

GENERAL NOTES

1. 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 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

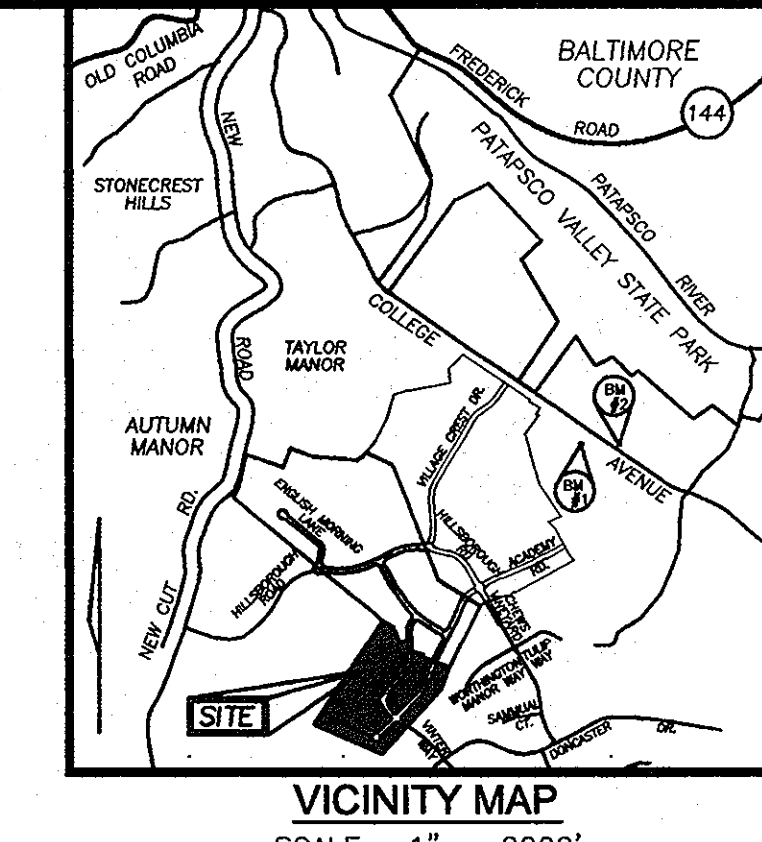
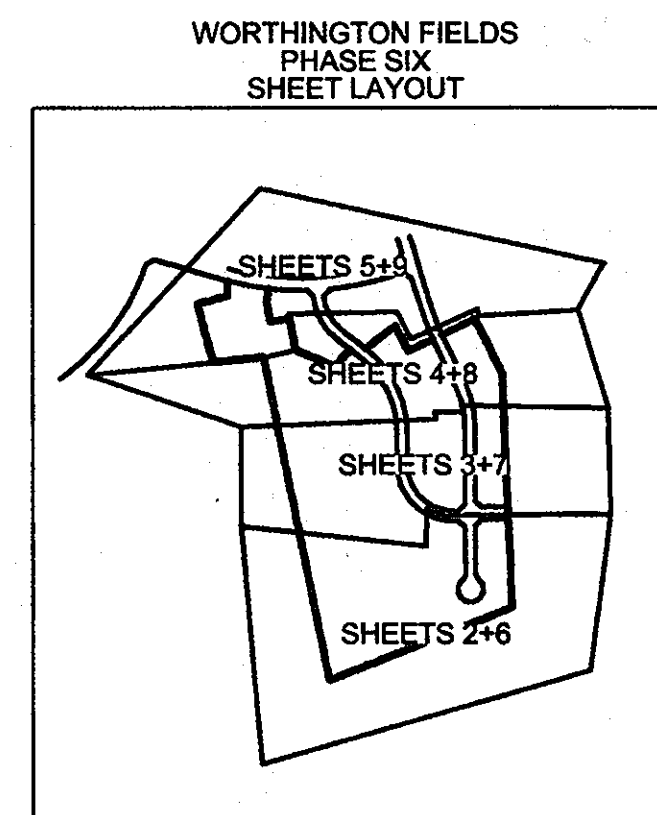
2. SITE ANALYSIS:
TOTAL AREA OF SITE (WORTHINGTON FIELD PH#6 PLAT# 19741-19746): 24.40184 AC
AREA OF SUBMISSION: 12.92406 AC
WORTHINGTON FIELDS PH#6 (PLAT# 19741-19746)
LIMIT OF DISTURBANCE: 15.16 AC
PRESENT ZONING: R-ED
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
TOTAL NUMBER OF UNITS ALLOWED: 59 BUILDABLE LOTS
TOTAL NUMBER OF UNITS PROPOSED ON THIS SUBMISSION: 59 BUILDABLE LOTS
OPEN SPACE ON WORTHINGTON FIELD PH#6 (PLAT# 19741-19746): 9.67811 AC

4. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
6. 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 THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
8. THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/28/06.
9. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
10. STORMWATER MANAGEMENT PROVIDED BY MICRO POOL EXTENDED DETENTION POND (P-1) AND UNDERGROUND GRAVEL TRENCH. FACILITIES ARE LOCATED IN OPEN SPACE LOT 150 AND WILL BE PRIVATELY OWNED BY HOA AND JOINTLY MAINTAINED BY HOA & HOWARD COUNTY PUBLIC WORKS, AS APPROVED UNDER F-07-002.
11. THERE ARE NO WETLANDS WITHIN THIS PHASE BASED ON A WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 18, 2006.
12. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8,1998, APPROVED UNDER S-98-18.
13. A FINANCIAL SURETY FOR THE REQUIRED STREET TREES WAS POSTED AS A PART OF THE DEVELOPER'S AGREEMENT PLANS IN THE AMOUNT OF \$33,000 UNDER F-07-002.
14. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
15. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS AND SENSITIVE ENVIRONMENTAL AREAS, SUCH AS STREAM BUFFERS AND STEEP SLOPES.
16. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
17. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
18. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.03 AND R-6.06 FOR USE-IN-COMMON DRIVE.
19. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPE STEM LOT DRIVEWAY.
20. LOTS 110-112 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
21. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (16' FOR SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
C. GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE

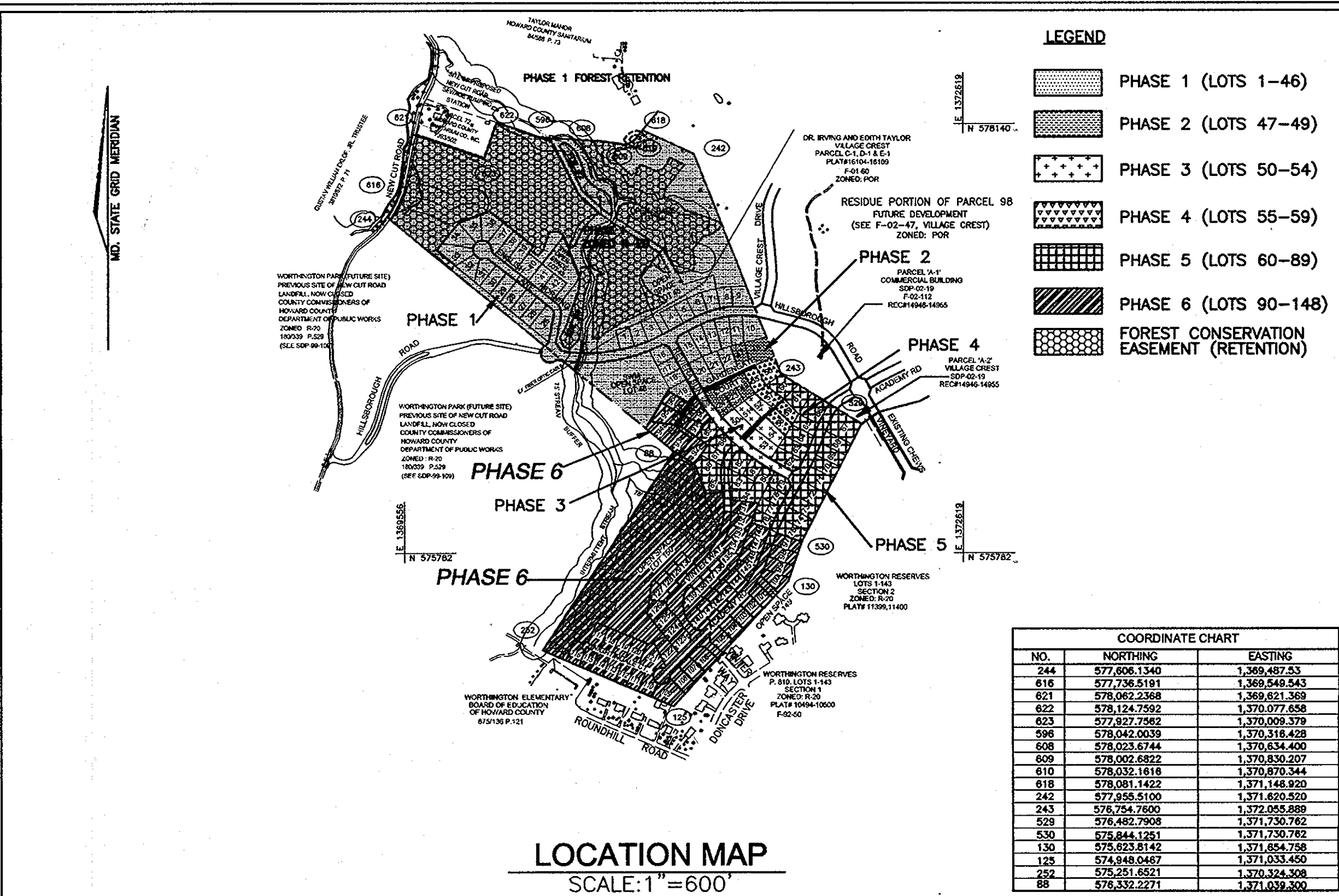
22. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT REAR YARD SETBACK.
23. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
24. STREET TREES ARE PROVIDED FOR THIS PROJECT UNDER F-07-002 IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$33,000.00 WAS POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 41 PUBLIC STREET TREES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL WAS POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$14,100.00 FOR THE REQUIRED 41 SHADE TREES AND THE REQUIRED 12 EVERGREEN TREES PER F-07-002.
25. THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE S-98-18 RECEIVED SIGNATURE APPROVAL PRIOR TO 11/15/01.
26. THIS SITE SHALL BE CLEARED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST HARVESTING PERMIT PROCESS. THE DEVELOPER IS SUBJECT TO THE CONDITIONS OF THE EXECUTED DECLARATION OF INTENT PER (GP-06-59).
27. THIS PROJECT IS LOCATED IN THE WORTHINGTON ELEMENTARY SCHOOL DISTRICT AND THE ELLICOTT MILLS MIDDLE SCHOOL DISTRICT. AS A CONSEQUENCE OF THE COUNCIL'S APPROVAL OF RESOLUTION 96-2003*, THE 30 UNITS COMPRISING PHASE V HAVE NOW PASSED THE APFO TEST FOR OPEN SCHOOL REGION PROPOSAL HAS BEEN ENDORSED BY DEPARTMENT OF PLANNING & ZONING BY LETTER DATED JUNE 26, 2003 AND HAD GRANTED 30 TENTATIVE HOUSING UNIT ALLOCATIONS FOR THE YEAR 2006 (PHASE V) AND 59 FOR THE YEAR 2007 (PHASE VI). UNDER F-07-002.
28. PRIVATE EASEMENTS SHOWN ON THIS PLAN ARE TO MAINTAINED BY THE HOA.
29. EXISTING WATER AND SEWER ARE BASED ON CONTRACT # 14-4344-D. WATER METERS ARE INSIDE.
30. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993)AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE UNDER F-07-002.
31. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)- 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST UNDER F-07-002.
32. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALK IN FRONT OF OPEN SPACE LOTS 150 AND 151.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature]
DIRECTOR, DEP.

SITE DEVELOPMENT PLAN
WORTHINGTON FIELDS
PHASE 6
LOT 90 THRU 148
SINGLE FAMILY DETACHED UNITS
HOWARD COUNTY, MARYLAND



BENCHMARK INFORMATION
BENCHMARK NO. 1: COUNTY CONTROL #3044005R
3/4" REBAR 0.6" BELOW SURFACE
N. 578233.92, E. 1373142.33
ELEV. = 382.575
ELEV. = 374.389
BENCHMARK NO. 2: COUNTY CONTROL #3044004R
3/4" REBAR 0.6" BELOW SURFACE
N. 578128.03, E. 1373460.71



ADDRESS CHART table with columns: LOT NO, STREET ADDRESS, LOT NO, STREET ADDRESS. Lists addresses from 8103 ALLOWAY COURT to 4510 NIGHTINGALE COURT.

PERMIT INFORMATION CHART table with columns: PROJECT NAME, SECTION/AREA, LOT/PARCEL, PLAT REF, BLOCK NO, ZONE, TAX MAP, ELECT DIST, CENSUS TR, WATER CODE, SEWER CODE.

SHEET INDEX table with columns: DESCRIPTION, SHEET NO. Lists sheets for COVER SHEET, LAYOUT PLAN, GRADING, LANDSCAPE, and HOUSE FOOTPRINT PLAN.

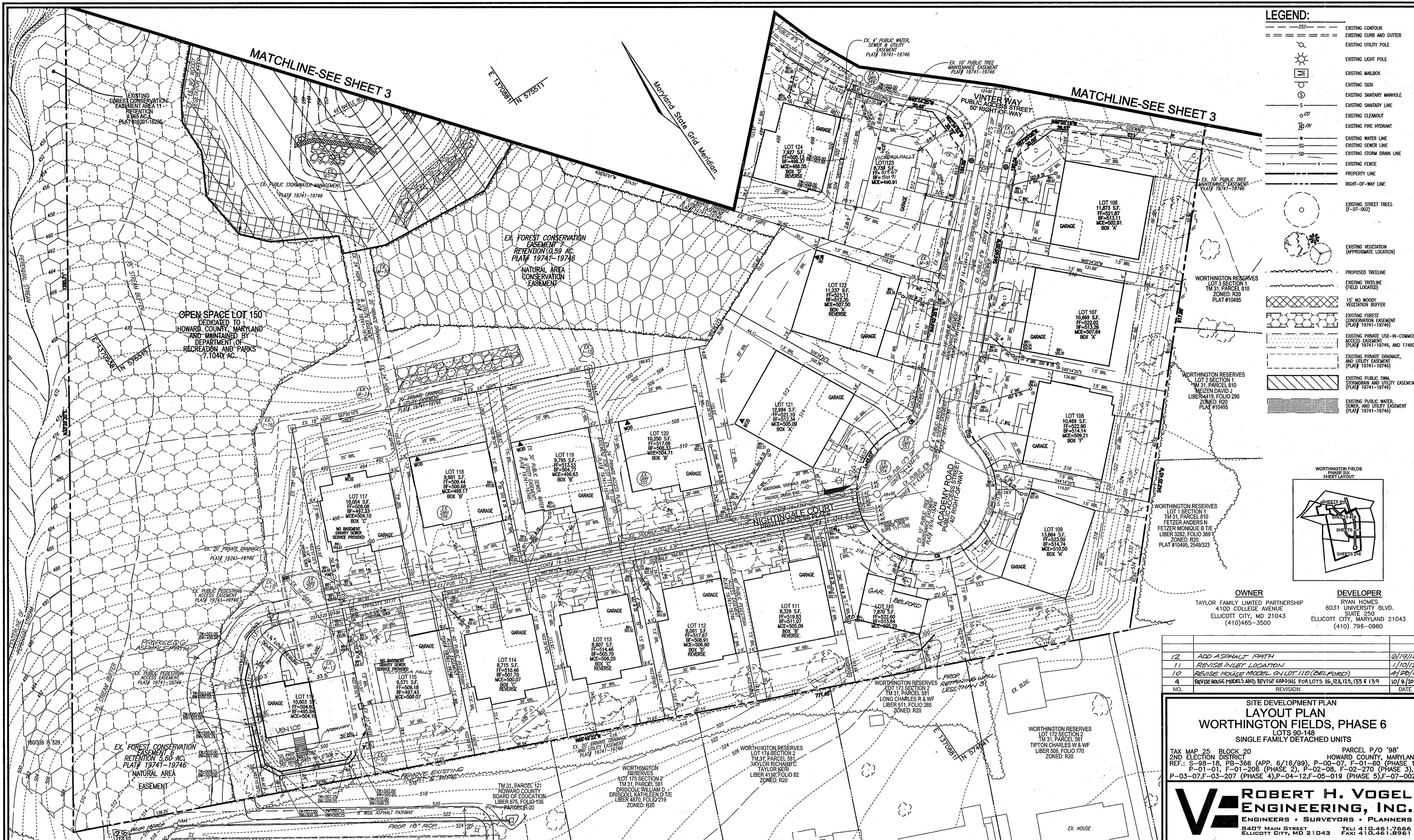
OWNER: TAYLOR FAMILY LIMITED PARTNERSHIP
DEVELOPER: RYAN HOMES

Table with columns: NO., REVISION, DATE. Lists revisions to the cover sheet.

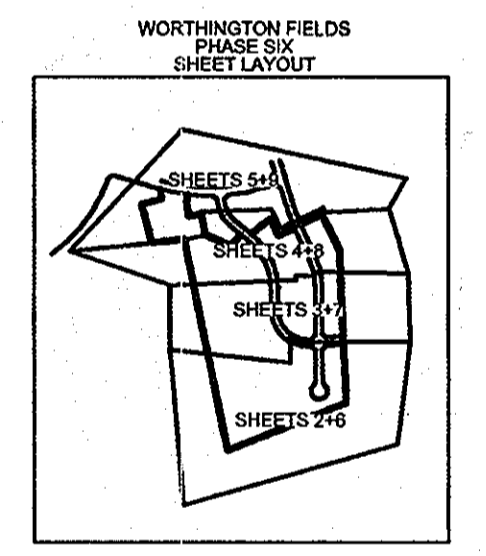
SITE DEVELOPMENT PLAN
COVER SHEET
WORTHINGTON FIELDS, PHASE 6
SINGLE FAMILY DETACHED UNITS

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183



- LEGEND:**
- EXISTING CONTOUR
 - EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - ☀ EXISTING LIGHT POLE
 - ☐ EXISTING MAILBOX
 - ☉ EXISTING SIGN
 - ☒ EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING STREET TREES (F-07-02)
 - EXISTING VEGETATION (APPROXIMATE LOCATION)
 - PROPOSED TREE LINE
 - EXISTING TREE LINE (FIELD LOCATED)
 - 15' NO WOODY VEGETATION BUFFER
 - EXISTING FOREST CONSERVATION EASEMENT (PLAT # 19741-19746)
 - EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT # 19741-19746, AND 17480)
 - EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT # 19741-19746)
 - EXISTING PUBLIC SWM, STORMWATER AND UTILITY EASEMENT (PLAT # 19741-19746)
 - EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT # 19741-19746)



OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410)465-3500

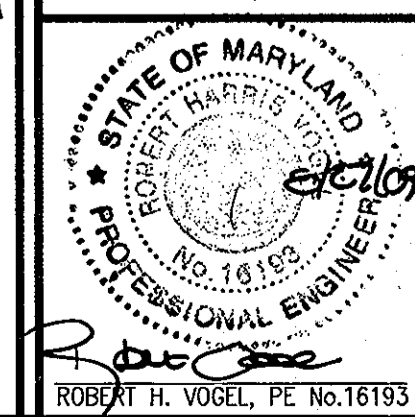
DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 796-0980

NO.	REVISION	DATE
12	ADD ASPHALT PATH	6/19/12
11	REVISE INLET LOCATION	1/10/12
10	REVISE HOUSE MODEL ON LOT 110 (BELFORD)	4/28/11
4	REVISE HOUSE MODELS AND REVISE GRADING FOR LOTS 116, 123, 125, 133 & 139	10/9/2010

**SITE DEVELOPMENT PLAN
 LAYOUT PLAN
 WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148
 SINGLE FAMILY DETACHED UNITS**

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-98-18, PB-366 (APP 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-01-206 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE
 OF MARYLAND, LICENSE NO. 16193
 EXPIRATION DATE: 09-27-2010

DESIGN BY: R.J.
 DRAWN BY: JMR/KG
 CHECKED BY: RHY
 DATE: AUGUST 2009
 SCALE: AS SHOWN
 W.O. NO.: 99-11

2 SHEET OF 13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/2/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 9/2/09

[Signature] 9/2/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 9/2/09

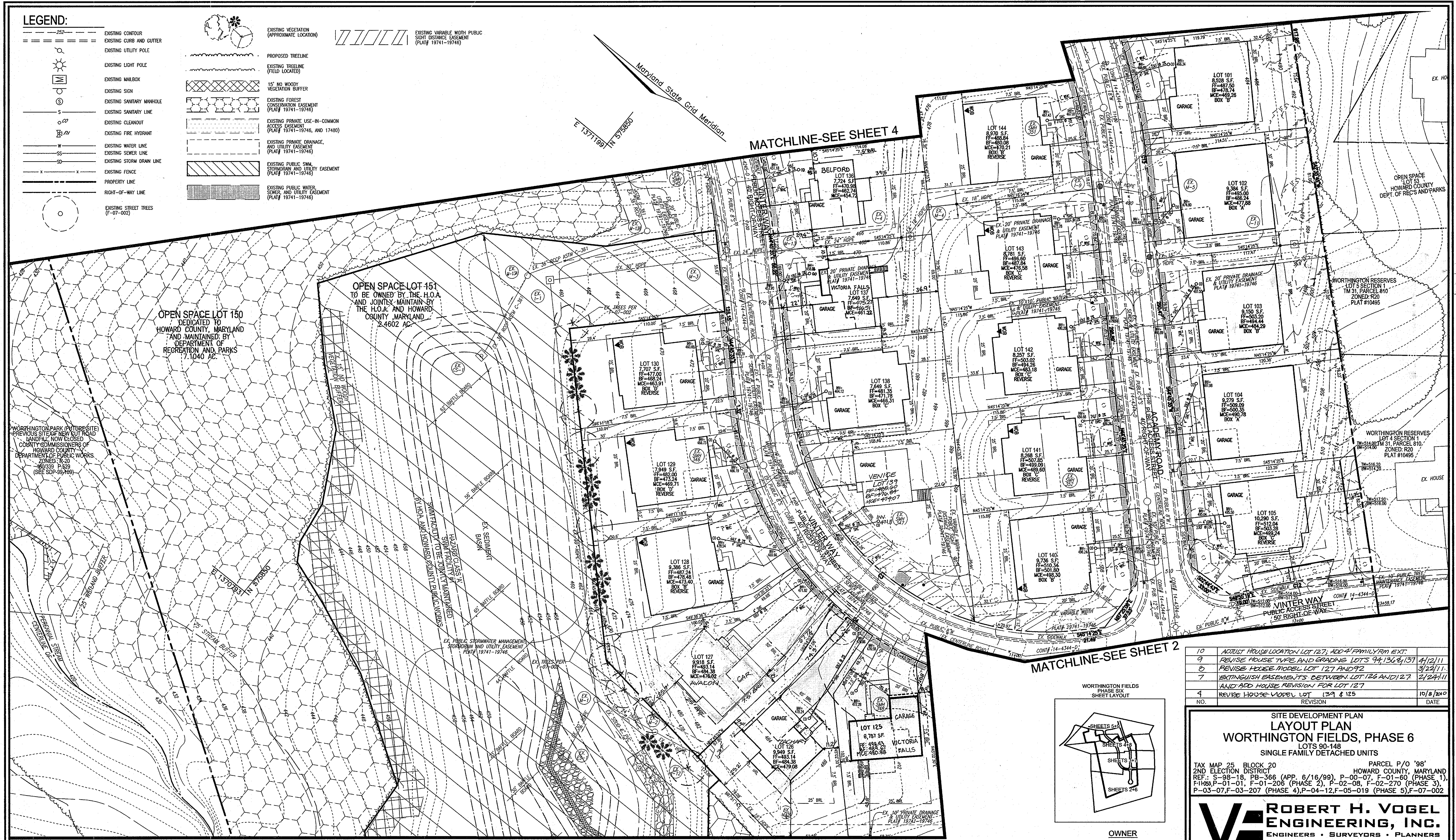
[Signature] 9/2/09
 DIRECTOR, DEP. DATE: 9/2/09

LAYOUT PLAN
 SCALE: 1"=30'

* PER AA CASE NO. 10-09, APPROVED MAY 6, 2010 - LOT 110
 A. SECTION 107.02-14 (C)(2) TO REDUCE REQUIRED 20' FRONT
 STRUCTURE SETBACK TO 10'-4" (C)(1)
 B. SECTION 107.02-14 (C)(2) TO REDUCE REQUIRED 50' STRUCTURE
 SETBACK FROM PROJECT BOUNDARY TO 24'-2" (A)(3)(2)

LEGEND:

- 252 --- EXISTING CONTOUR
- --- EXISTING CURB AND GUTTER
- --- EXISTING UTILITY POLE
- --- EXISTING LIGHT POLE
- --- EXISTING MAILBOX
- --- EXISTING SIGN
- --- EXISTING SANITARY MANHOLE
- --- EXISTING SANITARY LINE
- --- EXISTING CLEANOUT
- --- EXISTING FIRE HYDRANT
- --- EXISTING WATER LINE
- --- EXISTING SEWER LINE
- --- EXISTING STORM DRAIN LINE
- --- EXISTING FENCE
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- --- EXISTING STREET TREES (F-07-002)
- --- EXISTING VEGETATION (APPROXIMATE LOCATION)
- --- PROPOSED TREELINE
- --- EXISTING TREELINE (FIELD LOCATED)
- --- 15' NO WOODY VEGETATION BUFFER
- --- EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
- --- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
- --- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
- --- EXISTING PUBLIC SWM, STORMDRAIN AND UTILITY EASEMENT (PLAT# 19741-19746)
- --- EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT# 19741-19746)
- --- EXISTING VARIABLE WIDTH PUBLIC RIGHT DISTANCE EASEMENT (PLAT# 19741-19746)



OPEN SPACE LOT 150
DEDICATED TO
HOWARD COUNTY, MARYLAND
AND MAINTAINED BY
DEPARTMENT OF
RECREATION AND PARKS
17,1040 AC

OPEN SPACE LOT 151
TO BE OWNED BY THE H.O.A.
AND JOINTLY MAINTAINED BY
THE H.O.A. AND HOWARD
COUNTY, MARYLAND
2,4602 AC

WORTHINGTON PARK (PAST RESITE)
PREVIOUS SITE OF NEW CUT ROAD
UNOFFICIALLY NOW CLOSED
COUNTY COMMISSIONERS OF
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
ZONED: R-20
600339 P.529
(SEE SDP-99-109)

MATCHLINE-SEE SHEET 2

LAYOUT PLAN
SCALE: 1"=30'

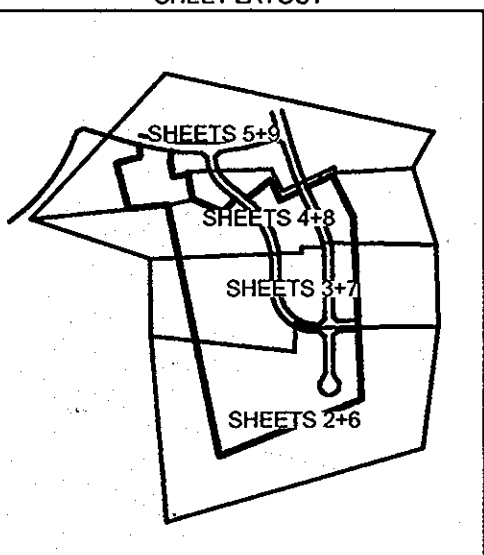
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/23/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/24/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 9/22/09
DIRECTOR, DEP. DATE

MATCHLINE-SEE SHEET 2



OWNER
LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MD 21042
ATTN: MR DONALD R REUWER
(410) 480-9105

DEVELOPER
RYAN HOMES
6085 MARSHALEE DRIVE
ELK RIDGE, MARYLAND 21075
ATTN: JOHN LEWIS
(410) 796-0980

MATCHLINE-SEE SHEET 4

NO.	REVISION	DATE
10	ACROSS HOUSE LOCATION LOT 127; ADD 4' FAMILY RM EXT.	
9	REVISE HOUSE TYPE AND GRADING LOTS 94, 136 & 137	4/12/11
8	REVISE HOUSE MODEL LOT 127 AND 92	3/22/11
7	EXTINGUISH EASEMENTS BETWEEN LOT 126 AND 127	2/24/11
6	LAND ADD HOUSE REVISION FOR LOT 127	
4	REVISE HOUSE MODEL LOT 139 & 125	10/8/2000

**SITE DEVELOPMENT PLAN
LAYOUT PLAN
WORTHINGTON FIELDS, PHASE 6**
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
F-1083, F-01-01, F-01-208 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RJ
DRAWN BY: JMR/XG
CHECKED BY: RHW
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DAILY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 18193
EXPIRATION DATE: 09-27-2010

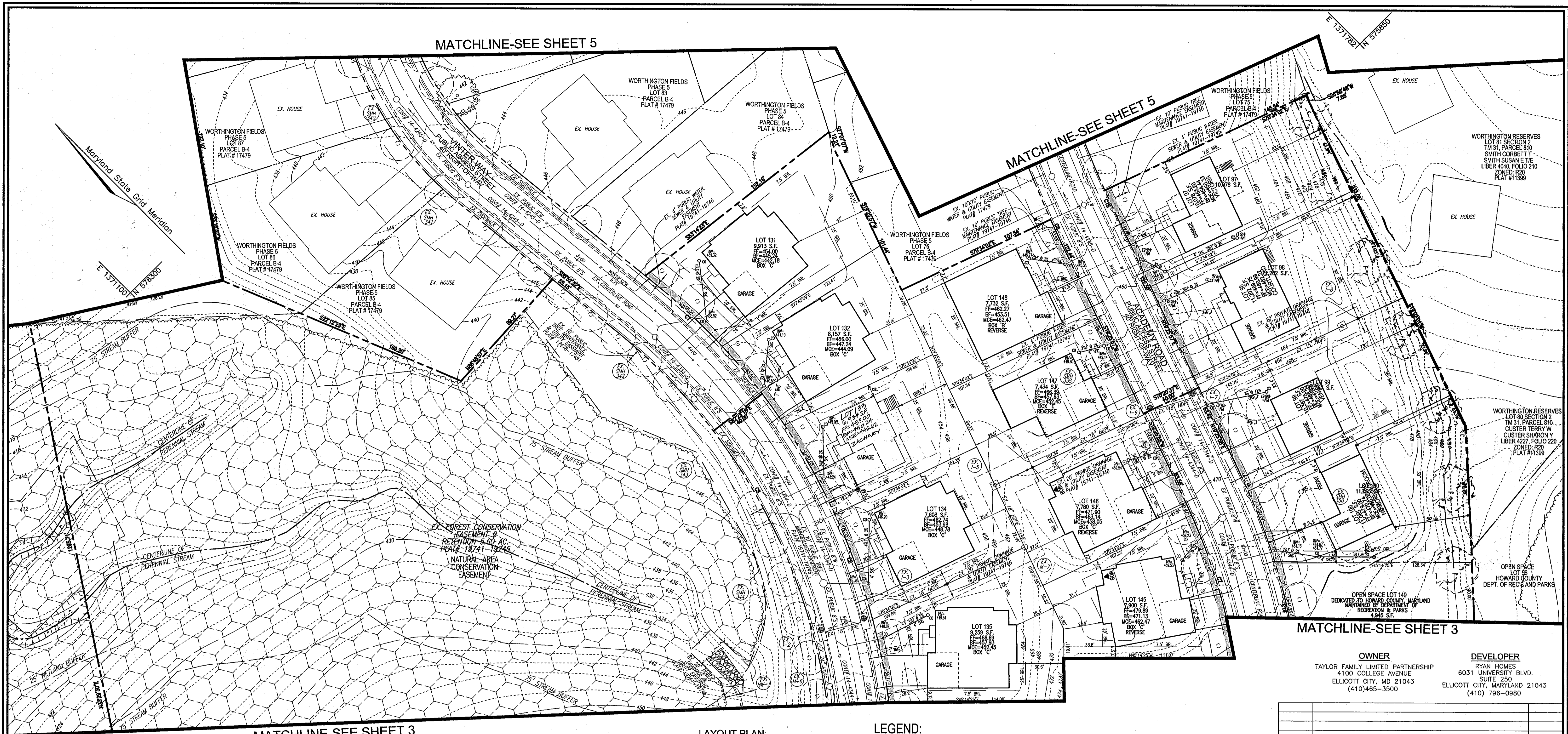
3 SHEET OF 13

MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 5

MATCHLINE-SEE SHEET 3

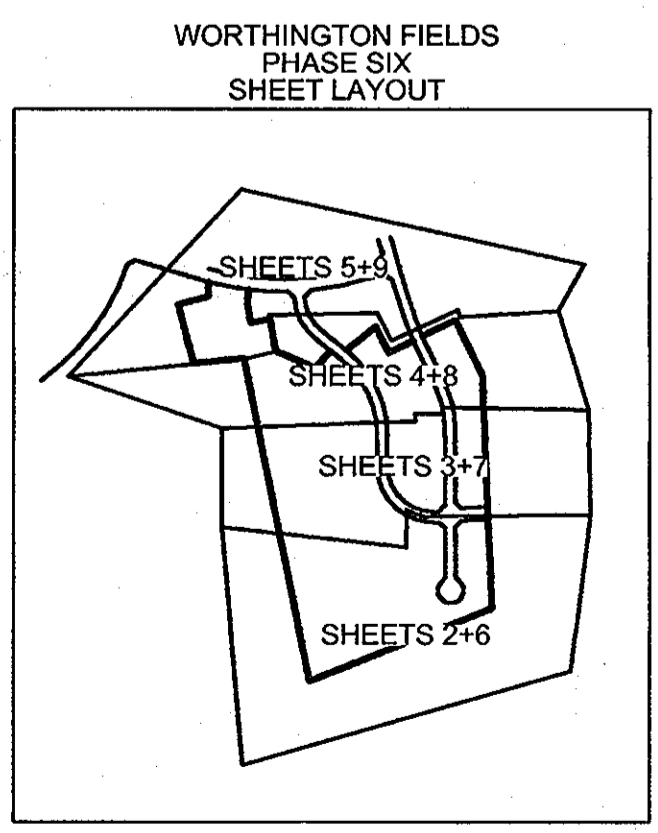
MATCHLINE-SEE SHEET 3



LAYOUT PLAN
SCALE: 1"=30'

LEGEND:

- 252 --- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- ☀ EXISTING LIGHT POLE
- ☐ EXISTING MAILBOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- S — EXISTING SANITARY LINE
- C — EXISTING CLEANOUT
- H — EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- X — EXISTING FENCE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-07-002)
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- — — — — PROPOSED TREELINE
- — — — — EXISTING TREELINE (FIELD LOCATED)
- — — — — 15' NO WOODY VEGETATION BUFFER
- — — — — EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
- — — — — EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
- — — — — EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
- — — — — EXISTING PUBLIC SWM, STORMDRAIN AND UTILITY EASEMENT (PLAT# 19741-19746)
- — — — — EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT (PLAT# 19741-19746)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John V. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/23/09

David ...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 9/24/09

Dennis ...
DIRECTOR, DEP.
DATE: 9/24/09

OWNER: TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410)465-3500

DEVELOPER: RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0980

NO.	REVISION	DATE
1	REVISE HOUSE MODEL LOT 133 TO ZACHARY	10/8/2010
3	REVISE HOUSE BOX ON LOT 133 TO VICTORIA FALLS	8/21/10

SITE DEVELOPMENT PLAN
LAYOUT PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

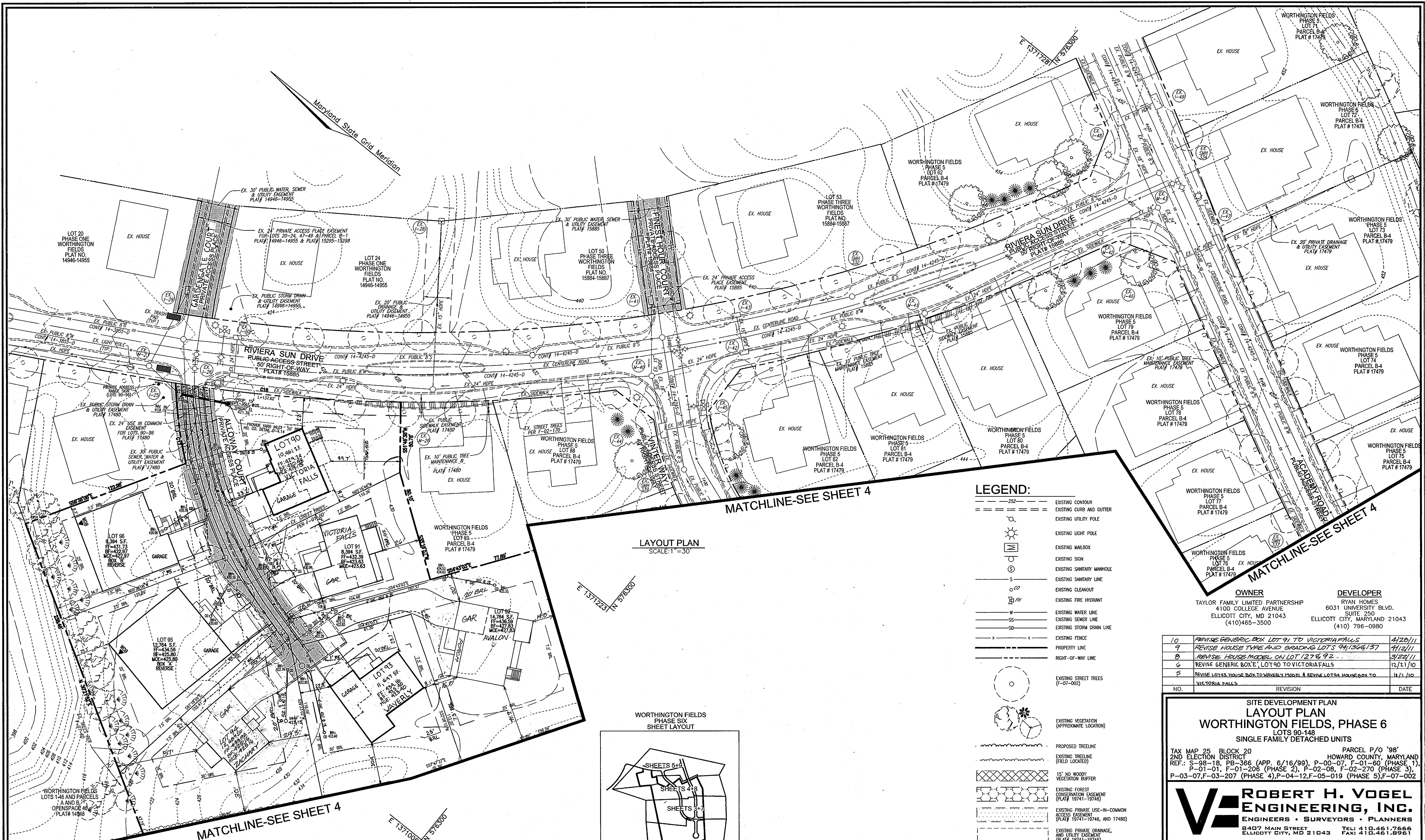
TAX MAP 25 BLOCK 20 PARCEL P/O '98'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
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ELLCOTT CITY, MD 21043 FAX: 410.461.6966

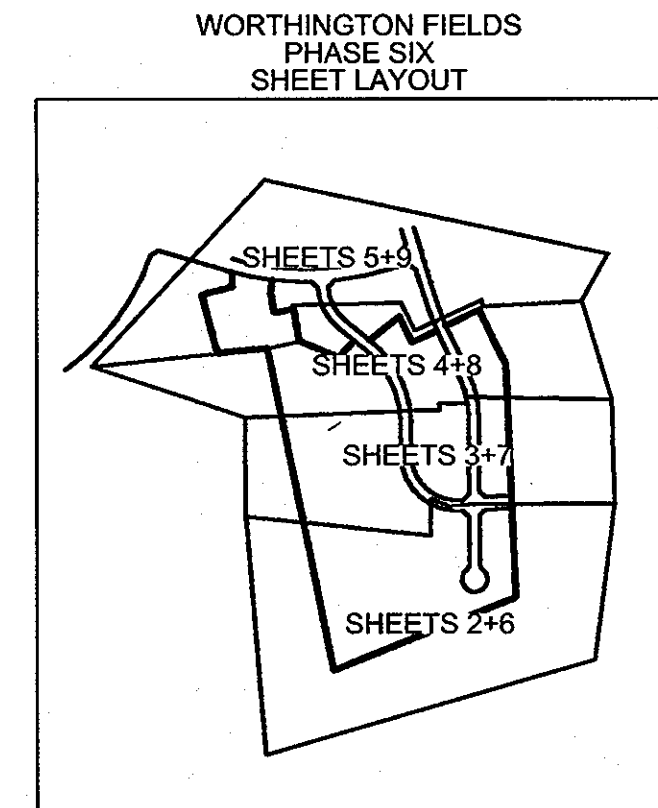
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DESIGN BY: RJ
DRAWN BY: JMR/KG
CHECKED BY: RHY
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

4 SHEET OF 13



LAYOUT PLAN
SCALE: 1"=30'



WORTHINGTON FIELDS
PHASE SIX
SHEET LAYOUT

LEGEND:

- EXISTING CONTOUR
- - - EXISTING CURB AND CHUTTER
- - - EXISTING UTILITY POLE
- ☀ EXISTING LIGHT POLE
- ☐ EXISTING MAILBOX
- ⊙ EXISTING SIGN
- ⊙ EXISTING SANITARY MANHOLE
- - - EXISTING SANITARY LINE
- - - EXISTING CLEANOUT
- ⊙ EXISTING FIRE HYDRANT
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE
- - - EXISTING STORM DRAIN LINE
- - - EXISTING FENCE
- - - PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- EXISTING STREET TREES (7'-0" TO 10'-0")
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- PROPOSED TREE LINE
- EXISTING TREE LINE (FIELD LOCATED)
- 15' NO WOODY VEGETATION BUFFER
- EXISTING FOREST CONSERVATION EASEMENT (PLAT # 19741-19746)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT # 19741-19746, AND 17480)
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT # 19741-19746)
- EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT # 19741-19746)
- EXISTING PUBLIC SIDEWALK EASEMENT (PLAT # 17480)

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410)465-3500

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0980

NO.	REVISION	DATE
10	REVISE GENERIC BOX LOT 91 TO VICTORIA FALLS	4/28/11
9	REVISE HOUSE TYPE AND GRADING LOTS 94, 130, 137	4/12/11
8	REVISE HOUSE MODEL ON LOT 127, 92, 92	3/22/11
6	REVISE GENERIC BOX, LOT 90 TO VICTORIA FALLS	12/21/10
5	REVISE LOTS 93 HOUSE BOX TO VICTORIA MODEL & REVISE LOT 94 HOUSE BOX TO VICTORIA MODEL	11/11/10
NO.	VICTORIA FALLS	

SITE DEVELOPMENT PLAN
LAYOUT PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-386 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-208 (PHASE 2), P-02-08, F-02-070 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16192
EXPIRATION DATE: 09-27-2010

DESIGN BY: _____
DRAWN BY: JMR/KG
CHECKED BY: RHW
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/23/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/24/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 9/24/09
DIRECTOR, DEP. DATE



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING STREET TREES (F-07-002)
	EXISTING VEGETATION (APPROXIMATE LOCATION)
	PROPOSED TREE LINE (FIELD LOCATED)
	EXISTING TREE LINE (FIELD LOCATED)
	15' NO WOODY VEGETATION BUFFER
	EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
	EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
	EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
	EXISTING PUBLIC SWIM, STORAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
	EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT (PLAT# 19741-19746)
	EROSION CONTROL MATTING
	STABILIZED CONSTRUCTION ENTRANCE
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	INLET PROTECTION
	AS SHOWN ON F-07-002 TO REMAIN
	AS SHOWN ON F-07-002 TO REMAIN
	Bc3 SOIL
	MgB2 SOIL

OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410)465-3500

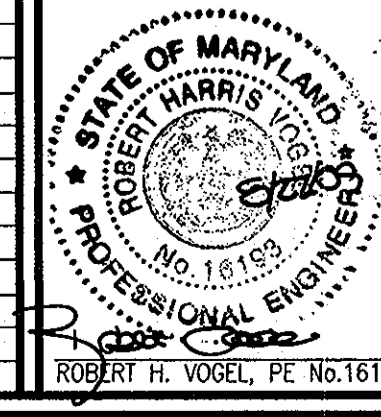
DEVELOPER
 RYAN HOMES
 6031 UNIVERSITY BLVD.
 SUITE 250
 ELLICOTT CITY, MARYLAND 21043
 (410) 786-0980

NO.	REVISION	DATE
12	ADD ASPHALT PATH	6/19/12
11	REVISE SWALE AND INLET LOCATION	1/10/12
10	REVISE HOUSE MODEL ON LOT 110 (BELFORD)	4/20/11
4	REVISE HOUSE MODELS AND REVISE GRADING FOR LOTS 116, 123, 125, 133 & 134	10/8/2010

**SITE DEVELOPMENT PLAN
 GRADING, SEDIMENT & EROSION CONTROL PLAN
 WORTHINGTON FIELDS, PHASE 6**
 LOTS 90-148
 SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-06 (PHASE 1),
 F-01-01, F-01-208 (PHASE 2), F-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

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 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 09-27-2010

DESIGN BY: _____/RJ
 DRAWN BY: JMR/RJ
 CHECKED BY: RHW
 DATE: AUGUST 2009
 SCALE: AS SHOWN
 W.O. NO.: 99-11

6 SHEET OF 13

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
AcC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
Bc3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
Bd2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
Bd3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
Bf	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
Cb2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
Cb3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
Cb2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MiC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, 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
Me	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
MsD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WaB	WACHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

LAYOUT PLAN
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/23/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 9/24/09
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

[Signature] 9/23/09
 DIRECTOR, DEP.
 DATE

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

BY THE DEVELOPER:
 "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] 6-28-09
 SIGNATURE OF DEVELOPER DATE

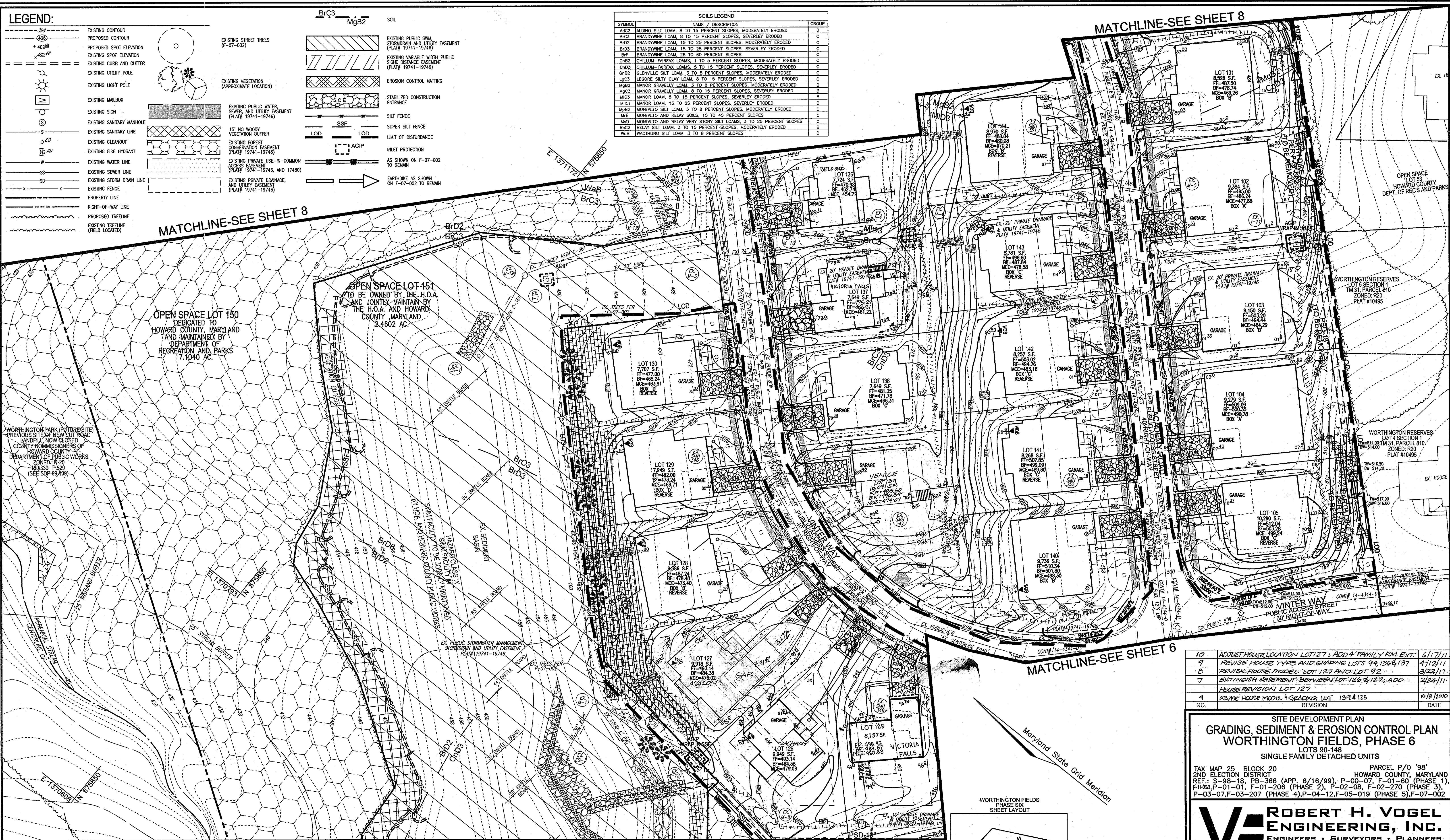
BY THE ENGINEER:
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
[Signature] 8/27/09
 SIGNATURE OF ENGINEER DATE

LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- + 402.58 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING TREELINE
- EXISTING TREELINE (FIELD LOCATED)

- BrC3 MgB2 SOIL
- EXISTING PUBLIC SWM, STORMDRAIN AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT (PLAT# 19741-19746)
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- AS SHOWN ON F-07-002 TO REMAIN
- EARTHDIKE AS SHOWN ON F-07-002 TO REMAIN

SYMBOL	NAME / DESCRIPTION	GROUP
BrC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
ChB2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
GlB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LcC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MgD3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MnB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MnC3	MONTALTO SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MnD3	MONTALTO AND RELAY SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
WgB2	WACHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D



MATCHLINE-SEE SHEET 8

MATCHLINE-SEE SHEET 8

MATCHLINE-SEE SHEET 6

MATCHLINE-SEE SHEET 6

LAYOUT PLAN
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/2/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 9/2/09
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 9/2/09
DIRECTOR, DEP.

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

[Signature] 9/9/09
HOWARD S.C.D.

BY THE DEVELOPER:

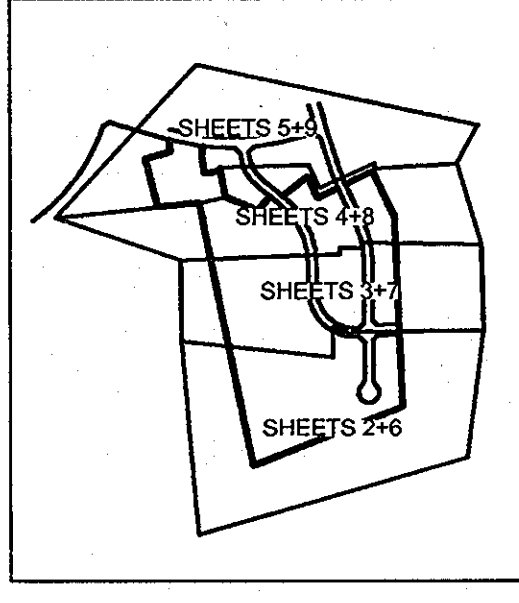
"I" WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 8-18-09
SIGNATURE OF DEVELOPER

BY THE ENGINEER:

"I" CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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] 8/27/09
SIGNATURE OF ENGINEER



OWNER
LAND DESIGN & DEVELOPMENT
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MD 21042
ATTN: MR DONALD R REUWER
(410) 480-9105

DEVELOPER
RYAN HOMES
6085 MARSHALEE DRIVE
ELKRIDGE, MARYLAND 21075
ATTN: JOHN LEWIS
(410) 796-0980

NO.	REVISION	DATE
10	ADJUST HOUSE LOCATION LOT 127; ADD 4' FAMILY RM. EXT.	6/17/11
9	REVISE HOUSE TYPE AND GRADING LOTS 94, 136 & 137	4/12/11
8	REVISE HOUSE MODEL LOT 127 AND LOT 92	3/22/11
7	EXTINGUISH BASEMENT BETWEEN LOT 126 & 127; ADD HOUSE REVISION LOT 127	2/24/11
4	REVISE HOUSE MODEL; GRADING LOT 139 & 125	10/18/2010

**SITE DEVELOPMENT PLAN
GRADING, SEDIMENT & EROSION CONTROL PLAN
WORTHINGTON FIELDS, PHASE 6**
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF S-98-18, PB-386 (APP. 8/16/99), P-02-07, F-01-60 (PHASE 1),
F-03-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

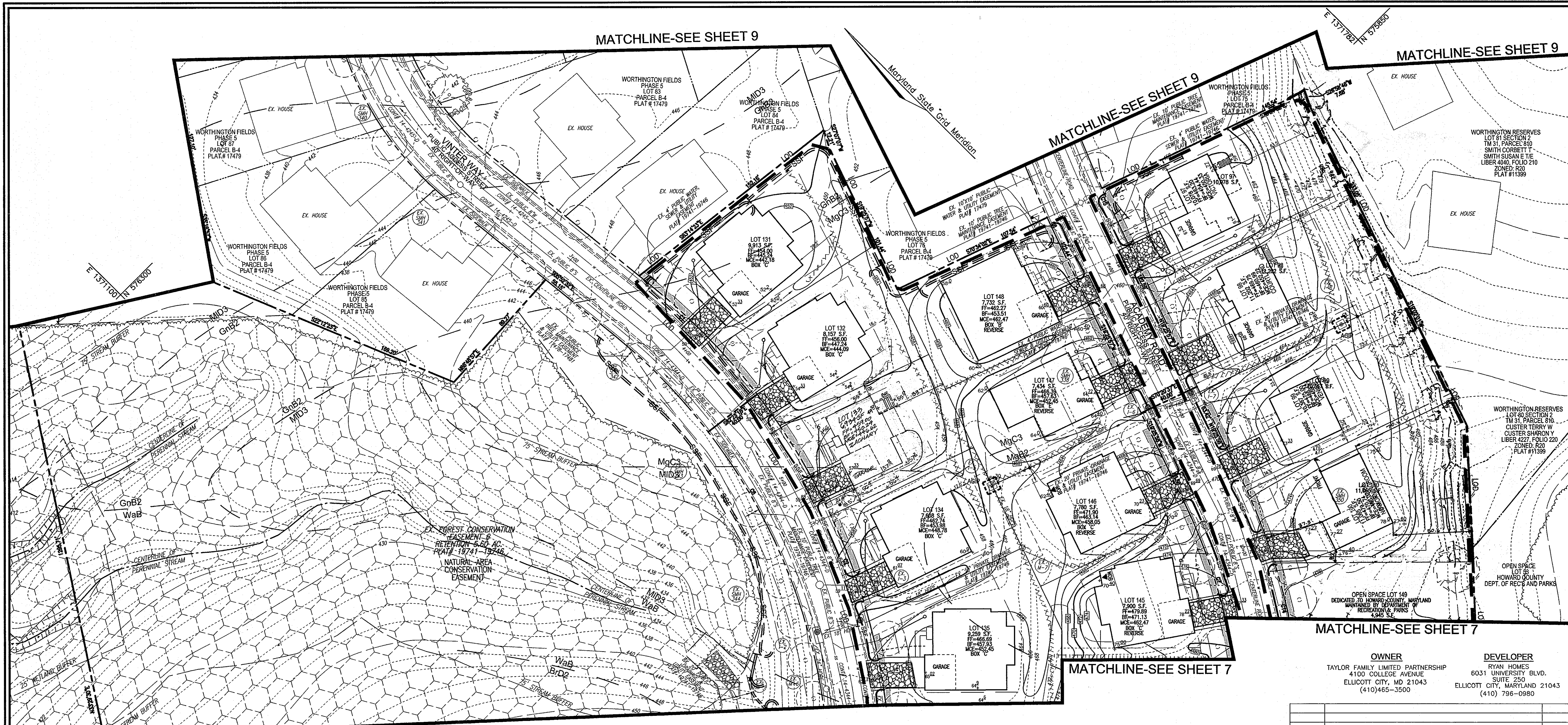
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010

DESIGN BY: RJ
DRAWN BY: JMR/KG
CHECKED BY: RHW
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

7 SHEET OF 13

MATCHLINE-SEE SHEET 9

MATCHLINE-SEE SHEET 9



MATCHLINE-SEE SHEET 7

MATCHLINE-SEE SHEET 7

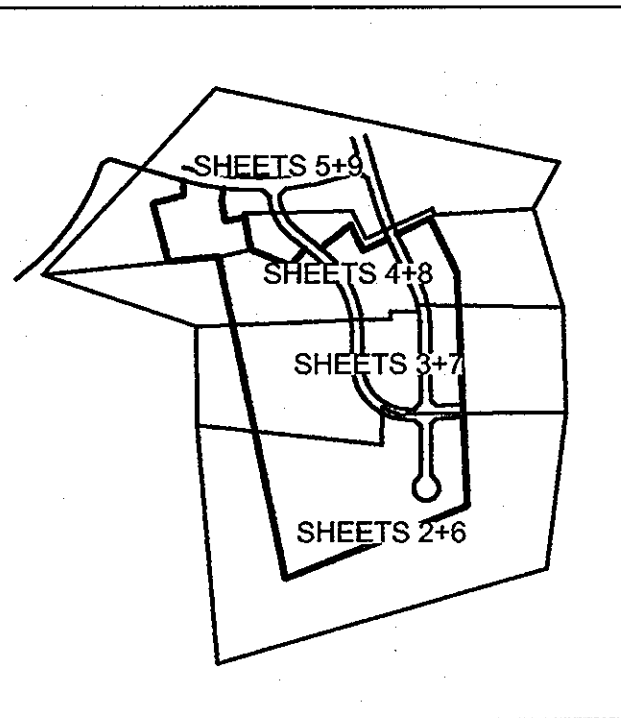
MATCHLINE-SEE SHEET 7

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELlicott CITY, MD 21043
(410)465-3500

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELlicott CITY, MARYLAND 21043
(410) 796-0980

WORTHINGTON FIELDS PHASE SIX SHEET LAYOUT

LAYOUT PLAN SCALE: 1"=30'



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
AdC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
CnB2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CnD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MiC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, 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
MpE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C
MpD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WaB	WACHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

LEGEND:

- 300 --- EXISTING CONTOUR
- 402.88 --- PROPOSED CONTOUR
- + 402.88 EXISTING SPOT ELEVATION
- x 402.88 EXISTING SPOT ELEVATION
- --- EXISTING CURB AND GUTTER
- --- EXISTING UTILITY POLE
- --- EXISTING LIGHT POLE
- --- EXISTING MAILBOX
- --- EXISTING SIGN
- --- EXISTING SANITARY MANHOLE
- --- EXISTING SANITARY LINE
- --- EXISTING CLEANOUT
- --- EXISTING FIRE HYDRANT
- --- EXISTING WATER LINE
- --- EXISTING SEWER LINE
- --- EXISTING STORM DRAIN LINE
- --- EXISTING FENCE
- --- PROPERTY LINE
- --- RIGHT-OF-WAY LINE
- --- INLET PROTECTION
- --- AS SHOWN ON F-07-002 TO REMAIN
- --- EARTHWORK AS SHOWN ON F-07-002 TO REMAIN
- EXISTING STREET TREES (F-07-002)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- --- PROPOSED TREELINE
- --- EXISTING TREELINE (FIELD LOCATED)
- --- EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
- --- EXISTING PRIVATE DRAINAGE, SEWER AND UTILITY EASEMENT (PLAT# 19741-19746)
- --- EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT (PLAT# 19741-19746)
- BrC3 MgB2 SOIL
- --- EROSION CONTROL MATTING
- --- STABILIZED CONSTRUCTION ENTRANCE
- --- SILT FENCE
- --- SUPER SILT FENCE
- --- LIMIT OF DISTURBANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John L. Rattson 9/2/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Hunter 9/2/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Thomas J. Suttle 9/2/09
DIRECTOR, DEP. DATE

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

John L. Rattson 9/19/09
HOWARD S.C.D. DATE

BY THE DEVELOPER:

"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."

John L. Rattson 8-18-09
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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."

John L. Rattson 8/27/09
SIGNATURE OF ENGINEER DATE

NO.	REVISION	DATE
4	REVISE HOUSE MODEL LOT 133 TO ZACHARY	10/9/2008
3	REVISE HOUSE BOX LOT 135 TO VICTORIA FALLS	8/21/10

SITE DEVELOPMENT PLAN
GRADING, SEDIMENT & EROSION CONTROL PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

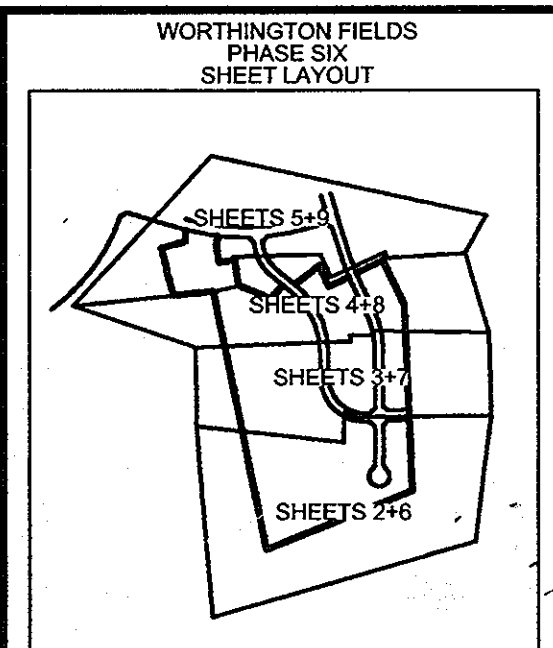
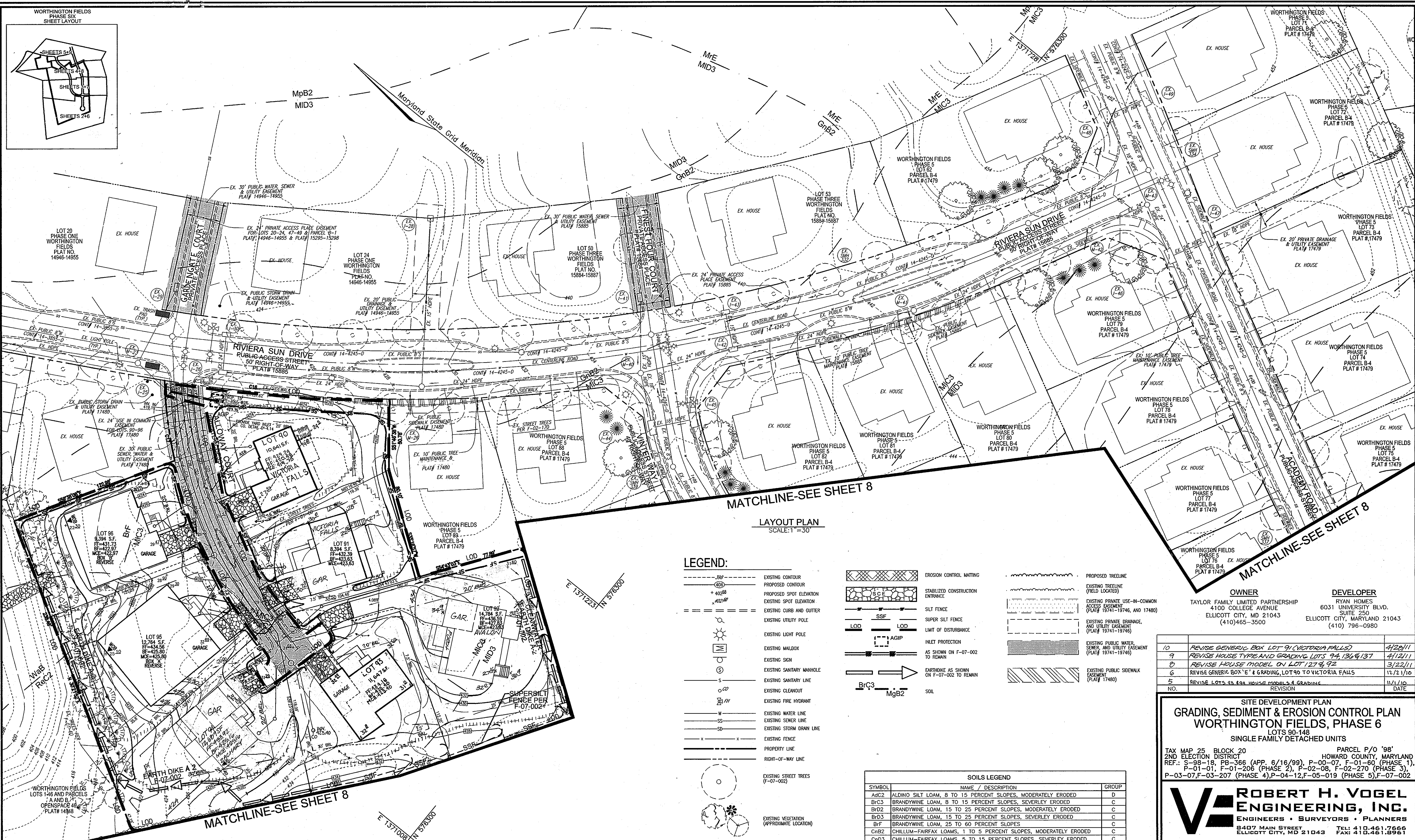
TAX MAP 25 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF.: S-98-18, PB-366 (APP. 6/16/98) P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELlicott CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183 EXPIRATION DATE: 09-27-2010

DESIGN BY: R.J.
DRAWN BY: JMR/KG
CHECKED BY: RHW
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

8 SHEET OF 13



LAYOUT PLAN
SCALE: 1"=30'

LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-07-002)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- INLET PROTECTION
- AS SHOWN ON F-07-002 TO REMAIN
- EARTHSHAKE AS SHOWN ON F-07-002 TO REMAIN
- PROPOSED TREELINE (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC SIDEWALK (PLAT# 17480)

SYMBOL	NAME / DESCRIPTION	GROUP
AdC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
BcC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BdD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C
CbB2	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CdD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
GbB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MqC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MiC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MnD3	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
MdD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WbB	WACHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELLICOTT CITY, MD 21043
(410)465-3500

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLICOTT CITY, MARYLAND 21043
(410) 796-0980

NO.	REVISION	DATE
10	REVISE GENERIC BOX LOT 91 (VICTORIA FALLS)	4/28/11
9	REVISE HOUSE TYPE AND GRADING LOTS 94, 136, 9/137	4/12/11
8	REVISE HOUSE MODEL ON LOT 127, 9, 92	3/22/11
6	REVISE GENERIC BOX 'E' & GRADING LOT 90 TO VICTORIA FALLS	12/21/10
5	REVISE LOT'S 93, 94, 99A HOUSE MODEL'S & GRADING	11/11/10
	REVISION	DATE

**SITE DEVELOPMENT PLAN
GRADING, SEDIMENT & EROSION CONTROL PLAN
WORTHINGTON FIELDS, PHASE 6**
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ
DRAWN BY: JM/R/KG
CHECKED BY: RHY
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DAILY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 16183
EXPIRATION DATE: 09-27-2010

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/23/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/24/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 9/24/09
DIRECTOR, DEP. DATE

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

[Signature] 9/19/09
HOWARD S.C.D. DATE

BY THE DEVELOPER:

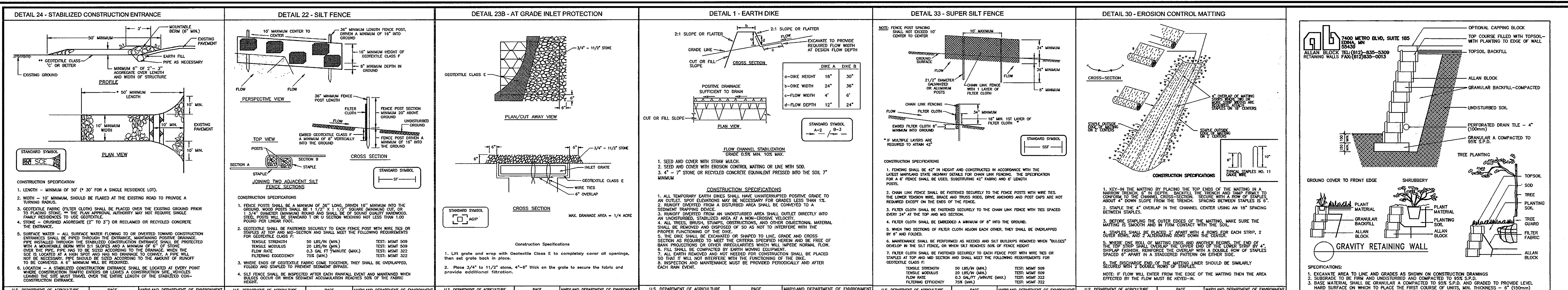
I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 8-18-09
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

*I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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] 8/20/09
SIGNATURE OF ENGINEER DATE



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. INLETS 1-11, 1-12 & 1-15 TO BE WRAPPED WITH SSF FOR ADDITIONAL INLET PROTECTION. (5 DAYS)
- INSPECT SEDIMENT CONTROL MEASURES FROM F-07-002 TO REMAIN AS NOTED ON SDP. REPAIR AS NEEDED. (1 DAY)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1" HIGHER OR 0.2" LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- INSTALL LANDSCAPE RETAINING WALLS (LESS THAN 3' HIGH). (1 WEEK)
- INSTALL PERIMETER LANDSCAPING FOR LOTS 90, 105, 106, 123, 140. (1 DAY)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-TERM VEGETATION IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREPARED: APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 IBS/1000 SQ. FT.) AND 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO 1 THRU JULY 31. SEED WITH 60 IBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 IBS/ACRE (.05 IBS/1000 SQ. FT.) OF WEEPING LOUPOGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION 1: TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION 2: USE SOE. OPTION 3: SEED WITH 60 IBS/ACRE KENTUCKY 30 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.
- MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 IBS/1000 SQ. FT.) OF UNROTTED STRAW GRASS 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 SLOPE 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

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RE-DISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: APPLY 600 IBS/ACRE 10-10-10 FERTILIZER (14 IBS/1000 SQ. FT.). SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 IBS/1000 SQ. FT.). FOR THE PERIOD MAY 1 - AUGUST 14, SEED WITH 3 IBS/ACRE OF WEEPING LOUPOGRASS (0.1 IBS/1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 - FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOE. MULCHING: APPLY 1-1/2 TO 2 TONS/ACRE (70 TO 90 IBS/1000 SQ. FT.) OF UNROTTED WEEF-FREE, SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPE 8 FT. OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING. REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

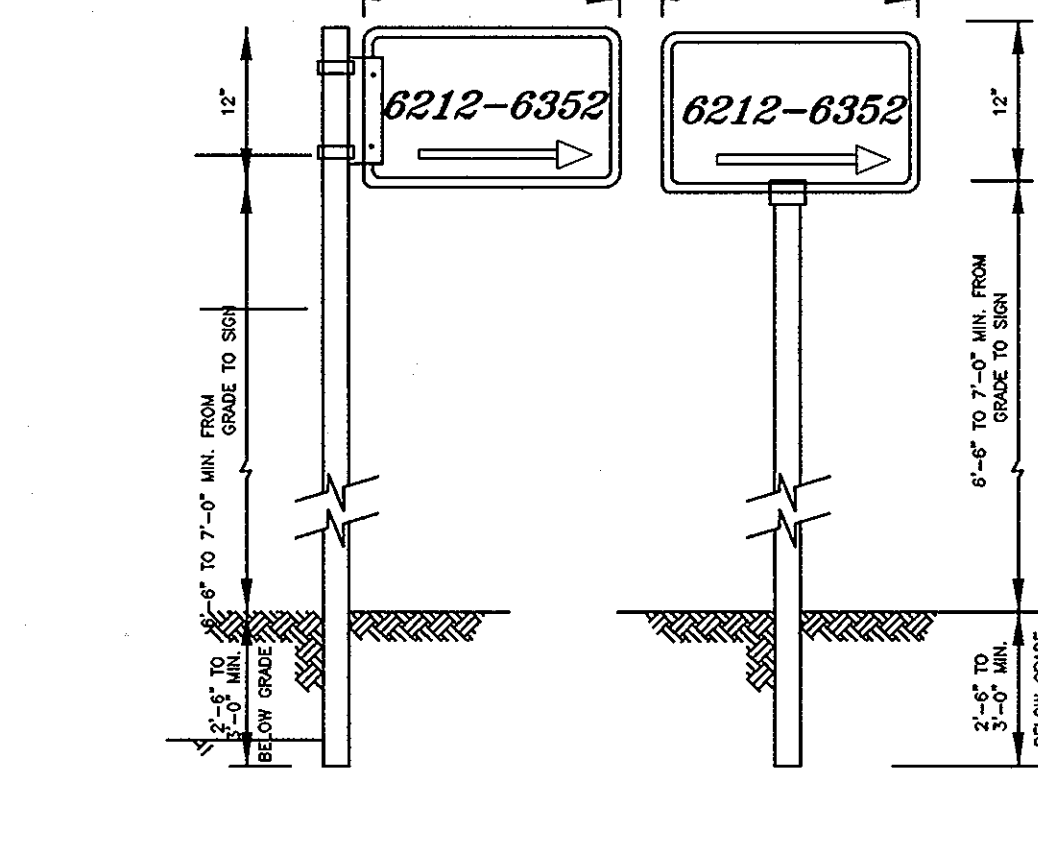
- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - 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.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - NO SOE 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.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". TOPSOILING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING 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.
 - 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 SEEDING APPLICATION.
 - ALTERNATIVE TO PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A pH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (410-313-1880).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOE, TEMPORARY SEEDING, AND MULCHING (SEC. 6). TEMPORARY STABILIZATION MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA	12.92 Acres
AREA DISTURBED	15.18 Acres
AREA TO BE ROOFED OR PAVED	6.478 Acres
AREA TO BE VEGETATIVELY STABILIZED	6.44 Acres
TOTAL CUT	12,300 CY
TOTAL FILL	12,300 CY
WASTE/BORROW LOCATION	
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- TO BE DETERMINED BY CONTRACTOR WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

SIGN DETAIL AND INSTALLATION DETAIL



NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
SEDIMENT AND EROSION CONTROL NOTES & DETAILS
WORTHINGTON FIELDS, PHASE 6**

LOTS 90-148
SINGLE FAMILY DETACHED UNITS
TAX MAP 25, BLOCK 20
2ND ELECTION DISTRICT
PARCEL P/O '98'
HOWARD COUNTY, MARYLAND
REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-01, F-01-208 (PHASE 2), F-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLIOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE 09-27-2010.

DESIGN BY: / RJ
DRAWN BY: / JMR/KG
CHECKED BY: / RHV
DATE: / AUGUST 2009
SCALE: / AS SHOWN
W.O. NO.: / 99-11

10 SHEET OF 13
SDP-09-056

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE: 9/22/09
DATE: 9/24/09
DATE: 9/24/09

BY THE DEVELOPER:
DATE: 9/19/09
DATE: 9/18/09

BY THE ENGINEER:
DATE: 9/21/09

ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED ON PRIVATE ROADS SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

FOR THE SIGN PLACEMENT IN THE PUBLIC ROW, SIGN SHALL BE FABRICATED IN THE COUNTY SIGN SHOP AT THE EXPENSE OF THE DEVELOPER.

LANDSCAPE SCHEDULE NOTE:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANY SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRO PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
3. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
4. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH LAND MATERIALS AND BENCHES, FENCES & WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN APPLICABLE REGULATIONS, ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
5. AT THE TIME OF INSTALLMENT, ALL SHRUBS & OTHER PLANTINGS HEREWITH LISTED & APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW & APPROVAL FROM THE DEPARTMENT OF PLANNING & ZONING. ANY DEVIATION FROM THIS APPROVAL LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
6. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
7. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE ZONE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

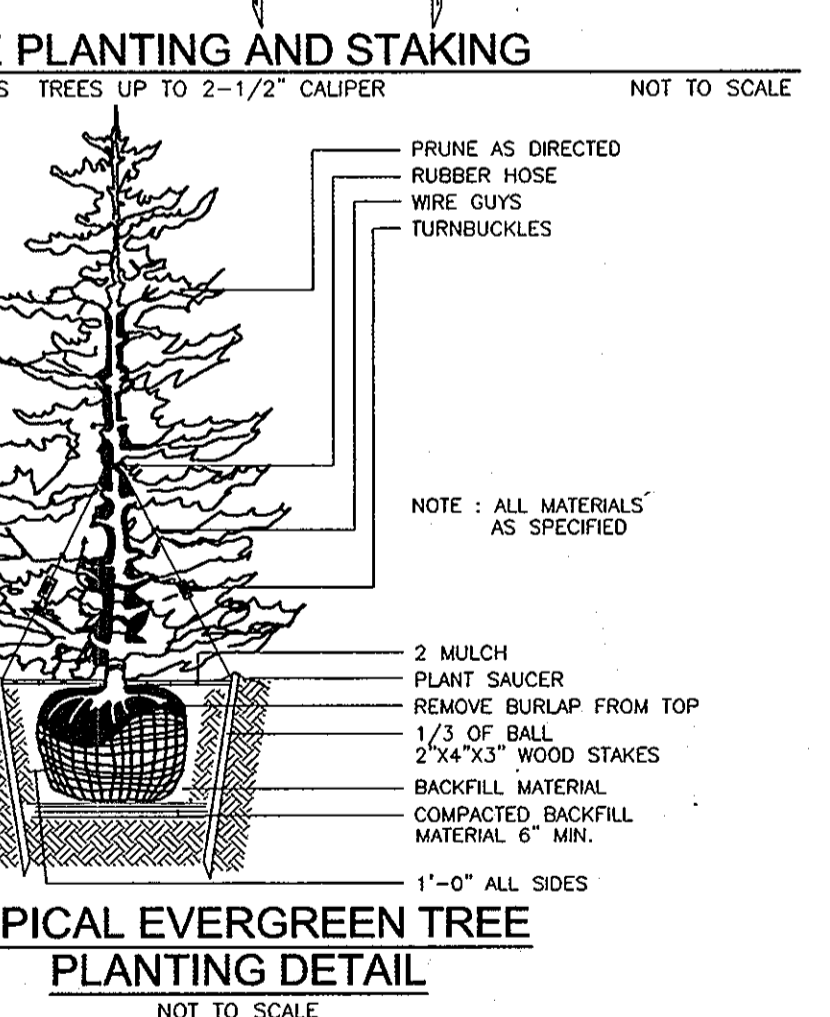
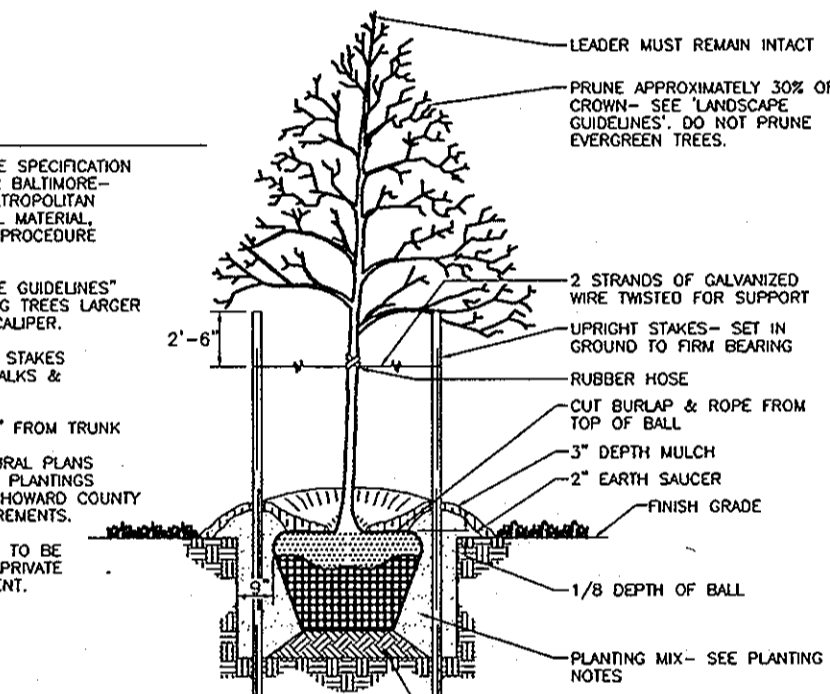
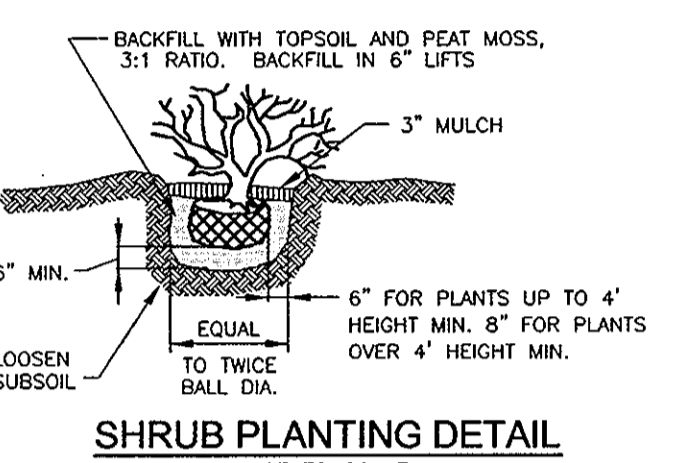
B.G. & E. NOTE:

1. THERE IS NO BGE WIREZONE ON THIS SITE.

MATCHLINE-SEE SHEET 12

LEGEND:

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ==== EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- ☀ EXISTING LIGHT POLE
- ☒ EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- W EXISTING WATER LINE
- SS EXISTING SEWER LINE
- SD EXISTING STORM DRAIN LINE
- - - EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-07-02)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- PROPOSED TREES
- PROPOSED TREELINE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
- EXISTING PRIVATE DRAINAGE, AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC SWM, STORMDRAIN AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING VARIABLE WIDTH PUBLIC RIGHT DISTANCE EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT# 19741-19746)



- NOTES:**
1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR WILDOURNS WASHINGTON METROPOLITAN AREA" FOR ALL MATERIAL PRODUCT AND PROCEDURE SPECIFICATIONS.
 2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
 3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BOUNDARIES.
 4. KEEP MARCH 1" FROM TRUNK.
 5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
 6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWER EASEMENT.

BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER

8-28-09
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

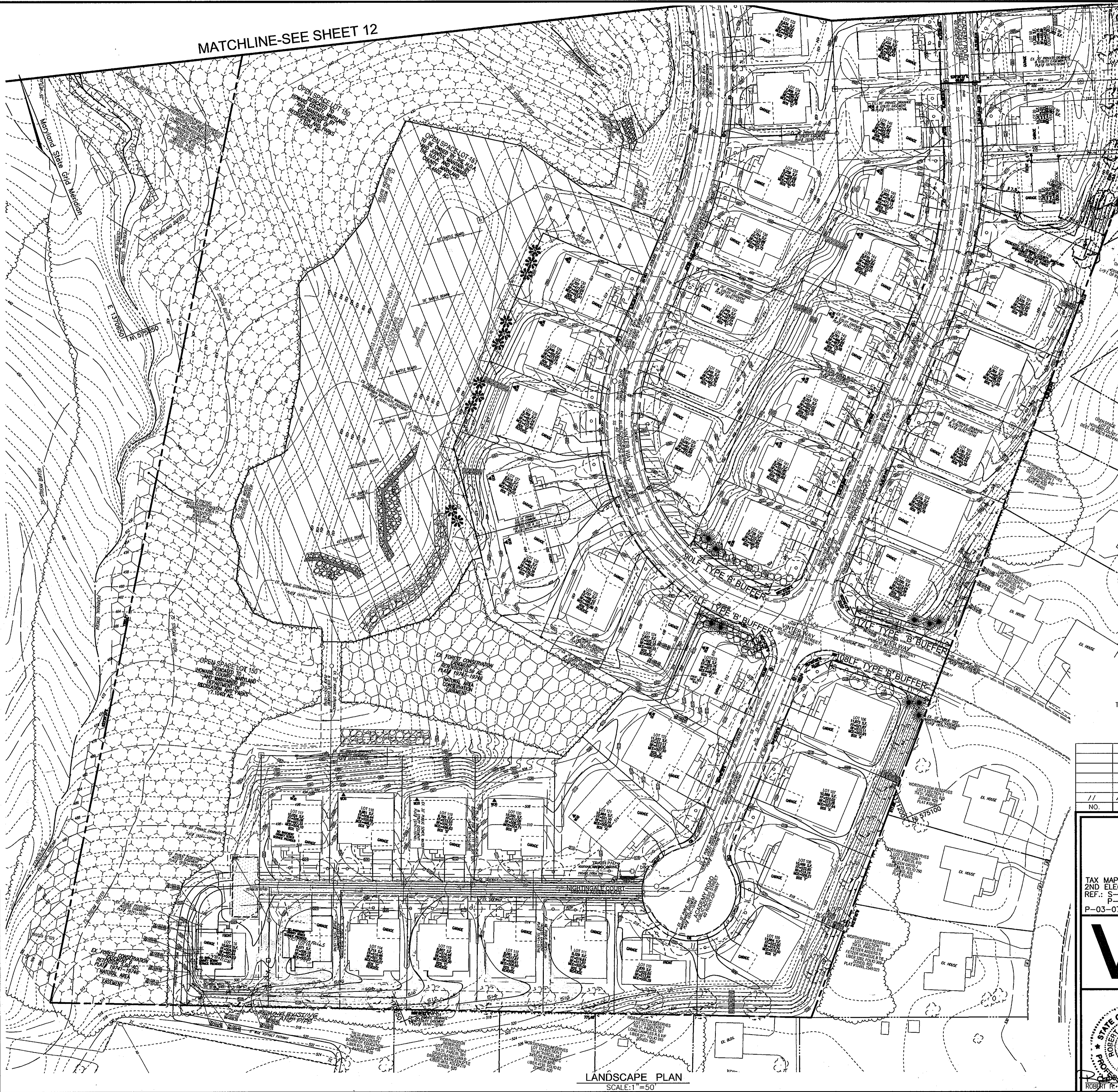
CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR, DEP.

9/23/09
DATE

9/23/09
DATE

9/24/09
DATE



OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410)465-3500

DEVELOPER
RYAN HOMES
6031 UNIVERSITY BLVD.
SUITE 250
ELLCOTT CITY, MARYLAND 21043
(410) 796-0980

NO.	REVISION	DATE
11	REVISE SWALE AND INLET LOCATION	11/01/12

**SITE DEVELOPMENT PLAN
LANDSCAPE PLAN AND DETAILS
WORTHINGTON FIELDS, PHASE 6**

LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-216 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5), F-07-002

**ROBERT H. VOGEL
ENGINEERING, INC.**

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183 EXPIRATION DATE: 09-27-2010

DESIGN BY: RJ
DRAWN BY: JMR/KG
CHECKED BY: RHV
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

11 SHEET OF 13



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING STREET TREES (F-07-002)
- EXISTING VEGETATION (APPROXIMATE LOCATION)
- PROPOSED PLANTS
- PROPOSED TREELINE
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FOREST CONSERVATION EASEMENT (PLAT# 19741-19746)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT# 19741-19746, AND 17480)
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT (PLAT# 19741-19746)
- EXISTING PUBLIC SIDEWALK EASEMENT (PLAT# 17480)

MATCHLINE-SEE SHEET 11

MATCHLINE-SEE SHEET 11

LANDSCAPE PLAN
SCALE: 1"=50'

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DEVELOPER
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NO.	REVISION	DATE

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SIGNATURE OF DEVELOPER: *[Signature]* DATE: 8-18-09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 9/23/09

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 9/24/09

DIRECTOR, DEP.: *[Signature]* DATE: 9/24/09

TRASH PAD LANDSCAPING SCHEDULE

QUAN.	TRASH PAD LOCATION
6	AT USE-IN-COMMON DRIVE FOR LOT 90-96
4	AT USE-IN-COMMON DRIVE FOR LOT 111-120

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL SHALL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$5,550.00 FOR THE REQUIRED TOTAL OF 7 SHADE TREES, 13 EVERGREEN TREES AND 50 SHRUBS.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
+	7	ACER CAMPESTRE HEDGE MAPLE	2 1/2"-3" CAL.	B & B
☀	13	ARBORVITAE TECHNY THUJA OCCIDENTALIS 'TECHNY' JAPANESE YEW	6'-8" HT.	B & B
☀	40	TAXUS CUSPIDATA 'NANA/DWARF' JAPANESE YEW	18"-24" SP	B & B
○	10	JUNIPERUS CHINENSIS 'PITZERIANA COMPACTA/COMPACT PRITZER JUNIPER	2 1/2" HT.	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS				
	LOT 90	LOT 105	LOT 106	LOT 123	LOT 140
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5
LANDSCAPE TYPE	A	B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	138'	117'	108'	75'	90'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED					
SHADE TREES 1:50	1:50 3	1:50 2	1:50 2	1:50 2	1:50 2
EVERGREEN TREES 1:40	1:40 3	1:40 3	1:40 3	1:40 2	1:40 2
SHRUBS 1:4	-	-	-	-	-
NUMBER OF PLANTS PROVIDED					
SHADE TREES	3	2	2	-	-
EVERGREEN TREES	3	3	3	2	2
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	*20	*20
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					

* SHRUBS HAVE BEEN PROVIDED IN PLACE OF (4) SHADE TREES ON LOTS 123 & 140 DUE TO SIGHT DISTANCE EASEMENT ALONG THE PERIMETER AND TO ALLOW FOR CLEAR VISIBILITY OF THE INTERSECTION AT WINTER WAY AND ACADEMY ROAD.

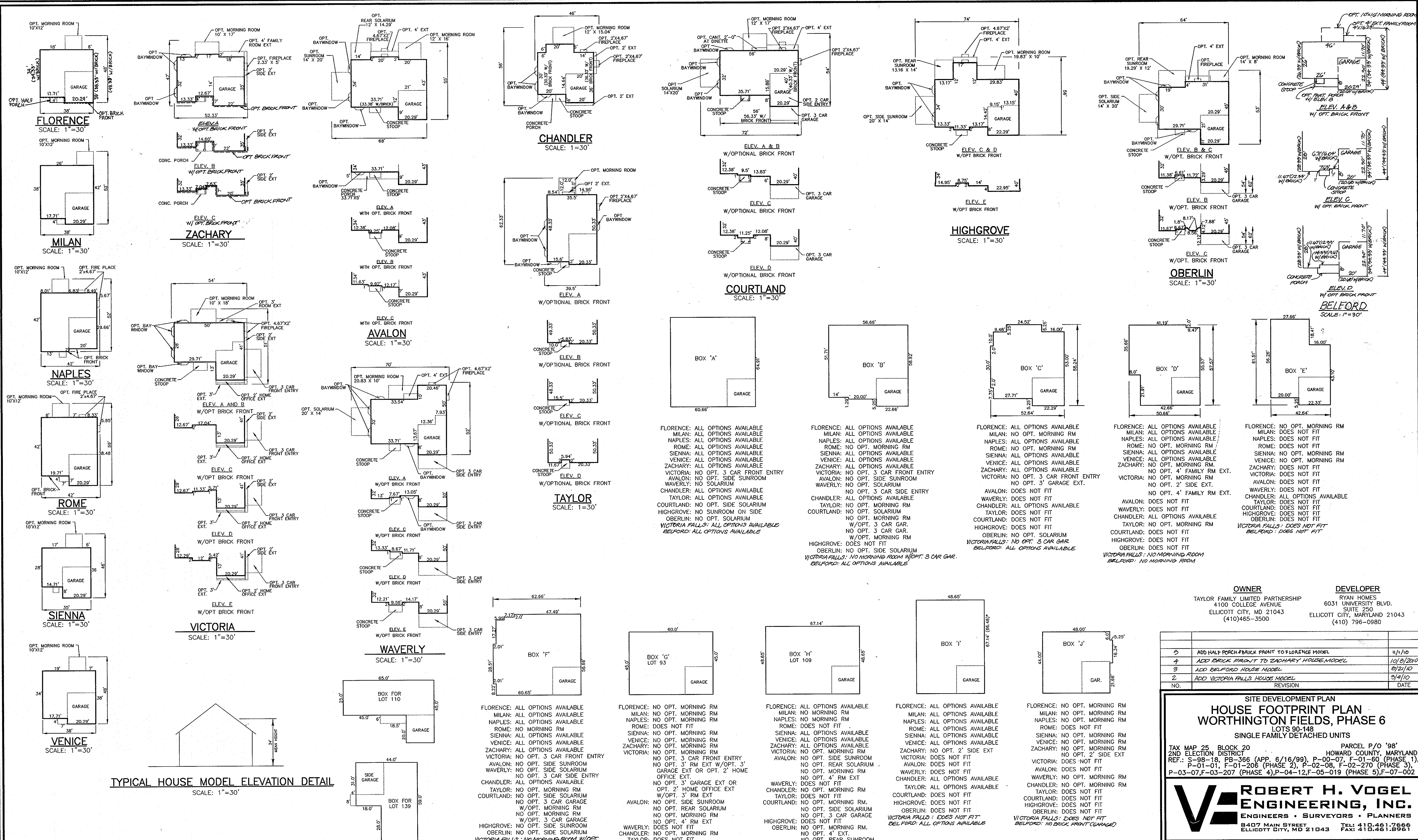
**SITE DEVELOPMENT PLAN
LANDSCAPE PLAN AND DETAILS
WORTHINGTON FIELDS, PHASE 6**
LOTS 90-148
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
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DESIGN BY: RJ
DRAWN BY: JMR/KG
CHECKED BY: RHY
DATE: AUGUST 2009
SCALE: AS SHOWN
W.O. NO.: 99-11

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010



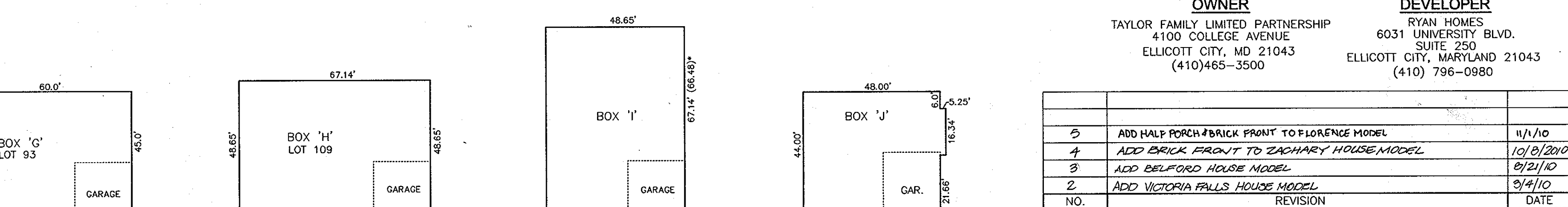
FLORENCE: ALL OPTIONS AVAILABLE
MILAN: ALL OPTIONS AVAILABLE
NAPLES: ALL OPTIONS AVAILABLE
ROME: ALL OPTIONS AVAILABLE
SIENNA: ALL OPTIONS AVAILABLE
ZACHARY: ALL OPTIONS AVAILABLE
AVALON: NO OPT. 3 CAR FRONT ENTRY
WAVERLY: NO SOLARIUM
CHANDLER: ALL OPTIONS AVAILABLE
COURTLAND: NO OPT. SIDE SOLARIUM
HIGHGROVE: NO SUNROOM ON SIDE
OBERLIN: NO OPT. SOLARIUM
VICTORIA FALLS: ALL OPTIONS AVAILABLE
BELFORD: ALL OPTIONS AVAILABLE

FLORENCE: ALL OPTIONS AVAILABLE
MILAN: ALL OPTIONS AVAILABLE
NAPLES: ALL OPTIONS AVAILABLE
ROME: NO OPT. MORNING RM
SIENNA: ALL OPTIONS AVAILABLE
ZACHARY: ALL OPTIONS AVAILABLE
AVALON: NO OPT. SIDE SUNROOM
WAVERLY: NO OPT. 3 CAR GAR.
CHANDLER: ALL OPTIONS AVAILABLE
COURTLAND: NO OPT. MORNING RM
HIGHGROVE: DOES NOT FIT
OBERLIN: NO OPT. SOLARIUM
VICTORIA FALLS: NO OPT. 3 CAR GAR.
BELFORD: ALL OPTIONS AVAILABLE

FLORENCE: ALL OPTIONS AVAILABLE
MILAN: NO OPT. MORNING RM
NAPLES: ALL OPTIONS AVAILABLE
ROME: NO OPT. MORNING RM
SIENNA: ALL OPTIONS AVAILABLE
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BELFORD: ALL OPTIONS AVAILABLE

FLORENCE: ALL OPTIONS AVAILABLE
MILAN: ALL OPTIONS AVAILABLE
NAPLES: ALL OPTIONS AVAILABLE
ROME: NO OPT. MORNING RM
SIENNA: ALL OPTIONS AVAILABLE
ZACHARY: NO OPT. MORNING RM
AVALON: NO OPT. 4 FAMILY RM EXT.
WAVERLY: DOES NOT FIT
CHANDLER: ALL OPTIONS AVAILABLE
COURTLAND: DOES NOT FIT
HIGHGROVE: DOES NOT FIT
OBERLIN: DOES NOT FIT
VICTORIA FALLS: NO OPT. 3 CAR GAR.
BELFORD: NO MORNING ROOM

FLORENCE: NO OPT. MORNING RM
MILAN: DOES NOT FIT
NAPLES: DOES NOT FIT
ROME: DOES NOT FIT
SIENNA: NO OPT. MORNING RM
ZACHARY: DOES NOT FIT
AVALON: DOES NOT FIT
WAVERLY: DOES NOT FIT
CHANDLER: ALL OPTIONS AVAILABLE
COURTLAND: DOES NOT FIT
HIGHGROVE: DOES NOT FIT
OBERLIN: DOES NOT FIT
VICTORIA FALLS: DOES NOT FIT
BELFORD: DOES NOT FIT



FLORENCE: ALL OPTIONS AVAILABLE
MILAN: ALL OPTIONS AVAILABLE
NAPLES: ALL OPTIONS AVAILABLE
ROME: DOES NOT FIT
SIENNA: ALL OPTIONS AVAILABLE
VENICE: ALL OPTIONS AVAILABLE
ZACHARY: ALL OPTIONS AVAILABLE
VICTORIA: NO OPT. MORNING RM
AVALON: NO OPT. SIDE SUNROOM
WAVERLY: NO OPT. 3 CAR GAR.
CHANDLER: ALL OPTIONS AVAILABLE
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HIGHGROVE: DOES NOT FIT
OBERLIN: DOES NOT FIT
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ROME: DOES NOT FIT
SIENNA: ALL OPTIONS AVAILABLE
VENICE: ALL OPTIONS AVAILABLE
ZACHARY: NO OPT. 2' SIDE EXT
VICTORIA: DOES NOT FIT
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FLORENCE: NO OPT. MORNING RM
MILAN: NO OPT. MORNING RM
NAPLES: NO OPT. MORNING RM
ROME: DOES NOT FIT
SIENNA: NO OPT. MORNING RM
VENICE: NO OPT. MORNING RM
ZACHARY: NO OPT. MORNING RM
AVALON: DOES NOT FIT
WAVERLY: NO OPT. MORNING RM
CHANDLER: NO OPT. MORNING RM
COURTLAND: DOES NOT FIT
HIGHGROVE: DOES NOT FIT
OBERLIN: DOES NOT FIT
VICTORIA FALLS: NO MORNING ROOM
BELFORD: NO BRICK FRONT GARAGE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/23/09

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 9/23/09

DIRECTOR, DEP.

NO.	REVISION	DATE
5	ADD HALF PORCH & BRICK FRONT TO FLORENCE MODEL	11/1/0
4	ADD BRICK FRONT TO ZACHARY HOUSE MODEL	10/8/200
3	ADD BELFORD HOUSE MODEL	8/21/0
2	ADD VICTORIA FALLS HOUSE MODEL	3/4/10

SITE DEVELOPMENT PLAN
HOUSE FOOTPRINT PLAN
WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148
 SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
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