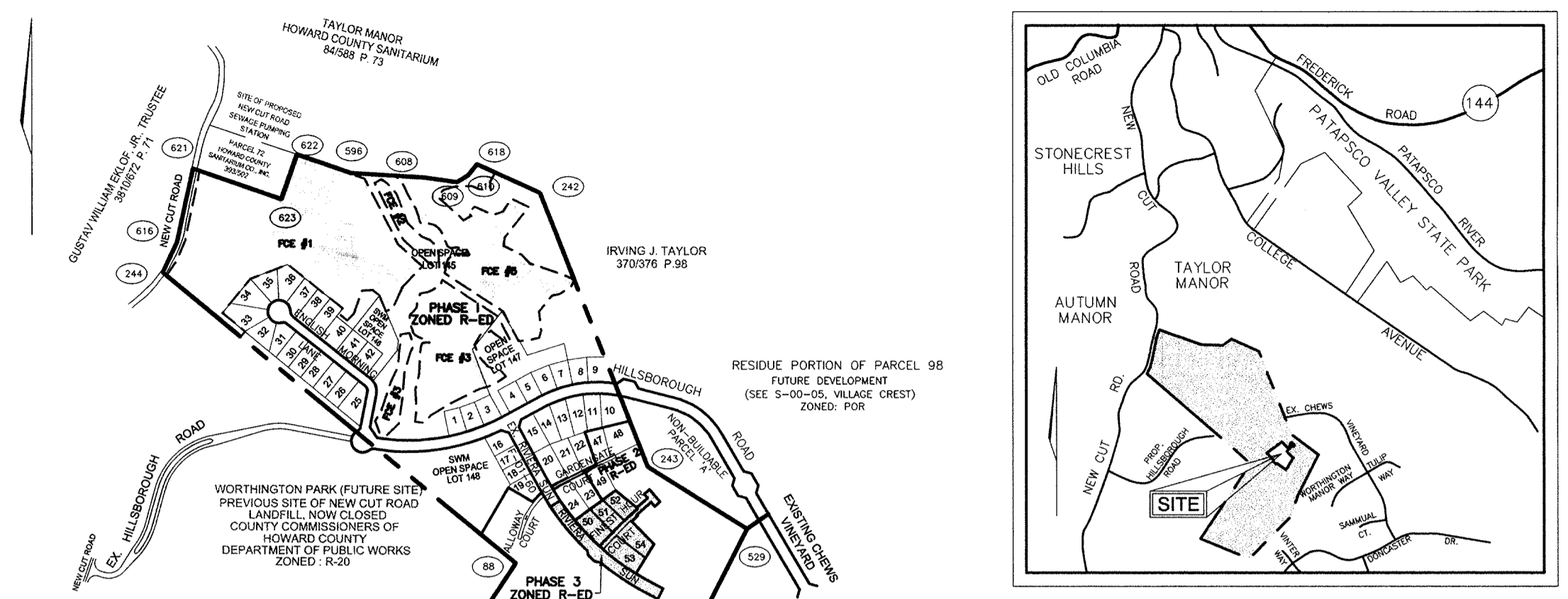


LEGEND
 EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW

EXISTING TREES TO REMAIN
 SOILS DIVIDE
 SUPER SILT FENCE
 STABILIZED CONSTRUCTION ENTRANCE
 LIMIT OF DISTURBANCE
 EARTH DIKE
 PROP. STREET TREE

COORDINATE CHART

NO.	NORTHING	EASTING
244	577,606.1340	1,369,487.53
616	577,736.5191	1,369,549.543
621	578,062.2368	1,369,621.369
622	578,124.7592	1,370,077.658
623	577,927.7562	1,370,009.379
596	578,042.0039	1,370,316.428
608	578,023.6744	1,370,634.400
609	578,002.6822	1,370,830.207
610	578,332.1816	1,370,870.344
618	578,081.1422	1,371,146.920
242	577,955.5100	1,371,620.520
243	576,754.7600	1,372,055.889
529	576,482.7908	1,371,730.762
530	575,844.1251	1,371,730.762
130	575,814.42	1,371,854.758
125	574,948.0467	1,371,033.450
252	575,251.6521	1,370,324.308
88	576,332.2271	1,371,039.300



SIGN AND STREET LIGHT LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
1 OF 1	RIVERIA SUN DR	0+47	9' R	100 WATT HPS
1 OF 1	RIVERIA SUN DR	1+47	9' L	VAPOR COLONIAL
1 OF 1	RIVERIA SUN DR	3+03	17' L	POST-TOP FIXTURE
1 OF 1	RIVERIA SUN DR	4+06	9' R	MOUNTED ON A 14'
1 OF 1	RIVERIA SUN DR	5+30	9' L	BLACK FIBERGLASS POLE
1 OF 1	RIVERIA SUN DR	0+42	9' R	W15-7a (MODIFIED)
1 OF 1	RIVERIA SUN DR	1+72	9' L	16"x18", BLACK/YELLOW
1 OF 1	RIVERIA SUN DR	4+01	9' R	MOUNT ON 4"x4"x4'
1 OF 1	RIVERIA SUN DR	5+35	9' L	WOOD POLE
1 OF 1	RIVERIA SUN DR	0+68	2' R	R4-7
1 OF 1	RIVERIA SUN DR	1+48	2' R	"KEEP RIGHT"
1 OF 1	RIVERIA SUN DR	4+31	2' R	"KEEP RIGHT"
1 OF 1	RIVERIA SUN DR	5+08	2' R	"KEEP RIGHT"
1 OF 1	FINEST HOUR CT	0+28	10' R	R1-1 "STOP"

PHASE 1 THROUGH 9 FOREST CONSERVATION WORKSHEET

ZONING USE CATEGORY: HIGH DENSITY RESIDENTIAL
 NET TRACT AREA:
 A. TOTAL TRACT AREA
 B. AREA WITHIN 100 YEAR NONTIDAL FLOODPLAIN (DRAINAGE AREA GREATER THAN 400 ACRES OR CLASS III WATERS)
 C. AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL
 D. NET TRACT AREA = (A-B-C)
 LAND USE CATEGORY:
 E. AFFORESTATION THRESHOLD (NET TRACT AREA X 15%)
 F. CONSERVATION THRESHOLD (NET TRACT AREA X 20%)
 G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD
 J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION
 K. FOREST CLEARING PERMITTED WITHOUT MITIGATION
 L. TOTAL AREA OF FOREST TO BE CLEARED
 M. TOTAL AREA OF FOREST REMAINING
 N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD
 O. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD
 P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD
 Q. TOTAL REFORESTATION REQUIRED
 R. TOTAL AFFORESTATION REQUIRED
 S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED
 T. NET CREDIT TO BE APPLIED TO NEXT PHASE (0-N+U)
 U. THE NET CREDIT IS CUMULATIVE FOR CALCULATING EACH PHASE AND IS IN ACCORDANCE WITH APPROVED SKETCH PLAN S-98-18. ACCORDING TO S-98-18 AND REVISED F-01-60, PHASE 1, THE REFORESTATION OBLIGATION FOR THE ENTIRE PROJECT IS 5.10 ACRES WHICH IS COMPLETELY SATISFIED BY RETENTION ABOVE THE THRESHOLD OF 11.20 ACRES IN PHASE 1.



PHASE 1	PHASE 2	PHASE 3
A = 47.22	A = 0.87	A = 2.98
B = 1.62	B = 0.00	B = 0.00
C = 0.00	C = 0.00	C = 0.00
D = 45.60	D = 0.87	D = 2.59
E = 6.84	E = 0.13	E = 0.45
F = 9.12	F = 0.17	F = 0.60
G = 31.37	G = 0.00	G = 0.00
H = 24.61	H = 0.00	H = 0.00
I = 22.25	I = 0.00	I = 0.00
J = 13.57	J = NA	J = NA
K = 17.80	K = NA	K = NA
L = 11.05	L = 0.00	L = 0.00
M = 20.32	M = 0.00	M = 0.00
N = 2.76	N = 0.00	N = 0.00
O = 0.00	O = 0.00	O = 0.00
Q = 11.20	Q = 8.67	Q = 8.67
R = 0.00	R = 0.00	R = 0.00
S = 0.00	S = 0.00	S = 0.00
T = 0.00	T = 0.00	T = 0.00
U = PLUS 8.67	U = PLUS 8.67	U=PLUS 8.67

SITE DATA

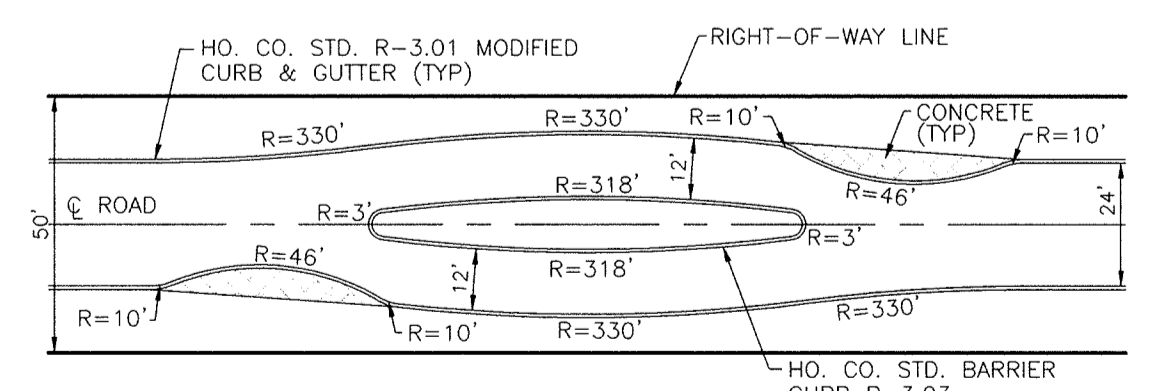
LOCATION: TAX MAPS 25 & 31, BLOCKS 20 & 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-ED
 TOTAL AREA OF SITE: 87.69 AC.±, 84.45 AC.(R-ED), 3.24 AC.(POR)
 AREA OF PHASE 3 PLAN SUBMISSION: 2.0394 AC (R-ED)
 AREA OF PROPOSED BUILDABLE LOTS: 1.3267 AC.
 AREA OF PROPOSED ROAD RIGHT OF WAY: 0.7127 AC
 OPEN SPACE TABULATIONS: 0.00 AC.
 AREA OF 100 YEAR FLOODPLAIN ON SITE: 0.00 AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 5 BUILDABLE
 LIMIT OF DISTURBANCE FOR PHASE 3 PLAN SUBMISSION: 2.98 AC.±

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED OR APPROVED.
- DEED REFERENCE: L. 370 / F. 376
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 25, GRID 20 AND TAX MAP 31, GRID 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 ZONING: R-ED
 TOTAL PARCEL AREA: 87.69 AC.± PHASE 3: 2.0394 AC
 NUMBER OF PROPOSED LOTS: 5 BUILDABLE
 APPLICABLE DPZ FILE NUMBERS: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-201 (PHASE 2)
 4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED NOVEMBER, 1998.
 5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGAMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
 6. COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING H.O.C. GEODETIC CONTROL STATIONS: BM1 - 3044005R & BM2 - 3044004R
 7. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM WINTER WAY AND CHEW'S VINEYARD, RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAIN TO PLANNED PUMPING STATION TO BE CONSTRUCTED BY THE DEVELOPER AS CONTRACT #14-3855-D.
 8. STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60.
 9. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE.
 10. THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
 11. FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR THE ENTIRE SITE.
 FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18.
 FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY AN AFFORESTATION EASEMENT OF 20.32 AC.
 12. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
 13. THERE ARE NO EXISTING STEEP SLOPES WITHIN THIS PHASE.
 14. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
 15. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 16. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
 17. THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
 18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
 19. REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN S-98-18.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
 20. AS A RESULT OF THIS PRELIMINARY PLAN BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PHASE OF THE SUBDIVISION DID NOT OBTAIN SIGNATURE APPROVAL OF THIS PRELIMINARY PLAN FOR IT PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECAME EFFECTIVE ON 01/08/02.

DENSITY TABULATIONS

MAXIMUM DENSITY ALLOWED:
 2 D.U./NET AC. = 2 X 73.35 = 146 D.U.
 PHASE 1: 42 D.U.
 PHASE 2: 3 D.U.
 PHASE 3: 5 D.U.
 REMAINING: 34 D.U.
 TOTAL OPEN SPACE REQUIRED:
 25% OF TOTAL GROSS AREA =
 0.25 X 83.27 = 20.8 ACRES
 PHASE 1: 32.49 ACRES
 (FULFILLED IN PHASE 1)
 PHASE 2: 0
 PHASE 3: 0
 REMAINING: 0 ACRES
 RESERVED: 11.69 ACRES
 TOTAL RECREATIONAL OPEN SPACE REQUIRED:
 250 S.F. PER D.U.
 PHASE 1: 1.01 ACRES
 PHASE 2: 0
 PHASE 3: 0
 REMAINING: 0 ACRES
 RESERVED: 0.73 ACRES



PUBLIC ACCESS STREET TRAFFIC CONTROL DEVICE
NOT TO SCALE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
51	9757.88 SF	248.38 SF	9509.50 SF
52	9886.96 SF	468.94 SF	9220.02 SF
54	12459.96 SF	246.87 SF	12213.09 SF

SOILS LEGEND

SYMBOL	SOILS NAME/DESCRIPTION	CLASS
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MpB2	MONTALTO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MRE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C/B

HOWARD COUNTY SOIL SURVEY MAP NO. 20

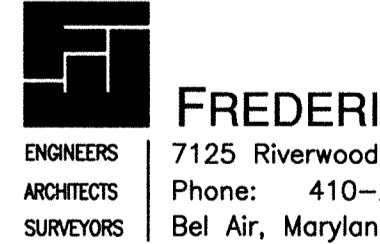
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Robert H. Vogel
 PLANNING DIRECTOR DATE 2/18/02

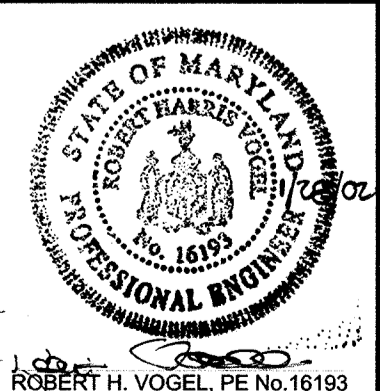
DEVELOPER
 DR. IRVING AND EDITH TAYLOR
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REIWER
 PHONE: (410) 480-9105
 OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP B
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MARYLAND 21043

PRELIMINARY PLAN
WORTHINGTON FIELDS
 PHASE 3 LOTS 50-54 AND
 NON-BUILDABLE PARCEL 'B-2'
 A RESUBDIVISION OF NON-BUILDABLE PARCEL B-1, PHASE 2

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



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



DESIGN BY: RHV
 DRAWN BY: CMH
 CHECKED BY: RHV
 DATE: JANUARY 2002
 SCALE: AS SHOWN
 W.O. NO.: 2019011.0
 1 SHEET OF 1