

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- SOILS DVIDE
- SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- PERIMETER LANDSCAPING

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,002.2368	1,369,621.369
622	578,124.7592	1,370,077.658
623	577,927.7562	1,370,009.379
596	578,042.0039	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
618	578,081.1422	1,371,146.920
242	577,955.5100	1,371,620.520
243	576,754.7600	1,372,055.889
529	576,482.7908	1,371,730.762
530	575,844.1251	1,371,730.762
130	575,823.8142	1,371,654.758
125	574,948.0467	1,371,033.450
252	575,251.6521	1,370,324.308
88	576,332.2271	1,371,039.300

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	1065 SF	915 SF	913.0 SF
56	13405 SF	1281 SF	12124 SF
57	9872 SF	698 SF	9174 SF
58	9939 SF	723 SF	9216 SF
59	9133 SF	517 SF	8816 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIC3	MANOR LOAM, 8 TO 15 PERCENT ERODED, SEVERELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
MhB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MfE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C/B

HOWARD COUNTY SOIL SURVEY MAP NO. 20

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	N/A	A
LANDSCAPE TYPE	N/A	107
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	107
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	N/A	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	N/A	NO
NUMBER OF PLANTS REQUIRED (L=LEAVING)		0
SHADE TREES		1:60 2
EVERGREEN TREES		
SHRUBS		
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		

DENSITY TABULATION

PHASE	TOTAL SUBDIVISION AREA(GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED	TOTAL UNITS REMAINING
TOTAL	83.27 AC (R-ED) 4.42 AC (POR)**	1.62 AC 0.00 AC	8.36 AC 0.00 AC	73.29 AC 4.42 AC	146 D.U. N/A	144 D.U. N/A	-
1 (F-01-60)	50.46 AC (R-ED)***	0.00 AC	0.00 AC	40.48 AC	80 D.U.	42 D.U.	102 D.U.
2 (F-01-206)	0.89 AC (R-ED)***	0.00 AC	0.00 AC	0.89 AC	1 D.U.	3 D.U.	99 D.U.
3 (F-02-170)	2.06 AC (R-ED)***	0.00 AC	0.00 AC	2.06 AC	4 D.U.	5 D.U.	94 D.U.
4 (P-03-07)	1.20 AC (R-ED)***	0.00 AC	0.00 AC	1.20 AC	2 D.U.	5 D.U.	89 D.U.
5							
6							
7							
8							
9							
TOTAL	54.61 AC (R-ED)***	1.62 AC	8.36 AC	44.63 AC	87 D.U.	55 D.U.	89 D.U.

*THE POR ZONED AREA RECORDED AS NON-BUILDABLE PARCEL 'A' (3.23 AC.) ON WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955, HAS SUBSEQUENTLY BEEN RESUBDIVIDED TO CREATE VILLAGE CREST, PARCELS A-1, A-2 AND NON-BUILDABLE PARCEL A-3 AND RECORDED AS PLAT NO. 15359. THE REMAINING PORTION OF THE POR ZONED AREA (1.19 AC.) HAS BEEN DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD AS PER WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955.
 **MAXIMUM ALLOWABLE DENSITY OF 144 UNITS APPROVED UNDER S-98-18.
 ***DOES NOT INCLUDE RESIDUE PORTIONS OF NON-BUILDABLE PARCEL 'B'.

FOREST CONSERVATION TABULATION (LAND USE: HDR)

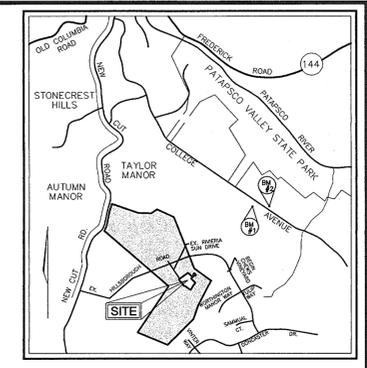
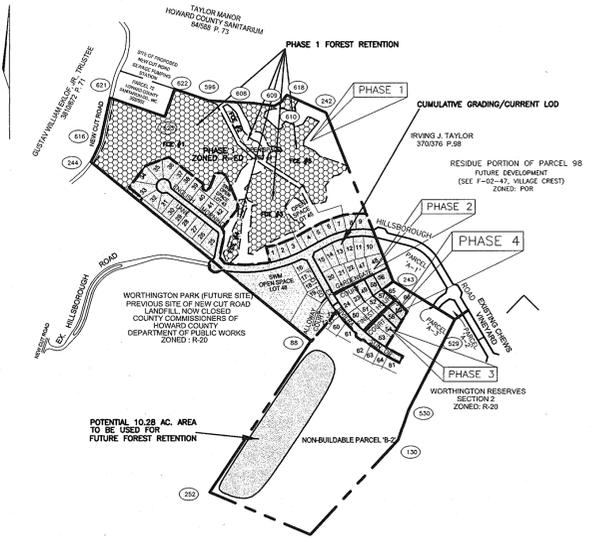
PHASES	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	ENTIRE SITE
TOTAL TRACT AREA	47.22 AC	0.89 AC	2.04 AC	1.20 AC						83.27 AC
FLOODPLAIN	1.62 AC	0.00 AC	0.00 AC	0.00 AC						1.62 AC
NET TRACT AREA	45.60 AC	0.89 AC	2.04 AC	1.20 AC						81.65 AC
AFFORESTATION -15%	6.84 AC	0.13 AC	0.31 AC	0.18 AC						12.25 AC
REFORESTATION -20%	9.12 AC	0.18 AC	0.41 AC	0.24 AC						16.33 AC
EX. FOREST LESS FLOODPLAIN	31.37 AC	0.00 AC	0.00 AC	0.00 AC						51.10 AC
FOREST ABOVE AFF. THRESHOLD	24.61 AC	0.00 AC	0.00 AC	0.00 AC						38.85 AC
FOREST ABOVE REF. THRESHOLD	22.25 AC	0.00 AC	0.00 AC	0.00 AC						34.75 AC
BREAK EVEN POINT	13.57 AC	N/A	N/A	N/A						23.29 AC
RET. W. NO MITIGATION REQUIRED	13.57 AC	N/A	N/A	N/A						23.29 AC
CLEARING W. NO MITIGATION REQUIRED	17.80 AC	N/A	N/A	N/A						27.81 AC
FOREST AREA CLEARED	11.05 AC	0.00 AC	0.00 AC	0.00 AC						20.50 AC
FOREST AREA RETAINED	20.32 AC	0.00 AC	0.00 AC	0.00 AC			10.28 AC			30.60 AC
REFOREST FOR CLEARING ABOVE CON.THRESH.	2.76 AC	0.00 AC	0.00 AC	0.00 AC						5.13 AC
REFOREST FOR CLEARING BELOW CON.THRESH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC						0.00 AC
CREDIT FOR RETENTION ABOVE CON.THRESH.	11.20 AC	0.00 AC	0.00 AC	0.00 AC						14.27 AC
TOTAL REFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC						0.00 AC
TOTAL AFFORESTATION REQUIRED	0.00 AC	N/A	N/A	N/A						0.00 AC
TOTAL RE AND AFFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC						0.00 AC
RE/AFFORESTATION PROVIDED	0.00 AC	0.00 AC	0.00 AC	0.00 AC						0.00 AC

- THIS PLAN IS IN ACCORDANCE WITH APPROVED SKETCH PLAN S-98-18. NOTE THAT THE 4.42 ACRE (3.23 AC. AFTER DEDICATION TO ROADS) POR ZONED NON-BUILDABLE PARCEL A IS NOW PART OF VILLAGE CREST SUBDIVISION. FOREST CONSERVATION FOR THAT PARCEL IS PROVIDED IN VILLAGE CREST F-02-47.
- IN ACCORDANCE WITH APPROVED PB-366 AND S-98-18, A MINIMUM OF 30.60 AC. OF FOREST RETENTION IS REQUIRED FOR THE ENTIRE WORTHINGTON FIELDS SUBDIVISION AREA. THIS INCLUDES A STATEMENT THAT FOREST CONSERVATION OBLIGATIONS CAN BE MET BY RETENTION OF FOREST STANDS EQUAL TO OR ABOVE THE BREAK-EVEN-POINT. ANY CHANGES TO THE PLAN WHICH ARE NOT IN ACCORDANCE WITH THE SKETCH PLAN EXHIBIT THAT WAS SUBMITTED AT PLANNING BOARD WILL REQUIRE ANOTHER PLANNING BOARD HEARING.

OPEN SPACE TABULATION

PHASE	TOTAL AREA	REQUIRED OPEN SPACE*	PROVIDED CREDITED OPEN SPACE	PROVIDED NON-CREDITED OPEN SPACE	TOTAL PROVIDED OPEN SPACE	OPEN SPACE IN RESERVE	REQ. REC. OPEN SPACE*	PROV. REC. OPEN SPACE	REC. O.S. IN RESERVE
TOTAL SUBDIVISION	83.27 AC.	20.82 AC.	-	-	0.83 AC.	-	0.83 AC.	-	-
1 (F-01-60)	50.46 AC.***	12.62 AC.	32.49 AC. (39%)	0.54 AC.	33.03 AC.	19.87 AC.	0.24 AC.	1.01 AC.	0.77 AC.
2 (F-01-206)	0.89 AC.***	0.22 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	19.85 AC.	0.02 AC.	0.00** AC.	0.75 AC.
3 (F-02-170)	2.06 AC.***	0.52 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	19.13 AC.	0.03 AC.	0.00** AC.	0.72 AC.
4 (P-03-07)	1.20 AC.***	0.30 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	18.83 AC.	0.03 AC.	0.00** AC.	0.69 AC.
5									
6									
7									
8									
9									
TOTAL	54.61 AC.***	13.66 AC.	32.49 AC.	0.54 AC.	33.03 AC.	18.83 AC.	0.32 AC.	1.01 AC.	0.69 AC.

*REQUIRED OPEN SPACE CALCULATED FOR THE ENTIRE R-ED PORTION OF THE SUBDIVISION AS 25% OF GROSS AREA (83.27 AC. X 25% = 20.82 AC.) REQUIRED RECREATIONAL OPEN SPACE CALCULATED AS 250 SF PER D.U. (144 D.U. X 250 SF = 36,000 SF OR 0.83 AC)
 **REQUIRED OPEN SPACE AND REQUIRED RECREATIONAL OPEN SPACE FOR THE ENTIRE SUBDIVISION PROVIDED UNDER WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955.
 ***DOES NOT INCLUDE RESIDUE PORTIONS OF NON-BUILDABLE PARCEL 'B' TO BE DEVELOPED IN FUTURE PHASES.



LOCATION MAP
SCALE: 1"=600'

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: 83.27 AC.±
 AREA OF PHASE 4 SUBMISSION: 34.28 AC.± (R-ED)
 AREA OF PROPOSED BUILDABLE LOTS: 1.20 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: 5 BUILDABLE
 LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.06 AC.±

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY.
 Planning Director: *Mark V. D'Angelo* 1/6/03
 DATE

- 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: 83.27 AC.± PHASE 4: 34.28 AC.
 NUMBER OF PROPOSED LOTS: 5 BUILDABLE
 APPLICABLE DPZ FILE NUMBERS: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
 - 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 PHOTOGRAMETRIC 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 H.C.O. 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 AS A WET POND.
 - THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGLE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18
 - 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 8, 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.
 - A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING LOCATED ON LOT 56 IN THE AMOUNT OF \$600.00 FOR 2 SHADE TREES TO BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT.
 - 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.



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

DEVELOPER
 NEW CUT ROAD DEVELOPMENT 2, INC.
 C/O LAND DESIGN & DEVELOPMENT, INC.
 800 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

PRELIMINARY PLAN WORTHINGTON FIELDS PHASE 4, LOTS 55-59 AND NON-BUILDABLE PARCEL 'B-3'
 A RESUBDIVISION OF NON-BUILDABLE PARCEL B-2, PHASE 3
 TAX MAP 25 BLOCK 20 PARCEL '98'
 TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT REFERENCE: S-98-18

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: CMH/DZ
 CHECKED BY: RHV
 DATE: DECEMBER 2002
 SCALE: AS SHOWN
 W.O. NO.: 2019011.0

1 SHEET OF 1