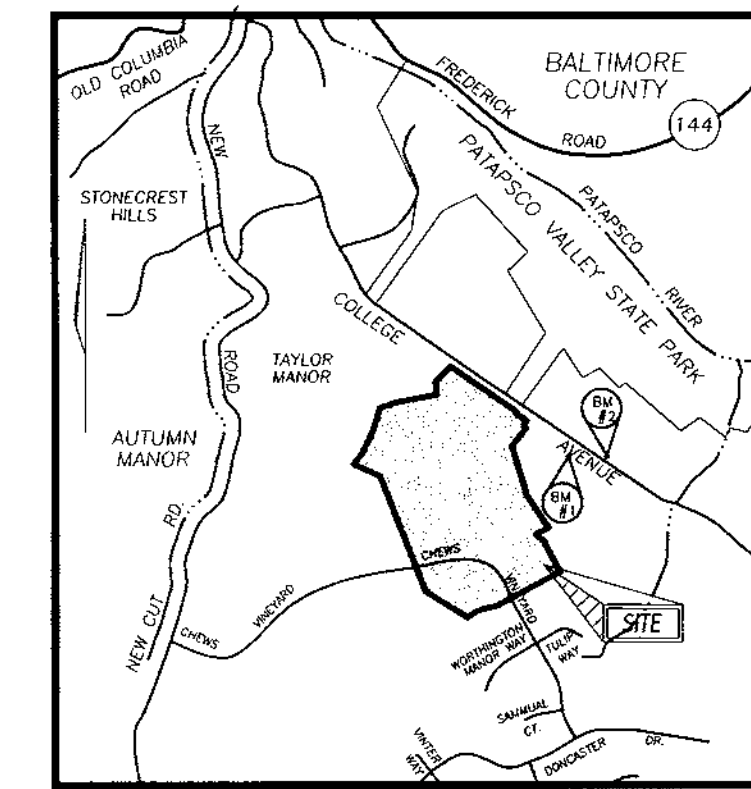


PRELIMINARY PLAN VILLAGE CREST

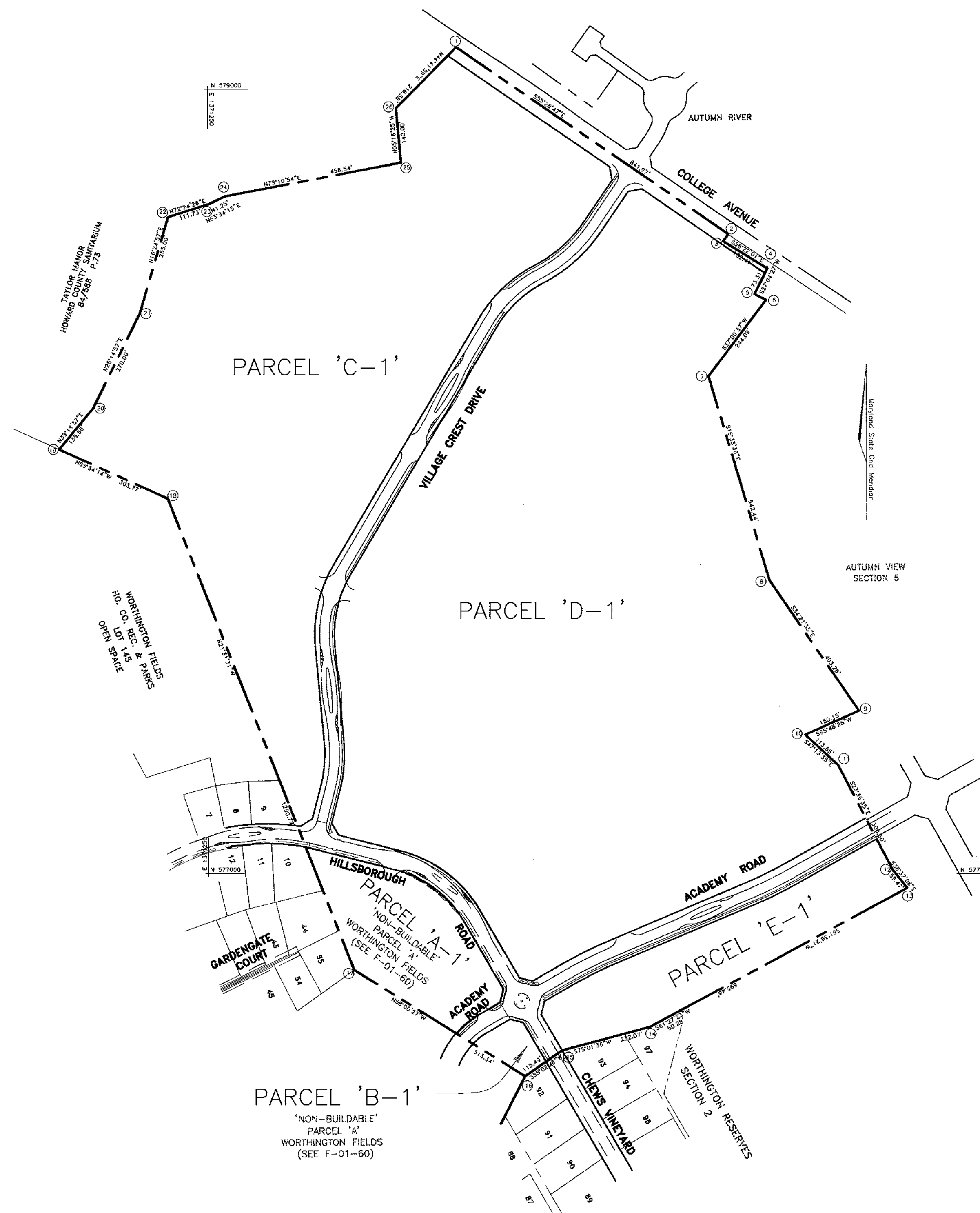
PARCELS A-1 THRU E-1
A RESUBDIVISION OF WORTHINGTON FIELDS
NON BUILDABLE PARCELS A, B AND SUBDIVISION OF P/O PARCEL 98
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NO.	TITLE
1	TITLE SHEET
2	PRELIMINARY ROAD PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN
5	FOREST CONSERVATION PLAN DETAILS

COORDINATE CHART		
1	Northing = 579106.5923	Easting = 1371883.1598
2	Northing = 578629.5611	Easting = 1372576.7191
3	Northing = 578611.6558	Easting = 1372563.4601
4	Northing = 578542.2114	Easting = 1372676.1945
5	Northing = 578476.933	Easting = 1372642.8268
6	Northing = 578462.8543	Easting = 1372672.5524
7	Northing = 578267.9392	Easting = 1372525.6189
8	Northing = 577748.0006	Easting = 1372680.2236
9	Northing = 577415.0901	Easting = 1372907.8277
10	Northing = 577353.557	Easting = 1372770.8653
11	Northing = 577276.2409	Easting = 1372854.4359
12	Northing = 577010.1373	Easting = 1372993.6082
13	Northing = 576963.6725	Easting = 1373030.7258
14	Northing = 576608.9202	Easting = 1372374.739
15	Northing = 576548.9594	Easting = 1372150.5447
16	Northing = 576482.7909	Easting = 1372055.8891
17	Northing = 576754.76	Easting = 1371620.52
18	Northing = 577955.51	Easting = 1371146.92
19	Northing = 578018.509	Easting = 1370892.5199
20	Northing = 578186.8578	Easting = 1370956.9716
21	Northing = 578429.0152	Easting = 1371076.3861
22	Northing = 578673.6204	Easting = 1371148.4507
23	Northing = 578707.391	Easting = 1371254.9555
24	Northing = 578725.751	Easting = 1371291.8943
25	Northing = 578811.8163	Easting = 1371742.2798
26	Northing = 578951.2237	Easting = 1371729.4118



LOCATION PLAN
SCALE: 1"=200'

SITE ANALYSIS

EXISTING ZONING: P.O.R.
COUNTY REFERENCE: S-98-18, S-00-05, P-00-07, P-01-20
GROSS AREA OF TRACT: 73.84 AC.
AREA OF FLOODPLAIN: 6576.94 SQ.FT.(0.151 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

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
3/4" REBAR 0.8' BELOW SURFACE
N. 578233.92, E. 1373142.33
ELEV. = 374.389
BENCHMARK NO. 2: COUNTY CONTROL #3044004R
3/4" REBAR 0.6' BELOW SURFACE
N. 578128.03, E. 1373460.71
ELEV. = 362.575

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 (MAD '83) AS PROJECTED BY THE FOLLOWING HO.CO. GEODETIC CONTROL STATIONS:
6. WATER FOR THIS PROJECT WILL BE PUBLIC.
7. SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT SERVING THE PRIVATE ROAD/DEVELOPMENT WILL BE INCLUDED IN THE SITE DEVELOPMENT PLAN.
STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY HILLIS-CARNES DATED 09/18/00.
- 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 STUDY IS PERFORMED BY FREDERICK WARD & ASSOCIATES, INC. DATED APRIL 2001.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED JANUARY, 2000.
- APPO TRAFFIC STUDY NOT REQUIRED FOR THIS PROJECT. PROPOSED SITE IS GREATER THAN 1 MILE TO CLOSEST MAJOR COLLECTOR TO MAJOR COLLECTOR INTERSECTION.
- 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.
- HILLSBOROUGH ROAD IS TO BE CONSTRUCTED AND RECORDED PER F-01-60.
- PROPOSED ROAD CLASSIFICATION: VILLAGE CREST DRIVE - MINOR COLLECTOR, 50' RIGHT-OF-WAY, 24' PAVING
ACADEMY ROAD - PUBLIC ACCESS STREET, 50' RIGHT-OF-WAY, 24' PAVING
- THIS PLAN IS FOR THE CREATION OF PUBLIC ROADS, SWM FACILITIES AND BULK PARCELS FOR THE DEVELOPMENT ONLY.
- A SCENIC ROAD EXHIBIT HAS BEEN SUBMITTED TO THE DPZ FOR THE PROPOSED SWM ONLY ON PARCEL D-1' THE REQUIRED SCENIC ROAD INFORMATION WILL BE PROVIDED WITH THE FUTURE PLANS FOR THE DEVELOPMENT OF PARCELS 'C-1' & 'D-1'.
- A SIGHT DISTANCE ANALYSIS WILL BE PROVIDED AT ALL ROADWAY ENTRANCES WITH THE FINAL PLANS OR SIGHT DEVELOPEMENT PLANS.
- THE RECHARGE REQUIREMENTS FOR THIS SITE WILL BE PROVIDED AT SITE DEVELOPMENT PLAN STAGE BY OPEN CHANNELS, SHEET FLOW TO BUFFERS AND ENVIRONMENTAL SENSITIVE AREAS.
- STORMWATER MANAGEMENT FOR PARCELS A-1, B-1, AND C-1 IS NOT PROVIDED UNDER THIS PLAN.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Ruff 9/17/01
PLANNING DIRECTOR DATE

TITLE SHEET
VILLAGE CREST
PARCELS A-1 THRU E-1

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

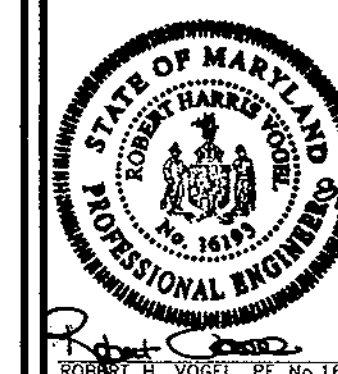
F FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: AUGUST, 2001
SCALE: AS SHOWN
W.O. NO.: 98-121/201821

1 SHEET OF 5

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



LEGEND

- Existing Contour
 - Proposed Contour
 - Existing Trees to Remain
 - Light Poles
 - 15% - 24.99% STEEP SLOPE AREA
 - 25% OR GREATER STEEP SLOPE AREA
 - WETLAND AREA
 - 100 YR FLOOD PLAIN
 - FOREST CONSERVATION EASEMENT
- NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

CATEGORY	PERIMETER SCHEDULE A LANDSCAPE EDGE				
	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
Linear Feet of Roadway Frontage/Perimeter	992	1920	1093	2108	1632
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	Yes* 160	Yes* 605	Yes* 140	Yes* 1478
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No
Number of Plants Required	1:50 20	1:50 35	1:40 12	1:40 49	1:60 3
Shade Trees	1:40 25	1:40 44	1:20 24	1:20 98	-
Shrubs	-	-	-	-	-
Number of Plants Provided	-	-	-	-	-
Shade Trees	-	-	-	-	-
Evergreen Trees	-	-	-	-	-
Other Trees (2:1 Substitution)	-	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-	-
Describe Plant Substitution Credits Below if needed	-	-	-	-	-

* Existing Woods to Remain

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING POND 1	
LINEAR FEET OF PERIMETER (NO, YES AND LINEAR FEET)	1140 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	23 SHADE TREES 29 EVERGREEN TREES
NUMBER OF TREES PROVIDED	23 SHADE TREES 29 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING POND 2	
LINEAR FEET OF PERIMETER (NO, YES AND LINEAR FEET)	1160 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	712 LF 4 SHADE STREET TREES
NUMBER OF TREES REQUIRED	5 SHADE TREES 11 EVERGREEN TREES
NUMBER OF TREES PROVIDED	9 SHADE TREES 11 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

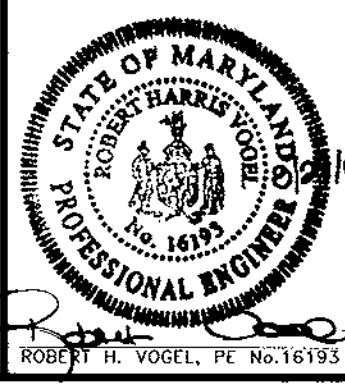
ADDITIONAL LANDSCAPING IS REQUIRED IN ACCORDANCE WITH THE MDC 2000 DESIGN MANUAL, APPENDIX 'A'.

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

PRELIMINARY PLAN
VILLAGE CREST
PARCELS A-1 THRU E-1
TAX MAP #25 BLOCK 20 PARCEL P/098
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

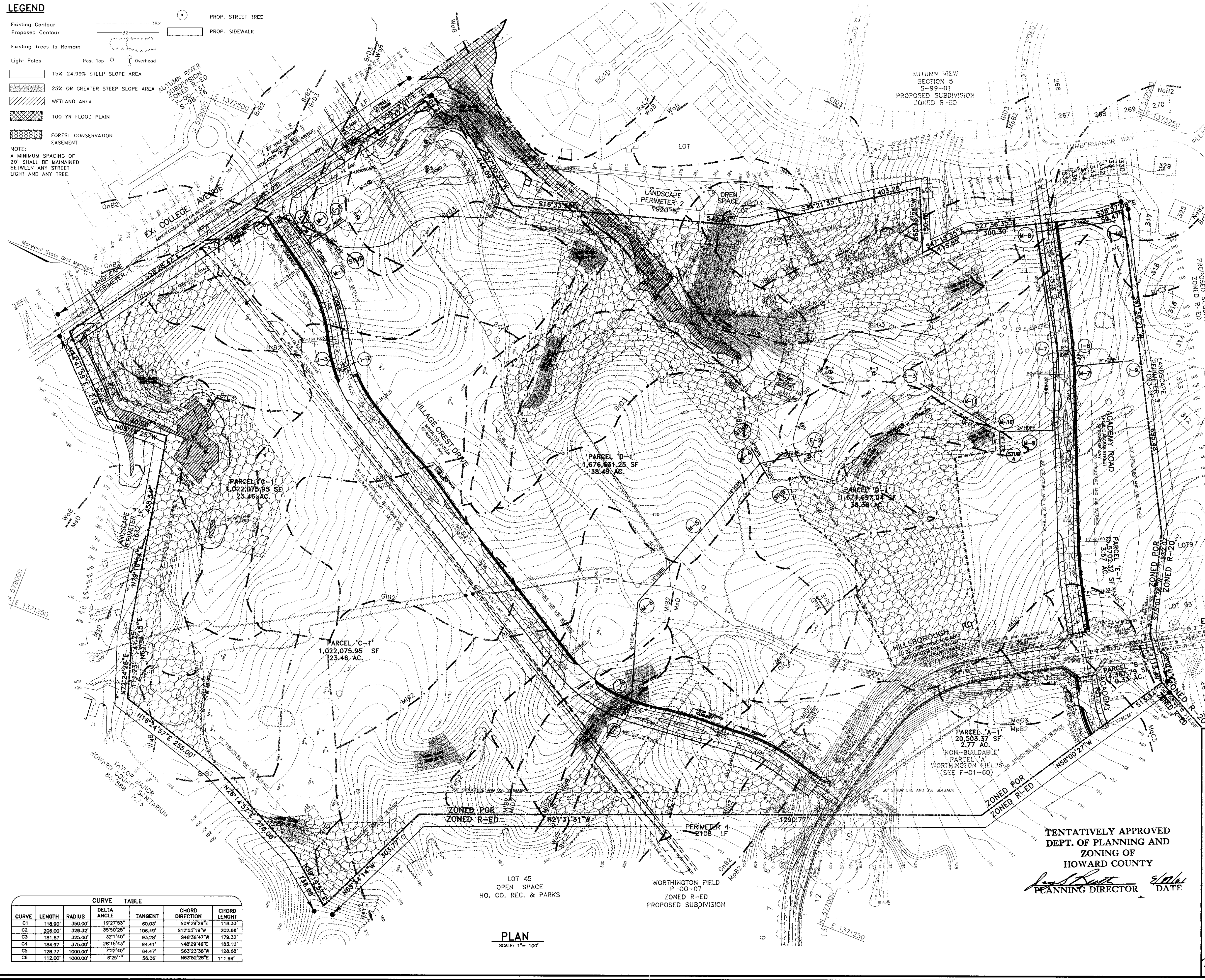
DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: AUGUST, 2001
SCALE: 1"=100'
W.O. NO.: 98-121/201821



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH
C1	118.90'	350.00'	19°27'53"	60.03'	N04°29'28"E 118.33'
C2	206.00'	329.32'	35°50'25"	106.49'	S12°55'19"W 202.66'
C3	181.67'	325.00'	32°1'40"	93.28'	S46°36'47"W 179.32'
C4	184.97'	375.00'	28°15'43"	94.41'	N48°29'48"E 183.10'
C5	128.77'	1000.00'	7°32'40"	64.47'	S63°23'38"W 128.68'
C6	112.00'	1000.00'	6°25'1"	58.08'	N63°52'28"E 111.94'

PLAN
SCALE: 1"= 100'



M:\PROJECTS\2018121\ENGR\JHQ\pre1.m\3009a2.dwg Thu Aug 30 12:10:20 2001 Rohn

POND :2
 WO WET EL = 364.93
 1 YR. WS EL = 365.86
 2 YR. WS EL = 366.05
 10 YR WS EL = 366.43
 100 YR. WS EL = 366.73

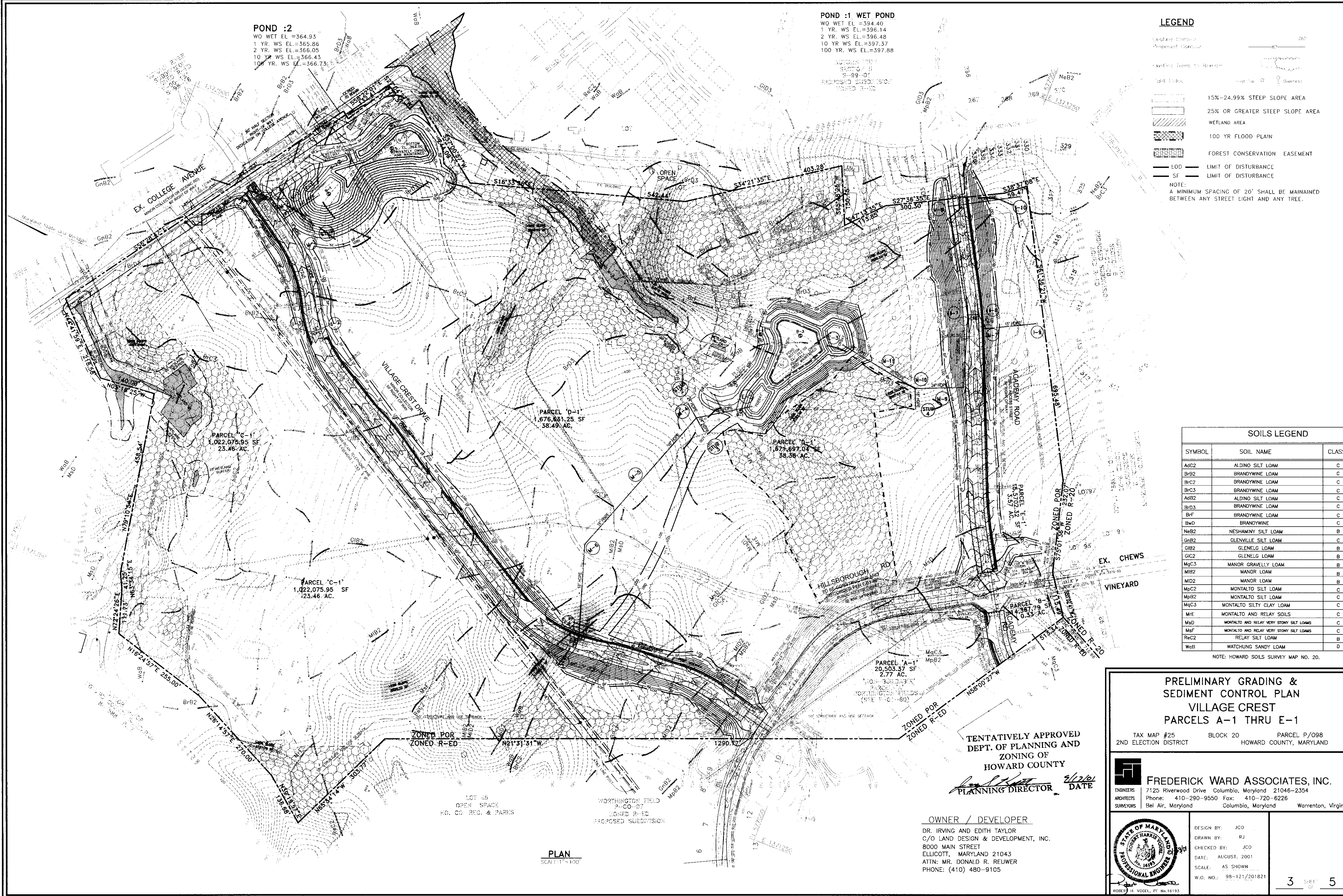
POND :1 WET POND
 WO WET EL = 394.40
 1 YR. WS EL = 396.14
 2 YR. WS EL = 396.48
 10 YR WS EL = 397.37
 100 YR. WS EL = 397.88

LEGEND

- Existing Contour
 - Proposed Structure
 - Existing Trees to Remain
 - Light Poles
 - 15%-24.99% STEEP SLOPE AREA
 - 25% OR GREATER STEEP SLOPE AREA
 - WETLAND AREA
 - 100 YR FLOOD PLAIN
 - FOREST CONSERVATION EASEMENT
 - LOD LIMIT OF DISTURBANCE
 - SF LIMIT OF DISTURBANCE
- NOTE:
 A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

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
MpC3	MONTALTO SILTY CLAY LOAM	C
MpE	MONTALTO AND RELAY SOILS	C
MaD	MONTALTO AND RELAY VERY STONY SILT LOAMS	C
Msf	MONTALTO AND RELAY VERY STONY SILT LOAMS	C
ReC2	RELAY SILT LOAM	B
WbB	WATCHUNG SANDY LOAM	D

NOTE: HOWARD SOILS SURVEY MAP NO. 20.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

[Signature]
 PLANNING DIRECTOR

8/2/01
 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

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
VILLAGE CREST
PARCELS A-1 THRU E-1

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

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
 DRAWN BY: RJ
 CHECKED BY: JCO
 DATE: AUGUST, 2001
 SCALE: AS SHOWN
 W.O. NO.: 98-121/201821

3 OF 5

PLAN
 SCALE: 1"=100'

M:\PROJECTS\20181211\20181211_VillageCrest.dwg Thu Aug 30 12:13:17 2001 R01

POND :2
 WQ WET EL = 364.93
 1 YR. WS EL = 365.86
 2 YR. WS EL = 366.05
 10 YR WS EL = 366.43
 100 YR. WS EL = 366.73

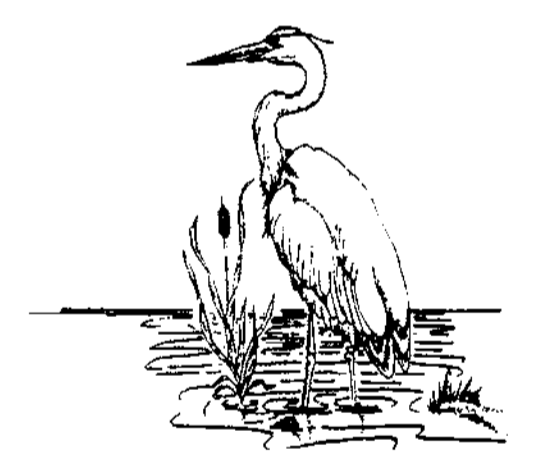
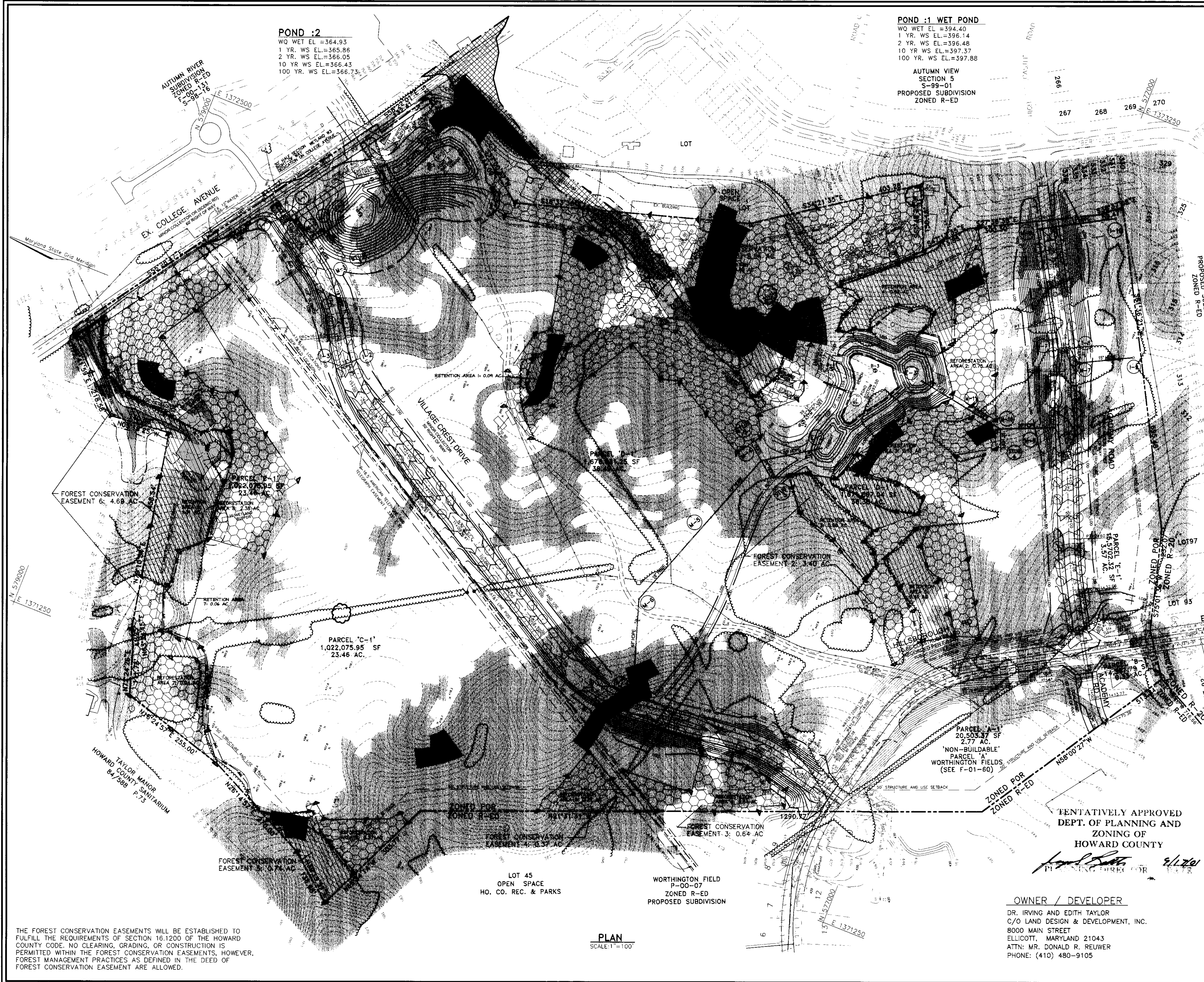
POND :1 WET POND
 WQ WET EL = 394.40
 1 YR. WS EL = 396.14
 2 YR. WS EL = 396.48
 10 YR WS EL = 397.37
 100 YR. WS EL = 397.88

**AUTUMN VIEW
 SECTION 5
 S-99-01
 PROPOSED SUBDIVISION
 ZONED R-ED**

LEGEND

- Existing Contour
- Proposed Contour
- Existing Trees
- Light Poles Post Top Overhead
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- WETLAND AREA
- 100 YR FLOOD PLAIN
- LOD LIMIT OF DISTURBANCE
- FOREST CONSERVATION EASEMENT FOREST RETENTION AREA
- FOREST CONSERVATION EASEMENT REFORESTATION AREA

NOTE:
 A MINIMUM SPACING OF 20' SHALL BE MAINTAINED
 BETWEEN ANY STREET LIGHT AND ANY TREE.



EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 8018 FOREST STREET
 BELLEVILLE CITY, MARYLAND 21043
 TEL (410) 750-1150 FAX (410) 750-7560

**FOREST CONSERVATION PLAN
 VILLAGE CREST
 PARCELS A-1 THRU E-1**
 TAX MAP #25 BLOCK 20 PARCEL P/098
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
 DRAWN BY: SH
 CHECKED BY: AB
 DATE: JUNE, 2001
 SCALE: AS SHOWN
 W.O. NO.: 98-121/201821

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Handwritten signature and date: 6/1/01

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

THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

PLAN
 SCALE: 1" = 100'

FOREST CONSERVATION WORKSHEET

Acres	
(1/100 ac.)	
Net Tract Area	
A. Total Tract Area	73.84
B. Area Within 100 Year Floodplain	0.15
C. Other Deductions	0
D. Net Tract Area	73.69
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (15% x D)	11.05
F. Conservation Threshold (20% x D)	14.74
Existing Forest Cover	
G. Existing Forest on Net Tract Area	16.29
H. Forest Area Above Conservation Threshold	1.55
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	15.05
J. Clearing Permitted without Mitigation	1.24
Proposed Forest Clearing	
K. Forest Areas to be Cleared	11.88
L. Forest Areas to be Retained	4.41
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.39
N. Reforestation for Clearing Below the Threshold	20.66
O. Credit for Retention Above Conservation Threshold	0
P. Total Reforestation Required	21.05
Q. Total Afforestation Required	0
R. Total Reforestation and Afforestation Requirement	21.05

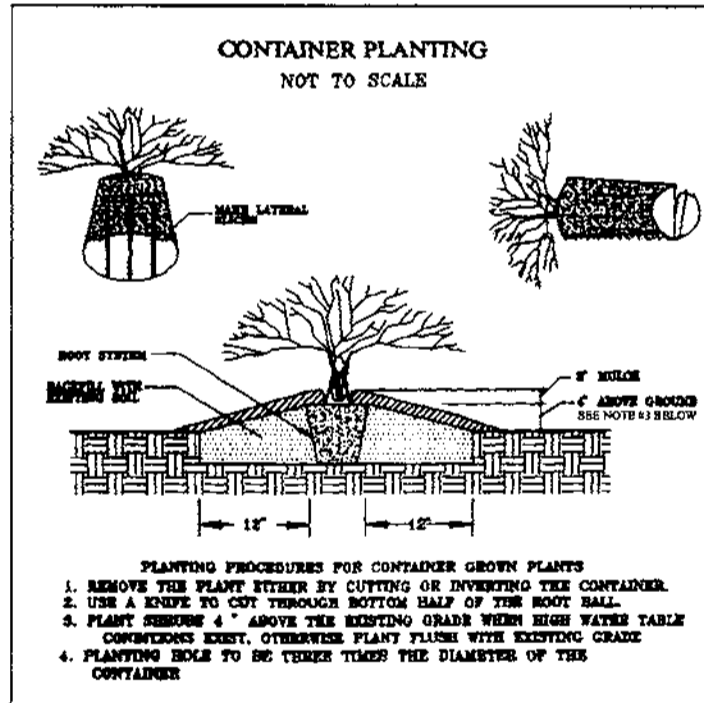
Forest Conservation Narrative

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the Forest Conservation Act of 1991.

Please note that the calculations are based on the ultimate build out plan for this site, not just the shown proposed development. Areas of development are not expected to vary from the plans used to create this forest conservation plan.

The site consists of a gross tract area of 73.84 AC with 0.15 AC of floodplain deductions. The areas around wetlands and streams have been preserved the greatest extent possible. This has resulted in an area of 4.41 AC of forest retention. The existing site was a meadow in the early stages of forest succession and so variation in tree lines from the Forest Stand Delineation may be apparent. The areas which qualify as forest have been re-measured based on the current, most accurate survey, and should be considered to supercede the FSD numbers, while forest content did not change. Areas of forest, smaller than the 10,000 sq ft minimum stand size, have been retained for credit due to their being adjacent to areas to be reforested. A total reforestation obligation of 21.05 AC is incurred due to development. Of this, 14.27 will be accomplished with on-site reforestation within Forest Conservation Easements totalling 18.68 AC of reforestation and preservation. We request that the remaining 6.78 AC of reforestation obligation be met with a Fee-in-Lieu payment.

The reforestation areas will be planted with 2'-3' container grown whips at 350 stems/acre. These will help to augment pioneer species of Osage Orange, Black Cherry, Persimmon, and Box Elder already present on-site.

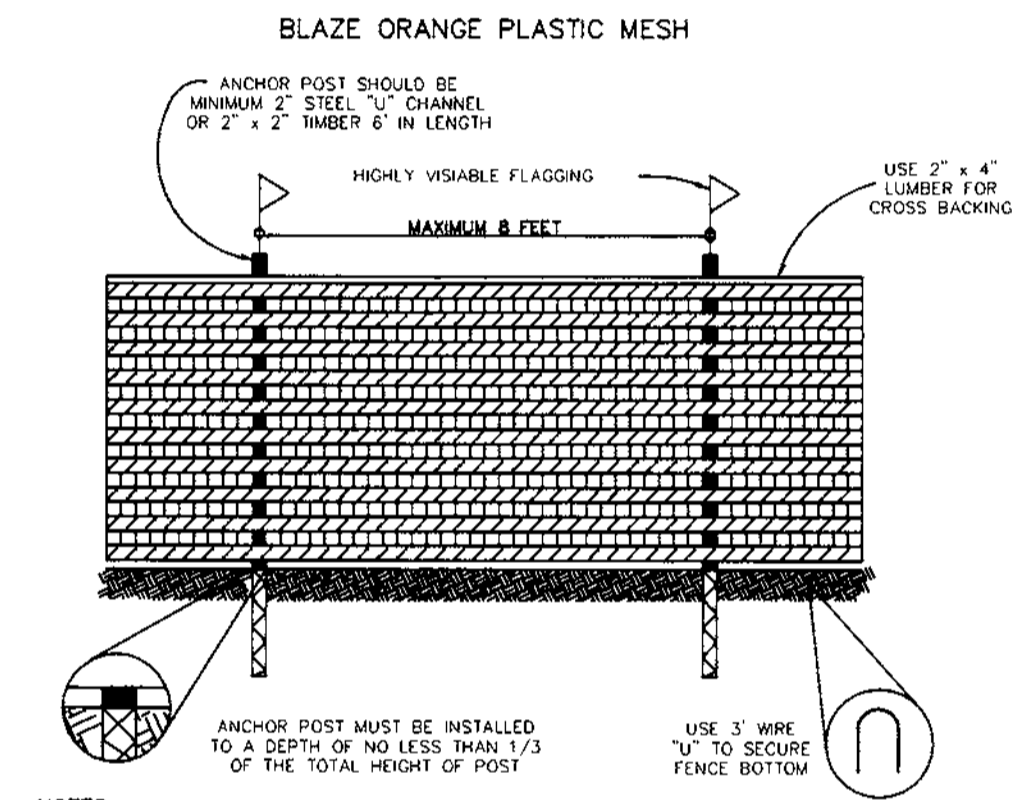
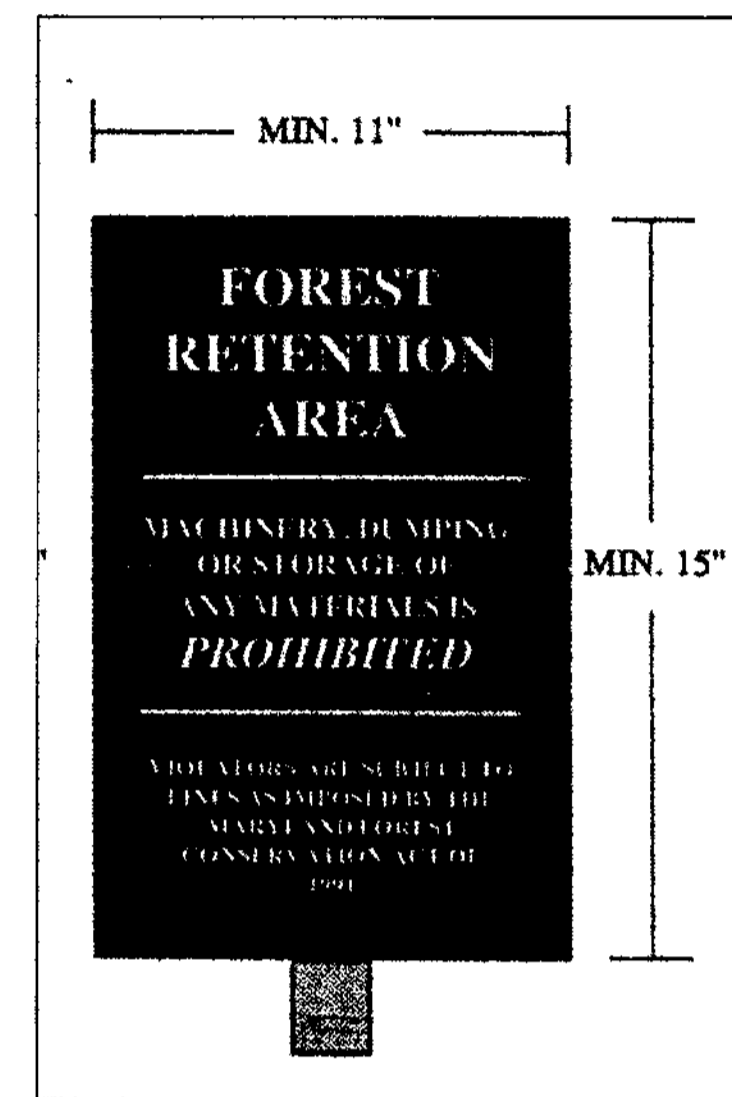
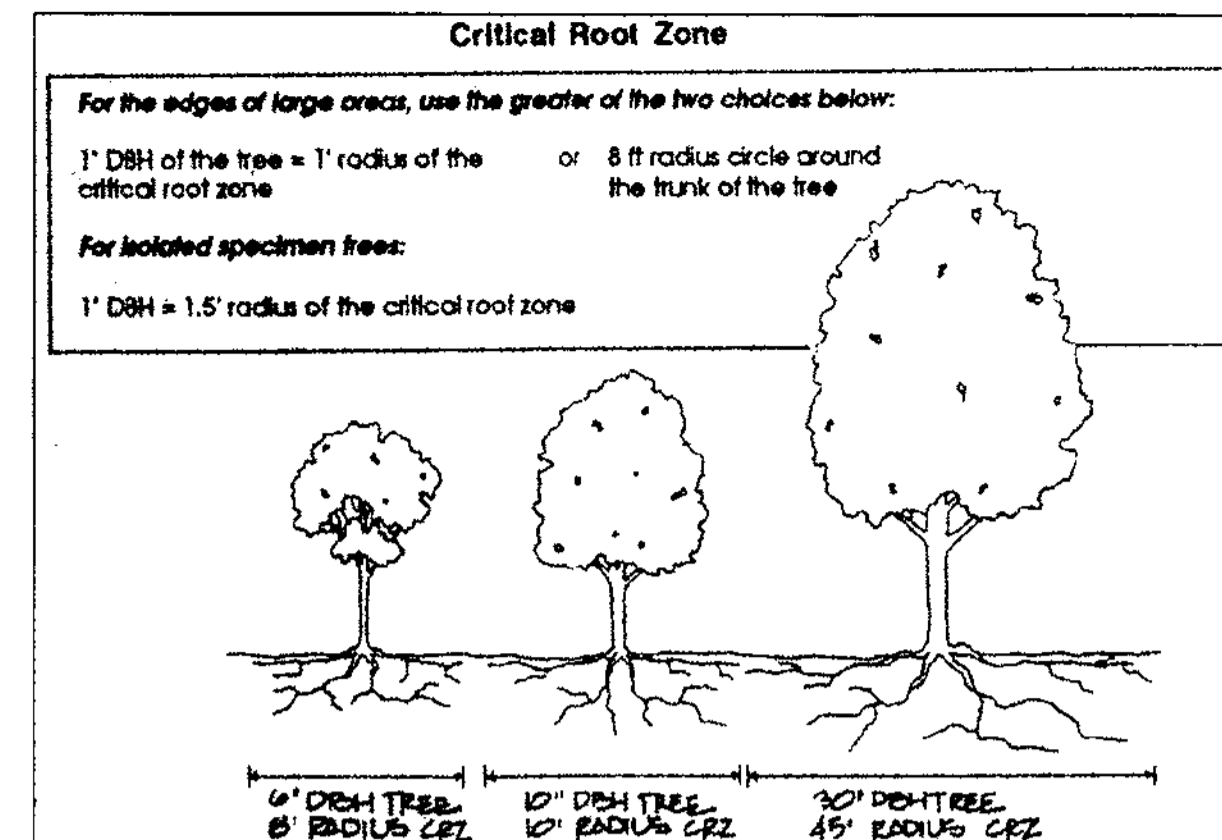
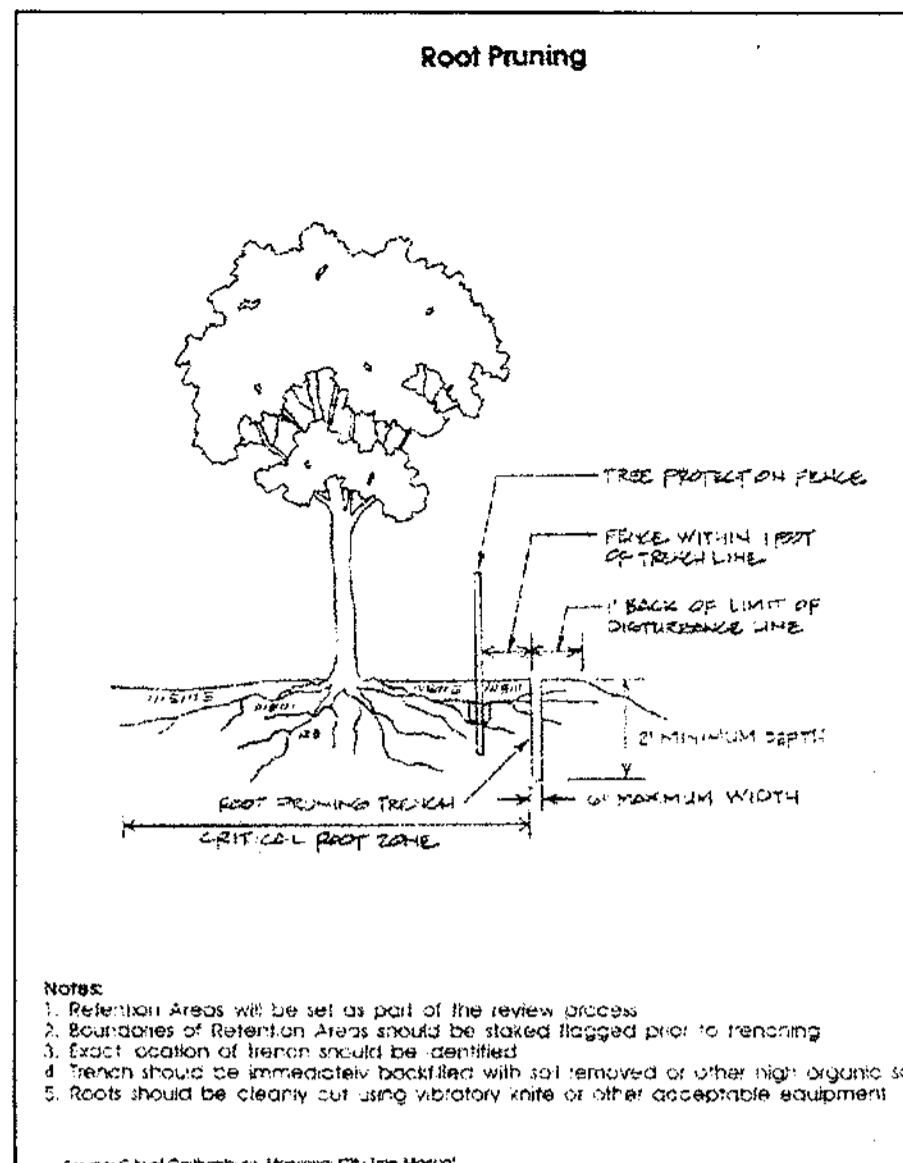
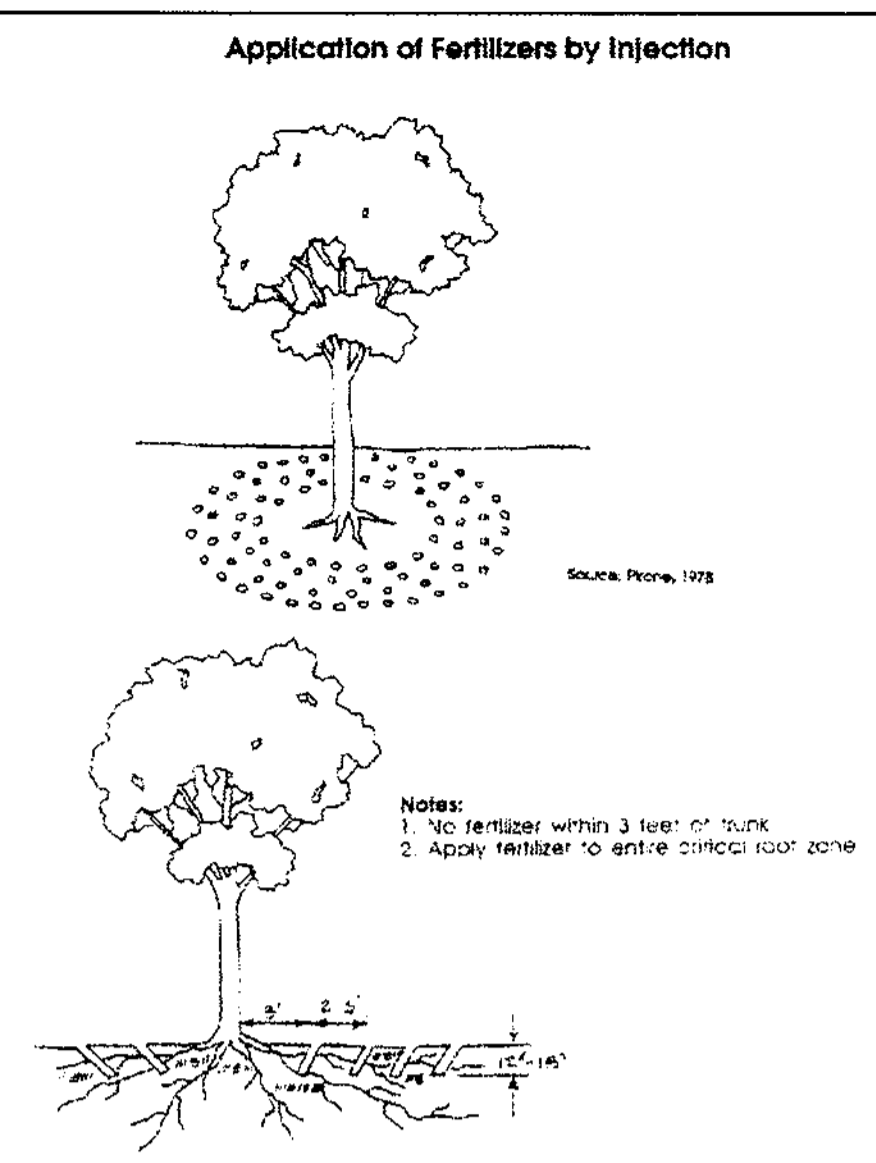
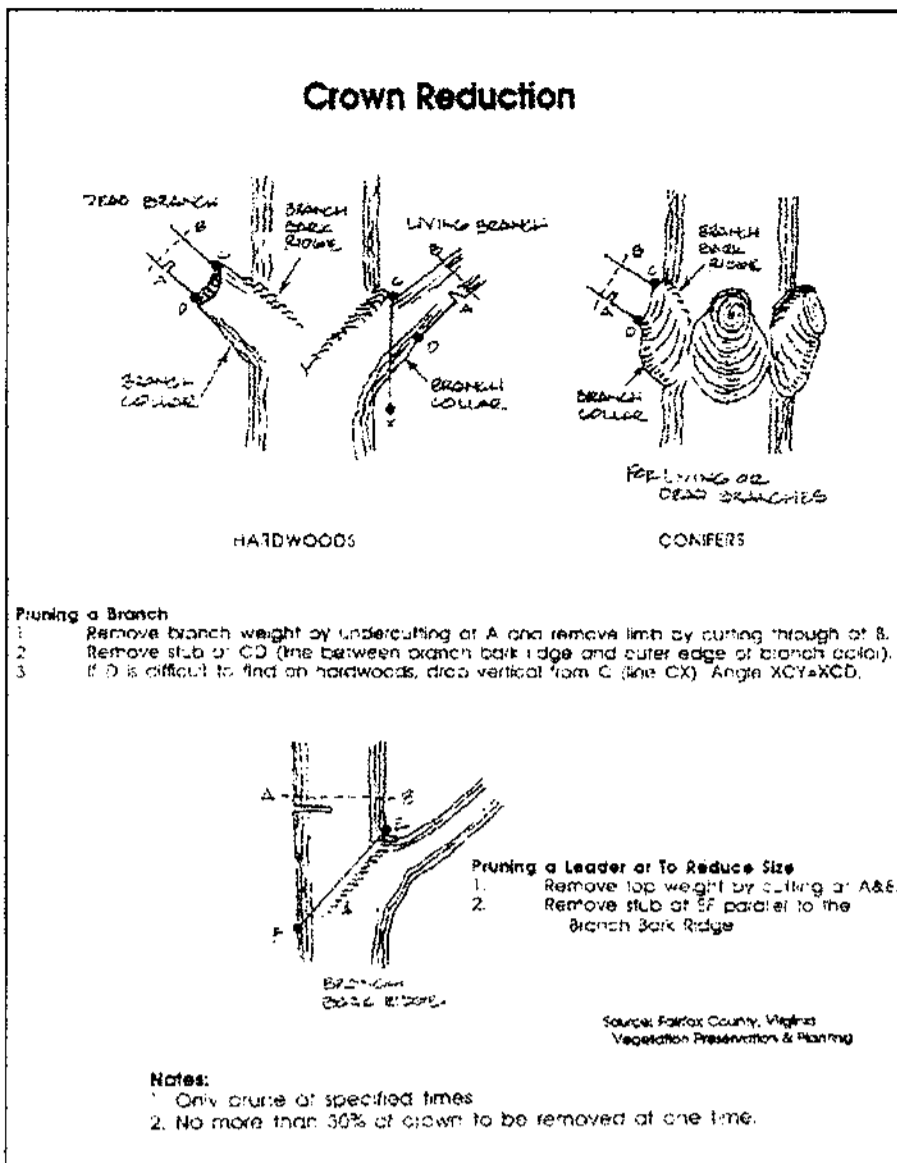


AFFORESTATION AREA MONITORING NOTES

- Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control or other actions are necessary. Early spring visits will document winter kill and autumn visits will document summer kill.
- The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. Wild tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall.
- Survival will be determined by a stratified random sampling of the plantings. The species composition of the sample population should be proportionate to the amount of each species in the entire planting to be sampled.
- Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement plantings if required at that time.

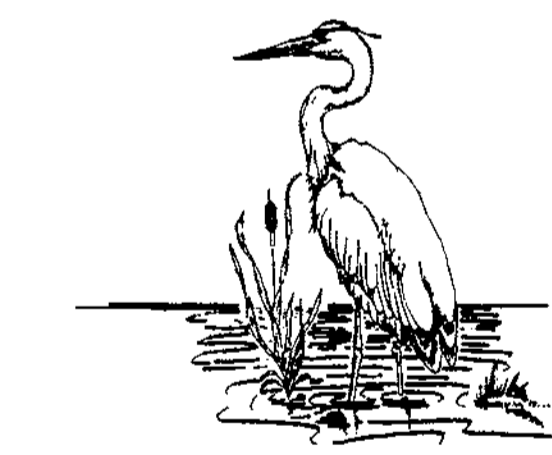
AFFORESTATION PLANTING NOTES

- Afforestation areas may be planted as soon as reasonable to do so. Late winter-early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as condition warrants.
- Soil amendments and fertilization recommendations will be based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
- Plant materials will be planted in accordance with the Planting Distribution Diagram, Planting Details and plant schedule.
- Plant material shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standard for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
- Planting stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be moistened and placed in cool shaded areas until ready for placement.
- Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill material.
- Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.
- All nursery stock to be sprayed with deer repellent containing Bitrex, such as Repellex. All nursery stock to be grown with deer repellent tablets in growing medium, such as Repellex Tablets.

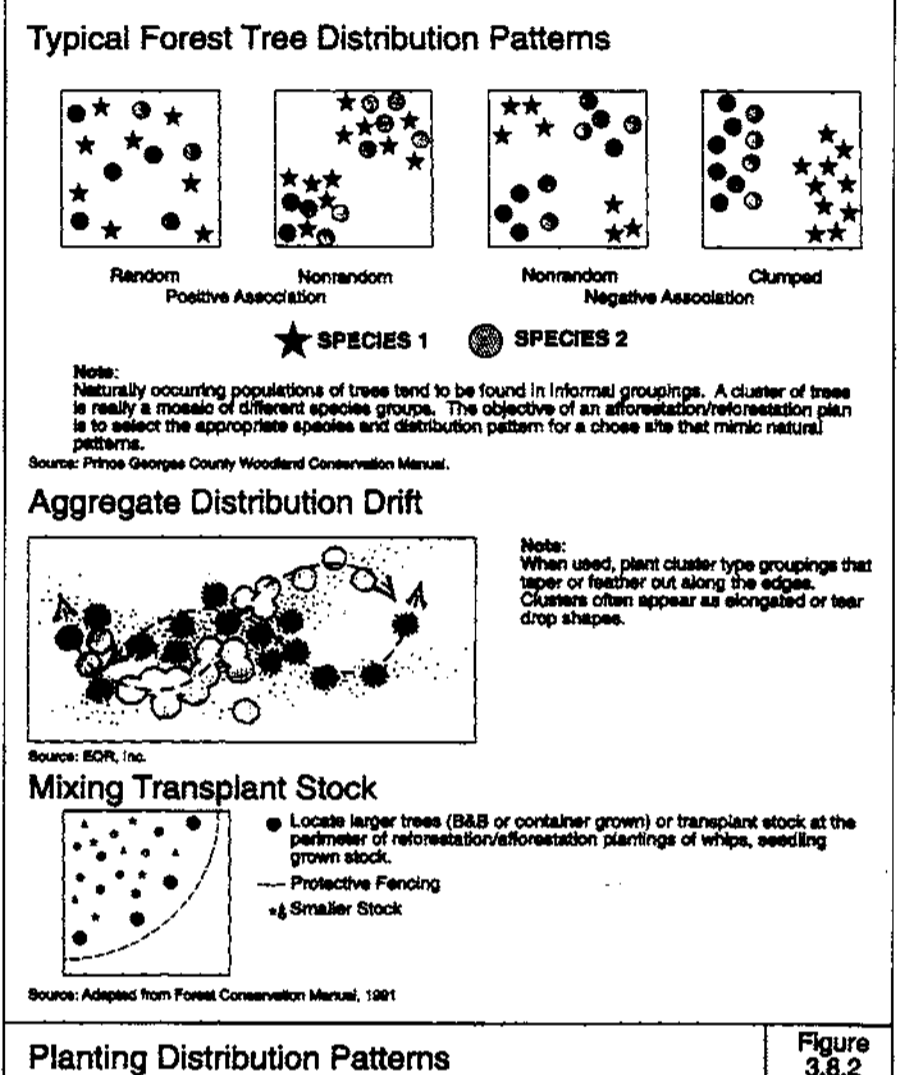


- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
8818 FOREST STREET
ELICOTT CITY, MARYLAND 21043
TEL: (410) 760-1150 FAX: (410) 760-7000



EASEMENT 1:	8.84 AC
RETENTION	1.40 AC
REFORESTATION	7.44 AC
EASEMENT 2:	3.40 AC
RETENTION	1.27 AC
REFORESTATION	2.13 AC
EASEMENT 3:	0.64 AC
ALL REFORESTATION	
EASEMENT 4:	0.37 AC
ALL REFORESTATION	
EASEMENT 5:	0.74 AC
RETENTION	0.37 AC
REFORESTATION	0.37 AC
EASEMENT 6:	4.69 AC
RETENTION	1.37 AC
REFORESTATION	3.32 AC
TOTAL	18.68 AC
RETENTION	4.41 AC
REFORESTATION	14.27 AC

FOREST TREE PROTECTION AND MANAGEMENT NOTES

- TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND CLEARING.
- AFTER THE BOUNDARIES OF THE RETENTION AREAS HAVE BEEN STAKED AND FLAGGED AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE A PRE-CONSTRUCTION MEETING WITH THE HOWARD COUNTY INSPECTOR IS REQUIRED.
- PROVIDE MAINTENANCE TO TREE PROTECTION DEVICES AND SIGNAGE TO MAINTAIN THEIR INTEGRITY THROUGHOUT THE DURATION OF THE PROJECT.
- ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
- ANY SIGNIFICANT CHANGES MADE TO THE FOREST CONSERVATION PLAN SHALL BE MADE WITH THE PRIOR APPROVAL OF THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
- NO BURIAL OF DISCARDED MATERIAL IS PERMITTED WITHIN FOREST CONSERVATION AND PLANTING AREAS.
- NO OPEN BURNING WITHIN 100 FEET OF WOODED AREAS IS PERMITTED.
- POST CONSTRUCTION PHASE
 - INSPECT EXISTING TREES AROUND PERIMETER OF SITE FOR SIGNS OF ROOT OR TRUNK DAMAGE AND EXCESSIVE SOIL COMPACTION.
 - REMOVE DEAD OR DYING TREES AND EVALUATE FOR HAZARD TREE REMOVAL.
 - ALL TEMPORARY FOREST PROTECTION DEVICES WILL BE REMOVED AFTER CONSTRUCTION.
 - UPON COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE COUNTY INSPECTOR SHALL INSPECT THE ENTIRE SITE FOR COMPLIANCE WITH THIS FOREST CONSERVATION PLAN.

THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

REFORESTATION AREA 1: 0.69 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
585	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
584	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
585	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
584	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 2: 0.75 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
65	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
65	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
65	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
68	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 3: 2.13 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
186	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
186	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
187	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
187	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 4: 0.64 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
56	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
56	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
56	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
56	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 5: 0.37 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
34	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
32	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
32	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
32	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 6: 0.37 AC

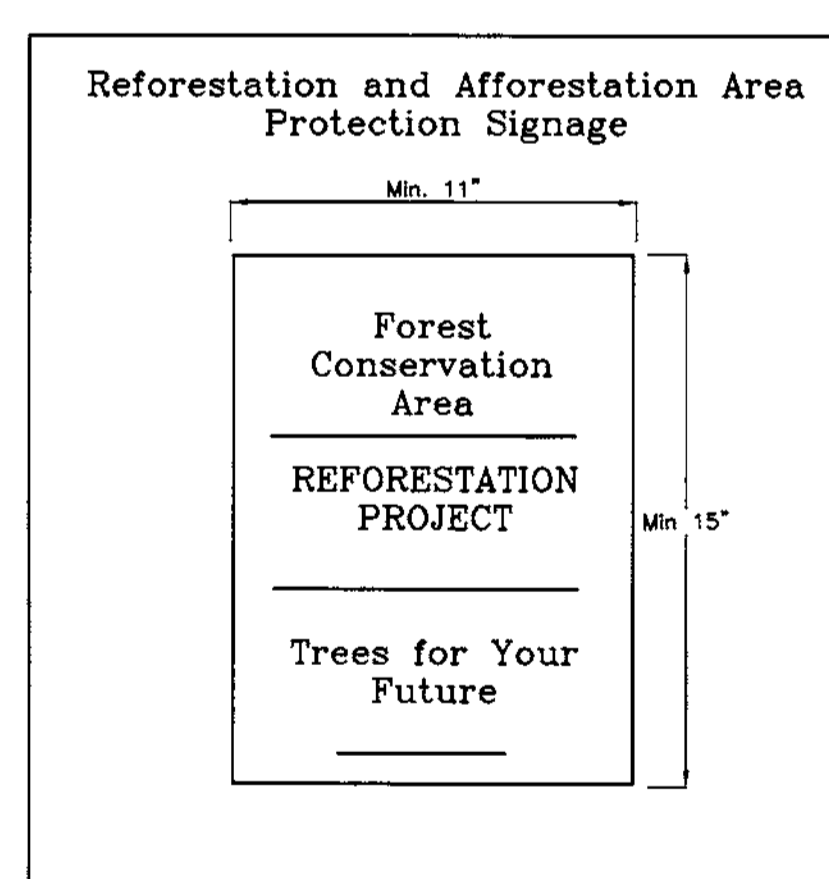
Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
32	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
34	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
32	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
32	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 7: 0.94 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
82	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
82	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
83	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
82	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container

REFORESTATION AREA 8: 2.38 AC

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
208	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	Container
208	Fraxinus pennsylvanica	Green Ash	WHIP 2-3'	11' o.c.	Container
209	Platanus occidentalis	Sycamore	WHIP 2-3'	11' o.c.	Container
208	Quercus palustris	Pin Oak	WHIP 2-3'	11' o.c.	Container



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

John R. Smith
PLANNING DIRECTOR 6/12/01

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

FOREST CONSERVATION PLAN

VILLAGE CREST

PARCELS A-1 THRU E-1

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

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
DRAWN BY: AB
CHECKED BY: SH
DATE: JUNE, 2001
SCALE: AS SHOWN
W.O. NO.: 98-121/201821

5 SHEET OF 5