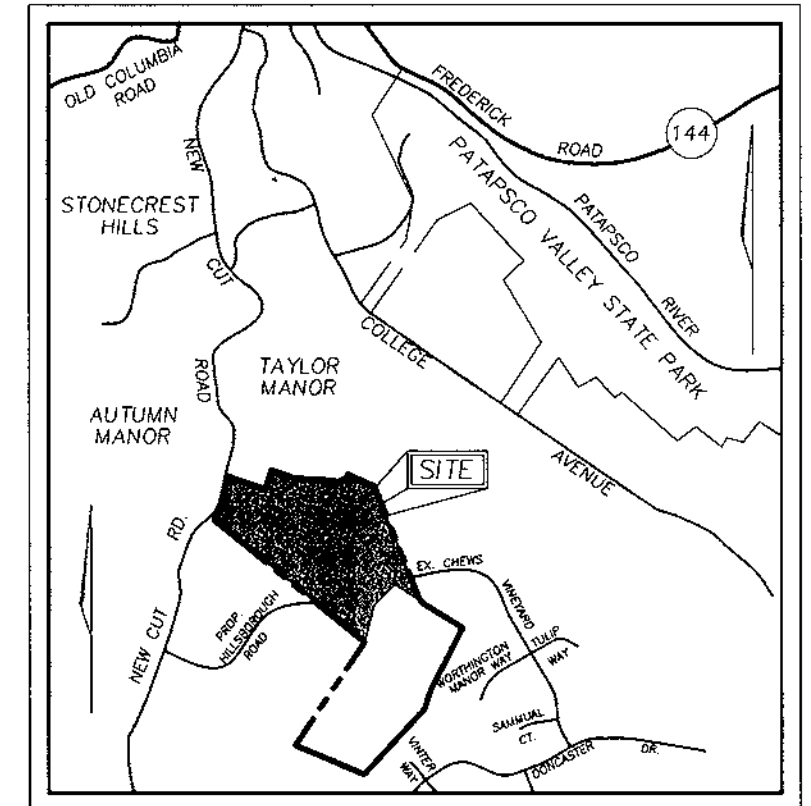


SHEET INDEX	
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
6	PRELIMINARY FOREST CONSERVATION PLAN
7	PRELIMINARY FOREST CONSERVATION PLAN

WORTHINGTON FIELDS

PHASE I LOTS 1-42 AND 145-148 AND NON-BUILDABLE PARCELS 'A' AND 'B' PRELIMINARY PLAN

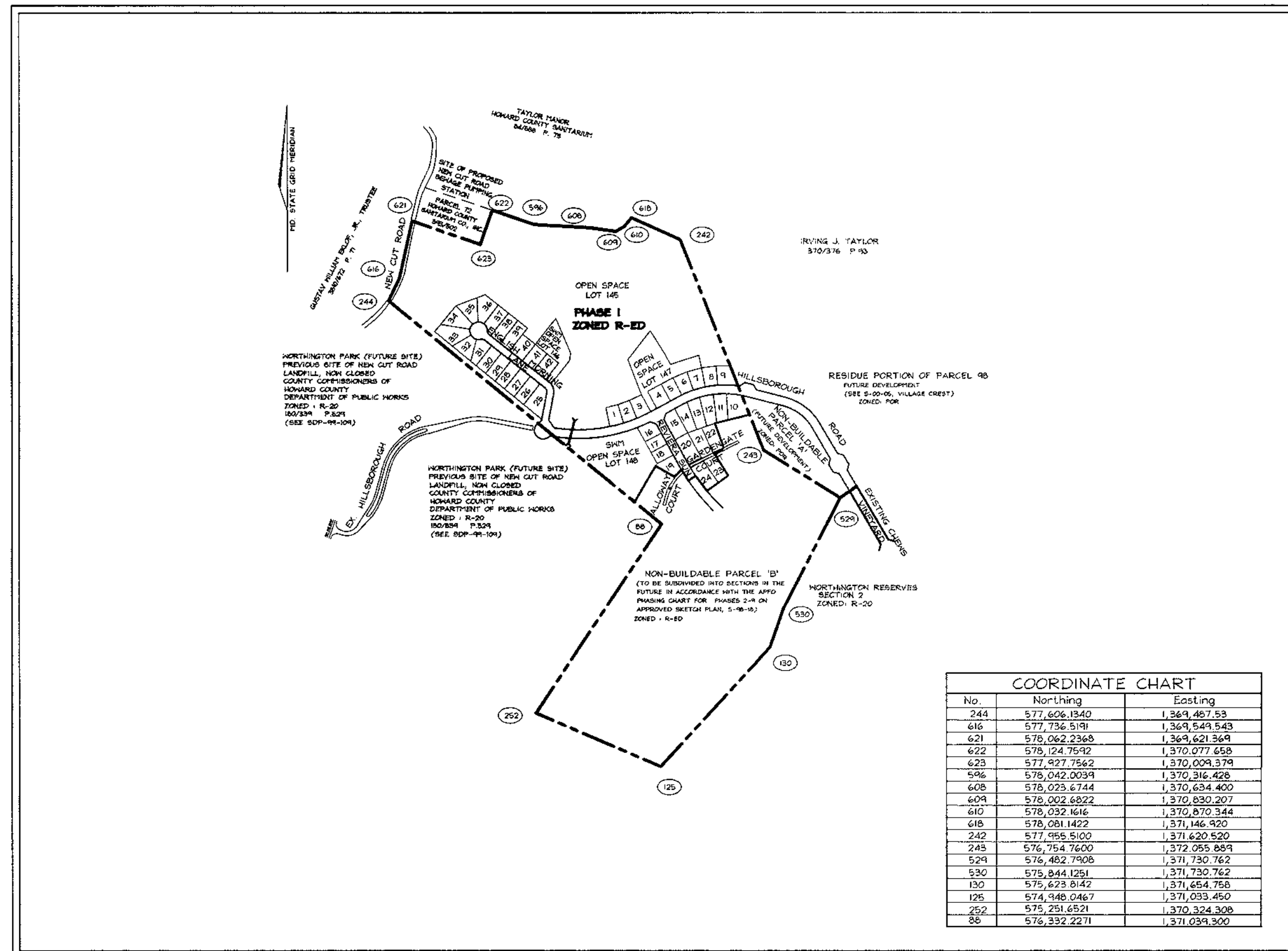
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L 370 / F 376
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 25, GRID 20 AND TAX MAP 31, GRID 2, P/O PARCEL 98
 - 2ND ELECTION DISTRICT
 - ZONING:
 - R-ED: 83.54 AC. ±
 - POR: 4.42 AC. ±
 - R-20: 0.4 AC. ±
- TOTAL PARCEL AREA: 88.10 AC. ± PHASE I: 47.86 AC. ±
NUMBER OF PROPOSED LOTS: 42 BUILDABLE, 4 OPEN SPACE, 2 NON-BUILDABLE PARCELS
APPLICABLE DPZ FILE NUMBERS: 5-98-18, PB-336
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOCO GEODETIC CONTROL STATIONS: 22R1 & 23R1
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT # 14-3160-D & #14-3375-D WILL BE EXTENDED FROM VINTER WAY AND CHEW'S VINEYARD, RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAIN TO PLANNED PUMPING STATION TO BE CONSTRUCTED BY THE DEVELOPER.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR ULTIMATE DEVELOPED CONDITION. WATER QUALITY TO BE PROVIDED BY MET POND, (POND # 1) AND EXTENDED DETENTION, (POND # 2). THE FACILITIES WILL BE HAZARD CLASS 'A'.
- WETLANDS AND STREAMS SHOWN ON THE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999.
- FLOODPLAIN SHOWN ON SITE IS BASED ON FLOODPLAIN STUDY BY VOGEL & ASSOCIATES, INC., DATED OCTOBER, 1999.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED 5-98-18.
- A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998.
- THERE ARE APPROXIMATELY 26.60 AC. OF SLOPES 15-24.99% AND 0.36 AC. OF SLOPES 25% OR GREATER ON SITE. (MIN. 20,000 S.F.)
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY DESIGN IS A PRELIMINARY DESIGN AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOTS 146, 147 & 148 ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 145 TO BE CONVEYED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED SEPTEMBER 23, 1999.
- 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:
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN 5-98-19.
 - THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- THE OWNER OF THE ADJACENT PROPERTY WHERE CHEW'S VINEYARD CONNECTS TO THE EXISTING ROAD IS ALSO OWNED BY IRVING & EDITH TAYLOR.
- RESERVE PARCELS 'A' AND 'B' ON RESERVE PARCEL 98 ARE NON-BUILDABLE PENDING FUTURE SUBDIVISION.
- ALL PROPOSED DWELLINGS SHALL BE REQUIRED TO HAVE A SUB-SURFACE VENTING SYSTEM FOR PROTECTION AGAINST RADON.



LOCATION MAP
SCALE: 1"=600'

SITE DATA

LOCATION: TAX MAPS 25 & 31, BLOCKS 20 & 2, P/O PARCEL 98
2ND ELECTION DISTRICT

EXISTING ZONING:
R-ED: 83.54 AC. ±
POR: 4.42 AC. ±
R-20: 0.4 AC. ±

TOTAL AREA OF SITE: 88.10 AC. ±
AREA OF PHASE I PLAN SUBMISSION:
R-ED: 43.31 AC. ±
POR: 4.42 AC. ±
R-20: 0.14 AC. ±
TOTAL: 47.86 AC. ±

AREA OF PROPOSED BUILDABLE LOTS: 10.24 AC. ±
AREA OF PROPOSED FLOOD RIGHT OF WAY: 3.91 AC. ± TOTAL (3.800AC. ± ONSITE)
R-ED: 5.80 AC. ±
POR: 1.17 AC. ±
R-20: 0.14 AC. ±
TOTAL: 3.91 AC. ±

OPEN SPACE TABULATIONS:
- OPEN SPACE REQUIRED: 25% (43.31 AC. x 0.25 = 10.83 AC.)
- TOTAL AREA OF PROPOSED OPEN SPACE PROVIDED: 33.45 AC. ±
- CREDITED OPEN SPACE: 33.20 AC. (76.66% OF PHASE I SUBMISSION AREA)
- SURPLUS OPEN SPACE TO BE CREDITED TO FUTURE SECTIONS: 22.37 AC.
- NON-CREDITED: 0.54 AC.
- RECREATIONAL OPEN SPACE REQUIRED = 42 LOTS x 250 S.F. = 10,500 SF (0.24 AC.)
- RECREATIONAL OPEN SPACE PROVIDED = 27,860 SF (0.64 AC.)
- SURPLUS RECREATIONAL OPEN SPACE TO BE CREDITED TO FUTURE SECTIONS = 17,360 SF (0.40 AC.)

AREA OF 100 YEAR FLOODPLAIN ON SITE: 1.70 AC. ±
AREA OF STEEP SLOPES:
- 15-24.99%: 26.60 AC. ±
- 25% OR GREATER: 0.36 AC. ±

NUMBER OF LOTS/PARCELS PROPOSED: 42 BUILDABLE, 4 OPEN SPACE, 2 NON-BUILDABLE PARCELS
LIMIT OF DISTURBANCE FOR PHASE I PLAN SUBMISSION: 19,344 AC. ± TOTAL, 16,054 AC. ± ONSITE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

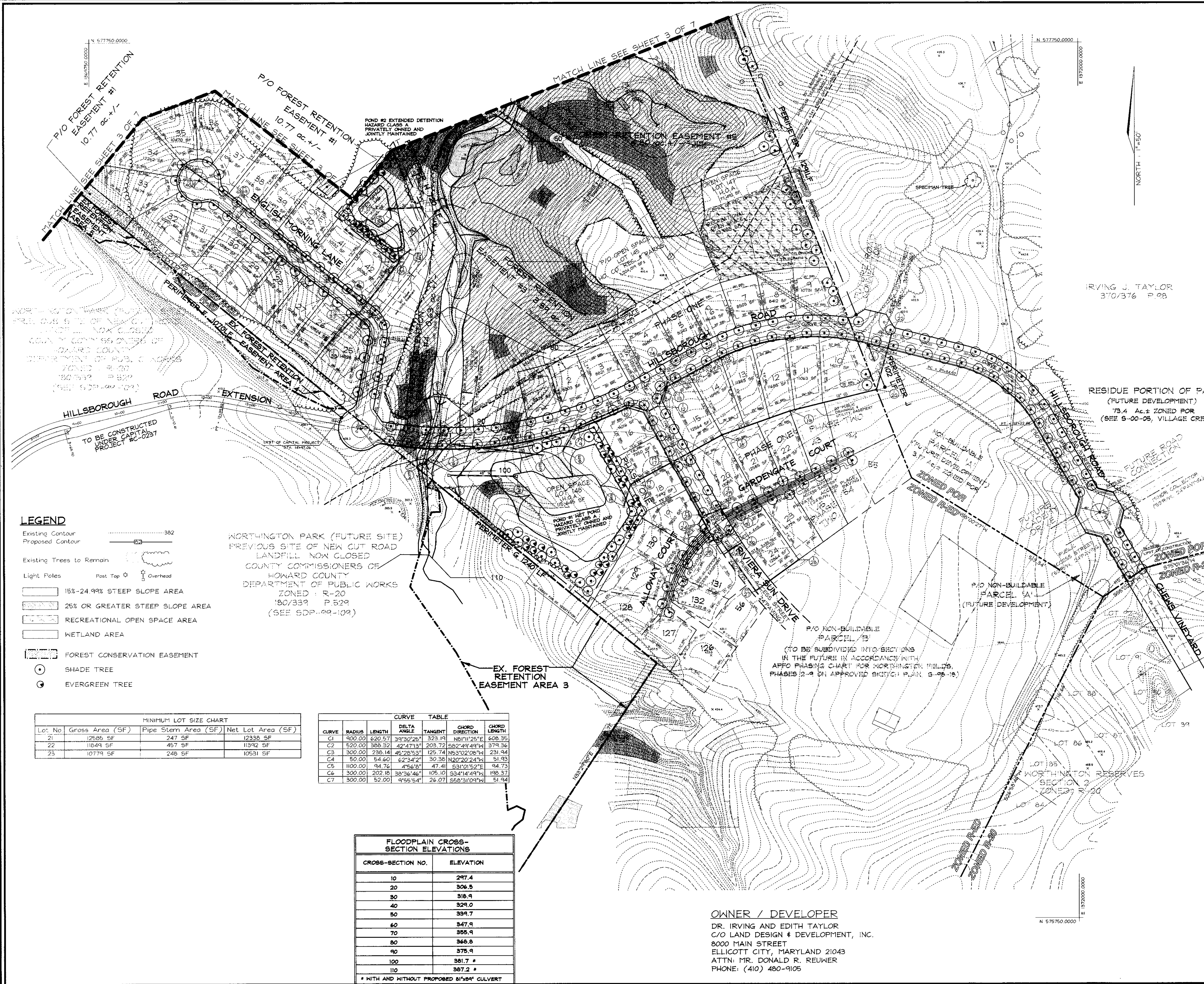
Robert H. Vogel 6/6/00
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
WORTHINGTON FIELDS
PHASE I LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'
COVER SHEET

TAX MAP #25, GRID 20 & # 31, GRID 2 P/O PARCEL '98'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.463.3986

	<p>DESIGN BY: GAH DRAWN BY: GAH CHECKED BY: RHV DATE: JAN 3, 2000 SCALE: 1"=100' W.O. NO.: 99-011</p>
<p>OWNER / DEVELOPER DR. IRVING AND EDITH TAYLOR C/O LAND DESIGN & DEVELOPMENT, INC. 8000 MAIN STREET ELLCOTT CITY, MARYLAND 21043 ATTN: MR. DONALD R. REUWER PHONE: (410) 480-9105</p>	<p>PREV. FILE # 5-98-18</p> <p style="font-size: 2em;">1 SHEET OF 7</p>



**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

POND NUMBER	1	2
PERIMETER DESIGNATION	G	H
LANDSCAPE TYPE	B	B
TOTAL LINEAR FEET OF PERIMETER FRONTAGE/PERIMETER	1240	720
CREDIT FOR EXISTING VEGETATION LINEAR FEET	150	150
CREDIT FOR OTHER LANDSCAPING	NO	NO
NUMBER OF TREES REQUIRED (SHADE TREES/150)	22	12
EVERGREEN TREES (140)	27	14
NUMBER OF PLANTS PROVIDED (SHADE TREES/150)	22	12
EVERGREEN TREES (140)	27	14
SHRUBS (10:1 TREE SUBSTITUTION)	-	-

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

LANDSCAPE EDGE	A	B	C	D	E	F	J
LANDSCAPE TYPE	A	A	A	A	NONE	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	294	304	784	620	478	1070	120
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 90	YES 784	YES 620	NO	YES 190	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED TYPE A TYPE B						NONE	
SHADE TREES (140)	22	3	0	0	0	5	0
EVERGREEN TREES (140)	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0
NUMBER OF PLANTS TO BE PROVIDED TYPE A TYPE B						NONE	
SHADE TREES (140)	22	3	0	0	0	5	0
EVERGREEN TREES (140)	0	0	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0	0	0

NOTE: THE REQUIRED TYPE B PLANTINGS WHERE THE SIDE OR REAR OF A DWELLING UNIT IS ORIENTED TOWARD A PUBLIC ROAD WILL BE ADDRESSED ON THE FUTURE SITE DEVELOPMENT PLAN(S) FOR THE RESIDENTIAL LOTS.

- LEGEND**
- Existing Contour: --- 382
 - Proposed Contour: --- 102
 - Existing Trees to Remain: [Symbol]
 - Light Poles: Post Top [Symbol], Overhead [Symbol]
 - 15%-24.99% STEEP SLOPE AREA: [Symbol]
 - 25% OR GREATER STEEP SLOPE AREA: [Symbol]
 - RECREATIONAL OPEN SPACE AREA: [Symbol]
 - WETLAND AREA: [Symbol]
 - FOREST CONSERVATION EASEMENT: [Symbol]
 - SHADE TREE: [Symbol]
 - EVERGREEN TREE: [Symbol]

NORTHINGTON PARK (FUTURE SITE)
PREVIOUS SITE OF NEW CUT ROAD
LANDFILL NOW CLOSED
COUNTY COMMISSIONERS OF
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
ZONED: R-20
180/339 P 529
(SEE SDP-99-109)

MINIMUM LOT SIZE CHART

Lot No	Gross Area (SF)	Pipe Stern Area (SF)	Net Lot Area (SF)
21	2585 SF	247 SF	1238 SF
22	1849 SF	457 SF	1392 SF
23	1079 SF	248 SF	1051 SF

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	900.00	620.57	39°30'25"	329.19	N81°11'25"E	608.35
C2	520.00	388.32	42°47'13"	209.72	S82°49'44"W	379.36
C3	300.00	238.14	45°28'53"	125.74	N53°02'08"W	231.94
C4	50.00	54.60	62°54'27"	30.38	N20°20'24"W	51.93
C5	1100.00	94.76	4°56'51"	47.41	S31°03'52"E	94.73
C6	300.00	202.18	38°36'46"	105.10	S34°14'49"W	198.37
C7	300.00	52.00	9°55'54"	26.07	S58°31'09"W	51.94

FLOODPLAIN CROSS-SECTION ELEVATIONS

CROSS-SECTION NO.	ELEVATION
10	297.4
20	306.5
30	318.9
40	324.0
50	334.7
60	347.9
70	355.9
80	368.6
90	375.9
100	381.7 #
110	387.2 #

WITH AND WITHOUT PROPOSED 81"x99" CULVERT

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

IRVING J. TAYLOR
370/376 P 98

RESIDUE PORTION OF PARCEL '98
(FUTURE DEVELOPMENT)
73.4 Ac.± ZONED POR
(SEE S-00-05, VILLAGE CREST)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Paul Reuter 6/16/00
PLANNING DIRECTOR DATE

NO.	REVISION	DATE

PRELIMINARY PLAN
WORTHINGTON FIELDS
PHASE 1 LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'
TAX MAP #25, GRID 20 # 31, GRID 2 P/O PARCEL '98'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3681 Fork Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966



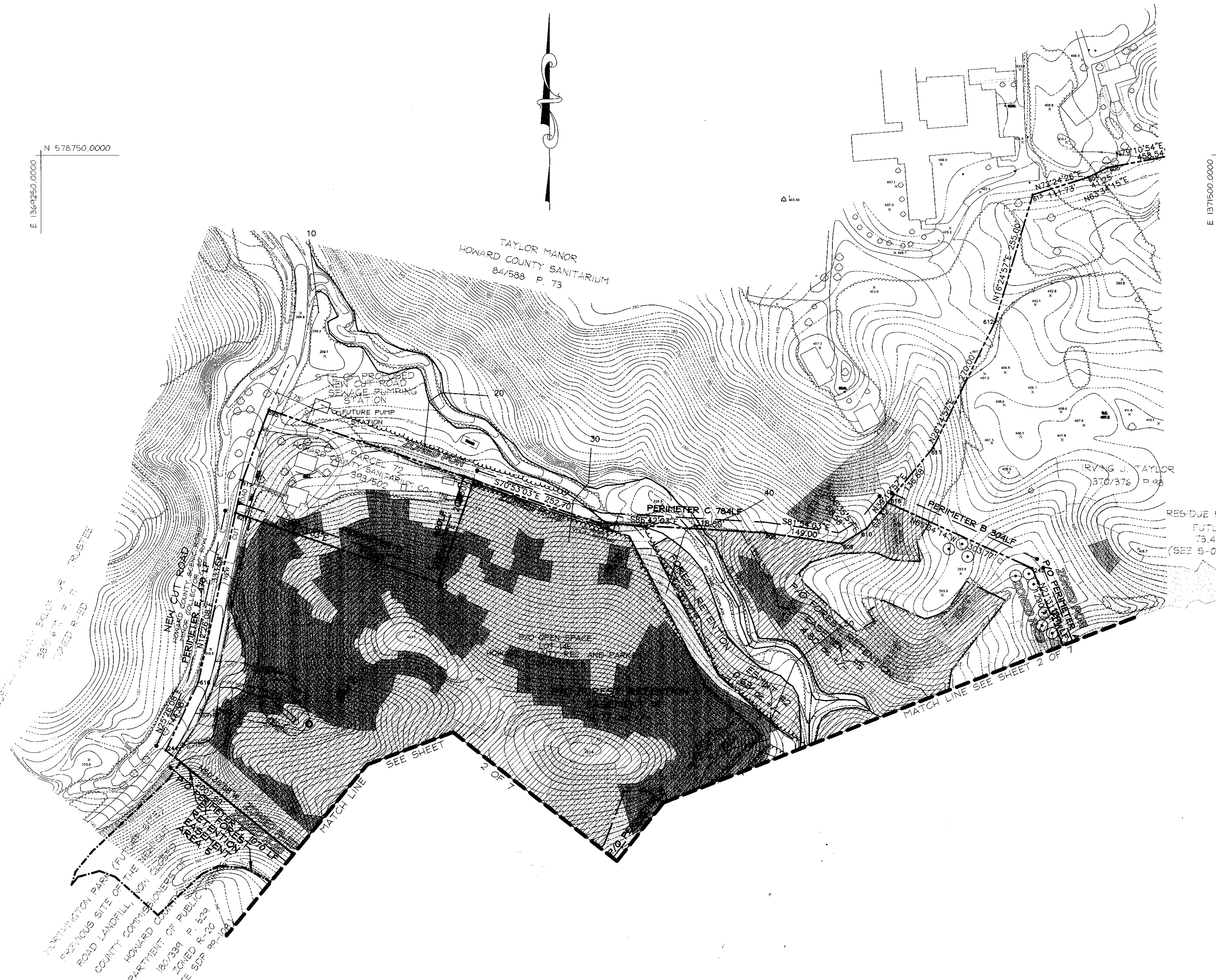
DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHV
DATE: JAN. 3, 2000
SCALE: 1"=100'
W.O. NO.: 99-011

PREV. FILE # S-98-15
2 SHEET OF 7

N 578750.0000
E 1364250.0000

N 578750.0000
E 1371500.0000

N 577000.0000
E 13649250.0000



- LEGEND**
- Existing Contour 382
 - Proposed Contour 32
 - Existing Trees to Remain
 - Light Poles Post Top Overhead
 - 15%-24.99% STEEP SLOPE AREA
 - 25% OR GREATER STEEP SLOPE AREA
 - WETLAND AREA
 - FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

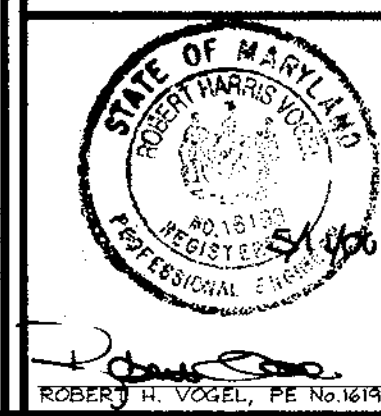
Donald R. Reuwer *4/24/98*
PLANNING DIRECTOR DATE

NO.	REVISION	DATE

PRELIMINARY PLAN
WORTHINGTON FIELDS
PHASE 1 LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'
TAX MAP #25, GRID 20 & # 31, GRID 2 P/O PARCEL 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

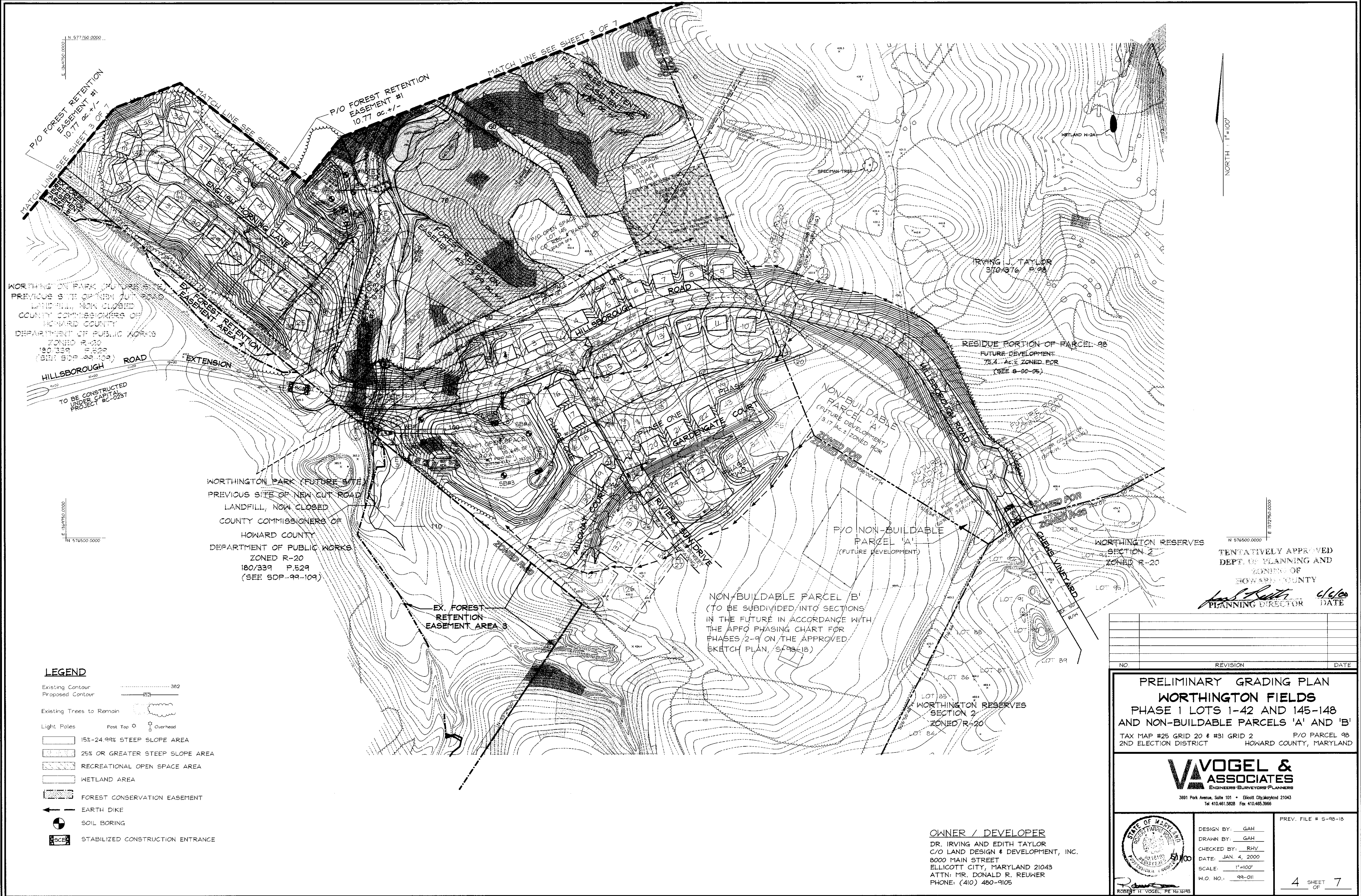
VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
3591 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5628 Fax 410.465.3966

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



DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHW
DATE: JAN. 4, 2000
SCALE: 1"=100'
N.O. NO.: 99-011

PREV. FILE # S-98-18
3 SHEET OF 7



WORTHINGTON PARK (FUTURE SITE)
PREVIOUS SITE OF NEW CUT ROAD
LANDFILL, NOW CLOSED
COUNTY COMMISSIONERS OF
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
ZONED R-20
180/339 P.529
(SEE SDP-99-109)

WORTHINGTON PARK (FUTURE SITE)
PREVIOUS SITE OF NEW CUT ROAD
LANDFILL, NOW CLOSED
COUNTY COMMISSIONERS OF
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
ZONED R-20
180/339 P.529
(SEE SDP-99-109)

NON-BUILDABLE PARCEL 'B'
(TO BE SUBDIVIDED INTO SECTIONS
IN THE FUTURE IN ACCORDANCE WITH
THE APFO PHASING CHART FOR
PHASES 2-9 ON THE APPROVED
SKETCH PLAN, S-98-18)

IRVING J. TAYLOR
370/976 P.98

RESIDUE PORTION OF PARCEL 98
FUTURE DEVELOPMENT
73.4 AC +/- ZONED FOR
(SEE S-90-05)

P/O NON-BUILDABLE
PARCEL 'A'
(FUTURE DEVELOPMENT)

WORTHINGTON RESERVES
SECTION 2
ZONED R-20

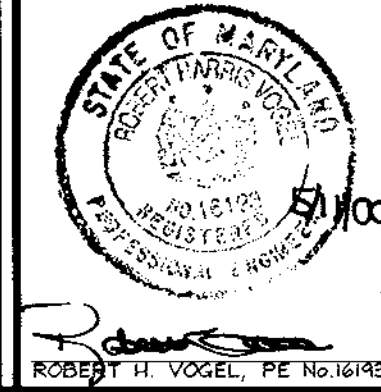
- LEGEND**
- Existing Contour: ———— 382
 - Proposed Contour: ———— 382
 - Existing Trees to Remain:
 - Light Poles: Post Top Overhead
 - 15%-24.99% STEEP SLOPE AREA:
 - 25% OR GREATER STEEP SLOPE AREA:
 - RECREATIONAL OPEN SPACE AREA:
 - WETLAND AREA:
 - FOREST CONSERVATION EASEMENT:
 - EARTH DIKE:
 - SOIL BORING:
 - STABILIZED CONSTRUCTION ENTRANCE:

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Paul R. Smith *6/6/00*
PLANNING DIRECTOR DATE

NO.	REVISION	DATE

PRELIMINARY GRADING PLAN
WORTHINGTON FIELDS
PHASE 1 LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'
TAX MAP #25 GRID 20 & #31 GRID 2 P/O PARCEL 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS
3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3965



DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHV
DATE: JAN 4, 2000
SCALE: 1"=100'
W.O. NO.: 99-011

PREV. FILE # S-98-18
4 SHEET OF 7

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



N 578750.0000
E 13649250.0000

N 578750.0000
E 1371500.0000

N 577000.0000
E 13649250.0000

- LEGEND**
- Existing Contour 382
 - Proposed Contour 82
 - Existing Trees to Remain
 - Light Poles Post Top Overhead
 - 15%-24.99% STEEP SLOPE AREA
 - 25% OR GREATER STEEP SLOPE AREA
 - WETLAND AREA
 - FOREST CONSERVATION EASEMENT

NO.	REVISION	DATE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Donald R. Reuwer
PLANNING DIRECTOR

4/6/00
DATE

PRELIMINARY GRADING PLAN
WORTHINGTON FIELDS
PHASE 1 LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'

TAX MAP #25, GRID 20 & # 31, GRID 2 P/O PARCEL 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS-SURVEYORS-PLANNERS

3891 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

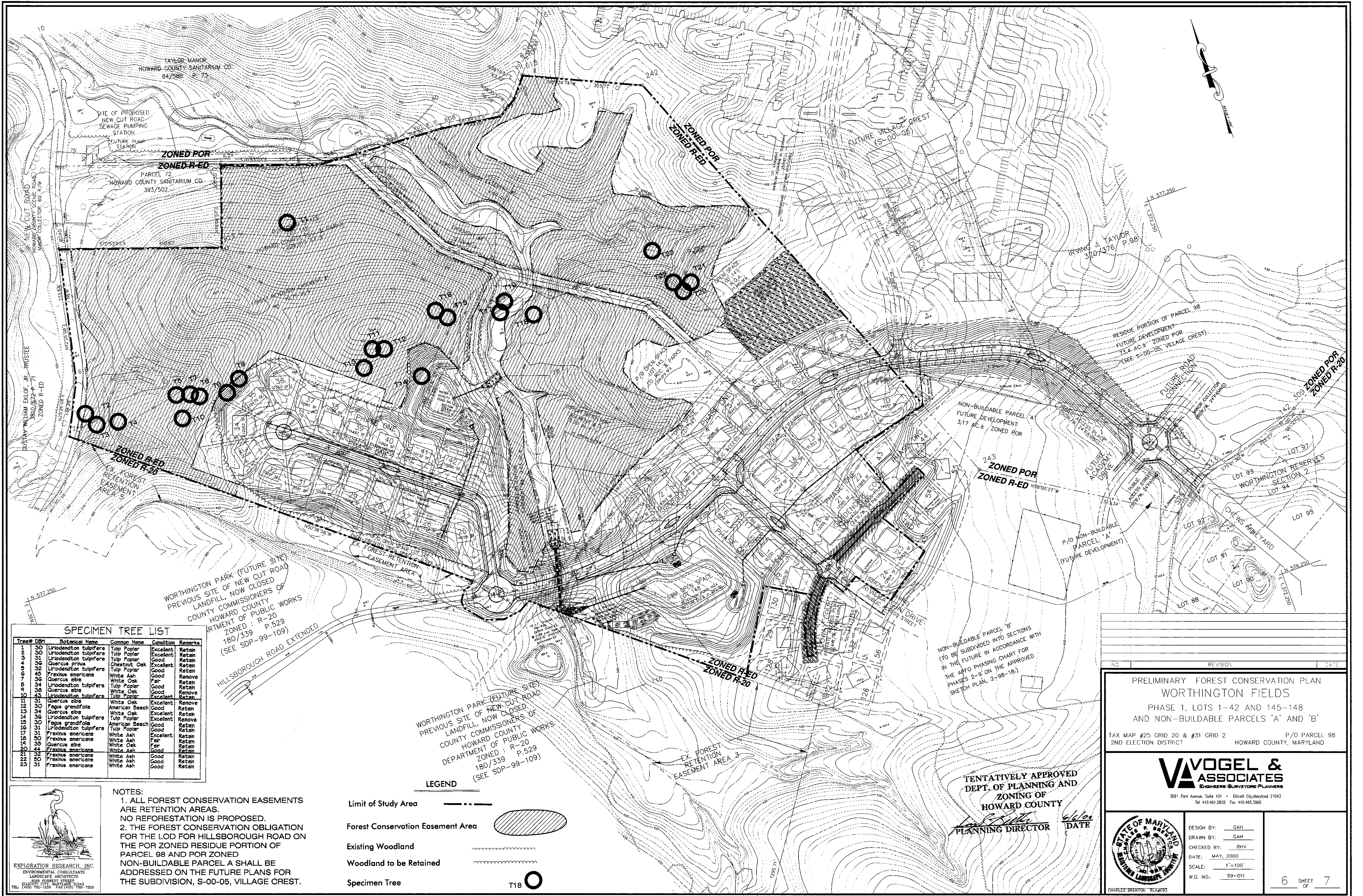
OWNER / DEVELOPER
DR. IRVING AND EDITH TAYLOR
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105



DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHY
DATE: JAN. 4, 2000
SCALE: 1"=100'
W.O. NO.: 99-011

PREV. FILE # 5-98-18

5 SHEET OF 7



SPECIMEN TREE LIST

Tree#	DBH	Botanical Name	Common Name	Condition	Remarks
1	30	Liriodendron tulipifera	Tulip Poplar	Excellent	Retain
2	30	Liriodendron tulipifera	Tulip Poplar	Excellent	Retain
3	30	Liriodendron tulipifera	Tulip Poplar	Good	Retain
4	36	Quercus prinus	Chestnut Oak	Excellent	Retain
5	36	Liriodendron tulipifera	Tulip Poplar	Good	Retain
6	36	Fraxinus americana	White Ash	Good	Retain
7	34	Quercus alba	White Oak	Fair	Retain
8	36	Liriodendron tulipifera	Tulip Poplar	Good	Retain
9	43	Liriodendron tulipifera	Tulip Poplar	Good	Remove
10	43	Liriodendron tulipifera	Tulip Poplar	Excellent	Retain
11	30	Quercus alba	White Oak	Excellent	Remove
12	34	Fagus grandifolia	American Beech	Good	Retain
13	34	Quercus alba	White Oak	Excellent	Retain
14	36	Liriodendron tulipifera	Tulip Poplar	Excellent	Remove
15	36	Fagus grandifolia	American Beech	Good	Retain
16	36	Liriodendron tulipifera	Tulip Poplar	Good	Retain
17	31	Fraxinus americana	White Ash	Excellent	Retain
18	30	Fraxinus americana	White Ash	Fair	Retain
19	30	Quercus alba	White Oak	Fair	Retain
20	44	Fraxinus americana	White Ash	Good	Retain
21	30	Fraxinus americana	White Ash	Good	Retain
22	30	Fraxinus americana	White Ash	Good	Retain
23	31	Fraxinus americana	White Ash	Good	Retain

NOTES:

1. ALL FOREST CONSERVATION EASEMENTS ARE RETENTION AREAS. NO REFORESTATION IS PROPOSED.
2. THE FOREST CONSERVATION OBLIGATION FOR THE LOD FOR HILLSBOROUGH ROAD ON THE POR ZONED RESIDUE PORTION OF PARCEL 98 AND POR ZONED NON-BUILDABLE PARCEL A SHALL BE ADDRESSED ON THE FUTURE PLANS FOR THE SUBDIVISION, S-00-05, VILLAGE CREST.

LEGEND

- Limit of Study Area
- Forest Conservation Easement Area
- Existing Woodland
- Woodland to be Retained
- Specimen Tree T18



NON-BUILDABLE PARCEL 'B' (TO BE SUBDIVIDED INTO SECTIONS IN THE FUTURE IN ACCORDANCE WITH THE APFO PHASING CHART FOR PHASES 2-9 ON THE APPROVED SKETCH PLAN, 2-98-18.)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

PRELIMINARY FOREST CONSERVATION PLAN
WORTHINGTON FIELDS
PHASE 1, LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'
TAX MAP #25 GRID 20 & #31 GRID 2 P/O PARCEL 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3866



DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHV
DATE: MAY, 2000
SCALE: 1"=100'
W.D. NO.: 99-011

NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the 1991 Forest Conservation Act.

The existing site consists of 46.76 acres. Floodplain areas consisting of 1.70 acres are excluded from net tract area. The site has 31.37 acres of existing forest within the net tract area. Retention areas have been prioritized to provide protection to steep slopes and highly erodible soils. 20.42 acres of woodland will be retained under easement in these areas. 8.67 acres of this easement area is in excess of the amount of forest that must be retained so that no reforestation is required.

Forest Conservation/Retention Easement Areas platted with Phase 1 which are in excess of the minimum required for Phase 1 will be credited to future phases of Worthington Fields.

MANAGEMENT NOTES FOR FOREST RETENTION AREAS

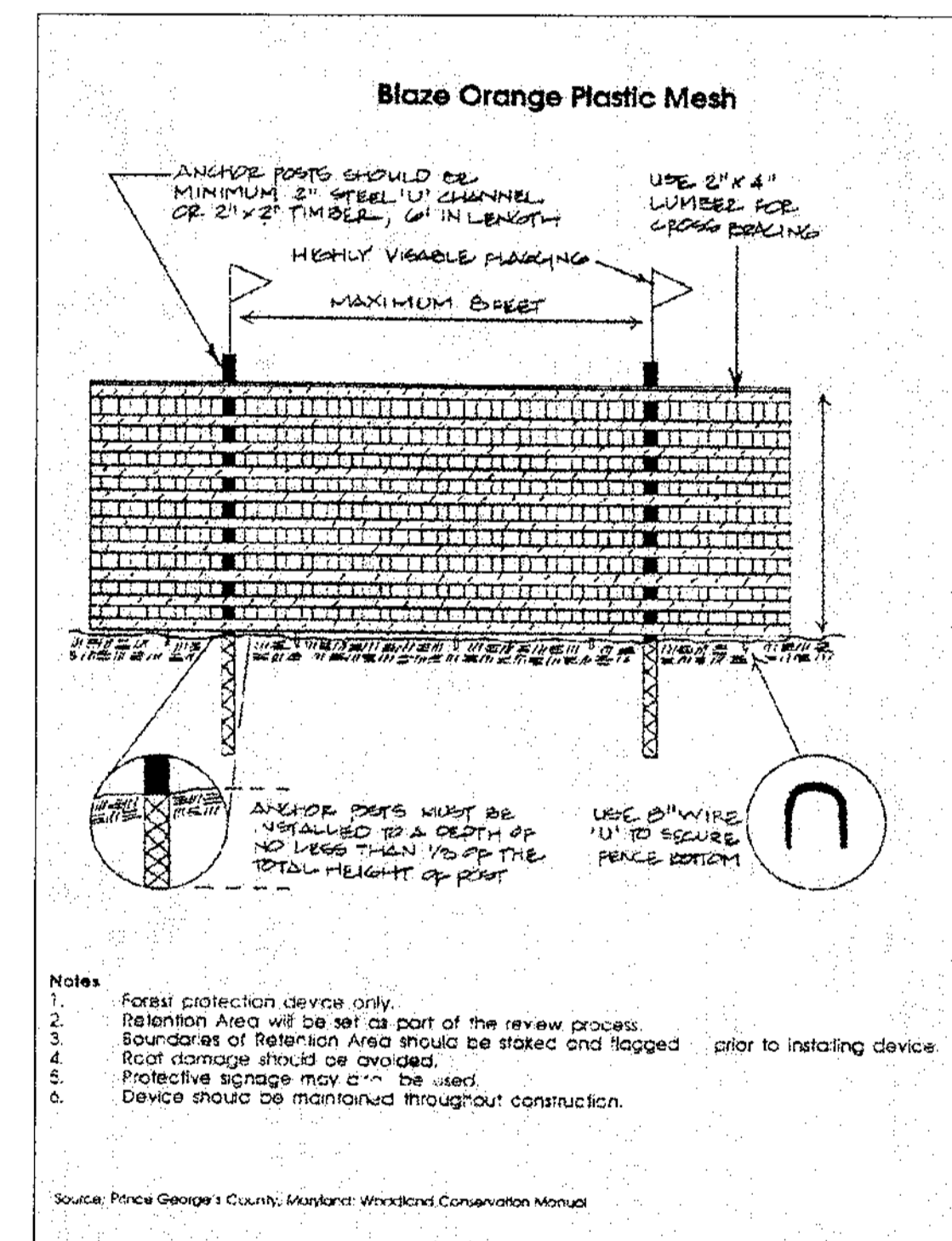
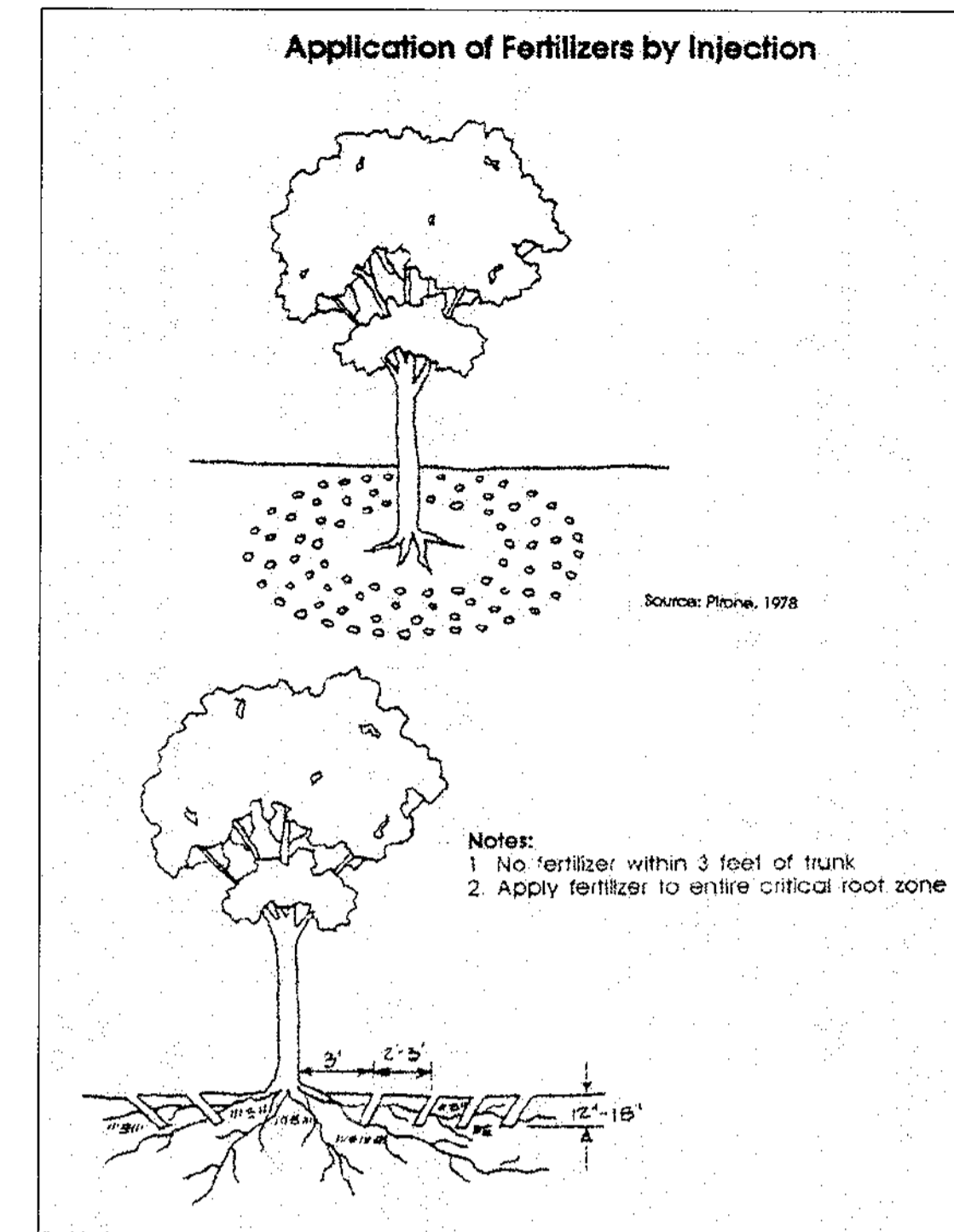
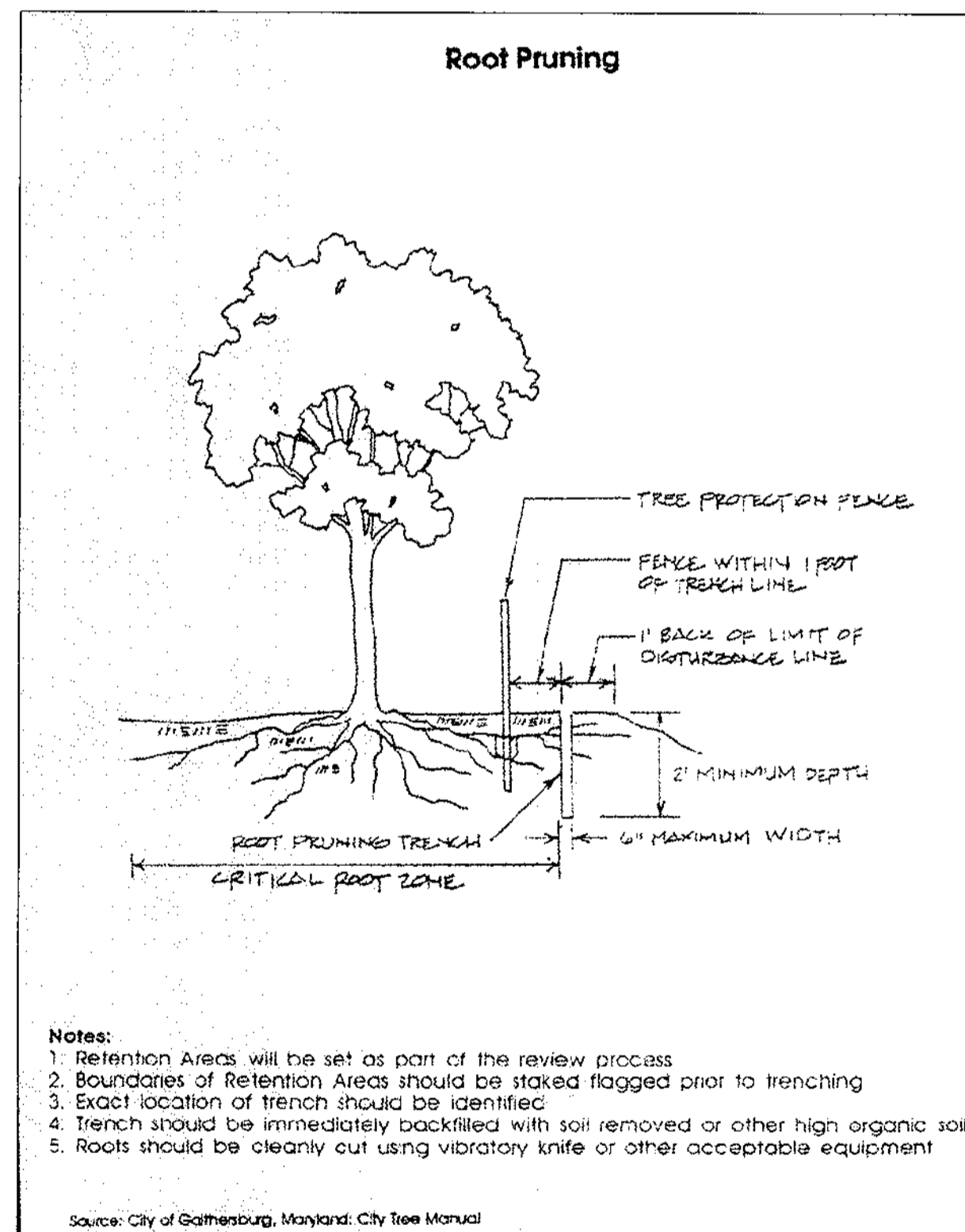
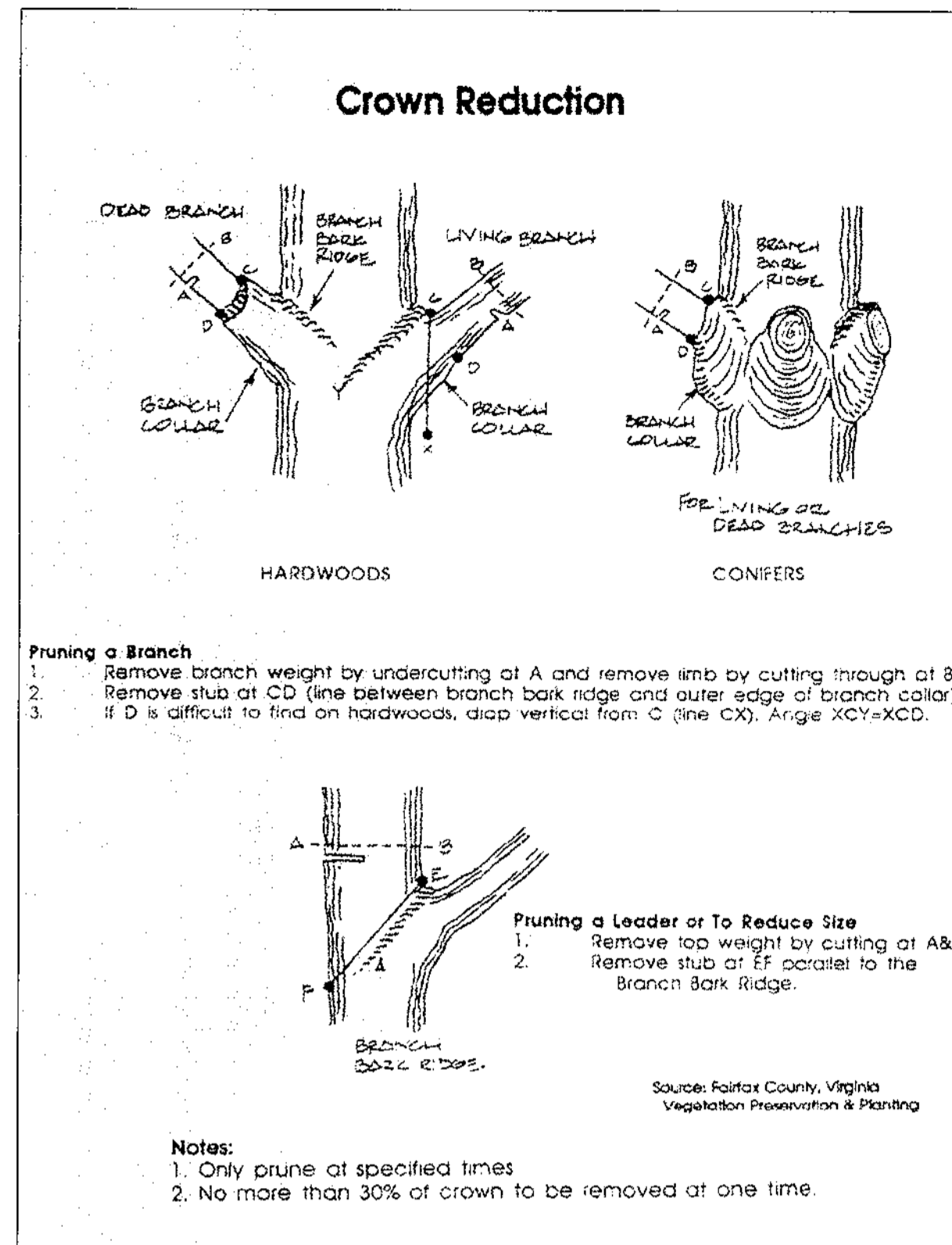
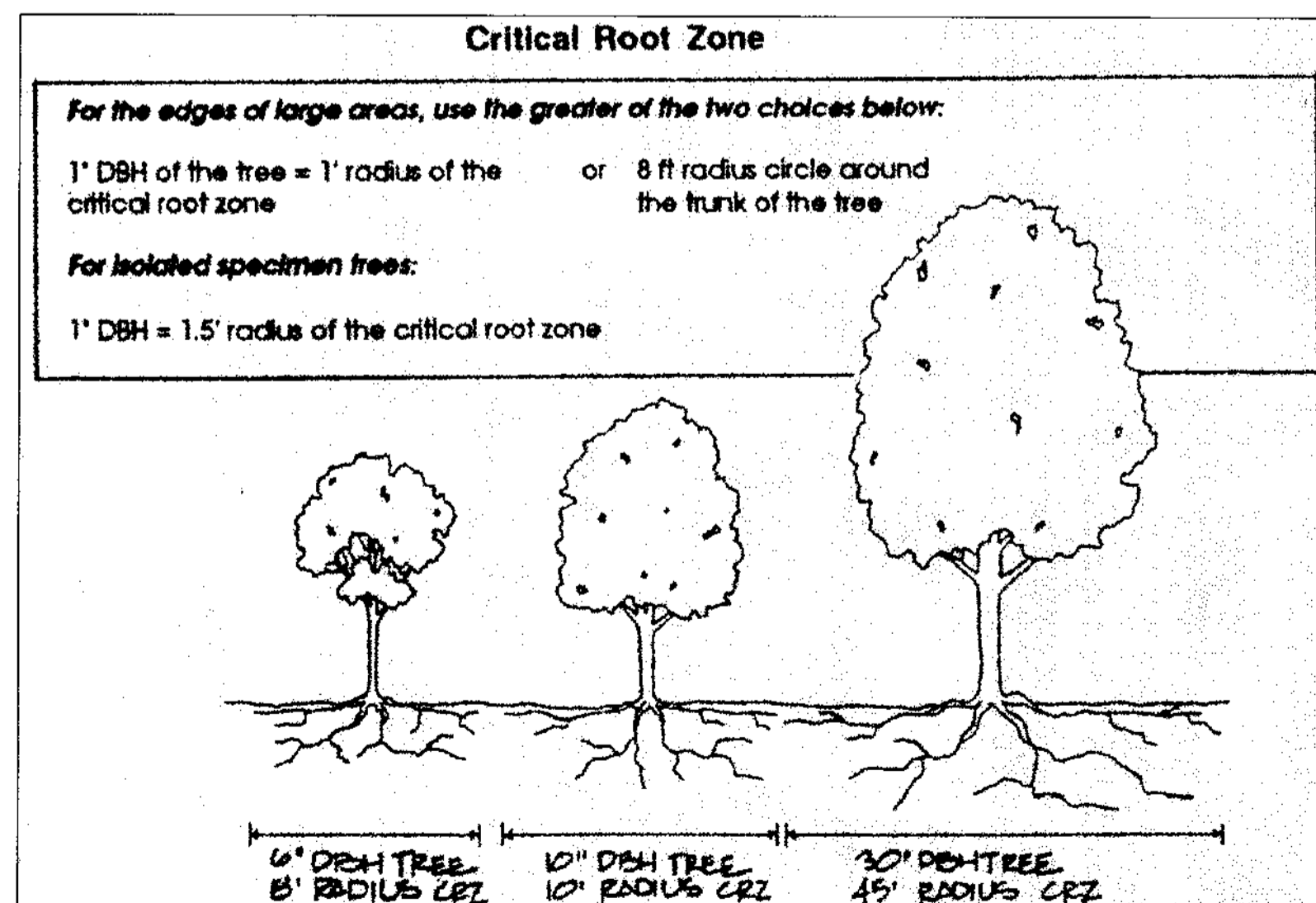
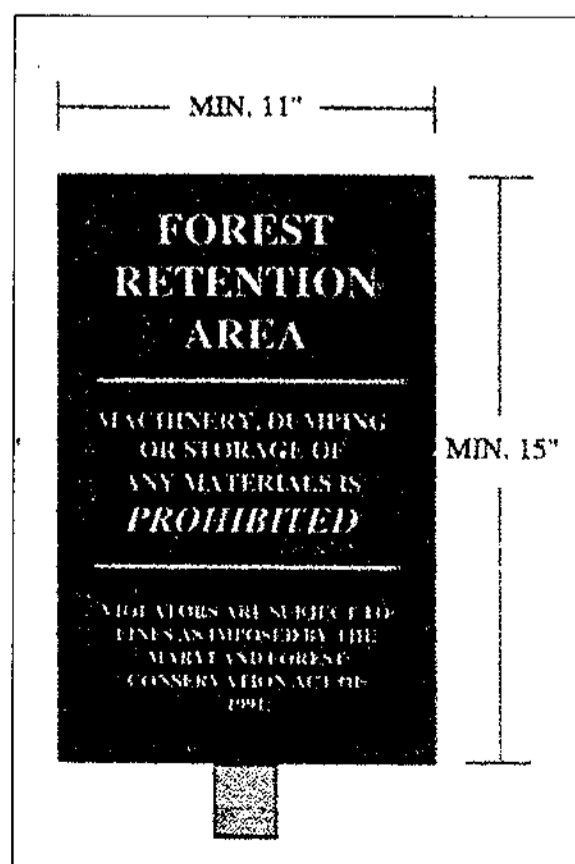
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations or roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail)
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

FOREST CONSERVATION WORKSHEET

	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	46.76
B. Area Within 100 Year Floodplain	1.70
C. Other deductions	0
D. Net Tract Area	45.06
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (15% x D)	6.76
F. Conservation Threshold (20% x D)	9.01
Existing Forest Cover	
G. Existing Forest on Net Tract Area	31.37
H. Forest Area Above Afforestation Threshold	24.61
I. Forest Area Above Conservation Threshold	22.36
Breakeven Point	
J. Forest Retention Above Threshold with no Mitigation	13.48
K. Clearing Permitted without Mitigation	17.89
Proposed Forest Clearing	
L. Forest Areas to be Cleared	10.95
M. Forest Areas to be Retained	20.42
Planting Requirements	
N. Reforestation for Clearing Above Threshold	2.74
P. Reforestation for Clearing Below the Threshold	0
Q. Credit for Retention Above Conservation Threshold	11.41
R. Total Reforestation Required	0
S. Total Afforestation Required	0
T. Total Reforestation and Afforestation Requirement	0

FOREST CONSERVATION EASEMENT SUMMARY

Conservation Easement #1	10.77 Ac.
Conservation Easement #2	0.63 Ac.
Conservation Easement #3	3.59 Ac.
Conservation Easement #4	0.63 Ac.
Conservation Easement #5	4.80 Ac.
Total Conservation Easement	20.42 Ac.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

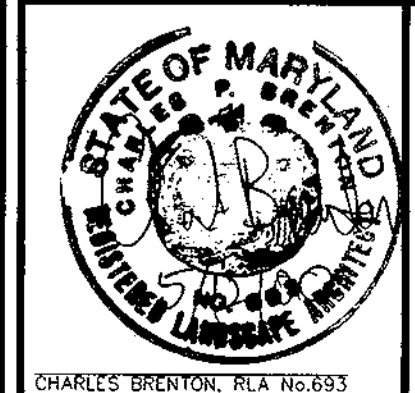
[Signature]
DATE

PRELIMINARY FOREST CONSERVATION PLAN
WORTHINGTON FIELDS
PHASE 1 LOTS 1-42 AND 145-148
AND NON-BUILDABLE PARCELS 'A' AND 'B'

TAX MAP 25 P/O PARCEL 98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VAVOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3965



DESIGN BY: CPB
DRAWN BY:
CHECKED BY:
DATE: MAY, 2000
SCALE: 1\"/>

7 SHEET OF 7