

GENERAL NOTES

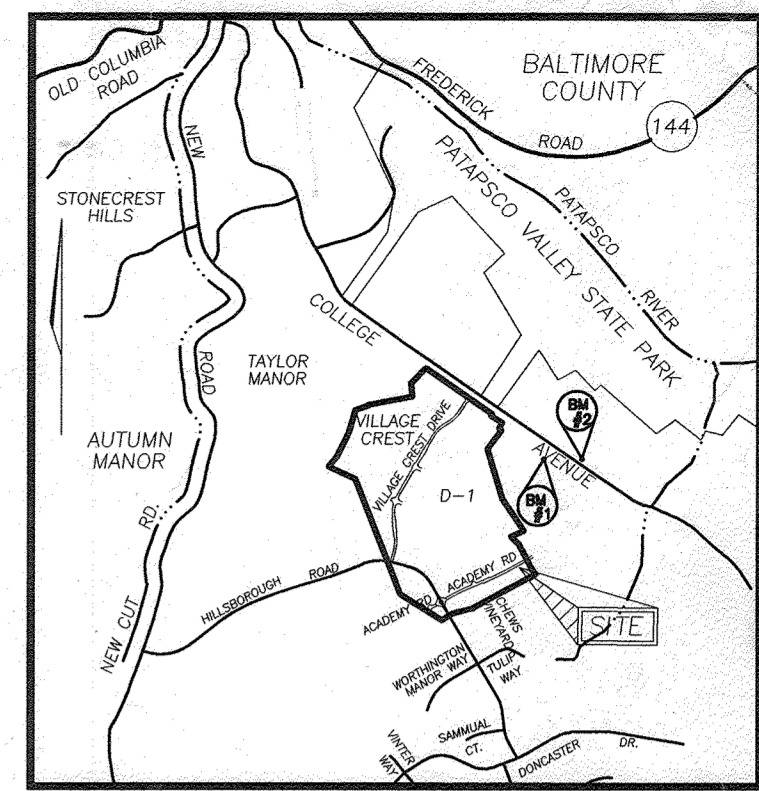
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWING.
 MISS UTILITY: 1-800-257-7777
 HOWARD COUNTY BUREAU OF UTILITIES: 314-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.C.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.C.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- PROJECT BACKGROUND:
 LOCATION : ELLICOTT CITY, MARYLAND; TAX MAP 25, PARCEL D-1
 ZONING : R-ED
 SUBDIVISION : VILLAGE CREST - PART OF PARCEL D-1,
 PARCELS C-1, D-1 AND E-1
 A RESUBDIVISION OF WORTHINGTON FIELDS
 NON BUILDABLE PARCEL A-3 AND SUBDIVISION OF P/O PARCEL 98
 SECTION/AREA : N/A
 LIMIT OF DISTURBANCE, AREA : 793042 SF OR 18.2 AC.
 P-00-07,S-99-18,S-00-05,F-01-80, P-01-20, F-02-47,F-02-112, F-04-077
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED JANUARY, 2000.
 THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED PER F-02-47, PARCELS C-1, D-1 AND E-1.
 A RESUBDIVISION OF WORTHINGTON FIELDS NON BUILDABLE PARCEL A-3 AND SUBDIVISION OF P/O PARCEL 98.
 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
 NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
 FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
 FOREST CONSERVATION REQUIREMENTS:
 AREA OF RETENTION: 2.93 AC.
 AREA OF REFORESTATION REQUIRED: 16.45 AC.
 AREA OF REFORESTATION SHOWN: 12.03 AC.
 A FEE-IN-LIEU OF THE REMAINING 5.50 AC.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 314-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE LOCATION OF WATER METER IS IN THE CENTER OF THE BUILDING FOR BOTH HOUSE TYPE. THE WATER METER SHALL BE PRIVATE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 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 STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C'.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER COLLINS & CARTER, INC. DATED DECEMBER 21, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY DATED MARCH, 1995.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL PAVING PER DETAILS.
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP PARKING AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER AND SEWER AVAILABLE THROUGH CONTRACT NO.14-3855-D AND 44-3855-P
- ALL OUTDOOR SITE LIGHTING TO CONFORM TO SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- ALL BUILDING TO HAVE INTERIOR WATER METER SETTINGS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS A PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$55,110.00
- STORMWATER MANAGEMENT (Cov, Wqv) HAS BEEN PROVIDED UNDER F-02-47. (REV) FOR VILLAGE CREST DRIVE THIS DEVELOPMENT AND THE IMPROVEMENT TO COLLEGE AVE IS PROVIDED BY TWO DRY WELL FACILITIES.
- AS A RESULT OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION, P-01-20, BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, IN ADDITION, BECAUSE THE PRELIMINARY PLAN FOR THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE ZONING REGULATIONS ADOPTED ON 10/18/93 AND AMENDED ON 07/12/01.

**SITE DEVELOPMENT PLAN
VILLAGE CREST
PART OF PARCEL D-1**

**PHASE I APT. BLDGS. A TO R, 268 AGE RESTRICTED ADULT HOUSING UNITS
PHASE II, PHASE III & PHASE IV HOWARD COUNTY, MARYLAND**

THE PLAN IS SUBJECT TO WP-04-109 APPROVAL TO WAIVE SECTION 16.144 (1)(i) OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WHICH VOIDS AND CONSIDERS WITHDRAWAL OF THE SUBMISSION OF THE PRELIMINARY PLAN WHICH MISSES A DEADLINE EXCEPT WHERE DELAY IS CAUSED BY GOVERNMENT ACTION.
 SDP-02-94 IS DESIGNED TO BE A SINGLE SDP WITH FOUR PHASES. EACH PHASE HAS A MILESTONE FOR ITS SUBMISSION AS A RESUBMISSION TO THE INITIAL SDP OR AS A NEW SDP SUBMISSION.
 SDP-02-94 OR ORIGINAL EXEMPTED BETWEEN 07-01-03 & 01-01-04
 PHASE 1 02 2005
 PHASE 2 00 2006
 PHASE 3 00 2007
 PHASE 4 56 2008

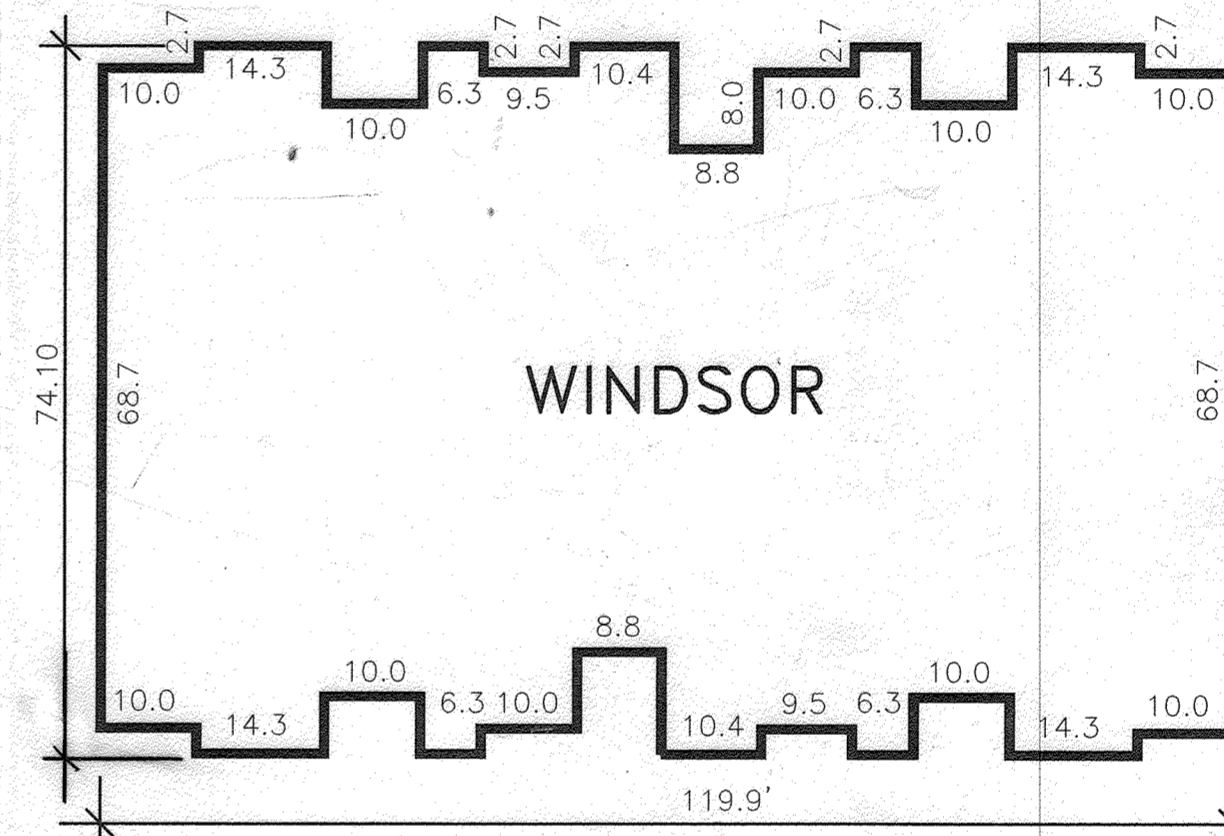
SHEET NO.	SHEET INDEX	DESCRIPTION
1 of 16		COVER SHEET
2 of 16		SITE AND UTILITY PLAN I
3 of 16		SITE AND UTILITY PLAN II
4 of 16		GRADING AND SEDIMENT CONTROL PLAN I
5 of 16		GRADING AND SEDIMENT CONTROL PLAN II
6 of 16		SITE DETAILS
7 of 16		SEDIMENT AND EROSION CONTROL DETAILS
8 of 16		PROFILES
9 of 16		PROFILES
10 of 16		PROFILES
11 of 16		PROFILES
12 of 16		PROFILES
13 of 16		LANDSCAPE PLAN & DETAILS I
14 of 16		LANDSCAPE PLAN & DETAILS II
15 of 16		OVERALL PLAN
16 of 16		STORM DRAIN DRAINAGE AREA MAP



VICINITY MAP
SCALE: 1"=2000'
BENCHMARKS
 BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578233.92, E. 1473142.33
 ELEV. = 374.389
 BENCHMARK NO. 2: COUNTY CONTROL #3044004AR
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1473460.71
 ELEV. = 362.575

SITE ANALYSIS

THIS PLAN IS FOR PHASE 1, 2, 3, 4, 268 UNITS AND THE TOTAL SITE INFRASTRUCTURE.
 TOTAL AREA OF PARCEL D-1: 1,676,631 SF. (38.49 AC.)
 AREA OF LIMIT OF DISTURBANCE: 742,327.13 SF. (17.04 AC.)
 AREA OF SUBMISSION: 720,918 SF. (16.55 AC.)
 PRESENT ZONING: P.O.R.
 PROPOSED USE: HOUSING FOR ELDERLY (AGE RESTRICTED ADULT HOUSING)
 PROPOSED USE:
 TOTAL NUMBER OF UNITS ALLOWED SHOWN AND TOTAL NUMBER OF UNITS PROVIDED: 268 UNITS APPROVED ON THIS PLAN FOR PHASES 1, 2, 3, 4. PHASED TENTATIVE HOUSING UNIT ALLOCATIONS HAVE BEEN GRANTED PER THIS PLAN. SEE THE PHASING CHART ON THIS SHEET.
PARKING
 HOUSING FOR ELDERLY
 1.0 SPACES PER A DWELLING UNIT
 268 DWELLING UNITS = 268 SPACES REQ.
 PARKING SPACES PROVIDED: 436 SPACES PROVIDED FOR SDP-04-25
 AREA FOR RECREATION GARAGE: 117 SPACES PROVIDED
 415 SPACES PROVIDED
 HC. ACCESSIBLE SPACES
 MIN. 2% OF TOTAL SPACES REQ. = 9 SPACES
 18 SPACES PROVIDED FOR SDP-04-25
 3 SPACES PROVIDED FOR SDP-04-25
 21 SPACES PROVIDED
 TOTAL PARKING SPACES PROVIDED: 436 SPACES PROVIDED
BUILDING FOOTPRINTS
 WINDSOR: 809 SF X 13 = 105274 SF
 OVERHANG: 379.32 SF
 ROOF EAVES: 403.32 SF
 BUILDING COVERAGE: 106057 SF
 HAMPTON COURT : 6669 SF X 5 = 33345 SF
 OVERHANG: 318.59 SF
 ROOF EAVES: 346.28 SF
 BUILDING COVERAGE: 34010 SF
 TOTAL BUILDING COVERAGE: 140067 SF
 SIDEWALK: 30886 SF
 DUMPSTER: 6604 SF.
 PAVING: 177088 SF.
 IMPERVIOUS AREA: 352996 SF (8.10 AC.)



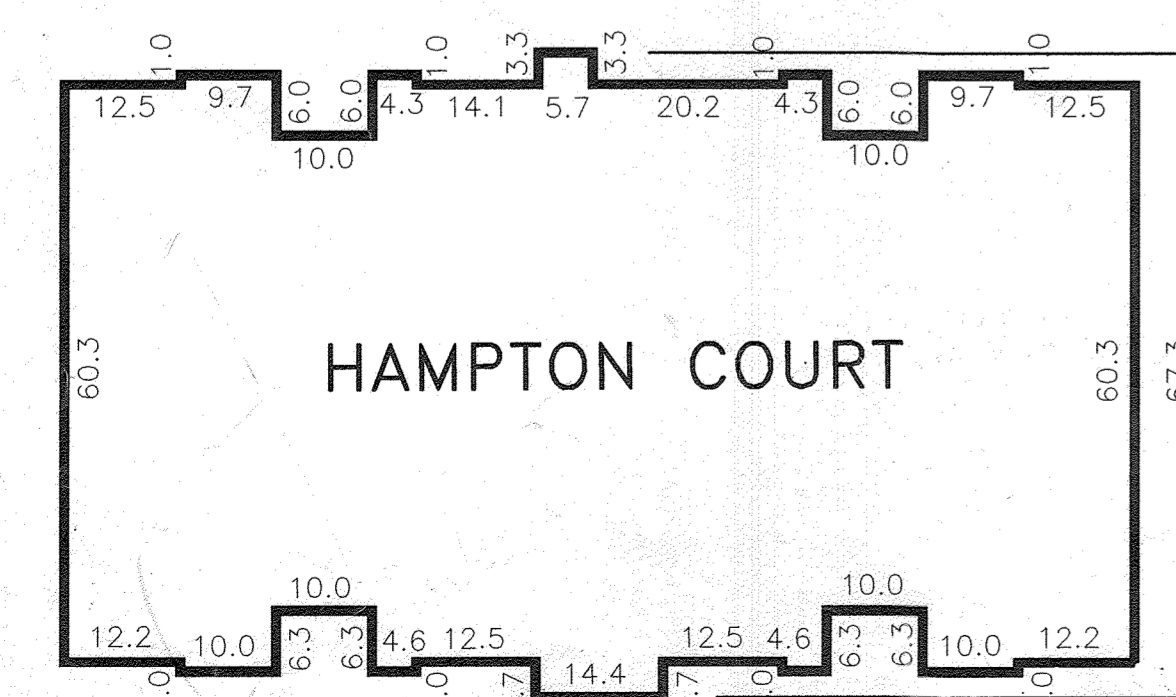
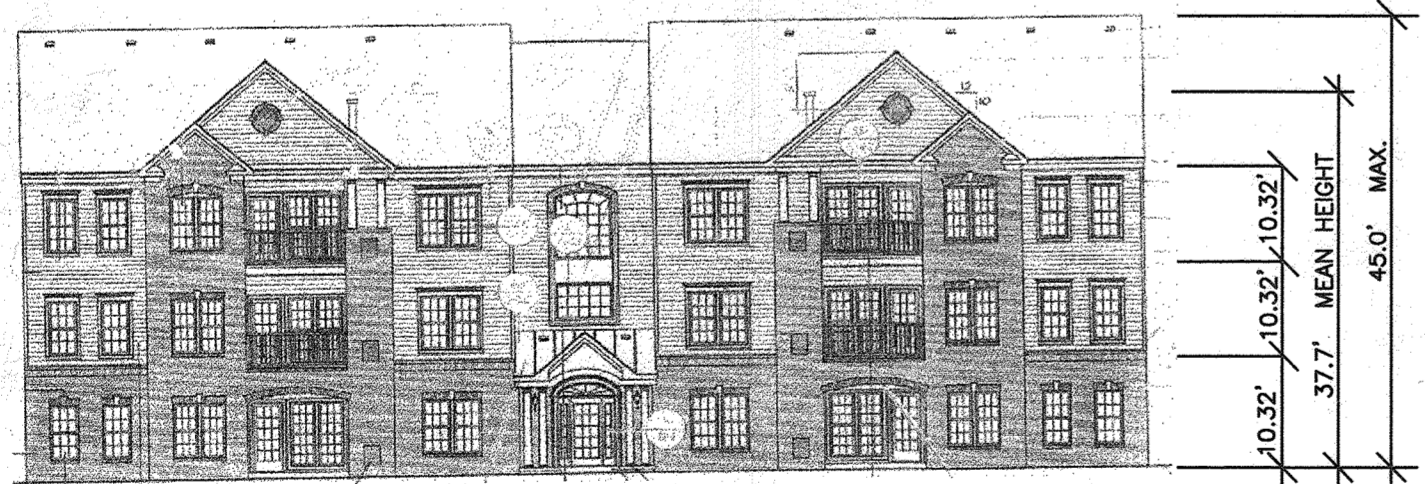
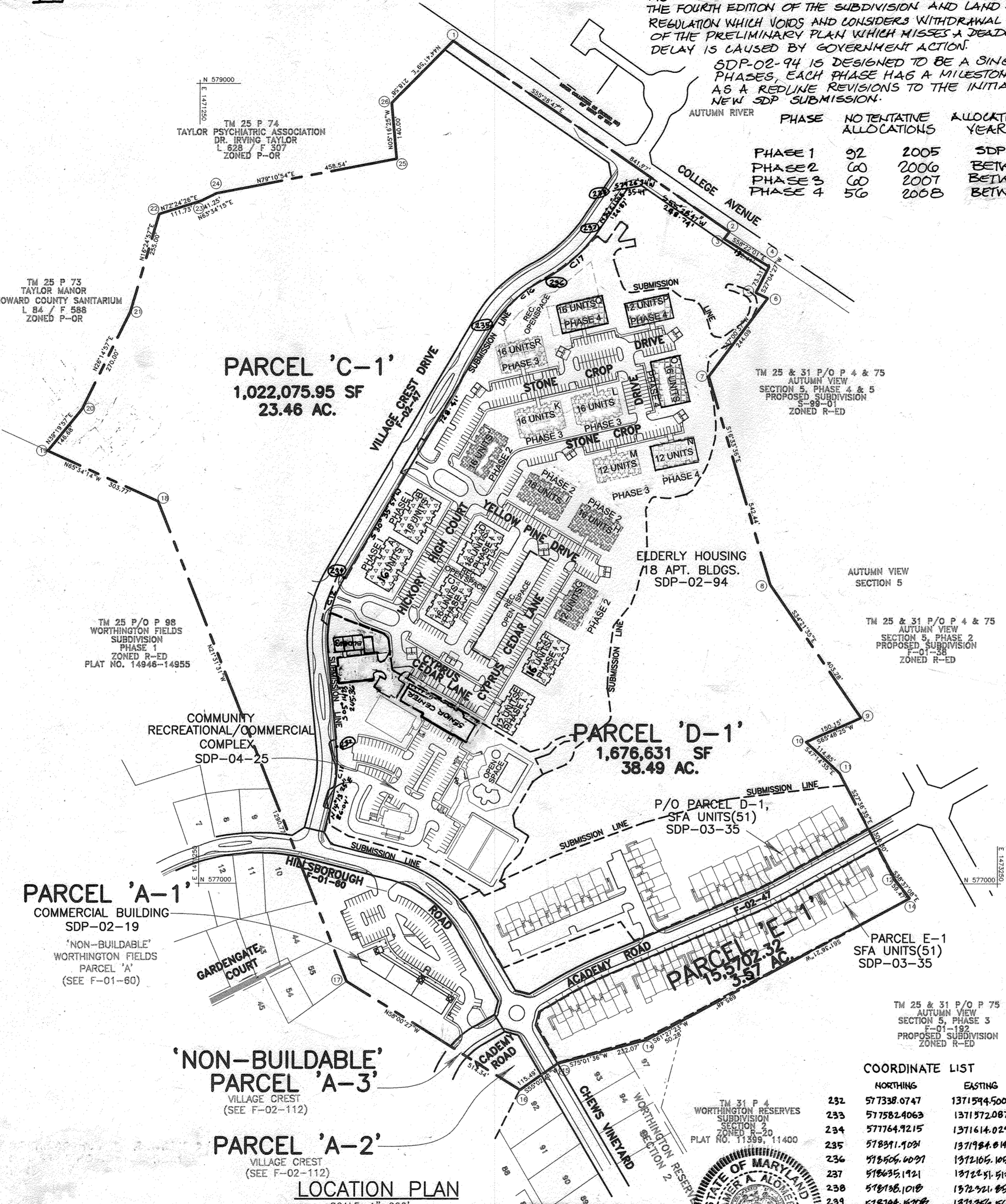
SYMBOL	PHASING	BLDG.	#S OF UNITS
[Symbol]	PHASE 1 (YEAR 2005)	A,B,C,D,E,F	92
[Symbol]	PHASE 2 (YEAR 2006)	G,H,I,J	60
[Symbol]	PHASE 3 (YEAR 2007)	M,L,K,R	60
[Symbol]	PHASE 4 (YEAR 2008)	N,O,P,Q	56

NOTE: ALL UTILITIES, ROADS, INFRASTRUCTURE TO BE CONSTRUCTED INITIALLY. ONLY CONSTRUCTION TO REMAIN FOR FUTURE PHASES ARE THE BUILDINGS.

NO.	REVISION	DATE
5	ADD DRYWELL # 2 AS-BUILT	DEC '22
4	REMOVE DECK & REVISE DUMPSTER	3.2.02
3	REFLECTING CHANGES SOME PER SDP-04-25 10.06.05	
2	ADDED PHASE 2, GRADING	
1	CHANGE AROUND BLDG.	

COORDINATE LIST

	NORTHING	EASTING
232	57738.0747	137194.5002
233	57758.4063	137172.0871
234	57764.7215	137141.0278
235	57781.1091	137184.0191
236	57806.1091	137106.1091
237	57832.1921	137251.9191
238	57858.1091	137251.9191
239	57894.9180	137251.9191



- THIS SITE PLAN IS VALID FOR TWO YEARS FROM DATE OF SIGNATURE APPROVAL. A NEW SITE DEVELOPMENT PLAN OR WAIVER TO REACTIVATE THIS SITE DEVELOPMENT PLAN MAY BE REQUIRED FOR REMAINING PHASES.
- THE ARTICLES OF INCORPORATION FOR ESTABLISHMENT OF THE VILLAGE CREST RESIDENTIAL VILLAGED CONDOMINIUM AND THE TAYLOR VILLAGED CONDOMINIUM WILL BE RECORDED.
- REFERENCE AGE RESTRICTED COVENANTS AND DOCUMENTS RECORDED L. 7916 F. 335

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
P/O PARCEL D-1	VILLAGE CREST DRIVE

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
VILLAGE CREST	N/A	P/O PARCEL D-1

PLAT NO.	BLOCK NO.	ZONE	TAX ZONE	ELECT. DIST.	CENSUS TR.
18104-18109	20	POR	25	2ND	6027.00

ADDRESS CHART	WATER CODE	SEWER CODE
	G-01	1253100

ADDRESS CHART

BUILDING	STREET ADDRESS
A	8120 HICKORY HIGH COURT
B	8100 HICKORY HIGH COURT
C	8125 HICKORY HIGH COURT
D	8105 HICKORY HIGH COURT
E	8155 CYPRUS CEDAR LANE
F	8145 CYPRUS CEDAR LANE
G	8135 CYPRUS CEDAR LANE
H	8125 YELLOW PINE DRIVE
I	8115 YELLOW PINE DRIVE
J	8105 STONE CROP DRIVE
K	8170 STONE CROP DRIVE
L	8260 STONE CROP DRIVE
M	8265 STONE CROP DRIVE
N	8255 STONE CROP DRIVE
O	8245 STONE CROP DRIVE
P	8235 STONE CROP DRIVE
Q	8225 STONE CROP DRIVE
R	8215 STONE CROP DRIVE

REQUIRED RECREATIONAL OPEN SPACE: 175 SF/UNIT(SDP-02-94)
 268 UNITS(THIS PLAN): 46900 SF. (1.076 AC.)
 REQUIRED RECREATIONAL OPEN SPACE: 400 SF/UNIT(SDP-03-35)
 51 UNITS: 20400 SF. (0.468 AC.)
 TOTAL RECREATIONAL OPEN SPACE REQ.: 67125 SF. (1.544 AC.)

PROVIDED RECREATIONAL OPEN SPACE (SDP-04-25)-FENCED POOL: 17744.99 SF.
 TENNIS COURT(SDP-04-25):16615.20 SF.
 COMMUNITY RECREATION BUILDING(SDP-04-25):2611.00 SF.
 PER COMMUNITY RECREATIONAL/COMMERCIAL COMPLEX (SDP-04-25):36971.19 SF(0.85 AC.)
 ELDERLY HOUSING, 268 UNITS,(SDP-02-94):35140.62 SF(0.81 AC.)
 TOTAL RECREATIONAL OPEN SPACE PROVIDED: 72111.81 SF. (1.66 AC.)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 11/2/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 2/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 1/21/04
 DIRECTOR

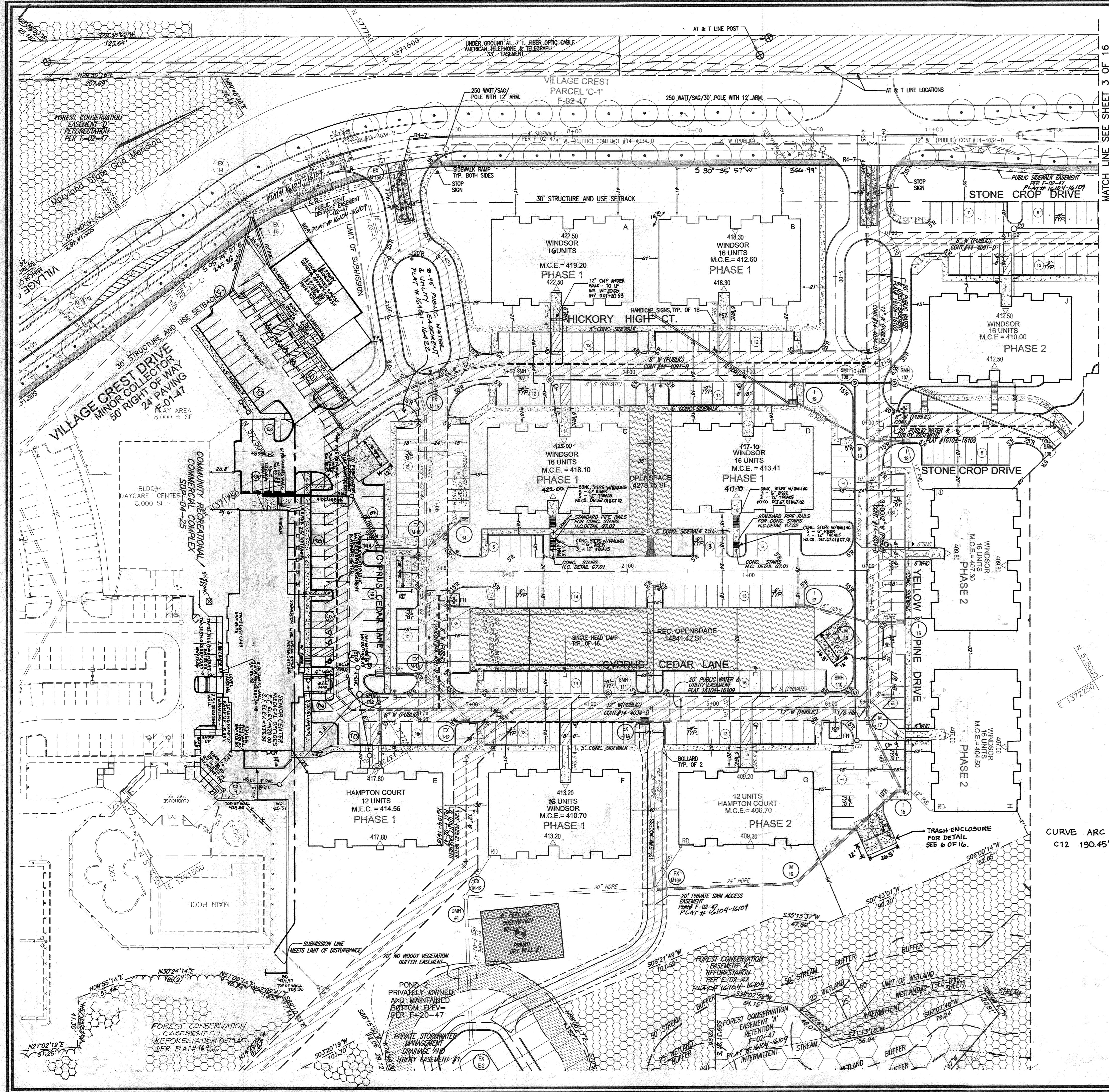
**SITE DEVELOPMENT PLAN
COVER SHEET
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3, 4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS**
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OWNER:
 TAYLOR FAMILY LIMITED PARTNERSHIP A
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

DEVELOPER:
 LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
FREDERICK WARD ASSOCIATES, INC.
 7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-6226 fax
 www.fredward.com

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHW
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2018121.00



WETLAND LINE TABLE

LINE	LENGTH	BEARING
W1	S19°23'46"W	75.53
W2	S26°20'33"W	33.55
W3	S33°12'48"W	39.15
W4	S43°18'29"W	35.33
W5	S22°32'57"W	36.99
W6	S36°28'36"W	49.06
W7	S26°47'10"W	31.43
W8	S44°53'32"W	31.66
W9	S26°02'23"W	34.68
W10	S07°54'34"E	38.71
W11	S11°35'41"E	52.37
W12	S63°49'26"W	10.35
W13	N61°19'04"W	7.07
W14	N05°01'39"E	37.49
W15	N20°23'44"W	25.01
W16	N19°07'16"E	56.76
W17	N33°10'27"E	36.35
W18	N12°24'54"W	39.01
W19	N34°50'45"E	83.19
W20	N13°37'37"W	33.32
W21	S58°37'47"E	44.53
W22	N21°54'45"E	41.53
W23	N59°49'32"E	31.33
W24	N48°03'31"E	34.49
W25	N16°10'02"E	40.02
W26	N24°32'00"W	23.50
W27	N17°07'59"E	36.90
W28	N78°45'13"E	10.16
W29	S16°33'36"E	30.21
W30	S07°12'02"E	8.88
W31	S03°34'33"E	32.87
W32	S69°43'33"W	11.00
W33	N00°46'49"E	41.03
W34	N18°08'41"E	13.07
W35	S57°10'03"E	31.49
W36	N81°20'00"W	30.88
W77	N19°08'10"W	6.44
W76	N76°15'50"E	37.76
W78	S45°12'38"E	8.01
W79	S59°05'06"W	16.98
W80	S88°28'33"W	25.69

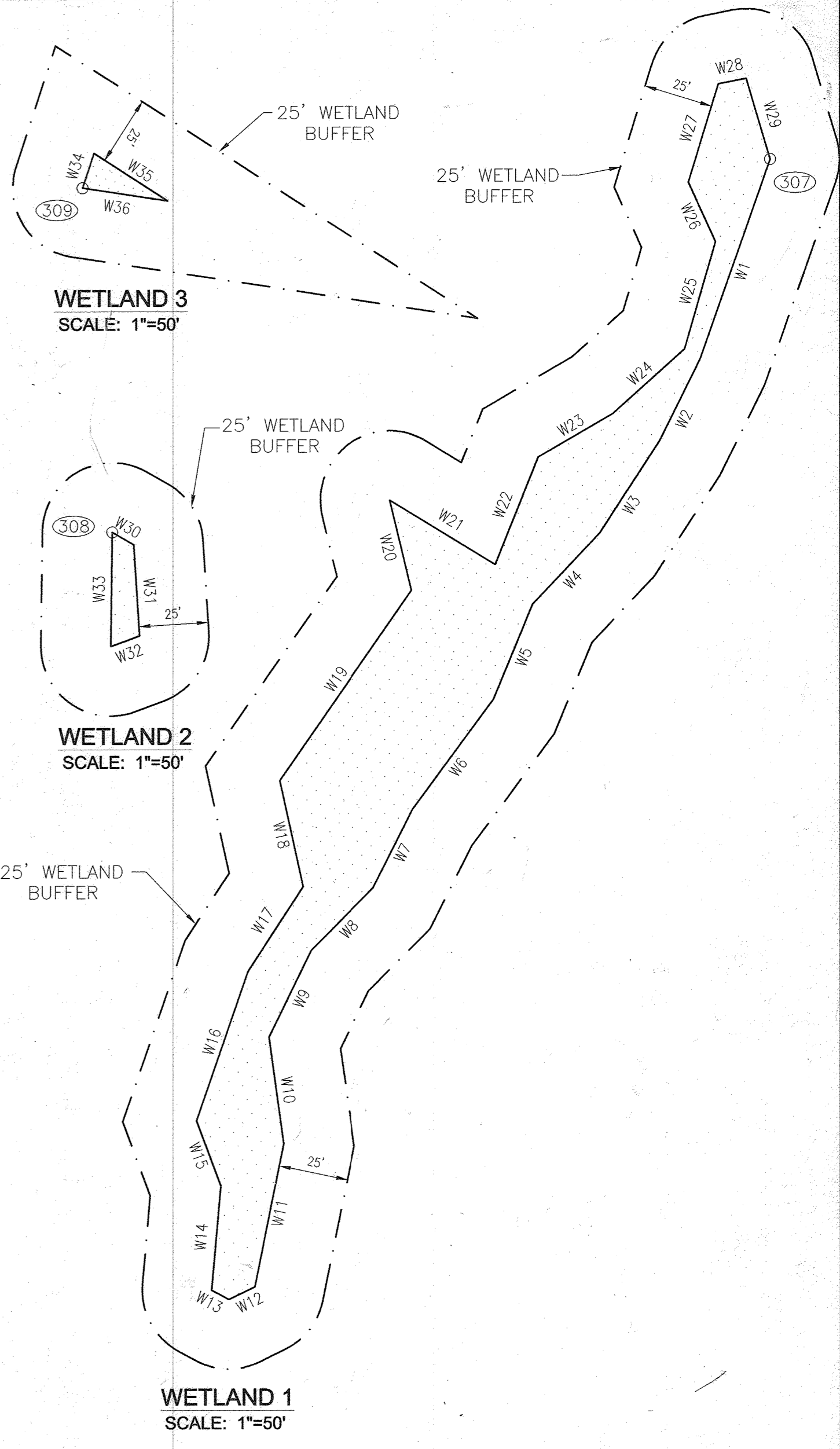
307 578062.5315 1372586.6973
 308 577557.3224 1372365.6449
 309 578595.6480 1372539.5613

- LEGEND**
- WETLAND BUFFER
 - STREAM BUFFER
 - [Hatched Box] WETLAND
 - [Hatched Box] 100YR FLOODPLAIN
 - [Hatched Box] FOREST CONSERVATION REFORESTATION EASEMENT
 - [Hatched Box] FOREST RETENTION EASEMENT
 - [Hatched Box] RECREATIONAL OPEN SPACE
 - [Hatched Box] PRIVATE SWM ACCESS EASEMENT

NO.	REVISION	DATE
4	REMOVE DECK AND REVISE DUMPSTER	9.2.06
3	REFLECTING CHANGES DONE PER SDP04-25 RESITED/RESIGNED THE SENIOR CENTER	1/10/2008
2	EXCHANGE UNIT CONFIG. BETWEEN BLDG. 'A' AND BLDG. 'F' ADDED PHASE 3 GRADING CHANGE AROUND BLDGS. ADDED SHC TO M1112.	
1	ADDED PHASE 2 GRADING CHANGE AROUND BLDG.	

CURVE DATA TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C12	190.45'	300.01'	98.56'	36°22'24"	N12°56'31"E 187.27'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Seal
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/4/03 DATE

John H. Humber
 CHIEF, DIVISION OF LAND DEVELOPMENT 2/19/04 DATE

Richard R. Reuwer
 DIRECTOR 2/19/04 DATE

SITE DEVELOPMENT PLAN

VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3 & 4 APT. BLDGS. A TO R
 268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

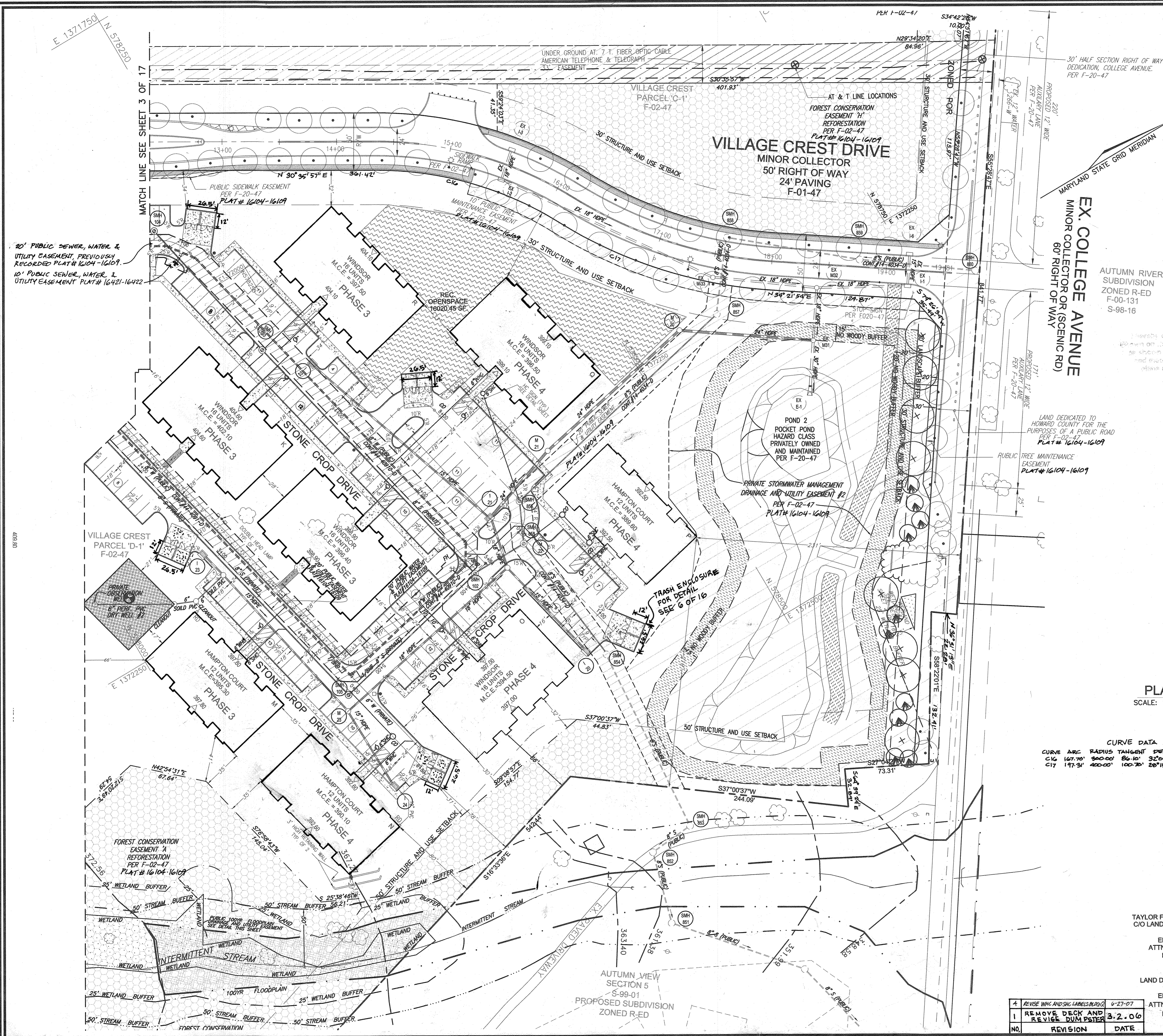
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 410-720-6900
 410-720-6226 fax

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: 1"=40'
 W.O. NO.: 2018121.00

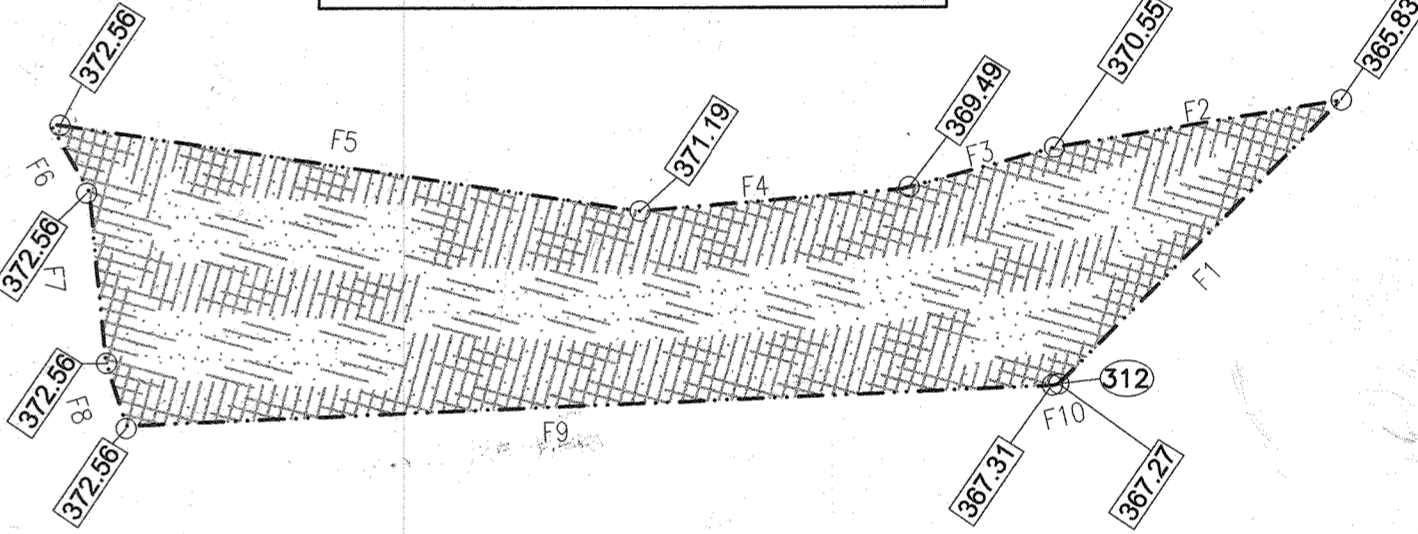


LEGEND

- WETLAND BUFFER
- STREAM BUFFER
- [Pattern] WETLAND
- [Pattern] 100YR FLOODPLAIN
- [Pattern] FOREST CONSERVATION REFORESTATION EASEMENT
- [Pattern] FOREST RETENTION EASEMENT
- [Pattern] RECREATIONAL OPENSACE
- [Pattern] RECREATIONAL OPENSACE TOWNHOUSES (PARCEL E-1)

LINE TABLE

F1	N16°33'36"W	83.30
F2	S19°11'56"W	60.54
F3	S13°22'38"W	32.95
F4	S23°43'10"W	54.90
F5	S36°56'32"W	124.14
F6	N88°24'02"E	16.30
F7	S67°08'15"E	35.32
F8	S79°15'45"E	14.28
F9	N26°02'30"E	193.03
F10	N14°37'39"E	1.40
312	N 578041.5263 E 1372592.9432	



PUBLIC 100 YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
SCALE: 1"=40'

PLAN
SCALE: 1"=40'

CURVE DATA TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C16	167.70'	900.00'	86.10'	32°01'40"	548°36'47"W 165.57'
C17	197.31'	1000.00'	100.70'	26°15'42"	N 162°24'4"E 195.91'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 11/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris ... 2/19/14
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... .. 2/24/14
DIRECTOR DATE

SITE DEVELOPMENT PLAN

VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3 & 4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
TAX MAP #25 BLOCK 20 PARCEL P/O 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

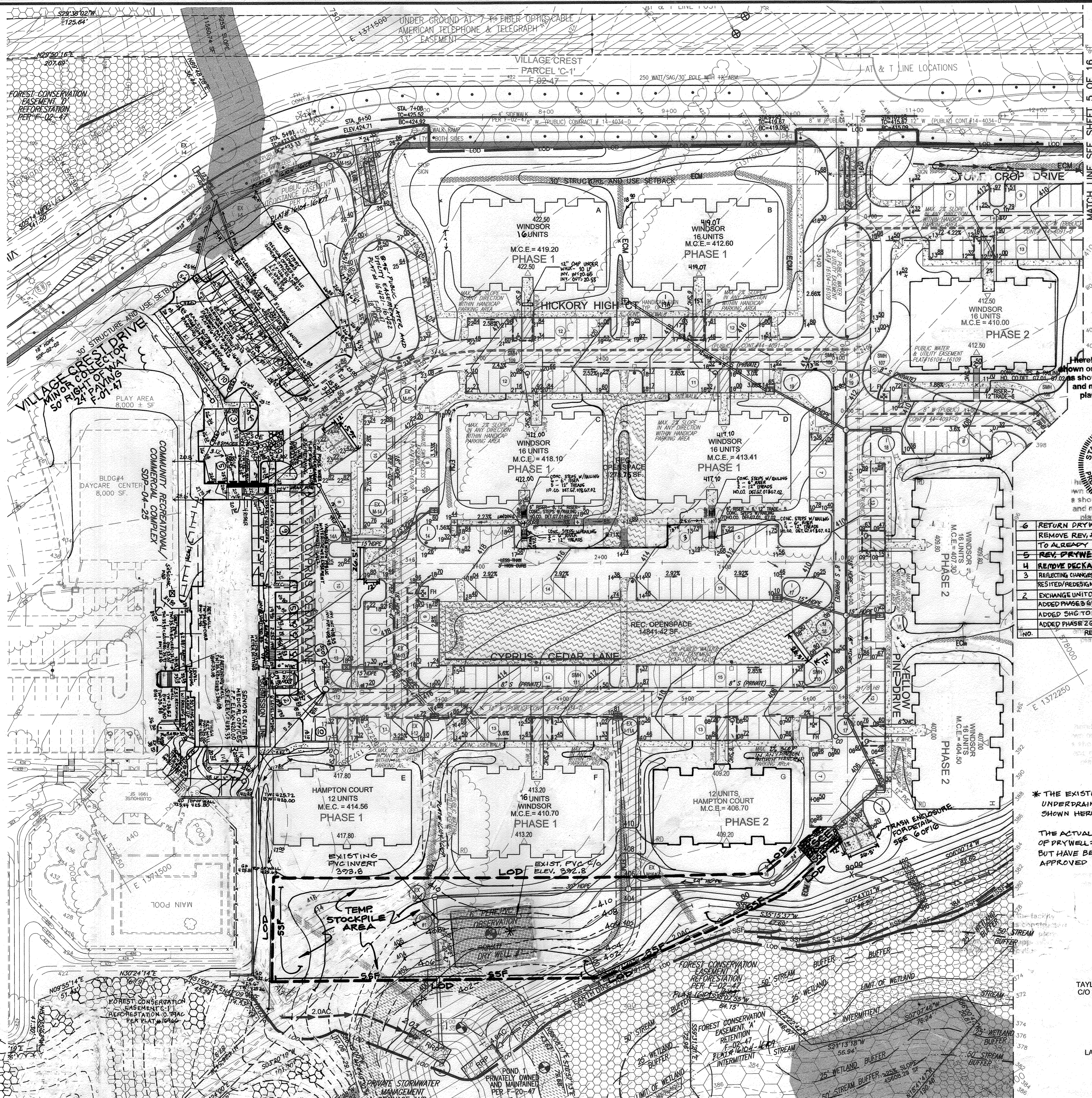
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8000 MAIN STREET
ELLCOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: SEPT. 2003
SCALE: 1"=40'
W.O. NO.: 2018121.00



LEGEND

- WETLAND BUFFER
- STREAM BUFFER
- [Hatched] WETLAND
- [Hatched] 100YR FLOODPLAIN
- [Hatched] FOREST CONSERVATION REFORESTATION EASEMENT
- [Hatched] FOREST RETENTION EASEMENT
- [Hatched] RECREATIONAL OPENSACE
- [Hatched] RECREATIONAL OPENSACE TOWNHOUSES (PARCEL-E-1)
- [Hatched] PRIVATE SWM ACCESS EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- [Wavy] TREE PROTECTION FENCE
- [Wavy] EXISTING TREES TO REMAIN
- PARKING LAMP
- [Box] STABILIZED CONSTRUCTION ENTRANCE
- [Line] SILT FENCE
- [Line] SUPER SILT FENCE
- [Line] EARTH DIKE
- [Line] LIMIT OF DISTURBANCE
- [Hatched] EROSION CONTROL MATTING

ALL EARTH DIKES ARE TO BE PLACED IN WORKING ORDER AT THE END OF EACH WORKING DAY.

ALL REAR ROOF LEADERS FROM BUILDING F, G, H, I, M, N, AND O SHALL TIE INTO THE STORM DRAIN SYSTEM AND SHALL NOT BE DISCHARGE OVER LAND.

Hereby certify that the facility shown on this plan was constructed as shown on the 'As-Built' plans and meets with the approved plans and specifications.



10-31-2022

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Murray 10-29-03
 URDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Peterson 10-29-03
 HOWARD SCD DATE

DEVELOPER'S CERTIFICATE

"I 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.

Donald Reuwer 10/17/03
 SIGNATURE OF DEVELOPER 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.

Robert H. Vogel 10/17/03
 SIGNATURE OF ENGINEER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 1/14/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 2/17/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

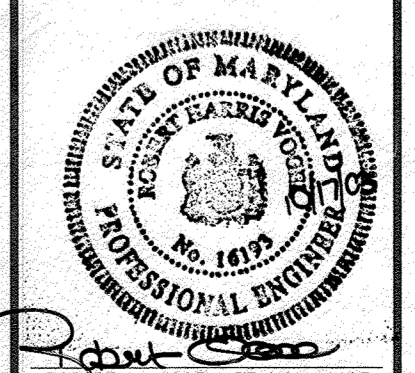
... 2/24/04
 DIRECTOR DATE

SITE DEVELOPMENT PLAN
GRADING AND SEDIMENT CONTROL PLAN
VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3 & 4 APT. BLDGS. A TO R
 2.68 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P10 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FWA
 FREDERICK WARD ASSOCIATES, INC.
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
 www.frederickward.com

7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-6226 fax

DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2018121.00



6	RETURN DRYWELL TO ORIGINAL DIMS.	DEC '22
	REMOVE REV. #5, DRYWELL 1 FOUND TO ALREADY EXIST.	
5	REV. DRYWELL 1 APP. S&P CNTLS.	OCT '22
4	REMOVE DECK AND REVISE DUMPSTER	5.2.06
3	REFLECTING CHANGES DONE PER SOP 04-25 RESITED/REDESIGNED THE SENIOR CENTER	1/10/2008
2	EXCHANGE UNIT CONFIG. BETWEEN BLDG. 'A' & 'F' ADDED PHASE 3 GRADING CHANGE AROUND BLDGS ADDED SHG TO MIA 112	
1	ADDED PHASE 2 GRADING CHANGE AROUND BLDG	
NO.	REVISION	DATE

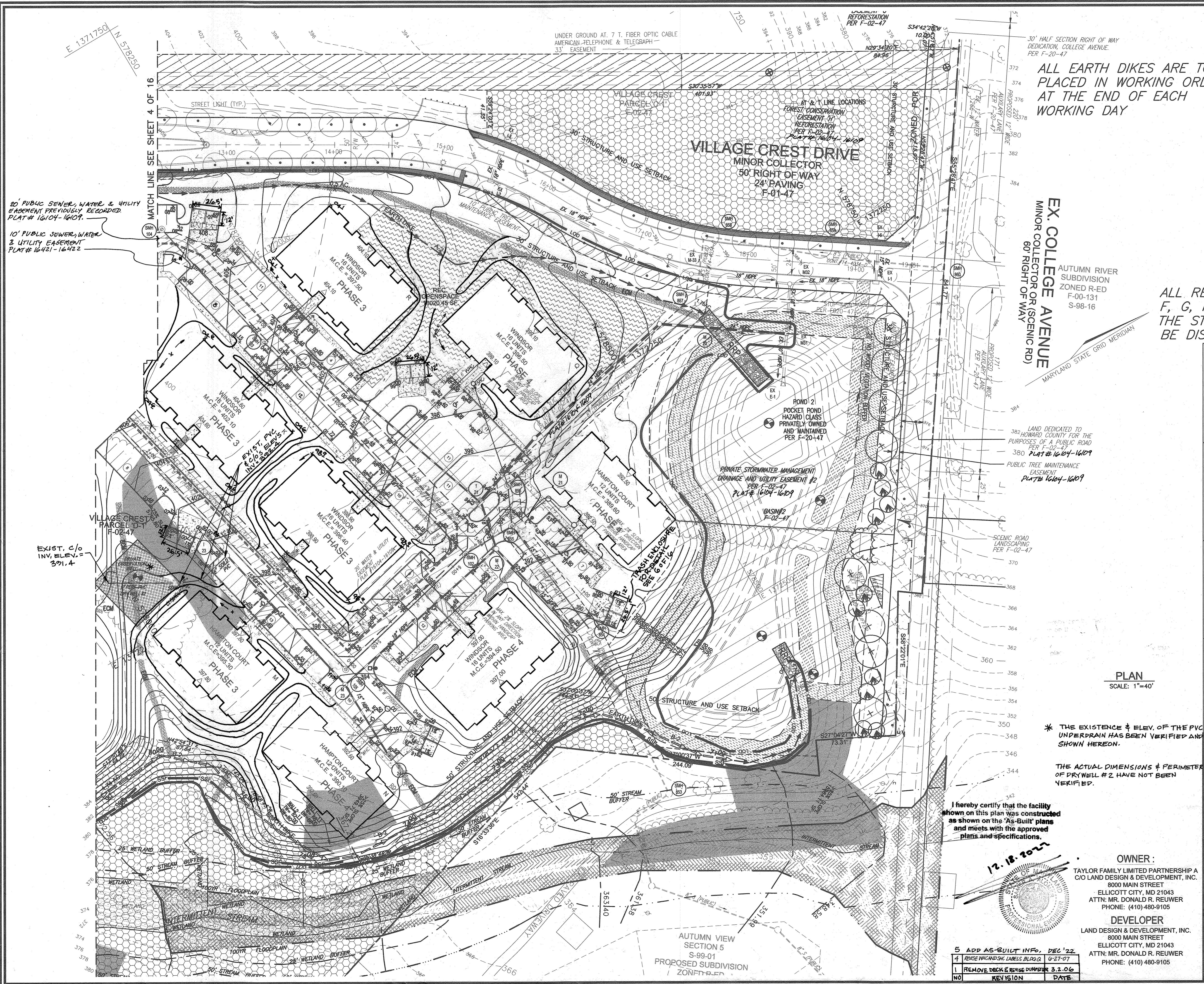
PLAN
 SCALE: 1"=40'

* THE EXISTENCE & ELEV. OF THE PVC UNDERDRAIN HAS BEEN VERIFIED AND SHOWN HEREON.

THE ACTUAL DIMENSIONS AND PERIMETER OF DRYWELL #1 HAVE NOT BEEN VERIFIED, BUT HAVE BEEN RETURNED TO ORIGINAL APPROVED PLAN VIEW SIZE & LOCATION

OWNER:
 TAYLOR FAMILY LIMITED PARTNERSHIP A/C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

DEVELOPER:
 LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105



LEGEND

EXISTING CONTOUR		382
PROPOSED CONTOUR		+82.253
SPOT ELEVATION		
DIRECTION OF FLOW		
TREE PROTECTION FENCE		
EXISTING TREES TO REMAIN		
PARKING LIGHT		
STABILIZED CONSTRUCTION ENTRANCE		SCE
SILT FENCE		SF
SUPER SILT FENCE		SSF
EARTH DIKE		LOD
LIMIT OF DISTURBANCE		
WETLAND BUFFER		
STREAM BUFFER		
WETLAND		
100YR FLOODPLAIN		
FOREST CONSERVATION REFORESTATION EASEMENT		
FOREST RETENTION EASEMENT		

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ALL REAR ROOF LEADERS FROM BUILDING F, G, H, I, M, N, AND O SHALL TIE INTO THE STORM DRAIN SYSTEM AND SHALL NOT BE DISCHARGE OVER LAND.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Myers 10-29-03
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Roberts 10-29-03
 HOWARD SCD DATE

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."

Donald Reuver 10/17/03
 SIGNATURE OF DEVELOPER DATE
 DONALD REUVER

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."

Robert H. Vogel 10/17/03
 SIGNATURE OF ENGINEER DATE
 ROBERT H. VOGEL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William D. ... 4/10/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 2/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 2/20/04
 DIRECTOR DATE

SITE DEVELOPMENT PLAN
GRADING AND SEDIMENT CONTROL PLAN II
VILLAGE CREST
PART OF PARCEL D-1
 PHASE 1, 2, 3 & 4, APT. BLDGS. A TO R
 268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
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7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-8900
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DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2018121.00

5 SHEET OF 16

I hereby certify that the facility shown on this plan was constructed as shown on the 'As-Built' plans and meets with the approved plans and specifications.

12.18.2007

5 ADD AS-BUILT INFO. DEC '02

NO	REVISION	DATE
4	REMOVE WING AND SHL LABELS BLDG G	6-27-07
1	REMOVE DECK & REVISE DUNFSTER 3.2.06	

OWNER:
 TAYLOR FAMILY LIMITED PARTNERSHIP A
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

DEVELOPER:
 LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MD 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

PLAN
 SCALE: 1"=40'

* THE EXISTENCE & ELEV. OF THE PVC UNDERDRAIN HAS BEEN VERIFIED AND SHOWN HEREON.

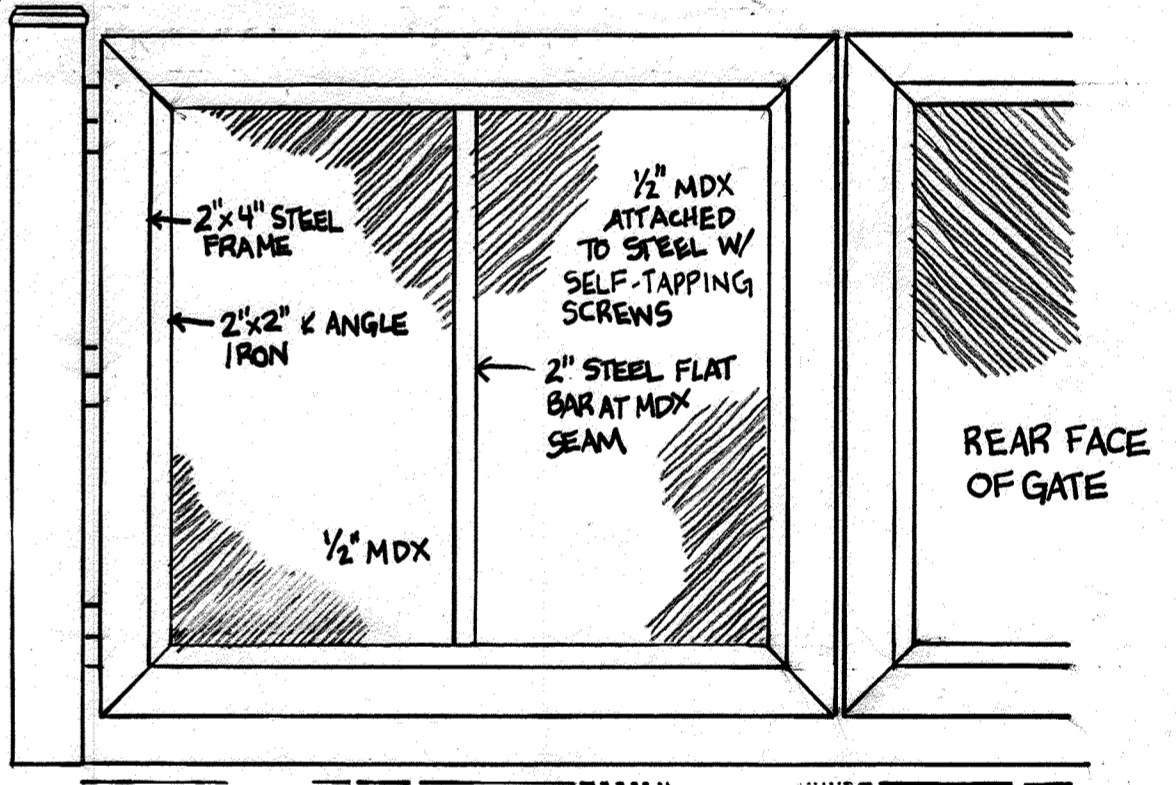
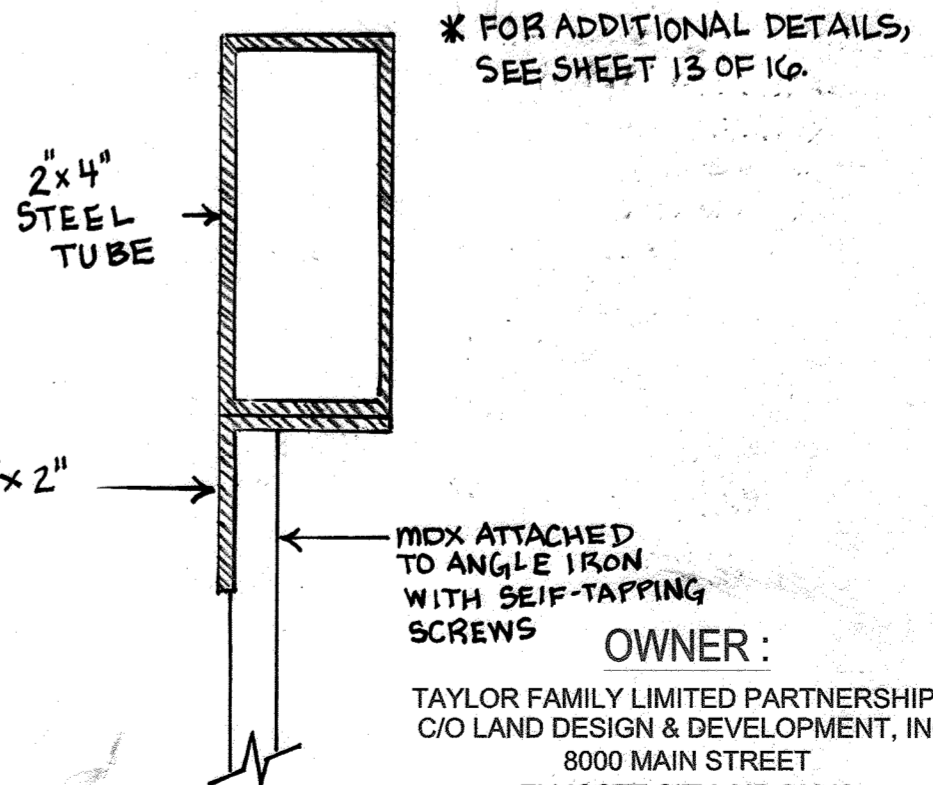
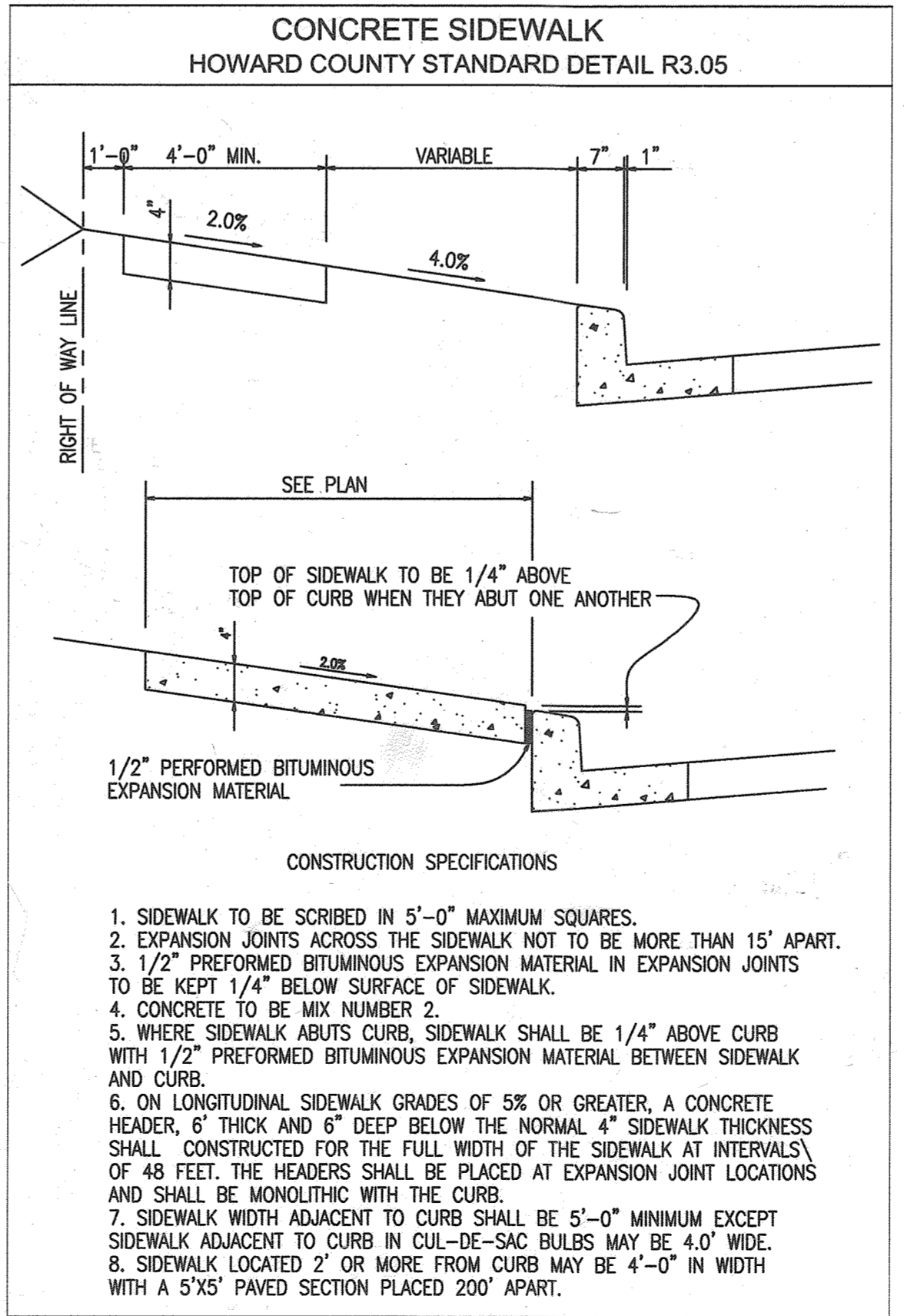
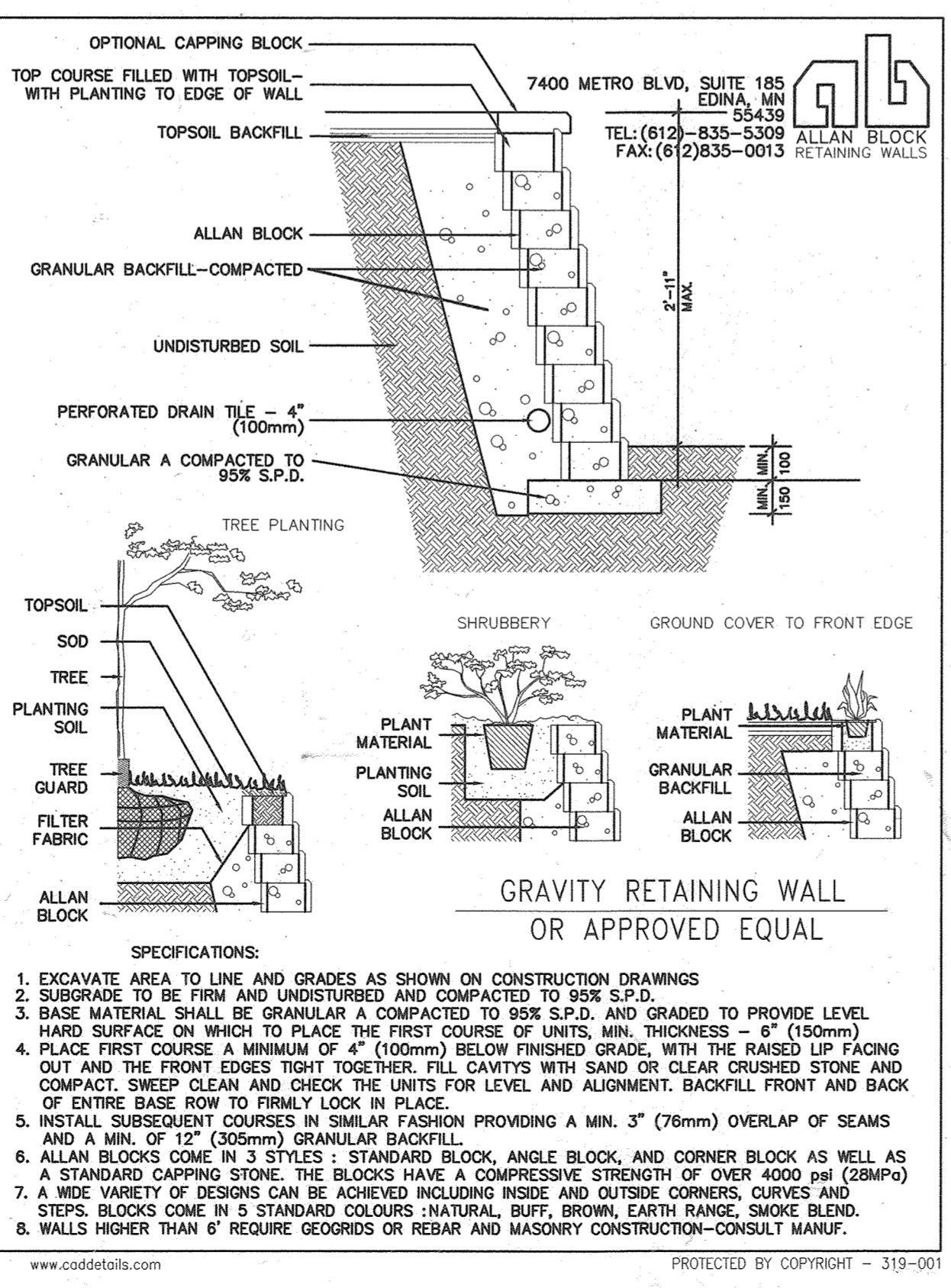
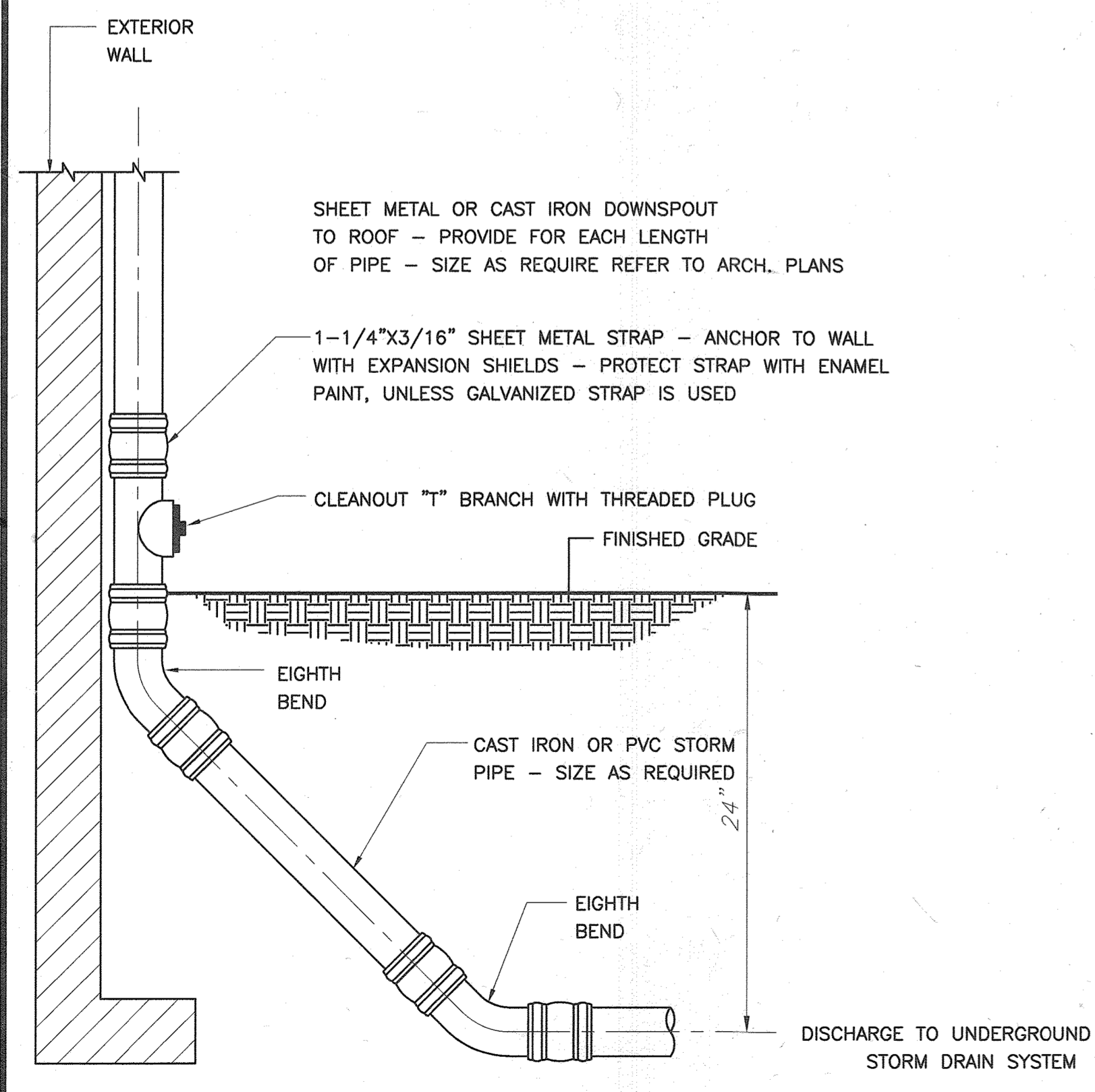
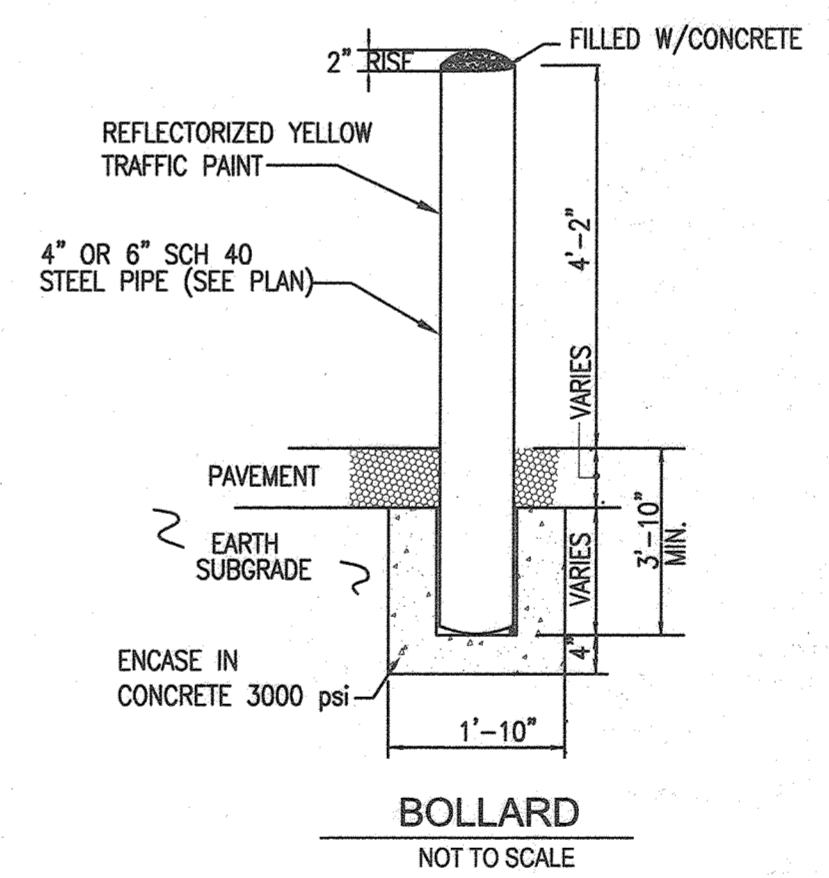
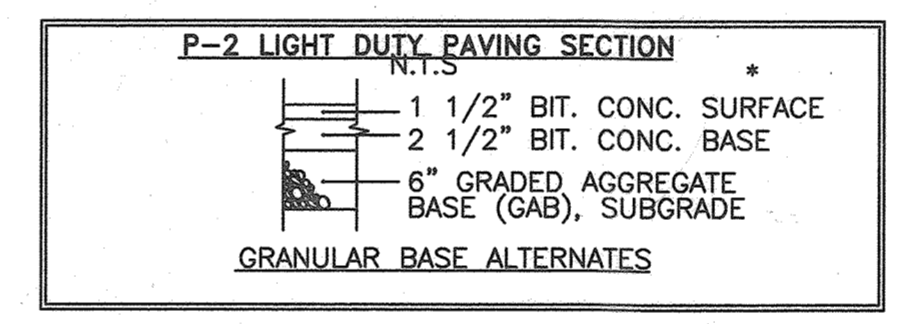
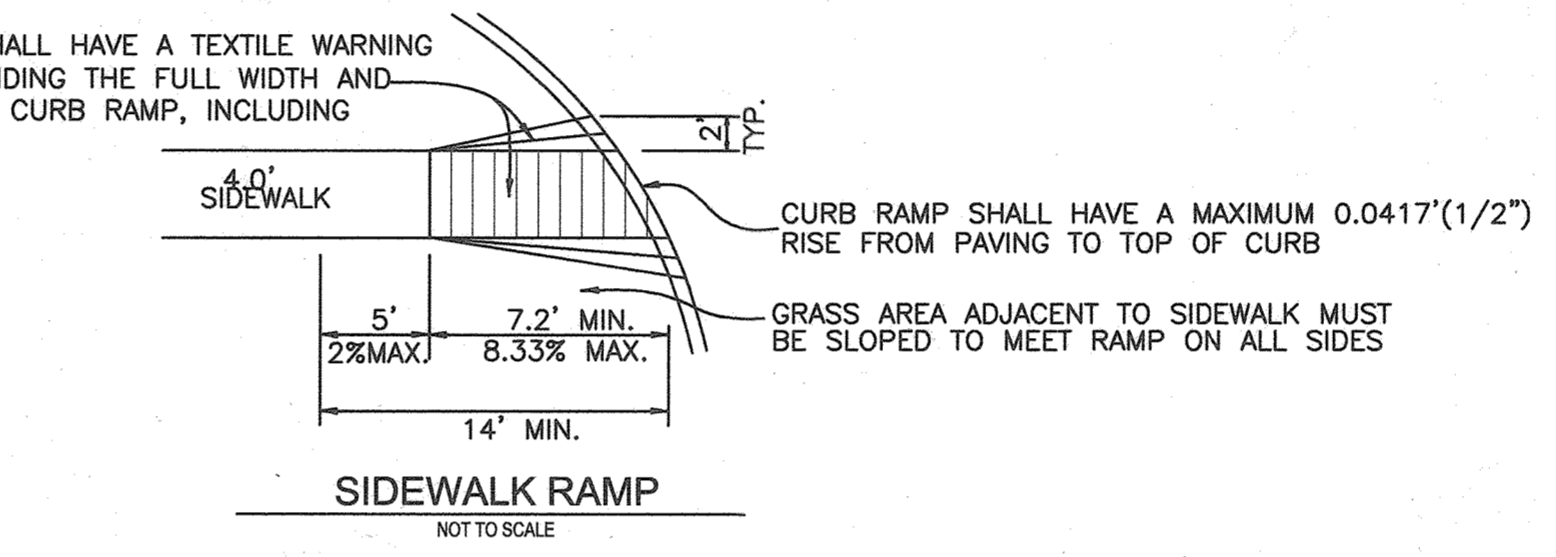
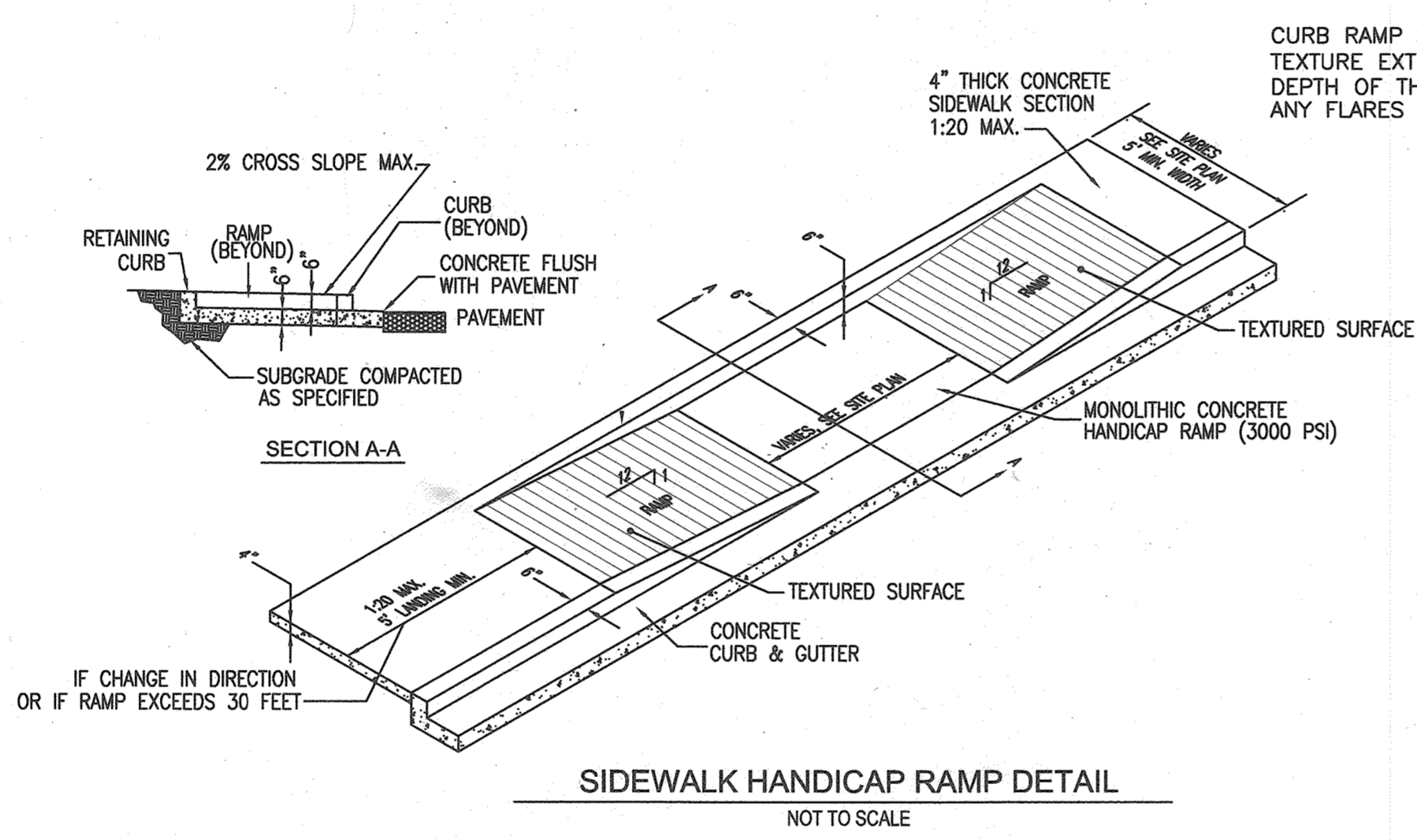
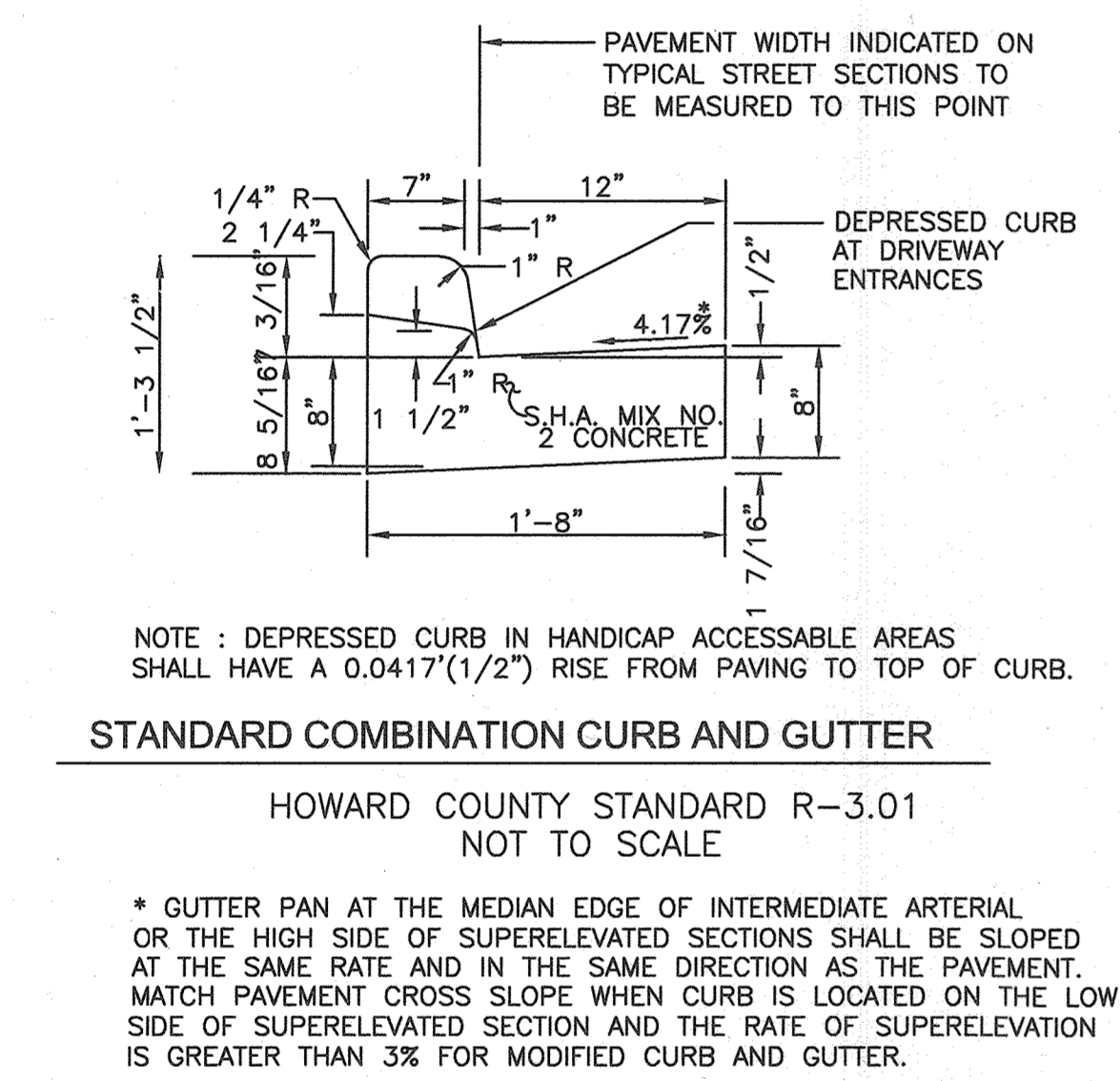
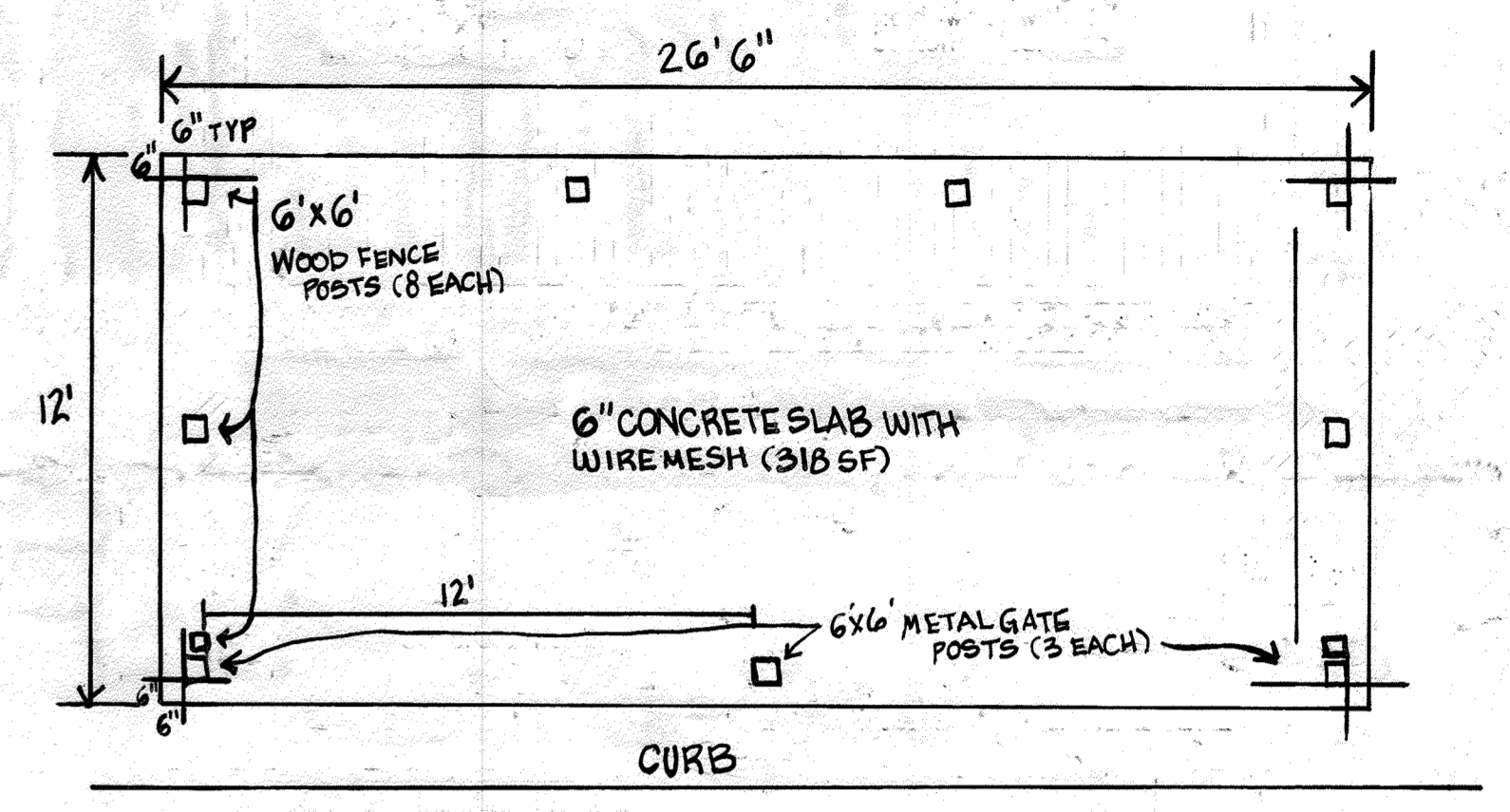
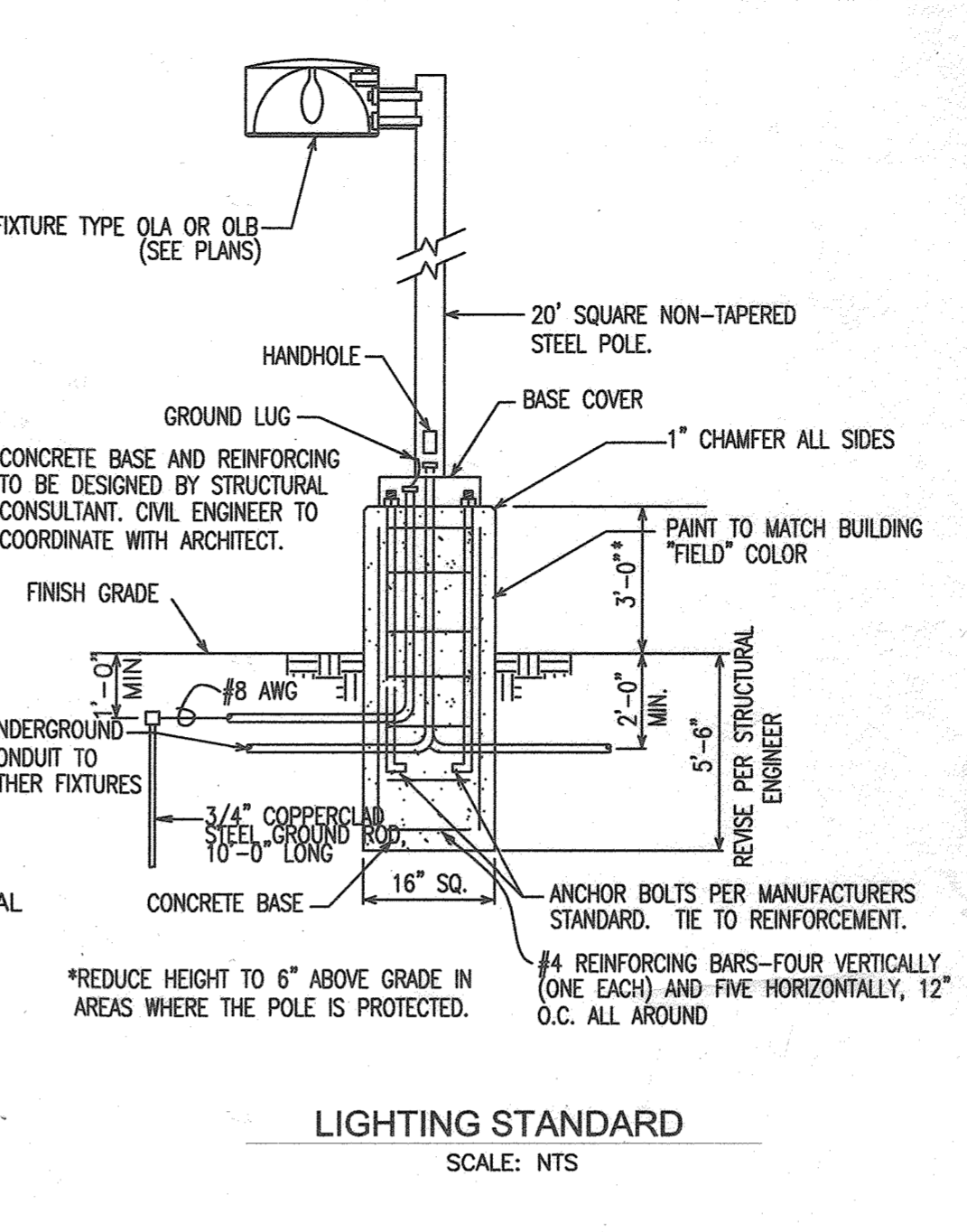
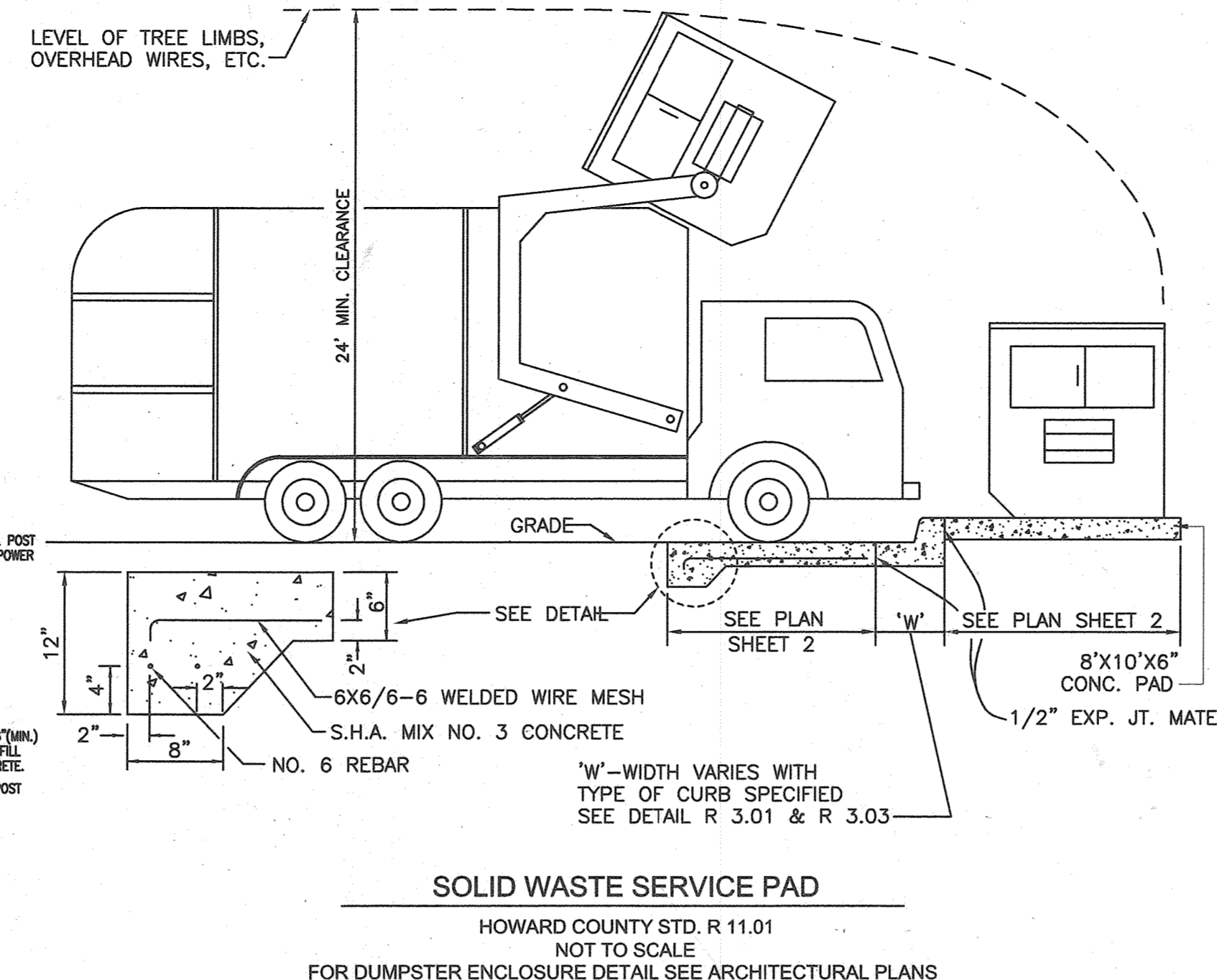
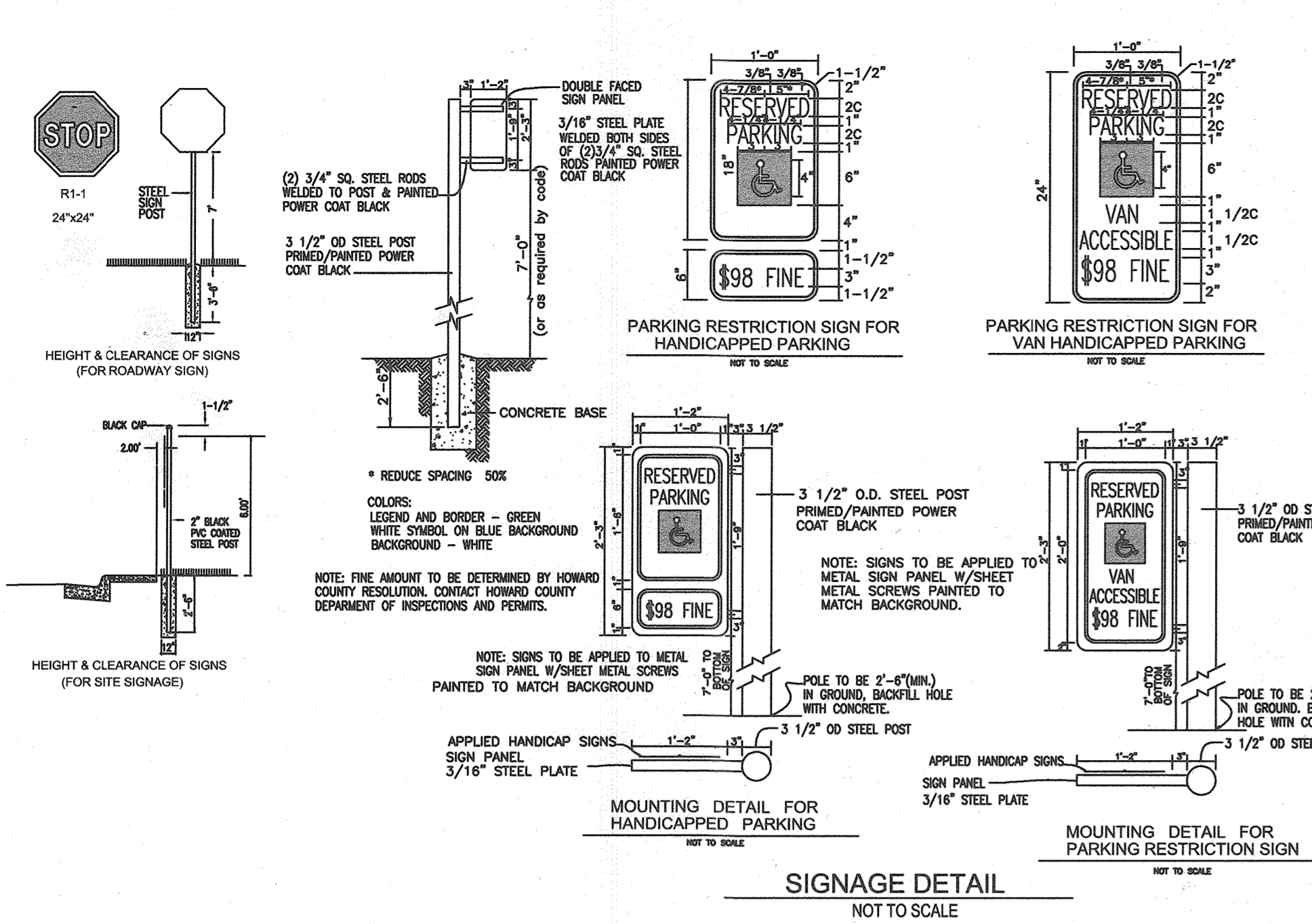
THE ACTUAL DIMENSIONS & PERIMETER OF DRYWELL #2 HAVE NOT BEEN VERIFIED.

20' PUBLIC SEWER, WATER & UTILITY EASEMENT PREVIOUSLY RECORDED PLAT # 16104-16107.

10' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT # 16421-16422

EXIST. C/O INV. ELEV. = 391.4

NO.	REVISION	DATE
1	REMOVE DECK & REVISE DUMPSTER	3.7.06



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad DeWitt 11/4/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Chris Hanth 2/19/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

Harsh Singh 2/20/04
 DIRECTOR
 DATE

SITE DEVELOPMENT PLAN
SITE DETAILS
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3 & 4 APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

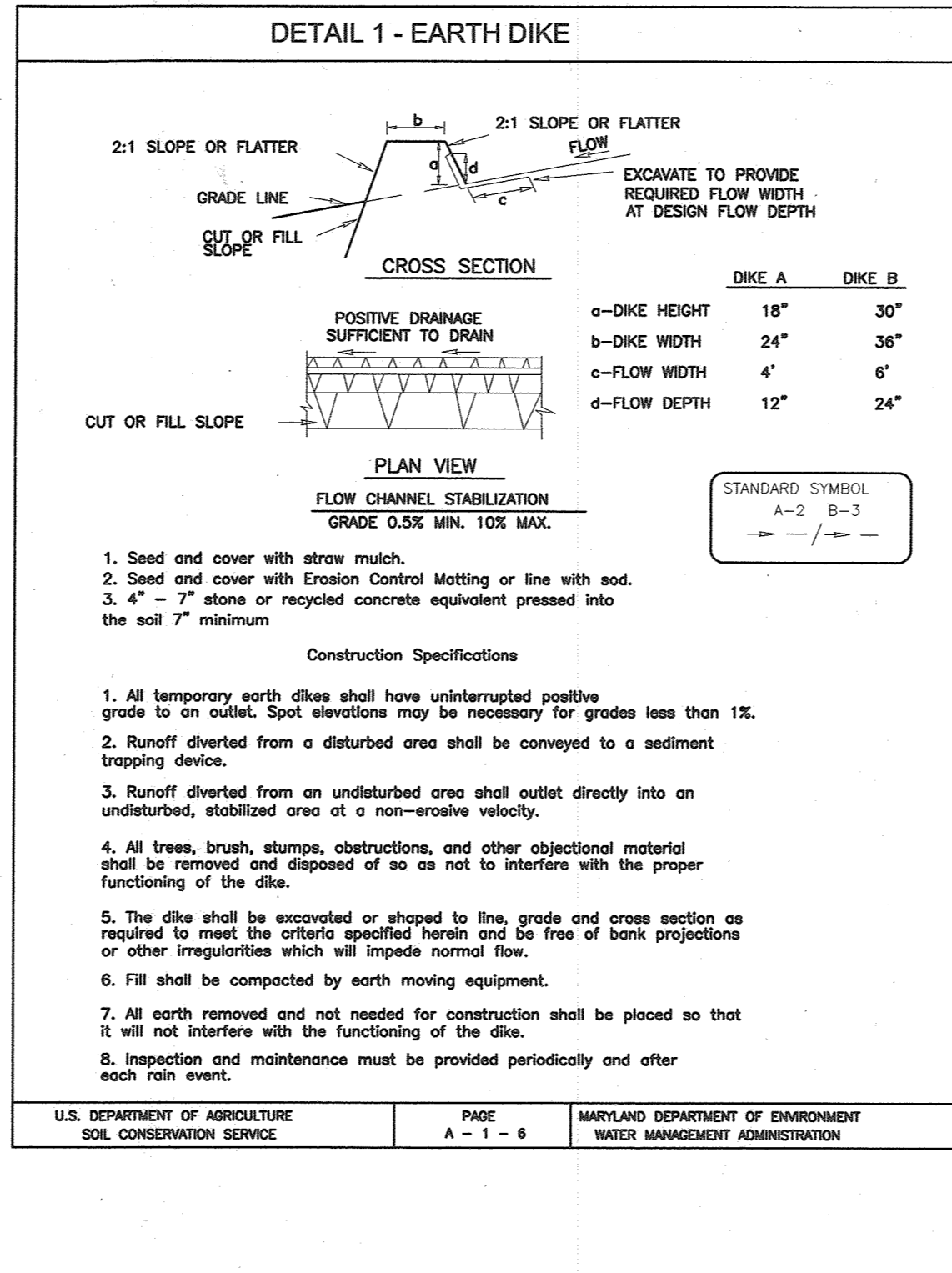
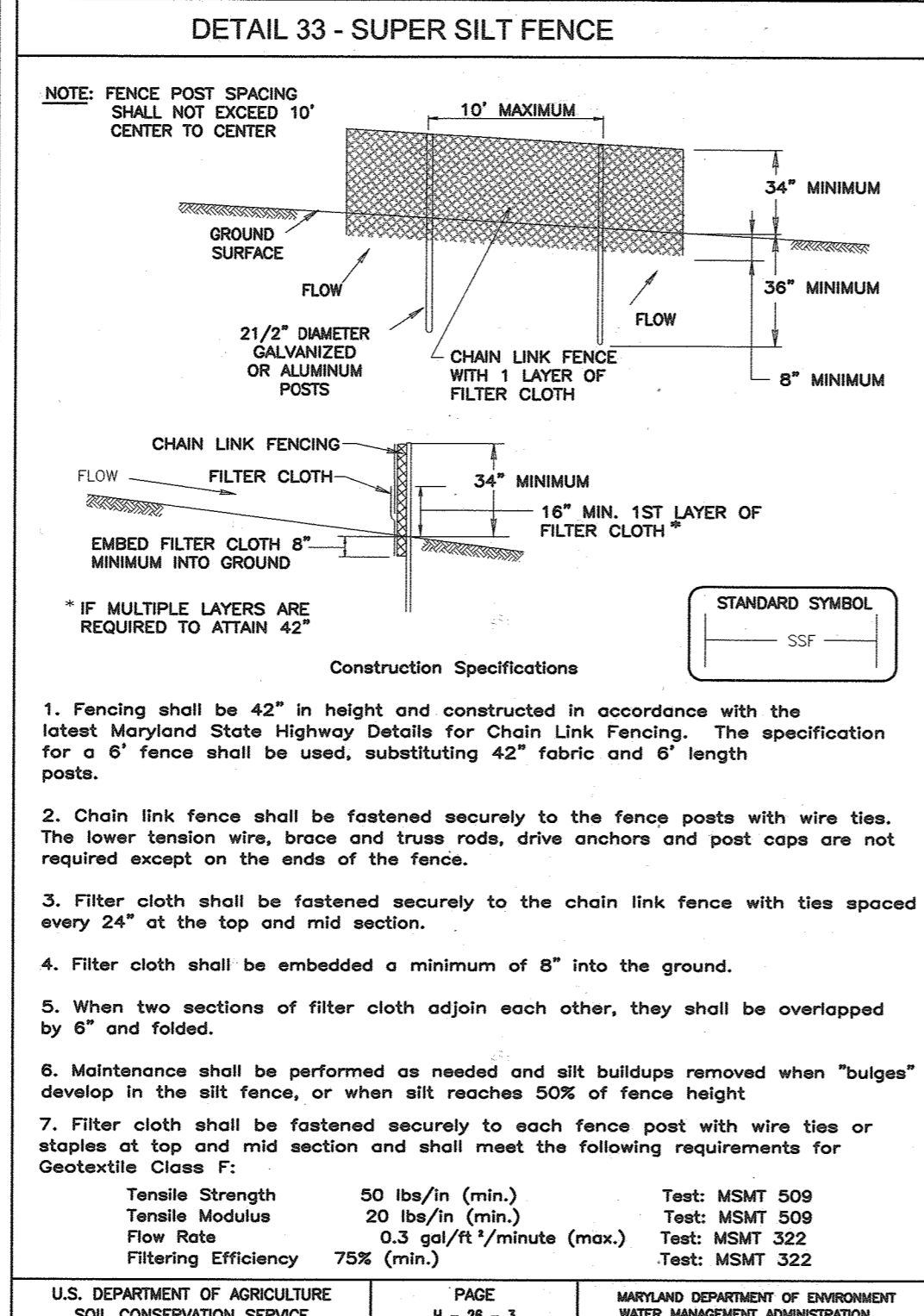
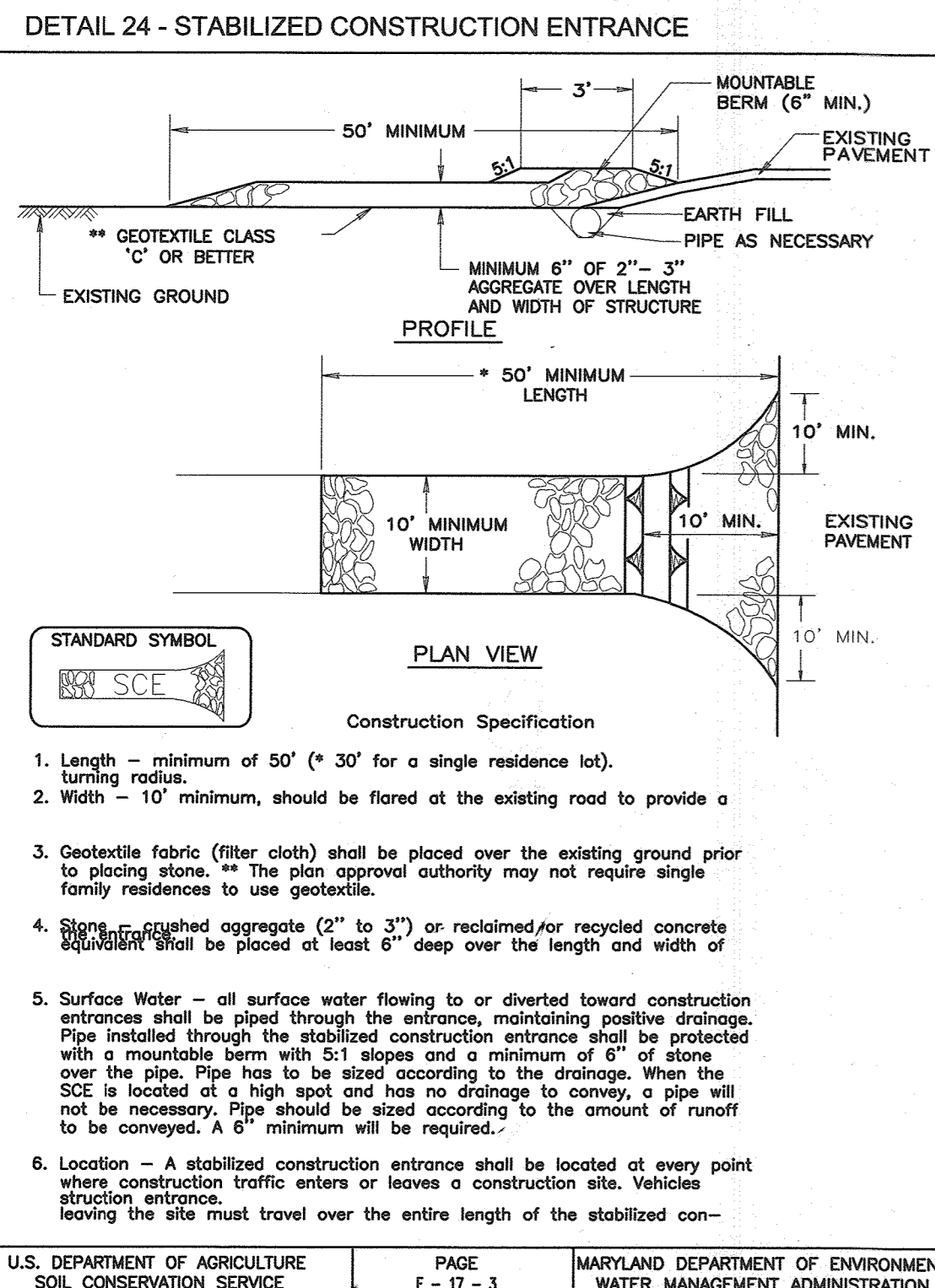
FREDERICK WARD ASSOCIATES, INC.
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OWNER:
 TAYLOR FAMILY LIMITED PARTNERSHIP A
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
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 ATTN: MR. DONALD R. REUWER
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DEVELOPER:
 LAND DESIGN & DEVELOPMENT, INC.
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DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2018121.00

6 SHEET OF 16



21.0 STANDARDS AND SPECIFICATIONS FOR TOP SOIL

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.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

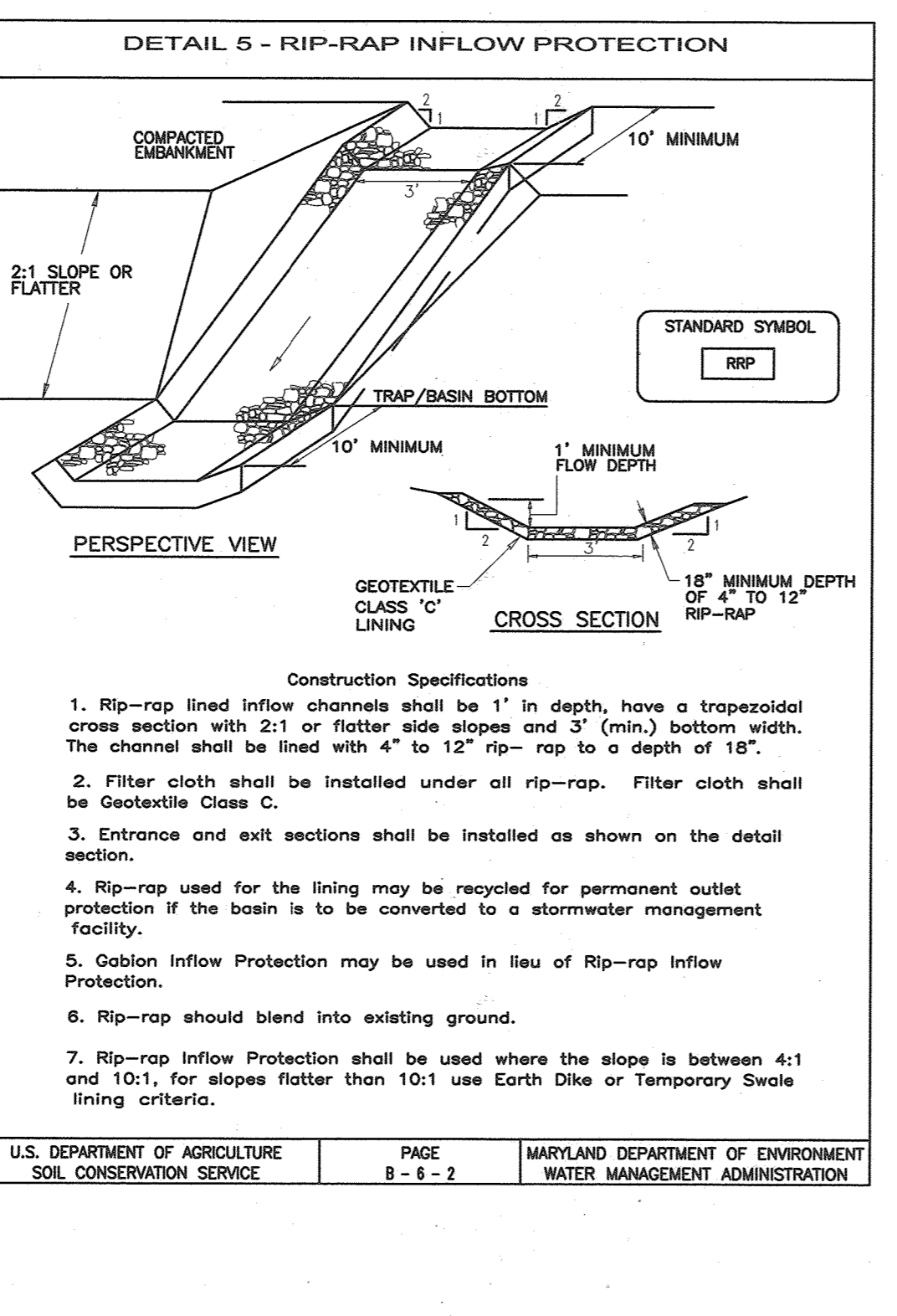
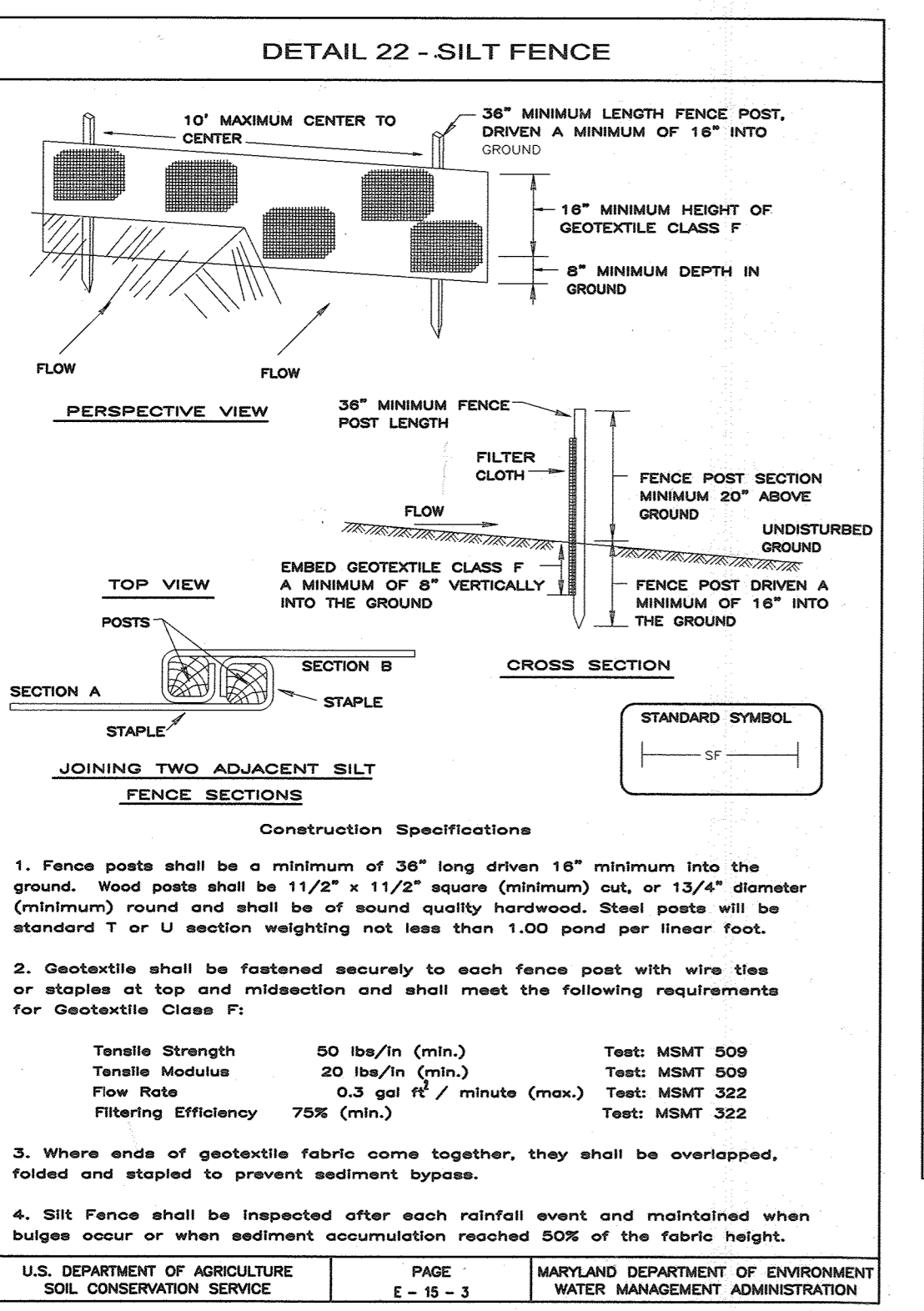
Construction and Material Specifications

- 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:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutcase, poison ivy, thistle, or others as specified.

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 (TOTAL AREA: 73.84 AC) AREA OF SUBMISSION	18.2 AC
Area Disturbed	18.2 AC
Area to be roofed or paved	6.14 AC
Area to be vegetatively stabilized	12.06 AC
Total	24.00 AC
Total Fill	24000 CY
Offsite sediment/borrow area location	*
- 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.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.



TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not 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 (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (07 lbs./1000 sq.ft.). For the period November 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 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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, discing 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 80 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq.ft.) for anchoring.

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

30.0 DUST CONTROL

Definition
Controlling dust blowing and movement on construction sites and roads.

Purpose
To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage health hazards, and improve traffic safety.

Conditions Where Practice Applies
This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications

- Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Temporary Methods

- Permanent vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erosive soil materials. See standards for Topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

References

- Agricultural Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agricultural Information Bulletin 354. How to Control Wind Erosion, USDA-ARS.

SEQUENCE OF CONSTRUCTION

- OBTAIN ALL REQUIRED PERMITS FROM HOWARD COUNTY.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS AT (410) 313-1880 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SUPER SILT FENCE.....3 DAYS
- SEDIMENT BASIN#1 & BASIN#2 IN USE, INSTALL EARTH DIKES.....4 DAYS
- CONSTRUCT WATER AND SEWER AND REMAINING STORM DRAIN SYSTEM.....1 WEEK
- BEGIN BUILDING CONSTRUCTION.....8 MONTHS
- AS BUILDING CONSTRUCTION CONTINUES FINE GRADE SITE.....2 WEEKS
- INSTALL CURB & GUTTER AND SIDEWALKS. BEGIN PAVING.....2 WEEKS
- CONSTRUCT DRY WELLS 1 AND 2 AND BLOCK CONNECTION TO DIVERSION MANHOLES.....4 DAYS
- WITH BUILDING, PAVING, AND CURB & GUTTER, COMPLETE STABILIZE SITE.....3 DAYS
- WITH SITE STABILIZED REMOVE BLOCKING FROM DIVERSION MANHOLES.....2 DAYS
- INSTALL LANDSCAPING.....1 WEEK
- WITH PERMISSION OF THE INSPECTOR, FLUSH STORM DRAIN SYSTEM AND REMOVE ALL SEDIMENT CONTROLS FROM THE SITE. STABILIZE ALL DISTURBED AREAS IMMEDIATELY.

*BASINS TO REMAIN FOR DEVELOPMENT OF PARCELS D-1 AND E-1 (F-02-47). CONTRACTOR TO MAINTAIN BASINS DURING CONSTRUCTION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/4/03 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 2/19/04 DATE

DIRECTOR 2/6/04 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 OF ENGINEER
ROBERT H. VOGEL

9/16/03
DATE

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 PERSONNEL ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER
DONALD REUWER

9/16/03
DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCE CONSERVATION SERVICE DATE 10-29-03

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

HOWARD SCD DATE 10-29-03

OWNER:

TAYLOR FAMILY LIMITED PARTNERSHIP A C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER:

LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

SITE DEVELOPMENT PLAN SEDIMENT AND EROSION CONTROL DETAILS

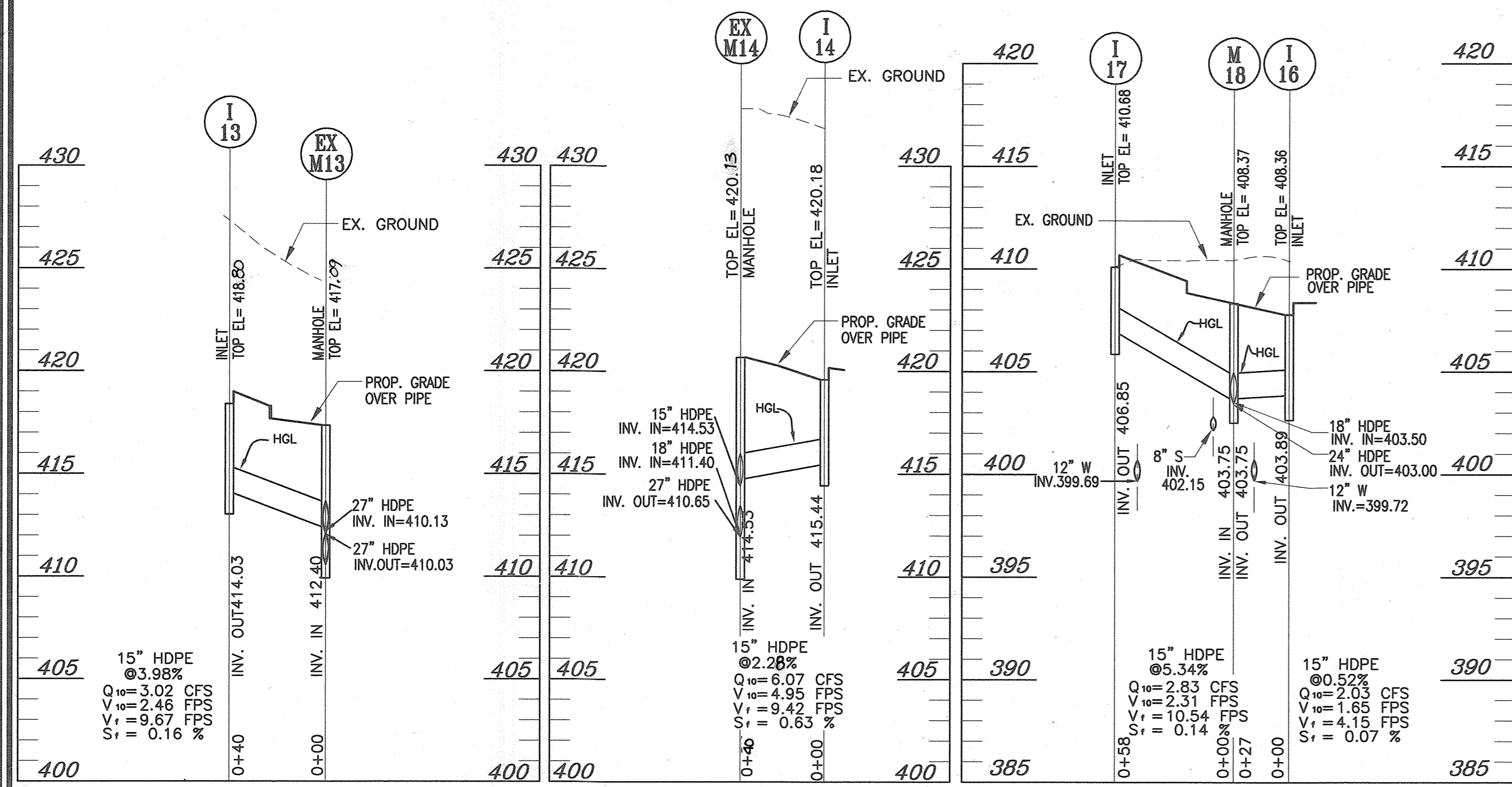
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3 & 4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
TAX MAP #25 BLOCK 20 PARCEL P/O 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax

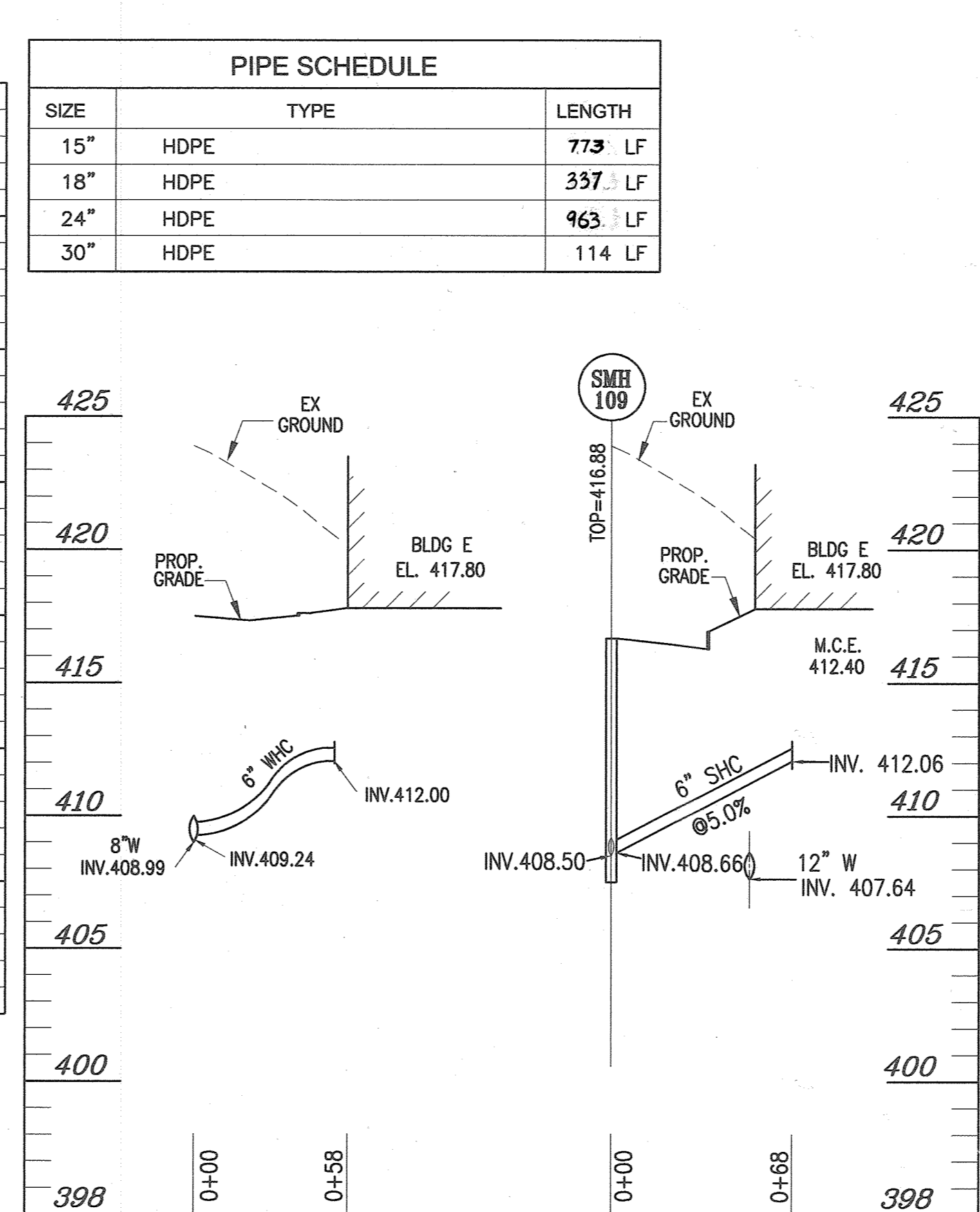
FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS | www.frederickward.com

DESIGN BY: RJ
DRAWN BY: RHV
CHECKED BY: 2/19/04
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 201821.00

7 SHEET OF 16



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

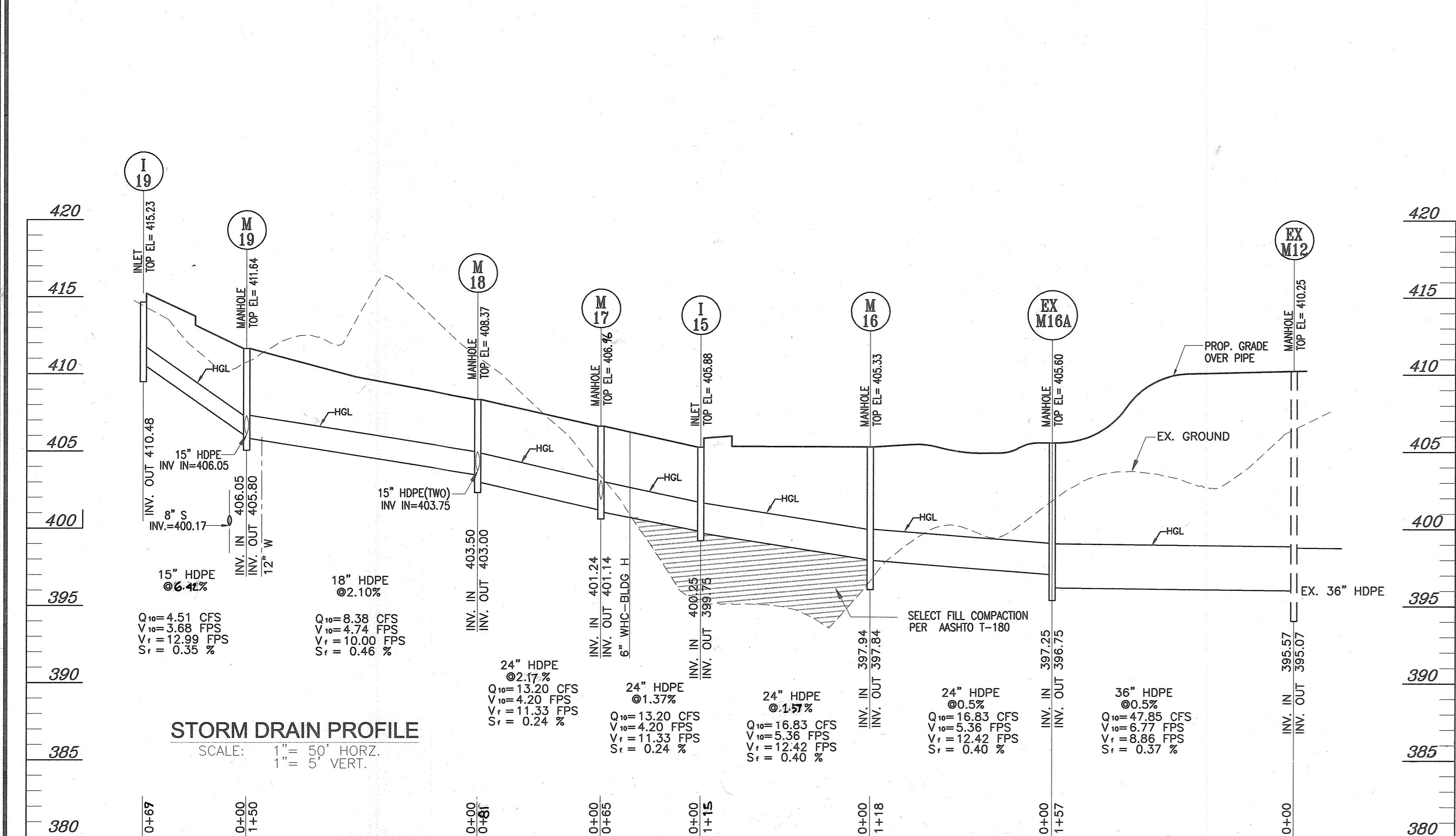


WHC PROFILE UNIT E **SHC PROFILE UNIT E**
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

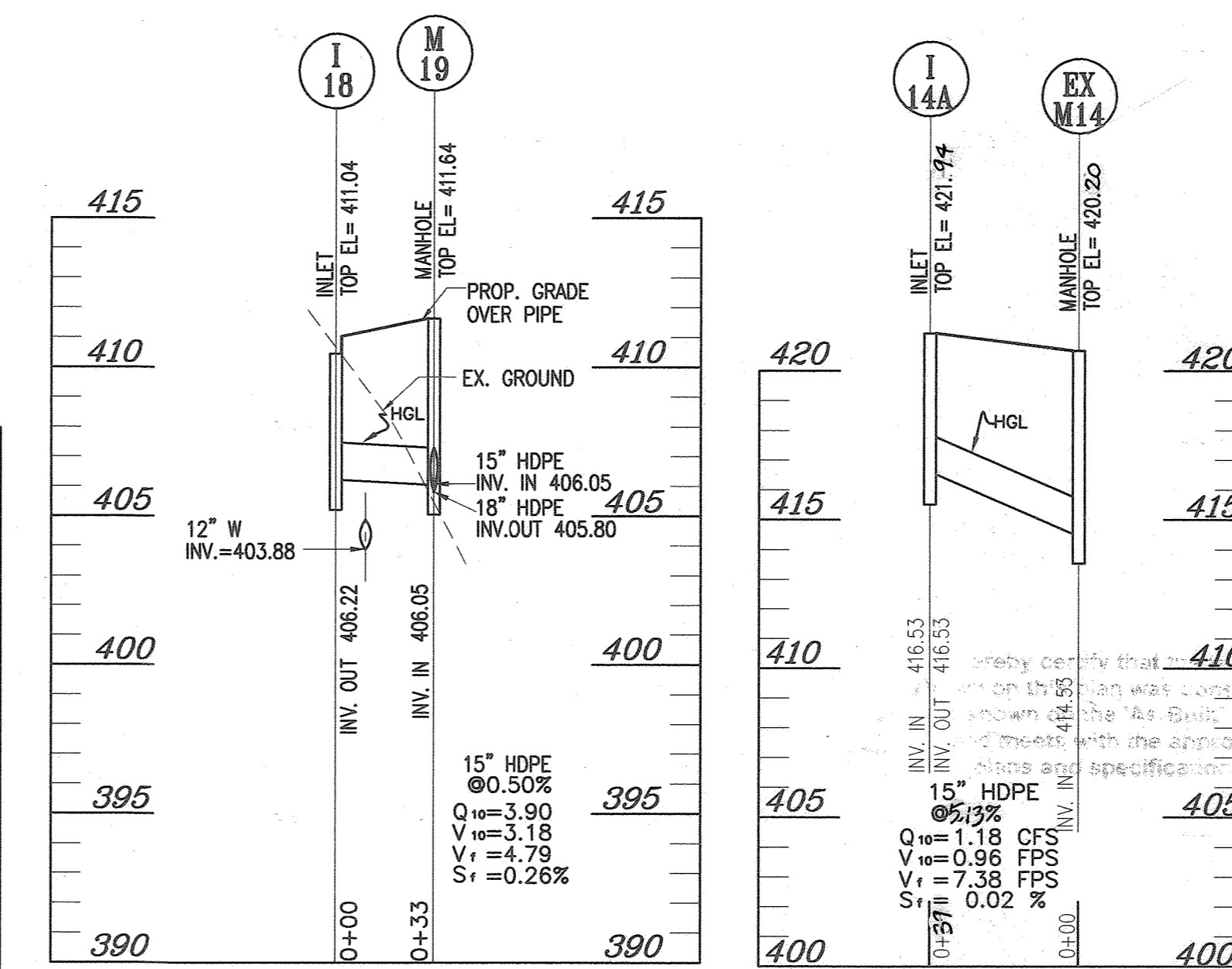
SIZE	TYPE	LENGTH
15"	HDPE	773 LF
18"	HDPE	337 LF
24"	HDPE	963 LF
30"	HDPE	114 LF

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
EX I-12	DOUBLE TYPE 'S' COMBINATION INLET	CL CYPRUS CEDAR LN STA. 2+99 , 11.93' RT.				
EX I-11A	DOUBLE TYPE 'S' COMBINATION INLET	CL CYPRUS CEDAR LN STA. 4+45 , 11.93' RT.	415.43	-	406.52	SD 4.34
I-13	DOUBLE TYPE 'S' COMBINATION INLET	CL OF PARKING LOT AISLE(SOUTHERN), STA. 2+88,26.62' RT.	418.13	-	414.03	SD 4.34
I-14	DOUBLE TYPE 'S' COMBINATION INLET	CL OF PARKING LOT AISLE, STA. 2+88 , 26.62' RT.	420.18	-	415.44	SD 4.34
I-14A	DOUBLE TYPE 'S' COMBINATION INLET	CL OF PARKING LOT AISLE, STA.1+84 , 26.62' RT.	421.94	-	416.53	SD 4.34
EX M-12	PRECAST MANHOLE	N 577460.23, E 1372137.59	410.25	395.57	395.07	G 5.12
M-16A	PRECAST MANHOLE	N 577598.50, E 1372212.44				
M-16	PRECAST MANHOLE	N 577701.37, E 1372268.22	405.33	397.94	397.84	G 5.12
M-17	PRECAST MANHOLE	CL CYPRUS CEDAR LN STA. 6+30, 10.42' RT.	406.96	401.24 24"HDPE 401.14 24"HDPE	401.55	G 5.12
I-15	DOUBLE TYPE 'S' COMBINATION INLET	CL YELLOW PINE DR. STA. 3+56.90, 26.57' LT.	405.88	-	399.75	SD 4.34
M-18	PRECAST MANHOLE	CL YELLOW PINE DR. STA.2+15.27, 0.92' LT.	408.37	403.75 15"HDPE 403.75 15"HDPE 403.80 18"HDPE	403.00	G 5.12
I-16	DOUBLE TYPE 'S' COMBINATION INLET	CL YELLOW PINE DR. STA.2+16.90, 26.57' LT.	408.36	-	403.89	SD 4.34
I-17	DOUBLE TYPE 'S' COMBINATION INLET	CL MIDDLE PARKING LOT AISLE. STA.2+2.39, 56.84' RT.	410.68	-	406.85	SD 4.34
M-19	PRECAST MANHOLE	CL YELLOW PINE DR. STA.0+10.84, 0.95' RT.	411.64	406.05 15"HDPE 406.05 15"HDPE	405.80	G 5.12
I-18	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE STA. 0+32, 12' LT.	411.04	-	406.22	SD 4.34
I-19	DOUBLE TYPE 'S' COMBINATION INLET	CL HICKORY HIGH CT. STA. 0+62.71, 30' RT.	415.23	-	410.48	SD 4.34
EX M-31	PRECAST MANHOLE	PER F-02-47	378.00	371.79 18"HDPE 371.29 24"HDPE	367.79	G 5.12
M-20	PRECAST MANHOLE	N 578547.97 E 1372240.17	391.40	377.78	375.01	G 5.12
M-21	PRECAST MANHOLE	N 578395.82 E 1372271.48	396.00	392.56	382.46	G 5.12
M-22	PRECAST MANHOLE	N 578313.61 E 1372341.06	393.81	387.33 15"HDPE 384.26 18"HDPE 384.51 18"HDPE	383.76	G 5.12
I-21	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE STA. 5+59, 30' LT.	394.85	389.72	389.47	SD 4.34
I-22	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE STA. 3+53.81, 12' LT.	403.18	-	398.43	SD 4.34
I-20	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE (AISLE @BLDG P) 1+15.96, 30'RT.	390.13	-	385.33	SD 4.34
M-23	PRECAST MANHOLE	CL STONE CROP DRIVE (AISLE @BLDG N) STA. 0+10, 13.05' RT.	393.70	388.64 15"HDPE 388.39 18"HDPE	381.63	G 5.12
I-24	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE(AISLE@BLDG N) STA. 0+85.56, 30' RT.	391.52	-	389.06	SD 4.34
I-23	DOUBLE TYPE 'S' COMBINATION INLET	CL STONE CROP DRIVE STA. 2+90.26, 13.83' RT.	400.44	-	394.90	SD 4.34

- TOP ELEVATION ARE TO THE CENTER OF THE STRUCTURE AT TOP OF CURB FOR DOUBLE 'S' COMB. INLETS, CENTER TOP OF GRATE FOR DOUBLE TYPE 'S' INLET AND TOP OF MANHOLE COVER FOR PRECAST MANHOLES.
- SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS



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



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard County Department of Planning and Zoning
CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/4/03 DATE

Cindy Hamada
CHIEF, DIVISION OF LAND DEVELOPMENT 2/19/04 DATE

Mark A. Leight
DIRECTOR 2/26/04 DATE

SITE DEVELOPMENT PLAN PROFILES
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1,2,3,&4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
TAX MAP #25 BLOCK 20 PARCEL P/O 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

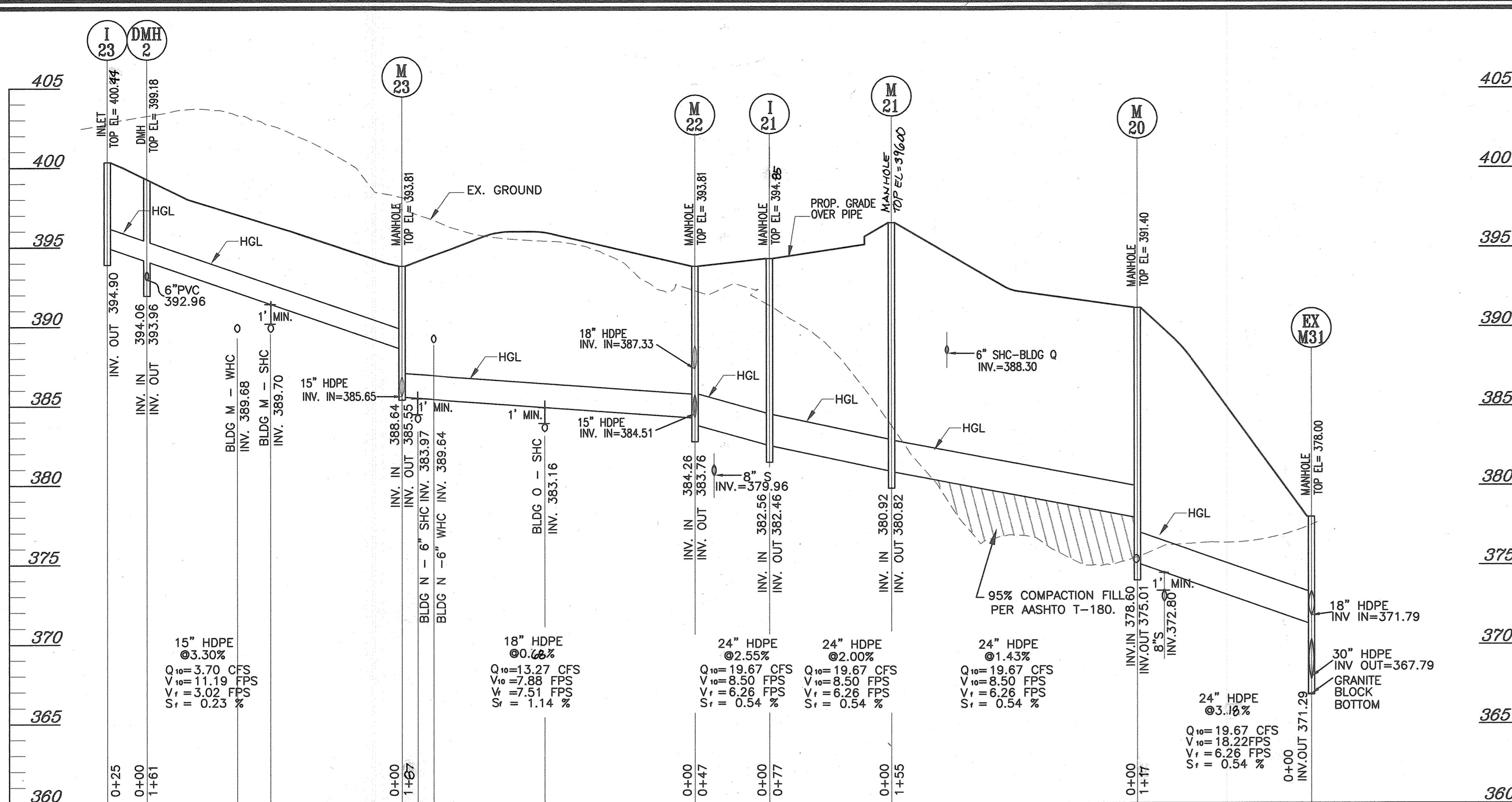
OWNER:
TAYLOR FAMILY LIMITED PARTNERSHIP A
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER:
LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

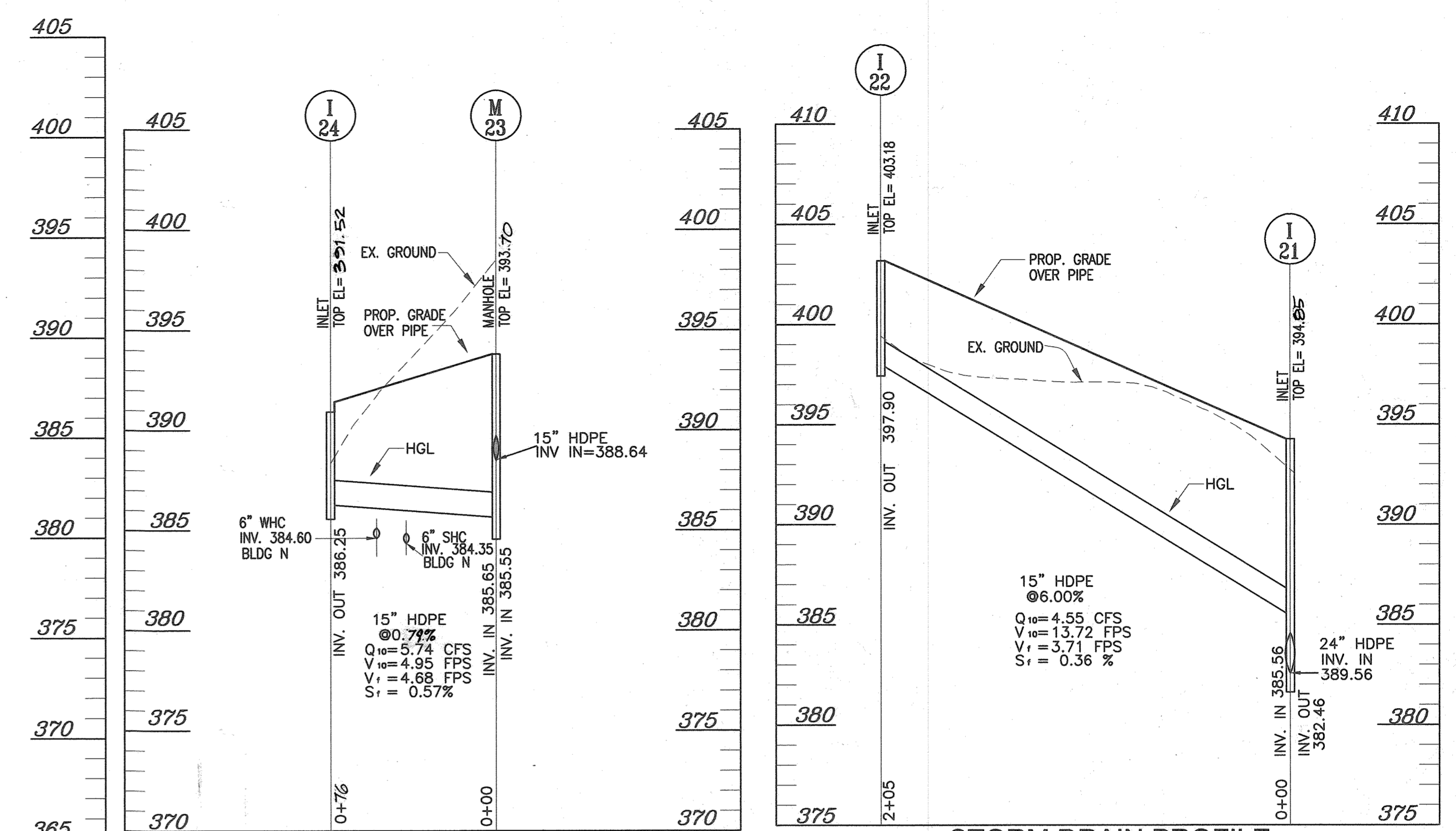
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www.frederickward.com

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax

DESIGN BY: RJ/JCO
DRAWN BY: RJ/JCO
CHECKED BY: RHW
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 201812.00

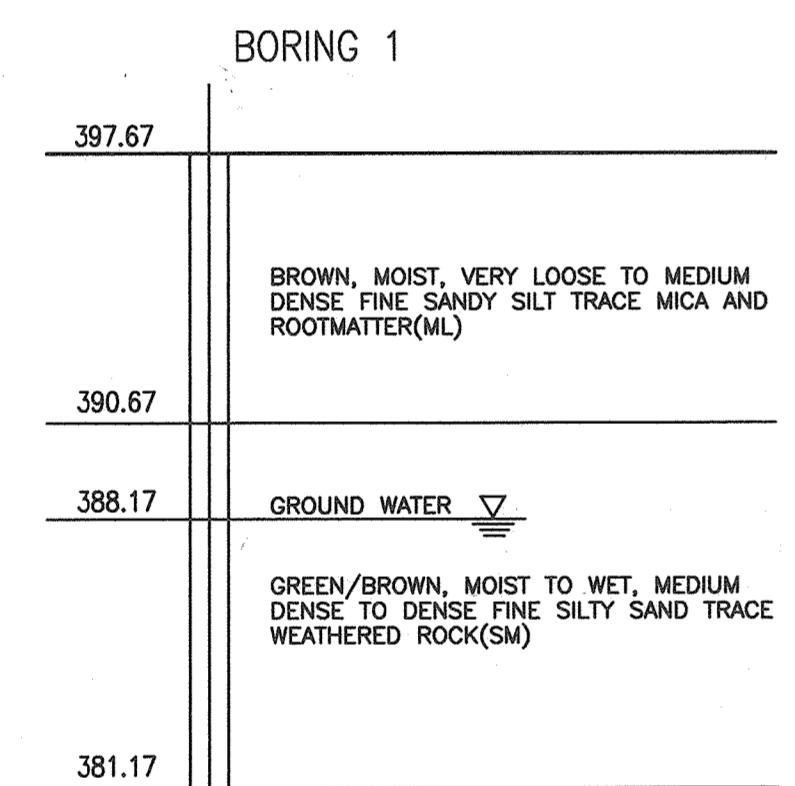


STORM DRAIN PROFILE
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1" = 5' VERT.

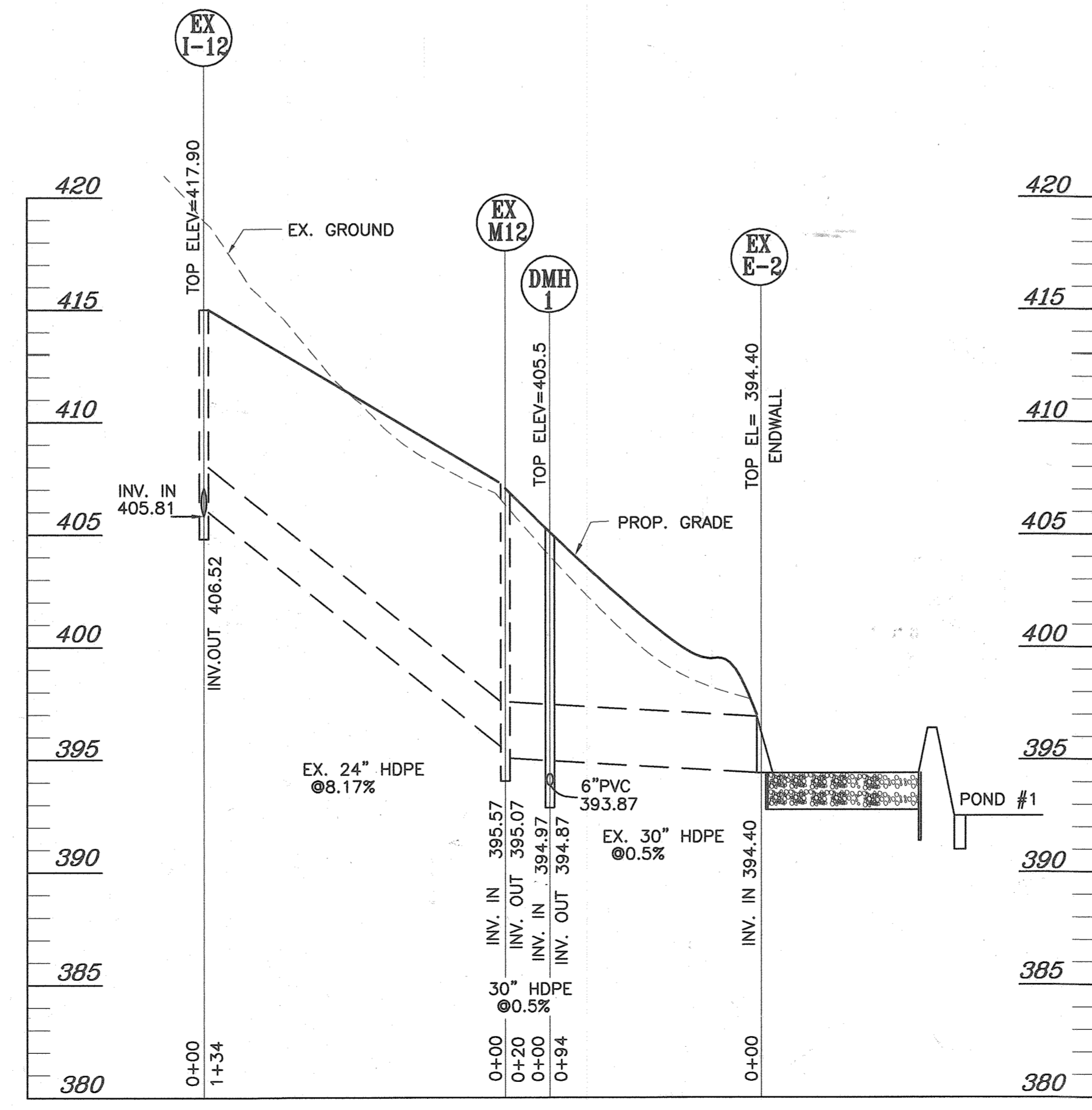


STORM DRAIN PROFILE
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1" = 5' VERT.

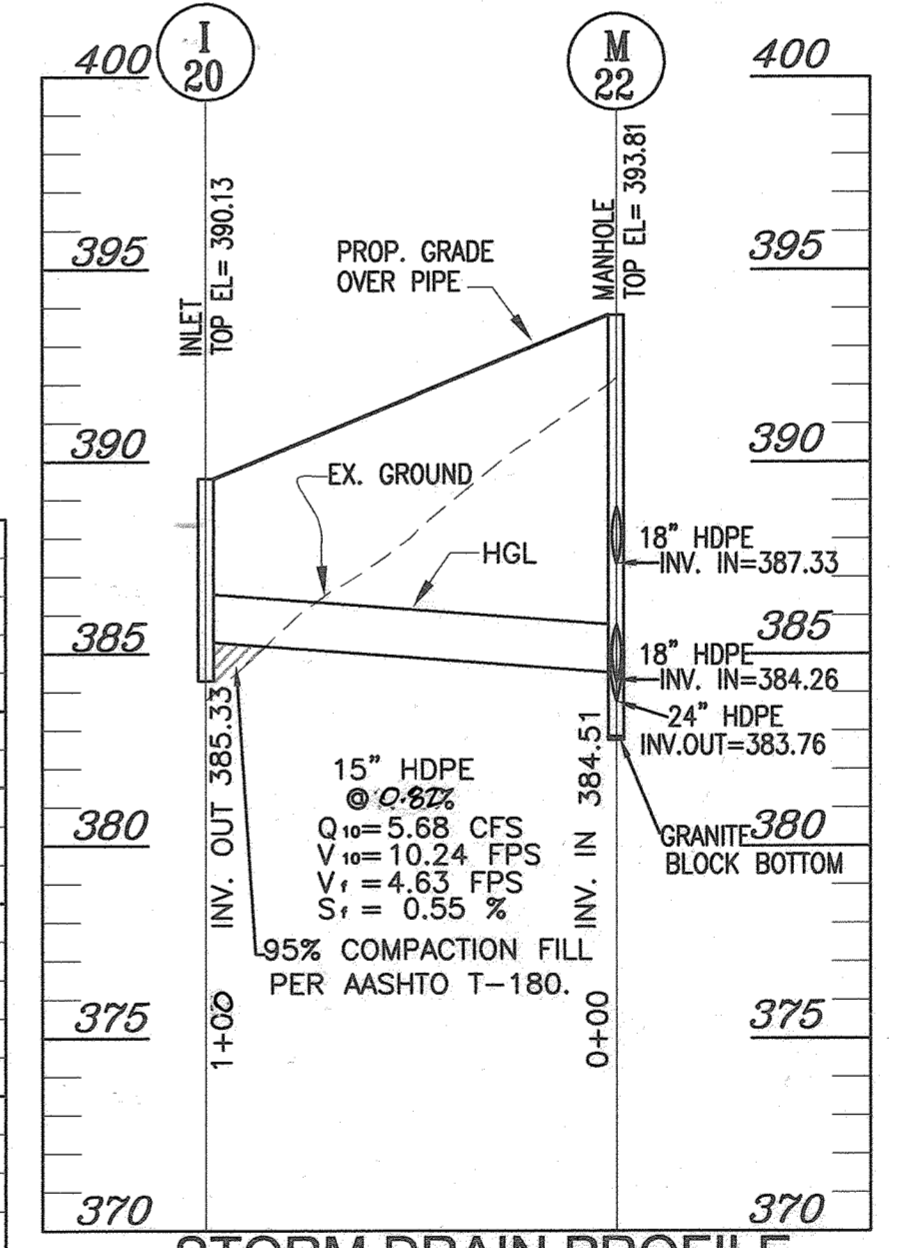
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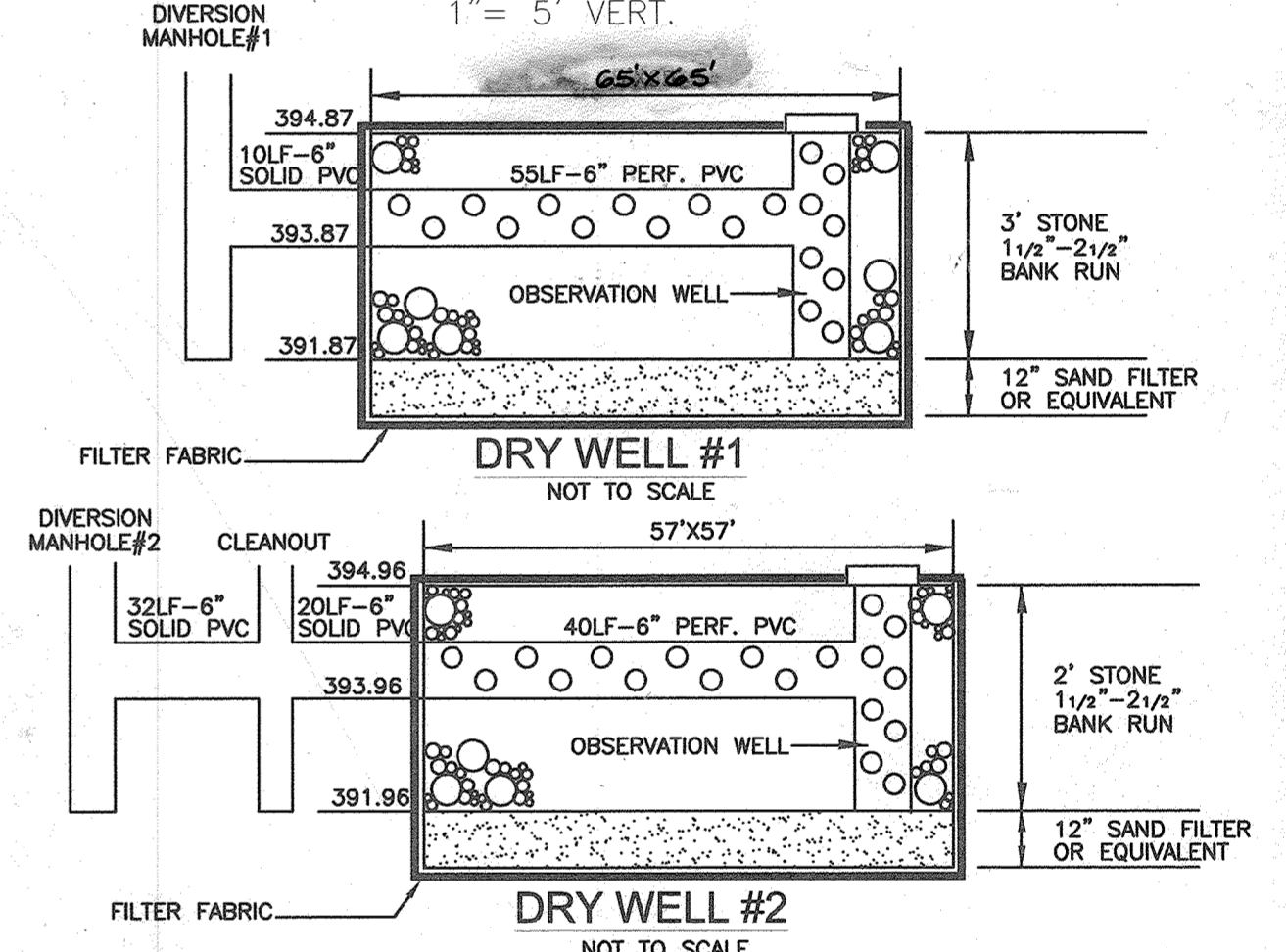
BORING #1
NTS



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



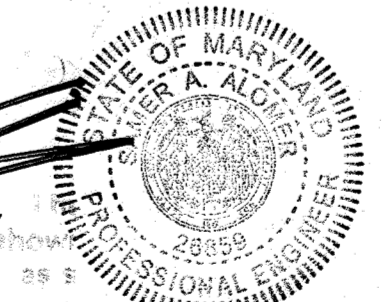
STORM DRAIN PROFILE
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1" = 5' VERT.



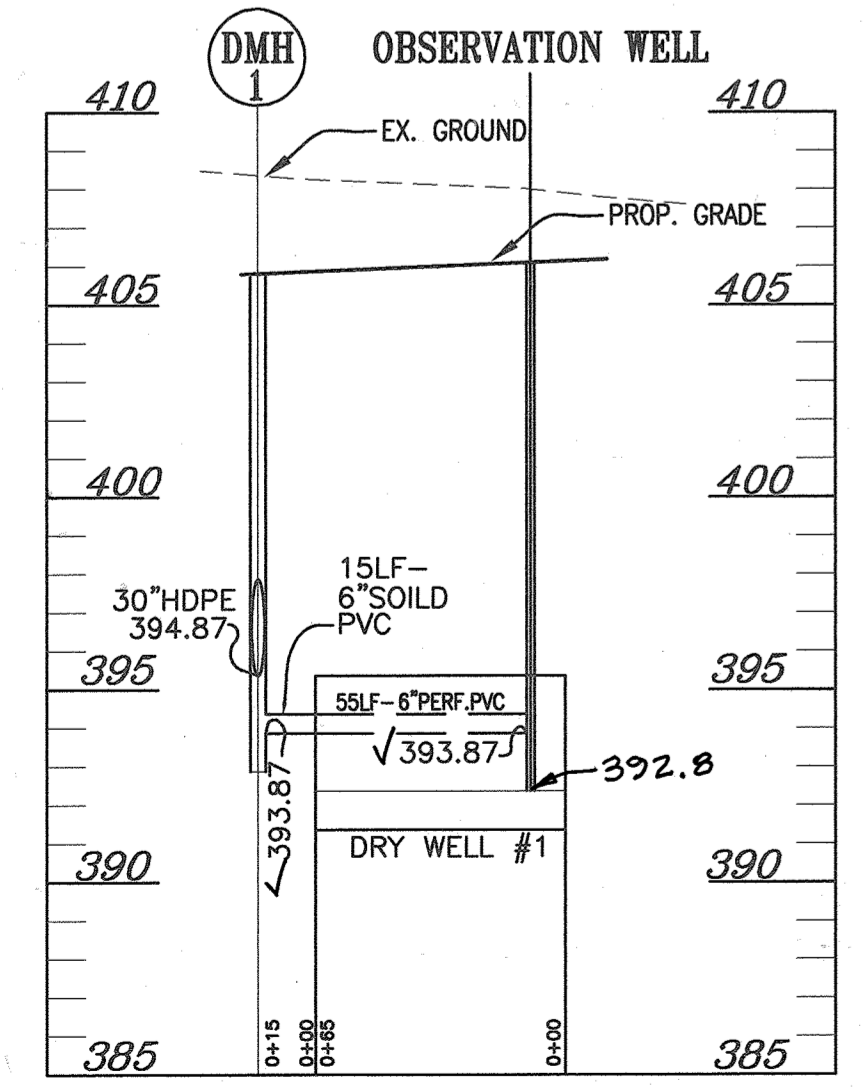
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard R. Reutter 4/14/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John A. ... 2/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Mark ... 2/20/04
DIRECTOR DATE

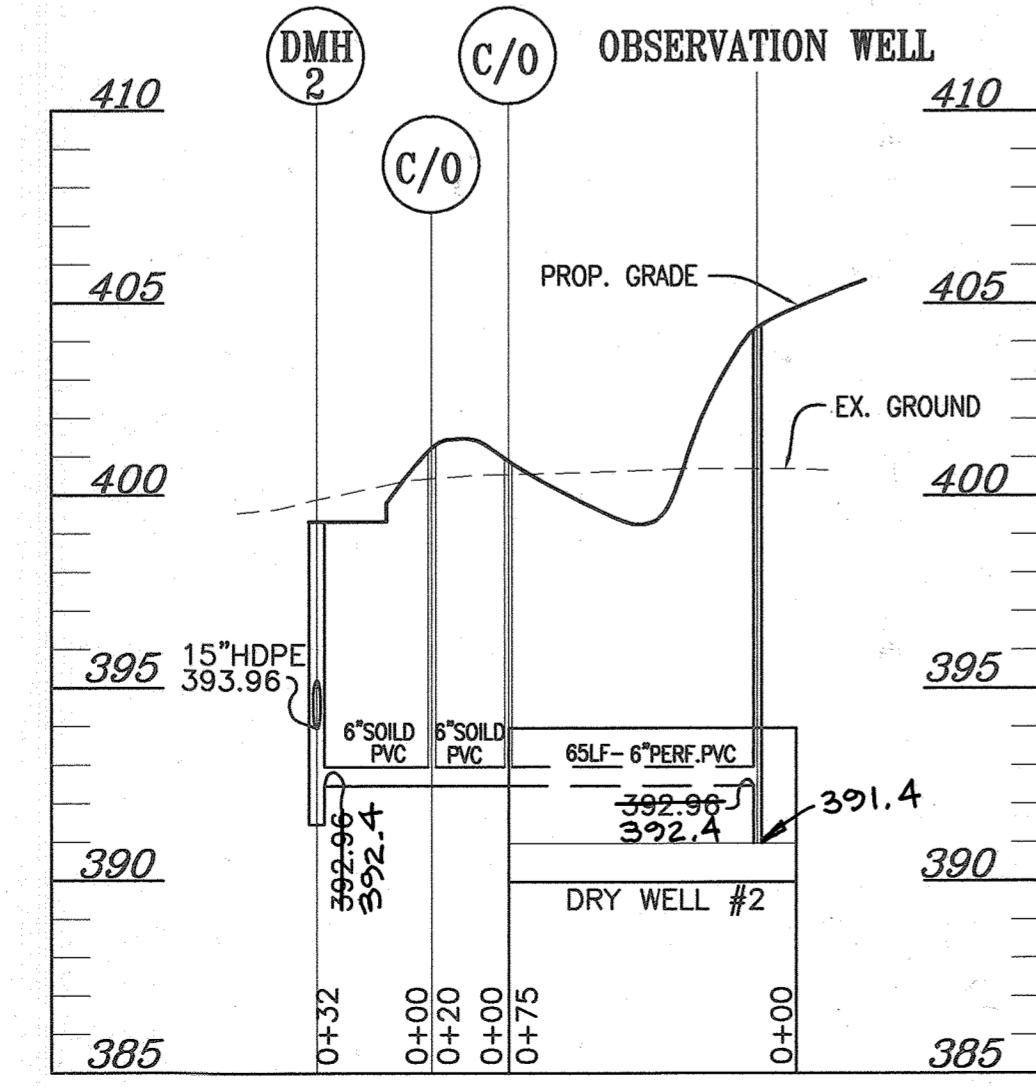
I hereby certify that the facility shown on this plan was constructed as shown on the 'As-Built' plans and meets with the approved plans and specifications.



NO.	REVISION	DATE
2	AS-BUILT DATA DRYWELLS 1 & 2	DEC '22
1	REV. DRYWELL 1 DIMENSIONS	OCT '22



DRY WELL #1 PROFILE
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



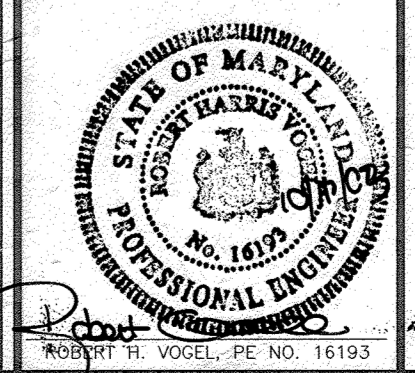
DRY WELL #2 PROFILE
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

SITE DEVELOPMENT PLAN PROFILES
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3 & 4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
TAX MAP #25 BLOCK 20 PARCEL P/O 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

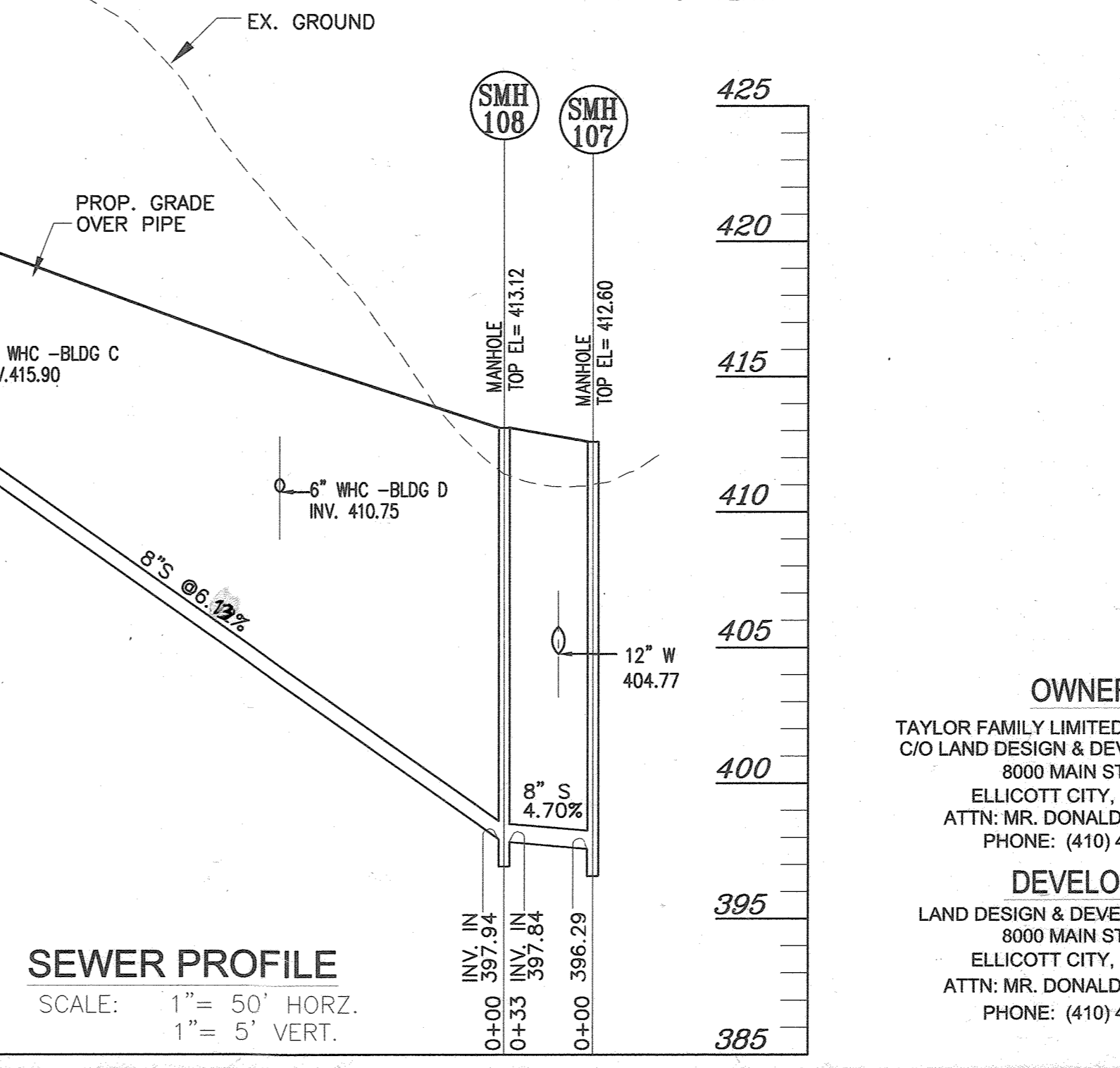
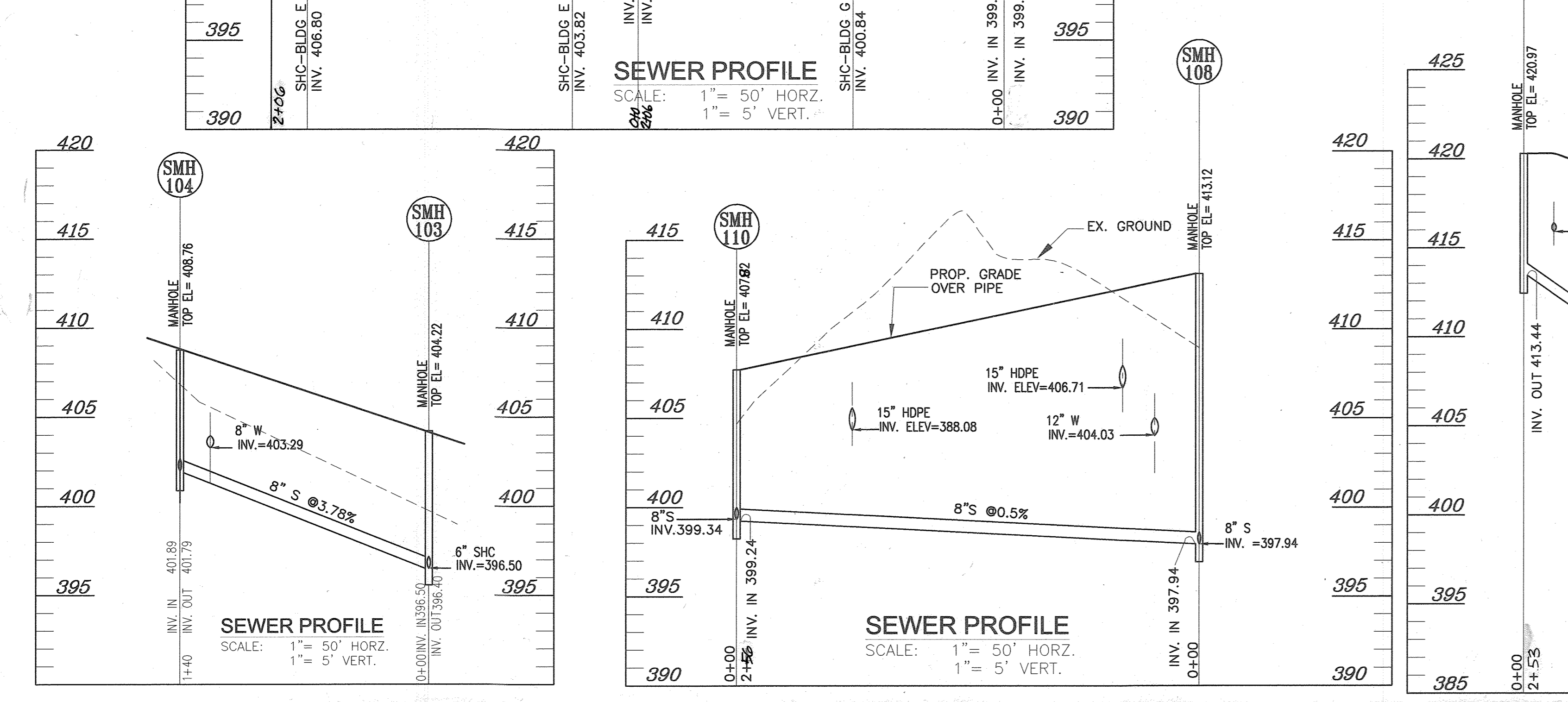
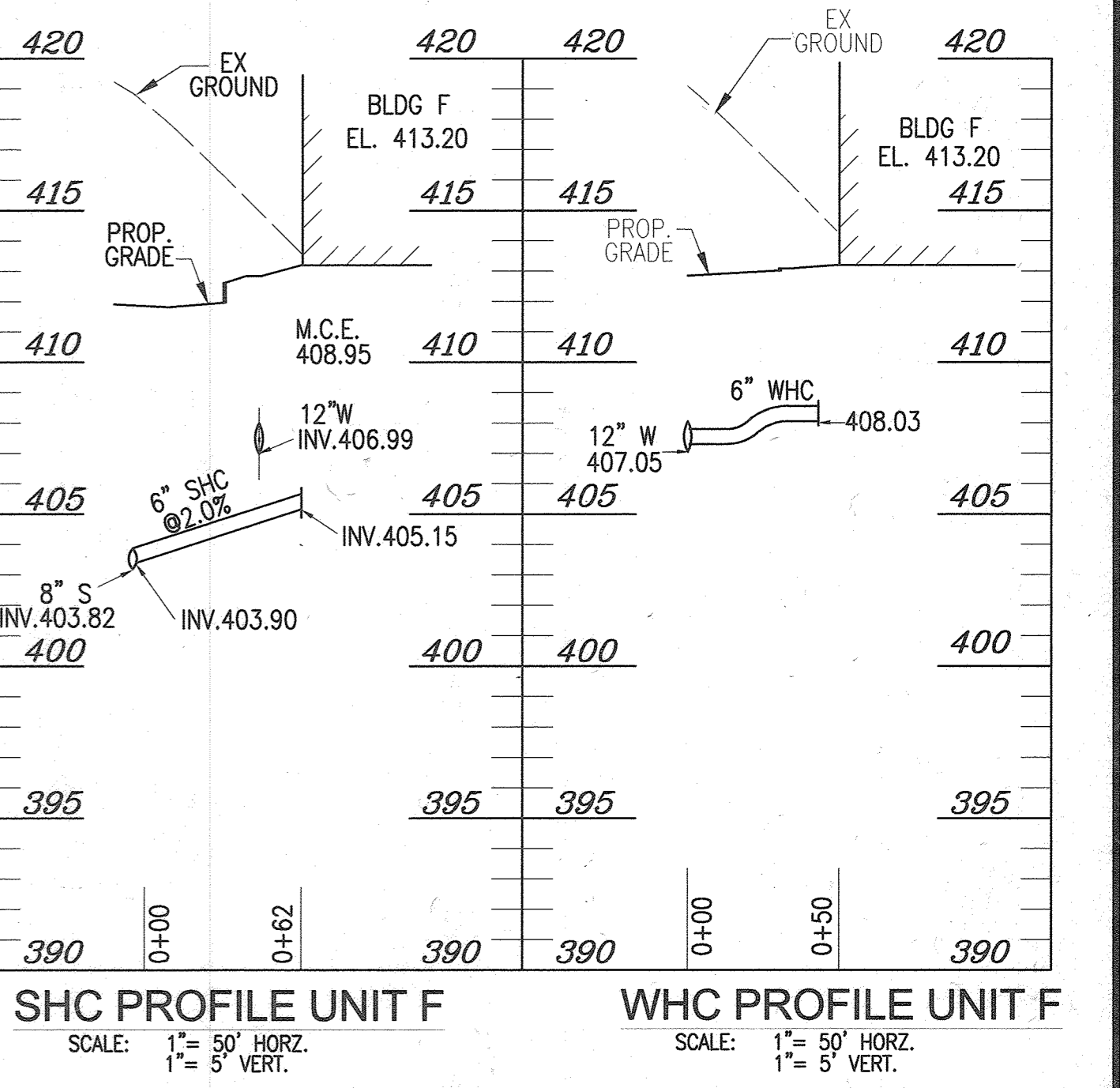
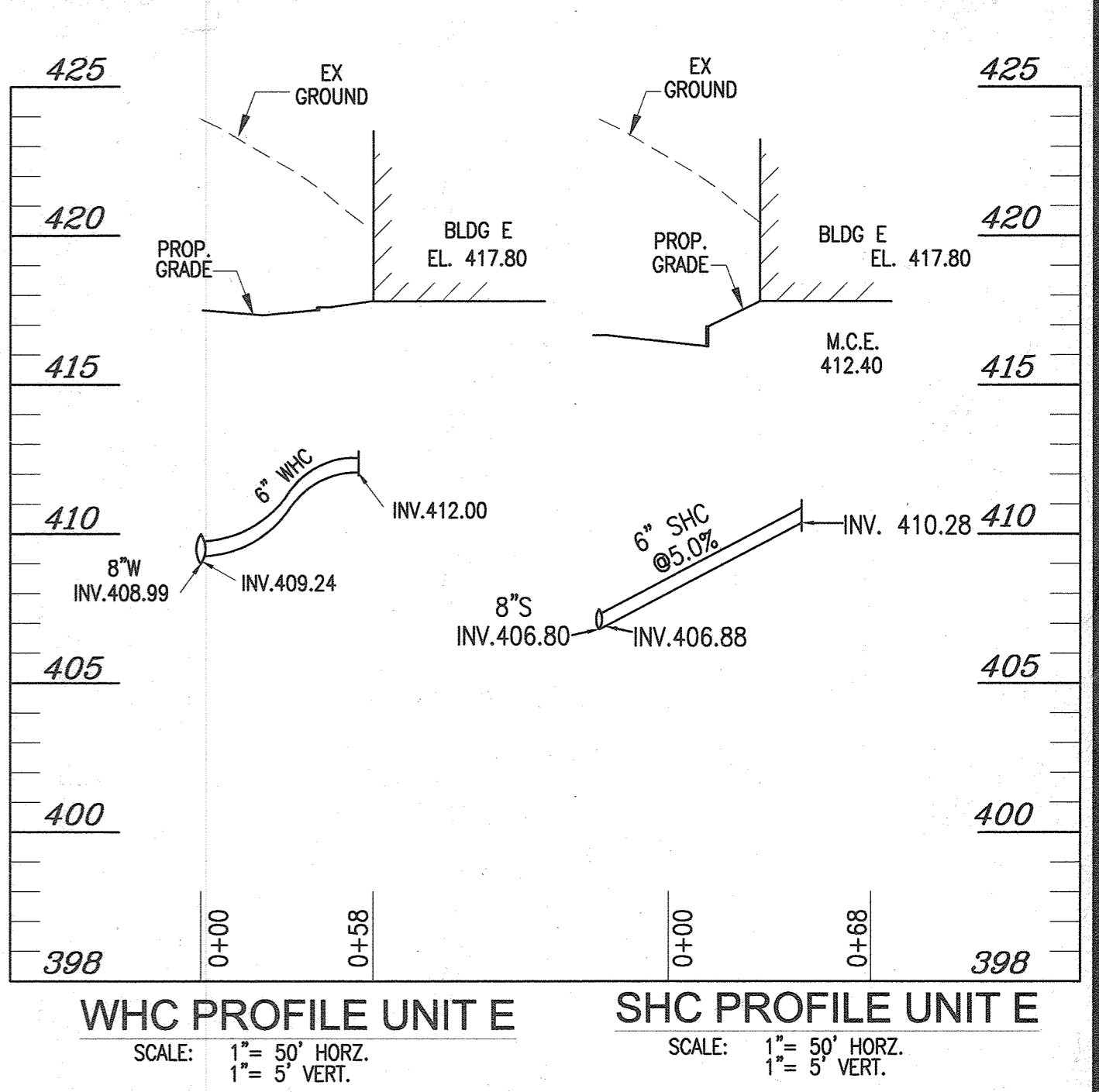
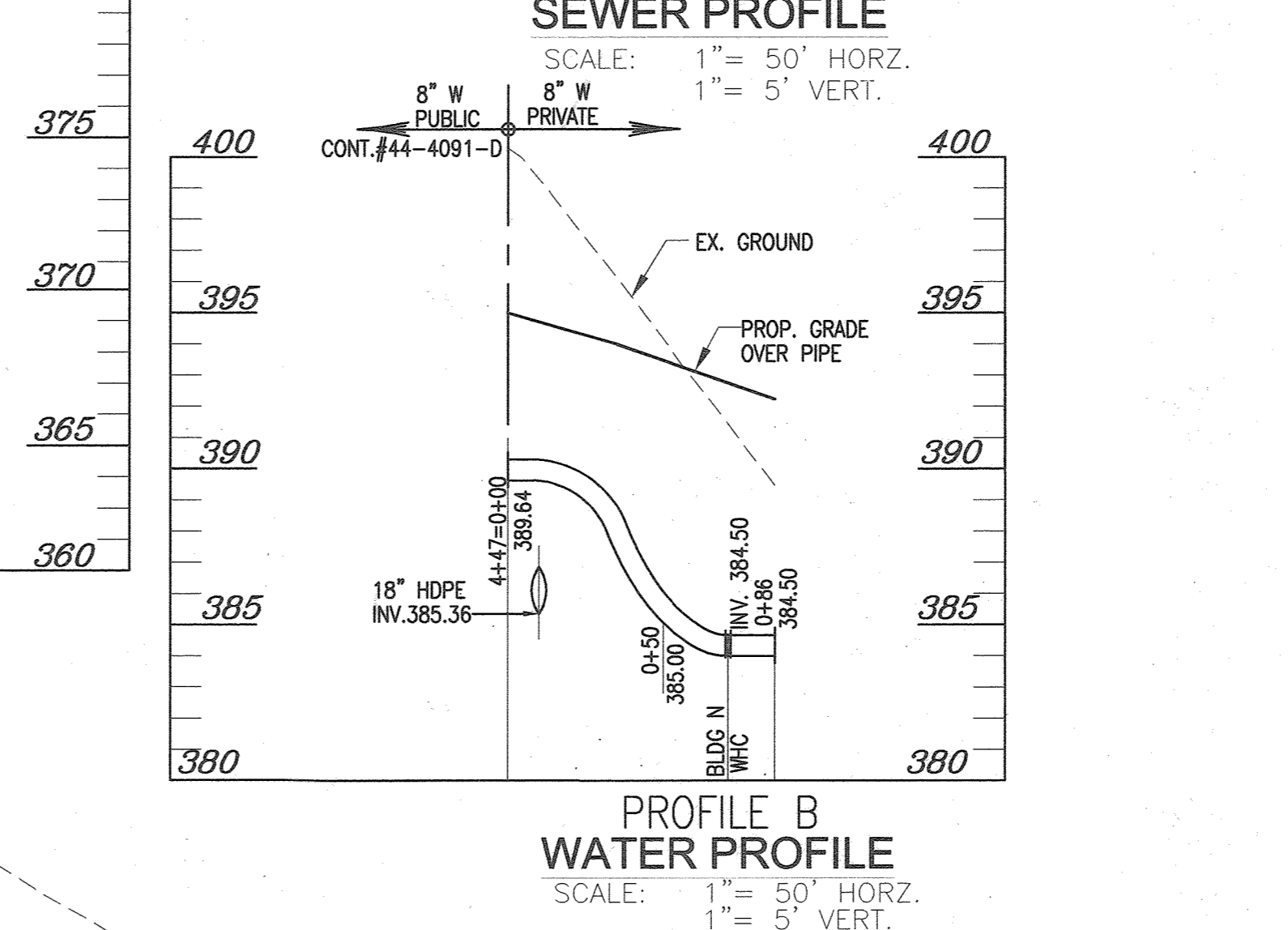
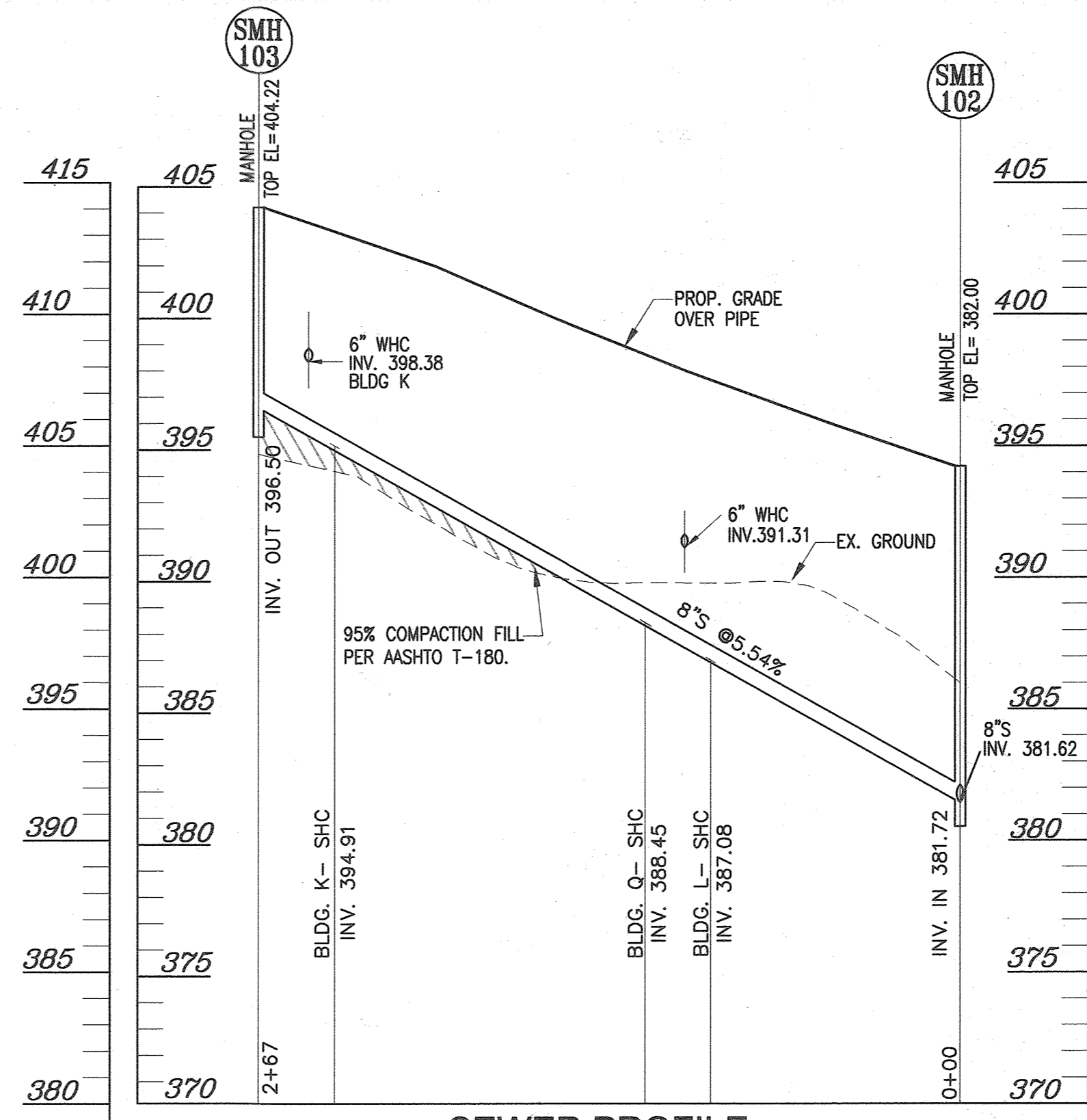
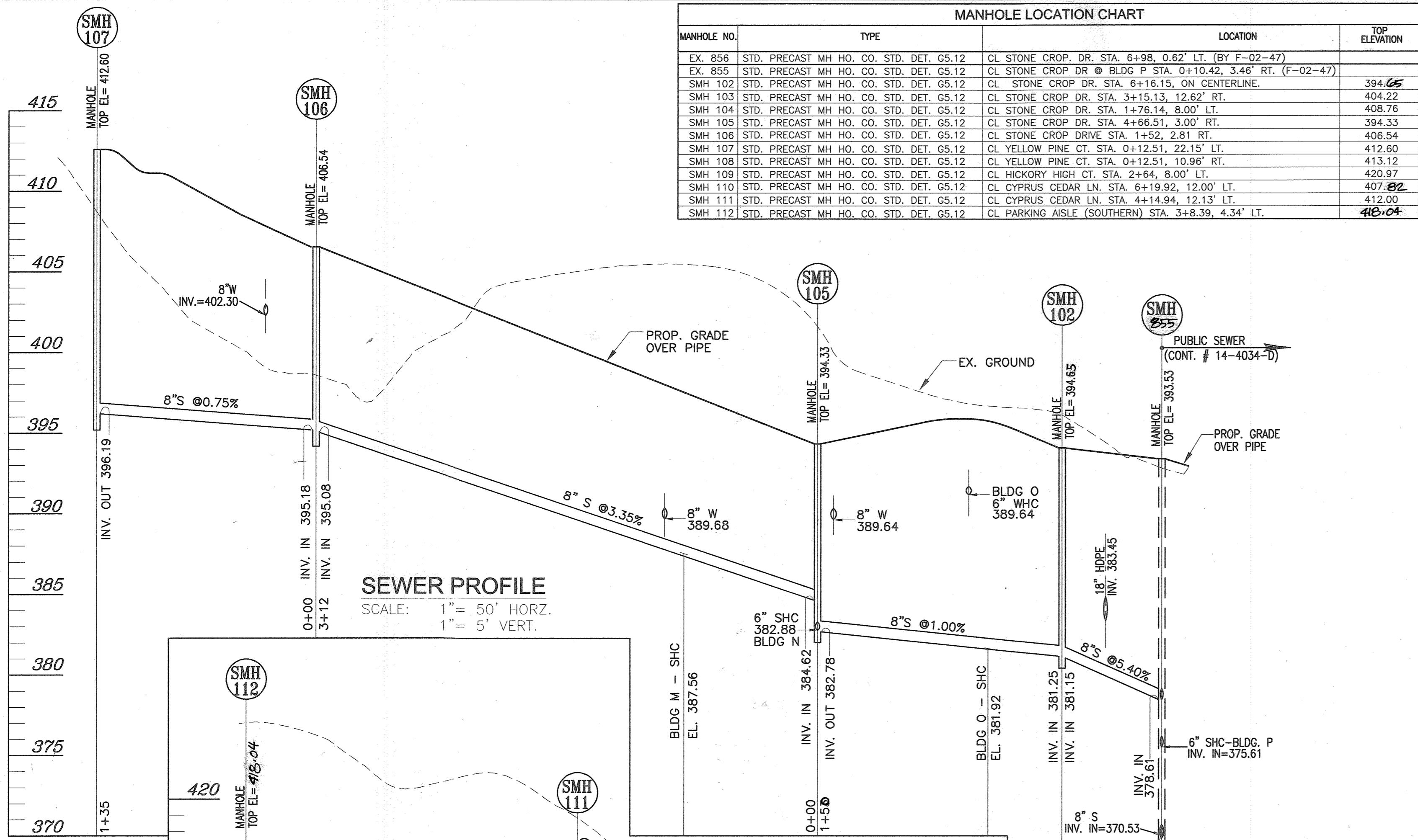
OWNER:
TAYLOR FAMILY LIMITED PARTNERSHIP A
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUTER
PHONE: (410) 480-9105

DEVELOPER:
LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUTER
PHONE: (410) 480-9105

DESIGN BY: J/CO
DRAWN BY: J/CO
CHECKED BY: R/HV
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 2018121.00



MANHOLE NO.	TYPE	LOCATION	TOP ELEVATION
EX. 856	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR. STA. 6+98, 0.62' LT. (BY F-02-47)	
EX. 855	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR @ BLDG P STA. 0+10.42, 3.46' RT. (F-02-47)	
SMH 102	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR. STA. 6+16.15, ON CENTERLINE.	394.65
SMH 103	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR. STA. 3+15.13, 12.82' RT.	404.22
SMH 104	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR. STA. 1+76.14, 8.00' RT.	408.76
SMH 105	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DR. STA. 4+66.51, 3.00' RT.	394.33
SMH 106	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. STONE CROP DRIVE STA. 1+52, 2.81' RT.	406.54
SMH 107	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. YELLOW PINE CT. STA. 0+12.51, 22.15' LT.	412.60
SMH 108	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. YELLOW PINE CT. STA. 0+12.51, 10.96' RT.	413.12
SMH 109	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. HICKORY HIGH CT. STA. 2+84, 8.00' LT.	420.97
SMH 110	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. CYPRUS CEDAR LN. STA. 6+19.92, 12.00' LT.	407.82
SMH 111	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. CYPRUS CEDAR LN. STA. 4+14.94, 12.13' LT.	412.00
SMH 112	STD. PRECAST MH HO. CO. STD. DET. G5.12	CL. PARKING AISLE (SOUTHERN) STA. 3+8.39, 4.34' LT.	418.04



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald R. Reuwer 11/4/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark J. Coughlin 2/21/04
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark J. Coughlin 2/21/04
 DIRECTOR DATE

SITE DEVELOPMENT PLAN
PROFILES
 VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3 & 4 APT. BLDGS. A TO R
 268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 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
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

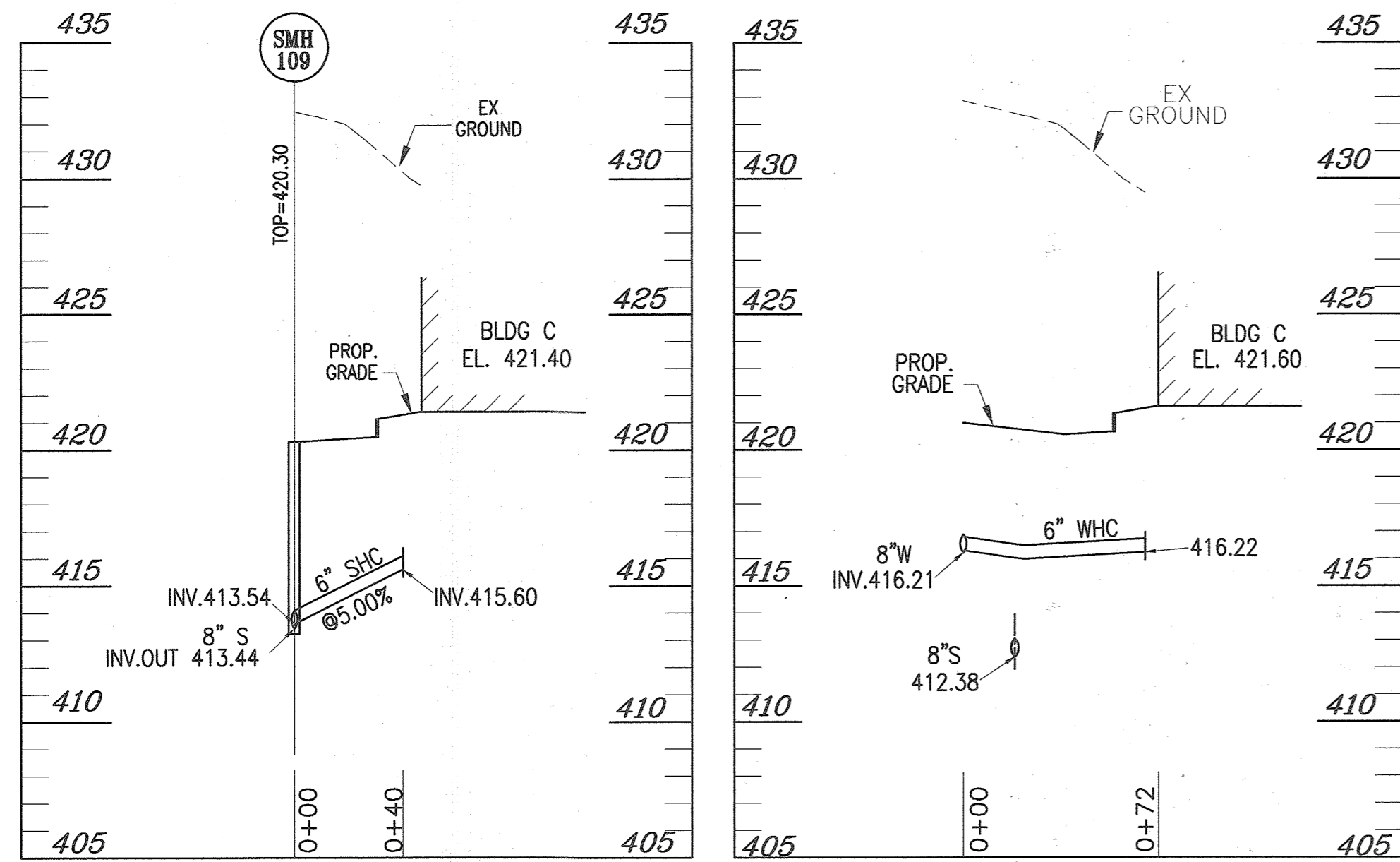
DEVELOPER:
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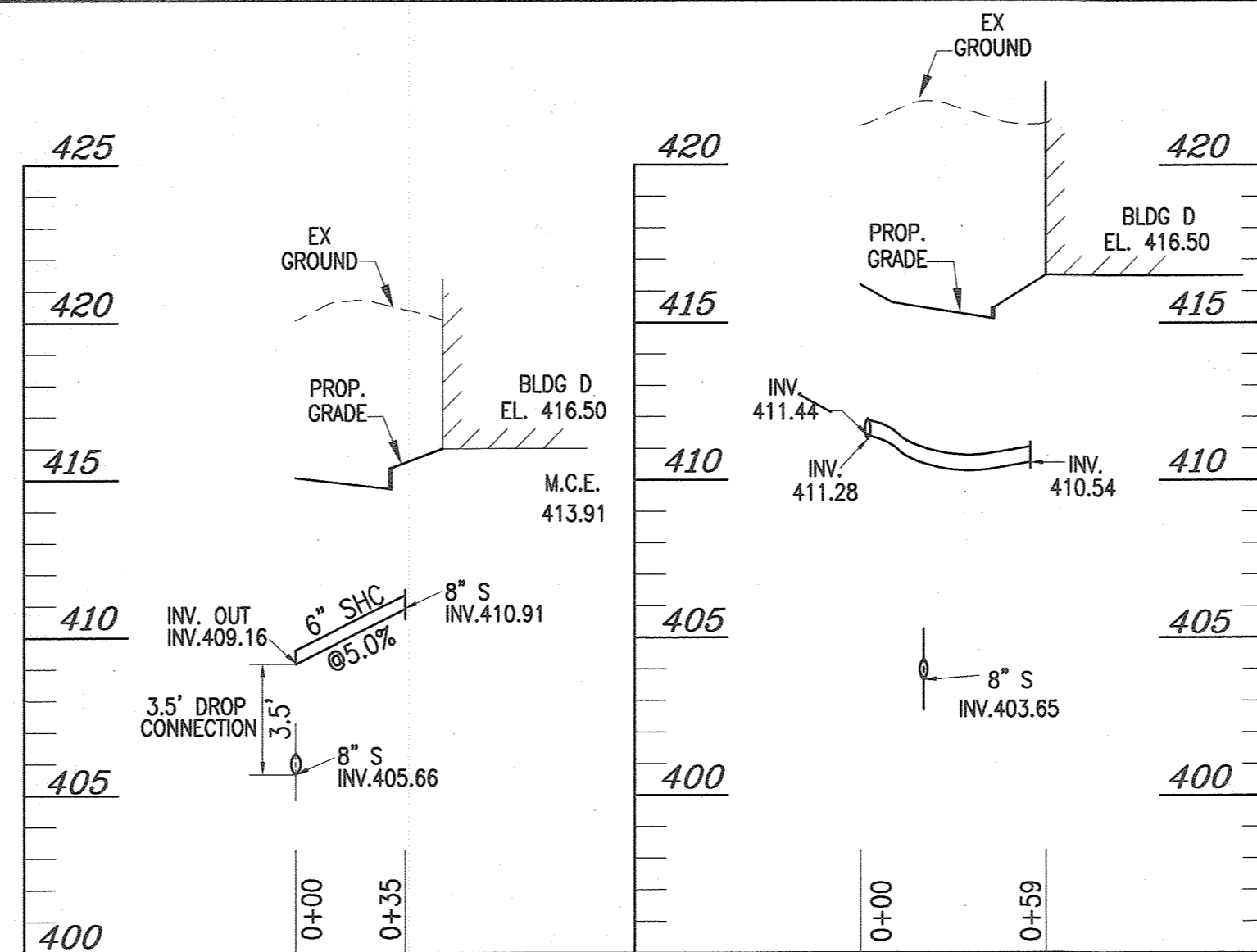
DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: SEPT. 2003
 SCALE: AS SHOWN
 W.O. NO.: 2018121.00

10 SHEET OF 16



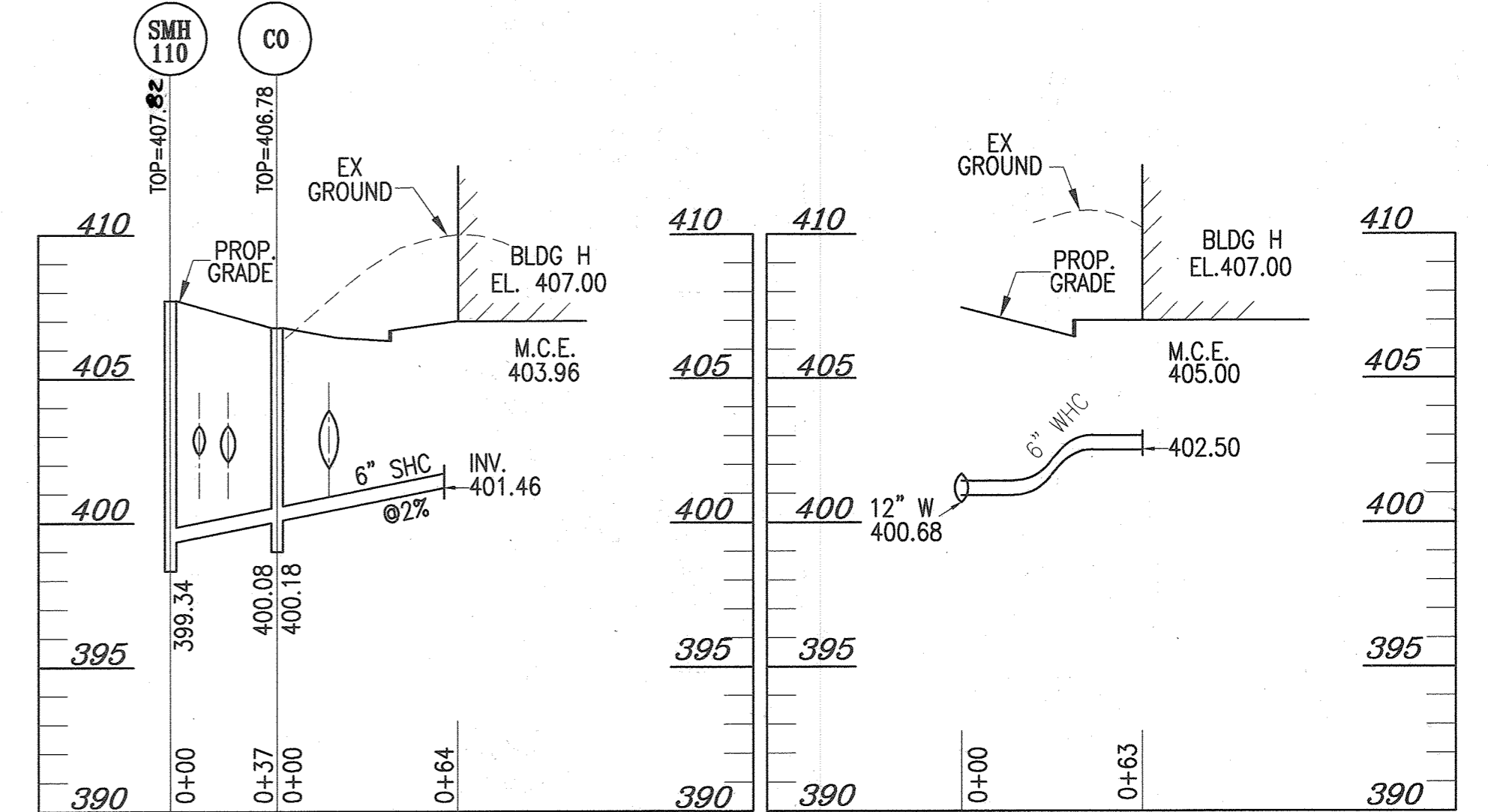
SHC PROFILE UNIT C
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

WHC PROFILE UNIT C
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



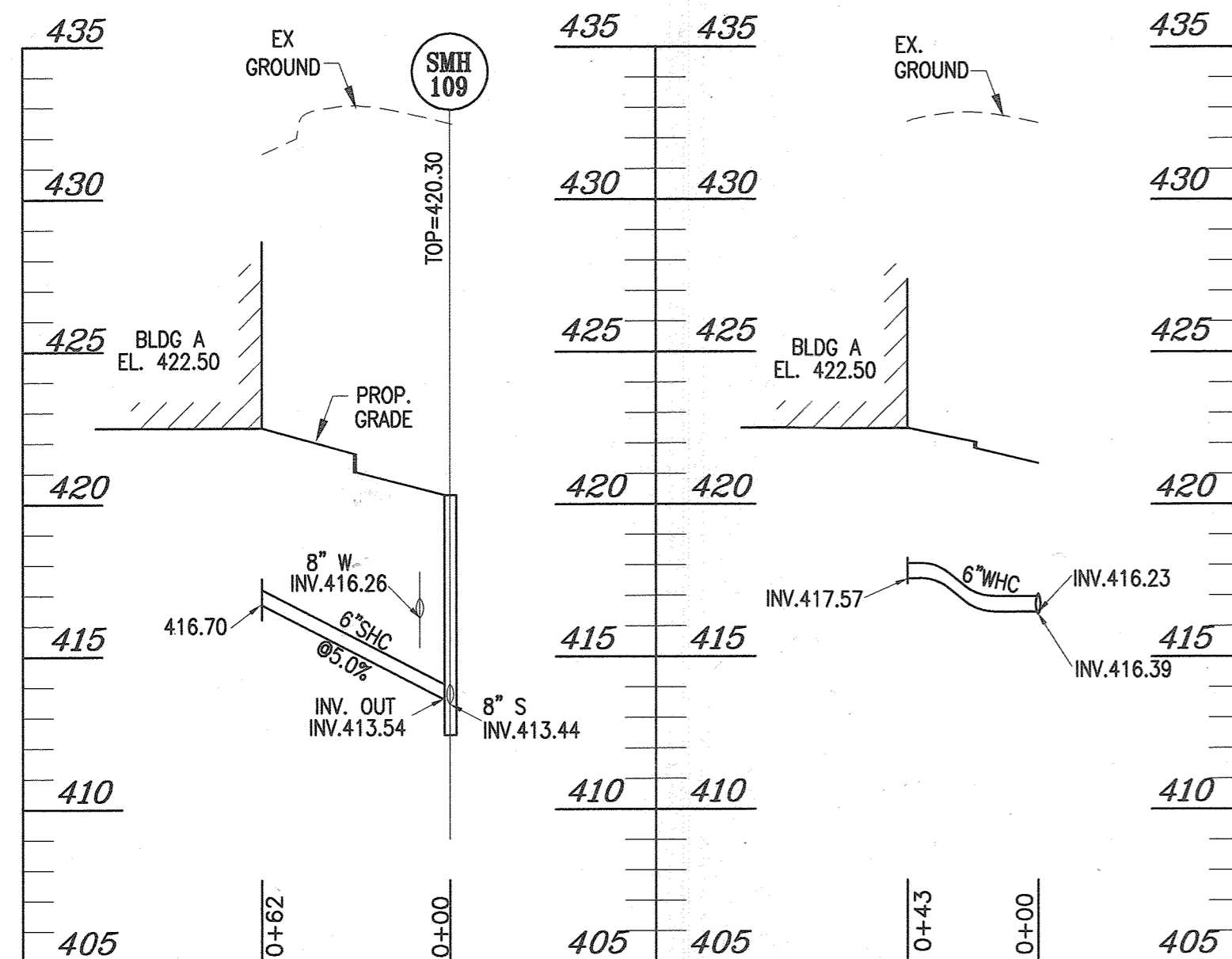
SHC PROFILE UNIT D
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

WHC PROFILE UNIT D
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



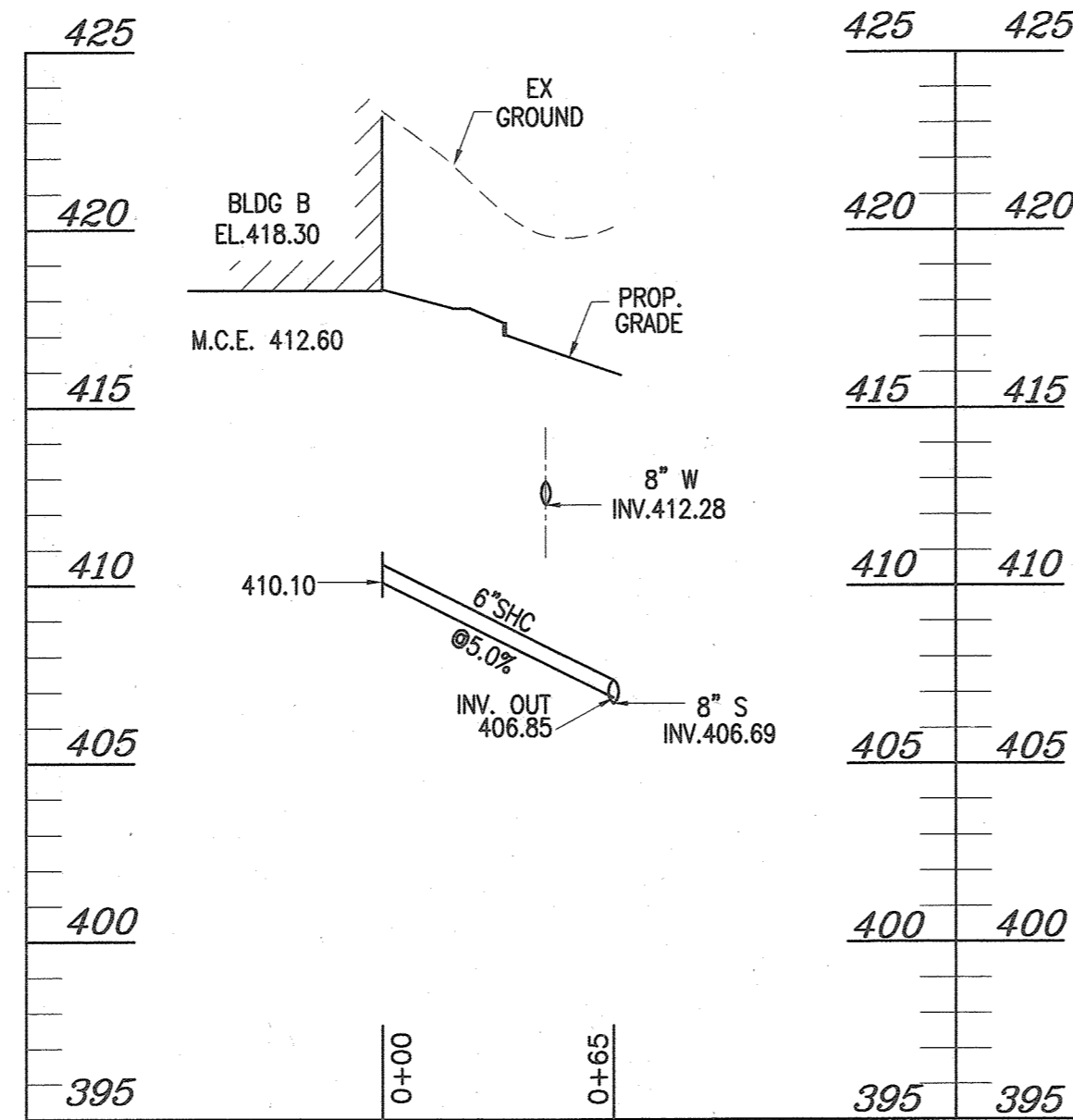
SHC PROFILE UNIT H
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

WHC PROFILE UNIT H
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



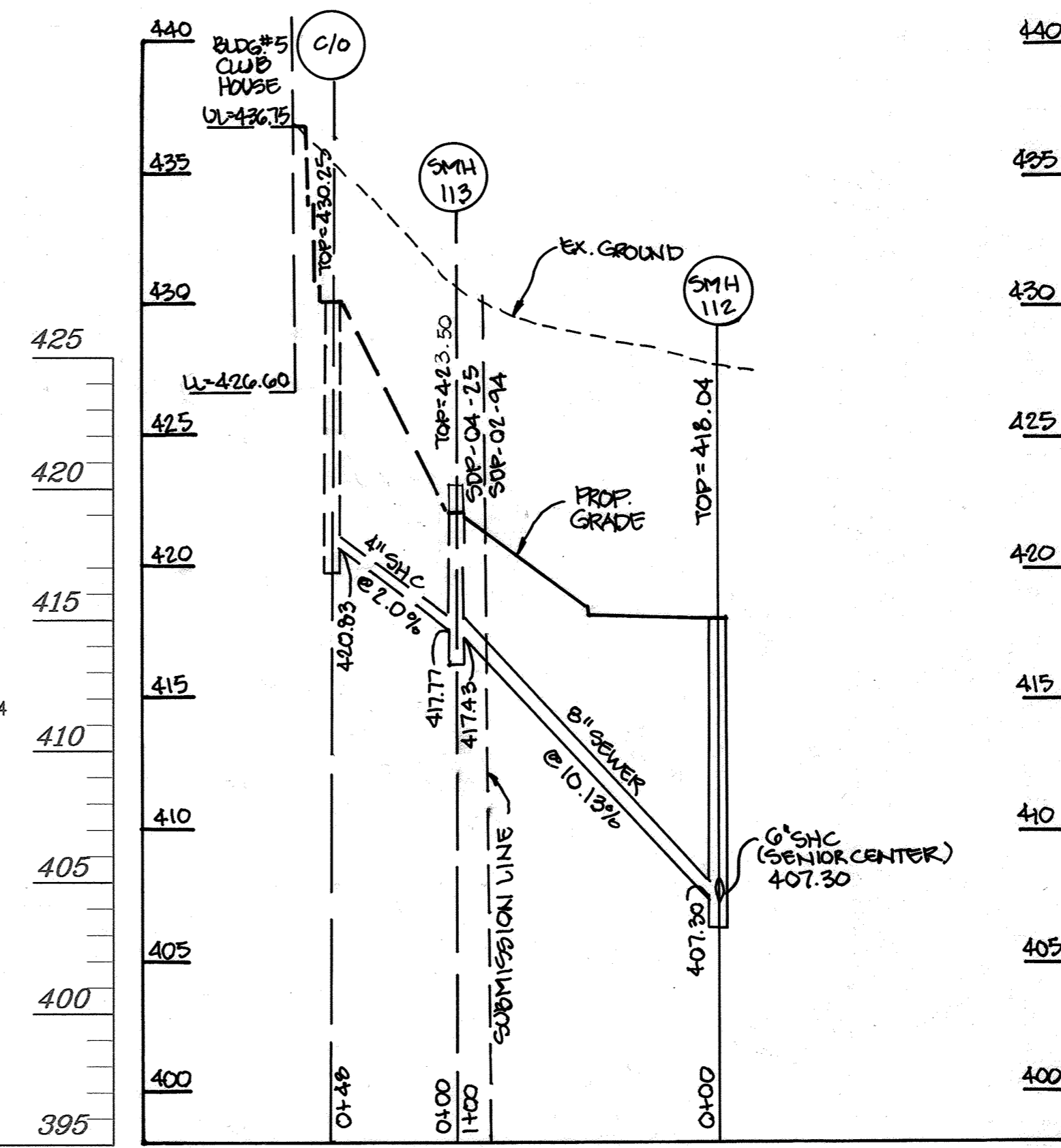
SHC PROFILE UNIT A
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

WHC PROFILE UNIT A
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



SHC PROFILE UNIT B
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

WHC PROFILE UNIT B
SCALE: 1" = 50' HORZ.
1" = 5' VERT.



SEWER PROFILE
SCALE: 1" = 50' HORZ.
1" = 5' VERT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 11/14/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carl ... 2/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David ... 2/20/04
DIRECTOR DATE

SITE DEVELOPMENT PLAN
PROFILES
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1,2,3,&4, APT. BLDGS. A TO R
268 AGE RESTRICTED ADULT HOUSING UNITS
TAX MAP #25 BLOCK 20 PARCEL P/O 98
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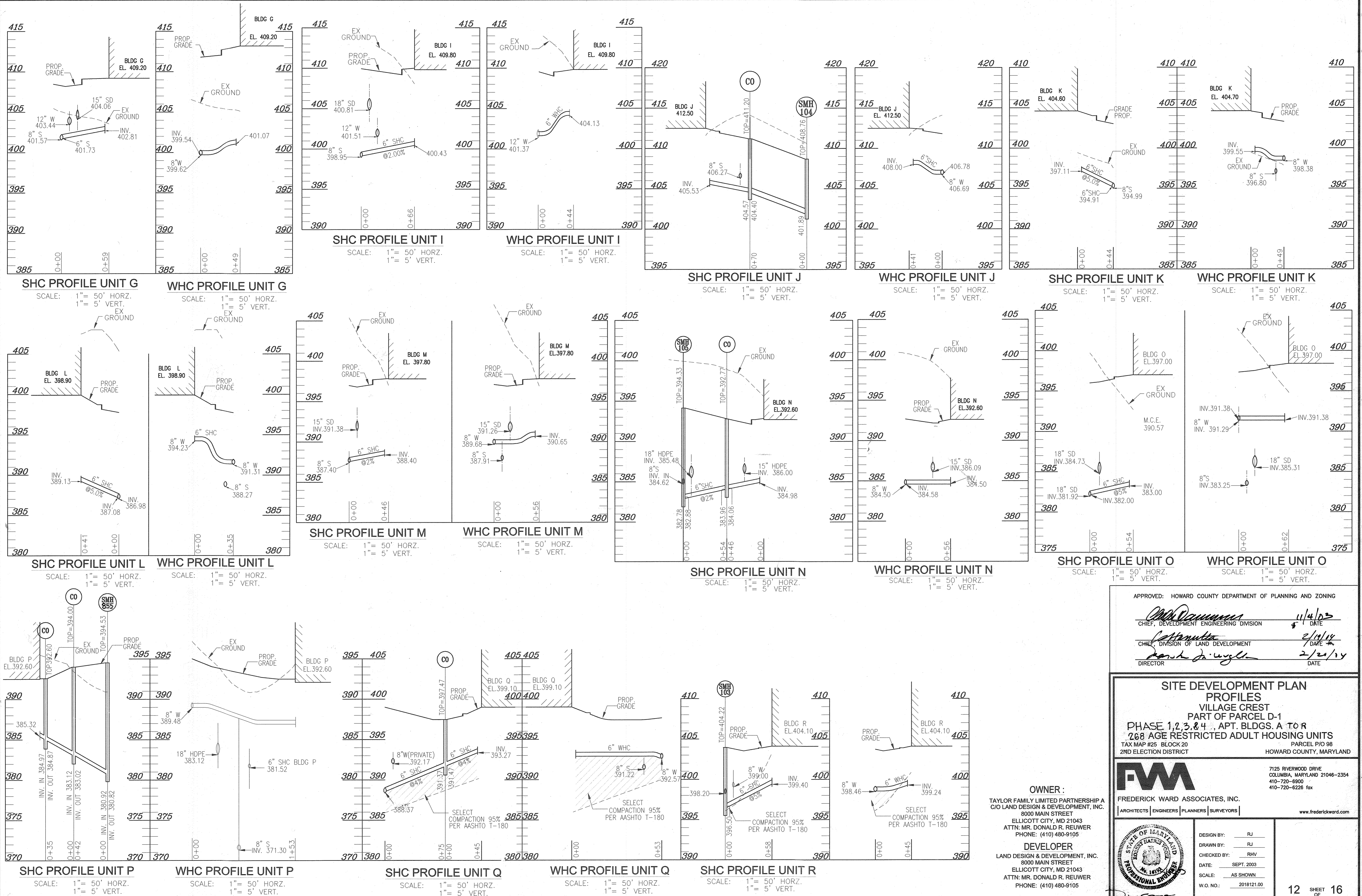
FWM
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ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: SEPT. 2003
SCALE: AS SHOWN
W.O. NO.: 2018121.00



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Dammann 11/4/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John Dammann 2/10/14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David J. Weyler 2/21/14
 DIRECTOR DATE

SITE DEVELOPMENT PLAN
PROFILES
 VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3, & 4, APT. BLDGS. A TO R
 268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FWM
 FREDERICK WARD ASSOCIATES, INC.
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS
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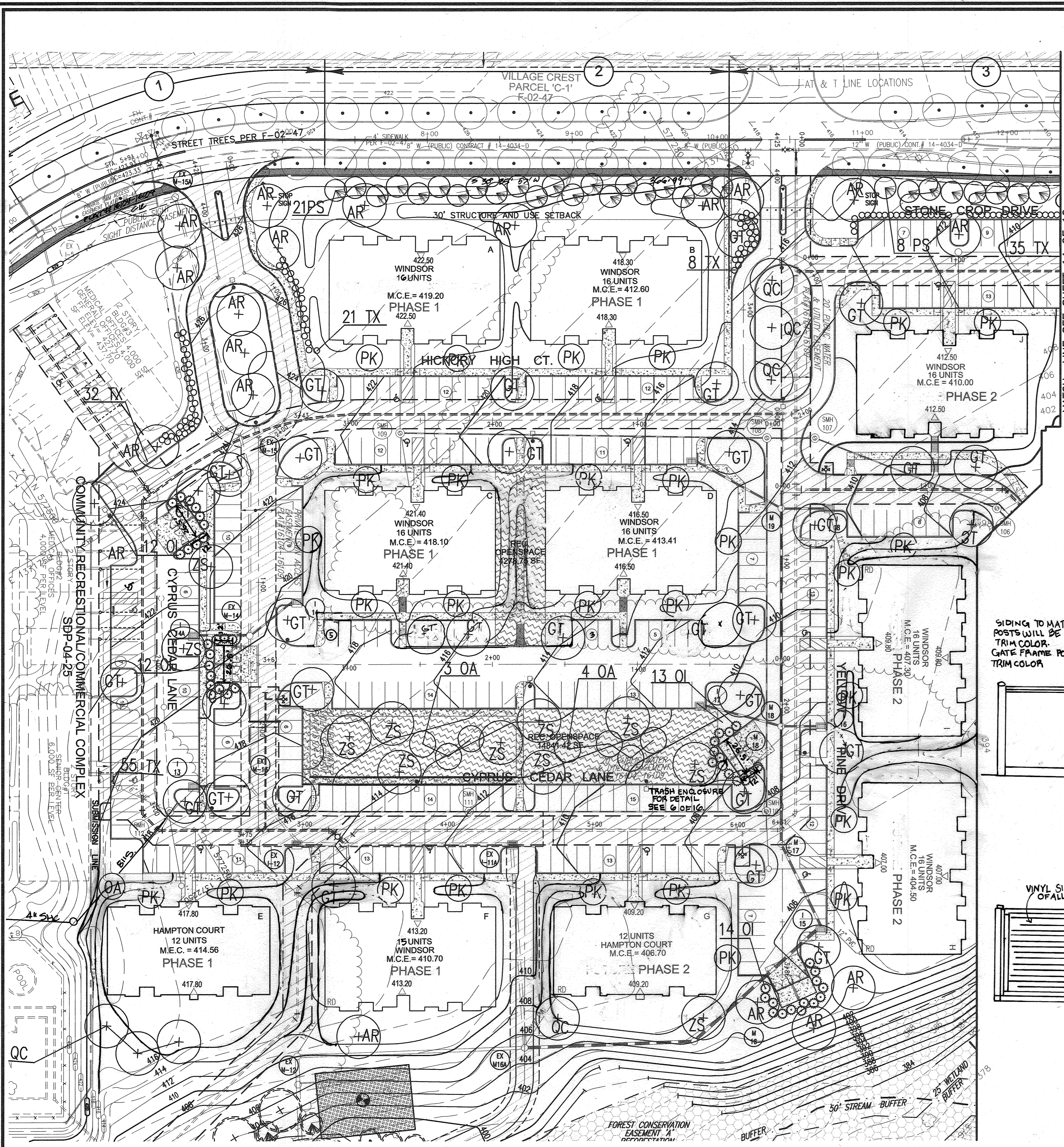
7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-6226 fax

OWNER:
 TAYLOR FAMILY LIMITED PARTNERSHIP A
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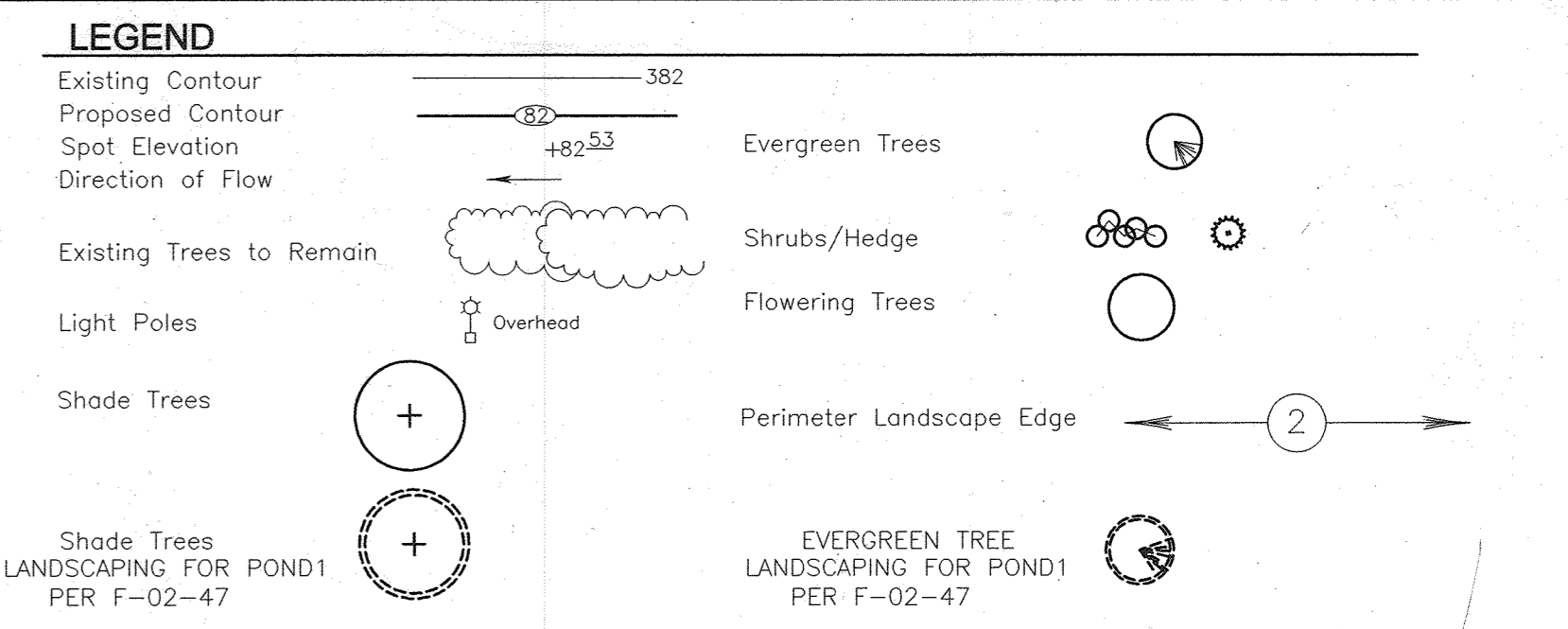
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12 SHEET OF 16



PLAN
SCALE: 1"=50'



**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	267
NUMBER OF TREES REQUIRED (1:3 DU APTS)	89
NUMBER OF TREES PROVIDED	
SHADE TREES	45
OTHER TREES (2:1 SUBSTITUTION)	88

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	438
NUMBER OF ISLANDS REQUIRED	44
NUMBER ISLANDS PROVIDED @ 200 SF/ISLAND	44
NUMBER OF TREES REQUIRED	44
NUMBER OF TREES PROVIDED	
SHADE TREES	44
OTHER TREES (2:1 SUBSTITUTION)	-

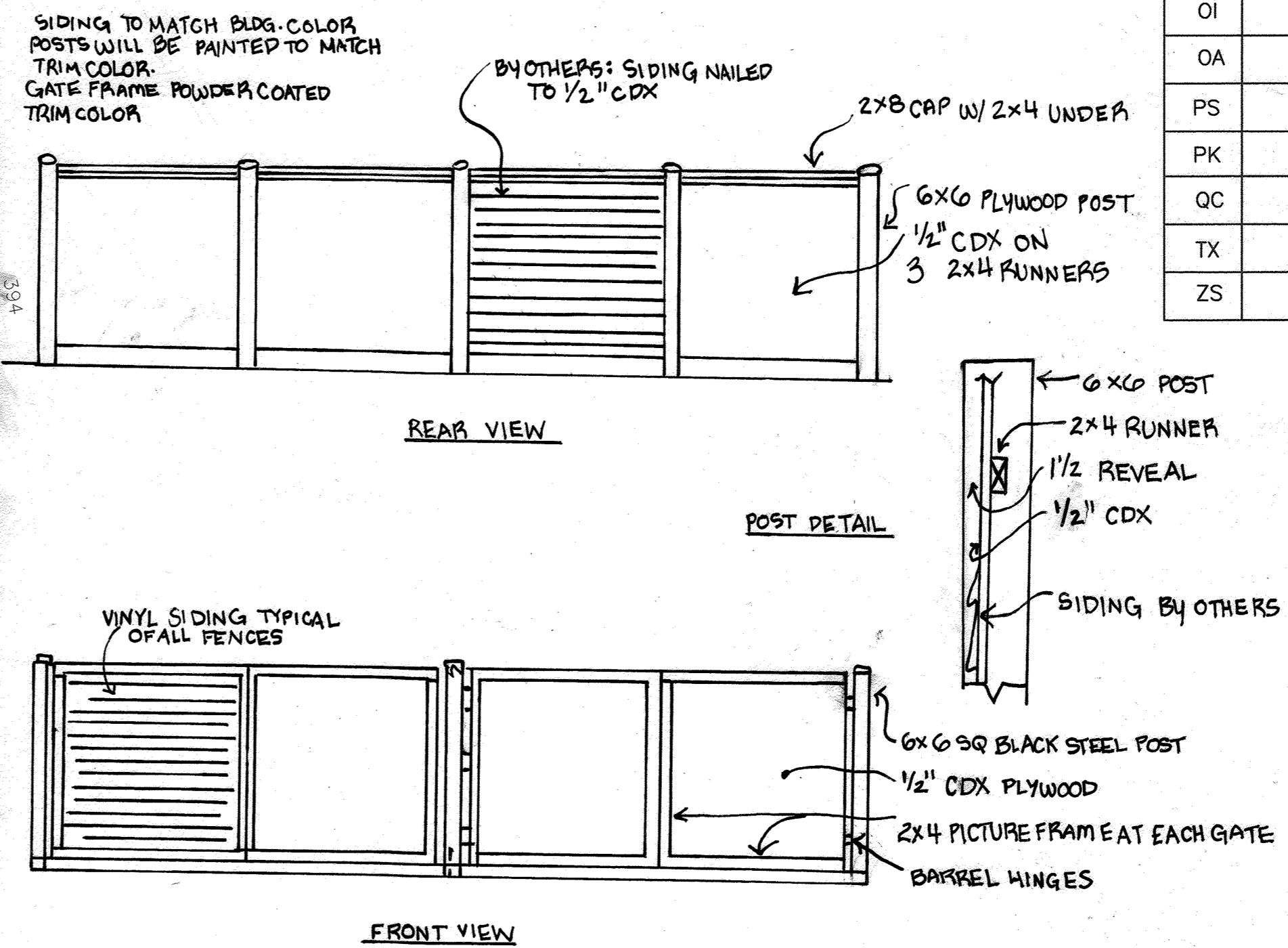
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMM PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- AN ADDITIONAL 3 SHADE TREES AND 4 EVERGREEN TREES ARE REQUIRED ON THE SDP ADJACENT TO BUILDING P TO AID IN BUFFERING THE BUILDING FROM THE SCENIC ROAD. THE TYPE B BUFFER FOR THE ADJACENT SWM FACILITY IS PROVIDED ON THE FINAL PLAN.
- EXISTING PERIMETER LANDSCAPING SHOWN BONDED PER F-02-47.

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS					
	1	2	3	4	5	6
PERIMETER/FRONTAGE DESIGNATION	E	B	E	D	E	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	210	280	260	30	45	400
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	No
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	No
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1:40 5	1:50 6	1:40 7	1:60 1	1:40 1	1:50 8
EVERGREEN TREES	1:04 53	1:40 7	1:04 65	1:10 3	1:04 11	1:40 10
SHRUBS						
NUMBER OF PLANTS PROVIDED						
SHADE TREES	5	3	2	1	1	8
EVERGREEN TREES	-	21	10	-	-	10
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	53	-	65	13	11	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	22	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B
GT	47	GLEDITSIA TRI. INERMIS 'SHADEMASTER' SHADEMASTER THORNLESS HONEYLOCUST	2 1/2"-3" Cal.	B & B
OI	143	OSMANTHUS ILICIFOLIUS 'GULF TIDE' SWEET HOLLY	3' - 3 1/2' Ht.	B & B
OA	11	OXYDENDRUM ARBOREUM SOURWOOD	8' - 10' Ht.	B & B
PS	64	PINUS STROBUS EASTERN WHITE PINE	6 - 8' Ht.	B & B
PK	36	PRUNUS SERRULATA 'KWANZAN' KWANZAN CHERRY	1 1/2"-2" Cal.	B & B
QC	13	QUERCUS COCCINEA SCARLET OAK	2 1/2"-3" Cal.	B & B
TX	39	TAXUS X MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	30"- 36" Ht.	B & B
ZS	16	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2"-3" Cal.	B & B



- GENERAL NOTES**
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
 - Financial Surety for the required landscaping has been posted as a part of the DPW Developer's Agreement in the amount of \$55,110.00.
 - Light poles to be Kim Lighting standard Entablature, 25" black steel round poles, flush mount, 250 watt metal Halide.
 - See Sediment & Erosion Control Detail Sheet for planting details.

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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

10/17/03
DATE

OWNER:
TAYLOR FAMILY LIMITED PARTNERSHIP A
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

1 REMOVE DECK AND REVISE DUMPSTER
NO. REVISION DATE 3.7.06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 11/4/03 DATE

Chief, Division of Land Development 2/19/04 DATE

Director 2/2/04 DATE

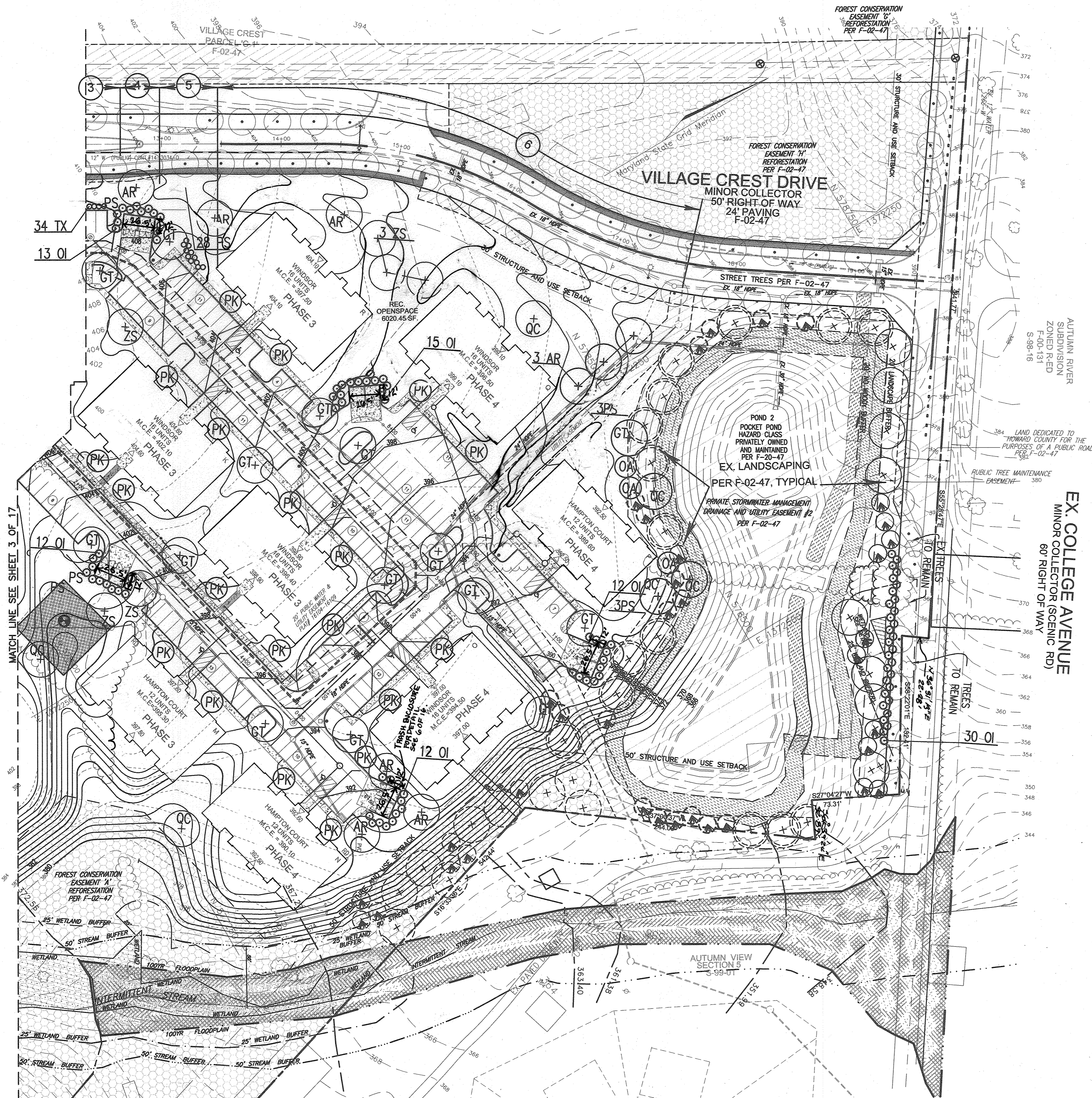
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3, & 4, APT. BLDGS. A TO R
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7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax

DESIGN BY: MJM
DRAWN BY: RJJ
CHECKED BY: MJM
DATE: SEPT. 2003
SCALE: 1"=50'
W.O. NO.: 2018121.00

13 SHEET OF 16



PLAN
SCALE: 1"=50'

LEGEND

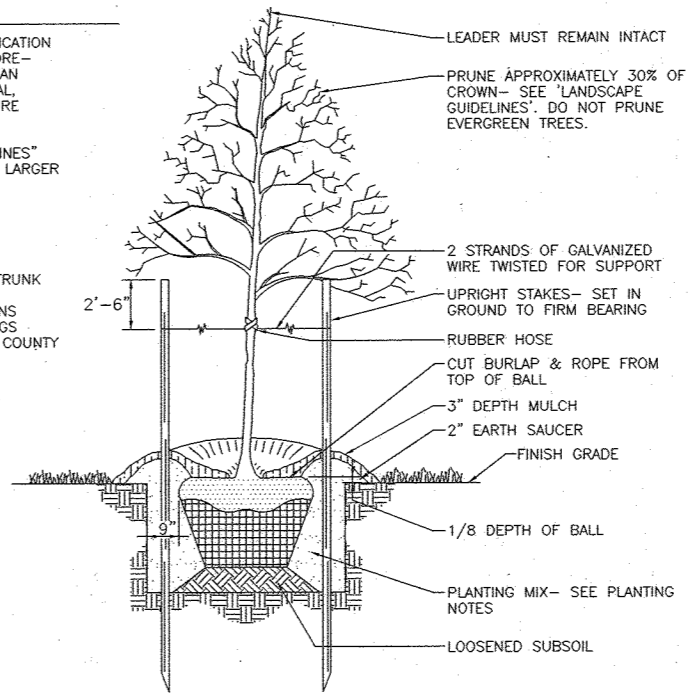
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Light Poles
- Shade Trees
- Shade Trees LANDSCAPING FOR POND2 PER F-02-47
- Shade Trees LANDSCAPING FOR TYPE B BUFFER FOR SCENIC ROAD PER F-02-47
- Evergreen Trees
- Shrubs/Hedge
- Flowering Trees
- Perimeter Landscape Edge
- EVERGREEN TREE LANDSCAPING FOR POND2 PER F-02-47
- EVERGREEN TREE LANDSCAPING FOR TYPE B BUFFER FOR SCENIC ROAD PER F-02-47

NOTES

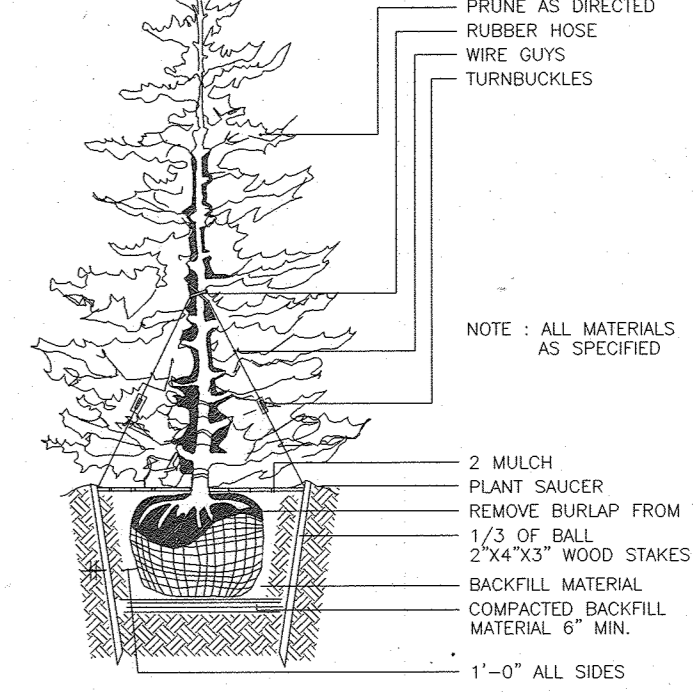
1. SEE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA FOR ALL MATERIAL, PROJECT AND PROCEDURE SPECIFICATIONS.
2. SEE LANDSCAPE GUIDELINES FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & DRIVEWAYS.
4. KEEP MULCH 1" FROM TRUNK.
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HANOVER COUNTY MINIMUM REQUIREMENTS.
6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER ALIGNMENT.

TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER



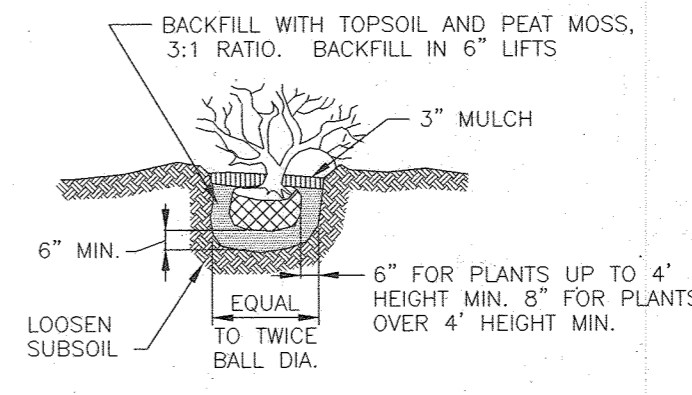
NOT TO SCALE



NOTE: ALL MATERIALS AS SPECIFIED.

TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

N.O.	REVISION	DATE
1	REMOVE PECK & REVISE EXEMPTER	3.1.00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 11/14/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 2/19/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Paul ... 2/20/04
DIRECTOR DATE

**SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
VILLAGE CREST
PART OF PARCEL D-1
PHASE 1, 2, 3, & 4, APT. BLDGS. A TO R
168 AGE RESTRICTED ADULT HOUSING UNITS
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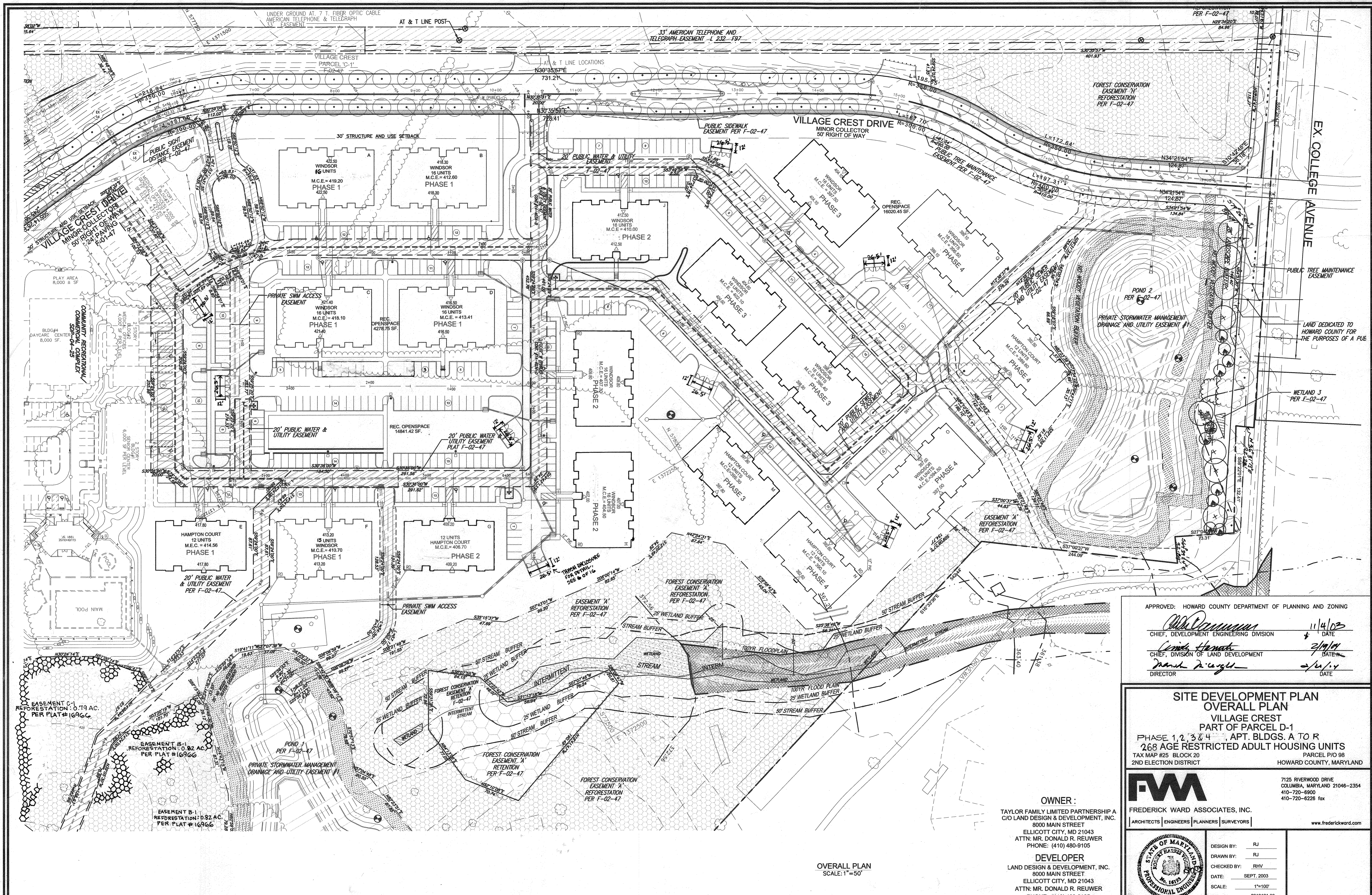
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14 SHEET OF 16



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 11/4/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION + DATE

James Hanan 2/19/14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David ... 2/15/14
 DIRECTOR DATE

**SITE DEVELOPMENT PLAN
 OVERALL PLAN**
 VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3 & 4, APT. BLDGS. A TO R
 268 AGE RESTRICTED ADULT HOUSING UNITS
 TAX MAP #25 BLOCK 20 PARCEL P/O 98
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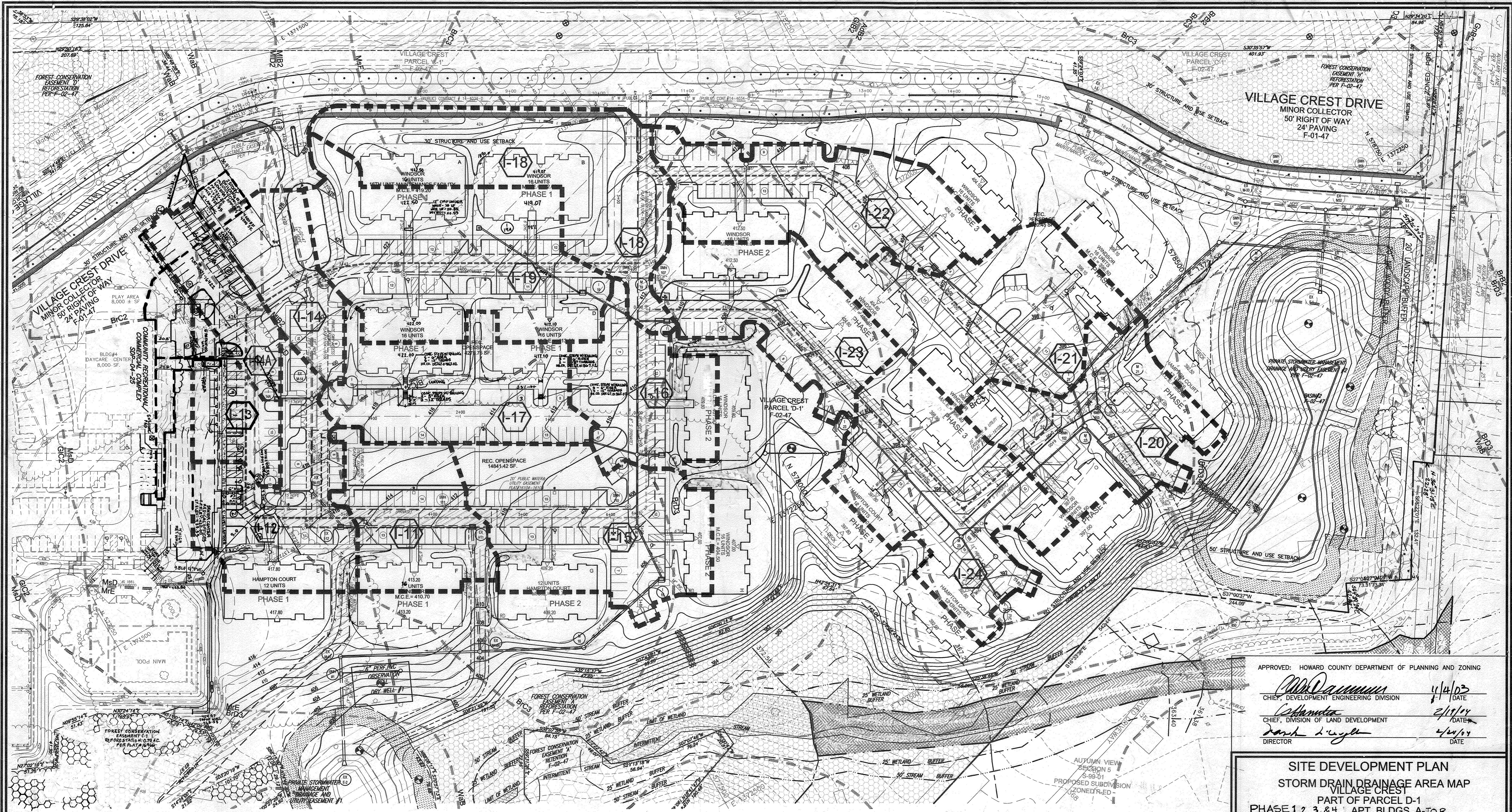
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15 SHEET OF 16

NO	REVISIONS	DATE
1	REMOVE DECK & REVISE DUMPSTER	5.7.06

OVERALL PLAN
 SCALE: 1"=50'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard 1/14/03 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Collins 2/19/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

David L. Taylor 2/20/04 DATE
 DIRECTOR

SITE DEVELOPMENT PLAN
STORM DRAIN DRAINAGE AREA MAP
 VILLAGE CREST
 PART OF PARCEL D-1
 PHASE 1, 2, 3, & 4, APT. BLDGS. A-TOR
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16 SHEET OF 16

DRAINAGE AREA TABULATIONS

No.	Area	C'	% Imp.	Soil Types	Zone
1-11	0.55 AC.	0.51	60	C	POR
1-12	0.75 AC.	0.38	47	C	POR
1-13	0.79 AC.	0.42	29	C	POR
1-14	1.59 AC.	0.60	35	B AND C	POR
1-14A	0.38 AC.	0.60	35	B AND C	POR
1-15	0.95 AC.	0.62	60	C	POR
1-16	0.53 AC.	0.69	64	C	POR
1-17	0.74 AC.	0.67	76	B AND C	POR
1-18	1.02 AC.	0.69	64	C	POR
1-19	1.18 AC.	0.64	72	B AND C	POR
1-20	0.76 AC.	0.71	75	C	POR
1-21	0.91 AC.	0.75	75	C	POR
1-22	0.89 AC.	0.75	69	B AND C	POR
1-23	0.70 AC.	0.75	84	C	POR
1-24	0.97 AC.	0.75	79	C	POR
1-15A	0.13AC.	0.60	35	B AND C	POR

LEGEND

Existing Contour ———— 382
 Proposed Contour ———— 82

Existing Trees to Remain

FOREST CONSERVATION EASEMENT

DRAINAGE DIVIDE

PLAN
 SCALE: 1"=50'

REVISIONS

NO.	REVISION	DATE
4	REVISE WMC AND SHC LABELS BUILDING C	6-27-07
3	REFLECTING CHANGES DONE PER SDP 04-25 RESULTING/REDESIGNED THE SENIOR CENTER	1/10/2005
2	EXCHANGE UNIT CONFRG. BETWEEN BLDG. 'A' AND BLDG. 'P' ADDED PHASE 3 GRADING CHANGE AROUND BLDGS. ADDED SHC TO H1112.	
1	ADDED PHASE 2 GRADING CHANGE AROUND BLDG.	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 CHIEF, BUREAU OF HIGHWAYS DATE