

GENERAL NOTES

- Public water and sewer will be used within this site.
- Stormwater Management Quantity and quality is provided by regional facility on F-02-47. Recharge is provided on site in a grass swale.
- The Contractor shall notify the following utility companies or agencies at least five(5) working days before starting work shown on these plans:
 State Highway Administration 410.531.5533
 BGE(Contractor Services) 410.550.4620
 BGE(Underground Damage Control) 410.787.9068
 Waste Utility 1.800.257.7777
 Colonial Pipeline Company 410.795.1390
 Howard County, Dept. of Public Works, Bureau of Utilities 410.313.4900
 Howard County Health Department 410.313.2640
- The contractor shall notify Waste Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The existing topography is taken from F-02-47.
- Existing utilities are based on F-02-47.
- There are no floodplains, steep slopes, historic structures or cemeteries within Limits of Disturbance.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 3044005R and 3044004R were used for this project.
- No clearing, grubbing or reforestation is permitted within wetlands, streams or their required buffers, forest conservation retention easements, and forest conservation reforestation easements after they have been planted.
- Financial Surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$42,600.00 (64 shade trees @ \$500.00 each, 28 ornamental trees @ \$300.00 each, 46 evergreen trees @ \$150.00 each and 20 shrubs @ \$30.00 each).
- All curb and gutter to be Howard County Standard R-3.01 Modified Curb and Gutter unless otherwise noted.
- All proposed spot elevations along curb and gutter are to the flowline unless otherwise noted.
- Any damage to the County's Right-of-Way shall be corrected at the developer's expense. 5% C elevations shown are at 2.0%. See Water/Sewer Contract #14-4034-D for additional information.
- For driveway entrance details refer to Howard County Design Manual, Volume IV, Standard Detail R-6-05 (20' wide driveway).
- Section 126 A.1.c of the Howard County Zoning Regulations allows porches or decks, open or enclosed to project not more than 10 feet into the required front or rear setback area or into a required setback from a project boundary or different zoning districts. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into a front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- All HDPE pipe specification and installation shall meet AASHTO M-252 Type S, M-294 Type S, and ASTM D221, respectively.
- All pathways and sidewalks to conform to Howard County Standard Detail R.3.05.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test, prior to construction.
- All traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- Contractor is responsible to construct all handicap ramps and handicap access in accordance with current ADA requirements. Handicap Ramps to conform to Howard County Standard Detail R.3.03.
- AFPO Traffic Study not required for this project. Proposed site is greater than 1 mile to closest major collector intersection. The developer is proposing housing for elderly for Village Crest Subdivision. The site development of proposed private community recreation center only open to the members that must be residents and/or homeowners in the subdivisions of Village Crest and their guests.
- All storm drains located outside of the public Right-of-Way shall be privately owned and maintained by the Home Owners Association.
- Units 1 thru 15 will have private trash collection. Units 16 thru 51 will have public trash collection.
- Forest Conservation obligations are identified and provided under F-02-47. For bearings and distances of Forest Conservation Easements and see Record Plat #16104-16109 (F-02-47) recorded in the Land Records of Howard County.
- Convenants regarding age restrictions are recorded among the land records of Howard County in Liber 7916 Folio 335-338.

SITE DEVELOPMENT PLAN

VILLAGE CREST

UNITS 1 THRU 51

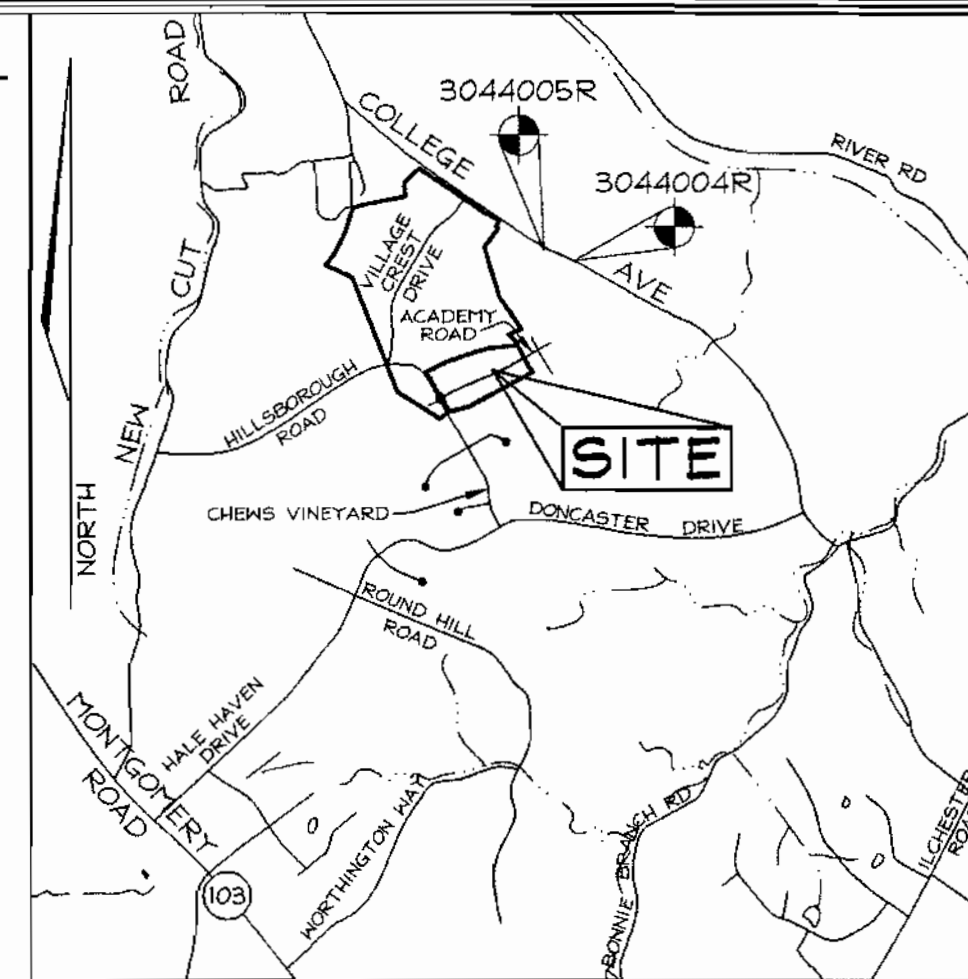
HOWARD COUNTY, MARYLAND

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Forest Conservation Easement (Reforestation)
- Forest Conservation Easement (Retention)
- Tree Protection Fence
- Tree Protection Signage

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 9
Site Development and Grading Plan	2 of 9
Site Development and Grading Plan	3 of 9
Sediment and Erosion Control Plan	4 of 9
Sediment and Erosion Control Plan	5 of 9
Sediment and Erosion Control Notes and Details	6 of 9
Storm Drain Profiles and Site Details	7 of 9
Storm Drain Drainage Area Map	8 of 9
Landscape Plan and Details	9 of 9



VICINITY MAP

SCALE: 1"=2000'

BENCHMARKS

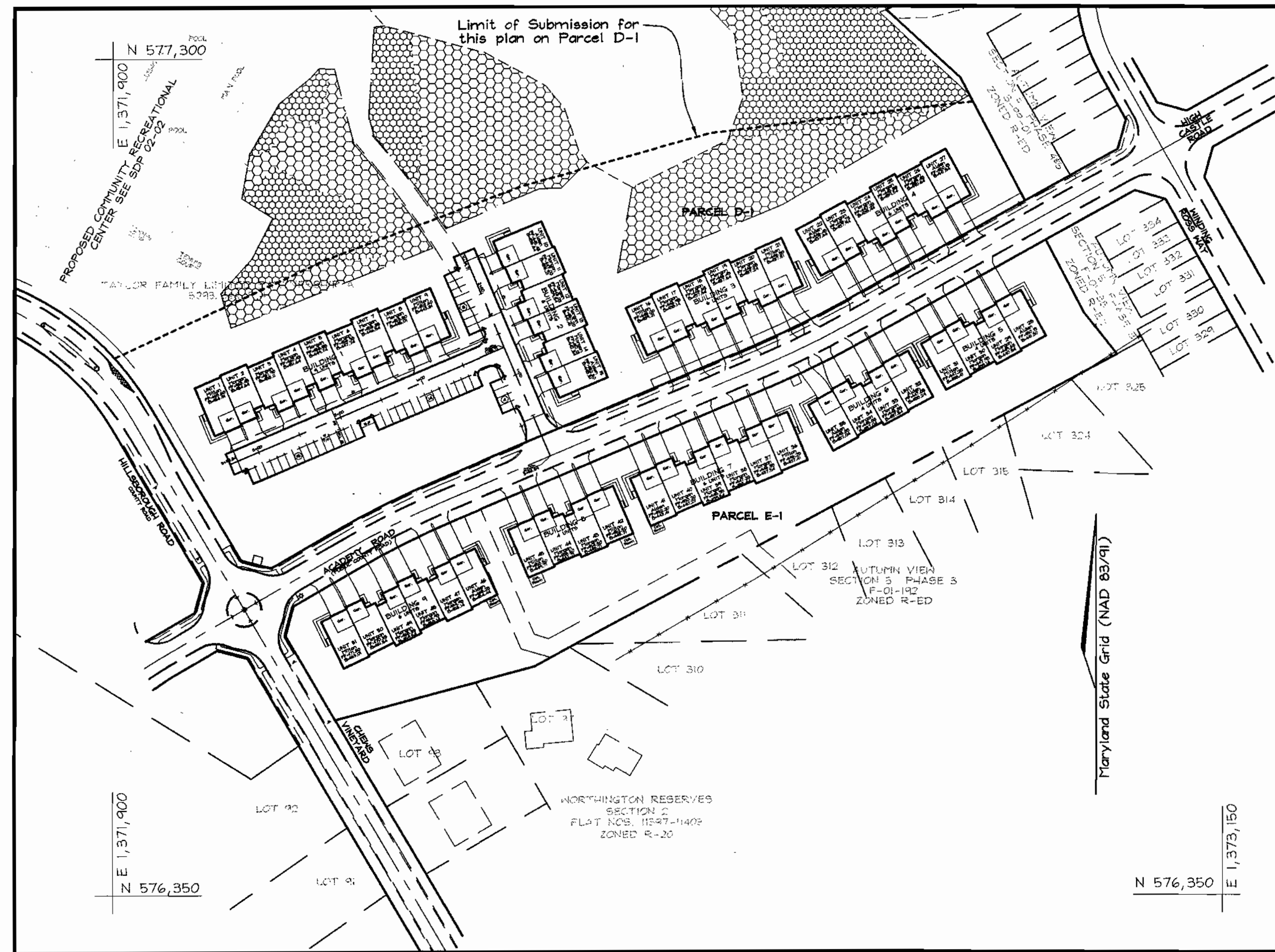
Sta. 3044005R N 578,239.92 E 1,373,142.33 Elev. 374.389
 Sta. 3044004R N 578,128.03 E 1,373,460.71 Elev. 362.575

SITE ANALYSIS DATA CHART

- Limit of submission acreage on Parcel D-1 for this plan = 5.53 Ac.± (Total of D-1: 38.49 Ac.±)
- Total area of Parcel E-1 for this subdivision = 3.50 Ac.±
- Area of plan submission: 9.11 Ac.±
- Limit of disturbed area: 8.39 Ac.±
- Present zoning: "POR" per 02-02-04 Comprehensive Zoning Plan
- Proposed uses for site: 4 structures, Age Restricted Adult Housing
- Floor space on each level of building(s) per use: See building templates
- Total number of units proposed: 51
- Number of parking spaces required: 102 (2 per unit)
- Total number of parking spaces provided: 143 (2.6 parking spaces provided per unit)
- Number of parking spaces provided with two-car garage units: 102
- Number of common parking area head-in parking spaces provided: 41
- In accordance with Zoning Sections 115.D.2.b(2), 133.C.1.a & b, and 133.D.2.b(1), the two parking spaces in the garages in Units 16-51 must be used for parking only, as parking a use, is not permitted within the shown 150' Structure and Use Setback.
- Open Space/Area required: 0 ac. (Per Plat under F-02-47)
- Total Building coverage of site: 43,603.16 sf = 2.15 Ac. = 23.7%
- Building coverage on Parcel D-1 for this subdivision: 49,497.66 sf = 1.14 Ac. = 20.6%
- Building coverage on Parcel E-1 for this subdivision: 44,305.50 sf = 1.01 Ac. = 28.4%
- A recreational center is proposed on another part of Parcel D-1 Per SDP-02-02.
- NPZ file references: S-08-18, S-00-05, F-00-07, P-01-20, F-02-112, F-02-47, SDP-02-94 F-01-60, WS Contract #14-4034-D, F-04-077.
- Recreational Open Space
 - Required Recreational Open Space: 175'±/UNIT (SDP-02-94)
 - 2.67 Units (SDP-02-94): 46725 SF (1.77 Ac.)
 - Required Recreational Open Space: 400 SF/Unit (SDP-03-30)
 - 51 Units (this plan): 20400 SF (0.468 Ac.)
 - Total Recreational Open Space Req: 67125 SF (1.57 Ac.)
 - Provided Recreational Open Space (SDP-04-25) < Tennis Court: 1661520 SF, 4 Building (SDP-04-25): 261100 SF, 2 Elderly Housing (SDP-02-94): 33180.62 SF (0.81 Ac.)
 - Total Recreational Open Space Provided: 7211.81 SF (1.66 Ac.)

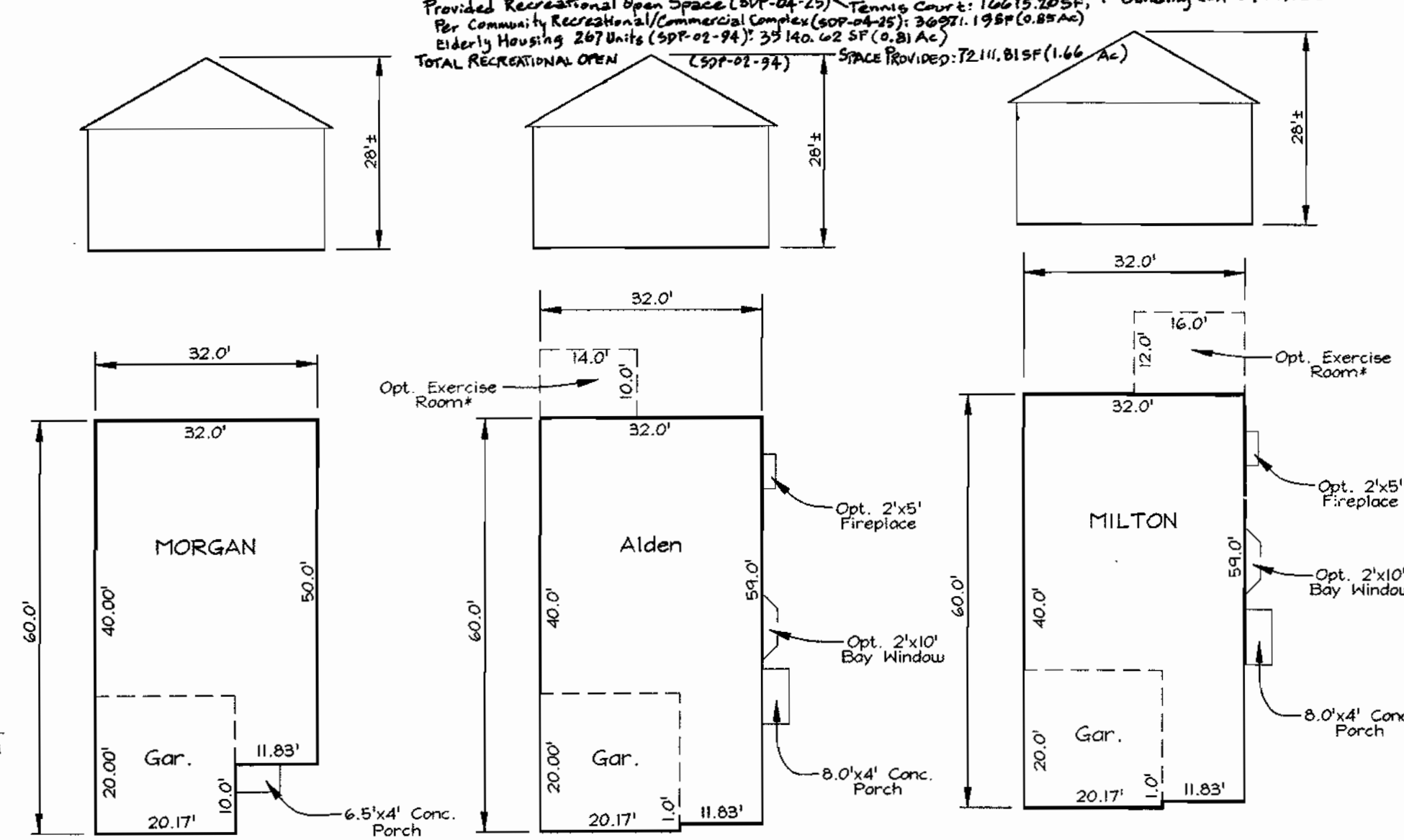
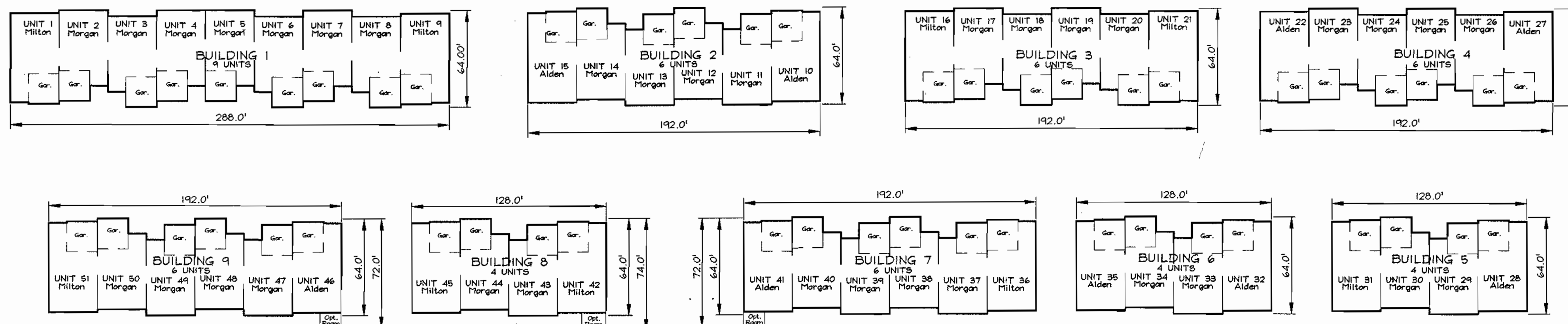
ADDRESS CHART

UNIT	STREET
1	8268 Academy Road
2	8266 Academy Road
3	8264 Academy Road
4	8262 Academy Road
5	8260 Academy Road
6	8258 Academy Road
7	8256 Academy Road
8	8254 Academy Road
9	8252 Academy Road
10	8248 Academy Road
11	8246 Academy Road
12	8244 Academy Road
13	8242 Academy Road
14	8240 Academy Road
15	8238 Academy Road
16	8234 Academy Road
17	8232 Academy Road
18	8230 Academy Road
19	8228 Academy Road
20	8226 Academy Road
21	8224 Academy Road
22	8220 Academy Road
23	8218 Academy Road
24	8216 Academy Road
25	8214 Academy Road
26	8212 Academy Road
27	8210 Academy Road
28	8211 Academy Road
29	8213 Academy Road
30	8215 Academy Road
31	8217 Academy Road
32	8221 Academy Road
33	8223 Academy Road
34	8225 Academy Road
35	8227 Academy Road
36	8231 Academy Road
37	8233 Academy Road
38	8235 Academy Road
39	8237 Academy Road
40	8239 Academy Road
41	8241 Academy Road
42	8245 Academy Road
43	8247 Academy Road
44	8249 Academy Road
45	8251 Academy Road
46	8255 Academy Road
47	8257 Academy Road
48	8259 Academy Road
49	8261 Academy Road
50	8263 Academy Road
51	8265 Academy Road



LOCATION MAP

SCALE: 1"=100'



HOUSE TEMPLATES

SCALE: 1"=20'

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
 Attn: Mr. Donald R. Reuser
 Phone: (410) 480-9105

DEVELOPER
 Puette Homes
 1501 S. Edgewood Street Suite K
 Baltimore, Maryland 21227
 410-644-5603

COVER SHEET
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/30/04

 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4/14/04

 DIRECTOR DATE: 4/14/04

NOTE: For unit dimensions see house templates this sheet.

BUILDING TEMPLATES

SCALE: 1"=50'

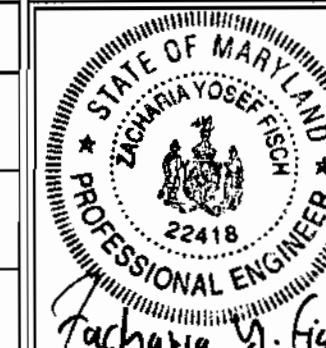
PRIVATE STREET LIGHT TABLE

FIXTURE TYPE	POLE TYPE	LOCATION
100 watt HPS vapor pendant mount, post top colonial	1 1/2" bronze fiberglass ornamental	N 576,891,542.7 E 1,372,049,493.3
100 watt HPS vapor pendant mount, post top colonial	1 1/2" bronze fiberglass ornamental	N 576,891,649.6 E 1,372,052,270.8
100 watt HPS vapor pendant mount, post top colonial	1 1/2" bronze fiberglass ornamental	N 576,982,238.0 E 1,372,316,647.7
100 watt HPS vapor pendant mount, post top colonial	1 1/2" bronze fiberglass ornamental	N 577,001,862.0 E 1,372,265,939.6

Note: Light pole location given at center of base

PERMIT INFORMATION CHART

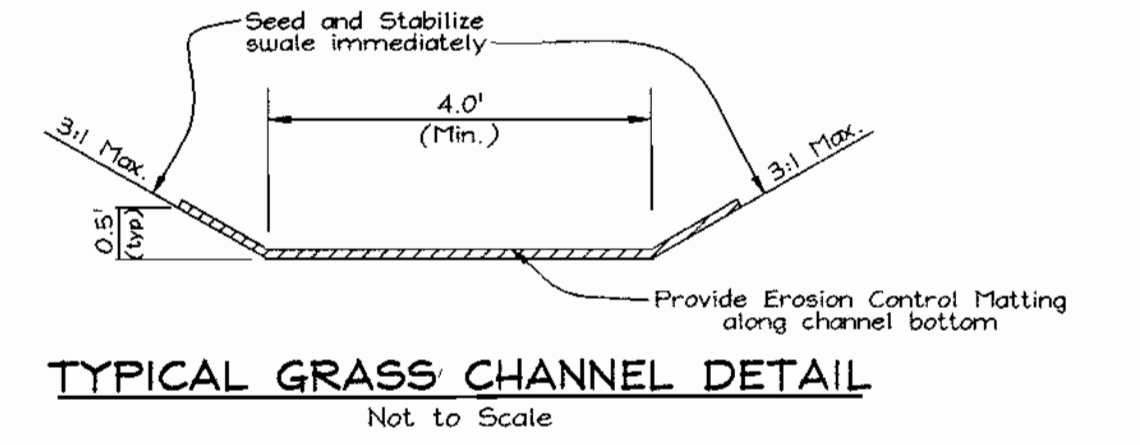
Subdivision Name:	Section/Area	Lot/Parcel No.
Village Crest	N/A	Parcel E-1 and P/O Parcel D-1
Plot #	Grid	Zoning
16421-16422, 16104-16109	03 25	POR
Tax Map No.	Elect. District	Census Tract
31 20	2nd	6027.00
Water Code	Sewer Code	
4-05	1253100	



FSH Associates
 Engineers Planners Surveyors
 8318 Forest Street, Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: June 18, 2008
 P.O. No.: 3092
 SHEET No.: 1 OF 9

PROPOSED COMMUNITY RECREATIONAL CENTER
SEE SDP-02-02



Maryland State Grid (NAD 83/91)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Hamilton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/30/04

David Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4/21/04

David Hamilton
DIRECTOR
DATE: 4/21/04

SITE DEVELOPMENT AND GRADING PLAN
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25
2ND ELECTION DISTRICT

PARCEL E-1 & P/O D-1
HOWARD COUNTY, MARYLAND

OWNER
Taylor Family Limited Partnership A
C/o Land Design & Development, Inc.
8000 Main Street
Ellicott City, MD 21043
Attn: Mr. Donald R. Reusser
Phone: (410) 480-9105

DEVELOPER
Pulte Homes
1501 S. Edgewood Street Suite K
Baltimore, Maryland 21227
410-644-5603

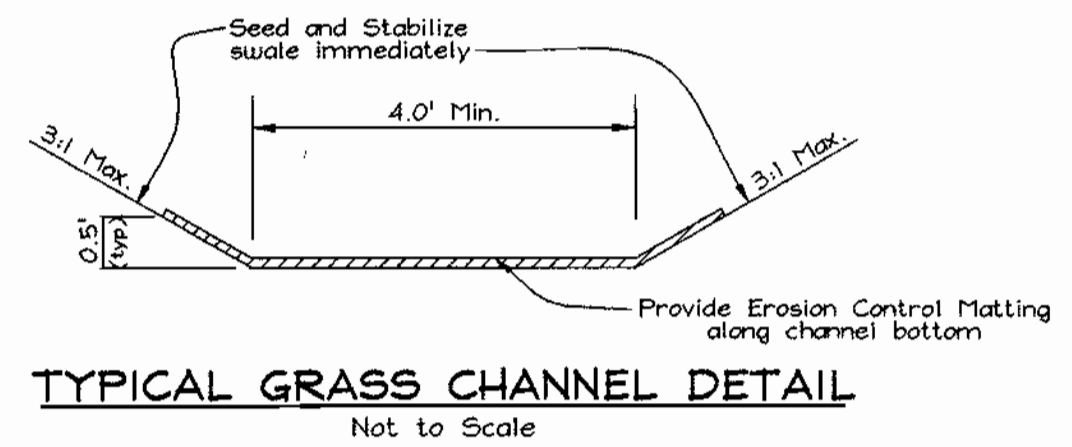
FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYE
SCALE: 1"=30'
DATE: June 18, 2003
P.O. No.: 3092
SHEET No.: 2 OF 9

Maryland State Grid (NAD 83/91)



MATCHLINE - SEE SHEET 2



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Howard
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cinda Harvath
CHIEF, DIVISION OF LAND DEVELOPMENT
David Laughlin
DIRECTOR
DATE: 4/20/09
DATE: 2/20/10

OWNER
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C/o Land Design & Development, Inc.
8000 Main Street
Ellicott City, MD 21043
Attn: Mr. Donald R. Reuser
Phone: (410) 480-9105

DEVELOPER
Pulte Homes
1501 S. Edgewood Street Suite K
Baltimore, Maryland 21227
410-644-5603

SITE DEVELOPMENT AND GRADING PLAN
VILLAGE CREST
UNITS 1 THRU 51
TAX MAP 31, 20, GRID 3, 25
PARCEL E-1 & P/O D-1
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGN BY: PS/KO
DRAWN BY: MZ/KO
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: June 18, 2009
H.O. No.: 3092
SHEET No.: 3 OF 9

STATE OF MARYLAND
JACOB V. JOSEPH, JR.
22418
PROFESSIONAL ENGINEER

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

Maryland State Grid (NAD 83/91)

LEGEND	
Existing Contour	--- --302
Proposed Contour	--- --302
Spot Elevation	+82.53
Direction of Flow	→
Existing Trees to Remain	(Tree Symbol)
Light Poles	☆ Post Top
Stabilized Construction Entrance	(Hatched Box)
Silt Fence	SF SF
Super Silt Fence	SSSF SSSF
Earth Dike	ED A-1
Limit of Disturbance	LOD
Erosion Control Matting	ECM
Tree Protection Fence	TPF
Tree Protection Signage	▽



SEDIMENT & EROSION CONTROL PLAN
VILLAGE CREST
 UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Howard County Seal
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/20/03

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA-NATURAL RESOURCE CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE: 8/20/03

ENGINEERS CERTIFICATE
 "I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
 ZACHARIA Y. FISCH
 SIGNATURE OF ENGINEER
 DATE: 6/19/03

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 HOWARD SOIL CONSERVATION DISTRICT."
 DATE: 8/20/03

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
 Attn: Mr. Donald R. Reuser
 Phone: (410) 480-9105

DEVELOPER
 Pulte Homes
 1501 S. Edgewood Street Suite K
 Baltimore, Maryland 21227
 410-644-5603



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DESIGN BY: FS/KO
 DRAWN BY: M2/KO
 CHECKED BY: JZF
 SCALE: 1"=30'
 DATE: June 15, 2003
 H.O. No.: 3092
 SHEET No.: 4 OF 9

Maryland State Grid (NAD 83/91)

LEGEND

- Existing Contour: - - - - -382
- Proposed Contour: - - - - -+82.52
- Spot Elevation: (Symbol)
- Direction of Flow: (Arrow)
- Existing Trees to Remain: (Cloud symbol)
- Light Poles: (Symbol)
- Stabilized Construction Entrance: (Symbol)
- Silt Fence: SF - SF
- Super Silt Fence: SSF - SSF
- Earth Dike: ED A-1
- Limit of Disturbance: LOD
- Erosion Control Matting: (Symbol)
- Tree Protection Fence: TPF
- Tree Protection Signage: (Symbol)



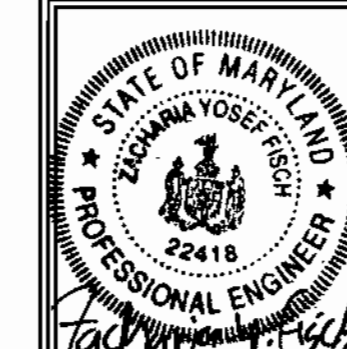
MATCHLINE - SEE SHEET A

SEDIMENT & EROSION CONTROL PLAN
VILLAGE CREST
 UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
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DEVELOPER
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 E-mail: FSHAssociates@fsa.com

DESIGN BY: PS/KO
 DRAWN BY: M2/KO
 CHECKED BY: ZTF
 SCALE: 1"=30'
 DATE: June 18, 2003
 P.O. No.: 3092
 SHEET No.: 5 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/25/03

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

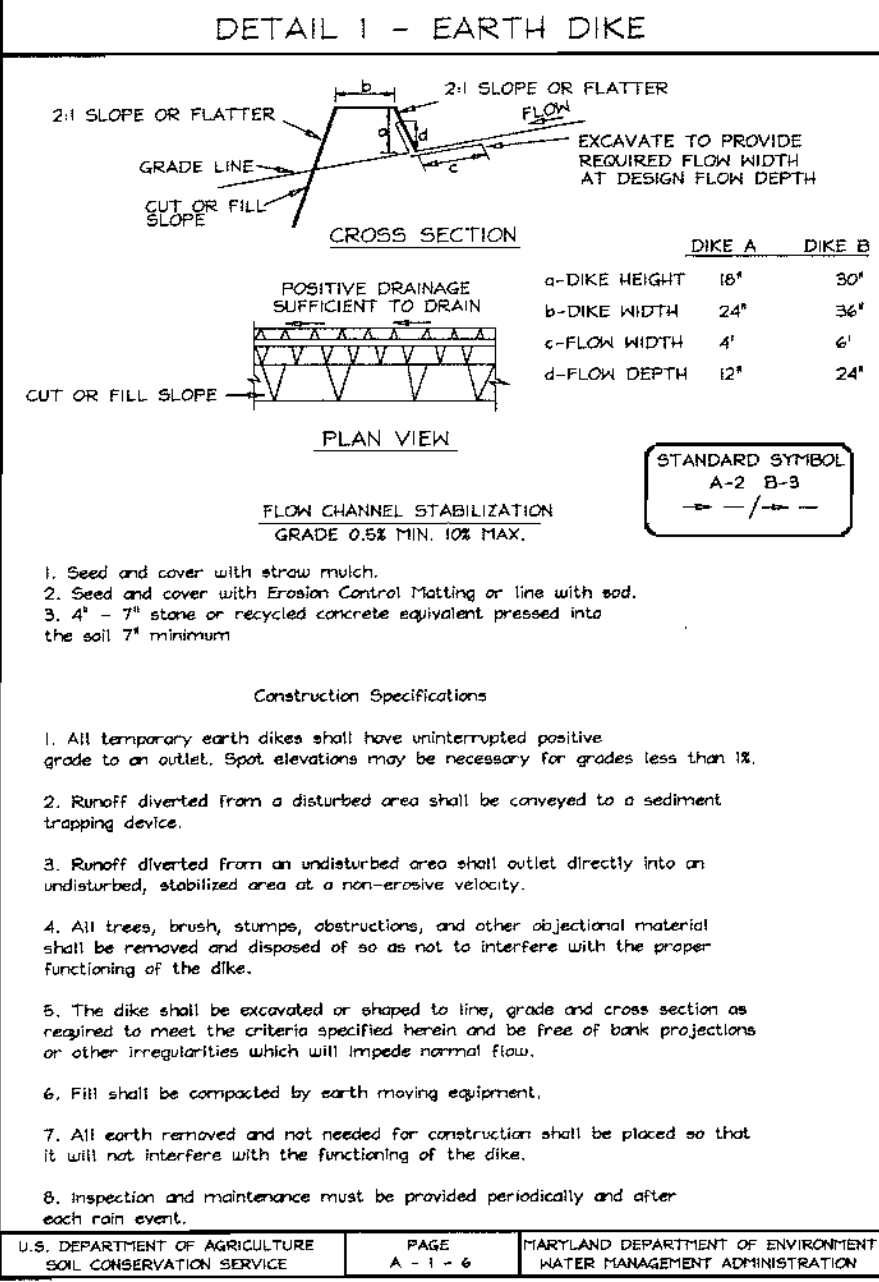
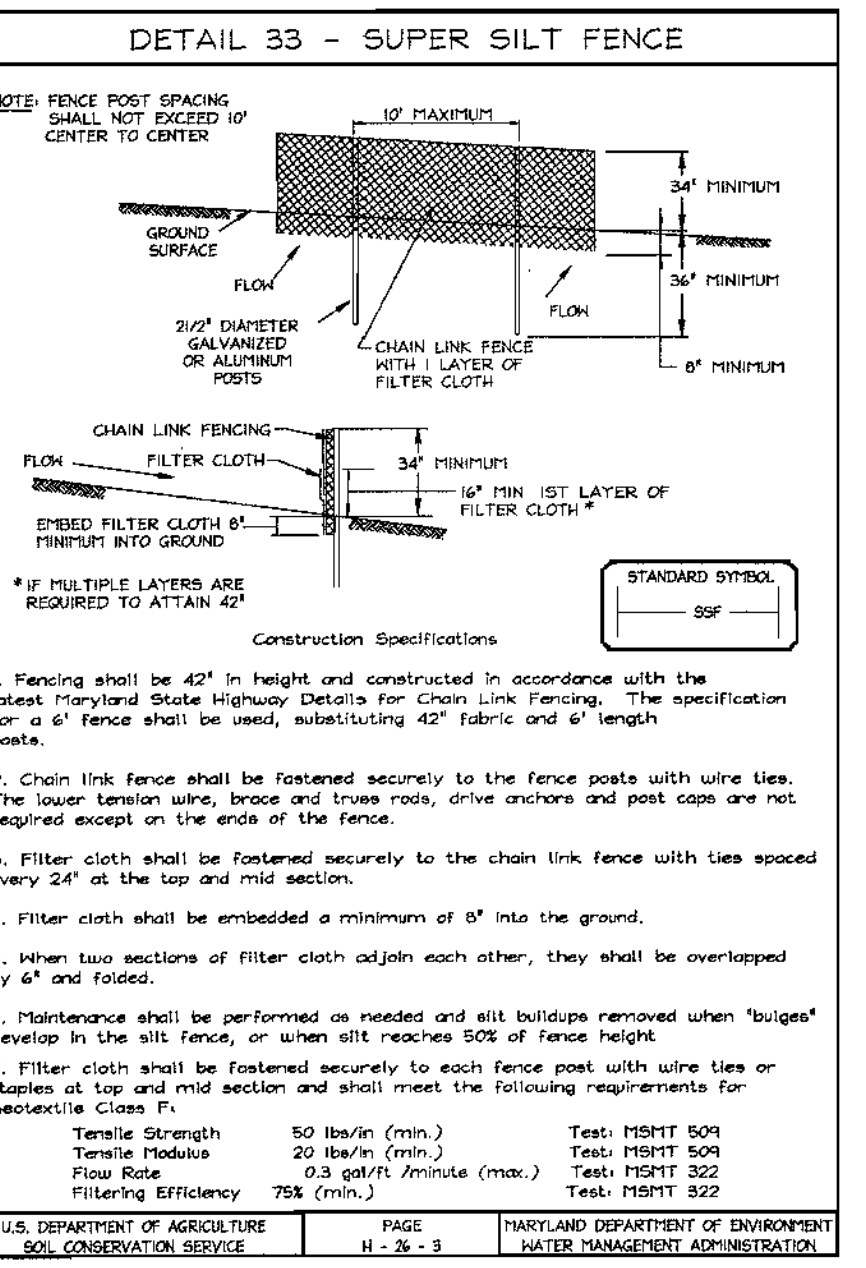
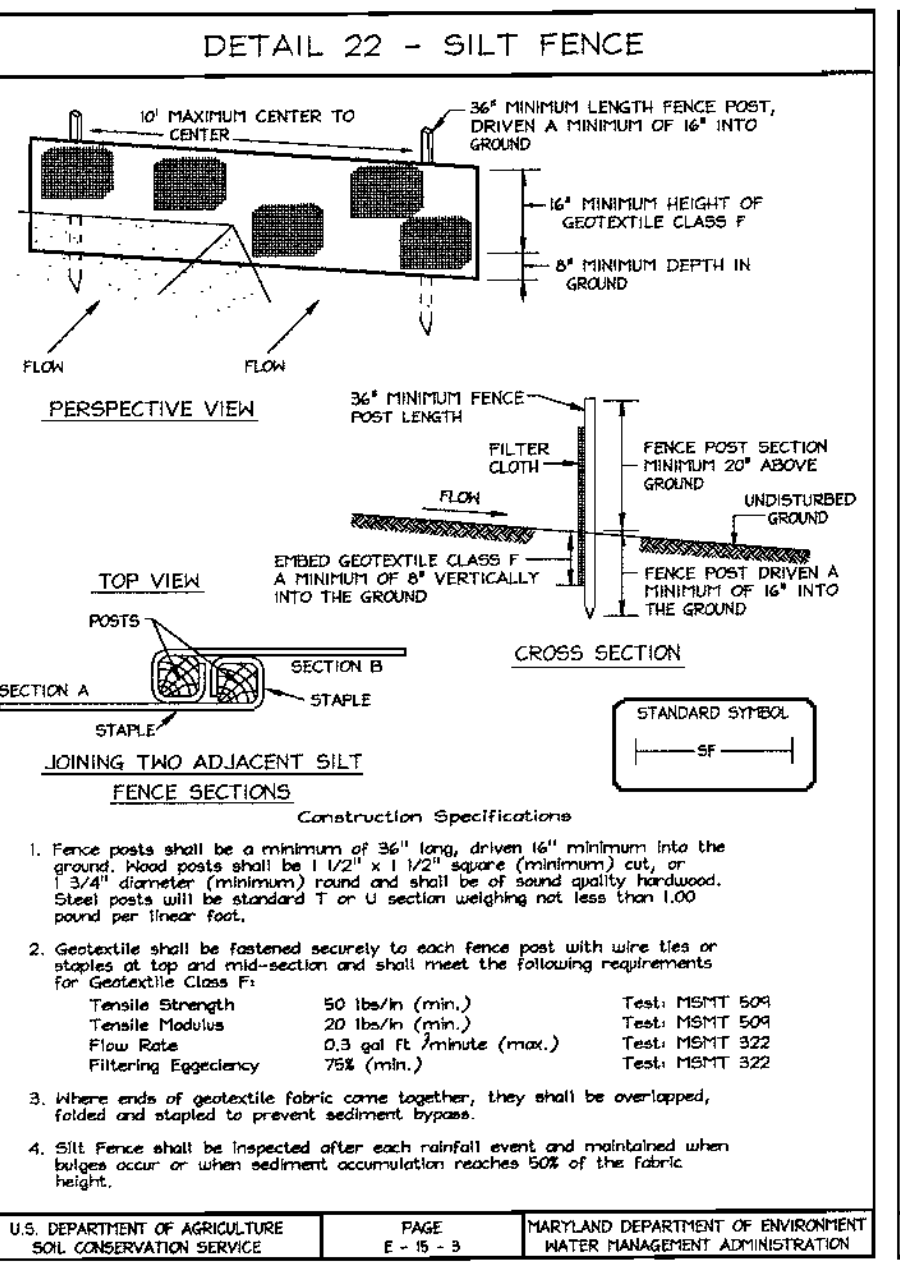
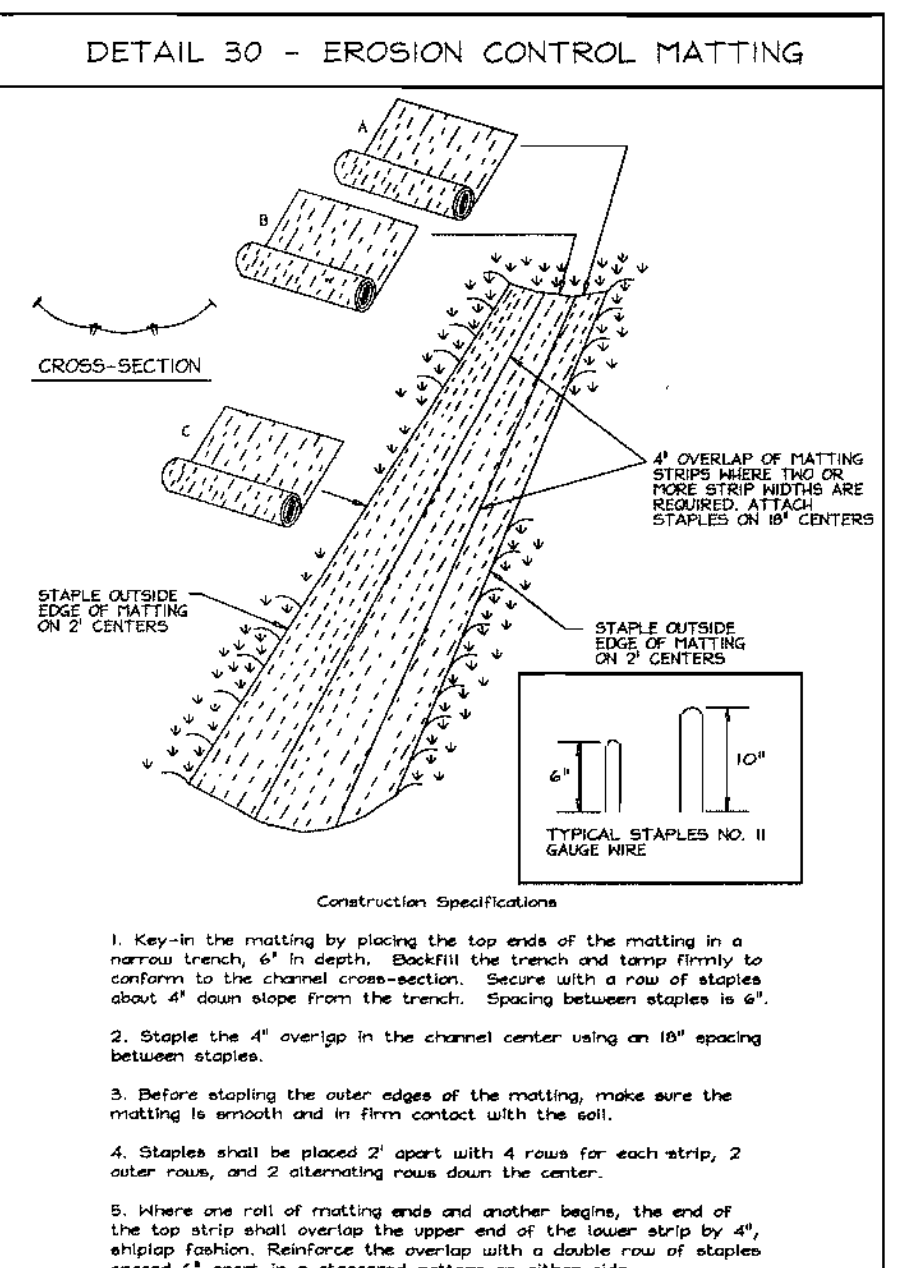
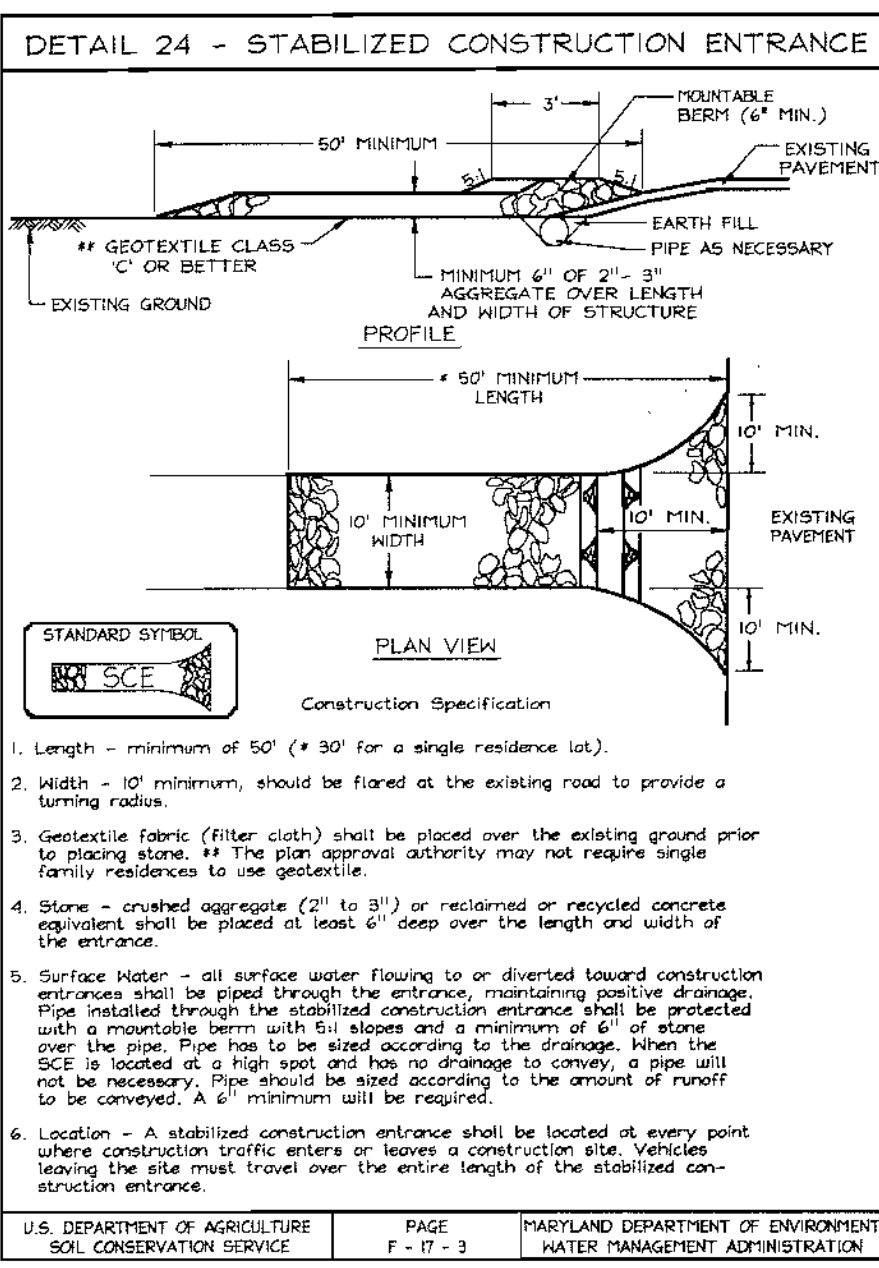
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE: 8/25/03

ENGINEER'S CERTIFICATE
 "I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

 SIGNATURE OF ENGINEER
 ZACHARIA Y. FISCH
 DATE: 6/19/03

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HOWARD SOIL CONSERVATION DISTRICT."

 SIGNATURE OF DEVELOPER
 DATE: 6/19/03



21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - When the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 - For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
 - For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

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./100 sq.ft.) and 600 lbs per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and apply 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc 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 Turf Type Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Turf Type Tall Fescue per acre and 2 lbs. per acre (25 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 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. Areas having slopes steeper than 2:1 require special test consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

MAINTENANCE: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if 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 November 15, seed with 2 1/2 bushel per acre of annual ryegrass (2.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.7 lbs./1000 sq.ft.). For the period November 1 thru February 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 small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 2 1/2 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, 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 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding, sod, temporary seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall 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	9.61 Acres
Area Disturbed	8.34 Acres
Area to be roofed or paved	3.64 Acres
Area to be vegetatively stabilized	4.75 Acres
Total Cut	415,747 CY
Total Fill	465,389 CY
Offsite 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 controls 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 shall be back-filled and stabilized within one working day, whichever is shorter.
 - Earthwork quantities are solely for the purpose of calculating fees. Contractor to verify all quantities prior to the start of construction.
 - To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

SEQUENCE OF CONSTRUCTION

- Obtain Grading permit.
- Notify Howard County Department of Inspections, License and Permits at (410) 313-1850 at least 24 hours before starting any work.
- Install stabilized construction entrances, silt fence, super silt fence, earth dikes, and temporary pipe. (1 week)
- Clear, grub, and rough grade site. (3 weeks)
- Construct storm drain, water and sewer. (3 weeks)
- Construct private roads and begin building construction. (1 month)
- Complete building construction, fine grade site and install Erosion Control Matting. (4 months)
- Final landscaping and afforestation plantings. (1 week)
- Flush storm drain system. (1 day)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the sediment control measures on this plan.
- Following initial soil disturbance or any redistribution, permanent or temporary stabilization shall be completed within:
 - 7 calendar days for all perimeter sediment control structures, dikes, swales and all slopes greater than 3:1.
 - 14 calendar days for all other disturbed areas.
- Upon stabilization of all disturbed areas and with the permission of the sediment control inspector, remove all sediment control measures and stabilize any remaining disturbed area. (1 week)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Date: 6/10/03

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 Jim Meyer
 USA-NATURAL RESOURCE CONSERVATION SERVICE
 DATE: 6/25/03

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 ZACHARIA Y. FISCH
 SIGNATURE OF ENGINEER
 DATE: 6/19/03

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL 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 PROJECT. I/WE ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Developer
 DATE: 6/19/03

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
 Attn.: Mr. Donald R. Reuver
 Phone: (410) 480-9105

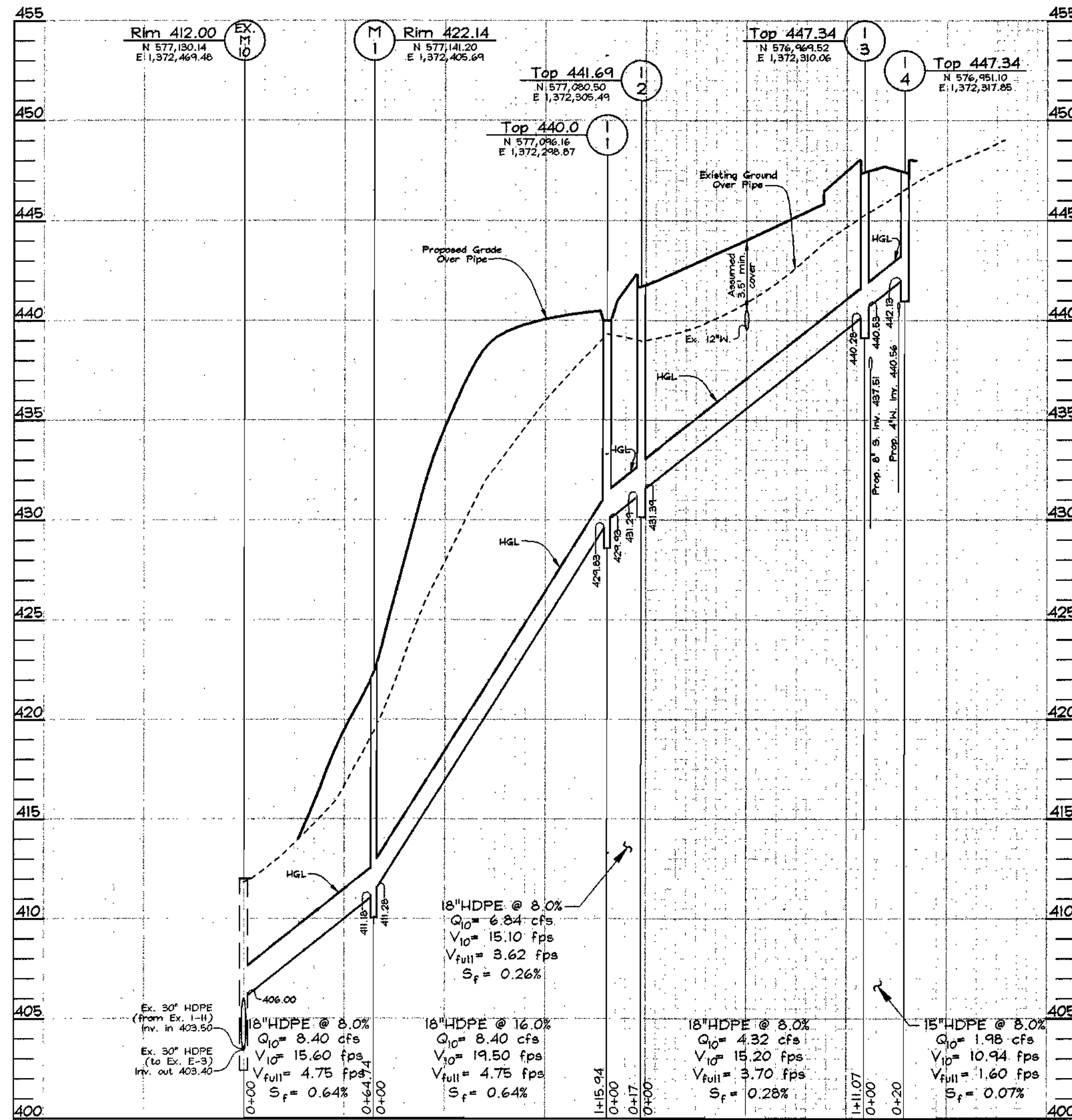
DEVELOPER
 Pulte Homes
 1501 S. Edgewood Street Suite K
 Baltimore, Maryland 21227
 410-644-5603

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
 VILLAGE CREST UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 # P/O D-1
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: PS/KO
 DRAWN BY: MZ/KO
 CHECKED BY: ZTF
 SCALE: As Shown
 DATE: June 18, 2003
 S.W. No.: 3092
 SHEET No.: 6 OF 9

FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@gs.com

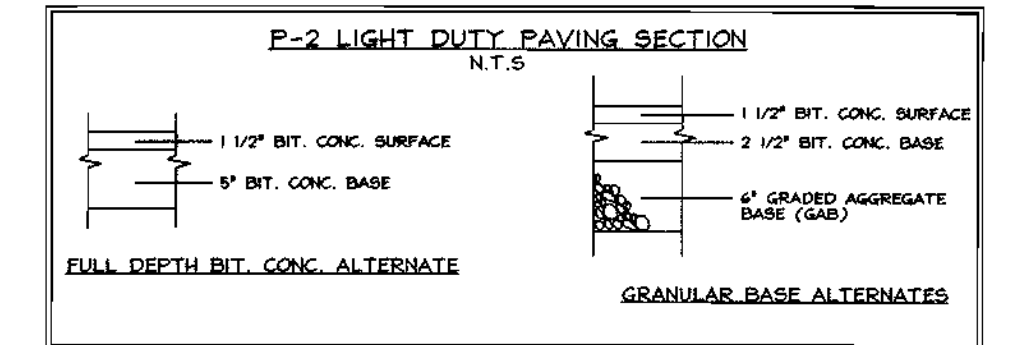


STORM DRAIN PROFILE
 SCALE: HOR.: 1"=50'
 VERT.: 1"=5'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	Single 'S'	N 577,096.16 E 1,372,298.87	440.0	429.93	429.83	SD 4.22
I-2	Double 'S'	N 577,079.72 E 1,372,303.64	441.69	431.39	431.29	SD 4.23
I-3	Single 'S'	N 576,969.52 E 1,372,310.06	447.34	440.53	440.28	SD 4.22
I-4	Single 'S'	N 576,951.10 E 1,372,317.85	447.34	-	442.13	SD 4.22
M-1	Precast Manhole (4')	N 577,141.20 E 1,372,405.69	422.14	411.28	411.18	G 5.12

NOTE: I. Top elevations are to the top of concrete inlet for all inlets, and center top of manhole cover for precast manholes.

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	HDPE	20 LF
18"	HDPE	309 LF



NOTE: FIELD TESTING IS REQUIRED TO VERIFY ADEQUATE DEPTH OF PROPOSED PAVING SECTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County 8/20/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Hamilton 4/30/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David DeLuca 4/30/04
 DIRECTOR DATE

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
 Attn: Mr. Donald R. Reusser
 Phone: (410) 480-9105

DEVELOPER
 Pulte Homes
 1501 S. Edgewood Street Suite K
 Baltimore, Maryland 21227
 410-644-5605

STORM DRAIN PROFILES AND SITE DETAILS
VILLAGE CREST
 UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: KO
 DRAWN BY: KO
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: June 18, 2003
 W.O. No.: 3092
 SHEET No.: 7 OF 9

FSH Associates
 Engineers Planners Surveyors
 8318 Forrest Street Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@cs.com



A=0.48 Ac. Z=POR
C=0.46 P=38%
'B' SOIL

A=0.45 Ac. Z=POR
C=0.80 P=90%
'B' SOIL

A=0.78 Ac. Z=POR
C=0.38 P=25%
'B' SOIL

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Brc3	Brandywine loam, 8 to 15 percent slopes, severely eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
GID3	Glencly loam, 15 to 25 percent slopes, severely eroded	B
MpB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded	B
MpC3	Montalto silty clay loam, 8 to 15 percent slopes, severely eroded	B
MhD	Montalto and Relay very stony silt loam, 3 to 25 percent slopes	B
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B
MaB	Matchung silt loam, 3 to 8 percent slopes	D

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* DATE *4/20/08*

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* DATE *4/20/08*

DIRECTOR *[Signature]* DATE *4/20/08*

OWNER
Taylor Family Limited Partnership A
C/o Land Design & Development, Inc.
8000 Main Street
Elliott City, MD 21043
Attn: Mr. Donald R. Reuver
Phone: (410) 480-9105

DEVELOPER
Pulte Homes
1501 S. Edgewood Street Suite K
Baltimore, Maryland 21227
410-644-5603

STORM DRAIN DRAINAGE AREA MAP
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25
2ND ELECTION DISTRICT

PARCEL E-1 & P/O D-1
HOWARD COUNTY, MARYLAND

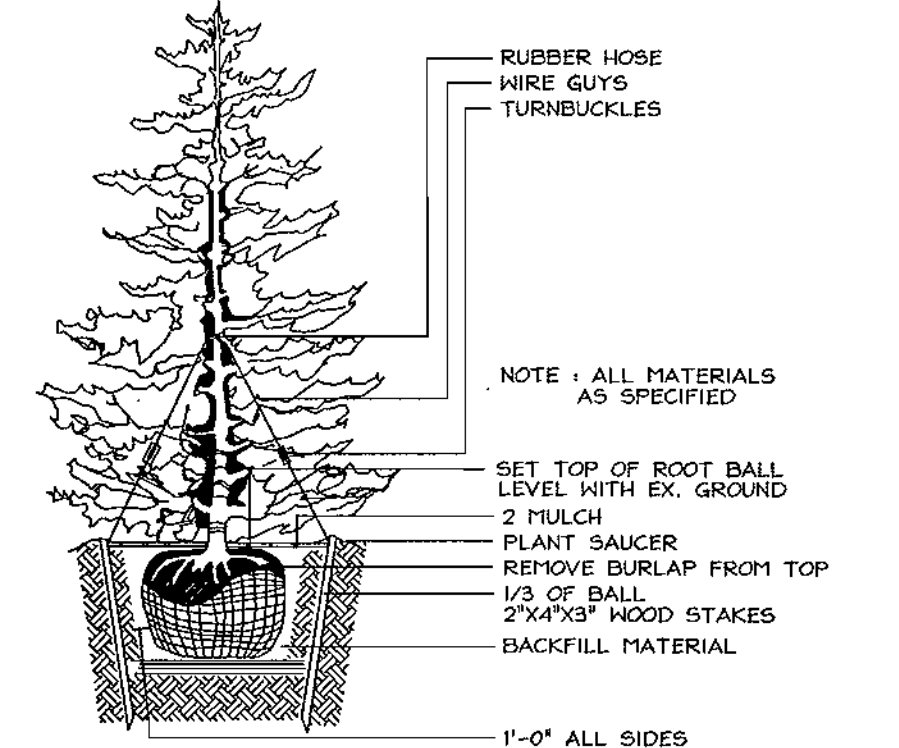
FSH Associates
Engineers Planners Surveyors
6318 Forest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@fs.com

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: June 18, 2003
P.O. No.: 3092
SHEET No. 8 OF 9



LEGEND

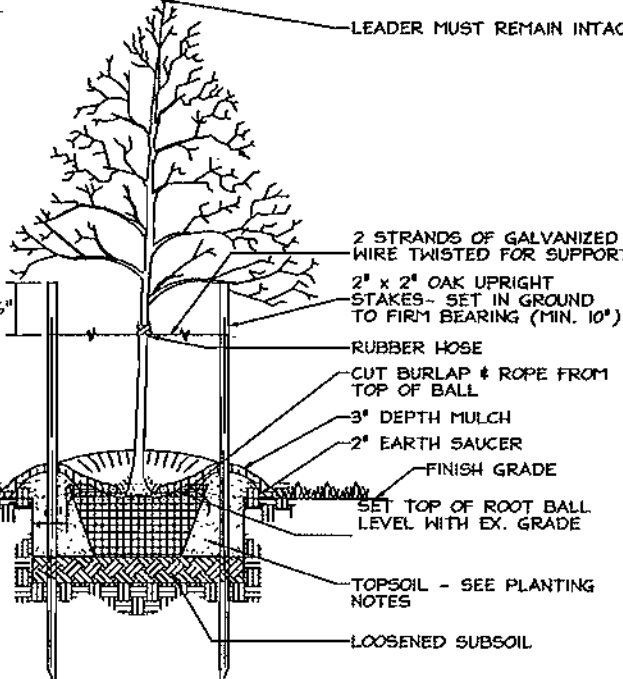
- Existing Contour ----- 382
- Propose Contour ----- 382
- Existing Elevation +02.53
- Propose Elevation +02.53
- Flow
- Existing Trees to Remain
- Walk Out Basement
- Shade Tree
- Evergreen Tree
- Ornamental Tree
- Landscape Perimeter
- Tree Protection Fence
- Tree Protection Signage



TYPICAL EVERGREEN TREE PLANTING DETAIL

NOTES

1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR REALTY DEVELOPERS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
3. PLACE WIRE GUYS PARALLEL TO WALKS & BUILDINGS.
4. KEEP MULCH 1" FROM TRUNK.
5. SEE ARCHITECTURAL PLANS 2'-6" FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER FREE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of parking spaces	41
Number of trees required	4
Number of parking islands required	4
Number of parking islands provided	4
Number of trees provided	4
Shade Trees	4
Other Trees (2:1 Substitution)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Dwelling Units	51
Number of Trees Required (1:1 DU SFA; 1:3 DU Apts.)	51
Number of trees provided	56
Shade Trees	20
Other Trees (2:1 Substitution)	26
Shrubs (10:1 Substitution)	-

Other trees substituted at 2:1 ratio as provided for in the Landscape Manual. The use of ornamental and evergreen trees adds species diversity to the landscape and helps mitigate the problems associated with creating a monocultural landscape.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	27	Acer Rubrum (Shade Trees)	2 1/2"-3" Cal.	B # B
		October Glory Red Maple		
GC	37	Quercus Coccinea (Shade Trees)	2 1/2"-3" Cal.	B # B
		Scarlet Oak		
CC	28	Cercis Canadensis (Ornamental Trees)	1 1/2"-2" Cal.	B # B
		Eastern Redbud		
TO	34	Thuja Occidentalis 'Ingra' (Evergreen Trees)	6'-8' HT.	B # B
		Dark American Arborvitae		
PS	57	Pinus Strobus (Evergreen Trees)	6'-8' HT.	B # B
		Eastern White Pine		
IC	20	Ilex crenata 'Compacta'	2'-2 1/2' HT.	Cont.
		Compact Japanese Holly		

GENERAL NOTES

1. At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
2. Financial surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$42,600.00 (64 shade trees @ \$300.00 each, 28 ornamental trees @ \$300.00 each, 16 evergreen trees @ \$150.00 each and 20 shrubs @ \$30.00 each).
3. Perimeter 2 is shown reflecting landscaping requirements shown on F-02-47 plan and obligations generated under this site plan.
4. This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES		
	3a	4a	4b	2A	2B	3
Perimeter/Frontage Designation	C	C	C/E	B	B	C
Landscape Type	59	113	205-C	150	152	177
Linear Feet of Roadway Frontage/Perimeter			50'-E			
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No	No*	No*	No
Remaining Perimeter Length (Yes, No, Linear Feet)	No	No	Yes, 50'	No	No	No
Remaining Perimeter Length			205'+**			
Number of Plants Required						
Shade Trees	1:40 1	1:40 3	1:40 6	1:50 3	1:50 3	1:40 24
Evergreen Trees	1:20 3	1:20 6	1:20 10	1:40 4	1:40 4	1:20 49
Shrubs			1:4 13			
Number of Plants Provided						
Shade Trees	1	3	6	0*	0*	24
Evergreen Trees	3	6	10	2	4	49
Other Trees (2:1 Substitution)	-	-	0	-	-	-
Shrubs (10:1 Substitution)	-	-	0	-	-	-
(Describe Plant Substitution Credits Below If needed)						

* Perimeter Landscape Shade Trees provided under F-02-47
 ** 50' of credit for 10' berm along parking area. Credit applied to shrub requirement.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/20/09

DEVELOPER'S BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

 SIGNATURE OF DEVELOPER
 DATE: 4/20/09

OWNER
 Taylor Family Limited Partnership A
 C/o Land Design & Development, Inc.
 8000 Main Street
 Ellicott City, MD 21043
 Attn: Mr. Donald R. Reuver
 Phone: (410) 480-9105

DEVELOPER
 Puite Homes
 1501 S. Edgewood Street Suite K
 Baltimore, Maryland 21227
 410-644-5603

TAX MAP 31, 20, GRID 3, 25
 2ND ELECTION DISTRICT

PARCEL E-1 # P/O D-1
 HOWARD COUNTY, MARYLAND

LANDSCAPE PLAN
VILLAGE CREST
 UNITS 1 THRU 51

DESIGN BY: PS/KO
 DRAWN BY: M2/KO
 CHECKED BY: ZYF
 SCALE: 1"=50'
 DATE: June 18, 2008
 W.O. No.: 3092
 SHEET No.: 9 OF 9

FSH Associates
 Engineers Planners Surveyors
 8318 Forest Street
 Ellicott City, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: FSHAssociates@comcast.net

GENERAL NOTES

- Public water and sewer will be used within this site.
- Stormwater Management Quantity and quality is provided by regional facility on F-02-47. Recharge is provided on site in a grass swale.
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work on these plans:
 - State Highway Administration 410.531.5533
 - BGE (Contractor Services) 410.850.4620
 - BGE (Underground Damage) 410.787.9025
 - Miss Utility 1.800.257.7777
 - Colonial Pipeline Company 410.745.1340
 - Howard County Dept. of Public Works, Bureau of Utilities 410.313.4100
 - Howard County Health Department 410.313.2640
- The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1800 at least five (5) working days prior the start of work.
- The existing topography is taken from F-02-47.
- Existing utilities are based on F-02-47.
- There are no floodplains, steep slopes, historic structures or cemeteries within Limits of Disturbance.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 3044005R and 3044004R were used for this project.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers, forest conservation retention easements, and forest conservation reforestation easements, as they have been planned.
- Financial Surety for the required landscaping shall be posted as part of the Grading Permit in the amount of \$42,600.00 (54 shade trees @ \$300.00 each, 28 ornamental trees @ \$300.00 each, 46 evergreen trees @ \$150.00 each and 20 shrubs @ \$30.00 each).
- All curb and gutter to be Howard County Standard R-3.01 Modified Curb and Gutter unless otherwise noted.
- All proposed spot elevations along curb and gutter are to the flowline unless otherwise noted.
- Any damage to the County's Right-of-Way shall be corrected at the developer's expense.
- SHC elevations shown are at 2.0% . See Water/Sewer Contract #14-4034-D for additional information.
- For driveway entry details refer to Howard County Design Manual, Volume IV, Standard Detail R-6-05 (use 20' wide driveway).
- Section 128.A.1.c of the Howard County Zoning Regulations allows porches or decks, open or enclosed to project not more than 10 feet into the required front or rear setback area or into a required setback from a project boundary or different zoning districts. Exterior stairways or ramps, above or below ground level, may extend not more than 10 feet into a front setback area or a setback from a project boundary or different zoning district, and not more than 16 feet into a rear setback area.
- All HDPE pipe specification and installation shall meet AASHTO M-252 Type S, M-294 Type S and ASTM D2321, respectively.
- All pathways and sidewalks to conform to Howard County Standard Detail R.3.05.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of paving section, based on soil test, prior to construction.
- All traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- Contractor is responsible to construct all handicap ramps and handicap access in accordance with current ADA requirements. Handicap Ramps to conform to Howard County Standard Detail R.4.03.
- APFO Traffic Study not required for this project. Proposed site is greater than 1 mile to closest major collector intersection. The developer is proposing housing for elderly for Village Crest Subdivision. The site development of proposed private community recreation center only open to the members that must be residents and/or homeowners in the subdivisions of Village Crest and their guests.
- All storm drain located outside of the public Right-of-Way shall be privately owned and maintained by the Home Owners Association.
- Units 1 thru 15 will have private trash collection. Units 16 thru 51 will have public trash collection.
- Forest Conservation obligations are identified and provided under F-02-47.
- For bearings and distances of Forest Conservation Easements and see Record Plat #16104-16109 (F-02-47) recorded in the Land Records of Howard County.
- Conventions regarding age restrictions are recorded among the land records of Howard County in Liber 7916 Folio 335-338.

SITE DEVELOPMENT PLAN

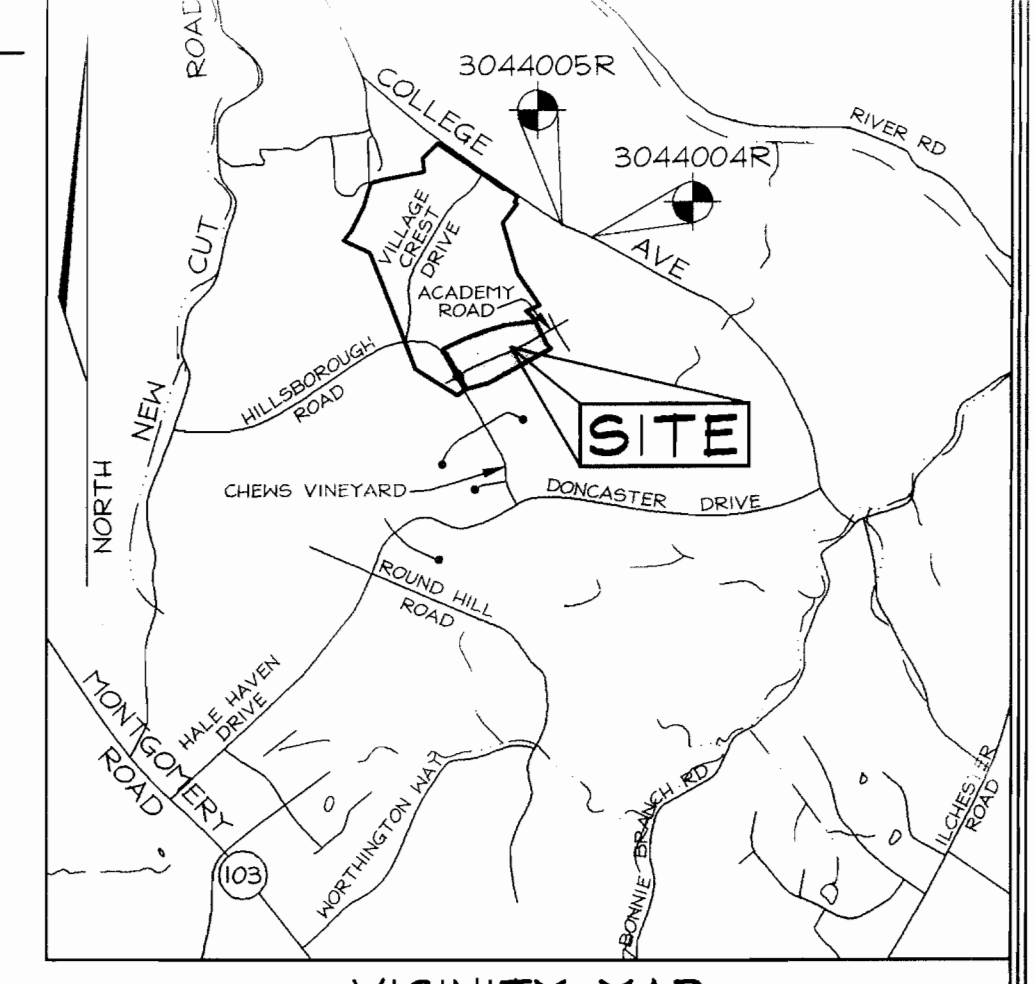
VILLAGE CREST

UNITS 1 THRU 51

HOWARD COUNTY, MARYLAND

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Forest Conservation Easement (Reforestation)
- Forest Conservation Easement (Retention)
- Tree Protection Fence
- Tree Protection Signage



SHEET INDEX

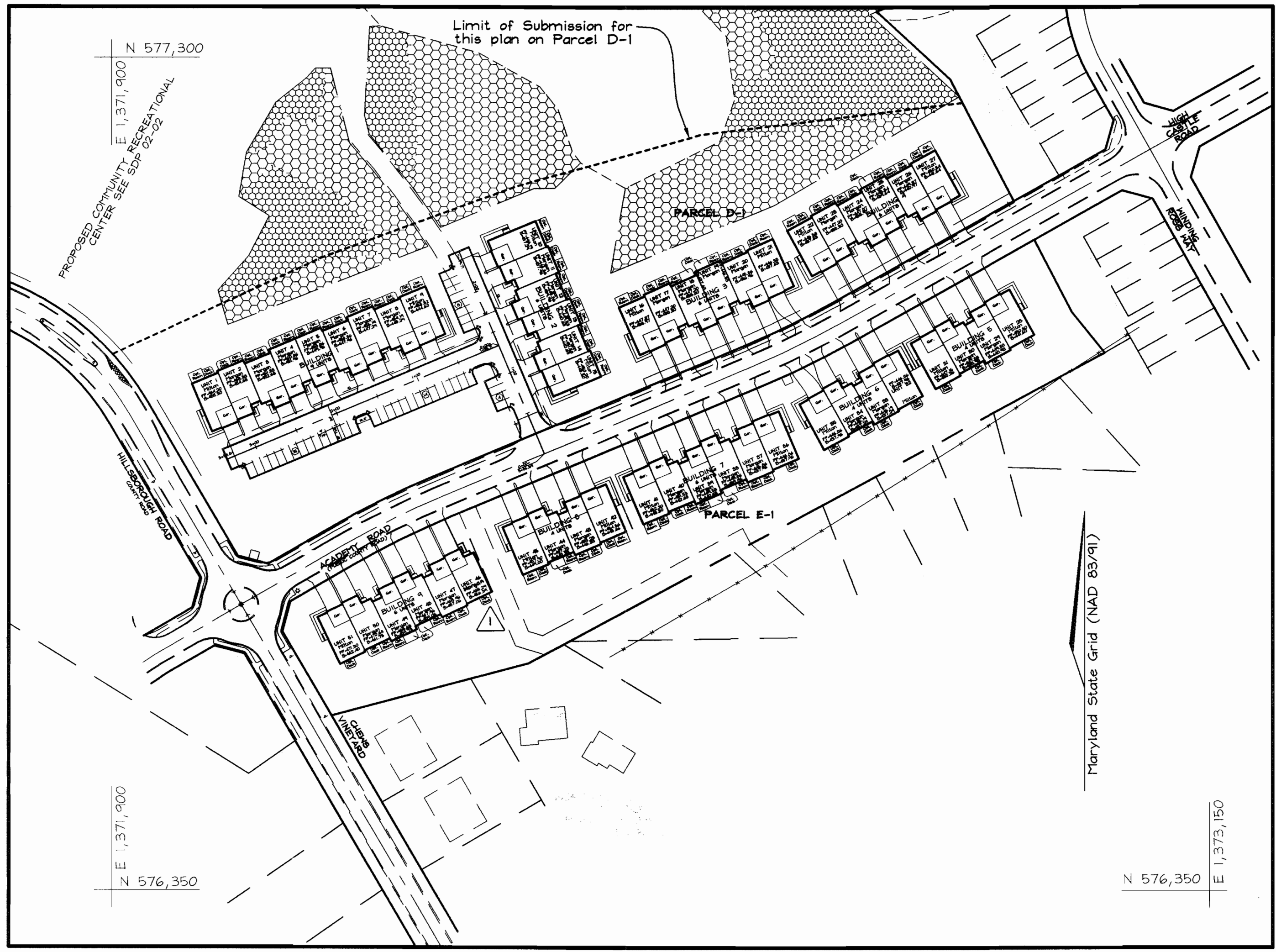
DESCRIPTION	SHEET No.
Revised Cover Sheet	1 of 9
Revised Site Development and Grading Plan	2 of 9
Revised Site Development and Grading Plan	3 of 9
Revised Sediment and Erosion Control Plan	4 of 9
Revised Sediment and Erosion Control Plan	5 of 9
Sediment and Erosion Control Notes and Details	6 of 9
Storm Drain Profiles and Site Details	7 of 9
Revised Storm Drain Drainage Area Map	8 of 9
Revised Landscape Plan and Details	9 of 9

BENCHMARKS

Sta. 3044005R	N 578,233.92	E 1,373,142.33	Elev. 374.389
Sta. 3044004R	N 578,128.03	E 1,373,460.71	Elev. 362.575

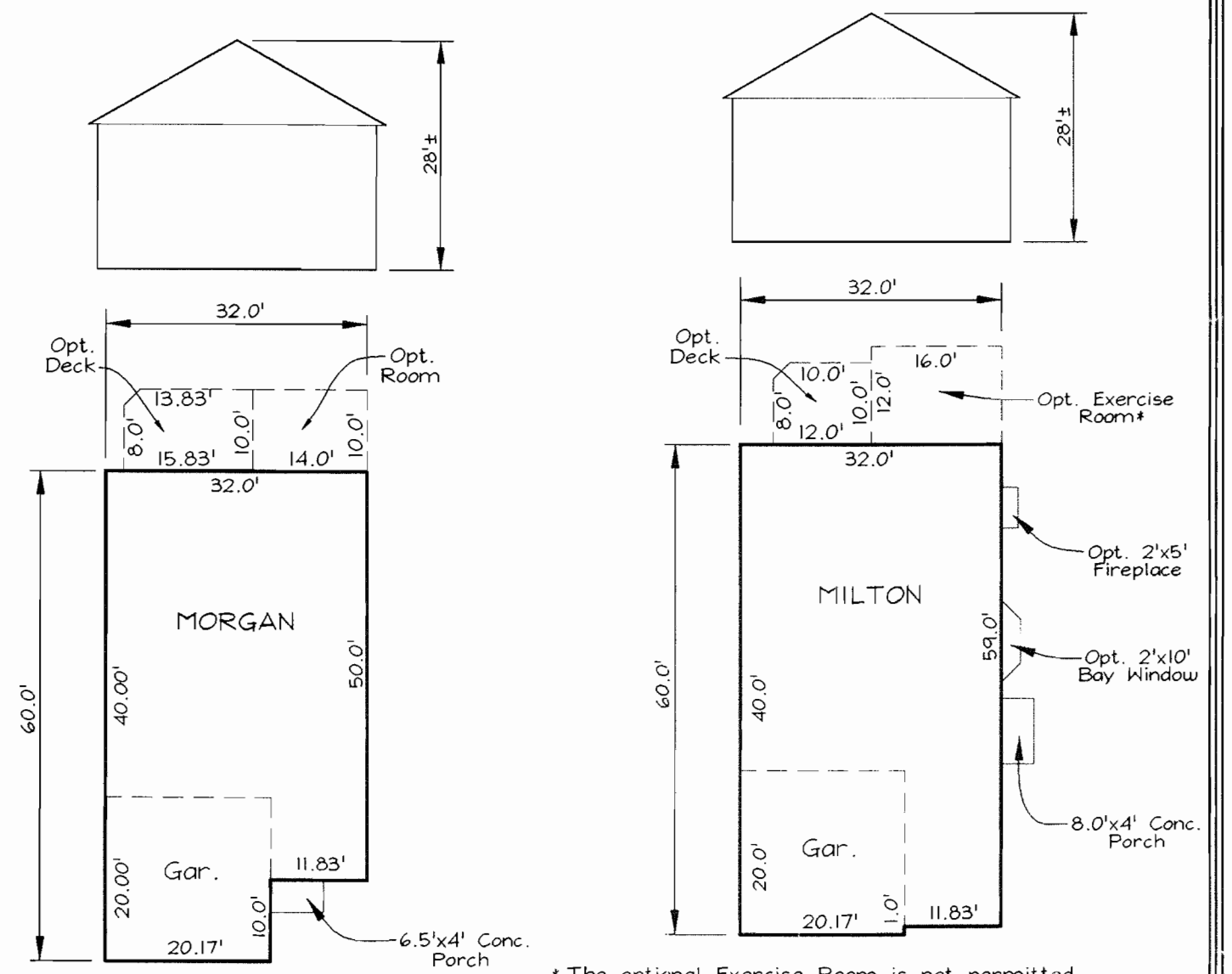
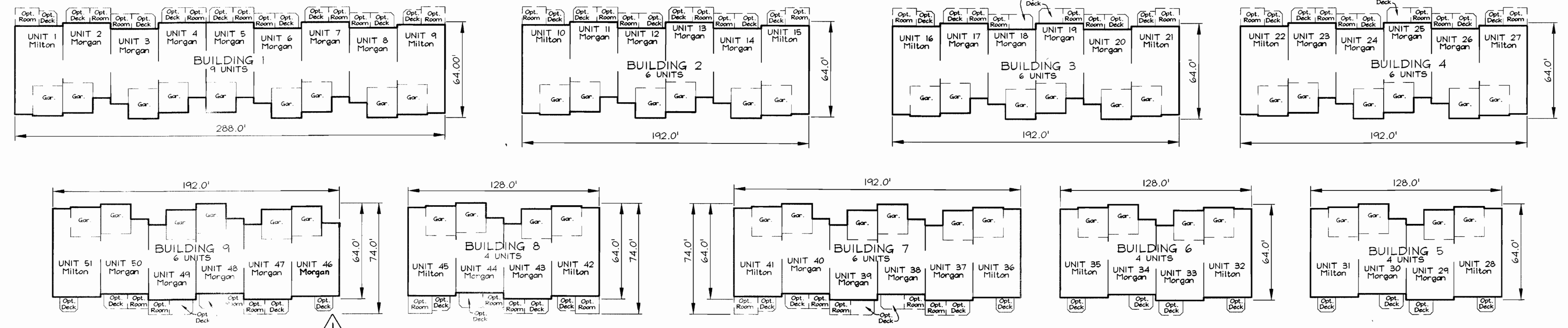
SITE ANALYSIS DATA CHART

- Limit of submission acreage on Parcel D-1 for this plan = 5.53 Ac. ± (Total of D-1: 38.49 Ac. ±)
- Total area of Parcel E-1 for this subdivision = 3.58 Ac. ±
- Area of plan submission: 9.11 Ac. ±
- Limit of disturbed area: 8.39 Ac. ±
- Present zoning: "POR" per 02/02/04 Comprehensive Zoning Plan.
- Proposed uses for site: structures, Age Restricted Adult Housing
- Floor space on each level of building(s) per use. See building templates
- Total number of units proposed: 51
- Number of parking spaces required: 102 (2 per unit)
- Total number of parking spaces provided: 143 (2.8 parking spaces provided per unit)
- Number of parking spaces provided with two-car garage units: 102
- Number of common parking area head-in parking spaces provided: 41
- In accordance with Zoning Sections 115.D.2.b.(2), 133.C.1.a. # b, and 133.D.2.b.(1), the two parking spaces in the garages in Units 16-51 must be used for parking only, as parking a use, is not permitted within the shown "30' Structure and Use Setback."
- Open Space/Area required: 0 ac. (Per Plat under F-02-47)
- Total Building coverage of site: 93,803.16 sf = 2.15 Ac. = 23.7%
- Building coverage on Parcel D-1 for this subdivision: 49,497.66 sf = 1.14 Ac. = 20.6%
- Building coverage on Parcel E-1 for this subdivision: 44,305.50 sf = 1.01 Ac. = 28.4%
- A recreational center is proposed on another part of Parcel D-1 Per SDP-02-02.
- DPZ file references: S-98-18, S-00-05, P-00-07, P-01-20, F-02-112, F-02-47, SDP-02-94 F-01-60, MS Contract #14-4034-D, F-04-077.
- Recreational Open Space
 - Required Recreational Open Space (SDP-02-94)
 - 387 Units (SDP-02-94), 46,700 SF (1.07 Ac.)
 - 51 Units (SDP-03-35), 20,000 SF (0.46 Ac.)
 - TOTAL RECREATIONAL OPEN SPACE REQ. = 67,700 SF (1.54 Ac.)
 - Provided Recreational Open Space (SDP-04-25) - Fenced Pool: 17744.99 SF = 0.40 Ac.
 - Per Community Recreational/Commercial Complex (SDP-04-25): 36,971.19 SF (0.85 Ac.)
 - Elderly Housing 267 Units (SDP-02-94): 39,140.62 SF (0.91 Ac.)
 - TOTAL RECREATIONAL OPEN SPACE PROVIDED: 72111.81 SF (1.66 Ac.) SDP-02-94



ADDRESS CHART

UNIT	STREET
1	8268 Academy Road
2	8266 Academy Road
3	8264 Academy Road
4	8262 Academy Road
5	8260 Academy Road
6	8258 Academy Road
7	8256 Academy Road
8	8254 Academy Road
9	8252 Academy Road
10	8248 Academy Road
11	8246 Academy Road
12	8244 Academy Road
13	8242 Academy Road
14	8240 Academy Road
15	8238 Academy Road
16	8234 Academy Road
17	8232 Academy Road
18	8230 Academy Road
19	8228 Academy Road
20	8226 Academy Road
21	8224 Academy Road
22	8220 Academy Road
23	8218 Academy Road
24	8216 Academy Road
25	8214 Academy Road
26	8212 Academy Road
27	8210 Academy Road
28	821 Academy Road
29	8215 Academy Road
30	8215 Academy Road
31	8217 Academy Road
32	8221 Academy Road
33	8223 Academy Road
34	8225 Academy Road
35	8227 Academy Road
36	8231 Academy Road
37	8233 Academy Road
38	8235 Academy Road
39	8237 Academy Road
40	8239 Academy Road
41	8241 Academy Road
42	8245 Academy Road
43	8247 Academy Road
44	8249 Academy Road
45	8251 Academy Road
46	8255 Academy Road
47	8257 Academy Road
48	8259 Academy Road
49	8261 Academy Road
50	8263 Academy Road
51	8265 Academy Road



Purpose Note:
The purpose of this plan is to revise House Template & Grading around all units.

OWNER/DEVELOPER
Pulte Homes
1501 S. Edgewood Street Suite K
Baltimore, Maryland 21227
410-644-5603

REVISED COVER SHEET
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 # P/O D-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PRIVATE STREET LIGHT TABLE

FIXTURE TYPE	POLE TYPE	LOCATION
100 watt HPS vapor pendant (mount, post, top colonial)	14" bronze fiberglass ornamental	N 576,831.5427 E 1,372,049.4933
100 watt HPS vapor pendant (mount, post, top colonial)	14" bronze fiberglass ornamental	N 576,881.6196 E 1,372,185.2708
100 watt HPS vapor pendant (mount, post, top colonial)	14" bronze fiberglass ornamental	N 576,482.1238 E 1,372,316.6167
100 watt HPS vapor pendant (mount, post, top colonial)	14" bronze fiberglass ornamental	N 577,061.8820 E 1,372,256.9396

Note: Light pole location given at center of base

PERMIT INFORMATION CHART

Subdivision Name: Village Crest	Section/Area: N/A	Lot/Parcel No: Parcel E-1 and P/O Parcel D-1
Plot # 16104-16109	Grid 03	Zoning POR
16421-16422	25	2nd
Water Code: 4-05	Sewer Code: 1253100	Census Tract: 6027.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles J. Hamach
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE 2/21/05

Charles J. Hamach
CHIEF, DIVISION OF LAND DEVELOPMENT & DATE 2/21/05

Mark A. ...
DIRECTOR & DATE 2/21/05

REVISIONS

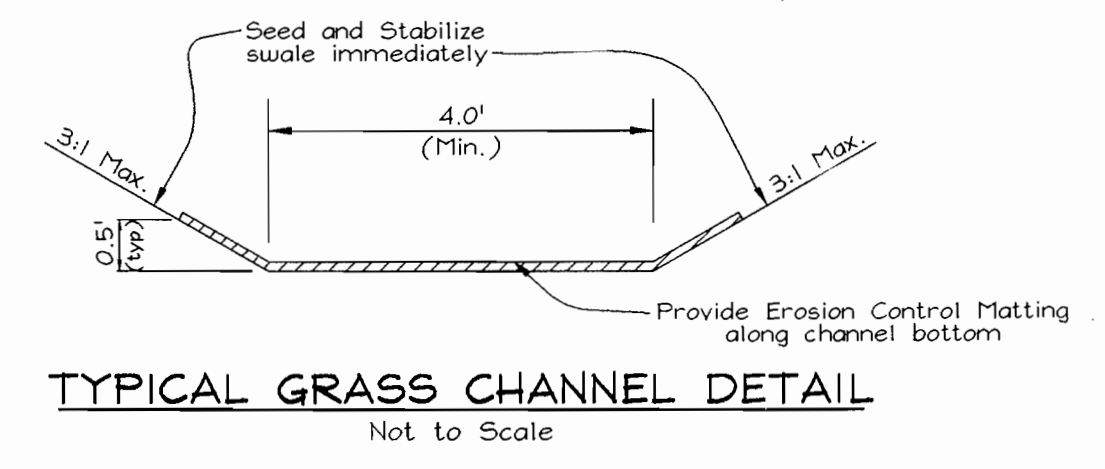
REV. No.	DESCRIPTION	DATE
02	Revised Unit 46 from Alcen to Morgan	02-14-05

BUILDING TEMPLATES
SCALE: 1"=50'

FSH Associates
Engineers Planners Surveyors
8318 Forest Street Elkton City, MD 21828
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: KO
DRAWN BY: ZYF
CHECKED BY: ZYF
SCALE: As Shown
DATE: Dec. 23, 2004
P.O. No.: 3092
SHEET No.: 1 OF 9

PROPOSED COMMUNITY RECREATIONAL CENTER
SEE SDP-02-02



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 2/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamat 2/23/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark L. Loyl 2/23/05
DIRECTOR DATE

REV. No.	DESCRIPTION	DATE
1	Revised Unit 46 from Alden to Morgan	02-14-05
REVISIONS		

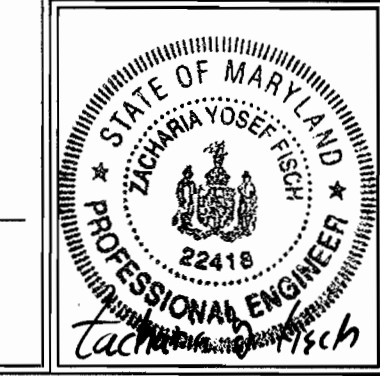
Purpose Note:
The purpose of this plan is to revise House Template # Grading around all units

REPLACEMENT SHEET 0105

OWNER/DEVELOPER
Pulte Homes
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
410-644-5603

REVISED SITE DEVELOPMENT AND GRADING PLAN
VILLAGE CREST
UNITS 1 THRU 51

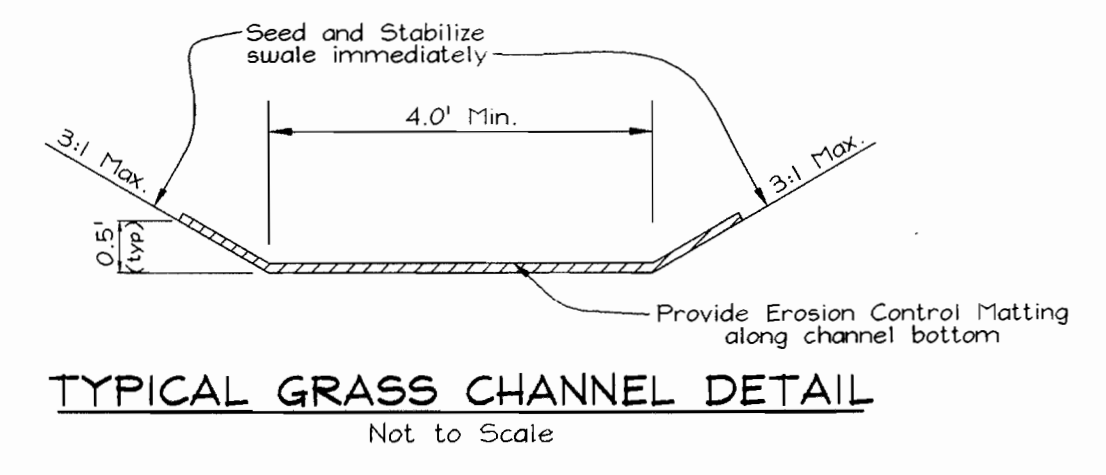
TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 # P/O D-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel.: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: Dec. 23, 2004
W.O. No.: 3012
SHEET No.: 2 OF 9

Maryland State Grid (NAD 83/91)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. Williams 2/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hamata 2/24/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul M. Leavelle 2/24/05
DIRECTOR DATE

Purpose Note:
The purpose of this plan is to revise House Template & Grading around all units

REPLACEMENT SHEET 01/05

OWNER/DEVELOPER
Pulte Homes
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
410-644-5603

REVISED SITE DEVELOPMENT AND GRADING PLAN
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-2252
E-mail: info@fsa.biz

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: JTF
SCALE: 1"=30'
DATE: Dec 23, 2004
W.O. No.: 3092
SHEET No.: 3 OF 9

STATE OF MARYLAND
ZACHARIAH VOSEFF
PROFESSIONAL ENGINEER
22418

Maryland State Grid (NAD 83/91)



LEGEND

Existing Contour	-----	-382
Proposed Contour	-----	+82.53
Spot Elevation	○	
Direction of Flow	→	
Existing Trees to Remain	☁	
Light Poles	☆	Post Top
Stabilized Construction Entrance	▨	
Silt Fence	— SF — SF —	
Super Silt Fence	— SSF — SSF —	
Earth Dike	— ED A-1 —	
Limit of Disturbance	— LOD —	
Erosion Control Matting	— ECP —	
Tree Protection Fence	— TPF —	
Tree Protection Signage	▽	

REV. No.	DESCRIPTION	DATE
1	Revised Unit 46 from Alden to Morgan	02-14-05

REVISED SEDIMENT AND EROSION CONTROL PLAN
VILLAGE CREST
 UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25
 2ND ELECTION DISTRICT

Purpose Note:

The purpose of this plan is to revise House Template # Grading around all units

REPLACEMENT SHEET 01105

OWNER/DEVELOPER

Pulte Homes
 1501 S. Edgewood Street, Suite K
 Baltimore, Maryland 21227
 410-644-5603



FSH Associates
 Engineers Planners Surveyors
 8318 Forest Street, Suite 100, Baltimore, MD 21043
 Tel: 410-750-2251 Fax: 410-750-7350
 E-mail: info@fsha.biz

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles H. Smith 2/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David H. Smith 2/21/05
 CHIEF, DIVISION OF LAND MANAGEMENT DATE

Mark de la Torre 2/24/05
 DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Meyer 1/10/05
 USDA NATURAL RESOURCES CONSERVATION SERVICE DATE

John R. Robertson 1/10/05
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 HOWARD SCD DATE

ENGINEER'S CERTIFICATE

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

Zacharia Y. Fisch 12/24/04
 SIGNATURE OF ENGINEER DATE
 ZACHARIA Y. FISCH

DEVELOPER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HOWARD SOIL CONSERVATION DISTRICT."

Paul W. McDraw III 12/24/04
 SIGNATURE OF DEVELOPER DATE

Maryland State Grid(NAD 83/91)



LEGEND

- Existing Contour: - - - - -382
- Proposed Contour: - - - - -382
- Spot Elevation: +02.53
- Direction of Flow: [Symbol]
- Existing Trees to Remain: [Symbol]
- Light Poles: [Symbol]
- Stabilized Construction Entrance: [Symbol]
- Silt Fence: SF, SSF
- Super Silt Fence: SSF, ED A-1
- Earth Dike: [Symbol]
- Limit of Disturbance: LOD
- Erosion Control Matting: ECM
- Tree Protection Fence: TPF
- Tree Protection Signage: [Symbol]

MATCHLINE - SEE SHEET A

REVISED SEDIMENT AND EROSION CONTROL PLAN
VILLAGE CREST
UNITS 1 THRU 51

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 # P/O D-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

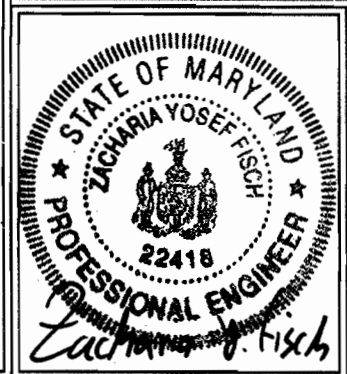
Purpose Note:

The purpose of this plan is to revise House Template & Grading around all units

REPLACEMENT SHEET 0105

OWNER/DEVELOPER

Pulte Homes
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
410-644-5603



FSH Associates

Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYF
SCALE: 1"=30'
DATE: Dec. 23, 2004
W.O. No.: 3092
SHEET No.: 5 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/10/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/2/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 2/2/05
DIRECTOR DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

[Signature] 1/10/05
USDA-NATURAL RESOURCE CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 1/10/05
HOWARD SCD DATE

ENGINEERS CERTIFICATE

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

[Signature] 12/24/04
SIGNATURE OF ENGINEER DATE
ZACHARIA Y. FISCH

DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL 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 HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 12/24/04
SIGNATURE OF DEVELOPER DATE
Lynn W. McLean III

E 1,371,900 N 577,400

Maryland State Grid(NAD 83/91)

A=0.48 Ac. Z=POR
C=0.46 P=38%
B' SOIL

A=0.45 Ac. Z=POR
C=0.80 P=90%
B' SOIL

A=0.78 Ac. Z=POR
C=0.38 P=25%
B' SOIL

E 1,371,900
N 576,550

E 1,372,850
N 576,550



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BrC3	Brandywine loam, 0 to 15 percent slopes, severely eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
GlD3	Glenela loam, 15 to 25 percent slopes, severely eroded	B
MpB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded	B
MpC3	Montalto silty clay loam, 8 to 15 percent slopes, severely eroded	B
MdD	Montalto and Relay very stony silt loam, 3 to 25 percent slopes	B
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded	B
WaB	Watchung silt loam, 3 to 8 percent slopes	D

REV. No.	DESCRIPTION	DATE
1	Revised Unit 46 from Alden to Morgan	02/14/05

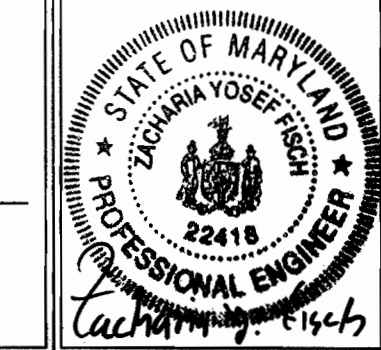
**REVISED STORM DRAIN
DRAINAGE AREA MAP
VILLAGE CREST
UNITS 1 THRU 51**

TAX MAP 31, 20, GRID 3, 25 PARCEL E-1 & P/O D-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Purpose Note:
The purpose of this plan is to revise House Templated Grading around all units.

REPLACEMENT SHEET 0105

OWNER/DEVELOPER
Pulte Homes
1501 S. Edgewood Street, Suite K
Baltimore, Maryland 21227
410-644-5603



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Elkton City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: Dec. 23, 2004
W.O. No.: 3092
SHEET No.: 8 OF 9

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 2/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

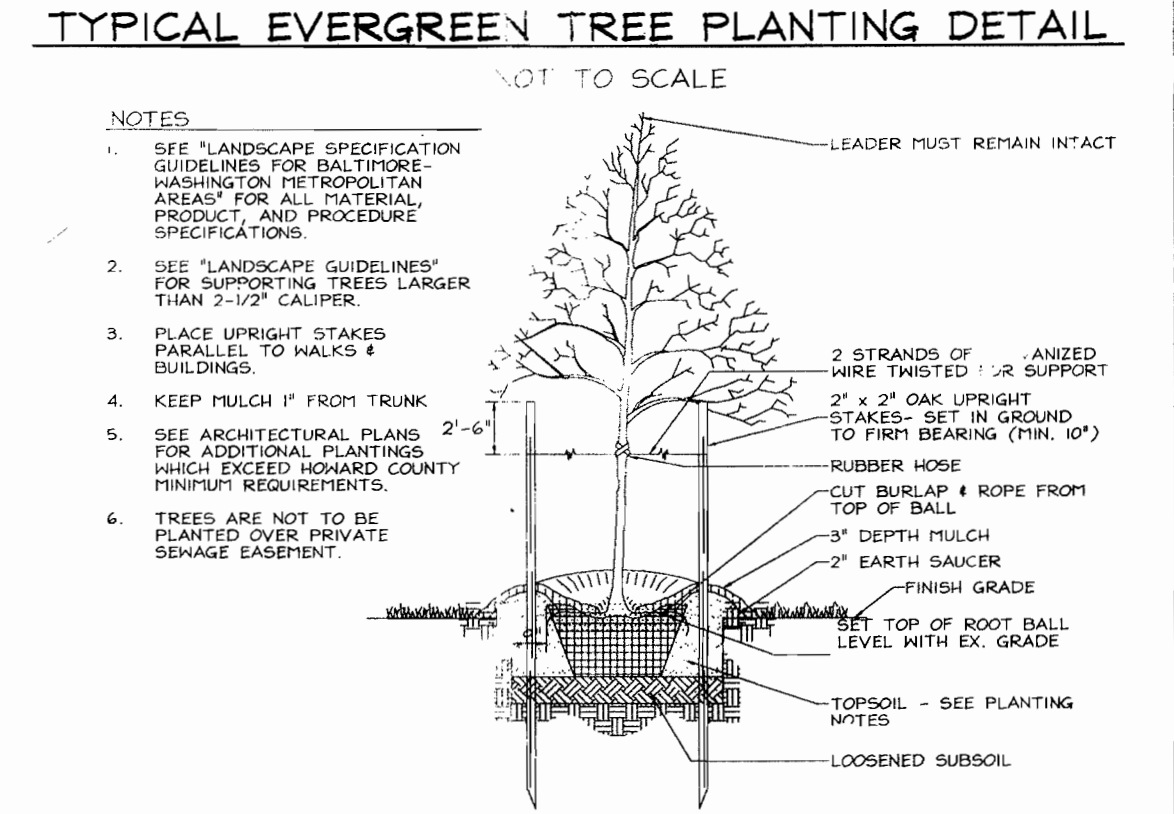
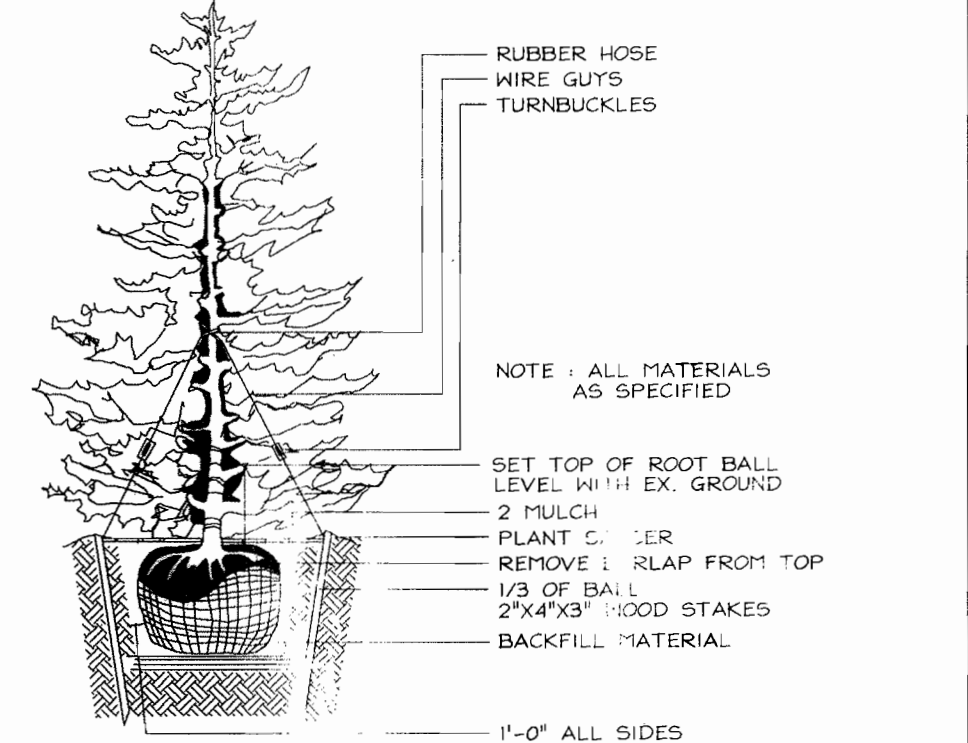
Andy Hamel 2/23/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark A. Leyle 2/24/05
DIRECTOR DATE



LEGEND

Existing Contour	---
Proposed Contour	---
Existing Spot Elevation	± 42.5
Proposed Spot Elevation	± 42.5
Direction of Flow	→
Existing Trees to Remain	(Tree symbol)
Walk Out Basement	+
Shade Tree	(Tree symbol)
Evergreen Tree	(Tree symbol)
Ornamental Tree	(Tree symbol)
Landscape Perimeter	---
Tree Protection Fence	---
Tree Protection Signage	---



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of parking spaces	41
Number of trees required	4
Number of parking islands required	4
Number of parking islands provided	4
Number of trees provided	4
Shade Trees	4
Other Trees (2:1 Substitution)	-

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	5
Number of Trees Required (1 DU SFA: 13 DU Apts.)	5
Number of trees provided	5
Shade Trees	26
Other Trees (2:1 Substitution)	50
Shrubs (10:1 Substitution)	-

Other trees substituted at 2:1 ratio as provided for in the Landscape Manual
The use of ornamental and evergreen trees adds species diversity to the landscape and helps mitigate the problems associated with creating a monocultural landscape.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
AR	27	Acer Rubrum (Shade Trees)	2 1/2\"-3\" Cal.	B # B
QC	37	Quercus Coccinea (Shade Trees)	2 1/2\"-3\" Cal.	B # B
CC	28	Cercis Canadensis (Ornamental Trees)	1 1/2\"-2\" Cal.	B # B
TO	38	Taxus Occidentalis (Evergreen Trees)	6\"-8\" Ht.	B # B
PS	57	Pinus Strobus (Evergreen Trees)	6\"-8\" Ht.	B # B
IC	20	Ilex Opaca Compacta	2\" 1/2\" Ht.	Cont.

GENERAL NOTES

- At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- Financial surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$42,600.00 (64 shade trees @ \$300.00 each, 28 ornamental trees @ \$300.00 each, 96 evergreen trees @ \$150.00 each and 20 shrubs @ \$30.00 each).
- Perimeter 2 is shown reflecting landscaping requirements shown on F-02-47 plan and obligations generated under this site plan.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES		
	3a	4a	4b	2A	2B	3
Perimeter/Frontage Designation	C	C	C/E	B	B	C
Linear Feet of Roadway	59	113	205-C	150	152	977
Frontage/Perimeter			50-E			
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	No	No*	No*	No
Remaining Perimeter Length						
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	Yes, 50'	No	No	No
Remaining Perimeter Length			205**			
Number of Plants Required						
Shade Trees	140	140	140	150	150	140
Evergreen Trees	120	120	120	140	140	120
Shrubs			14			
Number of Plants Provided						
Shade Trees	1	3	0*	0*	0*	24
Evergreen Trees	3	6	10	2	4	49
Other Trees (2:1 Substitution)						
Shrubs (10:1 Substitution)			0			
(Describe Plant Substitution Credits Below if needed)						

* Perimeter Landscape Shade Trees provided under F-02-47.
** 50' of credit for 10' berm along parking area. Credit applied to shrub requirement.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cheryl Hamada
CHIEF, DIVISION OF LAND DEVELOPMENT

David A. Joyce
DIRECTOR

DATE: 2/23/05

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) SHEET OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

John W. M. Jones III
DEVELOPER

DATE: 12/24/04

Purpose Note:
The purpose of this plan is to revise House Template # Grading around all units

REPLACEMENT SHEET 01/05

OWNER/DEVELOPER
Pulte Homes
1501 S. Edgewood Street, Suite
Baltimore, Maryland 21227
410-644-5603

REVISED LANDSCAPE PLAN
VILLAGE CREST
UNITS 1 THRU 5

TAX MAP 31, 20, GRID 3, 25
2ND ELECTION DISTRICT

PARCEL E-1 # P/O D-1
HOWARD COUNTY, MARYLAND

DESIGNED BY: PS/KO
DRAWN BY: M2/KO
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: Dec. 23, 2004
PROJECT NO.: 3092
SHEET No. 9 OF 9

FSH SS
Engineers
8318 Forest Street, Ellicott City, MD 21120
TEL: 410-750-2251 FAX: 410-750-2252
E-mail: info@fshss.com

STATE OF MARYLAND
BOBNA JOSEF BISHOP
22418
PROFESSIONAL ENGINEER

SDP-03-35