

VICINITY MAP  
SCALE: 1"=2000'

LEGEND	
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPERTY LINE
	SOIL TYPE DIVISION LINE
	EXISTING 5 FT CONTOUR
	EXISTING 10 FT CONTOUR
	UNMITIGATED 65 dBA NOISE CONTOUR
	TREELINE

SITE DATA

LOCATION: TAX MAP 31 PARCEL 501  
 2ND ELECTION DISTRICT  
 EXISTING ZONING: R-20  
 GROSS AREA OF PARCEL: 176,854 SQ.FT. (4.06 AC)  
 AREA OF RIGHT OF WAY: 5,358 SF (.12 AC) DEDICATED TO HOWARD COUNTY  
 AREA OF FLOODPLAIN: 0.00 AC  
 AREA OF STEEP SLOPES: 0.00 AC  
 NET AREA OF PROJECT: 4.06 AC  
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 8 LOTS  
 AREA OF PROPOSED RESIDENTIAL LOTS: 150,701 SF (3.46 AC)  
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 18,000 SF  
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 LOT (LOT 5)  
 CREDITED OPEN SPACE (EXCLUDING PIPESTEM): 19,541 SF (0.45 AC)  
 NON-CREDITED OPEN SPACE: 0.00  
 AREA OF OPEN SPACE REQUIRED: 17685 SF (10% x 176,854 SF)  
 TOTAL AREA OF OPEN SPACE PROPOSED: 21,060 SF (0.48 AC)

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE : 909/664
- THE PROJECT BOUNDARY IS BASED ON A DEED PLOTTING.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON THE HOWARD COUNTY PHOTOGRAMMETRIC AERIAL TOPOGRAPHY.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY ONE POCKET POND. THE FACILITY WILL BE LOCATED ON THE OPEN SPACE LOT AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. HAZARDOUS CLASS A.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- THERE ARE NO FLOODPLAINS ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED AUGUST, 2001.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED AUGUST, 2001.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- OPEN SPACE LOT 5 WILL BE OWNED BY THE HOME OWNERS ASSOCIATION.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- A NOISE STUDY WAS PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED AUGUST, 2001.
- WAIVER TO SECTION 16.121(a)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS APPROVED 1/18/02 TO ALLOW OPEN SPACE FRONTAGE ON A PUBLIC ROAD TO BE LESS THAN 40'. (WP-02-52)
- WAIVER TO SECTION 16.120(a)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS APPROVED 1/18/02 TO ALLOW DIRECT ACCESS TO A MINOR ARTERIAL ROADWAY(MD ROUTE 103). (WP-02-52)

STORMWATER MANAGEMENT REQUIREMENTS

AREA 1: 2.8 AC.  
 EXISTING CONDITIONS W/O SWM  
 $Q_1 = 0.2 \text{ cfs}$   $Q_{10} = 3.5 \text{ cfs}$

AREA 1: 2.8 AC.  
 DEVELOPED CONDITIONS W/O SWM  
 $Q_1 = 1.7 \text{ cfs}$   $Q_{10} = 10.0 \text{ cfs}$

WQv	Cpv	Rev
2845 cf	N/A	711 cf

REQUIREMENTS ARE PRIOR TO ANY CREDITS.  
 CREDITS PROPOSED: ROOFTOP DISCONNECT(Rev & WQv), ROOFTOP RUNOFF TO DRY WELL(WQv) AND GRASS SWALES(Rev).

AREA 2: 1.5 AC.  
 EXISTING CONDITIONS W/O SWM  
 $Q_1 = 0.02 \text{ cfs}$   $Q_{10} = 0.89 \text{ cfs}$

AREA 2: 1.6 AC.  
 DEVELOPED CONDITIONS W/O SWM  
 $Q_1 = 0.9 \text{ cfs}$   $Q_{10} = 4.3 \text{ cfs}$

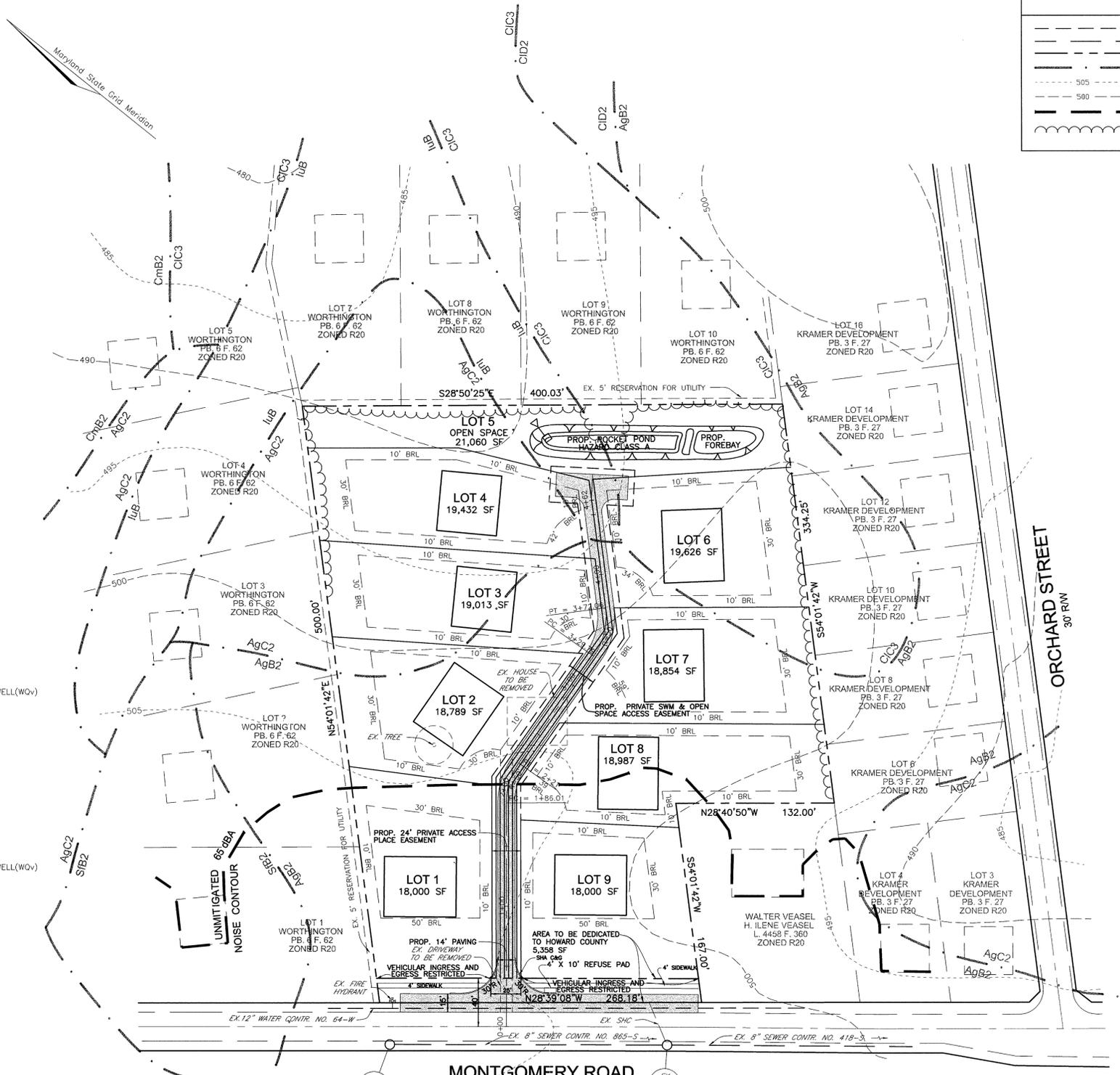
WQv	Cpv	Rev
1597 cf	N/A	415 cf

REQUIREMENTS ARE PRIOR TO ANY CREDITS.  
 CREDITS PROPOSED: ROOFTOP DISCONNECT(Rev & WQv), ROOFTOP RUNOFF TO DRY WELL(WQv) AND GRASS SWALES(Rev).

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	18789 SF	550 SF	18239 SF
3	19013 SF	1001 SF	18012 SF
4	19432 SF	1293 SF	18139 SF
5	21060 SF	1519 SF	19341 SF
6	19626 SF	1151 SF	18475 SF
7	18854 SF	770 SF	18084 SF
8	18987 SF	451 SF	18536 SF

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
AgB2	AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
CIC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	D
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	D
MB	ILUVA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	D
SIB2	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 20



MONTGOMERY ROAD  
 MD RTE. 103  
 MINOR ARTERIAL  
 EX. 40' R/W  
 PROP. 40' 1/2 R/W

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*James J. Smith*  
 PLANNING DIRECTOR  
 DATE: 3/1/02

OWNER

MARIE & CHARLES T. DEEGAN JR  
 5015 MONTGOMERY ROAD  
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER

FORTY WEST BUILDERS  
 3230 WEST BETHANY LANE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 203-9880

SKETCH PLAN  
 WORTHINGTON WEST  
 LOTS 1-9

TAX MAP 31 BLOCK 14  
 2ND ELECTION DISTRICT  
 DEED REF.: 909/664

PARCEL 501  
 HOWARD COUNTY, MARYLAND  
 Related Files: WP-02-52



FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive Columbia, Maryland 21046-2354  
 Phone: 410-290-9550 Fax: 410-720-6226  
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: JCO  
 DRAWN BY: JT  
 CHECKED BY: RHW  
 DATE: JANUARY 22, 2002  
 SCALE: 1"=50'  
 W.O. NO.: 2017158

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