

LOCATION MAP
SCALE: 1" = 600'

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
43	11,114 s.f.	666 s.f.	10,448 s.f.
44	17,161 s.f.	861 s.f.	16,300 s.f.
45	10,632 s.f.	477 s.f.	10,155 s.f.

No.	Northing	Easting
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,052.2369	1,369,621.369
622	578,124.7542	1,370,077.658
623	577,927.7562	1,370,004.379
546	578,042.0091	1,370,316.428
608	578,023.6744	1,370,634.400
609	578,002.6822	1,370,830.207
610	578,032.1616	1,370,870.344
616	578,081.4222	1,371,146.920
242	577,855.5100	1,371,620.520
243	576,754.7600	1,372,055.888
529	576,462.7508	1,371,730.762
530	575,844.1251	1,371,730.762
130	575,623.8142	1,371,654.758
126	574,948.0467	1,371,033.450
252	575,251.6521	1,370,324.308
88	576,332.2271	1,371,034.300

SYMBOL	SOIL NAME	HYDRIC SOILS/ HYDRIC INCLUSION	SLOPE QUALITIES	CLASS
AkC2	ALBINO SILT LOAM	HYDRIC INCLUSIONS	88-158	C
GnB2	GLERVILLE SILT LOAM	HYDRIC INCLUSIONS	38-58	C
MID2	MANOR LOAM	-	165-258	B
MpB2	MONTALTO SILT LOAM	-	38-58	C
MpE	MONTALTO AND RELAY SOILS	-	155-458	B

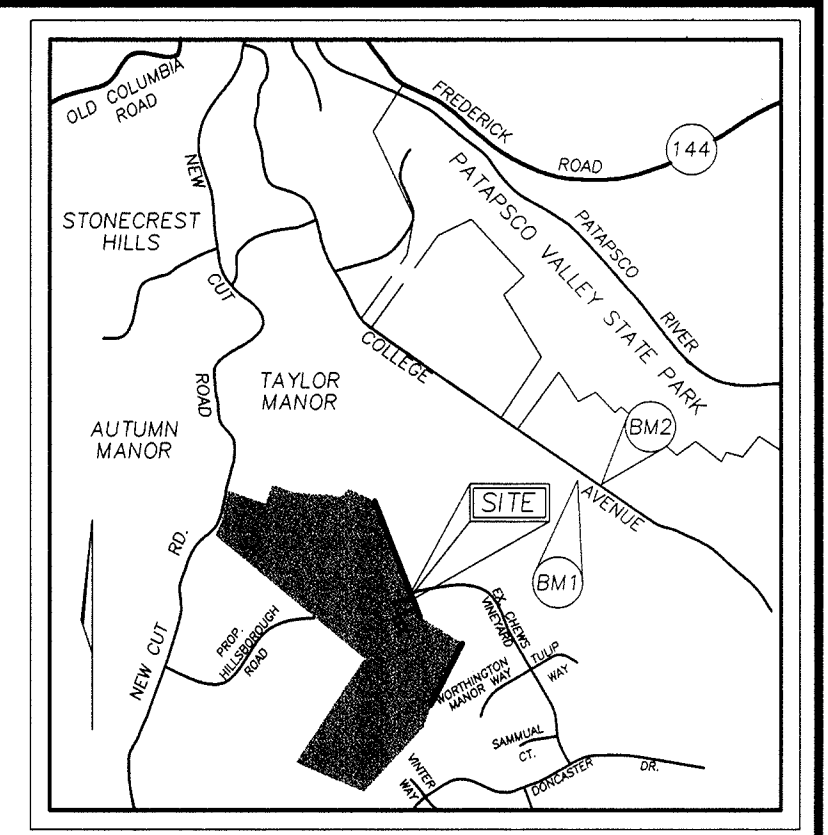
CATEGORY	PERIMETER LANDSCAPE EDGE
Perimeter/Frontage Designation	1
Landscape Type	A
Linear Feet of Roadway	113
Frontage/Perimeter	-
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No
Number of Plants Required	160 2
Shade Trees	-
Number of Plants Provided	2
Shade Trees	-
Evergreen Trees	-
Other Trees (2:1 Substitution)	-
Shrubs (10:1 Substitution)	-
Describe Plant Substitution Credits Below if needed)	-

PHASE I THROUGH 9 FOREST CONSERVATION WORKSHEET

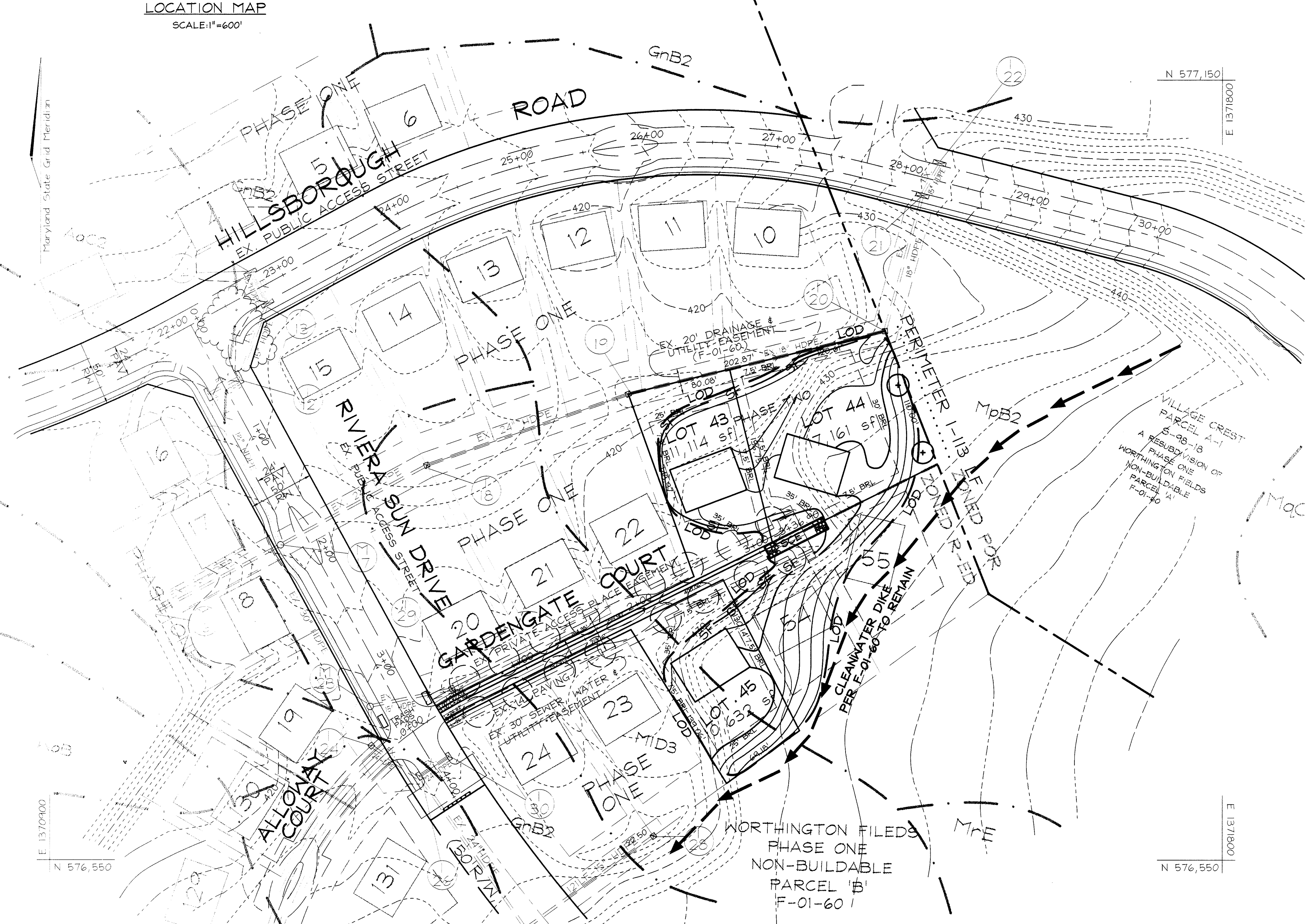
Zoning Use Category: High Density Residential
 Net Tract Area
 A. Total tract Area
 B. Area within 100 year nontidal floodplain (drainage area greater than 400 acres or class III Waters)
 C. Area within Agricultural Use or Preservation Parcel
 D. Net Tract Area Net Tract Area = (A-B-C)
 Land Use Category
 E. Afforestation Threshold (Net Tract Area x 15%)
 F. Conservation Threshold (Net Tract Area x 20%)
 Existing Forest Cover
 G. Existing Forest Cover within the Net Tract Area
 H. Area of Forest Above Afforestation Threshold
 I. Area of Forest Above Conservation Threshold
 Break Even Point
 J. Forest Retention Above Threshold with no Mitigation
 K. Forest Clearing Permitted Without Mitigation
 Proposed Forest Clearing
 L. Total Area of Forest to be Cleared
 M. Total Area of Forest Remaining
 Planting Requirement
 N. Reforestation for Clearing Above the Conservation Threshold
 O. Reforestation for Clearing Below the Conservation Threshold
 P. Credit for Retention Above the Conservation Threshold
 R. Total Reforestation Required
 S. Total Afforestation Required
 T. Total Reforestation and Afforestation Required
 Net Credit to be applied to Next Phase (O-N+U)
 U. The net credit is cumulative for calculating each phase and is in accordance with approved sketch plan S-98-18
 According to S-98-18, the reforestation obligation for the entire project is 5.1 acres which is completely satisfied by retention above the threshold of 14.3 acres.



PHASE 1	PHASE 2
A = 46.76	A = 0.87
B = 1.70	B = 0.00
C = 0.00	C = 0.00
D = 45.06	D = 0.87
E = 6.76	E = 0.13
F = 9.01	F = 0.17
G = 31.37	G = 0.00
H = 24.61	H = 0.00
I = 22.36	I = 0.00
J = 13.48	J = NA
K = 17.89	K = NA
L = 10.95	L = 0.00
M = 20.42	M = 0.00
N = 2.74	N = 0.00
O = 0.00	O = 0.00
P = 0.00	P = 0.00
Q = 11.41	Q = 0.00
R = 0.00	R = 0.00
S = 0.00	S = 0.00
T = 0.00	T = 0.00
U = plus 8.67	U = plus 8.67



VICINITY MAP
SCALE: 1" = 2000'



PLAN
SCALE: 1" = 50'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L. 370 / F. 376
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 25, GRID 20 AND TAX MAP 31, GRID 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 ZONING: R-ED
 TOTAL PARCEL AREA: 87.69 AC ± PHASE 2: 0.8932 AC
 NUMBER OF PROPOSED LOTS: 3 BUIDABLE
 APPLICABLE DPZ FILE NUMBERS: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO.CO. GEODETIC CONTROL STATIONS: BM1- 3044005R & BM2- 3044004R
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT # 14-3160-D & #14-3375-D WILL BE EXTENDED FROM VINTER WAY AND CHEW'S VINEYARD, RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAIN TO PLANNED PUMPING STATION TO BE CONSTRUCTED BY THE DEVELOPER AS CONTRACT #14-3855-D.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1 F-01-60.
- THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE.
- THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR THE ENTIRE SITE. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY AN AFFORESTATION EASEMENT OF 20.32 AC.
- A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 6, 1998, APPROVED UNDER S-98-18.
- THERE ARE NO EXISTING STEEP SLOPES WITHIN THIS PHASE.
- 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.
- THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN S-98-19.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- THE OWNER OF THE ADJACENT PROPERTY WHERE CHEW'S VINEYARD CONNECTS TO THE EXISTING ROAD IS ALSO OWNED BY IRVING & EDITH TAYLOR.

SITE DATA

LOCATION: TAX MAPS 25 & 31, BLOCKS 20 & 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-ED
 TOTAL AREA OF SITE: 87.69 AC ±, 89.27 AC (R-ED), 4.42 AC (POR)
 AREA OF PHASE 2 PLAN SUBMISSION: 0.8932 AC
 AREA OF PROPOSED BUIDABLE LOTS: 0.8932 AC
 AREA OF PROPOSED ROAD RIGHT OF WAY: 0.00 AC
 OPEN SPACE TABULATIONS: 0.00 AC
 AREA OF 100 YEAR FLOODPLAIN ON SITE: 0.00 AC
 NUMBER OF LOTS/PARCELS PROPOSED: 3 BUIDABLE
 LIMIT OF DISTURBANCE FOR PHASE 2 PLAN SUBMISSION: .87AC ±

DEVELOPER

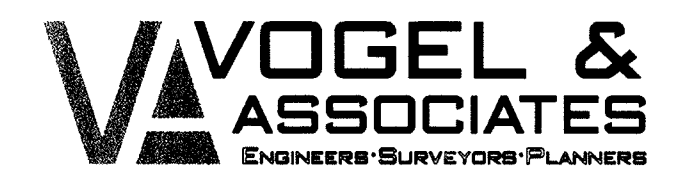
DR. IRVING AND EDITH TAYLOR
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUMER
 PHONE: (410) 480-9105

OWNER

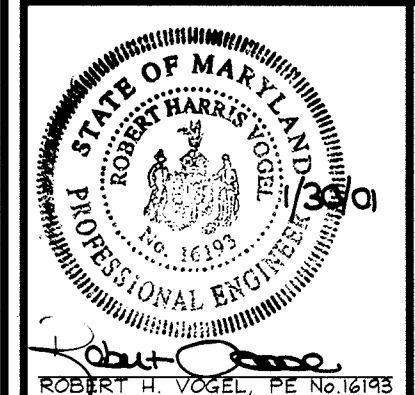
TAYLOR FAMILY LIMITED PARTNERSHIP A
 TAYLOR FAMILY LIMITED PARTNERSHIP B
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE: 2/15/01

PRELIMINARY PLAN
 WORTHINGTON FIELDS
 PHASE 2 LOTS 43-45
 A RESUBDIVISION OF PART OF WORTHINGTON FIELDS, PHASE 1
 NON-BUIDABLE PARCEL B
 TAX MAP #25, GRID 20 & # 31, GRID 2 P/O PARCEL '98'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3968



DESIGN BY: J.C.O.
 DRAWN BY: J.C.O.
 CHECKED BY: RHV
 DATE: January 30, 2001
 SCALE: AS SHOWN
 W.O. NO.: 99-011