STORE. SEPARATED UNITS 77 & 68 WITH DAY-CARE CH. COLLEGE. DRAINAGE AREA DEVELOPMENT		01/02/08

TAX MAP 43, PART OF PARCELS 4
NEW COLONY VILLAGE - PHASE I
 1ST. ELECTION DISTRICT Lots 1-66, O.S. Lot 266 & PARCELS 4 & 6 TO HOWARD COUNTY, MD
 DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 387-0236 Fax. (301) 627-6521 Wash. (410) 387-0238 Fax.



STATE OF MARYLAND
 477/185
 PARCELS 3
 ZONED R-4H

STATE ROAD
 PUBLIC ROAD
 ONLY FROM
 STATE HIGHWAY
 OLD WATERLOO ROAD (HOWARD COUNTY LOCAL ROAD)

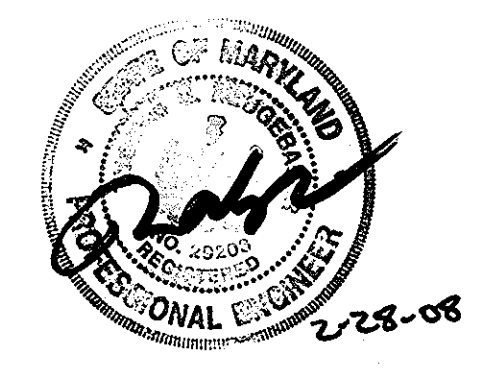
HPF-3
 HPF-3
 HPF-3

(HOWARD COUNTY LOCAL ROAD) PORT CAPITAL DRIVE

PORT CAPITAL
 CENTER
 SECTION 8
 1-11 GENCO
 ZONED
 1-11



- NOTES:
1. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 2. STREET PARKING WILL BE ALLOWED ON ONE SIDE OF THE ROAD AT LOOP ROADS WITH ONE WAY TRAFFIC.
 3. NO PARKING WILL BE ALLOWED ON THE OUTER SIDE OF THE "ONE WAY" LOOP ROADS AND THE TURNING CURVE AT THE END OF THE LOOP. STANDARD SIGNS TO THAT EFFECT WILL BE PROVIDED.
 4. EACH "ONE WAY" LOOP ROAD WILL HAVE THE FOLLOWING SIGNS:
 - A. TWO "DO NOT ENTER" SIGN LOCATED AT THE EXIT FROM EACH LOOP FACING THE MAIN ROAD.
 - B. TWO "STOP" SIGNS LOCATED AT THE EXIST FROM EACH LOOP FACING THE INSIDE.
 - C. "NO PARKING" SIGNS ON THE OUTSIDE OF THE LOOP AND AT THE INSIDE AT THE TURNING CURVES AT THE END OF THE LOOP.
 5. TRAFFIC ENFORCEMENT AND SECURITY WILL BE PROVIDED PRIVATELY BY THE MANAGEMENT COMPANY.
 6. THE ENTRANCE GATE WILL BE MANED 24 HOUR A DAY.
 7. TWO LANE ENTRANCE IS PROVIDED AT THE GATE. RESIDENTS WILL BE ABLE TO ENTER EITHER BY USING MAGNETIC SECURITY CARDS OR WITH THE ASSISTANCE OF THE GUARD. VISITORS MUST BE CLEARED BY THE GUARD.



01/02/06 - SEALED FOR REVISION
 ONLY UNITS 64-68 ADDED TO PLAN

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David A. Boender 3/3/97 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Richard Blood 2/2/97 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

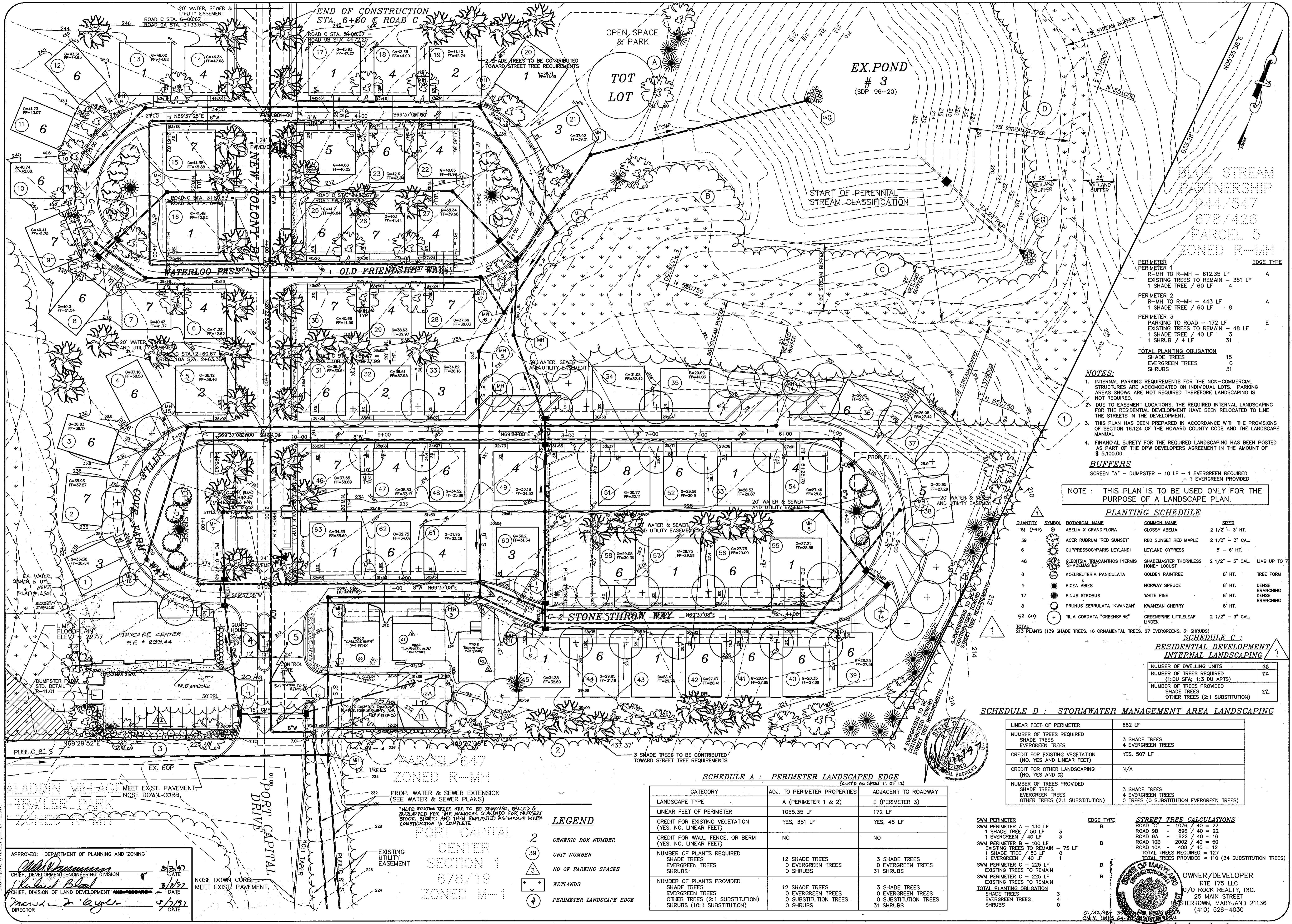
David M. Laugel 8/2/95 DATE
 DIRECTOR

Project	94044	Date	JULY 96
Illustration	M.P.	scale	1"=100'
Approval	M.P.	approval	J.H.

no.	2	description	ADDED UNITS 64-68, REPLACED UNITS 50 & 51 WITH PARKING SPACES, REMOVED DAYCARE CENTER & CONFORMANCE STORE, REPLACED UNITS 57 & 60 WITH SINGLE CENTER	date	01/02/06
revisions					07/02/96

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE—PHASE I
 1ST. ELECTION DISTRICT LOTS 1-68, O.S. LOTS 6 & 67D HOWARD COUNTY, MD
 TRAFFIC CIRCULATION & OVERALL MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 Engineers
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax. (301) 621-5521 Wash. (410) 987-0286 Fax.



project	date	approval	R.J.H.
94044	OCT. 96	approval	
illustration	engineering	approval	
M.M.P.	SID	approval	
scale	1"=30'	approval	

date	description	revisions
01/02/06	REVISED PARCELS 4, 6 & 7 TO ADDED UNITS 64-68 REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE	01/02/06
01/02/06	REVISED PARCELS 4, 6 & 7 TO ADDED UNITS 64-68 REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE REPAIRED DRIVEWAY CENTER & CONVENIENCE DRIVE	01/02/06

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE I
 1ST ELECTION DISTRICT LOTS 1-68, O.S. LOT 266 PARCELS 4 & 670 HOWARD COUNTY, MD
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6092 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0236 Fax: (301) 621-5521 Wash. (410) 387-0238 Fax

PERIMETER	EDGE TYPE
PERIMETER 1 R-MH TO R-MH - 612.35 LF EXISTING TREES TO REMAIN - 351 LF 1 SHADE TREE / 60 LF	A
PERIMETER 2 R-MH TO R-MH - 443 LF 1 SHADE TREE / 60 LF	A
PERIMETER 3 PARKING TO ROAD - 172 LF EXISTING TREES TO REMAIN 1 SHADE TREE / 40 LF 3 48 LF 1 SHRUB / 4 LF 31	E
TOTAL PLANTING OBLIGATION	
SHADE TREES	15
EVERGREEN TREES	0
SHRUBS	31

- NOTES:**
- INTERNAL PARKING REQUIREMENTS FOR THE NON-COMMERCIAL STRUCTURES ARE ACCOMMODATED ON INDIVIDUAL LOTS. PARKING AREAS SHOWN ARE NOT REQUIRED THEREFORE LANDSCAPING IS NOT REQUIRED.
 - DUE TO EASEMENT LOCATIONS, THE REQUIRED INTERNAL LANDSCAPING FOR THE RESIDENTIAL DEVELOPMENT HAVE BEEN RELOCATED TO LINE THE STREETS IN THE DEVELOPMENT.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 5,000.00.
- BUFFERS**
 SCREEN "A" - DUMPSTER - 10 LF - 1 EVERGREEN REQUIRED
 - 1 EVERGREEN PROVIDED

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

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZES
31 (+/+)	○	ABELIA X GRANDIFLORA	GLOSSY ABELIA	2 1/2" - 3" HT.
39	○	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
6	○	CUPRESSOCYPRIS LEYLANDI	LEYLAND CYPRESS	5' - 6' HT.
48	○	GLEDITSIA TRACANTHOS INERMIS SHADENASTER	SHADENASTER THORNLESS HONEY LOCUST	2 1/2" - 3" CAL. LIMB UP TO 7'
8	○	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	8' HT. TREE FORM
17	○	PICEA ABIES	NORWAY SPRUCE	8' HT. DENSE BRANCHING
4	○	PINUS STROBUS	WHITE PINE	8' HT. DENSE BRANCHING
8	○	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT.
52 (+/+)	○	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
213 PLANTS		(139 SHADE TREES, 16 ORNAMENTAL TREES, 27 EVERGREENS, 31 SHRUBS)		

SCHEDULE C: RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	66
NUMBER OF TREES REQUIRED (1:0U SFR; 1:3 DU APIS)	22
NUMBER OF TREES PROVIDED (SHADE TREES (2:1 SUBSTITUTION) OTHER TREES (2:1 SUBSTITUTION))	22

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	662 LF
NUMBER OF TREES REQUIRED (SHADE TREES (2:1 SUBSTITUTION) EVERGREEN TREES)	3 SHADE TREES 4 EVERGREEN TREES
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 507 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES PROVIDED (SHADE TREES (2:1 SUBSTITUTION) EVERGREEN TREES (2:1 SUBSTITUTION) OTHER TREES (2:1 SUBSTITUTION))	3 SHADE TREES 4 EVERGREEN TREES 0 TREES (0 SUBSTITUTION EVERGREEN TREES)

SCHEDULE A: PERIMETER LANDSCAPED EDGE
 (Cont'd on SHEET 11 of 12)

CATEGORY	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY
LANDSCAPE TYPE	A (PERIMETER 1 & 2)	E (PERIMETER 3)
LINEAR FEET OF PERIMETER	1055.35 LF	172 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 351 LF	YES, 48 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS PROVIDED		
SHADE TREES	12 SHADE TREES	3 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	31 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	12 SHADE TREES	3 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SUBSTITUTION TREES 0 SHRUBS	0 SUBSTITUTION TREES 31 SHRUBS

- LEGEND**
- 2 GENERIC BOX NUMBER
 - 39 UNIT NUMBER
 - 3 NO OF PARKING SPACES
 - WETLANDS
 - # PERIMETER LANDSCAPE EDGE

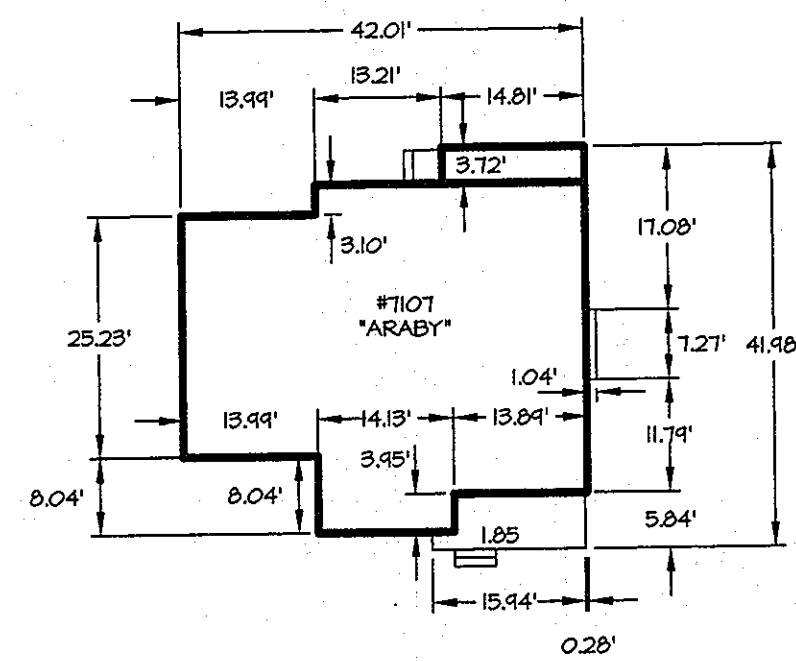
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RECREATION
 [Signature]
 DIRECTOR

DATE: 3/13/07
 DATE: 3/13/07
 DATE: 3/13/07

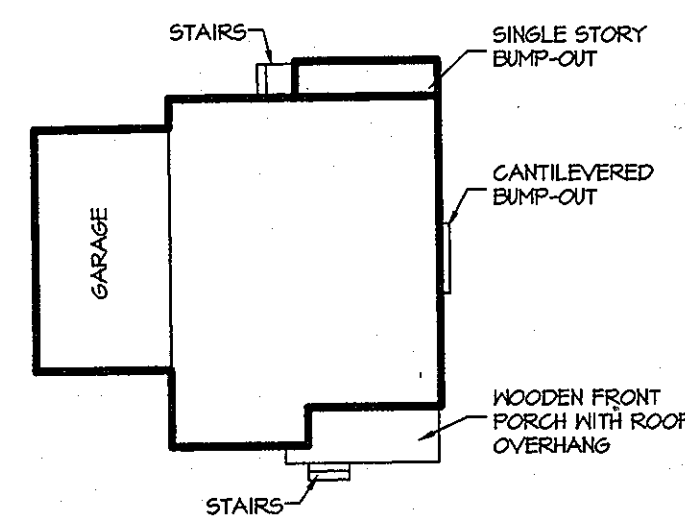
OWNER/DEVELOPER
 RTE 175 LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 ESTERTOWN, MARYLAND 21136
 (410) 526-4030

HOUSE MODELS

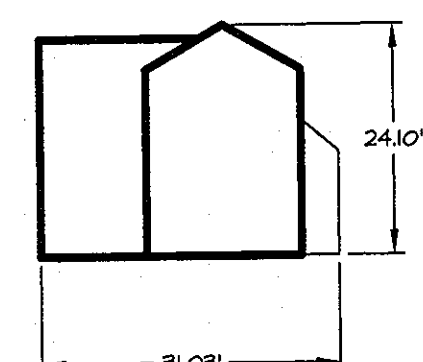
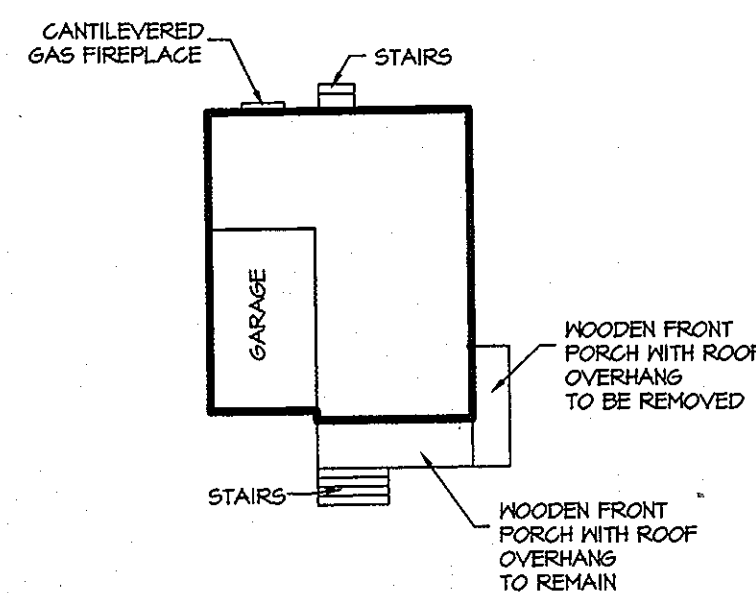
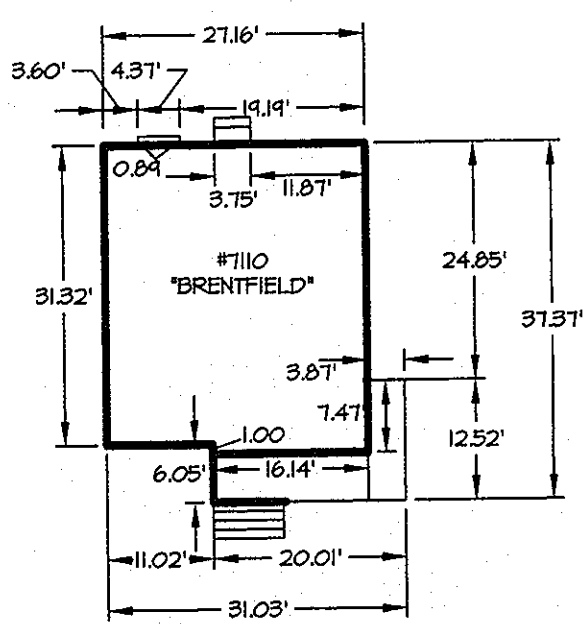
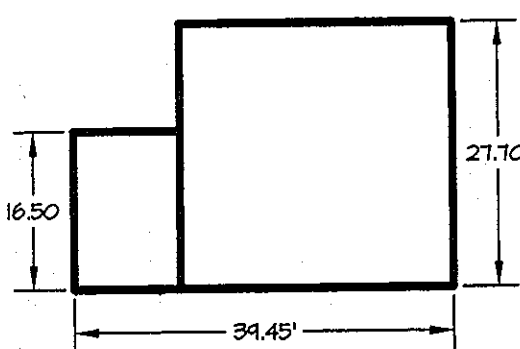
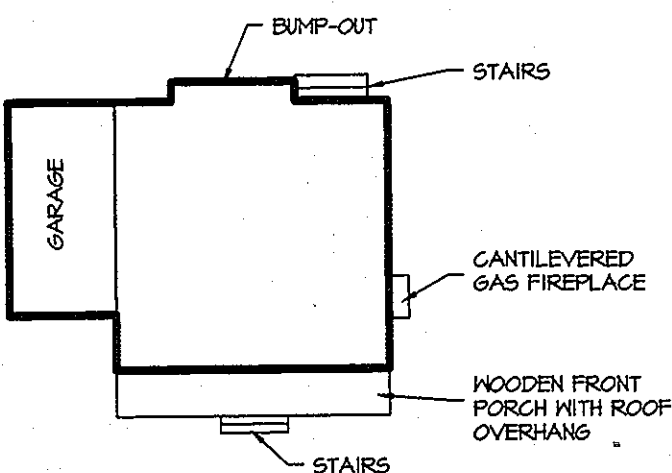
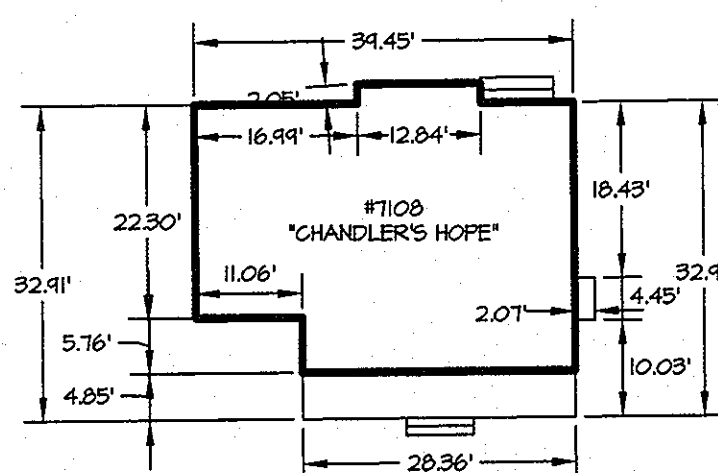
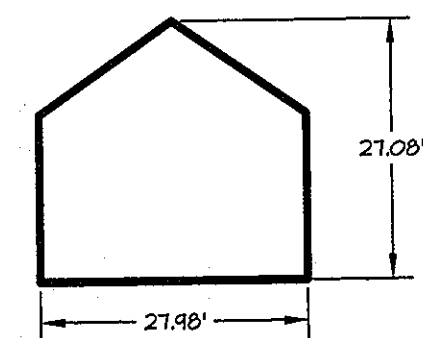
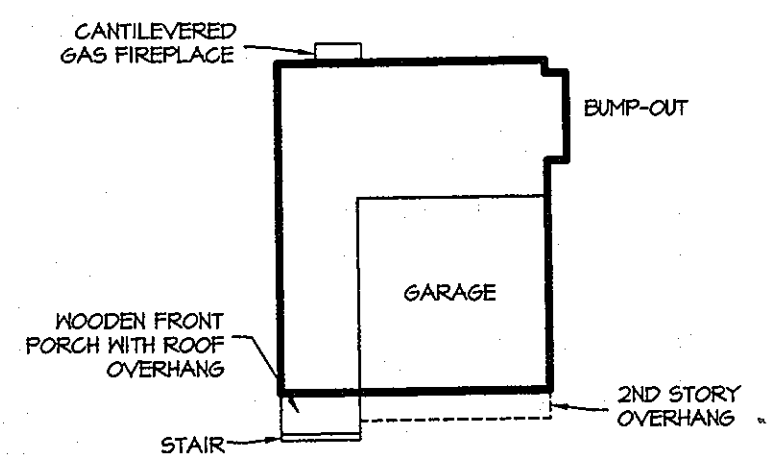
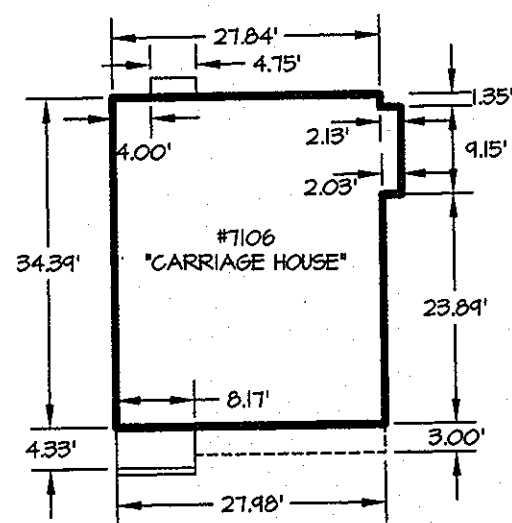
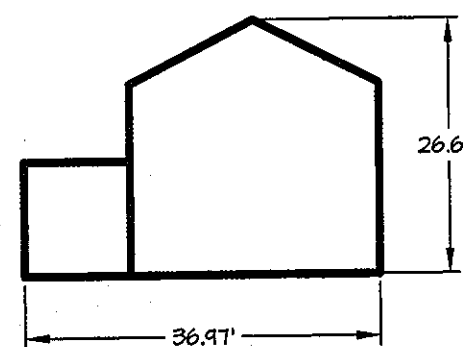
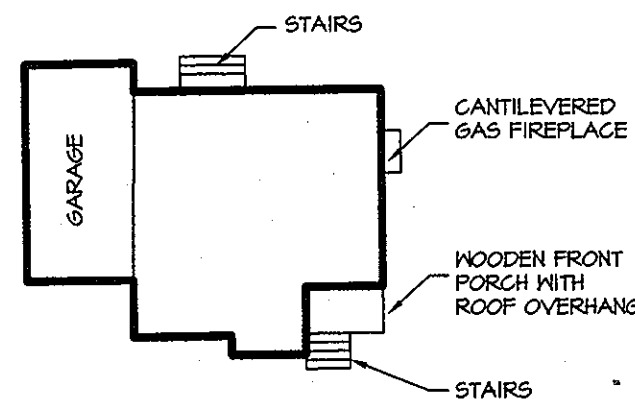
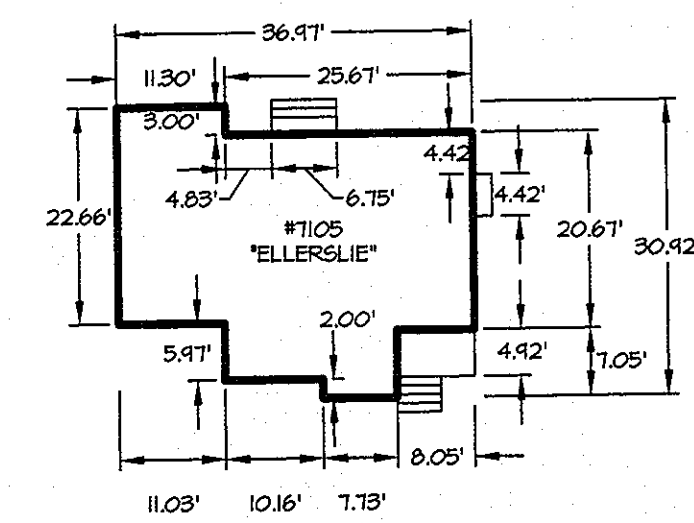
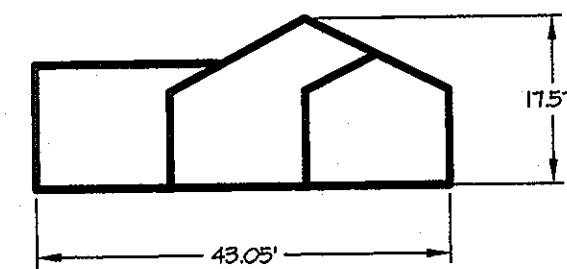
PLAN VIEW



MODEL DETAILS



FRONT ELEVATION



CONTINUATION OF GENERAL NOTES FROM SHEET 1 OF 12

- 33. FIVE ON-SITE FOREST CONSERVATION EASEMENTS (RETENTION) TOTALING 6.52 AC. HAVE BEEN ESTABLISHED BY NEW COLONY VILLAGE, PHASE 4 (SDP-97-115) AND F-00-168. A THIRD OF THE 20.67 AC OF REFORESTATION REQUIRED (6.89 AC) HAS BEEN SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A (F-00-011) UNDER NEW COLONY VILLAGE, PHASE 4. THE REMAINING 13.78 AC OF REFORESTATION REQUIRED HAS BEEN DIVIDED BETWEEN THE REMAINING PHASES OF THE PROJECT. ONE-THIRD OR 4,593 AC OF REFORESTATION WAS REQUIRED AS PART OF EACH PHASE. 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 FOR PHASE 7 OFF SITE REFORESTATION IN THE AMOUNT 4,543 AC ON ROMITI FARM, TM2, PARCEL 61 (SEE P.O.F.C. PLAT NO. 15440). NEW COLONY VILLAGE PHASES 5 THRU 7 ARE BEING REDESIGNED AS VILLAGE TOWNS, PARCEL II, AREA 1 (SDP-04-54), PHASE II, AREA 2 (SDP-03-102) AND PHASE III (S-04-01) FOREST CONSERVATION PROVIDED UNDER NEW COLONY VILLAGE PHASE 1 THRU 7 IS SUFFICIENT TO MEET REQUIREMENTS FOR THE VILLAGE TOWNS DEVELOPMENT. ALSO, PER F-05-001, AND ABANDONMENT FEE OF \$3,765.00 WAS PAID TO THE HO.CO. FOREST CONSERVATION FUND FOR THE ABANDONMENT OF PARTS OF CERTAIN RETENTION FOREST CONSERVATION EASEMENTS THAT TOTALED 3,765 S.F.
- 34. THIS PROJECT IS SUBJECT TO BOARD OF APPEALS NO. BA-04-09V. VARIANCE TO ALLOW EXISTING RESIDENTIAL UNITS TO BE PLACED ON SUBDIVIDED LOTS. APPROVED ON JULY 9, 2004. SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. REDUCE THE REQUIRED DISTANCE BETWEEN PRINCIPAL STRUCTURES FROM 10' TO NOT MORE THAN 6.1' FOR 10 LOTS.
 - B. REDUCE THE REQUIRED 10' REAR SETBACK TO NOT MORE THAN 4.4' FOR 31 LOTS.
 - C. INCREASE THE PERMITTED DECK ENCRoACHMENT INTO THE REAR SETBACK FROM 10' TO NOT MORE THAN 13.4' FOR 3 LOTS.
 - D. REDUCE 30' SETBACK FROM THE PROJECT BOUNDARY TO NOT MORE THAN 4.6' FOR 2 LOTS IN AN R-MH ZONING DISTRICT.
- 35. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 36. THIS SUBDIVISION IS SUBJECT TO THE ADMINISTRATIVE ADJUSTMENT CASE NO. AA-04-003 FROM THE FOLLOWING SECTION CATEGORIES OF THE ZONING REGULATIONS:
 - SECTION 128.G.3.d(1) TO REDUCE THE 10' MINIMUM DISTANCE BETWEEN STRUCTURES (CATEGORY 1)
 - SECTION 128.G.3.d(2) TO REDUCE THE 10' REAR SETBACK (CATEGORY 2)
 - SECTION 113.d.2.b(1) TO REDUCE THE 12,000 S.F. MINIMUM LOT SIZE (CATEGORY 3)
 - SECTION 128.G.3.g TO REDUCE THE 30' SETBACK FROM THE PROJECT BOUNDARY (CATEGORY 4)
 GRANTED ON APRIL 29, 2004. SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1. THE GRANTED REQUESTED ADJUSTMENTS SHALL APPLY SOLELY TO THE EXISTING SINGLE FAMILY DETACHED DWELLINGS AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN AND NOT TO ANY OTHER NEW STRUCTURES, ADDITIONS, BUILDINGS OR USES.
 - 2. A COPY OF THIS DECISION AND ORDER SHALL BE PROVIDED TO THE OWNER OF EACH LOT WHICH IS PART OF THIS REQUESTED ADJUSTMENT AND BE TRANSFER TO ANY SUCCEEDING OWNER OF THE LOT.
- 37. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF HO. CO. COUNCIL BILL NO. 30-2004 (ZRA-51).
- 38. MAINTENANCE AGREEMENT FOR INTERNAL PRIVATE ROADS AND PARKING SPACES IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AT LIBER N/A, FOLIO N/A. SEE THE HOA COVENANTS.
- 39. NO NEW IMPROVEMENTS OR EXPANSIONS OF EXISTING IMPROVEMENTS ARE PERMITTED WITHIN THE PRIVATE ACCESS, USE AND MAINTENANCE EASEMENTS.

40. THE PLAN IS SUBJECT TO HANOVER PETITION HP-12-155 SECTION 10A (FCO)(1)(1) AND SECTION 16A (FCO)(6) TO ALLOW FOR THE RELOCATION OF UNITS APPROVED AND SIGNED SITE DEVELOPMENT PLAN SDP-04-003. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE REVISION #1 SHALL BE SUBMITTED TO THE BOARD OF APPEALS FROM THE DATE OF THE HANOVER APPROVAL TO REVISE 2. 5TH UNITS AND 1 UNIT TO THE BALANCE CENTER.
2. ADD GENERAL NOTE REGARDING THE HANOVER APPROVAL.
3. WITH THE REVISION SUBMISSION PROVIDE A COPY OF THE MINUTES FROM THE PRE-SUBMISSION COMMUNITY MEETING.

SCHEDULE A - PERIMETER LANDSCAPE EDGE
(CONTINUED FROM SHEET 10 OF 12)

CATEGORY	ADJ. TO ROADWAY B (PERIMETER 4)	ADJ. TO ROADWAY B (PERIMETER 5*)
LANDSCAPE TYPE	B (PERIMETER 4)	B (PERIMETER 5*)
LINEAR FEET OF PERIMETER	28 LF	37 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	1 SHADE TREE	1 SHADE TREE
EVERGREEN TREES	1 EVERGREEN TREE	1 EVERGREEN TREE
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0 SHADE TREES	0 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	20 SHRUBS	20 SHRUBS

*NOTE: DUE TO EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT ADJOINING UNIT 66, THE REQUIRED BUFFER PLANTINGS FOR PERIMETER 5 HAVE BEEN RELOCATED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/24/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 3/26/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 3/27/08
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING DATE

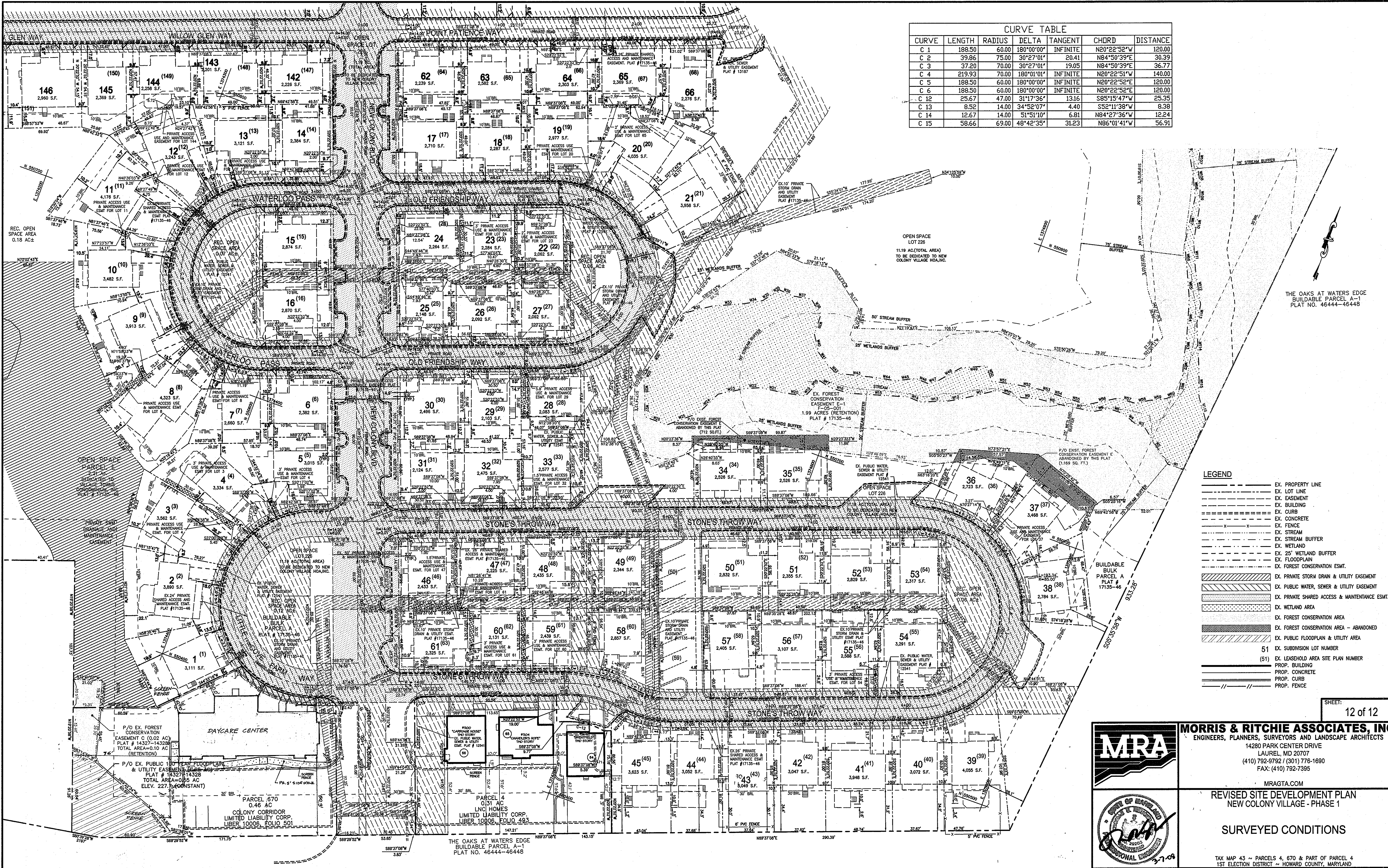
NOTE: THE PURPOSE OF REVISION #1 IS TO REMOVE THE PREVIOUSLY PROPOSED DAY CARE CENTER, CONVENIENCE STORE, PORTIONS OF THE ASSOCIATED COMMERCIAL PARKING LOTS AND UNITS 50 & 51 AND UNITS 64-68. THIS REVISION ALSO PROVIDES EXTENSIONS OF THE EXISTING STORM DRAIN AND SANITARY SEWER, THE ADDITION OF WATER AND SEWER HOUSE CONNECTIONS AND REVISED GRADING AND SEDIMENT AND EROSION CONTROL AS NECESSARY FOR THE ADDITIONAL UNITS.

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
 FAX: (410) 792-7395
 MRA.GTA.COM

REVISED SITE DEVELOPMENT PLAN
 NEW COLONY VILLAGE - PHASE 1
 UNIT DIMENSIONS & GENERAL NOTES

DATE	REVISIONS	JOB NO.:	15128.03
		SCALE:	1" = 20'
		DATE:	01/02/08
		DRAWN BY:	CMG
		DESIGN BY:	CMG
		REVIEW BY:	TCN
07/2012	ADD NOTE 40	SHEET:	11 OF 12

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C 1	188.50	60.00	180°00'00"	INFINITE	N20°22'52"W	120.00
C 2	39.86	75.00	30°27'01"	20.41	N84°50'39"E	30.39
C 3	37.20	70.00	30°27'01"	19.05	N84°50'39"E	36.77
C 4	219.93	70.00	180°01'01"	INFINITE	N20°22'51"W	140.00
C 5	188.50	60.00	180°00'00"	INFINITE	N20°22'52"E	120.00
C 6	188.50	60.00	180°00'00"	INFINITE	N20°22'52"E	120.00
C 12	25.67	47.00	31°17'36"	13.16	S85°15'47"W	25.35
C 13	8.52	14.00	34°52'07"	4.40	S52°11'38"W	8.38
C 14	12.67	14.00	51°51'10"	6.81	N84°27'36"W	12.24
C 15	58.66	69.00	48°42'35"	31.23	N86°01'41"W	56.91



THE OAKS AT WATERS EDGE
BUILDABLE PARCEL A-1
PLAT NO. 46444-46448

LEGEND	
	EX. PROPERTY LINE
	EX. LOT LINE
	EX. EASEMENT
	EX. BUILDING
	EX. CURB
	EX. CONCRETE
	EX. FENCE
	EX. STREAM
	EX. STREAM BUFFER
	EX. WETLAND
	EX. 25' WETLAND BUFFER
	EX. FLOODPLAIN
	EX. FOREST CONSERVATION ESMT.
	EX. PRIVATE STORM DRAIN & UTILITY EASEMENT
	EX. PUBLIC WATER, SEWER & UTILITY EASEMENT
	EX. PRIVATE SHARED ACCESS & MAINTENANCE ESMT.
	EX. WETLAND AREA
	EX. FOREST CONSERVATION AREA
	EX. FOREST CONSERVATION AREA - ABANDONED
	EX. PUBLIC FLOODPLAIN & UTILITY AREA
	EX. SUBDIVISION LOT NUMBER
	EX. LEASEHOLD AREA SITE PLAN NUMBER
	PROP. BUILDING
	PROP. CONCRETE
	PROP. CURB
	PROP. FENCE

SHEET:
12 of 12

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 14280 PARK CENTER DRIVE
 LAUREL, MD 20707
 (410) 792-9792 / (301) 776-1690
 FAX: (410) 792-7395
 MRAGTA.COM

REVISED SITE DEVELOPMENT PLAN
 NEW COLONY VILLAGE - PHASE 1
 SURVEYED CONDITIONS

TAX MAP 43 ~ PARCELS 4, 670 & PART OF PARCEL 4
 1ST ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/24/08
 DATE: 3/26/08
 DATE: 3-27-08

NOTE: THE PURPOSE OF REVISION #1 IS TO REMOVE THE PREVIOUSLY PROPOSED DAY CARE CENTER, CONVENIENCE STORE, PORTIONS OF THE ASSOCIATED COMMERCIAL PARKING LOTS AND UNITS 50 & 51 AND TO SHOW THE ADDITION OF PARCELS 4 & 670 AND UNITS 64-68. THIS REVISION ALSO PROVIDES EXTENSIONS OF THE EXISTING STORM DRAIN AND SANITARY SEWER, THE ADDITION OF WATER AND SEWER HOUSE CONNECTIONS AND REVISED GRADING AND SEDIMENT AND EROSION CONTROL AS NECESSARY FOR THE ADDITIONAL UNITS.

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. 29203.
 EXPIRATION DATE: 06/16/09

DATE	REVISIONS	JOB NO.	SCALE:
		15129.03	1" = 30'
			DATE: 01/02/08
			DRAWN BY: CMG
			DESIGN BY: CMG
			REVIEW BY: TON
07/20/12	REPLACE LINES 6 & 16, 68 WITH DAYCARE CENTER		SHEET: 12 OF 12

SDP-97-003