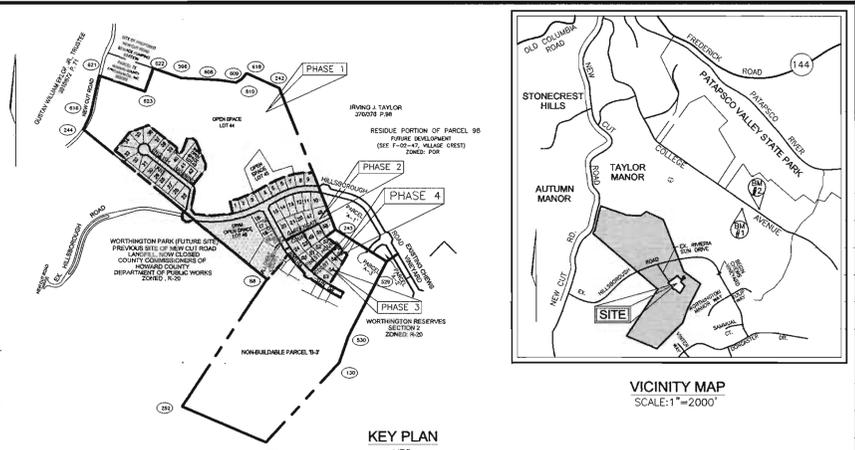
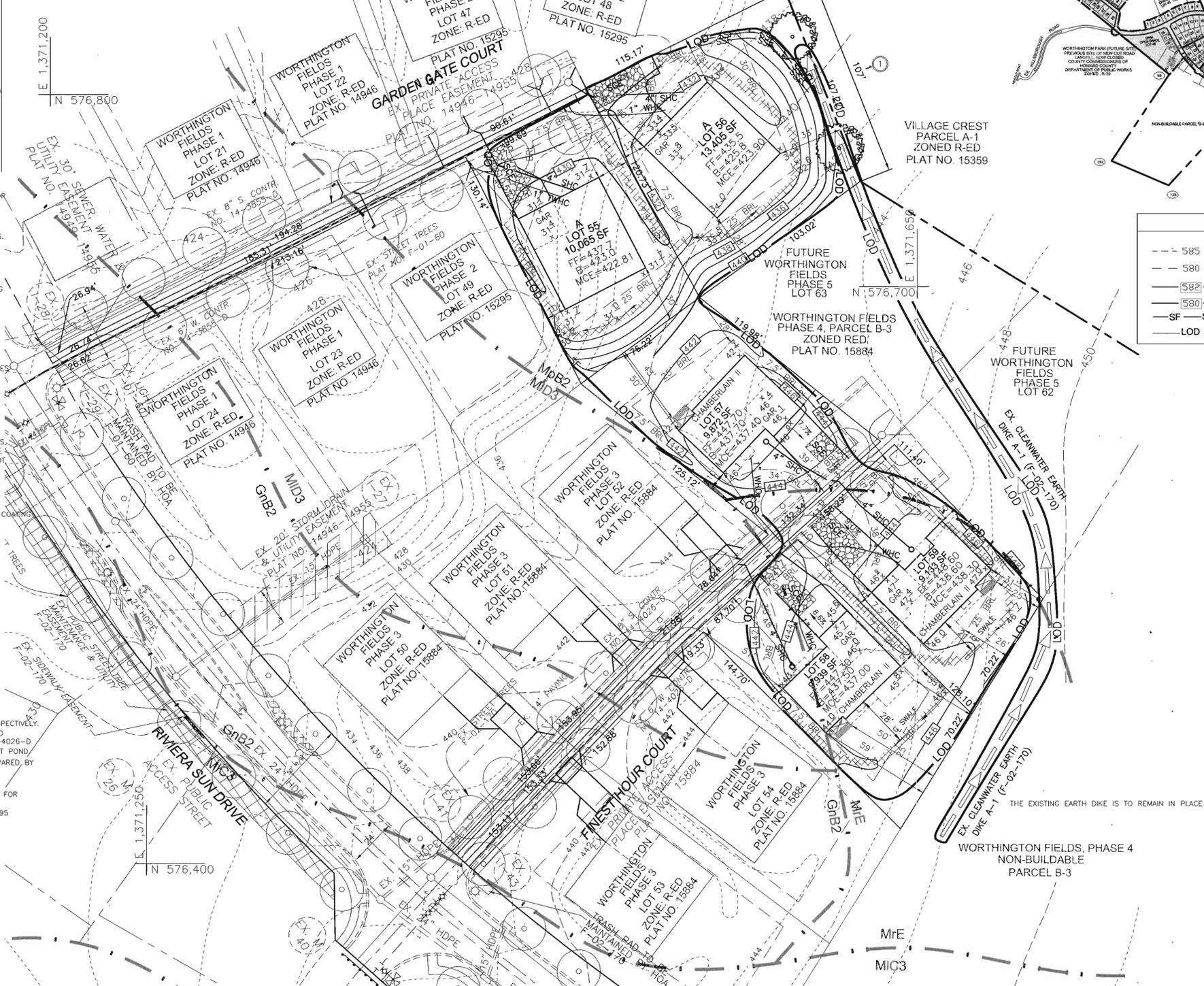


GENERAL NOTES

- 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 DRAWINGS:
 MISS UTILITY: 1-800-257-7777
 VERIZON TELEPHONE CO.: 725-39786
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
 - SITE ANALYSIS:**
 TOTAL AREA OF SITE: 83.27 AC
 AREA OF PHASE 4 SUBMISSION: 1.10 AC ± (R-ED)
 TOTAL NUMBER OF BUILDABLE LOTS: 5
 PRESENT ZONING: R-ED
 LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.10 AC ±
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 5
 TOTAL UNITS PROPOSED: 5
 - PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 25&31 PARCEL: P/O 98
 ZONING: R-ED
 WORTHINGTON FIELDS - PHASE 4
 DEED REFERENCE: LIBER 370 FOLIO 376
 DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-03-207 (PHASE 4)
 F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
 - ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
 - 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 SOILS TEST.
 - 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
 - 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 PHOTOGRAMMETRY BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
 - THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
 - TO THE BEST OF THE OWNERS KNOWLEDGE NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
 1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.
 3) TURNING RADIUS - FORTY-FIVE (45) FEET.
 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 6) MAINTENANCE DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15% WITH THE DURABLE AND SUSTAINABLE GRADE OF 8% THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
 19. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 20. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
 21. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 22. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
 23. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 24. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER 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. LOTS WILL BE CONNECTED TO W&S CONT #14-4026-D
 25. STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
 26. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18
 27. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
 28. FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR WORTHINGTON FIELDS PHASE 1-5
 29. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
 30. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
 31. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
 32. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 33. THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
 34. 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.
 35. 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:
 a. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN
 b. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.

SITE DEVELOPMENT PLAN WORTHINGTON FIELDS PHASE 4 LOTS 55-59



LEGEND

- 585 --- EXISTING 2 FT CONTOUR
- 580 --- EXISTING 10 FT CONTOUR
- 582 --- PROPOSED 2 FT CONTOUR
- 580 --- PROPOSED 10 FT CONTOUR
- SF --- SF --- SILT FENCE
- LOD --- LIMIT OF DISTURBANCE

KEY PLAN
NTS

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1-3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
BM#2-3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	10065 SF	935 SF	9130 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	8616 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MiC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MiB2	MANOR LOAM, 15 TO 22 PERCENT SLOPES, SEVERELY ERODED	B
MoB2	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

ADDRESS CHART

LOT #	STREET ADDRESS
55	8012 GARDEN GATE COURT
56	8016 GARDEN GATE COURT
57	8013 FINEST HOUR COURT
58	8008 FINEST HOUR COURT
59	8012 FINEST HOUR COURT

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL #			
WORTHINGTON FIELDS	PHASE 4	55-59			
PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16407-16409	20	R-ED	25	2D	6028.00
WATER CODE:	G-01	SEWER CODE:	1253100		

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	2	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B

SEWER CONNECTION TABULATION

LOT NO.	TYPE	ELEVATION @ MAIN	ELEVATION @ HOUSE	M.C.E.
55	S.H.C.	418.71	410.11	422.81
56	S.H.C.	419.90	420.14	423.90
57	S.H.C.	434.00	434.22	437.40
58	S.H.C.	432.75	433.12	437.00
59	S.H.C.	434.05	434.43	438.30

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	AMOUNT TO PERIMETER
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	107 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NA
NUMBER OF PLANTS REQUIRED	2
SHADE TREES	NA
EVERGREEN TREES	NA
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	NA
EVERGREEN TREES	NA
OTHER TREES (2:1 SUBSTITUTION)	NA
SHRUBS (10:1 SUBSTITUTION)	NA
NUMBER OF PLANTS PROVIDED	252
SHRUBS (10:1 SUBSTITUTION)	NA
NUMBER OF PLANTS PROVIDED	88

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,062.2368	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	578,062.6822	1,370,830.207
610	577,736.5191	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	575,623.8142	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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/20/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 4/2/04
 DIRECTOR OF PERMITS

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 3/25/04
 USF/NATURAL RESOURCES CONSULTING SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 3/25/04
 JOHN K. ROBINSON
 SOIL CONSERVATION DISTRICT

ENGINEER'S CERTIFICATE
 I, WE 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] 3/25/04
 ROBERT H. VOGEL, PE 16193

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.
 [Signature] 3/25/04
 DORSEY FAMILY HOMES

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

BUILDER
 HAMILTON REED
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 PHONE: (410) 480-9146

BUILDER
 DORSEY FAMILY HOMES
 9928 CYPRESSME DRIVE
 ELLICOTT CITY, MARYLAND 21043
 PHONE: (410) 465-7200

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

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 PHONE: (410) 465-7200

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

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

DESIGN BY: JCO
 DRAWN BY: ELG
 CHECKED BY: RHV
 DATE: MARCH 2004
 SCALE: 1"=30'
 W.O. NO.: 2019011.00

1 OF 2

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

- A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- B. 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.
- C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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

I. 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 EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

I. 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 CHINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

IV. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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:

- 1) PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 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.)
- 2) 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 PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (14 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 15 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, 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 RYE (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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES

1. 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).

2. 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 THEREOF.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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.

4. 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.

5. 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.

6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA	48,018 SF
AREA DISTURBED	48,018 SF
AREA TO BE ROOFED OR PAVED	15,302 SF
AREA TO BE VEGETATIVELY STABILIZED	32,716 SF
TOTAL CUT	1,581 CY
TOTAL FILL	1,420 CY
OFFSITE WASTE/BORROW AREA LOCATION	*

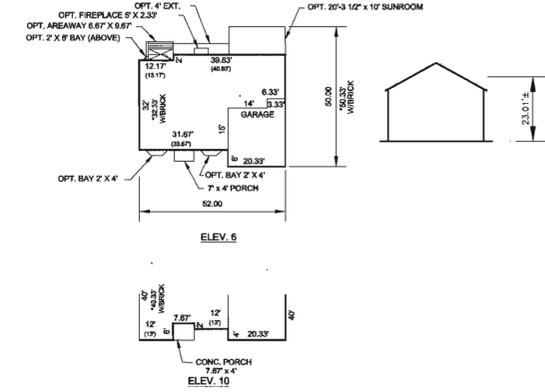
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

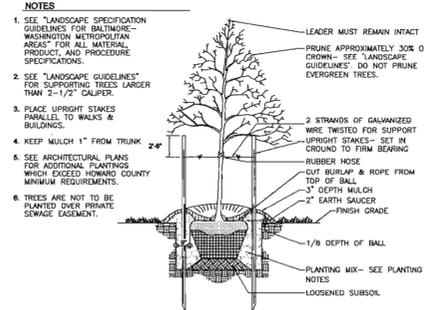
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. 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.

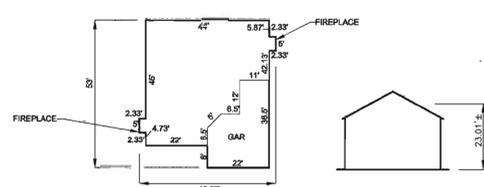
* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT



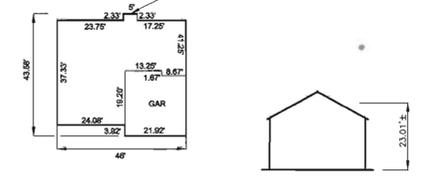
CHAMBERLAIN II
DIMS. IN PARENTHESES
DENOTE OPT. 2 EXT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



'THE HAMILTON 2'
SCALE: 1"=30'

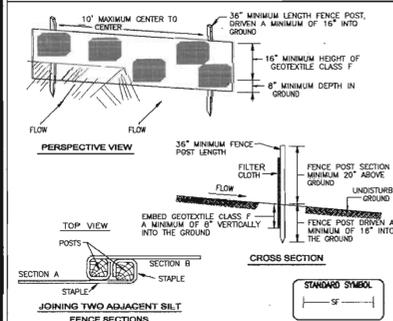


'THE HAMILTON'
SCALE: 1"=30'

SEQUENCE OF CONSTRUCTION

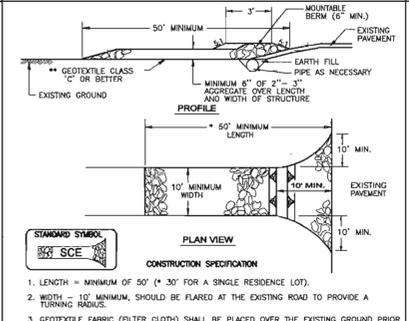
1. OBTAIN GRADING PERMIT.
2. INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS (1 DAY)
3. CLEAR AND ROUGH GRADE SITE (1 WEEK)
4. CONSTRUCT HOUSE (4 MONTHS)
5. FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN) (3 DAYS)
6. AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMITS ARE GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

DETAIL 22 - SILT FENCE



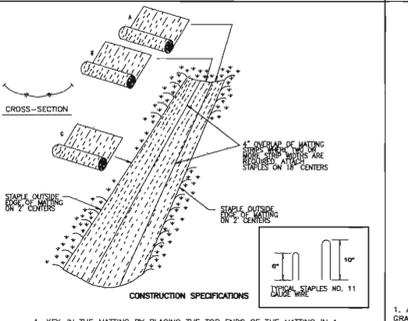
CONSTRUCTION SPECIFICATIONS
1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG, DRIVEN 16" MINIMUM INTO THE GROUND. HOOD POSTS SHALL BE 1 1/2" X 1 1/2" SQUARE (MINIMUM) CUT TO 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND BOTTOM AND SHALL MEET THE FOLLOWING REQUIREMENTS:
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



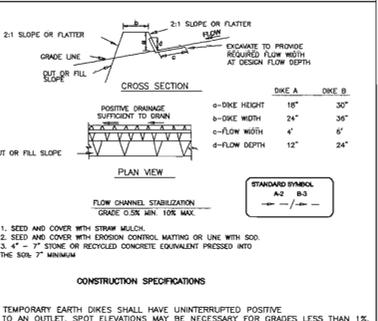
CONSTRUCTION SPECIFICATIONS
1. LENGTH - MINIMUM OF 50' (* 30' FOR A SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECYCLED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" OVER THE LENGTH AND WIDTH OF THE GEOTEXTILE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPES INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BEAM WITH 5" SLOPES AND A MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE PROTECTED TO THE EXTENT OF THE ENTRANCE. A PIPE WILL NOT BE NECESSARY, PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM DRAINAGE PIPE SHALL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTRIES OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

DETAIL 30 - EROSION CONTROL MATTING

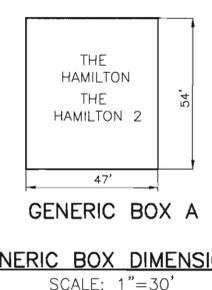


CONSTRUCTION SPECIFICATIONS
1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A TRENCH OR GROOVE. THE GROOVE SHOULD BE 1/2" DEEP AND 1/2" WIDE. STAPLES ABOUT 4" DOWN SLOPE FROM THE BENCH. SPACING BETWEEN STAPLES IS 6".
2. STAPLE THE 1/2" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
3. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
4. STAPLES SHALL BE PLACED 4" APART WITH A ROW FOR EACH STRIP. 2 STAPLES PER STRIP SHALL BE REQUIRED.
5. WHERE ONE ROLL OF MATTING ENDS AND ANOTHER BEGINS, THE END OF ONE STRIP SHALL BE OVERLAPPED WITH THE BEGINNING OF THE NEXT STRIP BY 4" SHIPWAY FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 6" APART IN A STAGGERED PATTERN ON EITHER SIDE.
6. THE END OF THE MATTING LINER SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES.
NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA EFFECTED BY THE FLOW MUST BE KEYED-IN.

DETAIL 1 - EARTH DIKE



CONSTRUCTION SPECIFICATIONS
1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.
2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBSTRUCTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIKE.
5. THE DIKE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDER NORMAL FLOW.
6. FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIKE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.



GENERIC BOX DIMENSION
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3/20/04
DATE
3/25/04
DATE
3/25/04
DATE
3/25/04
DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
3/25/04
DATE
3/25/04
DATE
3/25/04
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.
3/21/04
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.
3/17/04
DATE

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
3/17/04
DATE

HOUSE TYPES AND DETAILS
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59 & NON-BUILDABLE PARCEL B-2
SINGLE FAMILY DETACHED

TAX MAP 25 BLOCK 20
TAX MAP 31 BLOCK 2
2ND ELECTION DISTRICT

70 PARCEL 98'
HOWARD COUNTY, MARYLAND
REFERENCE: S-98-18
F-63-247

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

REGIONAL OFFICES:
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

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

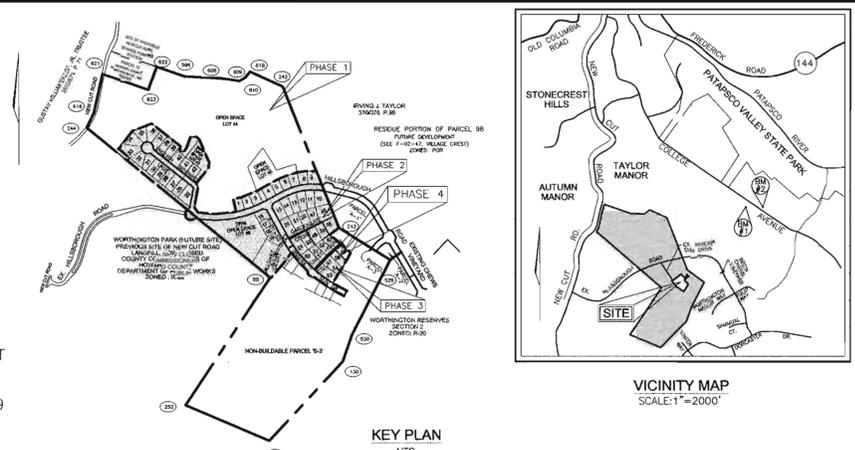
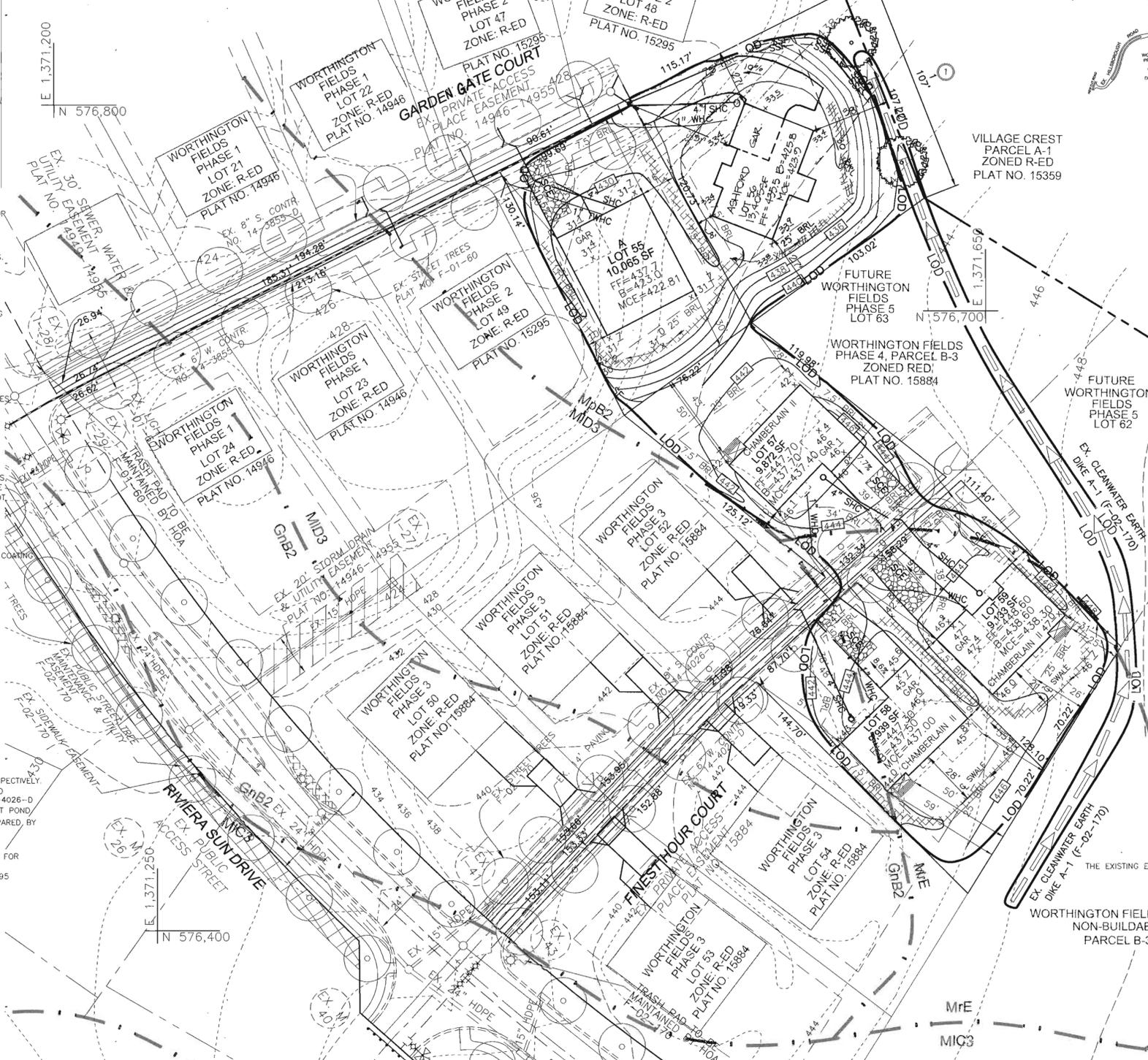
DESIGN BY: JCO
DRAWN BY: ELG
CHECKED BY: RHV
DATE: MARCH, 2004
SCALE: 1"=30'
W.O. NO.: 2019011.00

2 SHEET OF 2

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 SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE CO. 726-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
 TOTAL AREA OF SITE: 83.27 AC
 AREA OF PHASE 4 SUBMISSION: 1.10 AC± (R-ED)
 TOTAL NUMBER OF BUILDABLE LOTS: 5
 PRESENT ZONING: R-ED
 LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.10 AC±
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 5
 TOTAL UNITS PROPOSED: 5
- PROJECT BACKGROUND:
 LOCATION: TAX MAP: 25&31 PARCEL: P/O 98
 ZONING: R-ED
 WORTHINGTON FIELDS - PHASE 4
 DEED REFERENCE: LIBER 370 FOLIO 376
 DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-03-207 (PHASE 4)
 F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- 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 SOILS TEST.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING CONTROL STATIONS: BM1-3044005R & BM2-3044004R
- 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 PHOTOGRAMMETRY BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- TO THE BEST OF THE OWNERS KNOWLEDGE NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
 1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.
 3) TURNING RADIUS - FORTY-FIVE (45) FEET.
 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15% WITH THE DURABLE AND SUSTAINABLE GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
 19. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 20. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
 21. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 22. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
 23. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 24. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER 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. LOTS WILL BE CONNECTED TO W&S CONT #14-4026-D.
 25. STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
 26. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18.
 27. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
 28. FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR WORTHINGTON FIELDS PHASE 1-5.
 29. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
 30. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
 31. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
 32. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 33. THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
 34. 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.
 35. REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999

**SITE DEVELOPMENT PLAN
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59**



LEGEND

---	585	---	EXISTING 2 FT CONTOUR	[Symbol]	SC	STABILIZED CONSTRUCTION ENTRANCE
---	580	---	EXISTING 10 FT CONTOUR	[Symbol]	EX	EX. DRAINAGE AND UTILITY EASEMENT
---	582	---	PROPOSED 2 FT CONTOUR	[Symbol]	EM	EROSION CONTROL MATTING
---	580	---	PROPOSED 10 FT CONTOUR	[Symbol]	EF	SILT FENCE
---	SF	---	SILT FENCE	[Symbol]	EC	EXISTING CLEANWATER EARTHDIKE (F-02-170)
---	LOD	---	LIMIT OF DISTURBANCE	[Symbol]		

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1-3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
BM#2-3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	10065 SF	935 SF	9130 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	8616 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MicB3	MANOR LOAM, 8 TO 15 PERCENT ERODED, SEVERELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MpB2	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

ADDRESS CHART

LOT #	STREET ADDRESS
55	8012 GARDEN GATE COURT
56	8016 GARDEN GATE COURT
57	8013 FINEST HOUR COURT
58	8008 FINEST HOUR COURT
59	8012 FINEST HOUR COURT

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL #
WORTHINGTON FIELDS	PHASE 4	55-59
PLAT REF. 16407-16409	20	25
WATER CODE: G-01	SEWER CODE: 1253100	

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	(Symbol)	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Col.	B & B

SEWER CONNECTION TABULATION

LOT NO.	TYPE	ELEVATION @ MAN.	ELEVATION @ HOUSE	M.C.E.
55	S.H.C.	418.71	419.11	422.81
56	S.H.C.	419.90	420.14	423.90
57	S.H.C.	434.00	434.22	437.40
58	S.H.C.	432.75	433.12	437.00
59	S.H.C.	434.05	434.43	438.30

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	107 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA
NUMBER OF PLANTS REQUIRED	2
SHADE TREES	NA
EVERGREEN TREES	NA
SHRUBS	NA
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	NA
EVERGREEN TREES	NA
OTHER TREES (2:1 SUBSTITUTION)	NA
SHRUBS (10:1 SUBSTITUTION)	NA
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,806.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,062.2368	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	578,032.1618	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	575,623.8142	1,371,654.758
125	574,948.0487	1,371,033.450
252	575,251.6521	1,370,324.308
88	576,332.2271	1,371,039.300

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.

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: JIM MYERS, 3/25/04, CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: JOHN K. ROBINSON, 3/25/04, CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: ROBERT H. VOGEL, PE 16193, 3/12/04, ENGINEER

**SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59
SINGLE FAMILY DETACHED**

TAX MAP 25 BLOCK 20
TAX MAP 31 BLOCK 2
2ND ELECTION DISTRICT

PARCEL '98'
HOWARD COUNTY, MARYLAND
REFERENCE: S-98-18
F-03-207

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

BUILDER
HAMILTON REED
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
PHONE: (410) 480-8146

BUILDER
DORSEY FAMILY HOMES
9926 CYPRESSNE DRIVE
ELLICOTT CITY, MARYLAND 21043
PHONE: (410) 465-7200

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

REGIONAL OFFICES:
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

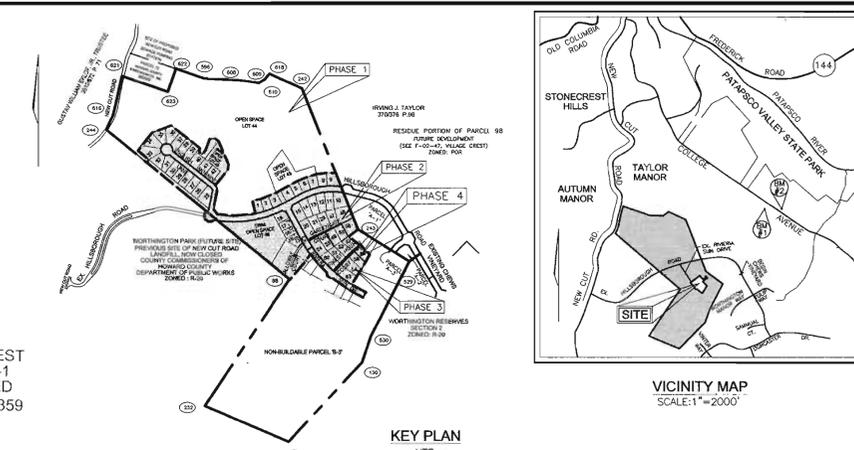
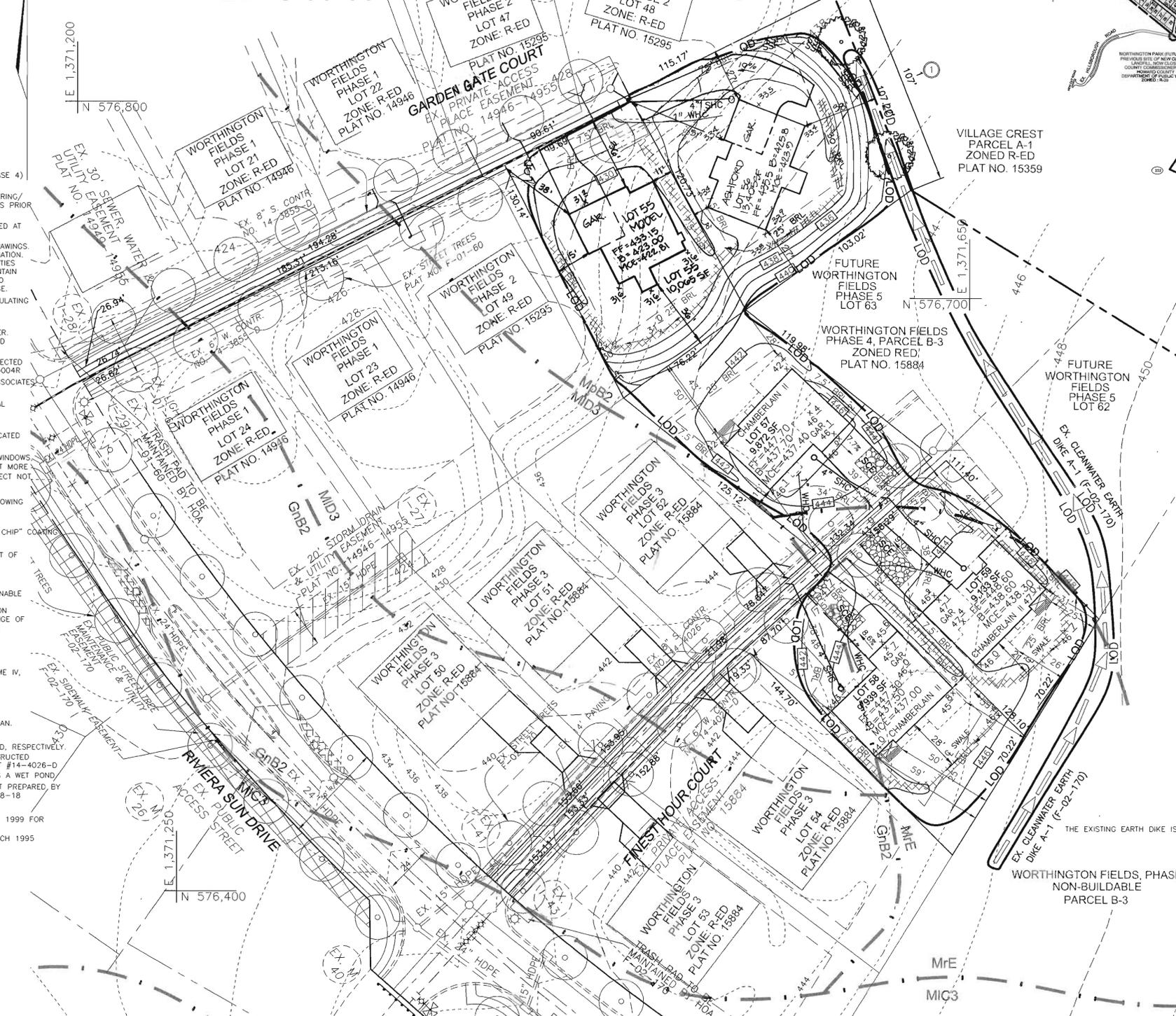
DESIGN BY: JCO
DRAWN BY: ELG
CHECKED BY: RHV
DATE: MARCH 2004
SCALE: 1"=30'
W.O. NO.: 2019011.00

1 OF 2

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA 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 DRAWINGS:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE CO. 725-9978
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
AT&T CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
TOTAL AREA OF SITE: 83.27 AC
AREA OF PHASE 4 SUBMISSION: 1.10 AC± (R-ED)
TOTAL NUMBER OF BUILDABLE LOTS: 5
PRESENT ZONING: R-ED
LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.10 AC±
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
TOTAL UNITS ALLOWED: 5
TOTAL UNITS PROPOSED: 5
- PROJECT BACKGROUND:**
LOCATION: TAX MAP: 25&31 PARCEL: P/O 98
ZONING: R-ED
WORTHINGTON FIELDS - PHASE 4
DEED REFERENCE: LIBER 370 FOLIO 376
DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-03-207 (PHASE 4) F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- 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 SOILS TEST.
- COORDINATE SYSTEM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HO.C.G. GEODETIC CONTROL STATIONS: BM1 - 3044005R & BM2 - 3044004R
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC., DATED NOVEMBER, 1998.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- TO THE BEST OF THE OWNERS KNOWLEDGE NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.
3) TURNING RADIUS - FORTY-FIVE (45) FEET.
4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINABLE GRADE OF 8% THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER 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. LOTS WILL BE CONNECTED TO W&S CONT #14-4026-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 RIEHER, MUEGGLE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18
- THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR WORTHINGTON FIELDS PHASE 1-5
- FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
- A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
- 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 18, 1999
- SUBJECT TO THE FOLLOWING CONDITIONS:
a. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN
b. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.

**SITE DEVELOPMENT PLAN
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59**



LEGEND

---	585	---	EXISTING 2 FT CONTOUR	[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
---	580	---	EXISTING 10 FT CONTOUR	[Symbol]	EX. DRAINAGE AND UTILITY EASEMENT
---	582	---	PROPOSED 2 FT CONTOUR	[Symbol]	EROSION CONTROL MATTING
---	580	---	PROPOSED 10 FT CONTOUR	[Symbol]	EXISTING CLEANWATER EARTHDIKE (F-02-170)
---	SF	---	SILT FENCE		
---	L0D	---	LIMIT OF DISTURBANCE		

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1-3044005R	578,213.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
BM#2-3044004R	578,118.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	10065 SF	935 SF	9130 SF
56	13405 SF	1281 SF	12124 SF
57	9872 SF	698 SF	9174 SF
58	9819 SF	723 SF	9216 SF
59	9133 SF	517 SF	8616 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENVILLE 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	B
MpB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MrE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C/B

HOWARD COUNTY SOIL SURVEY MAP NO. 20

ADDRESS CHART

LOT #	STREET ADDRESS
55	8012 GARDEN GATE COURT
56	8016 GARDEN GATE COURT
57	8013 FINEST HOUR COURT
58	8008 FINEST HOUR COURT
59	8012 FINEST HOUR COURT

PERMIT INFORMATION CHART

PROJECT NAME: WORTHINGTON FIELDS	SECTION/AREA: PHASE 4	LOT/PARCEL #: 55-59
PLAT REF. 16407-16409	BLOCK NO. 20	ZONE R-ED
TAX MAP 25	ELECT. DIST. 25	CENSUS TR. 6028.00
WATER CODE: G-01	SEWER CODE: 1253100	

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

REVISIONS

NO.	REVISION	DATE
2	ADD NEW HOUSE TYPE & GRADING LOT 55 (11.17.04)	
1	ADD NEW HOUSE TYPE & GRADING LOT 56 (5/17/04)	

LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	[Symbol]	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3"	Col. B & B

SEWER CONNECTION TABULATION

LOT NO.	TYPE	ELEVATION @ MAN.	ELEVATION @ HOUSE	M.C.E.
55	S.H.C.	418.71	419.11	422.81
56	S.H.C.	419.90	420.14	423.90
57	S.H.C.	434.00	434.22	437.40
58	S.H.C.	432.75	433.12	437.00
59	S.H.C.	434.05	434.43	438.30

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJUSTED TO PERIMETER
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	107 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA
NUMBER OF TREES PROVIDED	2
SHRUBS	NA
EVERGREEN TREES	NA
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	NA
EVERGREEN TREES	NA
OTHER TREES (2:1 SUBSTITUTION)	NA
SHRUBS (10:1 SUBSTITUTION)	NA
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,806.1540	1,369,487.53
616	577,736.5191	1,369,549.53
621	578,082.2368	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	575,623.8142	1,370,854.758
125	574,948.0467	1,371,033.450
252	575,251.6521	1,370,324.308
88	576,332.2221	1,371,039.300

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

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HAMILTON REED
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PHONE: (410) 465-9146

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**SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59
SINGLE FAMILY DETACHED**

TAX MAP 25 BLOCK 20 PARCEL '98'
TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
2ND ELECTION DISTRICT REFERENCE: S-98-18

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
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REGIONAL OFFICES:
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FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
www.fredward.com Warrenton, Virginia

DESIGN BY: JCO
DRAWN BY: ELG
CHECKED BY: RHV
DATE: MARCH 2004
SCALE: 1"=30'
W.O. NO.: 2019011.00

1 SHEET OF 2

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
B. 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.
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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
I. 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 EXPERIMENTAL STATION.
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
I. 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.
II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
II. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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:
1) 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.)
2) 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 2 1/2 TONS 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 (0.5 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.

SEDIMENT CONTROL NOTES

1. 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).

2. 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 THEREOF.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. 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.

5. 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, 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.

6. 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.

7. SITE ANALYSIS:

TOTAL AREA	48,018 SF
AREA DISTURBED	48,018 SF
AREA TO BE ROOFED OR PAVED	15,302 SF
AREA TO BE VEGETATIVELY STABILIZED	32,716 SF
TOTAL CUT	1,581 CY
TOTAL FILL	1,420 CY
OFFSITE WASTE/BORROW AREA LOCATION	

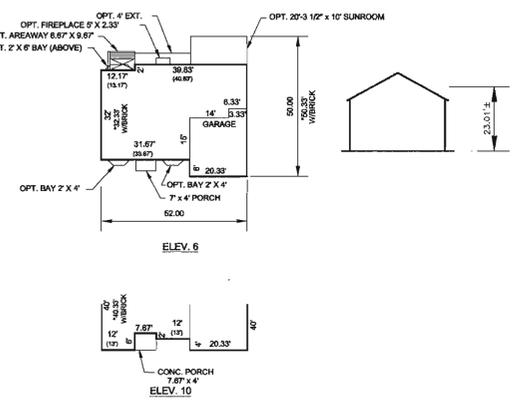
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMETER 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.

11. 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

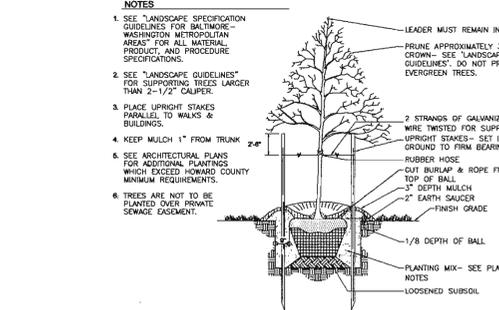
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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 TONS PER ACRE ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 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.

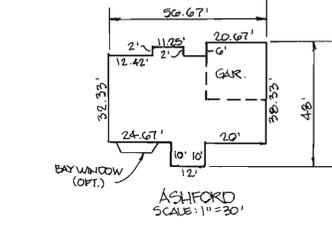
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



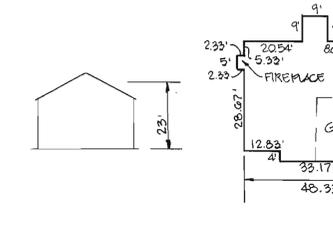
TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

SEQUENCE OF CONSTRUCTION

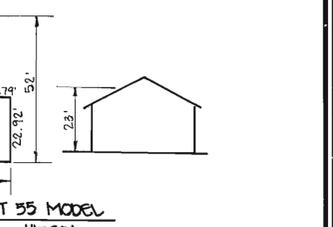
- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS (1 DAY)
- CLEAR AND ROUGH GRADE SITE (1 WEEK)
- CONSTRUCT HOUSE (4 MONTHS)
- FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN) (3 DAYS)
- AFTER THE SITE IS PERMANENTLY STABILIZED AND PERMISSION IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.



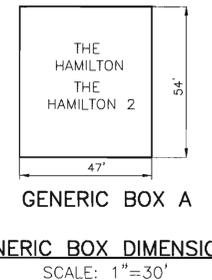
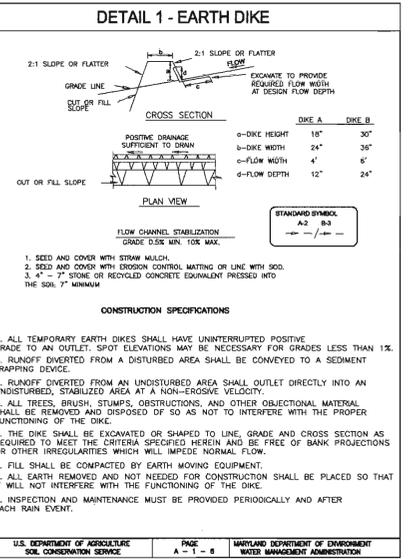
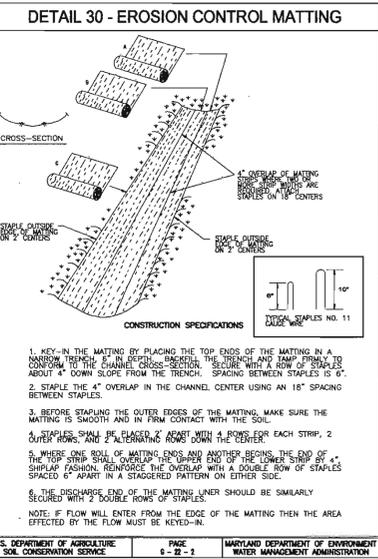
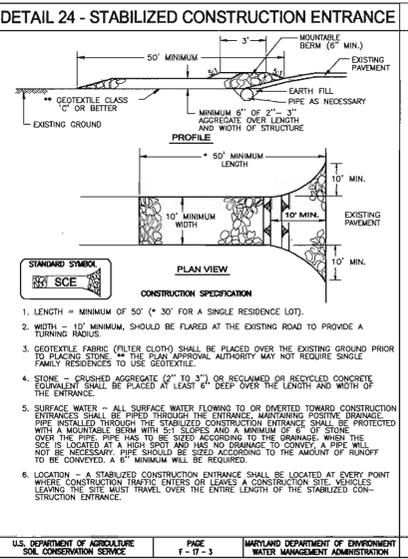
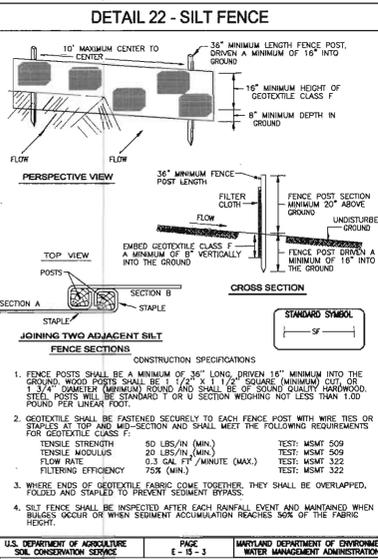
'THE HAMILTON 2'
SCALE: 1"=30'



'LOT 55 MODEL'
SCALE: 1"=30'



'THE HAMILTON'
SCALE: 1"=30'



GENERIC BOX DIMENSION
SCALE: 1"=30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/22/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 4/1/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/2/04
 DIRECTOR (PLANNING)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 3/25/04
 [Signature] 3/25/04
 [Signature] 3/25/04
 HOWARD SCD

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] 3/22/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE 16193

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.
 [Signature] 3/12/04
 SIGNATURE OF DEVELOPER

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 3/12/04
 SIGNATURE OF DEVELOPER (PRINT NAME BELOW SIGNATURE)

2	ADD LOT 55 HOUSE TYPE	11.17.04
1	ADD ASHFORD HOUSE TYPE	5/17/04
NO.	REVISION	DATE

HOUSE TYPES AND DETAILS
WORTHINGTON FIELDS
 PHASE 4
 LOTS 55-59 & NON-BUILDABLE PARCEL B-2
 SINGLE FAMILY DETACHED

TAX MAP 25 BLOCK 20
 TAX MAP 31 BLOCK 2
 2ND ELECTION DISTRICT

#6 PARCEL 98'
 HOWARD COUNTY, MARYLAND
 REFERENCE: S-08-18
 F-03-247

7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-8228 fax

REGIONAL OFFICES:
 BEL AIR, MARYLAND AND WARRENTON, VIRGINIA

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

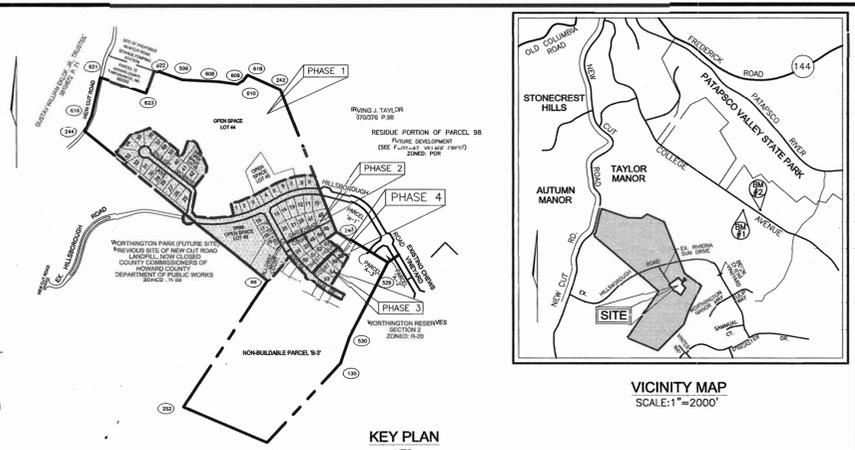
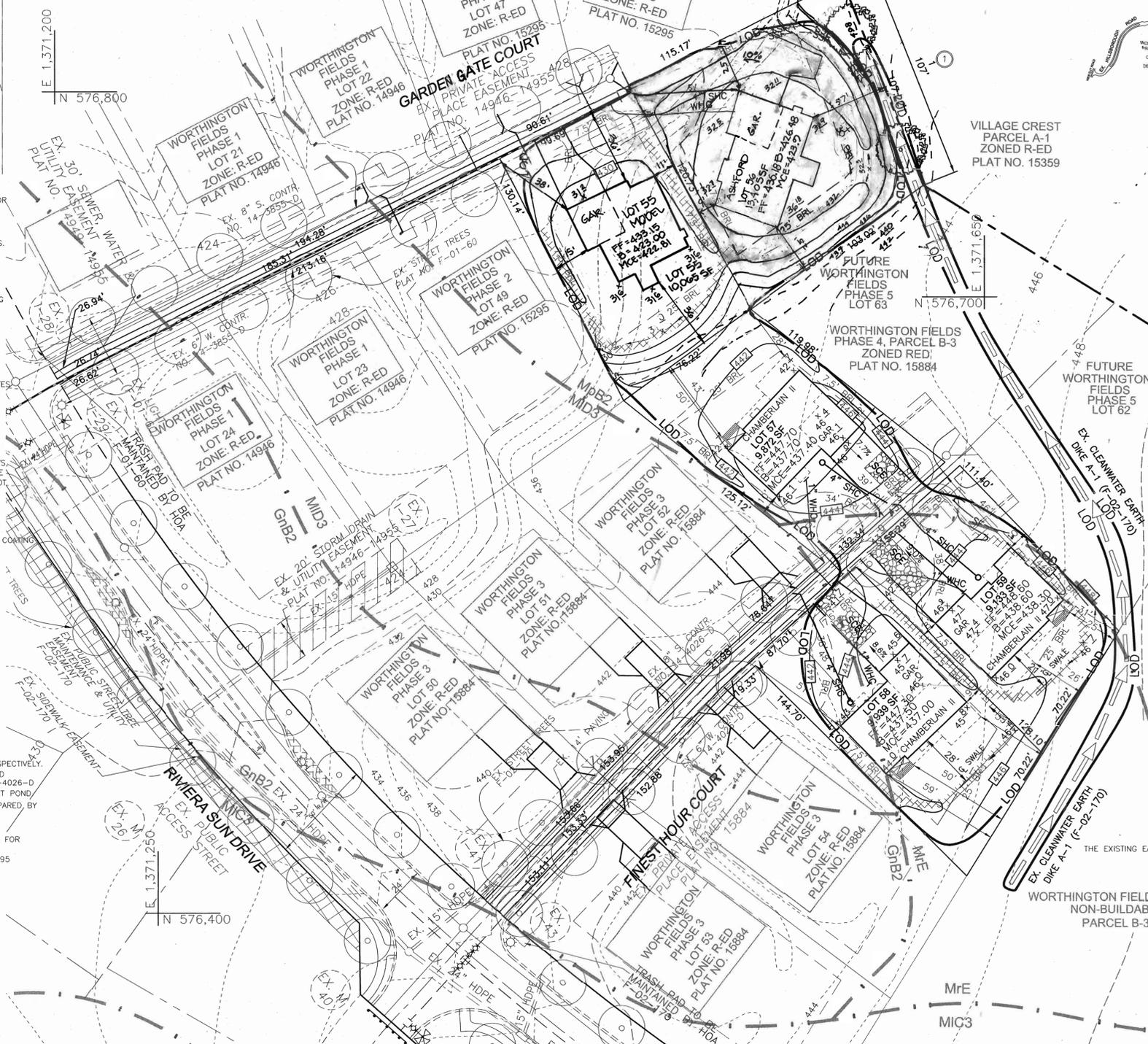
DESIGN BY: JCO
 DRAWN BY: ELG
 CHECKED BY: RNV
 DATE: MARCH, 2004
 SCALE: 1"=30'
 W.O. NO.: 2019011.00

2 SHEET OF 2

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 DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE CO. 725-3976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 TOTAL AREA OF SITE: 83.27 AC
 AREA OF PHASE 4 SUBMISSION: 1.10 AC± (R-ED)
 TOTAL NUMBER OF BUILDABLE LOTS: 5
 PRESENT ZONING: R-ED
 LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.10 AC±
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
 TOTAL UNITS ALLOWED: 5
 TOTAL UNITS PROPOSED: 5
- PROJECT BACKGROUND:**
 LOCATION: TAX MAP: 25&31 PARCEL: P/O 98
 ZONING: R-ED
 WORTHINGTON FIELDS - PHASE 4
 DEED REFERENCE: LIBER 370 FOLIO 376
 DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-03-207 (PHASE 4)
 F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- 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 SOILS TEST.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING CONTROL STATIONS: BM1 - 3044005R & BM2 - 3044004R
- 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 PHOTOGRAMMETRY BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- TO THE BEST OF THE OWNER'S KNOWLEDGE NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
 1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
 2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.
 3) TURNING RADIUS - FORTY-FIVE (45) FEET.
 4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINABLE GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
 19. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 20. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
 21. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 22. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
 23. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 24. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER YARD 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. LOTS WILL BE CONNECTED TO W&S CONT #14-4026-D.
 25. STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
 26. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGEL & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18.
 27. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
 28. FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR WORTHINGTON FIELDS PHASE 1-5.
 29. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
 30. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
 31. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
 32. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 33. THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
 34. 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.
 35. 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:
 a. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN.
 b. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.

SITE DEVELOPMENT PLAN WORTHINGTON FIELDS PHASE 4 LOTS 55-59



LEGEND

---	585	EXISTING 2 FT CONTOUR	[Symbol]	SC	STABILIZED CONSTRUCTION ENTRANCE
---	580	EXISTING 10 FT CONTOUR	[Symbol]	EX	EX. DRAINAGE AND UTILITY EASEMENT
---	582	PROPOSED 2 FT CONTOUR	[Symbol]	EM	EROSION CONTROL MATTING
---	580	PROPOSED 10 FT CONTOUR	[Symbol]	EF	EXISTING CLEANWATER EARTHDIKE (F-02-170)
---	SF	SILT FENCE			
---	LOD	LIMIT OF DISTURBANCE			

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1-3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
BM#2-3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	10065 SF	935 SF	3130 SF
56	13405 SF	1281 SF	12124 SF
57	9872 SF	698 SF	3174 SF
58	9939 SF	723 SF	3216 SF
59	9133 SF	517 SF	3616 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MbB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MwE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C/B

HOWARD COUNTY SOIL SURVEY MAP NO. 20

ADDRESS CHART

LOT #	STREET ADDRESS
55	8012 GARDEN GATE COURT
56	8016 GARDEN GATE COURT
57	8013 FINEST HOUR COURT
58	8008 FINEST HOUR COURT
59	8012 FINEST HOUR COURT

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL #
WORTHINGTON FIELDS	PHASE 4	55-59
PLAT REF. 16407-16409	BLOCK NO. 20	ZONE R-ED
TAX MAP 25	ELECT. DIST. 2ND	CENSUS TR. 6028.00
WATER CODE: G-01	SEWER CODE: 1253100	

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

REVISIONS

NO.	REVISION	DATE
3	REVISE LOT 56 TO AS-BUILT CONDITION	4.29.05
2	ADD NEW HOUSE TYPE & GRADING LOT 55	11.17.04
1	ADD NEW HOUSE TYPE & GRADING LOT 56	5/17/04
	REVISION	DATE

LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	2	2	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B

SEWER CONNECTION TABULATION

LOT NO.	TYPE	ELEVATION @ MAIN	ELEVATION @ HOUSE	M.C.E.
55	S.H.C.	418.71	419.11	422.81
56	S.H.C.	419.90	420.14	423.90
57	S.H.C.	434.00	434.22	437.40
58	S.H.C.	432.75	433.12	437.00
59	S.H.C.	434.05	434.43	438.30

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	AMOUNT TO PERIMETER
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	107 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NA
NUMBER OF TREES REQUIRED (DESCRIBE BELOW IF NEEDED)	2
SHADE TREES	NA
EVERGREEN TREES	NA
SHRUBS	NA
NUMBER OF PLANTS PROVIDED	NA
SHADE TREES	NA
EVERGREEN TREES	NA
OTHER TREES (2:1 SUBSTITUTION)	NA
SHRUBS (10:1 SUBSTITUTION)	NA
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	NA

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,062.2368	1,369,621.369
622	578,124.7592	1,370,077.658
623	577,927.7562	1,370,009.379
598	578,042.0039	1,370,316.428
608	578,023.6744	1,370,534.400
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	575,623.8142	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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 3/30/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 [Signature] 3/25/04
 USA - NATURAL RESOURCES CONSERVATION SERVICE

CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 4/1/04
 DATE

DIRECTOR (A.C.S.W.)
 [Signature] 4/2/04
 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] 3/17/04
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE 16193

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 [Signature] 3/17/04
 DATE

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

BUILDER
 HAMILTON REED
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 PHONE: (410) 480-9146

BUILDER
 DORSEY FAMILY HOMES
 9928 CYPRESSMEDE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 PHONE: (410) 465-7200

**SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN
WORTHINGTON FIELDS
PHASE 4
LOTS 55-59
SINGLE FAMILY DETACHED**

TAX MAP 25 BLOCK 20
 TAX MAP 31 BLOCK 2
 2ND ELECTION DISTRICT

Parcel '98'
 HOWARD COUNTY, MARYLAND
 REFERENCE: S-98-18

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

REGIONAL OFFICES:
 BEL AIR, MARYLAND AND WARRENTON, VIRGINIA
 Warrenton, Virginia

DESIGN BY: JCO
 DRAWN BY: ELG
 CHECKED BY: RHV
 DATE: MARCH 2004
 SCALE: 1"=30'
 W.O. NO.: 2019011.00

1 SHEET OF 2

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

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

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

A. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

B. 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.

C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. 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

I. 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 EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

1. 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.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEG, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

IV. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

1. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 1. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS INDICATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
 II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION-SECTION I-VEGETATIVE STABILIZATION METHODS AND MATERIALS.

TOPSOIL APPLICATION

I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKS, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

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 DOLOMITE 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 DOLOMITE 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 (0.5 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 80 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 SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, 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 TONS PER ACRE ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

SEDIMENT CONTROL NOTES

1. 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).

2. 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.

3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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.

4. 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.

5. 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. C). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.

6. 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.

7. SITE ANALYSIS: TOTAL AREA 48,018 SF. AREA DISTURBED 46,536 SF. AREA TO BE ROOFED OR PAVED 15,302 SF. AREA TO BE VEGETATIVELY STABILIZED 32,116 SF. TOTAL CUT 1,381 CY. TOTAL FILL 1,420 CY. OFFSITE WASTE/BORROW AREA LOCATION

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

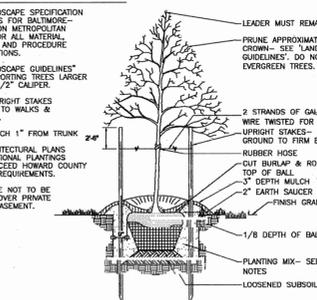
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. 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

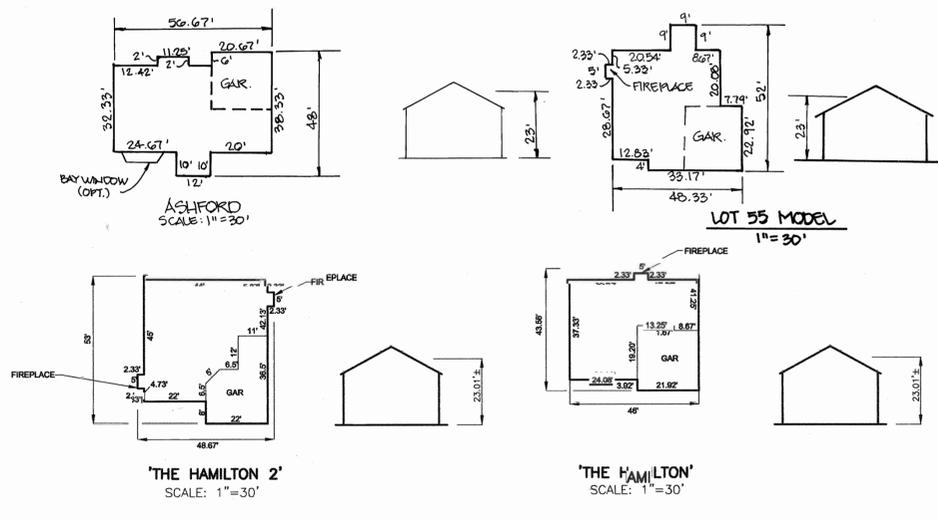
NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.



TREE PLANTING AND STAKING

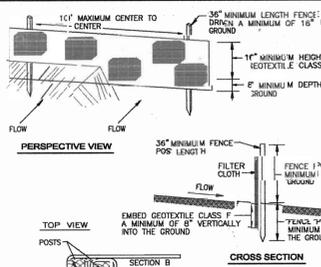
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



SEQUENCE OF CONSTRUCTION

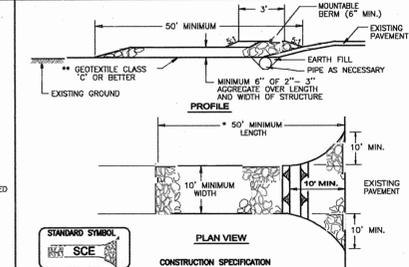
- OBTAIN GRADING PERMIT.
- INSTALL SEDIMENT CONTROL AS SHOWN ON PLAN IN ACCORDANCE WITH DETAILS (1 DAY)
- CLEAR AND ROUGH GRADE SITE (1 WEEK)
- CONSTRUCT HOUSE (4 MONTHS)
- FINE GRADE AND STABILIZE THE SITE WITH TOPSOIL AND SEEDING (SEE NOTES THIS PLAN) (3 DAYS)
- AFTER THE SITE IS PERMANENTLY STABILIZED AND APPROVAL IS GRANTED FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.

DETAIL 22 - SILT FENCE



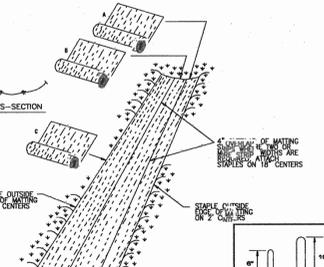
CONSTRUCTION SPECIFICATION S
 1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG, DRIVEN 16" MINIMUM INTO THE GROUND. POSTS SHALL BE 1 1/2" DIA. SQUARE MINIMUM CUT OR 1 3/4" DIA. ROUND MINIMUM AND SHALL BE OF SOUND QUALITY HARDWOOD. POSTS SHALL BE SPACED 10' ON CENTER. U SECTION WEIGHING NOT LESS THAN 1.00" FLUID PER LINEAR FOOT.
 2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND BOTTOM AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 TENSILE STRENGTH 50 LBS./IN. (MIN.) TEST: MSMT 509
 TENSILE MODULUS 20 LBS./IN. (MIN.) TEST: MSMT 509
 FLOW RATE 0.5 GAL./MIN. (MAX.) TEST: MSMT 322
 FILTERING EFFICIENCY 75% (MIN.) TEST: MSMT 322
 3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT "SEMI-OPEN" SPACES.
 4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BLOCKS OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



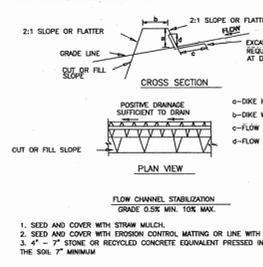
CONSTRUCTION SPECIFICATION
 1. LENGTH - MINIMUM OF 50' (4' 30" FOR A SINGLE RESIDENCE LOT).
 2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONES. THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE FABRIC.
 4. STONE - CRUSHER RESIDUALS (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE GEOTEXTILE FABRIC.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE COLLECTED IN A STABILIZED CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE HIGH WATER SURFACE IS ABOVE THE ENTRANCE, THE ENTRANCE SHALL BE PROTECTED BY A SHIP-LAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 8" APART IN A STAGGERED PATTERN ON EITHER SIDE.
 6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRUCK ENTRIES OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

DETAIL 30 - EROSION CONTROL MATTING



CONSTRUCTION SPECIFICATIONS
 1. KEY-IN THE MATTING BY PLACING THE TOP ENDS OF THE MATTING IN A NARROW TRENCH 8" IN DEPTH. BACKFILL THE TRENCH AND TAMP FIRMLY TO CONFORM TO THE CHANNEL CROSS-SECTION.
 2. STAPLES SHALL BE PLACED AT LEAST 4" DOWN SLOPE FROM THE TRENCH. SPACING BETWEEN STAPLES IS 6".
 3. STAPLE THE 4" OVERLAP IN THE CHANNEL CENTER USING AN 18" SPACING BETWEEN STAPLES.
 4. BEFORE STAPLING THE OUTER EDGES OF THE MATTING, MAKE SURE THE MATTING IS SMOOTH AND IN FIRM CONTACT WITH THE SOIL.
 5. STAPLES SHALL BE PLACED 4" APART WITH 4" ROWS FOR EACH STRIP.
 6. WHERE ONE ROW OF MATTING ENDS AND ANOTHER BEGINS, THE END OF THE FIRST ROW SHALL BE STAPLED TO THE BEGINNING OF THE SECOND ROW BY 4" SHIP-LAP FASHION. REINFORCE THE OVERLAP WITH A DOUBLE ROW OF STAPLES SPACED 8" APART IN A STAGGERED PATTERN ON EITHER SIDE.
 7. THE DISCHARGE END OF THE MATTING LINE SHOULD BE SIMILARLY SECURED WITH 2 DOUBLE ROWS OF STAPLES.
 NOTE: IF FLOW WILL ENTER FROM THE EDGE OF THE MATTING THEN THE AREA ENTERED BY THE FLOW MUST BE KEYED-IN.

DETAIL 1 - EARTH DIKE



CONSTRUCTION SPECIFICATIONS
 1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.
 2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SILENT TRAPPING DEVICE.
 3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY.
 4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBSTRUCTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIKE.
 5. THE DIKE SHALL BE EXCAVATED OR SHAPED TO LINE. GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDER NORMAL FLOW.
 6. FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIKE.
 8. INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

GENERIC BOX A

GENERIC BOX DIMENSION

SCALE: 1"=30'

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE E-10-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE F-17-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE G-2-2 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE A-1-6 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DATE: 3/25/04
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/2/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 DATE: 3/25/04
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT
 DATE: 3/25/04

ENGINEER'S 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 COUNTY SOIL CONSERVATION DISTRICT.
 DATE: 3/25/04

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 COUNTY SOIL CONSERVATION DISTRICT.
 DATE: 3/25/04

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I, WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 DATE: 3/25/04

NO.	REVISION	DATE
1	ADD LOT 55 HOUSE TYPE	11/17/04
2	ADD ASHFORD HOUSE TYPE	5/17/04

HOUSE TYPES AND DETAILS
WORTHINGTON FIELDS
 PHASE 4
 LOTS 55-59 & NON-BUILDABLE PARCEL B-2
 SINGLE FAMILY DETACHED

TAX MAP 25 BLOCK 20
 TAX MAP 31 BLOCK 2
 2ND ELECTION DISTRICT

70 PARCEL 98'
 HOWARD COUNTY, MARYLAND
 REFERENCE: S-98-18
 F-03-247

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

DESIGN BY: JCO
 DRAWN BY: ELG
 CHECKED BY: RHV
 DATE: MARCH, 2004
 SCALE: 1"=30'
 W.O. NO.: 2019011.00

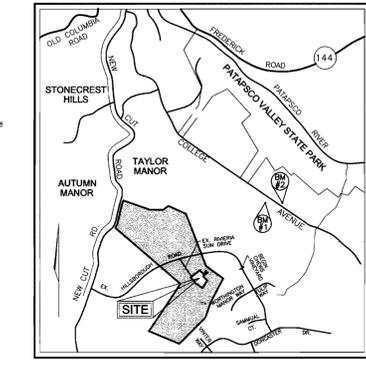
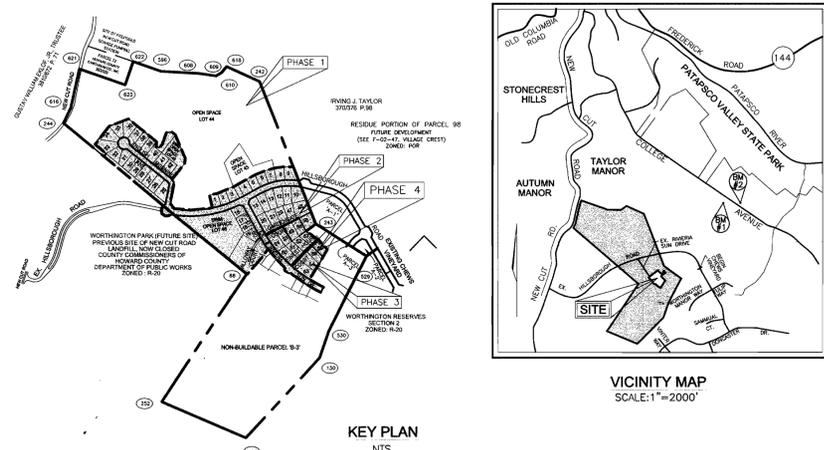
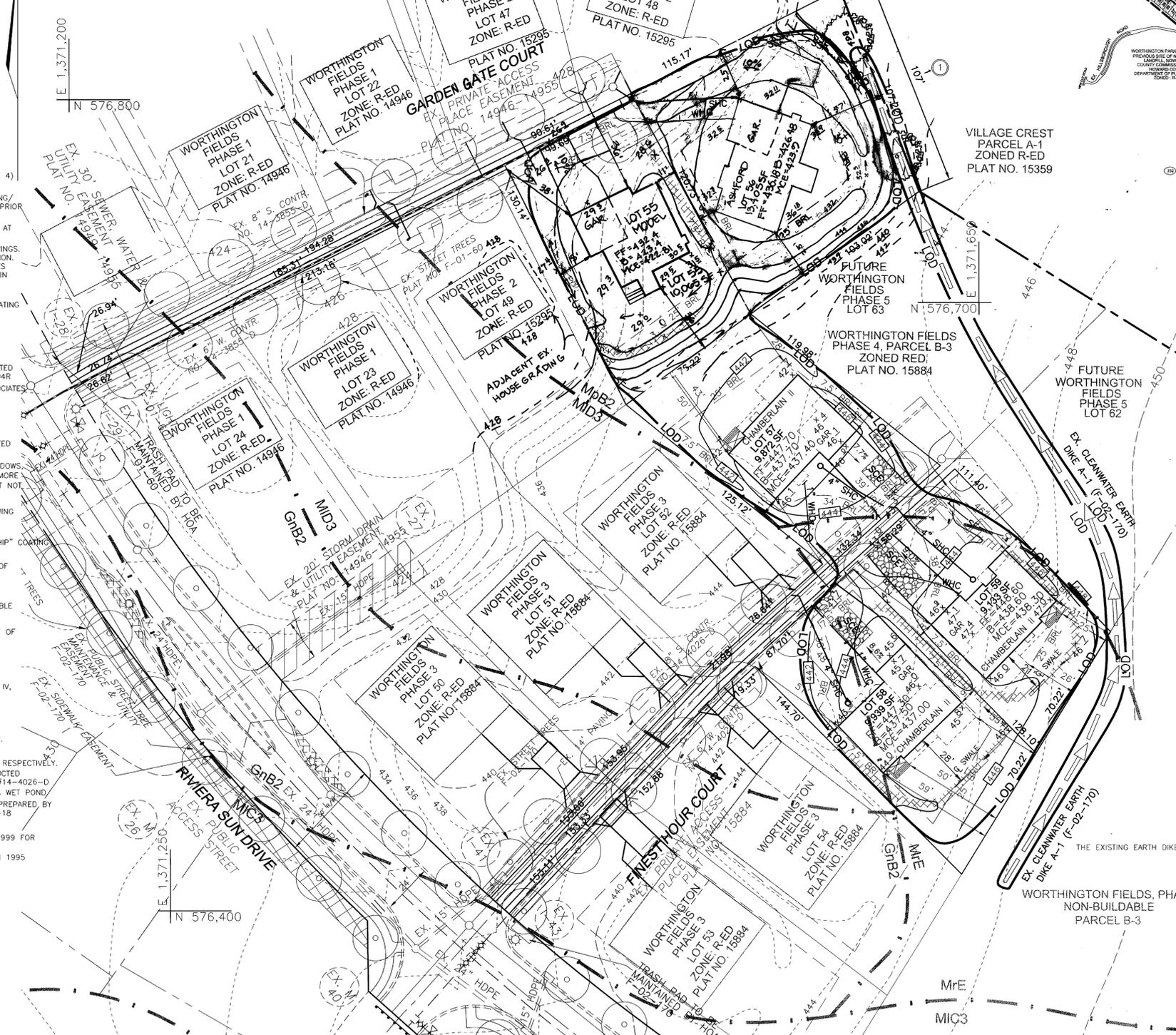
2 SHEET OF 2

SP/P-04-087

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 DRAWINGS:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE CO. 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
AT&T CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:
TOTAL AREA OF SITE: 83.27 AC
AREA OF PHASE 4 SUBMISSION: 1.10 AC± (R-ED)
TOTAL NUMBER OF BUILDABLE LOTS: 5
PRESENT ZONING: R-ED
LIMIT OF DISTURBANCE FOR PHASE 4 PLAN SUBMISSION: 1.10 AC±
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
TOTAL UNITS ALLOWED: 5
TOTAL UNITS PROPOSED: 5
- PROJECT BACKGROUND:
LOCATION: TAX MAP: 25&31 PARCEL: P/O 98
ZONING: R-ED
WORTHINGTON FIELDS - PHASE 4
DEED REFERENCE: LIBER 370 FOLIO 376
DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-03-207 (PHASE 4) F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3)
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S 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 TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- 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 SOILS TEST.
- 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
- 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 PHOTOGRAMMETRY BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- TO THE BEST OF THE OWNERS KNOWLEDGE NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS/ROADWAYS SERVING TWO (2) OR MORE LOTS ARE REQUIRED TO MEET THE FOLLOWING SPECIFICATIONS FOR FIRE AND EMERGENCY VEHICLES ACCESS:
1) WIDTH - RESIDENTIAL DRIVEWAY FOURTEEN (14) FEET.
2) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHED RUN" BASE WITH A "TAR AND CHIP" COATING.
3) TURNING RADIUS - FORTY-FIVE (45) FEET.
4) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
5) OVERHEAD CLEARANCE - TWELVE (12) FEET.
6) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
7) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINABLE GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
8) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERING SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
19. THIS SITE PLAN CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
20. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
21. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
22. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
23. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
24. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER 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. LOTS WILL BE CONNECTED TO W&S CONT #14-4026-D
25. STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
26. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18
27. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
28. FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR WORTHINGTON FIELDS PHASE 1-5
29. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
30. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
31. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
32. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
33. THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
34. 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.
35. 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:
a. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN
b. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.

SITE DEVELOPMENT PLAN WORTHINGTON FIELDS PHASE 4 LOTS 55-59



LEGEND

---	585	EXISTING 2 FT CONTOUR	[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
---	580	EXISTING 10 FT CONTOUR	[Symbol]	EX. DRAINAGE AND UTILITY EASEMENT
---	582	PROPOSED 2 FT CONTOUR	[Symbol]	EROSION CONTROL MATTING
---	580	PROPOSED 10 FT CONTOUR	[Symbol]	EXISTING CLEANWATER EARTHDIKE (F-02-170)
---	SF	SILT FENCE		
---	LOD	LIMIT OF DISTURBANCE		

BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM#1-3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
BM#2-3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
55	10065 SF	935 SF	9130 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	8616 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	B
MnB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MRE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C/B

HOWARD COUNTY SOIL SURVEY MAP NO. 20

ADDRESS CHART

LOT #	STREET ADDRESS
55	8012 GARDEN GATE COURT
56	8016 GARDEN GATE COURT
57	8013 FINEST HOUR COURT
58	8008 FINEST HOUR COURT
59	8012 FINEST HOUR COURT

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL #
WORTHINGTON FIELDS	PHASE 4	55-59

PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
16407-16409	20	R-ED	25	2ND	6028.00

WATER CODE: G-01 SEWER CODE: 1253100

SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

REVISIONS

NO.	REVISION	DATE
4	REVISE LOT 55 TO AS-BUILT CONDITION	6/29/05
3	REVISE LOT 56 TO AS-BUILT CONDITION	4/29/05
2	ADD NEW HOUSE TYPE (GRADING LOT 55)	11/11/04
1	ADD NEW HOUSE TYPE (GRADING LOT 56)	5/11/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Jim Myers 3/20/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Chris Hamrick 4/1/04
CHIEF, DIVISION OF LAND DEVELOPMENT

John R. Coffey 4/26/04
DIRECTOR (ACTING)

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

John R. Robertson 3/25/04
USDA-NATURAL RESOURCE CONSERVATION SERVICE

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

John R. Robertson 3/25/04
HOWARD SCD

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. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Robert H. Vogel 3/1/04
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE 16193

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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Robert S. Day 3/1/04
DORSEY FAMILY HOMES

LANDSCAPE SCHEDULE

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	[Symbol]	2	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B

SEWER CONNECTION TABULATION

LOT NO.	TYPE	ELEVATION @ MAIN	ELEVATION @ HOUSE	M.C.E.
55	S.H.C.	418.71	419.11	422.81
56	S.H.C.	419.90	420.14	423.90
57	S.H.C.	434.00	434.22	437.40
58	S.H.C.	432.75	433.12	437.00
59	S.H.C.	434.05	434.43	438.30

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	AMOUNT TO PERIMETER
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	107 LF

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,062.2368	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	578,754.7600	1,372,055.889
529	576,482.7908	1,371,730.762
530	575,844.1251	1,371,730.762
130	575,623.8142	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

OWNER

TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043

BUILDER

HAMILTON REED
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
PHONE: (410) 480-9146

BUILDER

DORSEY FAMILY HOMES
9926 CYPRESSMEDE DRIVE
ELLCOTT CITY, MARYLAND 21043
PHONE: (410) 465-7200

FREDERICK WARD ASSOCIATES, INC.

7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-8800
410-720-8226 fax

REGIONAL OFFICES:
BEL AIR, MARYLAND AND WARRENTON, VIRGINIA
www.frederickward.com Warrenton, Virginia

ARCHITECTS ENGINEERS PLANNERS SURVEYORS

DESIGN BY: JCO
DRAWN BY: ELG
CHECKED BY: RHV
DATE: MARCH 2004
SCALE: 1"=30'
W.O. NO.: 2019011.00

1 SHEET OF 2