

MINIMUM CELLAR ELEVATION

PAD #	MIN. CELLAR EL.	PAD #	MIN. CELLAR EL.	PAD #	MIN. CELLAR EL.
64	241.30	92	235.53	120	228.69
65	237.00	93	232.78	121	225.89
66	237.00	94	232.98	122	225.89
67	235.00	95	230.10	123	225.30
68	235.00	96	227.00	124	225.30
69	233.00	97	227.00	125	224.72
70	232.15	98	227.00	126	224.72
71	232.35	99	225.00	127	225.00
72	234.47	100	225.00	128	224.25
73	237.18	101	226.00	129	224.25
74	237.18	102	226.50	130	224.15
75	240.26	103	226.50	131	221.78
76	240.26	104	229.50	132	224.88
77	245.53	105	229.50	133	224.88
78	241.22	106	232.20	134	225.53
79	241.22	107	233.72	135	225.53
80	237.58	108	235.28	136	226.12
81	237.58			137	226.12
82	231.78	110	237.18	138	228.65
83	235.00	111	237.18	139	228.65
84	235.00	112	240.00	140	230.01
85	238.00	113	240.00	141	231.75
86	238.00			142	231.75
87	241.50	115	235.67	143	233.78
88	240.00	116	233.49	144	233.78
89	237.68	117	233.49	145	235.67
90	237.68	118	231.13	146	235.67
91	235.53	119	231.13		

ADDRESS CHART

PAD #	ADDRESS	PAD #	ADDRESS
64	7300 POINT PATIENCE WAY	106	7429 CEDAR GROVE LANE
65	7304 POINT PATIENCE WAY	107	7425 CEDAR GROVE LANE
66	7308 POINT PATIENCE WAY	108	7421 CEDAR GROVE LANE
67	7312 POINT PATIENCE WAY		
68	7316 POINT PATIENCE WAY	110	7413 CEDAR GROVE LANE
69	7324 POINT PATIENCE WAY	111	7409 CEDAR GROVE LANE
70	7328 POINT PATIENCE WAY	112	7405 CEDAR GROVE LANE
71	7332 POINT PATIENCE WAY	113	7401 CEDAR GROVE LANE
72	7336 POINT PATIENCE WAY		
73	7340 POINT PATIENCE WAY	115	7521 CEDAR GROVE LANE
74	7344 POINT PATIENCE WAY	116	7517 CEDAR GROVE LANE
75	7348 POINT PATIENCE WAY	117	7513 CEDAR GROVE LANE
76	7352 POINT PATIENCE WAY	118	7509 CEDAR GROVE LANE
77	7356 POINT PATIENCE WAY	119	7505 CEDAR GROVE LANE
78	7355 POINT PATIENCE WAY	120	7501 CEDAR GROVE LANE
79	7351 POINT PATIENCE WAY	121	7483 CEDAR GROVE LANE
80	7347 POINT PATIENCE WAY	122	7479 CEDAR GROVE LANE
81	7343 POINT PATIENCE WAY	123	7475 CEDAR GROVE LANE
82	7339 POINT PATIENCE WAY	124	7471 CEDAR GROVE LANE
83	7317 POINT PATIENCE WAY	125	7467 CEDAR GROVE LANE
84	7313 POINT PATIENCE WAY	126	7463 CEDAR GROVE LANE
85	7309 POINT PATIENCE WAY	127	7459 CEDAR GROVE LANE
86	7305 POINT PATIENCE WAY	128	7456 CEDAR GROVE LANE
87	7301 POINT PATIENCE WAY	129	7460 CEDAR GROVE LANE
88	7400 CEDAR GROVE LANE	130	7464 CEDAR GROVE LANE
89	7404 CEDAR GROVE LANE	131	7468 CEDAR GROVE LANE
90	7408 CEDAR GROVE LANE	132	7472 CEDAR GROVE LANE
91	7412 CEDAR GROVE LANE	133	7476 CEDAR GROVE LANE
92	7416 CEDAR GROVE LANE	134	7480 CEDAR GROVE LANE
93	7420 CEDAR GROVE LANE	135	7484 CEDAR GROVE LANE
94	7424 CEDAR GROVE LANE	136	7488 CEDAR GROVE LANE
95	7432 CEDAR GROVE LANE	137	7492 CEDAR GROVE LANE
96	7436 CEDAR GROVE LANE	138	7496 CEDAR GROVE LANE
97	7440 CEDAR GROVE LANE	139	7500 CEDAR GROVE LANE
98	7444 CEDAR GROVE LANE	140	7504 CEDAR GROVE LANE
99	7448 CEDAR GROVE LANE	141	7508 CEDAR GROVE LANE
100	7452 CEDAR GROVE LANE	142	7512 CEDAR GROVE LANE
101	7449 CEDAR GROVE LANE	143	7516 CEDAR GROVE LANE
102	7445 CEDAR GROVE LANE	144	7520 CEDAR GROVE LANE
103	7441 CEDAR GROVE LANE	145	7524 CEDAR GROVE LANE
104	7437 CEDAR GROVE LANE	146	7528 CEDAR GROVE LANE
105	7433 CEDAR GROVE LANE		

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME NEW COLONY VILLAGE		SECTION/AREA PHASE 3		PARCEL 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 2420000		

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/20/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/18/98
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 6/18/98
DIRECTOR

518198

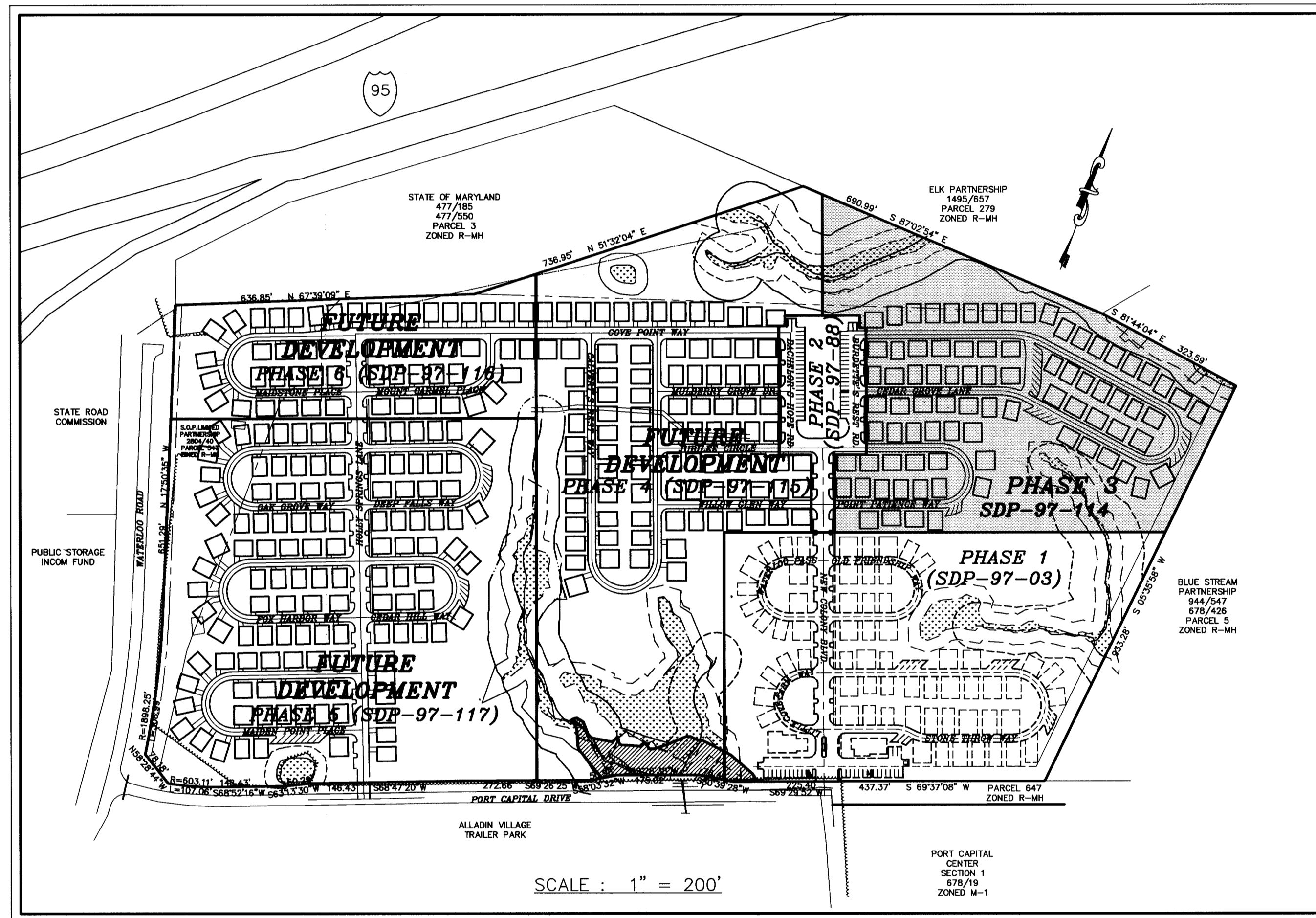
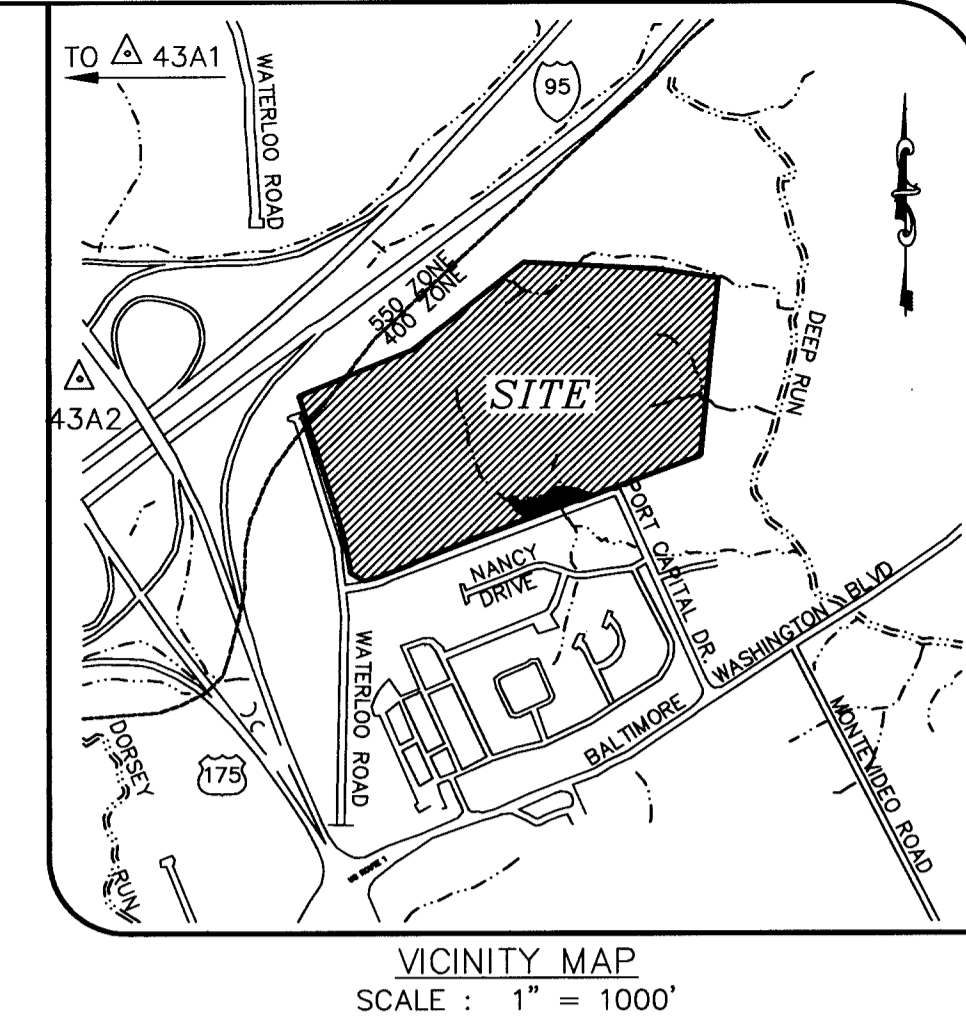
SITE DEVELOPMENT PLAN

NEW COLONY VILLAGE

PHASE 3

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



SITE TABULATION

	ENTIRE SITE	THIS PHASE	PHASE 1, 2, 3
AREA	52.61 Ac.	9.36 Ac.	20.6 Ac.
ZONING	R-MH	R-MH	R-MH
PROPOSED USE	MOBILE HOME PARK	MOBILE HOME PARK	MOBILE HOME PARK
AREA OF 100 YEAR FLOODPLAIN	0.55 Ac.	0	0.05 Ac.
AREA OF 25% OR GREATER SLOPES	0.04 Ac.	0.04 Ac.	0.04 Ac.
NET AREA	52.02 Ac.	9.32 Ac.	20.51 Ac.
NO. OF UNITS ALLOWED	416 UNITS	74	164
NO. OF UNITS PROPOSED	416 UNITS	81	144
OPEN SPACE REQUIRED	25% GROSS AREA = 13.15 Ac.	2.3 Ac.	5.15 Ac.
OPEN SPACE PROVIDED	24.00 Ac.	2.83 Ac.	5.24 Ac.
RECREATION OPEN SPACE REQUIRED	175 SF/UNIT = 1.67Ac.	0.34 Ac.	0.60 Ac.
RECREATION OPEN SPACE PROVIDED	2.63 Ac.	0.45 Ac.	1.08 Ac.
OPEN SPACE DEVOTED TO SQUARE & SMALL PARKS REQUIRED	20% OPEN SPACE = 2.63 Ac.	0.56 Ac.	1.07 Ac.
OPEN SPACE DEVOTED TO SQUARE & SMALL PARKS PROVIDED	2.63 Ac.	1.45 Ac.	1.08 Ac.
RESIDENTIAL PARKING SPACES REQUIRED	2 SPA/UNIT = 832	162	288
RESIDENTIAL PARKING SPACES PROVIDED	832	162	311

SHEET INDEX

1	TITLE SHEET
2	GRADING AND SITE PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS
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5	STORM DRAIN PROFILES
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7	CONSTRUCTION DETAILS
8	LANDSCAPE PLAN
9	RTS # IMPROVEMENT
10	TRAFFIC CIRCULATION
11	PARKING LAYOUT

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

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 MILDBERG, 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. 14-3674-D. SEE PUBLIC WATER & SEWER PLANS.
- FLOODPLAIN STUDY PREPARED BY MILDBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP 96-20.
- WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS OF ENGINEERS. REF. NO. 1996-01042-3.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-94-39.
- STORMWATER MANAGEMENT PROVIDED BY RETENTION POND UNDER SDP-96-20.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON HOWARD COUNTY AS-BUILT.
- DPZ REFERENCE NUMBERS:
 S-94-39 APPROVED ON JULY 22, 1994.
 WP-96-32, WAIVER TO SECTION 16.116.(a), WHICH PERTAINS TO GRADING WITHIN WETLANDS AND STREAM BUFFERS, APPROVED ON NOVEMBER 6, 1995
 SDP 96-20 MASS GRADING PLAN APPROVED ON MARCH 1996, SDP-97-03, SDP 97-88.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 MISS UTILITY 1-800-257-7777
 C&P TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-4900
 AT&T CABLE LOCATION DIVISION 393-3533
 BALTIMORE GAS & ELECTRIC COMPANY 685-0123
 STATE HIGHWAY ADMINISTRATION 531-5533
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION 313-1880
- REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTORS.
- ALL RETAINING WALLS INDICATED ON THIS PLAN ARE LESS THAN 3.0' HIGH AND SHALL BE "KEYSTONE" WALLS OR EQUIVALENT.
- TREE PROTECTION MEASURES AND DETAILS ARE INDICATED ON SDP-96-20.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO COMMENSING CONSTRUCTION.
- 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.
- SEDIMENT CONTROL APPROVED UNDER SDP-96-20
- 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.
- THE ENTIRE DEVELOPMENT EXCLUDING THE UNITS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY.
- WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL UNITS OFFERED FOR SALE.
- HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED.
- NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY 1997. NOISE BARRIER CONSISTS OF EARTH BERM AND/OR AN 10.0'-H HIGH WALL.
- ALL NOISE MITIGATION MEASURES SHOWN ON THIS PLAN WILL BE CONSTRUCTED IN THIS PHASE.
- STRUCTURAL DESIGN OF NOISE WALL PROVIDED BY HILLS CARNES ASSOCIATES, INC DATED JUNE 23, 1997.
- ALL SHC ARE 4" DIAMETER, TSHC ARE 6" DIAMETER, ALL WHC ARE 3/4" DIAMETER, TWHC ARE 1" DIAMETER UNLESS OTHERWISE NOTED.
- DRYWELLS TO BE PROVIDED FOR WATER QUALITY FOR LOTS 94-100 AND 128-146.

project 94044
 date MAY 98
 illustration engineering
 scale SID/MP MMP
 approval AS SHOWN RJH

10/12/99
 description REVISIONS
 no. date

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MD
TITLE SHEET

MILDBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorssey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax (301) 621-5521 Wash. (410) 997-0288 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 LOOSENEED.

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

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

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 WEEF SMALL GRAM 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:	9.36 ± ACRES
AREA DISTURBED:	5.17 ± ACRES
AREA TO BE ROOFED OR PAVED:	3.14 ± ACRES
AREA TO BE VEGETATIVELY STABILIZED:	2.03 ± ACRES
TOTAL CUT:	1000 CU. YDS.
TOTAL FILL:	1400 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

- OBTAIN GRADING PERMIT.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1 DAY).
- INSTALL TREE PROTECTION FENCE AS INDICATED (3 DAYS)
- CLEAR AND CRUB AREAS SURROUNDING SEDIMENT CONTROL FEATURES. CONSTRUCT SILT FENCE WHERE INDICATED (2 DAYS).
- CLEAR SITE PER LIMIT INDICATED.
- CONSTRUCT SITE TO GRADES INDICATED ON THE PLANS AND CONSTRUCT STORM DRAIN SYSTEM AND UTILITIES. CONSTRUCT INLET PROTECTION PER DETAIL (15 DAYS).
- STABILIZE ALL RIGHT OF WAY AREAS WITH PERMANENT SEEDING (3 DAYS).
- INSPECT ALL SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINFALL, REPAIR AS NECESSARY.
- 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 (2 DAYS).
- CONTRACTOR SHALL REMOVE SEDIMENT AND FLUSH STORM DRAIN SYSTEM AT END OF CONSTRUCTION PERIOD (1 DAY).
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN
 - 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND GREATER THAN 3:1.
 - 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.

DEVELOPERS CERTIFICATE

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

Signature: *Mark L. Levy* DATE: 5/18/98
PRINTED NAME OF DEVELOPER: **MARK L. LEVY**

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: 5/18/98
PRINTED NAME OF ENGINEER: **R. JACOB HIKMAT**

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

Signature: *Cheryl Simmons* DATE: 5/19/98
SDA - NATURAL RESOURCE CONSERVATION SERVICE

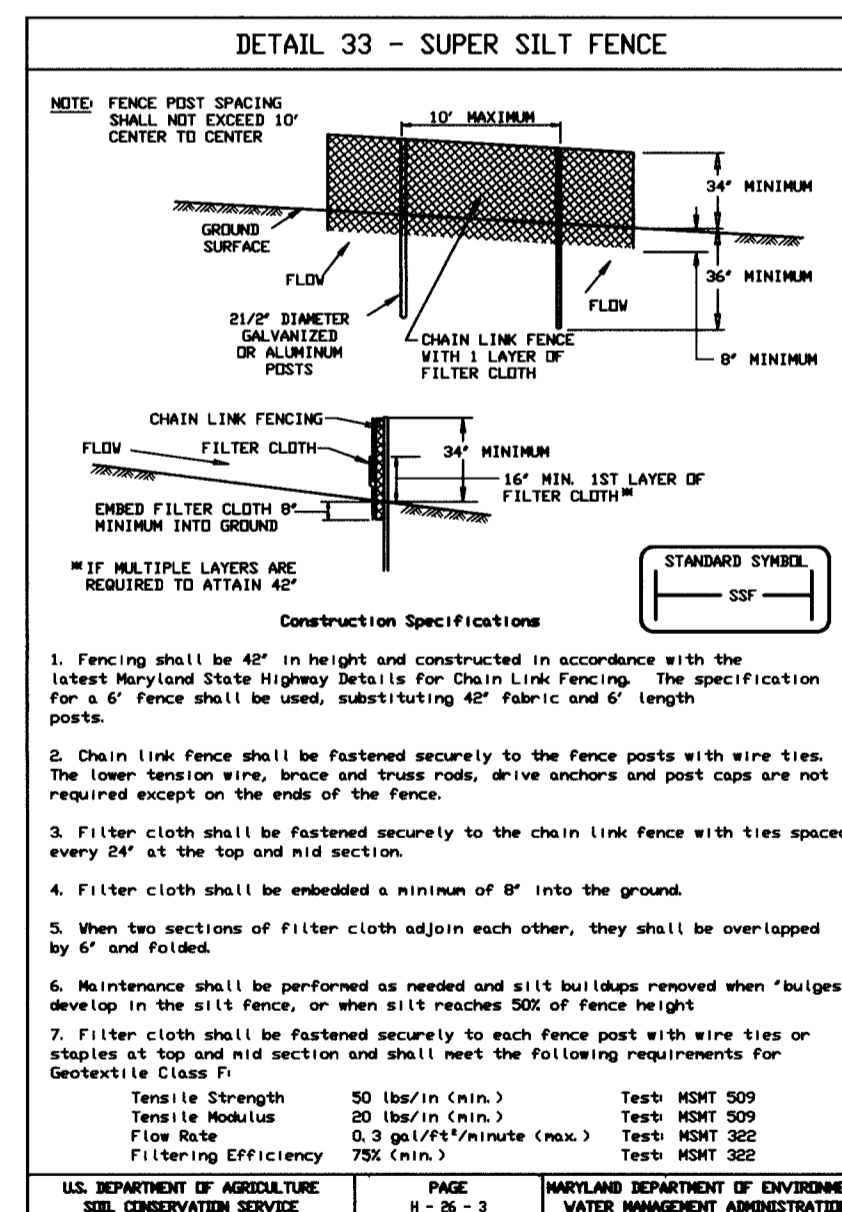
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

Signature: *John R. Johnston* DATE: 5/19/98
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

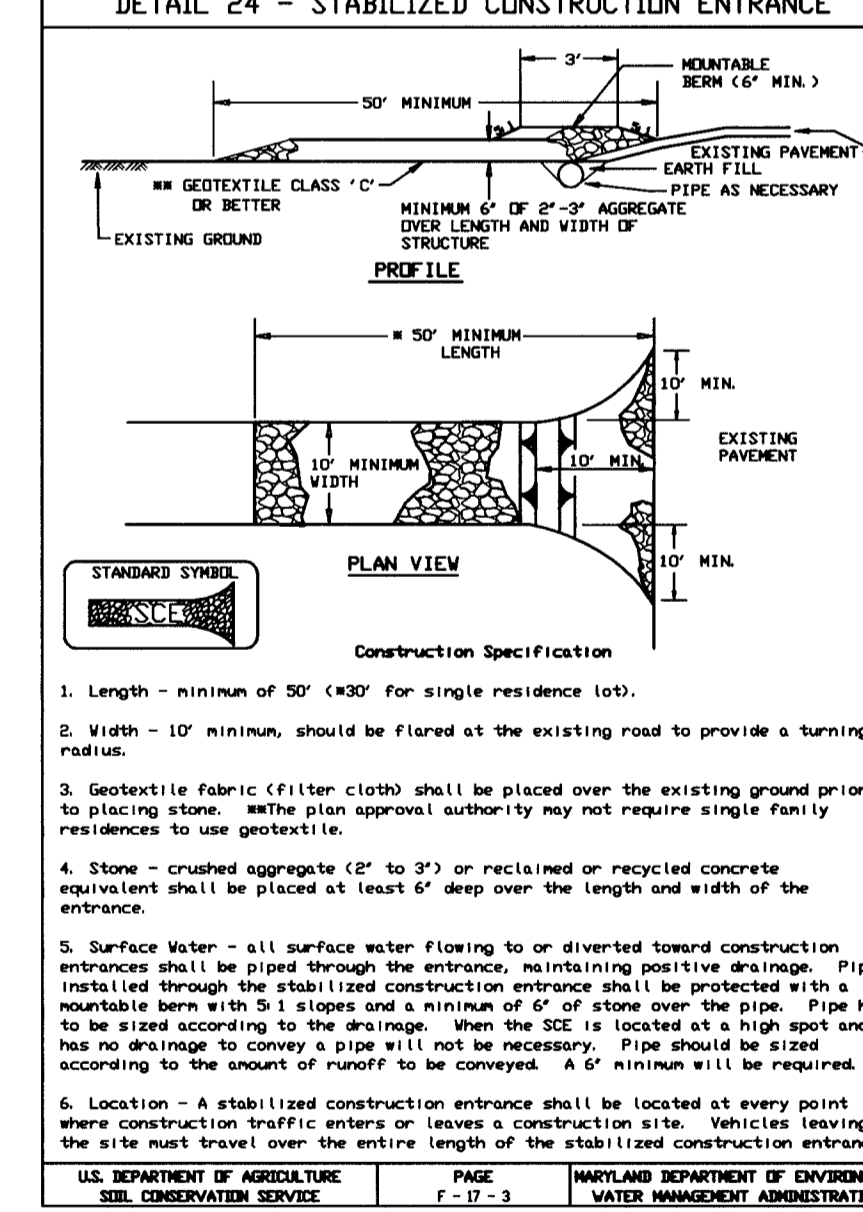
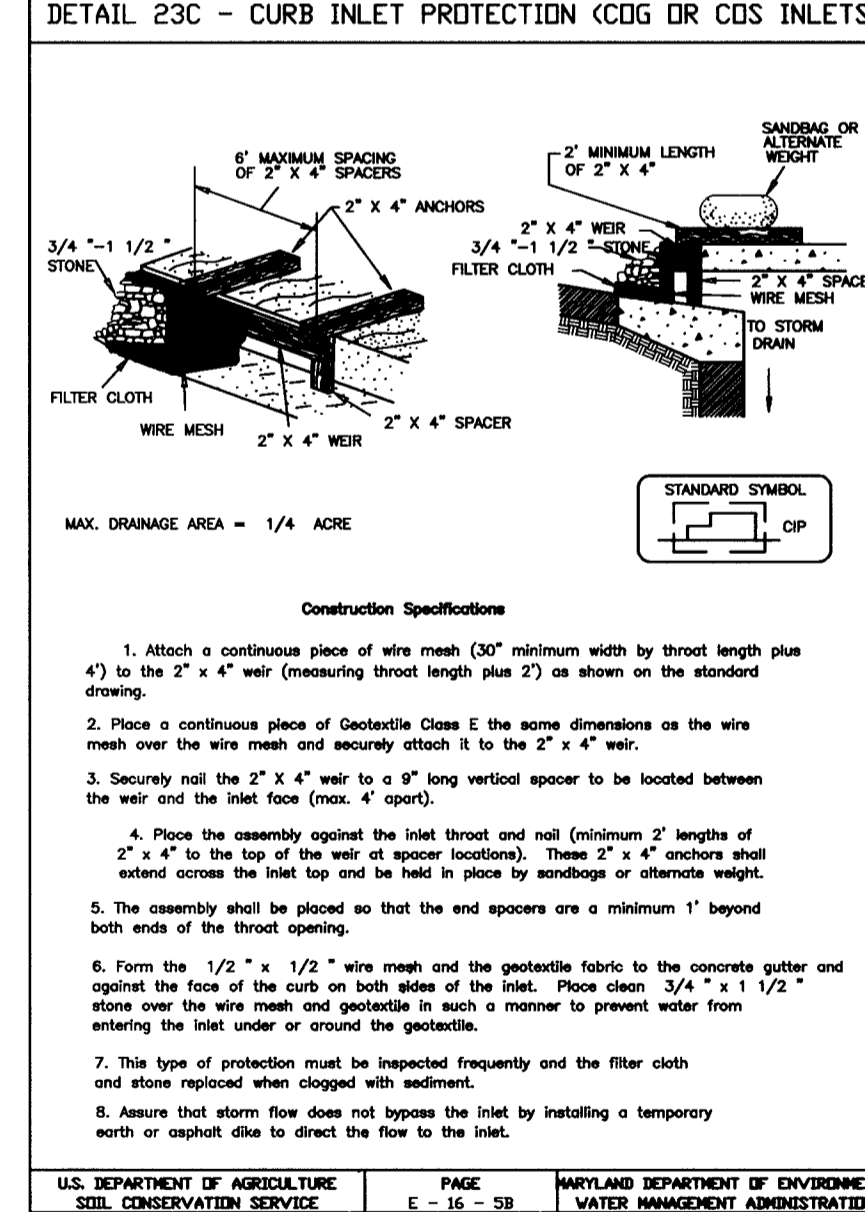
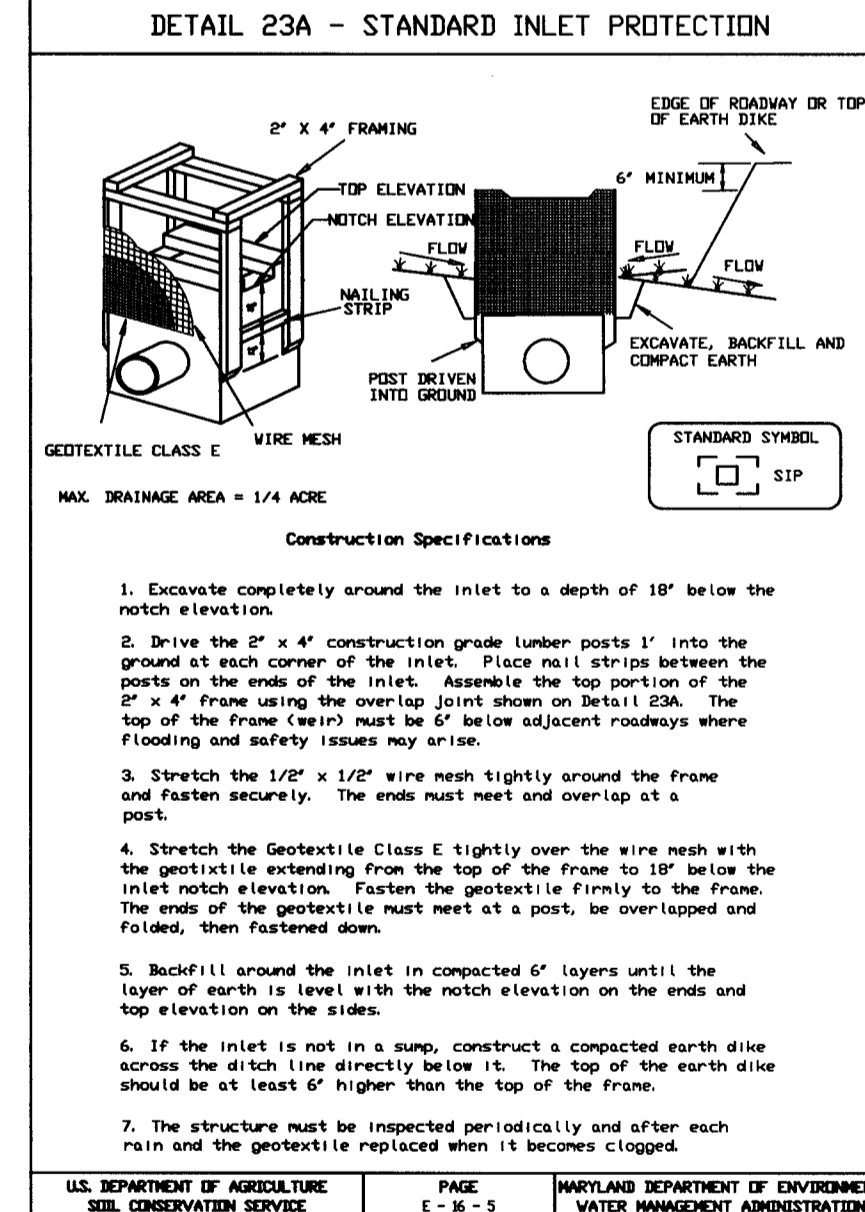
Signature: *Cathy Hamilton* DATE: 5/19/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *John R. Johnston* DATE: 5/19/98
DIRECTOR



SUPER SILT FENCE

Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 1:1	Unlimited	Unlimited
10 - 20%	1:1 - 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



94044/DWG/PHASE-3/SEEDING

project	94044	date	MAY 98
illustration	MMP	approval	MMP
scale	AS SHOWN	revision	R/H

no.	description	revisions	date

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES AND DETAILS

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

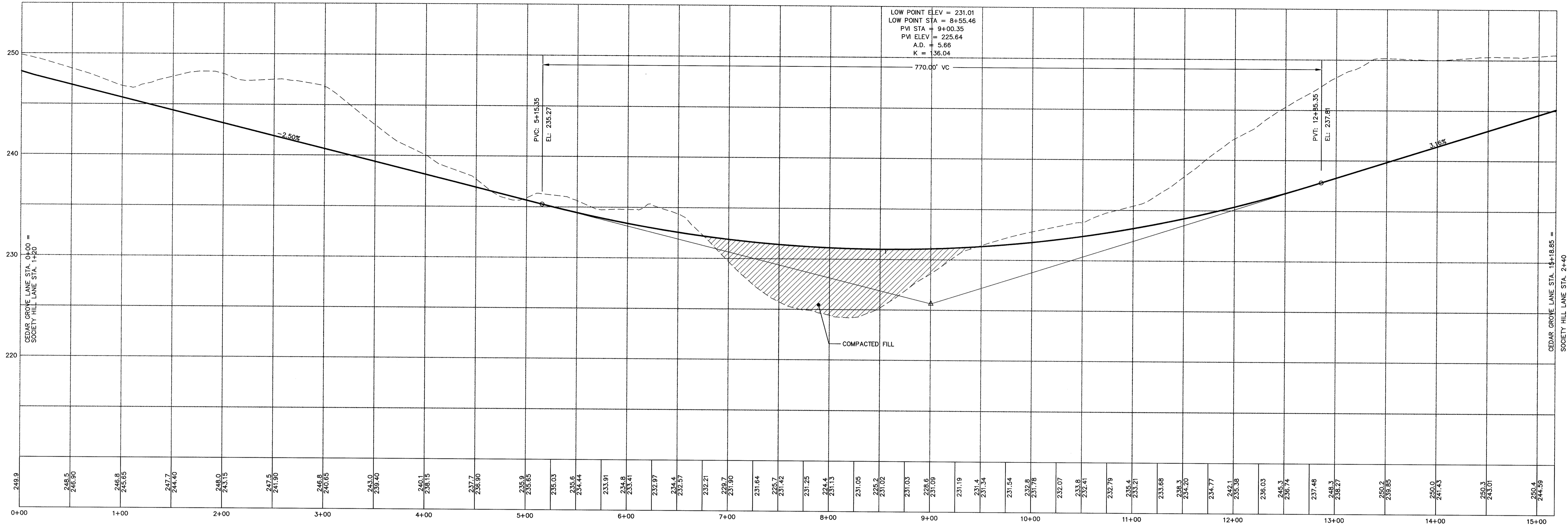
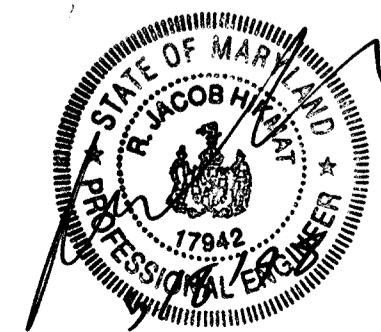
94044.DWG (PHASE3) PROF-3

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. Hamilton 5/10/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

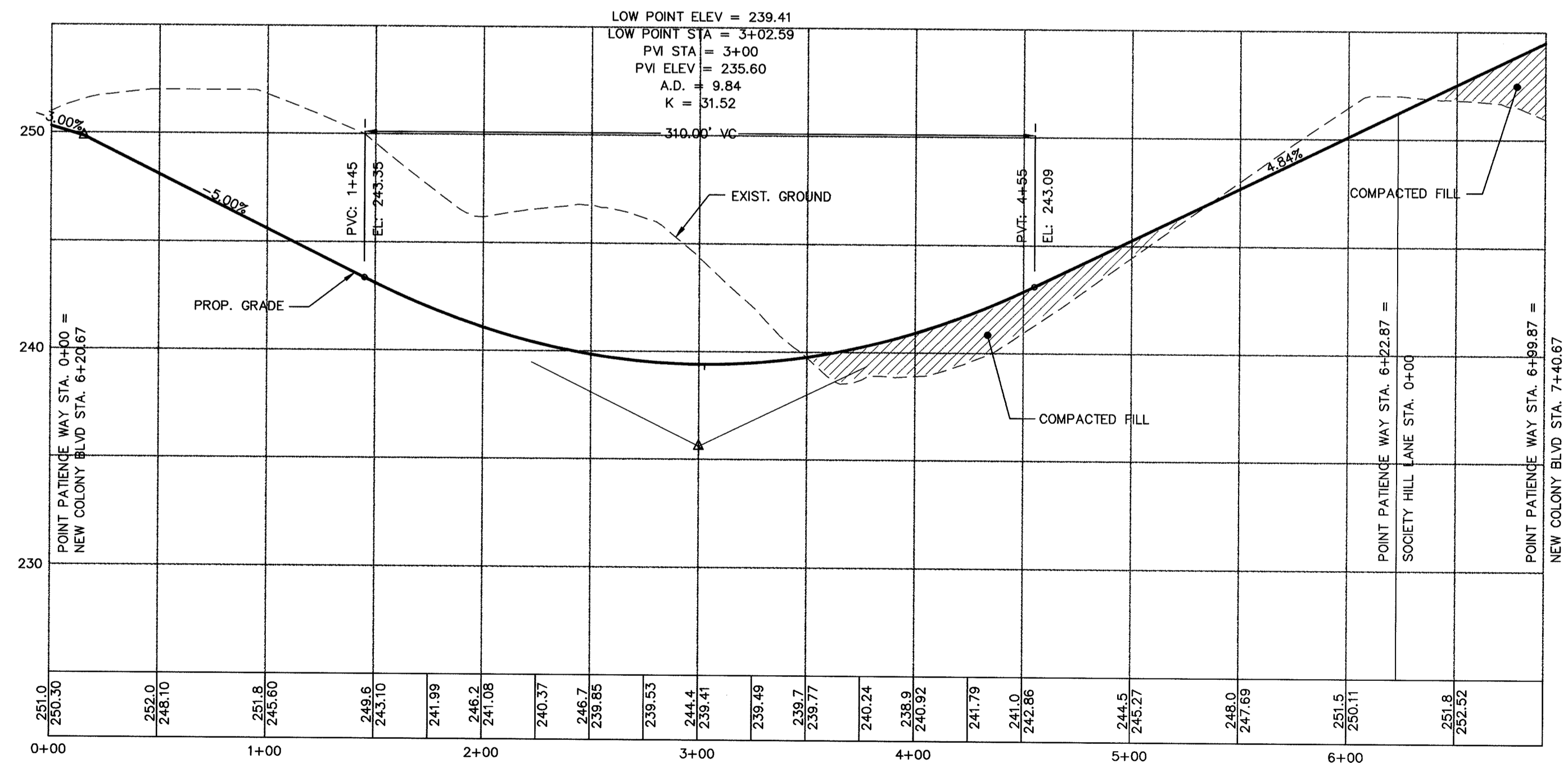
Cindy Hamilton 6/1/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James R. Rutter 6/1/08
 DIRECTOR DATE



CEDAR GROVE LANE PROFILE

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



POINT PATIENCE WAY PROFILE

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

NOTE

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

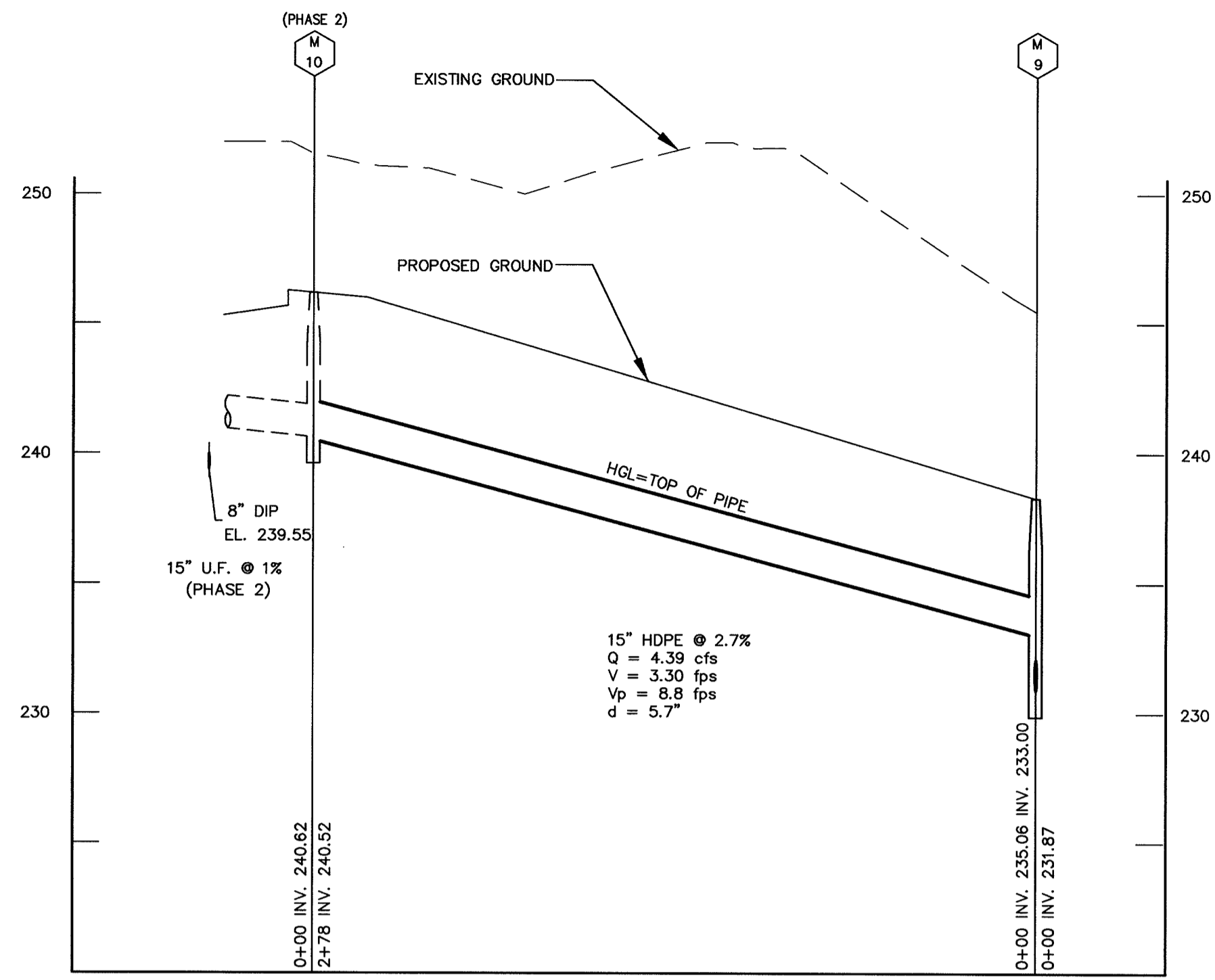
OWNER/DEVELOPER
 RTE 175 LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERTOWN, MARYLAND 21136
 (410) 526-4030

project	94044	date	MAY 08
illustration	M.P.	engineering	M.P.
scale	HOR. 1"=50'	approval	J.H.
VER.	1"=5'		

no.	description	date
	revisions	

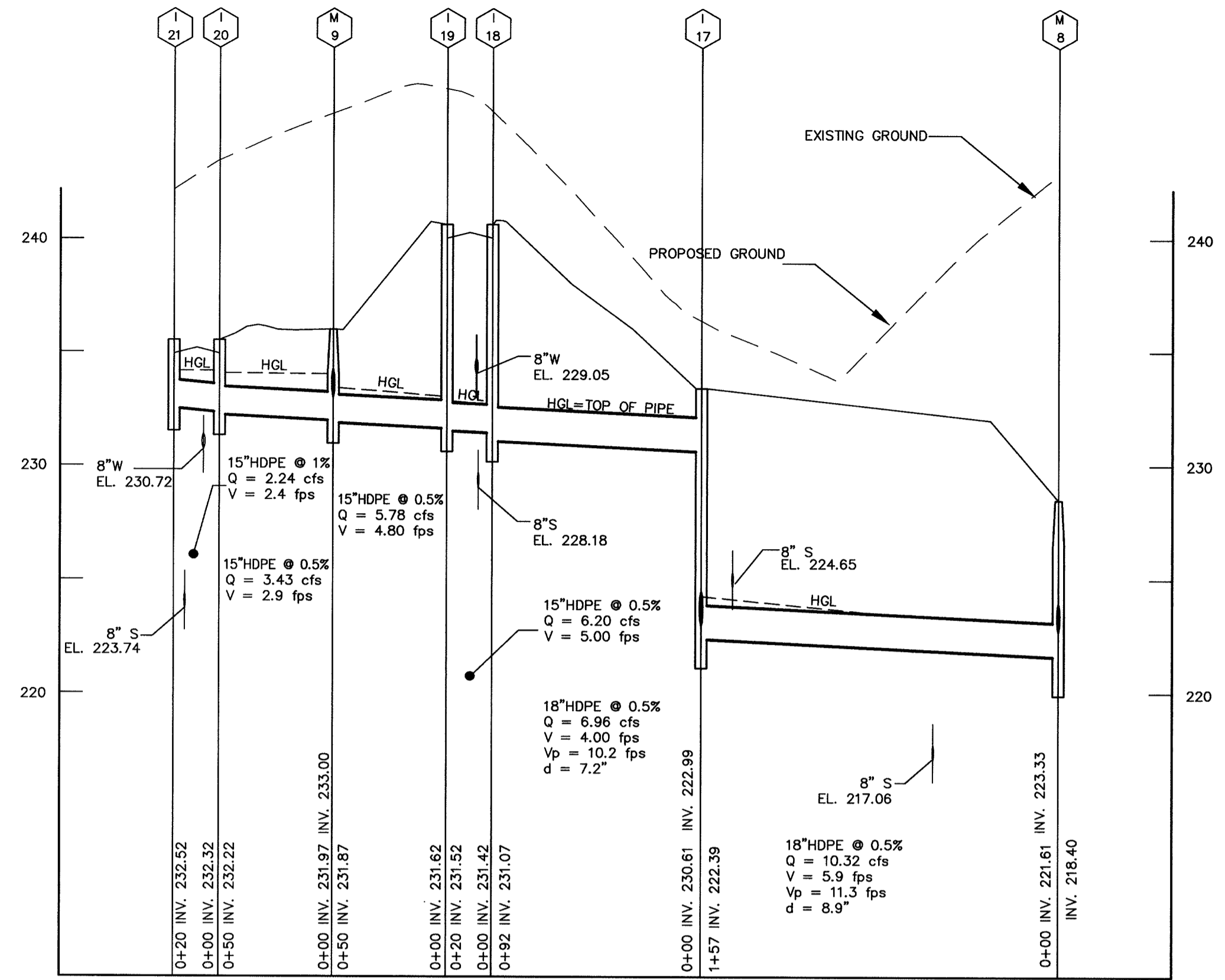
TAX MAP 43, PART OF PARCEL 4,
NEW COLONY VILLAGE - PHASE 3
 HOWARD COUNTY, MARYLAND
 1ST. ELECTION DISTRICT
 ROAD PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Innes Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0286 Bldg. (301) 621-5527 Wash. (410) 997-0288 Fax.



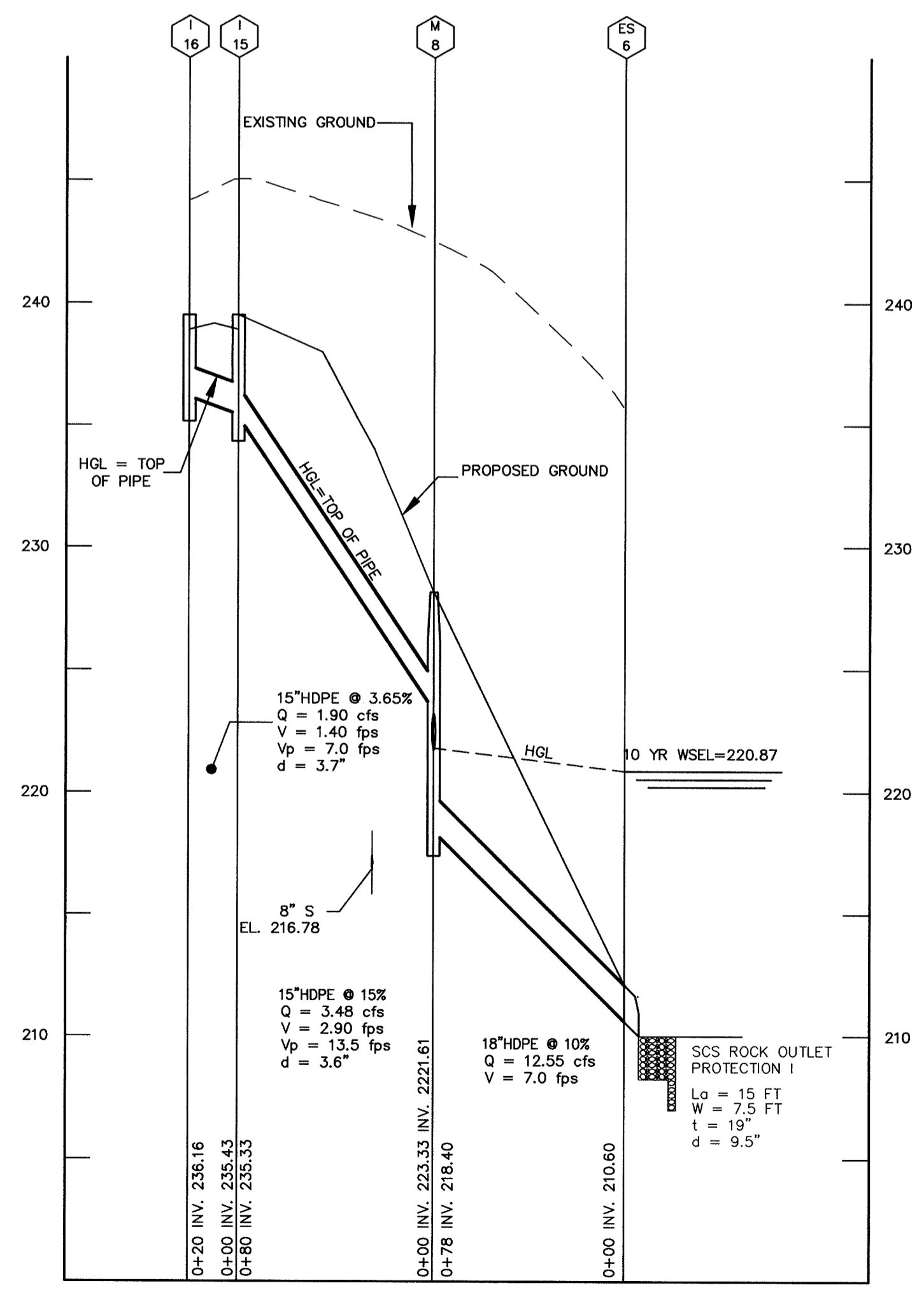
STORM DRAIN PROFILE

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



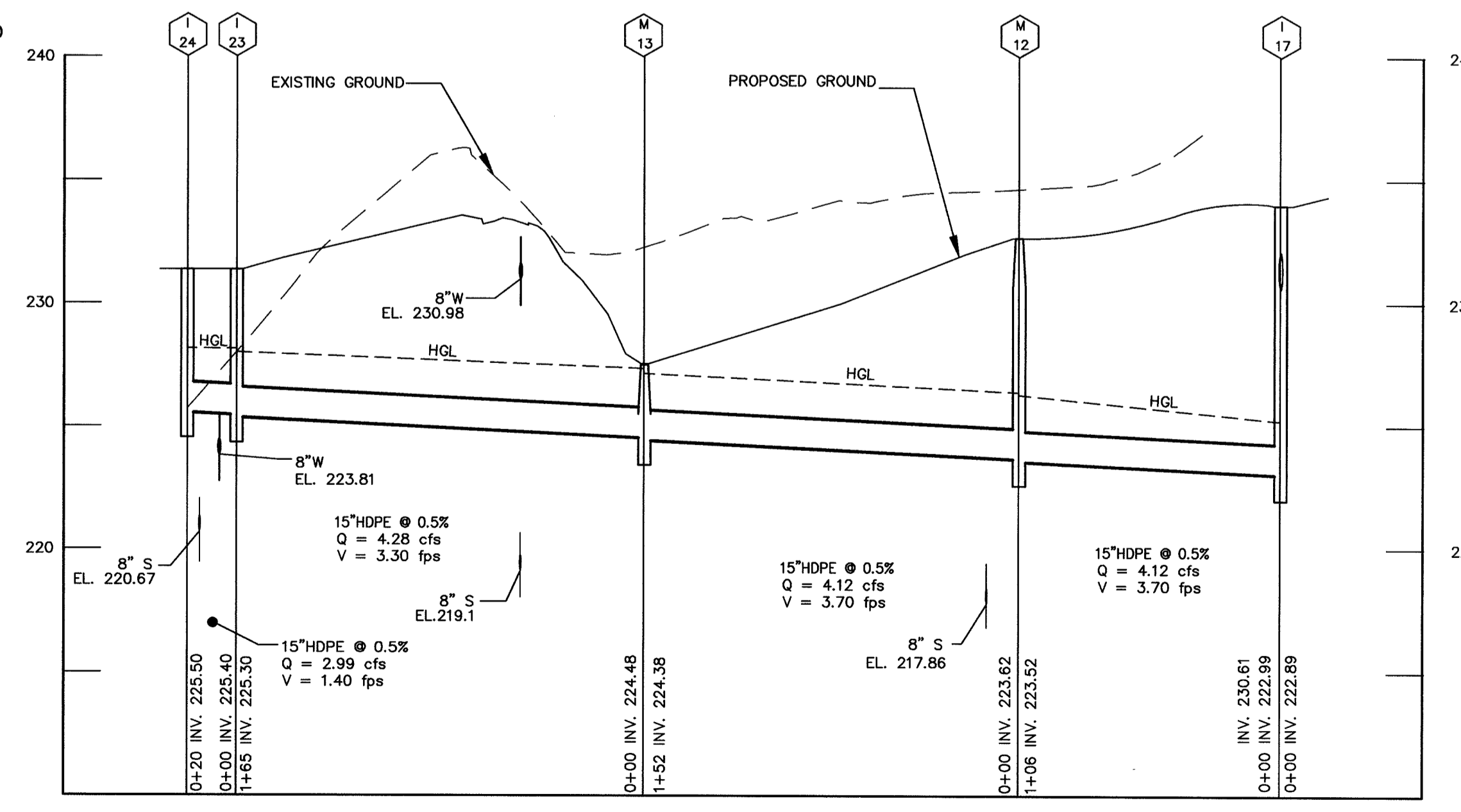
STORM DRAIN PROFILE

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



STORM DRAIN PROFILE

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



STORM DRAIN PROFILE

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

STRUCTURE SCHEDULE

NO.	LOCATION	TOP ELEV.	INV. IN	INV. OUT	COMMENTS
I-15	POINT PATIENCE WAY STA 3+02.59 - 8' OFFSET RIGHT	239.54	235.43	253.33	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
I-16	POINT PATIENCE WAY STA 3+02.59 - 8' OFFSET LEFT	239.54	-----	236.16	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
I-17	CEDAR GROVE LANE STA 3+07.41 - 100' OFFSET RIGHT	234.00	239.81	222.89	YARD INLET (HO. CO. STD. SD 4.14) - SUMP
I-18	CEDAR GROVE LANE STA 3+07.41 - 8' OFFSET RIGHT	240.57	231.42	231.07	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 95% EFF.
I-19	CEDAR GROVE LANE STA 3+07.41 - 8' OFFSET LEFT	240.57	231.62	231.52	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 100% EFF.
I-20	CEDAR GROVE LANE STA 11+90.89 - 8' OFFSET LEFT	234.92	232.32	232.22	INLET TYPE A-5 (HO. CO. STD SD 4.01) - 85% EFF.
I-21	CEDAR GROVE LANE STA 11+90.89 - 8' OFFSET RIGHT	234.92	-----	232.52	INLET TYPE A-10 (HO. CO. STD SD 4.01) - 100% EFF.
I-23	CEDAR GROVE LANE STA 8+55.46 - 8' OFFSET LEFT	231.37	225.40	225.30	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
I-24	CEDAR GROVE LANE STA 8+55.46 - 8' OFFSET RIGHT	231.37	-----	222.50	INLET TYPE A-5 (HO. CO. STD SD 4.01) - SUMP
M-8	POINT PATIENCE WAY STA 3+11.89 - 86' OFFSET RIGHT	228.50	223.33	218.40	MANHOLE (HO. CO. STD G 5.01)
M-9	CEDAR GROVE LANE STA 3+07.41 - 60' OFFSET RIGHT	236.00	231.97	231.87	MANHOLE (HO. CO. STD G 5.01)
M-12	CEDAR GROVE LANE STA 5+87.03 - 26' OFFSET RIGHT	232.67	223.62	223.52	MANHOLE (HO. CO. STD G 5.01)
M-13	CEDAR GROVE LANE STA 6+01.85 - 54' OFFSET RIGHT	227.50	224.48	224.38	MANHOLE (HO. CO. STD G 5.01)
ES-6	CEDAR GROVE LANE STA 5+08.80 - 231' OFFSET RIGHT	-----	210.60	-----	18" END SECTION (HO. CO. STD. SD 5.61)

NOTES

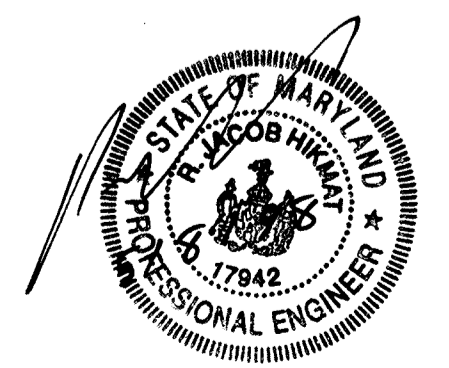
- ALL DIMENSIONS MEASURED TO CENTER OF SUMP INLETS AND MANHOLES AND TO DOWNSTREAM SIDE OF INLETS ON GRADE.
- PROVIDE 5' TRANSITION FROM HOWARD COUNTY STD. R-301 MODIFIED CURB AND GUTTER TO TOP OF SLAB AT ALL INLETS.
- FOR INLETS, TOP ELEVATION REFERS TO TOP OF CURB ELEVATION

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

NOTE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] s/ste DATE
 [Signature] s/ste DATE
 [Signature] s/ste DATE



94044.dwg PHASE3 (VIC)-PR3.DWG

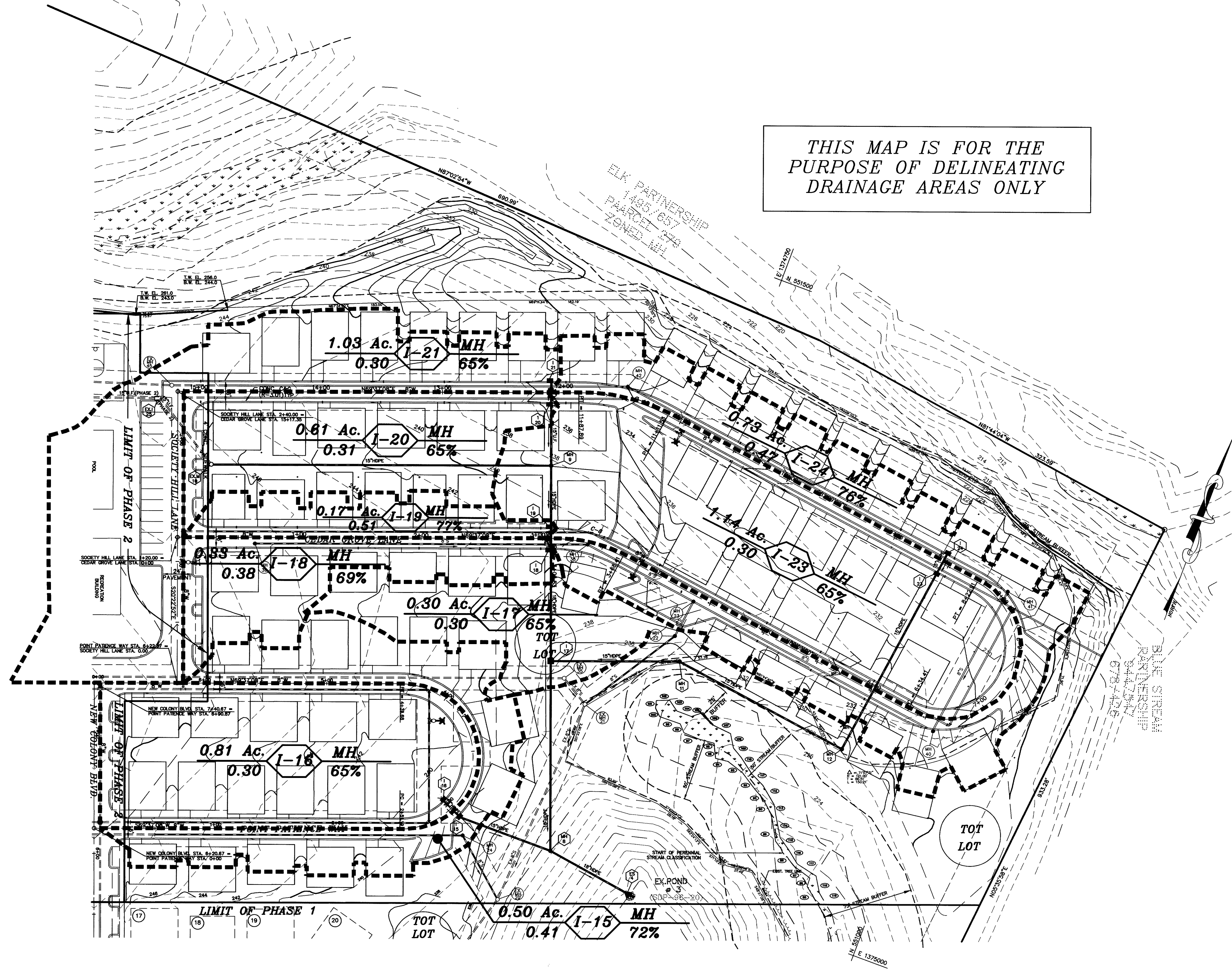
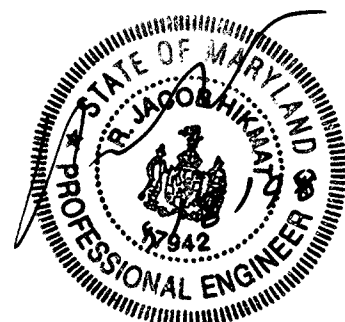
94044 (01/06) PHASE 3 (MCI)-PR3

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Dammann 5/20/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

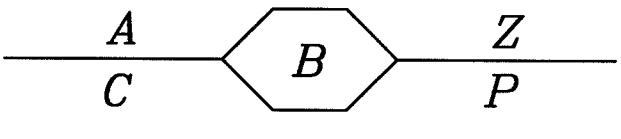
Condy Hamilton 6/6/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph R. Butler 6/8/98
 DIRECTOR DATE



LEGEND:

DRAINAGE AREA DATA



DRAINAGE DIVIDE



THIS MAP IS FOR THE
 PURPOSE OF DELINEATING
 DRAINAGE AREAS ONLY

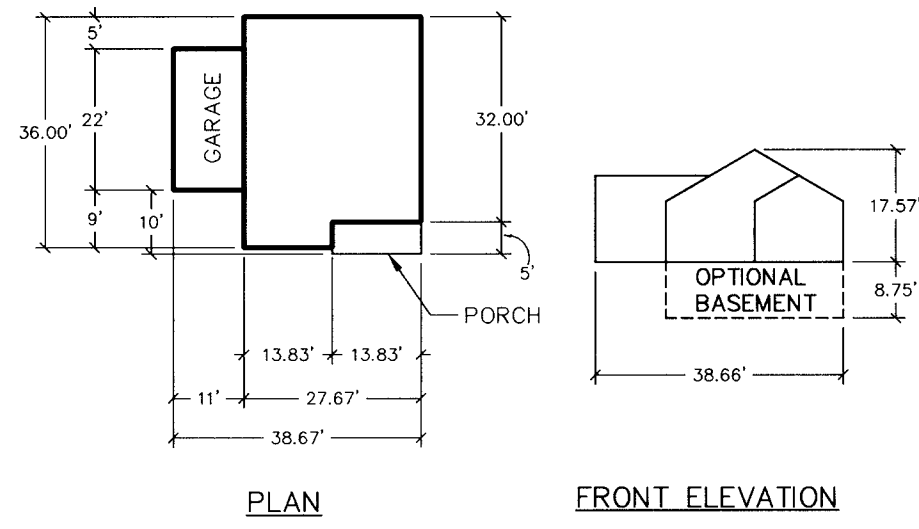
Project	94044	Date	MAY 98
Illustration	MMP	Engineering	MMP
Scale	1"=30'	Approval	RJH

no.	description	date

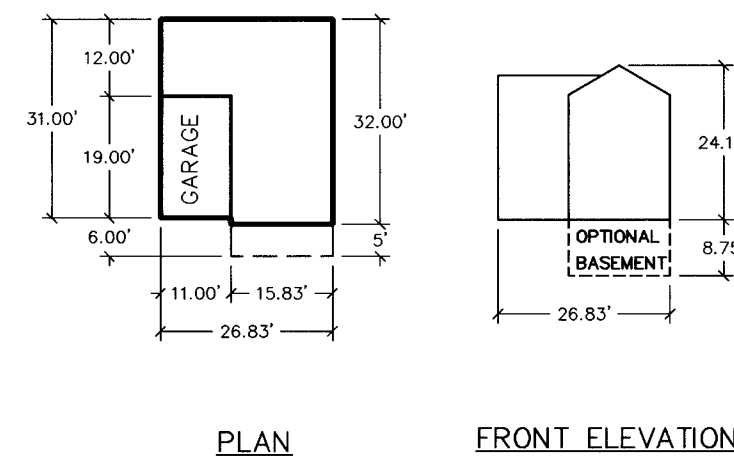
TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
 FIRST ELECTION DISTRICT HOWARD COUNTY
 DRAINAGE AREA MAP

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

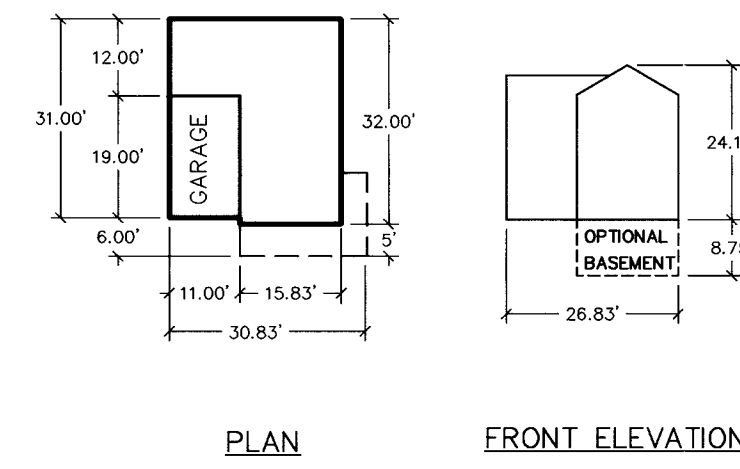
HOUSE MODELS



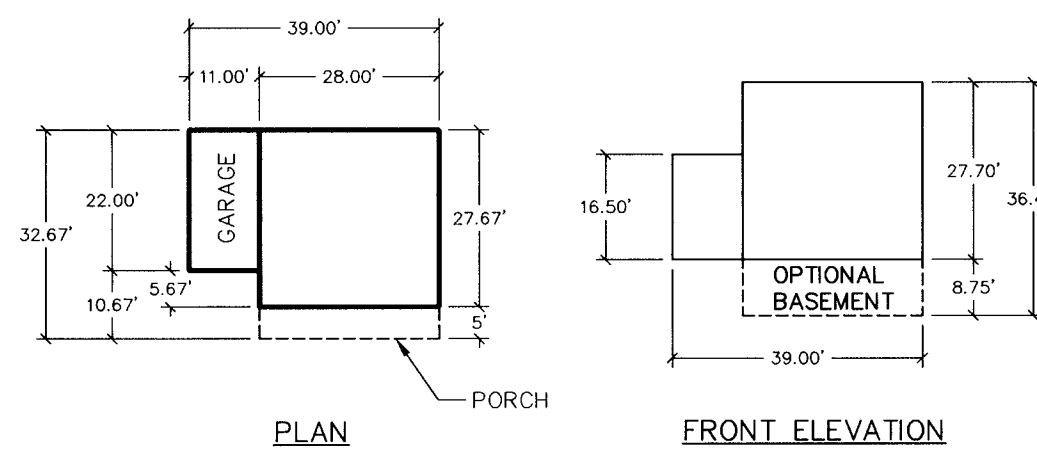
ARABY COTTAGE



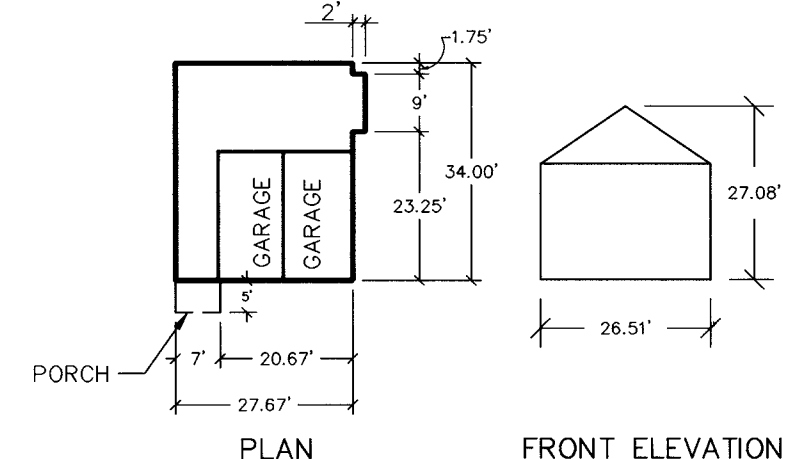
BRENTFIELD



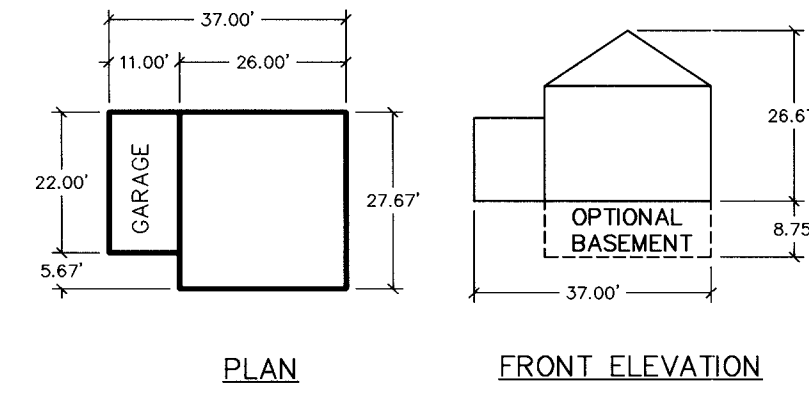
BRENTFIELD 1



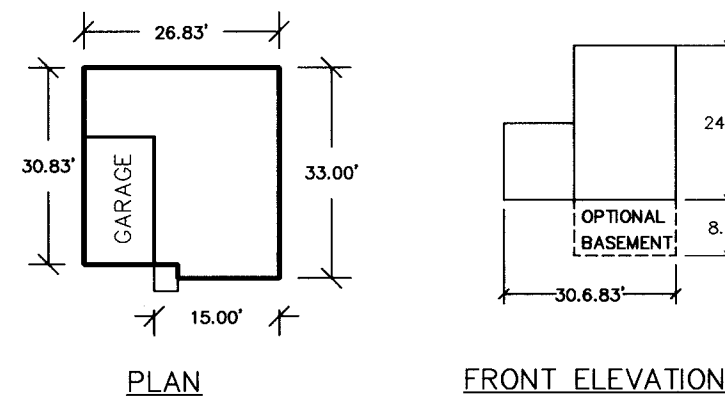
CHANDLER'S HOPE



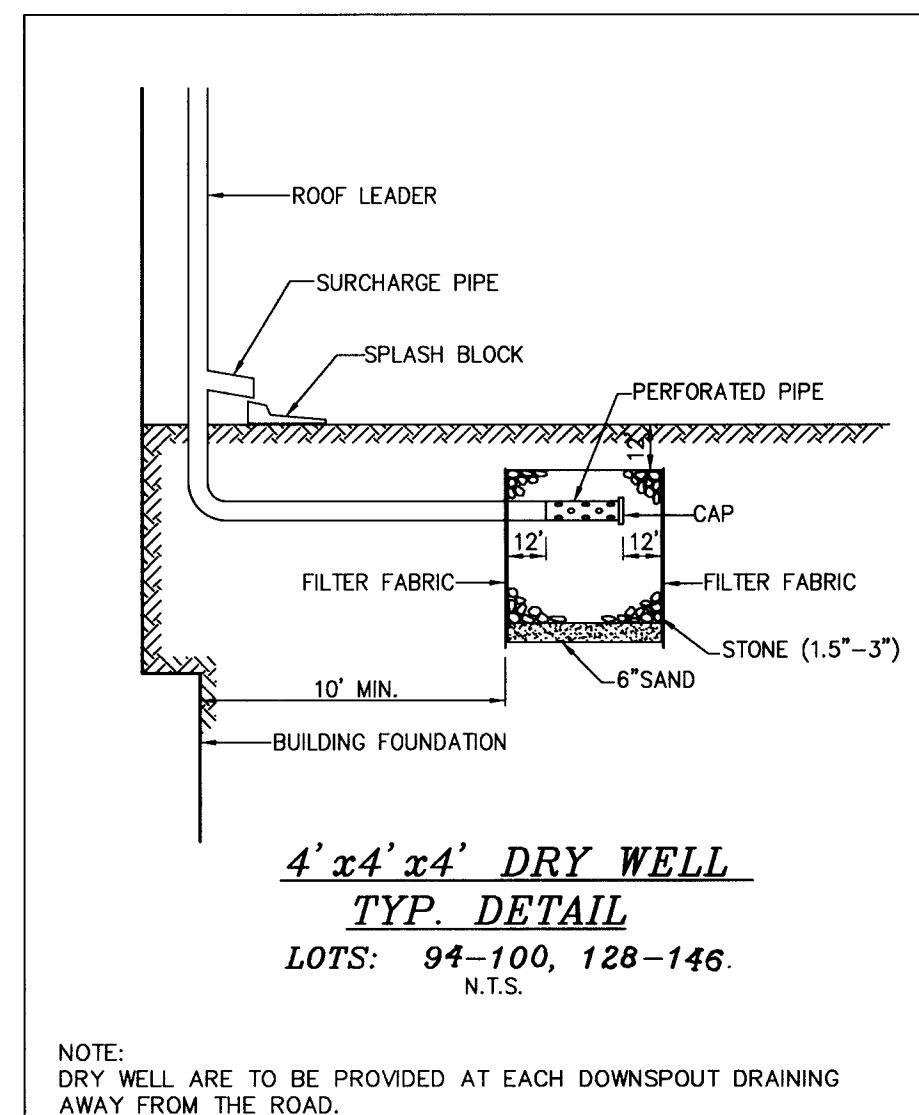
CARRIAGE HOUSE



ELLERSLIE



DE MARR



4' x 4' x 4' DRY WELL TYP. DETAIL
LOTS: 94-100, 128-146. N.T.S.

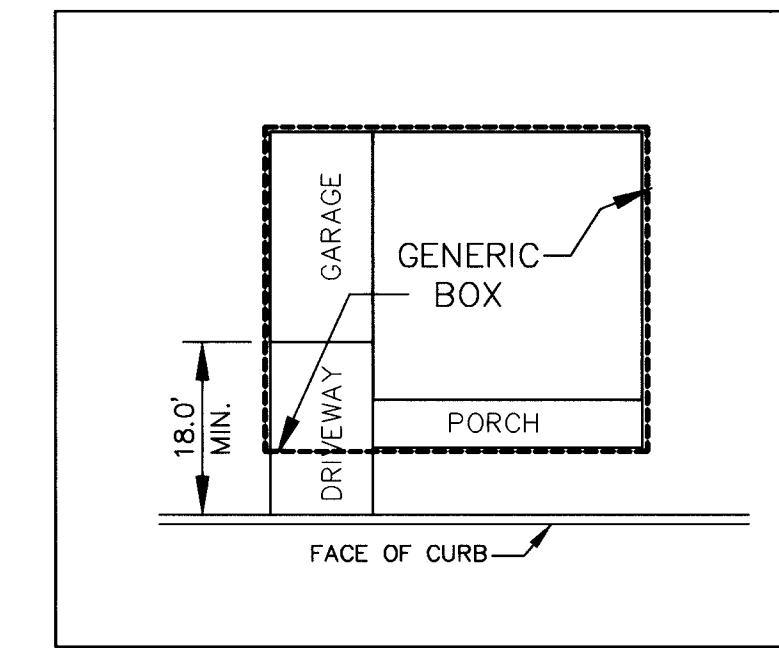
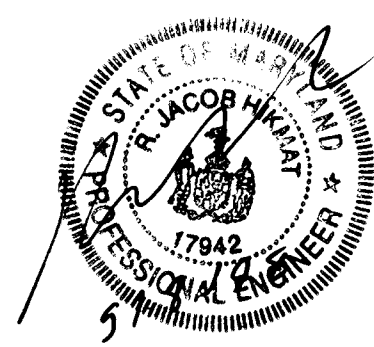
OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 5/20/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

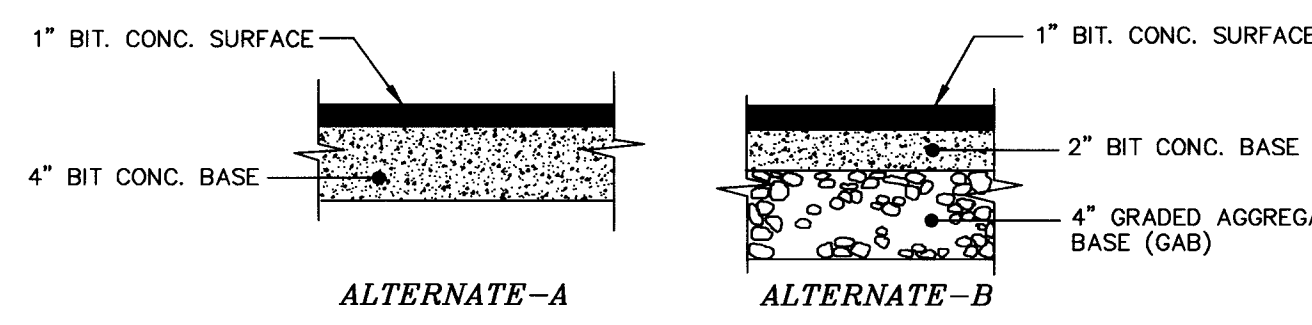
Candy Hamilton 6/19/20
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James B. ... 6/18/20
DIRECTOR DATE



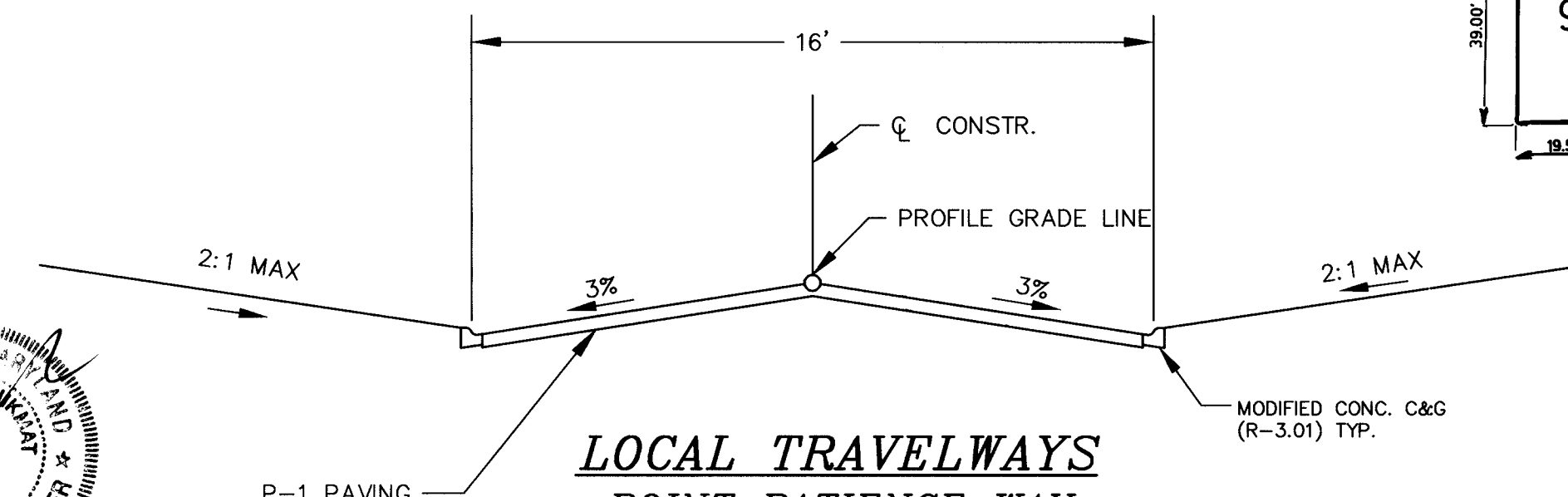
PARKING LAYOUT DETAIL
SCALE: 1" = 20'

NOTE:



PAVING SECTIONS

P-1
N.T.S.



LOCAL TRAVELWAYS TYPICAL SECTION
POINT PATIENCE WAY
CEDAR GROVE LANE

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

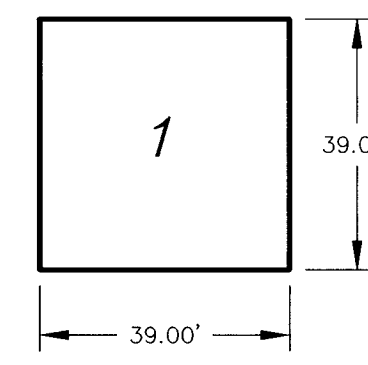
GENERIC BOXES

GENERIC BOXES

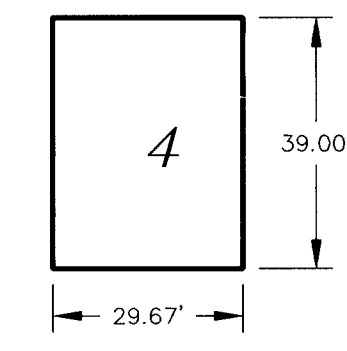
AVAILABLE MODELS

GENERIC BOXES

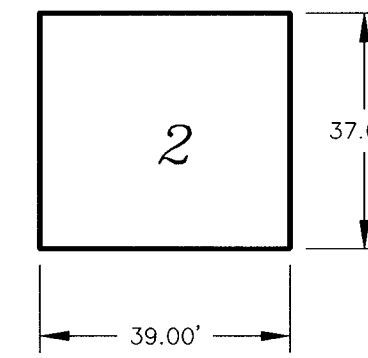
AVAILABLE MODELS



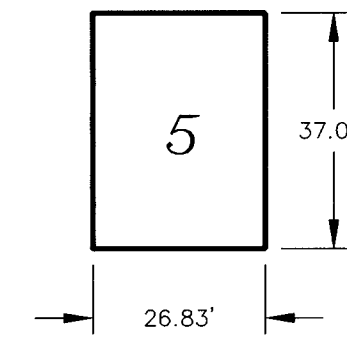
ALL MODELS



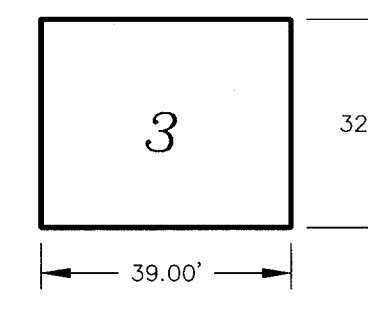
BRENTFIELD
CARRIAGE HOUSE
DE MARR



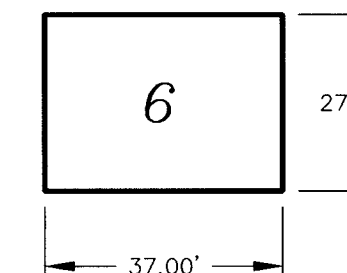
ARABY COTTAGE,
BRENTFIELD
BRENTFIELD 1
CHANDLER'S HOPE
DE MARR
ELLERSLIE



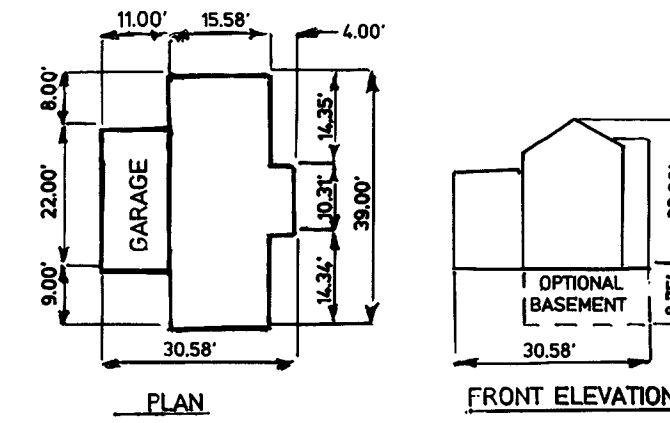
BRENTFIELD
DE MARR



CHANDLER'S HOPE
ELLERSLIE

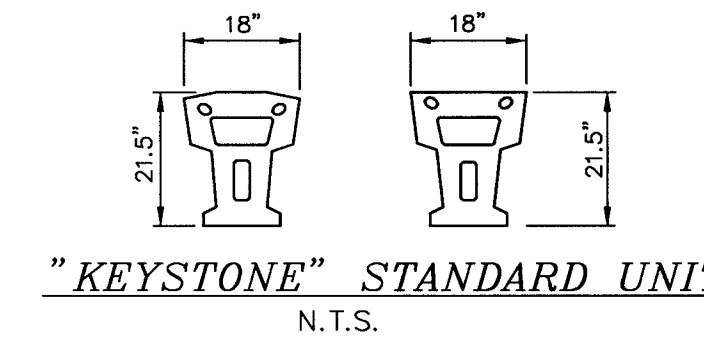


ELLERSLIE

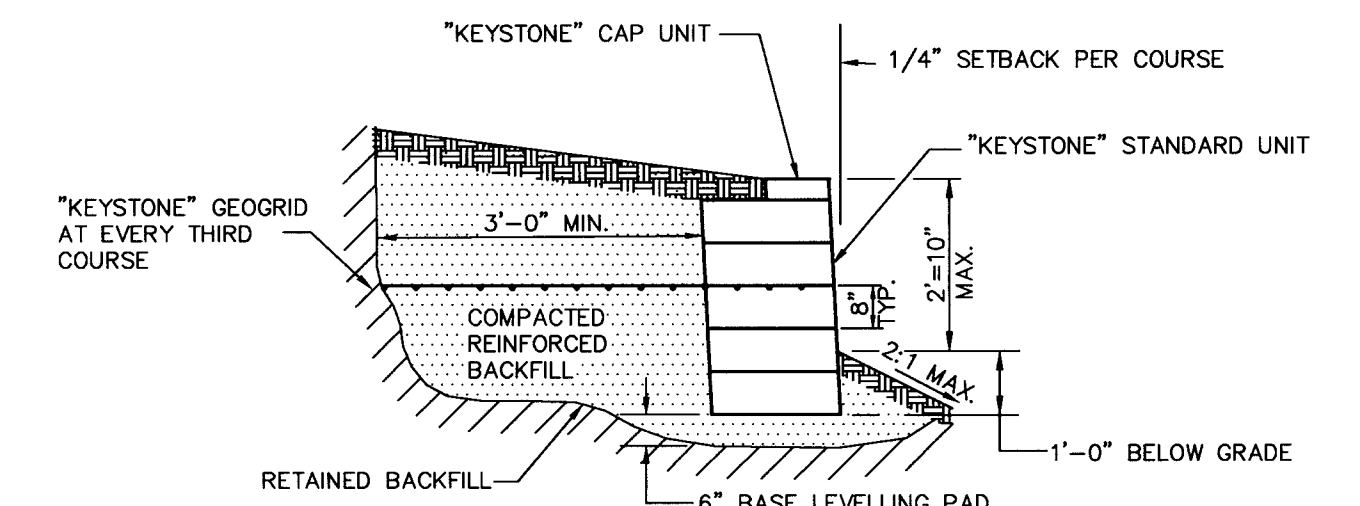


CAMBRIDGE

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

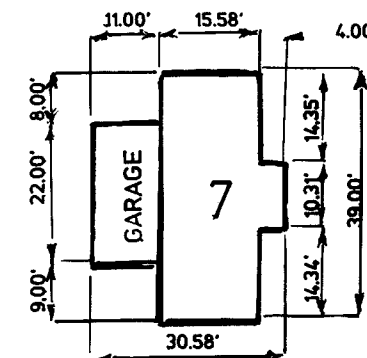


"KEYSTONE" STANDARD UNIT
N.T.S.

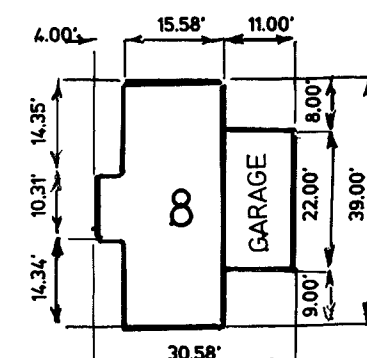


RETAINING WALL DETAIL
N.T.S.

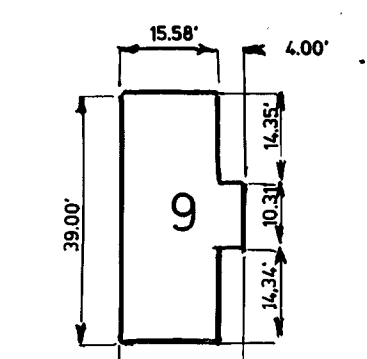
NOTE: 1. ALL FOOTING AND DESIGN SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. COMPACTED REINFORCED BACKFILL SHALL CONSIST OF GRAVEL OR CRUSHED STONE (1/2" TO 3/4") AT 95% STANDARD PROCTOR COMPACTION.



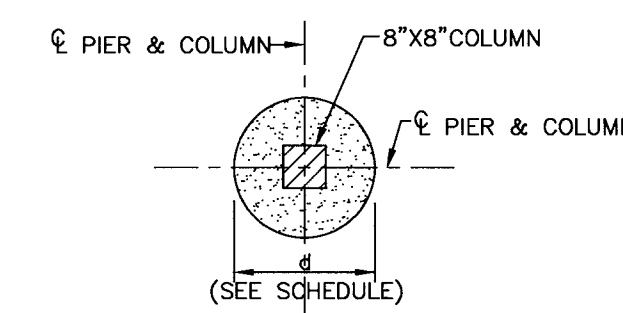
CAMBRIDGE
(WITH
OPTIONAL
GARAGE)



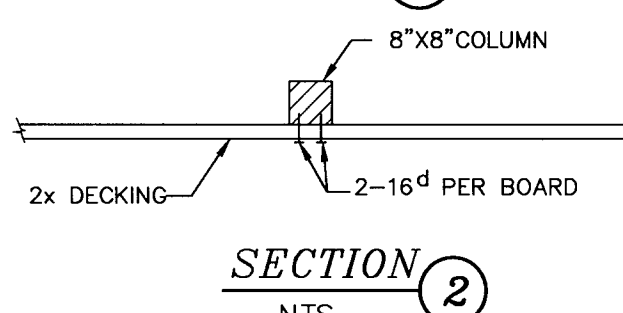
CAMBRIDGE
(REVERSED,
WITH
OPTIONAL
GARAGE)



CAMBRIDGE
(WITHOUT
OPTIONAL
GARAGE)

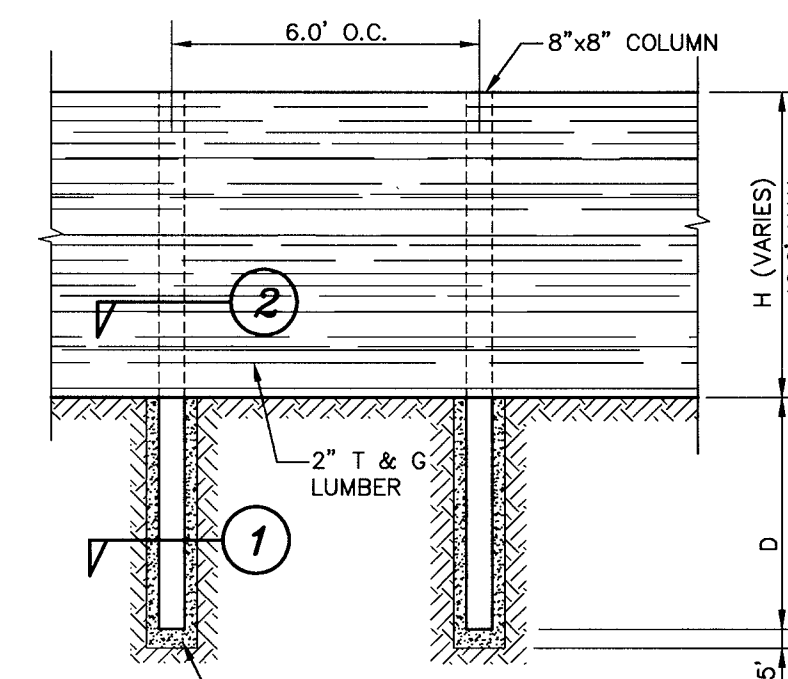


SECTION 1



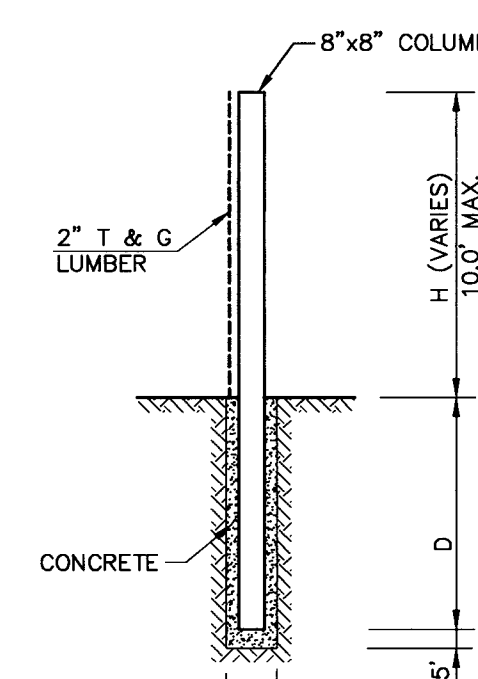
SECTION 2
N.T.S.

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



ELEVATION

NOISE WALL DETAIL
N.T.S.



SECTION

NOTES:
1. GENERAL:
A. HEIGHT OF BARRIER SHALL BE BASED ON ACOUSTIC REQUIREMENTS.
B. BARRIER WALLS HAVING A HEIGHT (H) NOT INDICATED IN THE TABLES SHALL BE CONSTRUCTED AS SHOWN IN THE HIGHER HEIGHT CATEGORY.
2. SIDING:
A. 2 INCH WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MCTS.
B. SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
3. POST:
A. WOOD POST SHALL BE UTILIZED AT THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33 1/3% INCREASE FOR WIND LOAD.
B. POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
4. CONCRETE:
A. CONCRETE IN THE PIERS HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. FT.
B. CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
5. FOUNDATIONS:
A. THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA:
$$D = \frac{(14.52M)^{1/3}}{P_d}$$

M= MOMENT AT TOP OF DRILLED PIER (FT./LBS)
P= ALLOWABLE PASSIVE PRESSURE (300 LBS PER SQ.FT.)
d= DIAMETER OF PIER (FT.)
D= DEPTH OF PIER (FT.)
6. ALTERNATIVE #1 (PRESERVATIVE TREATMENT) ALTERNATIVE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO AWPA STD C-14.
7. ALTERNATIVE #2 (PAINTING) ALTERNATIVE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT: 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-009866 SHALL BE APPLIED OVER PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-00250.
8. ALTERNATIVE #3 (STAINING) ALTERNATIVE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

project	date	approval
94044	MAY 98	M.P.
illustration	engineering	approval
MMP	J.H.	AS SHOWN
scale		

1	ADDED CAMBRIDGE HOUSE MODEL AND GENERIC BOXES 7, 8 & 9	10/12/99	date
	description		revisions

TAX MAP 43, PART OF PARCELS 4
NEW COLONY VILLAGE - PHASE 3
HOWARD COUNTY, MARYLAND
1ST ELECTION DISTRICT
CONSTRUCTION DETAILS

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



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

NOTES:
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 4,500.00.

PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
16	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.	
30	(Symbol)	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8' HT.	
10	(Symbol)	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEY LOCUST	2 1/2" - 3" CAL.	LEMB UP TO 7'
26	(Symbol)	KOELREUTERIA PANICULATA	GOLDEN RAINTREE	8' HT.	TREE FORM
5	(Symbol)	PINUS STROBUS	WHITE PINE	8' HT.	DENSE BRANCHING
80	(Symbol)	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	8' HT.	

TOTAL
 167 TREES (26 SHADE TREES, 136 SMALL TREES, 5 EVERGREENS)

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	662 LF
NUMBER OF TREES REQUIRED	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	3 SHADE TREES 4 EVERGREEN TREES 0 OTHER TREES (0 SUBSTITUTION)

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A (PERIMETER 1, 2, & 3)
LINEAR FEET OF PERIMETER	1315.49 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 791.59 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	9 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS

SCHEDULE C : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	87
NUMBER OF TREES REQUIRED (1:DU SFA: 1:3 DU APTS)	29
NUMBER OF TREES PROVIDED	9
OTHER TREES (2:1 SUBSTITUTION)	40

SWM PERIMETER

SWM PERIMETER A - 205 LF	EDGE TYPE
1 SHADE TREE / 50 LF	B
1 EVERGREEN / 40 LF	5
SWM PERIMETER B - 340 LF	B
EXISTING TREES TO REMAIN	
TOTAL PLANTING OBLIGATION	
SHADE TREES	4
EVERGREEN TREES	0
SHRUBS	0

STREET TREE CALCULATIONS
 POINT PATIENCE WAY - 1146 / 30 = 38
 CEDAR GROVE LANE - 2934 / 30 = 98
 TOTAL TREES REQUIRED = 136 SMALL TREES
 TOTAL TREES PROVIDED = 136 SMALL TREES

- LEGEND**
- (2) GENERIC BOX NUMBER
 - (39) UNIT NUMBER
 - (S) NO OF PARKING SPACES
 - (W) WETLANDS
 - (---) NEW LIMIT OF DISTURBANCE
 - (---) PRIOR LIMIT OF DISTURBANCE
 - (I.P.) INLET PROTECTION
 - (#) PERIMETER LANDSCAPE EDGE
 - OWNER/DEVELOPER
 RTE 175 LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTER TOWN, MARYLAND 21136
 (410) 526-4030

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/20/20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/1/20
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/1/20
 DIRECTOR DATE

date MAY 08
 project 94044
 illustration MMP
 scale 1"=30'
 approval MPP/SID
 reviewer R/H

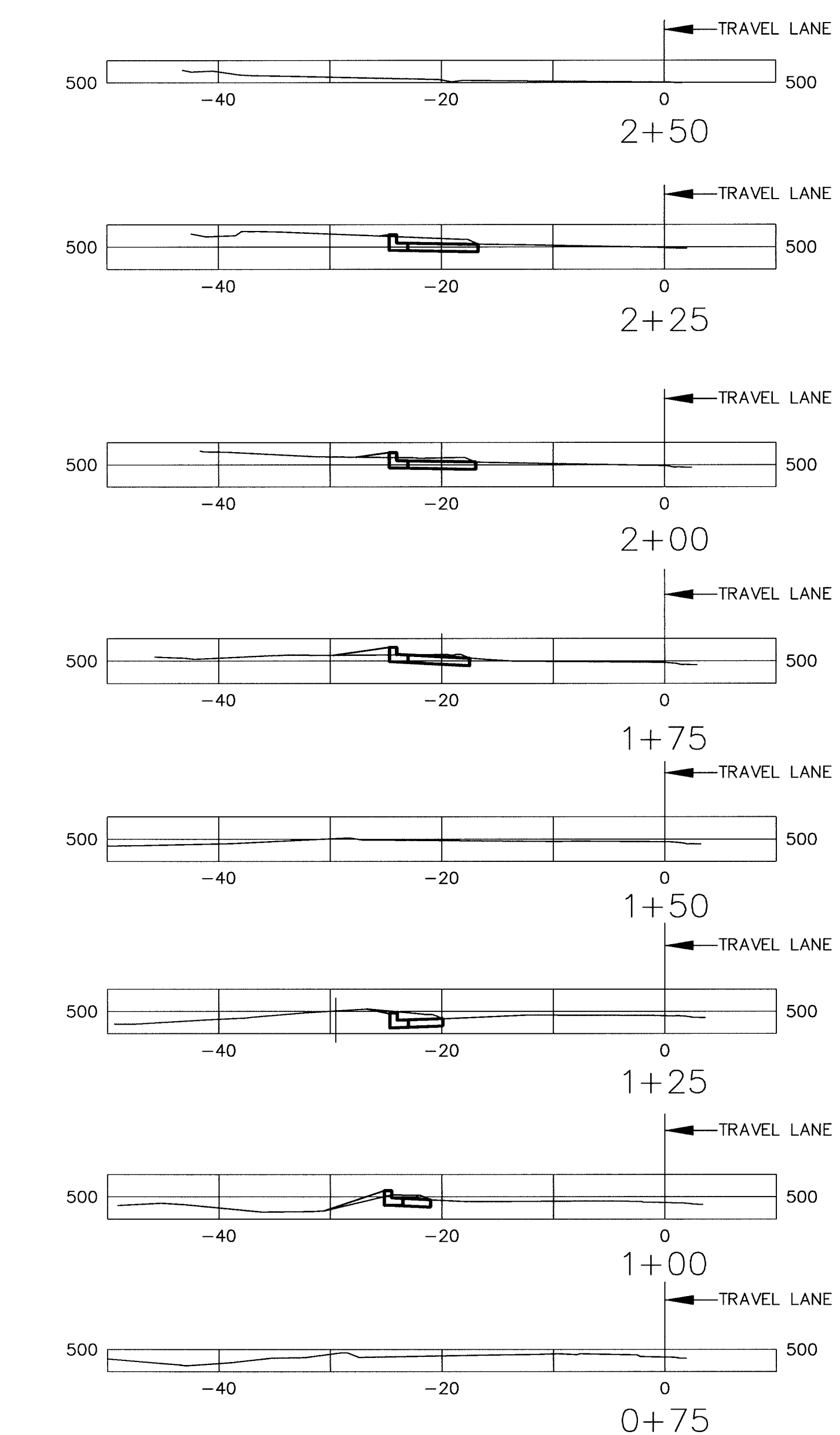
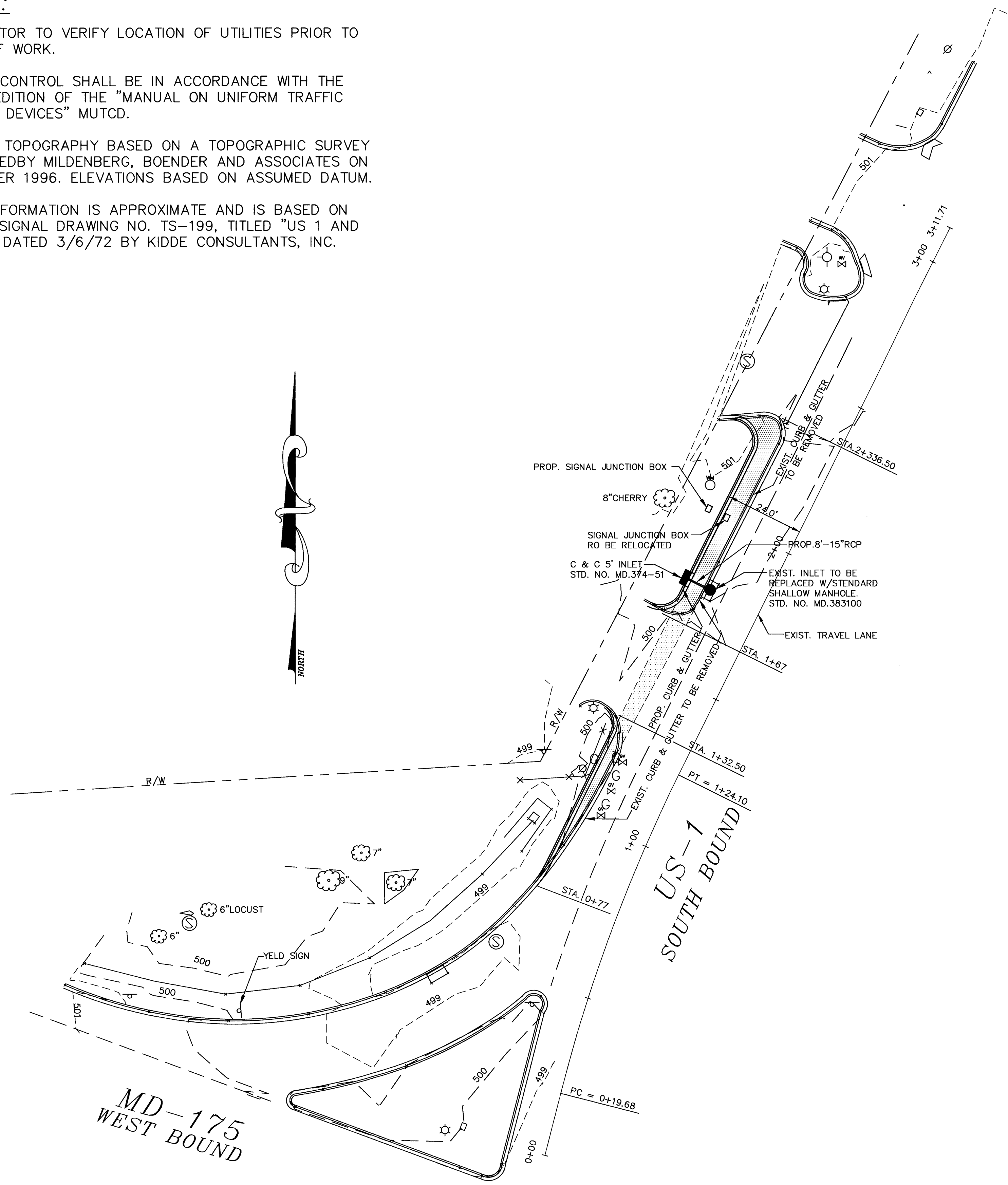
description LANDSCAPING
 revision

TAX MAP 43, PART OF PARCEL 4
 NEW COLONY VILLAGE - PHASE 3
 HOWARD COUNTY
 FIRST ELECTION DISTRICT
 LANDSCAPE PLAN

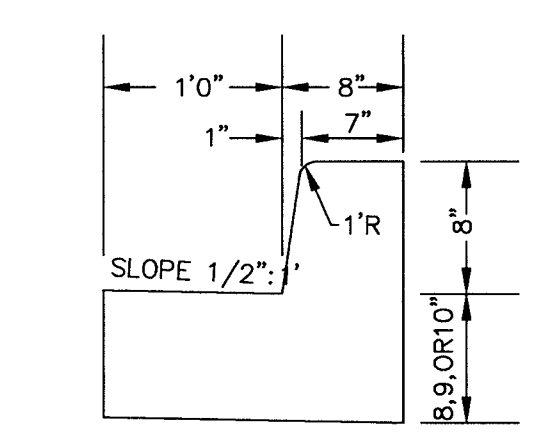
MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 Engineers Planners
 5072 Dreyfus Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0298 Fax (301) 621-5521 Wash. (410) 987-0298 Fax

NOTES:

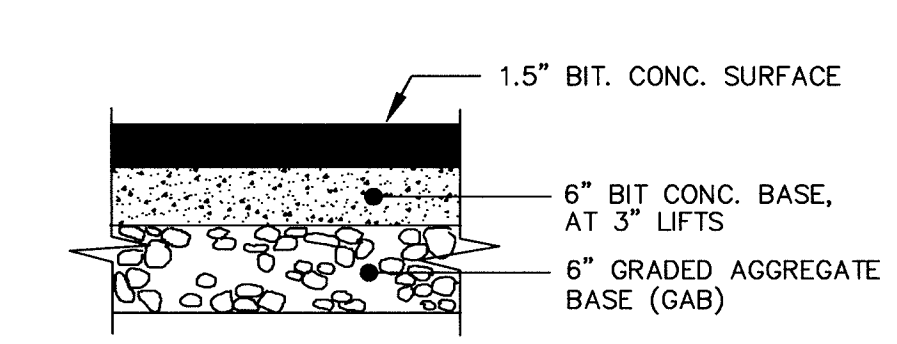
1. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO START OF WORK.
2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" MUTCD.
3. EXISTING TOPOGRAPHY BASED ON A TOPOGRAPHIC SURVEY PREFORMED BY MILDENBERG, BOENDER AND ASSOCIATES ON SEPTEMBER 1996. ELEVATIONS BASED ON ASSUMED DATUM.
4. R.O.W. INFORMATION IS APPROXIMATE AND IS BASED ON TRAFFIC SIGNAL DRAWING NO. TS-199, TITLED "US 1 AND MD 175" DATED 3/6/72 BY KIDDE CONSULTANTS, INC.



CROSS SECTIONS
SCALE: 1"=5'



MD. S.H.A. TYPE "A" CONCRETE COMBINATION CURB & GUTTER STANDARD NO. MD. 620.02
NOT TO SCALE



MD. S.H.A. PAVING SECTION
NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/20/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/8/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/8/98
DIRECTOR DATE



PLAN
SCALE: 1"=20'

project	94044	date	MAY 98
illustration	MMP	engineering	MMP
scale	AS SHOWN	approval	RJH

no.	description	revisions	date

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
HOWARD COUNTY, MARYLAND
1ST ELECTION DISTRICT
RTE-1 IMPROVEMENT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0256 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

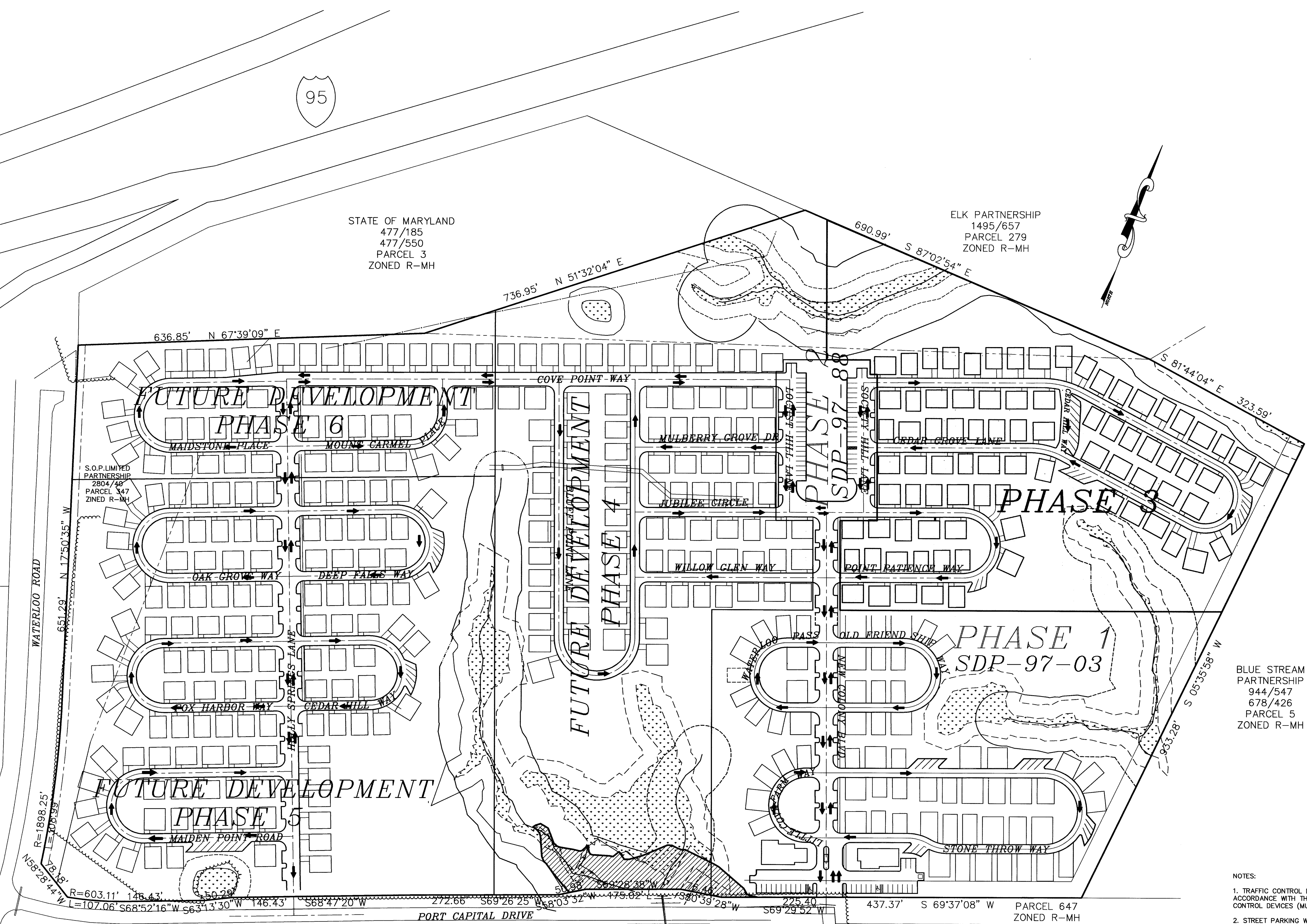
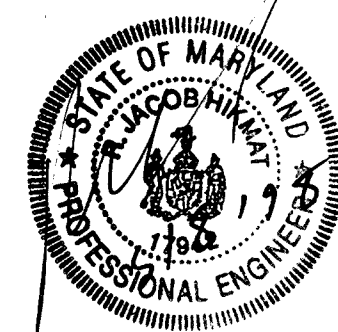
94044\dwg\phase3\TRAF-3

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/20/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/18/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 6/18/98
DIRECTOR DATE



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

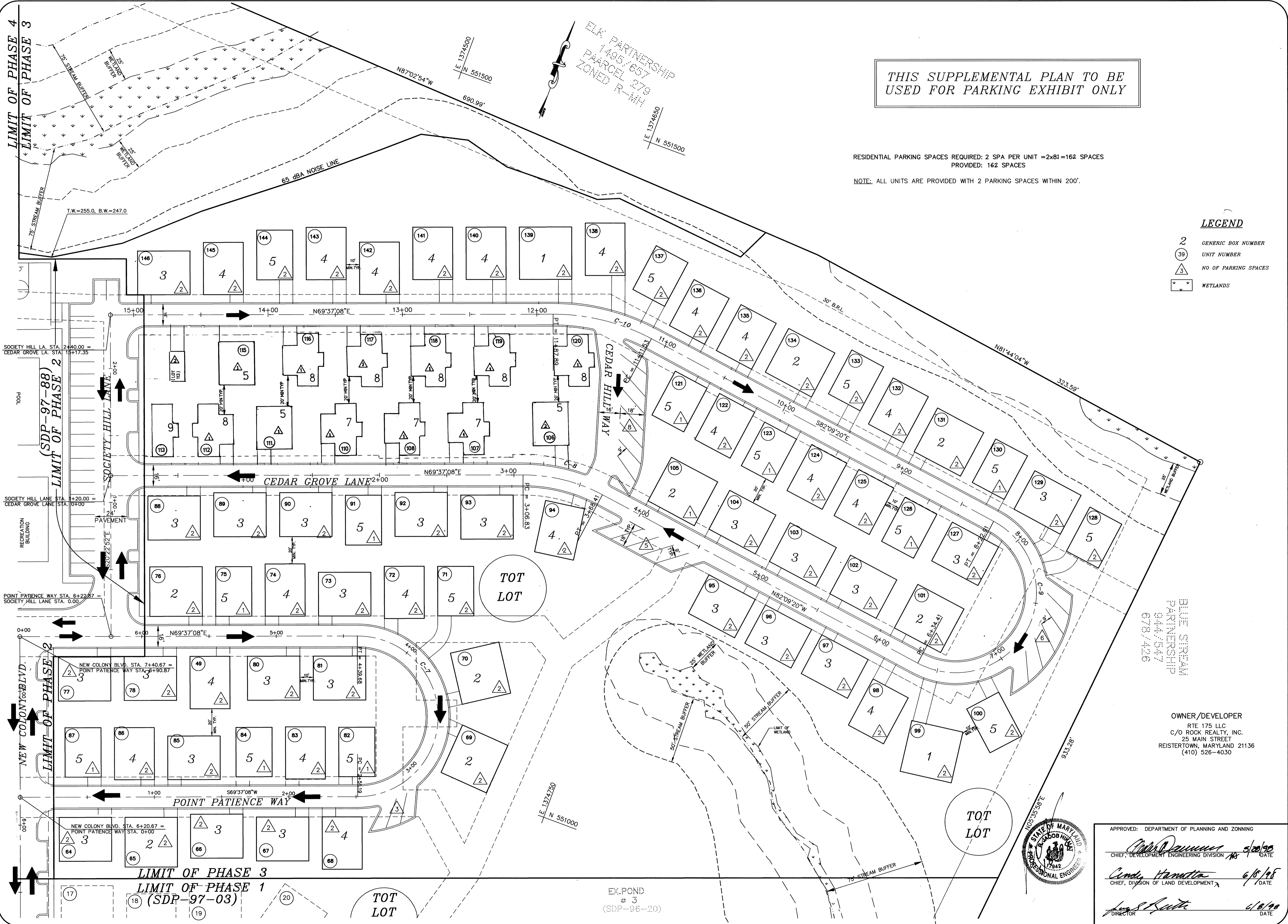
OWNER/DEVELOPER
RTE 175 LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERTOWN, MARYLAND 21136
(410) 526-4030

date	MAY 98
project	94044
illustration	M.P.
scale	1"=100'
approval	J.H.

no.		description	date
		revisions	

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
 HOWARD COUNTY, MD
 1ST. ELECTION DISTRICT
TRAFFIC CIRCULATION & OVERALL MAP

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



THIS SUPPLEMENTAL PLAN TO BE USED FOR PARKING EXHIBIT ONLY

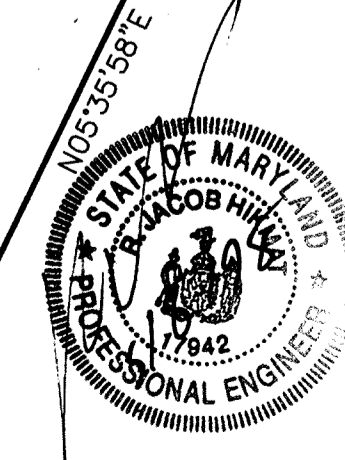
RESIDENTIAL PARKING SPACES REQUIRED: 2 SPA PER UNIT = 2x81=162 SPACES
 PROVIDED: 162 SPACES
 NOTE: ALL UNITS ARE PROVIDED WITH 2 PARKING SPACES WITHIN 200'.

LEGEND

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

BLUE STREAM PARTNERSHIP
 944/547
 678/426

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

Chris Danner 5/20/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Candy Hamilton 6/10/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James S. Smith 6/10/98
 DIRECTOR DATE

EX. POND # 3 (SDP-96-20)

project	94044	date	MAY 98
illustration	MMP	engineering	MMP
scale	1"=30'	approval	RJH

no.	1	description	REVISED LAYOUT OF UNITS 106 THRU 120, AND NO. OF PARKING SPACES.	date	10/12/99
no.		revisions			

TAX MAP 43, PART OF PARCEL 4
NEW COLONY VILLAGE - PHASE 3
 HOWARD COUNTY
 FIRST ELECTION DISTRICT
 PARKING LAYOUT

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0288 Fax.