

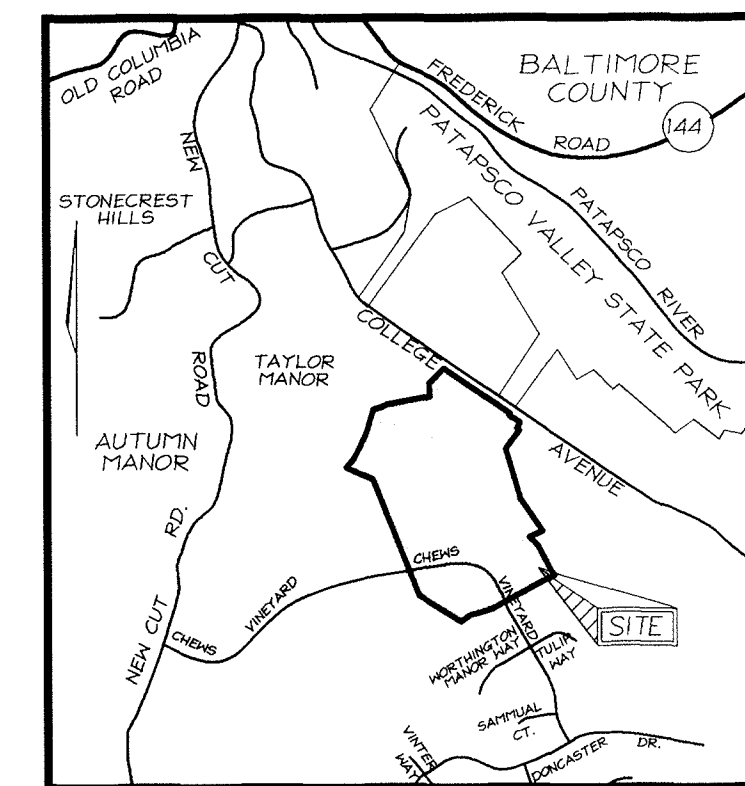
SKETCH PLAN VILLAGE CREST

PARCELS A-1 THRU E-1

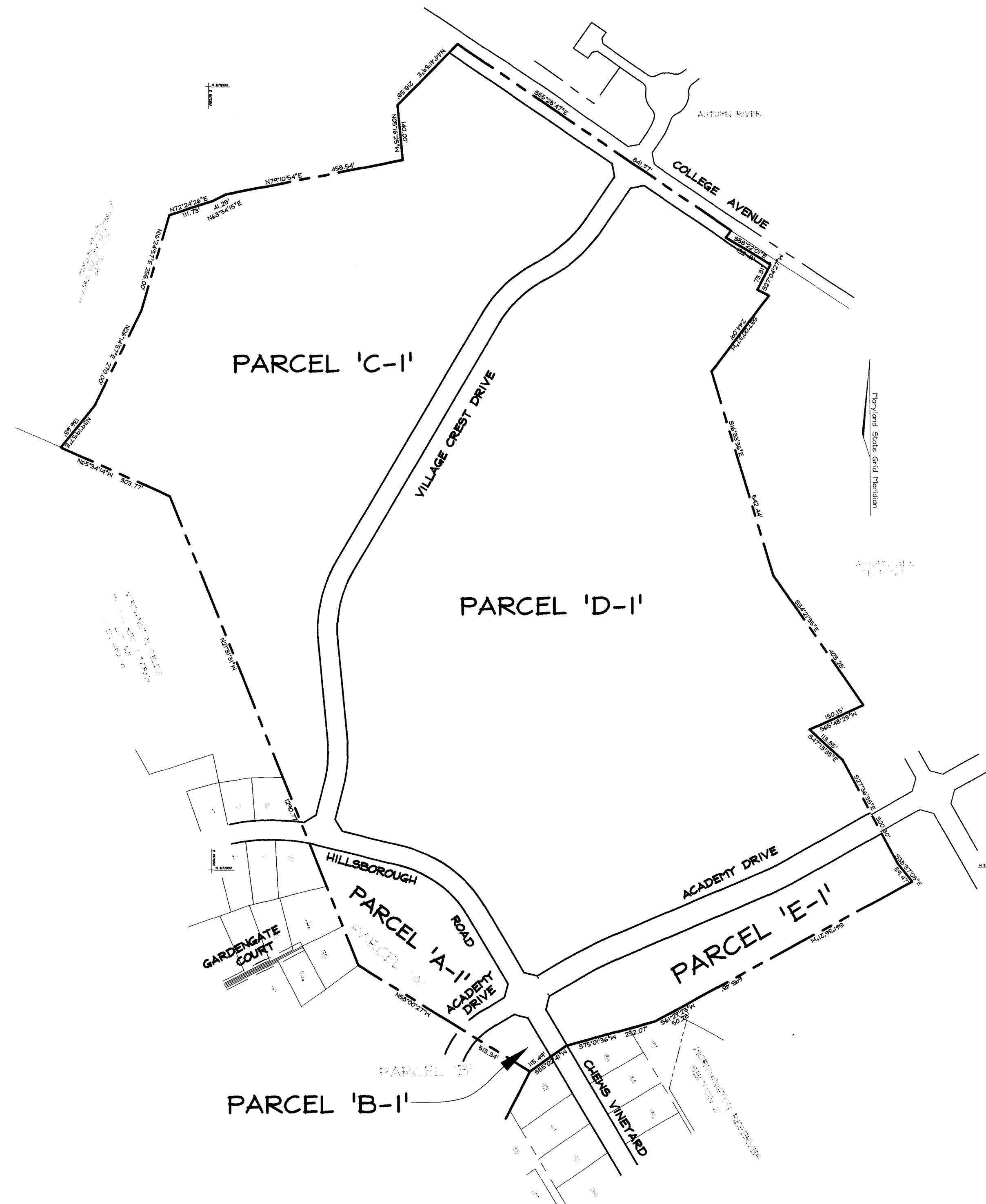
A RESUBDIVISION OF WORTHINGTON FIELDS
NON BUILDABLE PARCELS A, B AND SUBDIVISION OF P/O PARCEL 98

HOWARD COUNTY, MARYLAND

SHEET INDEX	
1	TITLE SHEET
2	SKETCH PLAN



VICINITY MAP
SCALE: 1"=2000'



LOCATION PLAN
SCALE: 1"=200'

SITE ANALYSIS

EXISTING ZONING: P.O.R.
COUNTY REFERENCE: S-99-18, P-00-07
GROSS AREA OF TRACT: 73.84 AC.
AREA OF FLOODPLAIN: 0.12 AC.
AREA OF STEEP SLOPES: 0.99AC.
NET AREA OF TRACT: 72.73 AC.
AREA OF PROPOSED PARCELS: 68.41 AC.
AREA OF PROPOSED ROADS: 5.43 AC.
NUMBER OF PROPOSED PARCELS: 5
OPEN SPACE REQUIRED: N/A

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCES: LIBER 370, FOLIO 376
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER COLLINS & CARTER, INC. DATED SEPTEMBER 21, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY DATED MARCH, 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD '83) AS PROJECTED BY THE FOLLOWING MDCO. GEODETIC CONTROL STATIONS.
- WATER FOR THIS PROJECT WILL BE PUBLIC.
- SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE PROPOSED ROAD AND PARCELS 'A-1' THROUGH 'E-1'. STORMWATER MANAGEMENT FOR THE PUBLIC ROADS WILL BE PROVIDED WITH THIS SUBDIVISION. STORMWATER MANAGEMENT SERVING THE PRIVATE ROAD/DEVELOPMENT WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN. STORMWATER MANAGEMENT POND ARE TO PROVIDE 2-YEAR AND 10-YEAR QUANTITY MANAGEMENT. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION OF THE 1-YEAR STORM. PONDS ARE HAZARD CLASSIFICATION 'A' SUBJECT TO FINAL DESIGN.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC. DATED DECEMBER, 1999.
- AREA OF SLOPES 25% OR GREATER CONTIGUOUS OF 20,000 SF OR MORE: 42,644.72 SF(0.99 AC.)
- THE FLOODPLAIN SHOWN HEREON IS APPROXIMATE. A FLOODPLAIN STUDY WILL BE PERFORMED AT PRELIMINARY PLAN STAGE.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED JANUARY, 2000.
- APFO TRAFFIC STUDY NOT REQUIRED FOR THIS PROJECT. PROPOSED SITE IS GREATER THAN 1 MILE TO CLOSEST MAJOR COLLECTOR TO MAJOR COLLECTOR INTERSECTION. A CHAPTER 5 TRAFFIC STUDY WILL BE PREPARED AND SUBMITTED WITH THE PRELIMINARY PLAN.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITIES SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATED ON SITE.
- PROPOSED ROAD CLASSIFICATION: VILLAGE CREST DRIVE - MINOR COLLECTOR, 50' RIGHT-OF-WAY, 24' PAVING
ACADEMY ROAD(EAST OF HILLSBOROUGH ROAD)- LOCAL ROAD, 60' RIGHT-OF-WAY, 38' PAVING(NON-RESIDENTIAL)
ACADEMY ROAD(WEST OF HILLSBOROUGH ROAD)- PUBLIC ACCESS STREET, 50' RIGHT-OF-WAY, 24' PAVING
- THIS PROJECT WILL MEET THE CRITERIA FOR HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS AS DEFINED IN SECTION 103.A.67 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS TO PASS THE TEST FOR ADEQUATE PUBLIC SCHOOL FACILITY IN ACCORDANCE WITH SECTION 16.1107.(b)(4)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PLAN IS FOR THE CREATION OF PUBLIC ROADS AND BULK PARCELS FOR THE DEVELOPMENT ONLY. THE USES OF THE PARCELS IS NOT KNOWN AT THIS TIME AND WILL BE SHOWN ON FUTURE PLANS.
- THE REQUIRED SCENIC ROAD INFORMATION WILL BE PROVIDED WITH THE FUTURE PLANS FOR THE DEVELOPMENT OF PARCELS 'C-1' & 'D-1'.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

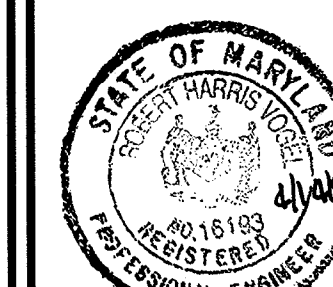
John R. Pitt 4/25/00
PLANNING DIRECTOR DATE

OWNER / DEVELOPER
DR. IRVING AND EDITH TAYLOR
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT, MARYLAND 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

TITLE SHEET
VILLAGE CREST
PARCELS A-1 THRU E-1
TAX MAP #25 BLOCK 20 PARCEL P/O98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: APRIL 14, 2000
SCALE: AS SHOWN
W.O. NO.: 98-121

1 SHEET OF 2



SOILS LEGEND		
SYMBOL	SOIL NAME	CLASS
AdC2	ALDINO SILT LOAM	C
BrB2	BRANDYWINE LOAM	C
BrC2	BRANDYWINE LOAM	C
BrC3	BRANDYWINE LOAM	C
AdB2	ALDINO SILT LOAM	C
BrD3	BRANDYWINE LOAM	C
BrF	BRANDYWINE LOAM	C
BwD	BRANDYWINE	C
NeB2	NESHAMINY SILT LOAM	B
GnB2	GLENVILLE SILT LOAM	C
GIB2	GLENELG LOAM	B
GIC2	GLENELG LOAM	B
MgC3	MANOR GRAVELLY LOAM	B
MIB2	MANOR LOAM	B
MID2	MANOR LOAM	B
MpC2	MONTALTO SILT LOAM	C
MpB2	MONTALTO SILT LOAM	C
MqC3	MONTALTO SILTY CLAY LOAM	C
MrE	MONTALTO AND RELAY SOILS	B
MsD	MONTALTO AND RELAY VERY STONY SILT LOAMS	B
MsF	MONTALTO AND RELAY VERY STONY SILT LOAMS	B
ReC2	RELAY SILT LOAM	B
WoB	WATCHUNG SANDY LOAM	D

NOTE: HOWARD SOILS SURVEY MAP NO. 20.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Kauter 4/25/00
PLANNING DIRECTOR DATE

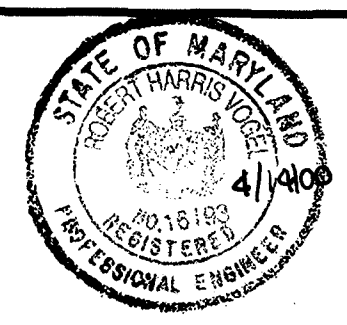
OWNER / DEVELOPER
DR. IRVING AND EDITH TAYLOR
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT, MARYLAND 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

**SKETCH PLAN
VILLAGE CREST
PARCELS A-1 THRU E-1**

TAX MAP #25 BLOCK #20 PARCEL P/098
2ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966



DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: MARCH 22, 2000
SCALE: 1"=100'
W.O. NO.: 98-121

C:\Land Projects\98-121\Aug\2076a2.dwg CO 4.14.00