

GENERAL NOTES:

LOCATION: TAX MAPS 25 & 31, BLOCKS 20 & 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-ED
 TOTAL AREA OF SITE: 83.27 AC.±
 AREA OF PHASE 5 SUBMISSION: 8.83 AC.± (R-ED)
 AREA OF PROPOSED BUILDABLE LOTS: 7.39 AC.
 AREA OF PROPOSED ROAD RIGHT OF WAY: 1.44 AC.
 OPEN SPACE TABULATIONS: 0.00 AC.
 AREA OF 100 YEAR FLOODPLAIN ON SITE : 0.00 AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 30 BUILDABLE
 LIMIT OF DISTURBANCE FOR PHASE 5 PLAN SUBMISSION: 11.09 AC.±

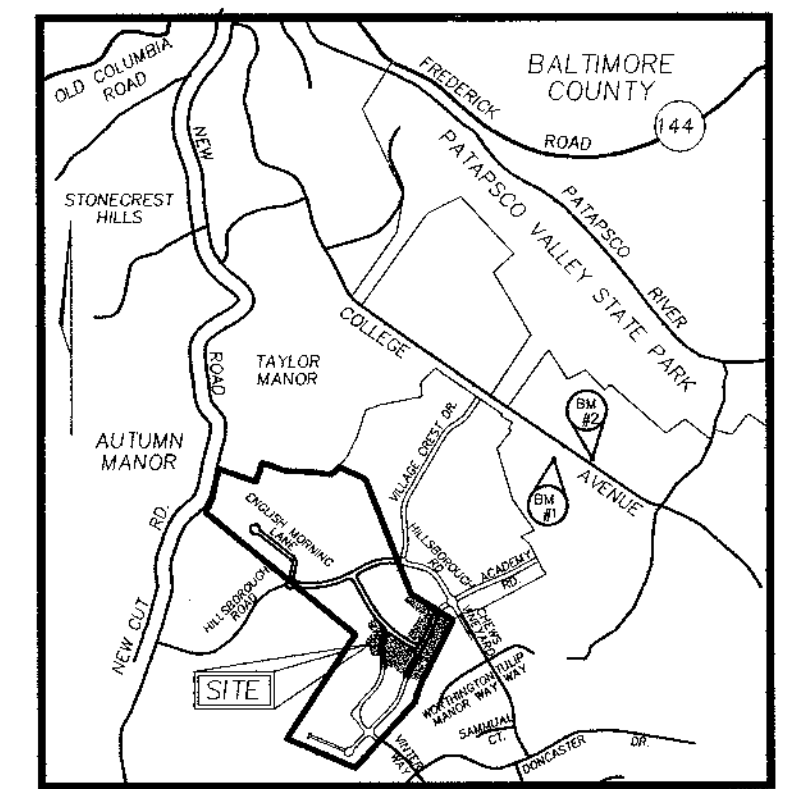
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - DEED REFERENCE: L. 370 / F. 376
 - PROJECT BACKGROUND:
 LOCATION: TAX MAP 25, GRID 20 AND TAX MAP 31, GRID 2, P/O PARCEL 98
 2ND ELECTION DISTRICT
 ZONING: R-ED
 TOTAL PARCEL AREA: 83.27 AC.± PHASE : 8.83 AC
 NUMBER OF PROPOSED LOTS: 30 BUILDABLE
 APPLICABLE DPZ FILE NUMBERS: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), F-02-170 (PHASE 3), P-03-07 (PHASE 4)
 - 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 PHOTOGRAMETRIC 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 HO.CO. GEODETIC CONTROL STATIONS: BM1- 3044005R & BM2- 3044004R
 - WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM RIVERA SUN DRIVE AND EX. ACADEMY RD., RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAIN TO PLANNED PUMPING STATION TO BE CONSTRUCTED BY THE DEVELOPER AS CONTRACT #14-3855-D.
 - STORMWATER MANAGEMENT (2 YR AND 10 YR) IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
 - THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY RIEMER, MUEGGE & ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18
 - THERE IS NO FLOODPLAIN LOCATED WITHIN THIS PHASE.
 - FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER, 1999 FOR 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.
 - A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
 - THERE ARE NO EXISTING STEEP SLOPES WITHIN THIS PHASE.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
 - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
 - THIS PROPERTY IS LOCATED IN THE WORTHINGTON SCHOOL DISTRICT.
 - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
 - A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS A PART OF THE FUTURE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$10,050.
 - A FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE FUTURE FINAL ROAD PLANS IN THE AMOUNT OF \$21,000.
 - 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 S-98-19.
 - THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- THIS PLAN AND PROJECT ARE GRANDFATHER TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE S-98-18 RECEIVED SIGNATURE APPROVAL PRIOR TO 11/15/01.
 - PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAN APPROVAL.
 - STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.

PRELIMINARY PLAN

WORTHINGTON FIELDS

PHASE 5

HOWARD COUNTY, MARYLAND

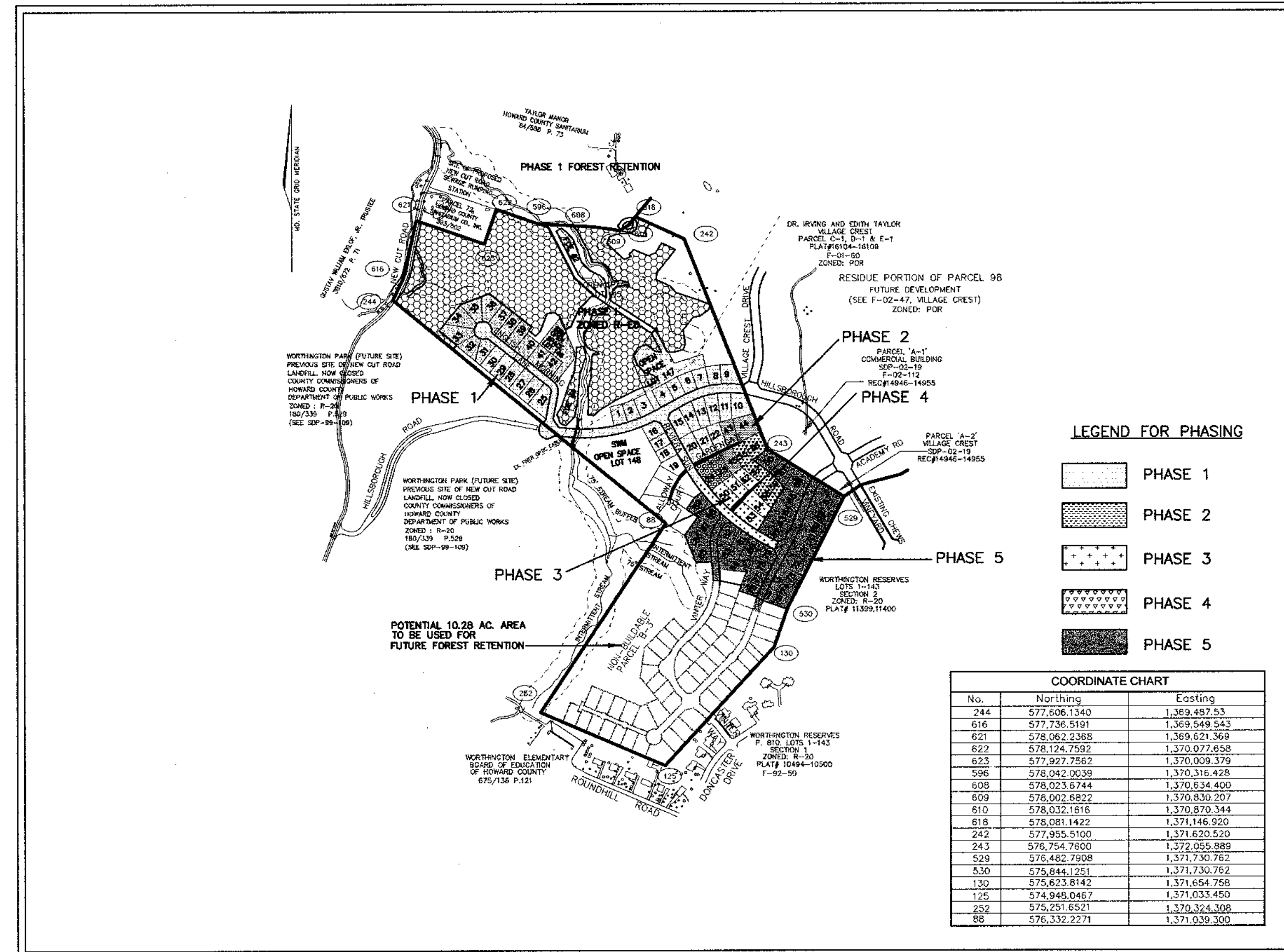


VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578233.92, E. 1373142.33
 ELEV. = 374.389
 ELEV. = 362.575

BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578128.03, E. 1373460.71



LEGEND FOR PHASING

- PHASE 1 (Dotted pattern)
- PHASE 2 (Horizontal lines)
- PHASE 3 (Vertical lines)
- PHASE 4 (Diagonal lines)
- PHASE 5 (Cross-hatch pattern)

COORDINATE CHART

| No. | Northing | Easting |
|-----|--------------|---------------|
| 244 | 577,606.1340 | 1,369,487.53 |
| 616 | 577,736.5191 | 1,369,549.543 |
| 621 | 578,092.2068 | 1,369,521.369 |
| 622 | 578,124.7592 | 1,370,027.656 |
| 623 | 577,927.7562 | 1,370,008.378 |
| 626 | 578,042.9029 | 1,370,316.428 |
| 608 | 578,023.6744 | 1,370,634.400 |
| 609 | 578,002.8822 | 1,370,830.977 |
| 610 | 578,032.1618 | 1,370,870.344 |
| 618 | 578,081.1422 | 1,371,146.920 |
| 242 | 577,895.1100 | 1,371,620.520 |
| 243 | 576,754.7600 | 1,372,055.889 |
| 529 | 576,442.7608 | 1,373,783.762 |
| 530 | 575,844.1251 | 1,373,730.762 |
| 130 | 575,623.8142 | 1,371,684.786 |
| 132 | 575,948.9467 | 1,371,033.450 |
| 252 | 575,751.8521 | 1,374,324.308 |
| 88 | 576,332.2378 | 1,371,039.300 |

LOCATION MAP
SCALE: 1"=600'

SHEET INDEX

| DESCRIPTION | SHEET NO. |
|---|-----------|
| 1 COVER SHEET | 1 OF 4 |
| 2 PRELIMINARY PLAN | 2 OF 4 |
| 3 PRELIMINARY GRADING & SEDIMENT CONTROL PLAN | 3 OF 4 |
| 4 PRELIMINARY LANDSCAPING PLAN | 4 OF 4 |

MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|---------|-------------|---------------|------------------|
| 60 | 13011.51 SF | 923.52 SF | 17,087.99 SF |
| 61 | 12900.98 SF | 935.28 SF | 17,965.70 SF |

DENSITY TABULATION

| PHASE | TOTAL SUBDIVISION AREA (GROSS AREA) | FLOODPLAIN | STEEP SLOPES | NET AREA | UNITS ALLOWED | UNITS PROPOSED | TOTAL UNITS REMAINING |
|--------------|-------------------------------------|--------------------|--------------------|---------------------|-----------------|----------------|-----------------------|
| TOTAL | 83.27 AC (R-ED) 4.42 AC (POR)** | 1.62 AC 0.00 AC | 8.36 AC 0.00 AC | 73.29 AC 4.42 AC | 146 D.U. N/A | 144 D.U.** | 0 D.U. |
| 1 (F-01-60) | 50.46 AC (R-ED)** | 0.00 AC | 8.36 AC | 40.48 AC | 80 D.U. | 42 D.U. | 102 D.U. |
| 2 (F-01-206) | 0.89 AC (R-ED)** | 0.00 AC | 0.00 AC | 0.89 AC | 1 D.U. | 3 D.U. | 94 D.U. |
| 3 (F-02-170) | 2.06 AC (R-ED)** | 0.00 AC | 0.00 AC | 2.06 AC | 4 D.U. | 5 D.U. | 94 D.U. |
| 4 (P-03-07) | 1.20 AC (R-ED)** | 0.00 AC | 0.00 AC | 1.20 AC | 2 D.U. | 5 D.U. | 89 D.U. |
| 5 (P-04-012) | 8.83 AC (R-ED)** | 0.00 AC | 0.00 AC | 8.83 AC | 18 D.U. | 30 D.U. | 59 D.U. |
| 6 | | | | | | | |
| TOTAL | 54.61 AC (R-ED)** | 1.62 AC | 8.36 AC | 44.63 AC | 105 D.U. | 85 D.U. | 0 D.U. |

*THE POR ZONED AREA RECORDED AS NON-BUILDABLE PARCEL 'A' (3.23 AC.) ON WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955, HAS SUBSEQUENTLY BEEN RESUBDIVIDED TO CREATE VILLAGE CREST, PARCELS A-1, A-2 AND NON-BUILDABLE PARCEL A-3 AND RECORDED AS PLAT NO. 15359. THE REMAINING PORTION OF THE POR ZONED AREA (1.19 AC.) HAS BEEN DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD AS PER WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955.
 **MAXIMUM ALLOWED DENSITY OF 144 UNITS APPROVED UNDER S-98-18.
 ***DOES NOT INCLUDE RESIDUE PORTIONS OF NON-BUILDABLE PARCEL 'B'.

FOREST CONSERVATION TABULATION (LAND USE: HDR)

| PHASES | F-01-60 | F-01-206 | F-02-170 | P-03-07 | P-04-012 | PHASE 6 | ENTIRE SITE |
|---|----------|----------|----------|---------|----------|----------|-------------|
| TOTAL TRACT AREA | 47.22 AC | 0.89 AC | 2.04 AC | 1.20 AC | 8.83 AC | | 83.27 AC |
| FLOODPLAIN | 1.62 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 1.62 AC |
| NET TRACT AREA | 45.60 AC | 0.89 AC | 2.04 AC | 1.20 AC | 8.83 AC | | 81.65 AC |
| AFFORESTATION THRESHOLD -15% | 6.84 AC | 0.13 AC | 0.31 AC | 0.18 AC | 1.32 AC | | 12.25 AC |
| REFORESTATION THRESHOLD -20% | 9.12 AC | 0.18 AC | 0.41 AC | 0.24 AC | 1.77 AC | | 16.33 AC |
| EX. FOREST LESS FLOODPLAIN | 31.37 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 51.10 AC |
| FOREST ABOVE AFF. THRESHOLD | 24.61 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 38.85 AC |
| FOREST ABOVE REF. THRESHOLD | 22.25 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 34.75 AC |
| BREAK EVEN POINT | 13.57 AC | N/A | N/A | N/A | N/A | | 23.29 AC |
| RET. W. NO MITIGATION REQUIRED | 13.57 AC | N/A | N/A | N/A | N/A | | 23.29 AC |
| CLEARING W. NO MITIGATION REQUIRED | 17.80 AC | N/A | N/A | N/A | N/A | | 27.81 AC |
| FOREST AREA CLEARED | 11.05 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 20.50 AC |
| FOREST AREA RETAINED | 20.32 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | 10.28 AC | 30.60 AC |
| REFOREST FOR CLEARING ABOVE CON.THRESH. | 2.76 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 5.13 AC |
| REFOREST FOR CLEARING BELOW CON.THRESH. | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 0.00 AC |
| CREDIT FOR RETENTION ABOVE CON.THRESH. | 11.20 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 14.27 AC |
| TOTAL REFORESTATION REQUIRED | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 0.00 AC |
| TOTAL AFFORESTATION REQUIRED | 0.00 AC | N/A | N/A | N/A | N/A | | 0.00 AC |
| TOTAL RE AND AFFORESTATION REQUIRED | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 0.00 AC |
| RE/AFFORESTATION PROVIDED | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | 0.00 AC | | 0.00 AC |

OPEN SPACE TABULATION

| PHASE | TOTAL AREA | REQUIRED OPEN SPACE* | PROVIDED CREDITED OPEN SPACE | PROVIDED NON-CREDITED OPEN SPACE | TOTAL PROVIDED OPEN SPACE | OPEN SPACE IN RESERVE | REQ. REC. OPEN SPACE* | PROV. REC. OPEN SPACE | REC. O.S. IN RESERVE |
|-------------------|--------------|----------------------|------------------------------|----------------------------------|---------------------------|-----------------------|-----------------------|-----------------------|----------------------|
| TOTAL SUBDIVISION | 83.27 AC. | 20.82 AC. | - | - | - | - | 0.83 AC. | - | - |
| 1 (F-01-60) | 50.46 AC.*** | 12.62 AC. | 32.49 AC. (39%) | 0.54 AC. | 33.03 AC. | 19.87 AC. | 0.24 AC. | 1.01 AC. | 0.77 AC. |
| 2 (F-01-206) | 0.89 AC.*** | 0.22 AC. | 0.00 AC. | 0.00 AC. | 0.00 AC.** | 19.65 AC. | 0.02 AC. | 0.00** AC. | 0.75 AC. |
| 3 (F-02-170) | 2.06 AC.*** | 0.52 AC. | 0.00 AC. | 0.00 AC. | 0.00 AC.** | 19.13 AC. | 0.03 AC. | 0.00** AC. | 0.72 AC. |
| 4 (P-03-07) | 1.20 AC.*** | 0.30 AC. | 0.00 AC. | 0.00 AC. | 0.00 AC.** | 18.83 AC. | 0.03 AC. | 0.00** AC. | 0.69 AC. |
| 5 | 8.83 AC.*** | 2.21 AC. | 0.00 AC. | 0.00 AC. | 0.00 AC.** | 16.62 AC. | 0.09 AC. | 0.00** AC. | 0.80 AC. |
| 6 | | | | | | | | | |
| TOTAL | 63.44 AC.*** | 15.87 AC. | 32.49 AC. | 0.54 AC. | 33.03 AC. | 16.62 AC. | 0.41 AC. | 1.01 AC. | 0.60 AC. |

*REQUIRED OPEN SPACE CALCULATED FOR THE ENTIRE R-ED PORTION OF THE SUBDIVISION AS 25% OF GROSS AREA. (83.27 AC. X 25% = 20.82 AC.) REQUIRED RECREATIONAL OPEN SPACE CALCULATED AS 250 SF PER D.U. (144 D.U. X 250 SF = 36,000 SF OR 0.83 AC)
 **REQUIRED OPEN SPACE AND REQUIRED RECREATIONAL OPEN SPACE FOR THE ENTIRE SUBDIVISION PROVIDED UNDER WORTHINGTON FIELDS PHASE 1, PLAT NO. 14946-14955.
 ***DOES NOT INCLUDE RESIDUE PORTIONS OF NON-BUILDABLE PARCEL 'B' TO BE DEVELOPED IN FUTURE PHASES.

- THIS PLAN IS IN ACCORDANCE WITH APPROVED SKETCH PLAN S-98-18. NOTE THAT THE 4.42 ACRE (3.23 AC. AFTER DEDICATION TO ROADS) POR ZONED NON-BUILDABLE PARCEL A IS NOW PART OF VILLAGE CREST SUBDIVISION. FOREST CONSERVATION FOR THAT PARCEL IS PROVIDED IN VILLAGE CREST F-02-47.
- IN ACCORDANCE WITH APPROVED PB-366 AND S-98-18, A MINIMUM OF 30.60 AC. OF FOREST RETENTION IS REQUIRED FOR THE ENTIRE WORTHINGTON FIELDS SUBDIVISION AREA. THIS INCLUDES A STATEMENT THAT FOREST CONSERVATION OBLIGATIONS CAN BE MET BY RETENTION OF FOREST STANDS EQUAL TO OR ABOVE THE BREAK-EVEN-POINT. ANY CHANGES TO THE PLAN WHICH ARE NOT IN ACCORDANCE WITH THE SKETCH PLAN EXHIBIT THAT WAS SUBMITTED AT PLANNING BOARD WILL REQUIRE ANOTHER PLANNING BOARD HEARING.
- 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 '95-2003 AND RESOLUTION '96-2003", THE 30 UNITS COMPRISING PHASE V HAVE NOW PASSED THE AFFO TEST FOR OPEN SCHOOL REGION. REPHASING 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).

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR 4/5/04 DATE

OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP B
 4100 COLLEGE AVE.
 ELLICOTT CITY, MARYLAND
 21043-5506

DEVELOPER
 NEW CUT ROAD DEVELOPMENT 2, INC.
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

COVER SHEET
WORTHINGTON FIELDS
PHASE 5
LOTS 60-89

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

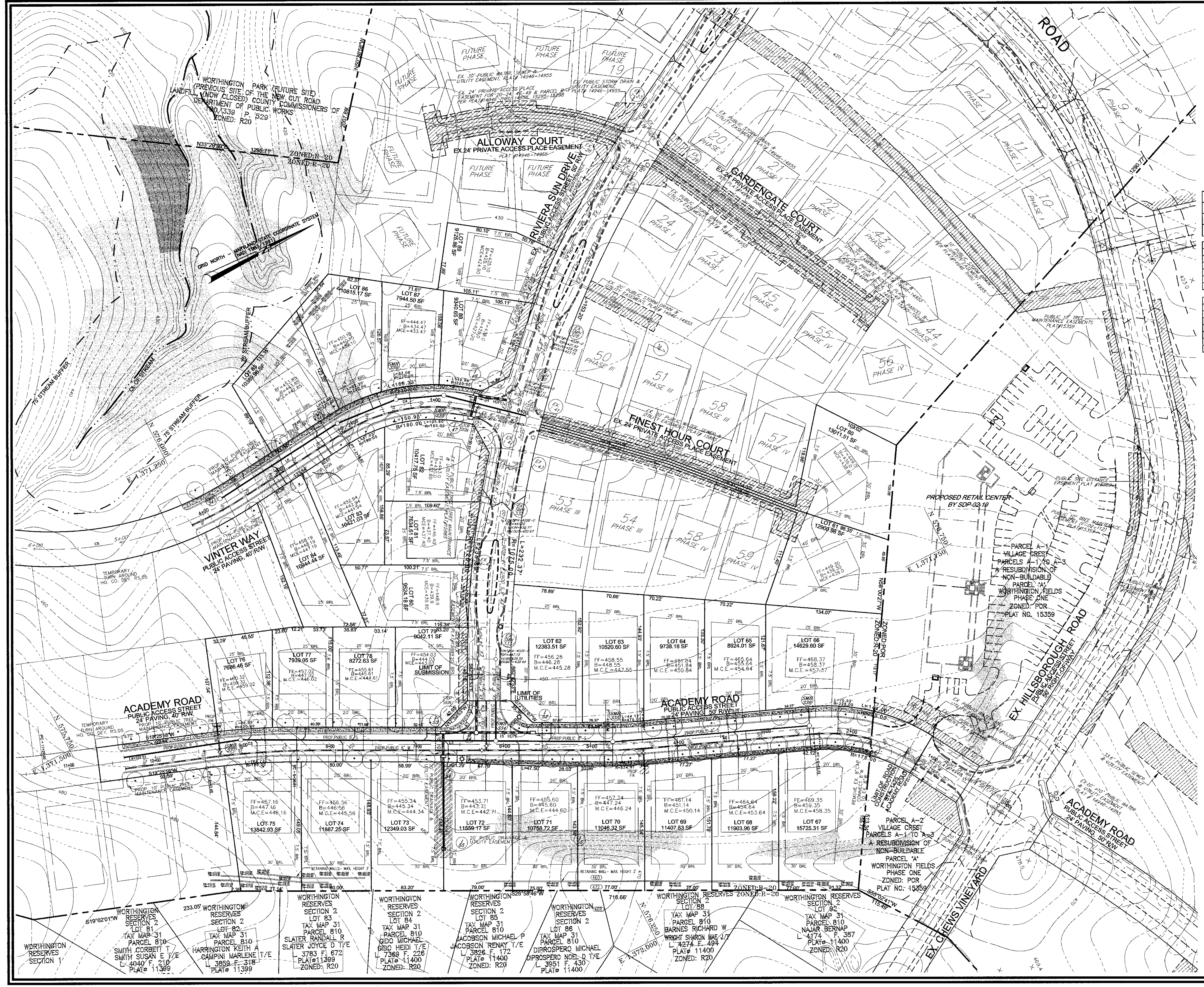
PARCEL '98'
 HOWARD COUNTY, MARYLAND
 REFERENCES: S-98-18

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

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

DESIGN BY: RJ/CO
 DRAWN BY: RJ
 CHECKED BY: RH/WCS
 DATE: FEBRUARY, 2004
 SCALE: AS SHOWN
 W.O. NO.: 201901.00

1 SHEET OF 4



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- LIGHT POLES
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED STREET TREE

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

STREET TREE CALCULATIONS

| STREET NAME | LINEAR FEET | REQUIRED TREES | PROVIDED TREES |
|---------------------------------|-------------|----------------|----------------|
| ACADEMY ROAD, STA 0+00 TO 10+00 | 2000 | 50 | 50 |
| VINTER WAY, STA 0+00 TO 4+00 | 800 | 20 | 20 |

CURVE TABLE

| CURVE | LENGTH | RADIUS |
|-------|--------|--------|
| C1 | 130.93 | 200.00 |
| C2 | 42.53 | 499.98 |
| C3 | 106.64 | 800.00 |
| C4 | 186.05 | 200.00 |
| C5 | 353.50 | 400.00 |

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 112.29 | S59°42'18"W |
| L2 | 196.69 | S22°11'46"W |
| L3 | 354.37 | S27°04'12"W |
| L4 | 122.51 | S19°25'58"W |
| L5 | 50.57 | N41°41'40"E |
| L6 | 134.17 | N05°52'32"W |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Don Walker 4/5/04
PLANNING DIRECTOR DATE

PLAN
SCALE: 1"=50'

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVE.
ELLCOTT CITY, MARYLAND
21043-5506

DEVELOPER
NEW CUT ROAD DEVELOPMENT 2, INC.
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

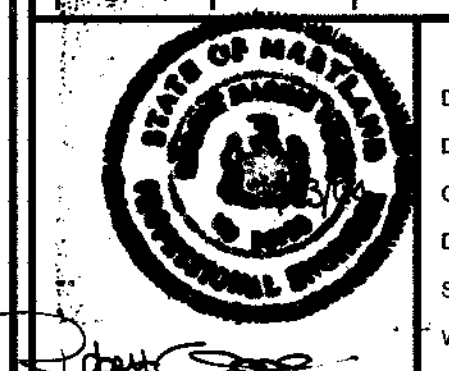
| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

PRELIMINARY PLAN
WORTHINGTON FIELDS
PHASE 5
LOTS 60-89

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

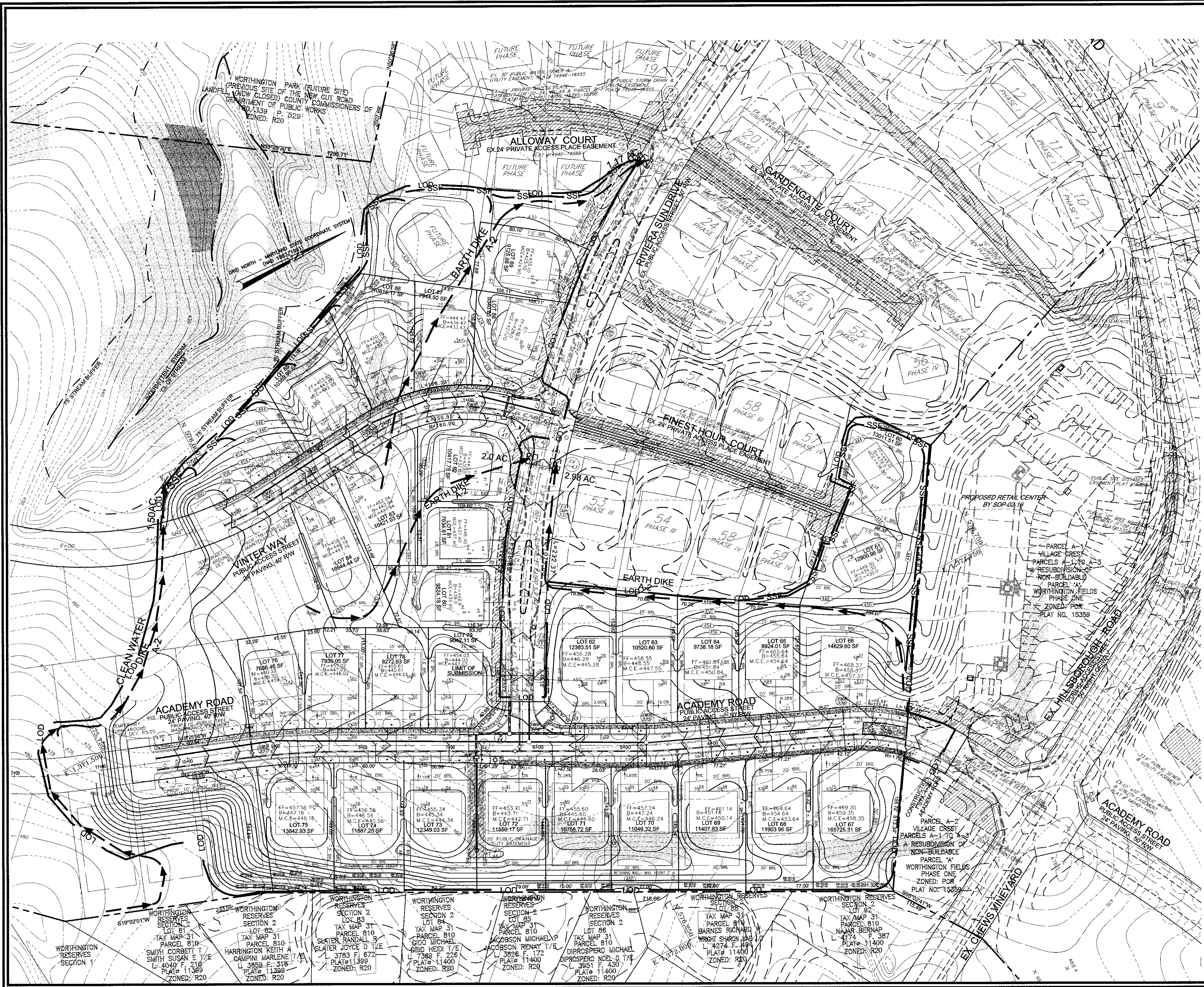


FREDERICK WARD ASSOCIATES, INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
7125 RIVERWOOD DRIVE
COLUMBIA, MARYLAND 21046-2354
410-720-6900
410-720-6226 fax
www.frederickward.com



DESIGN BY: RJ/JCO
DRAWN BY: RJ
CHECKED BY: RH/VCS
DATE: FEBRUARY, 2004
SCALE: AS SHOWN
W.O. NO.: 2019011.00
2 SHEET OF 4

M:\PROJECTS\2019011\WORTHINGTON FIELDS\DWG\PREL\PLN_P55656.dwg Date: 23 09 04 47 2004 RDM



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED EASEMENTS
- EXISTING EASEMENT
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- EARTH DIKE
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Steph L. Kelly 4/5/04
 PLANNING DIRECTOR DATE

PLAN
 SCALE: 1"=50'

OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP B
 4100 COLLEGE AVE.
 ELLICOTT CITY, MARYLAND
 21043-5506

DEVELOPER
 NEW CUT ROAD DEVELOPMENT 2, INC.
 C/O LAND DESIGN & DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 ATTN: MR. DONALD R. REUWER
 PHONE: (410) 480-9105

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
WORTHINGTON FIELDS
PHASE 5
LOTS 60-89

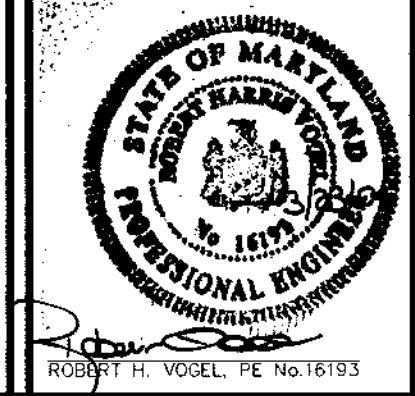
TAX MAP #25, BLOCK 20
 TAX MAP #31, BLOCK 2
 2ND ELECTION DISTRICT

PARCEL '98'
 HOWARD COUNTY, MARYLAND
 REFERENCES: S-98-18

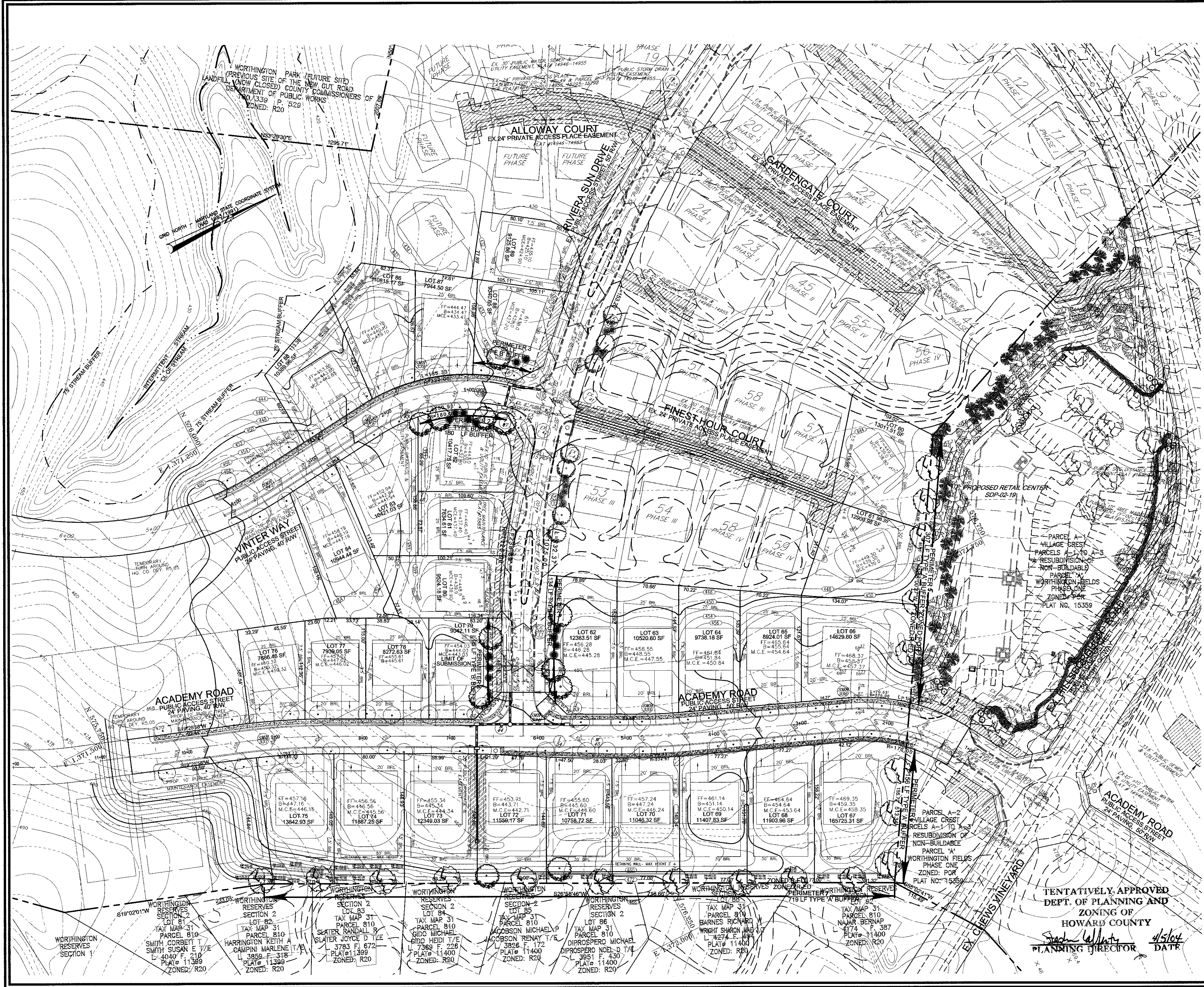
FWA
 FREDERICK WARD ASSOCIATES, INC.
 ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |

7125 RIVERWOOD DRIVE
 COLUMBIA, MARYLAND 21046-2354
 410-720-6900
 410-720-6226 fax
 www.frederickward.com

| | |
|----------------------|--|
| DESIGN BY: RJJCO | |
| DRAWN BY: RJ | |
| CHECKED BY: RHWCS | |
| DATE: FEBRUARY, 2004 | |
| SCALE: AS SHOWN | |
| W.O. NO.: 2019011.00 | |



K:\PROJECTS\20190111\ENGR\DWG\PHL\PH50P06\036SP1.dwg Tue Mar 23 09:14 2004 RDM



LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING TREES TO REMAIN

LIGHT POLES

15%-24.99% STEEP SLOPE AREA

25% OR GREATER STEEP SLOPE AREA

PERIMETER LANDSCAPING

PROPOSED STREET TREE

PLANT LIST

| TYPE | KEY | QUAN. | BOTANICAL NAME | SIZE | REM. |
|----------|-----|-------|--|------------------|-------|
| SH. TREE | | 7 | ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE | 2 1/2" - 3" Col. | B & B |
| EV. TREE | | 9 | ILEX OPACA AMERICAN HOLLY OR EQUIVALENT | 5 - 6' HL. | B & B |

SCHEDULE A PERIMETER LANDSCAPE EDGE

| LANDSCAPE TYPE | ADJACENT TO PERIMETER PROPERTIES | | ADJACENT TO PERIMETER PROPERTIES | | ADJACENT TO PERIMETER PROPERTIES | | ADJACENT TO PERIMETER PROPERTIES | |
|--|----------------------------------|--------|----------------------------------|--------|----------------------------------|--------|----------------------------------|--|
| | A | A | A | B | B | B | B | |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER | 307 LF | 156 LF | 719 LF | 134 LF | 180 LF | 50 LF | 95 LF | |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | No | No | No | No | No | No | 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 | 1:60.5 | 1:60.3 | 1:60.12 | 1:58.3 | 1:50.4 | 1:50.1 | 1:52.2 | |
| SHADE TREES | - | - | - | 1:40.4 | 1:40.5 | 1:40.2 | 1:40.3 | |
| EVERGREEN TREES | - | - | - | - | - | - | - | |
| SHRUBS | - | - | - | - | - | - | - | |
| NUMBER OF PLANTS PROVIDED | 5 | 3 | 12 | 3 | 4 | 1 | 2 | |
| SHADE TREES | - | - | - | 4 | 5 | 2 | 3 | |
| OTHER TREES (2:1 SUBSTITUTION) | - | - | - | - | - | - | - | |
| SHRUBS (1:1 SUBSTITUTION) | - | - | - | - | - | - | - | |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | - | - | - | - | - | - | - | |

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS A PART OF THE FUTURE SITE DEVELOPMENT PLANS IN THE AMOUNT OF \$11,100

FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE FUTURE FINAL PLANS IN THE AMOUNT OF \$21,000.

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

PLAN
SCALE: 1"=50'

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVE.
ELLCOTT CITY, MARYLAND
21043-5506

DEVELOPER
NEW CUT ROAD DEVELOPMENT 2, INC.
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |

**PRELIMINARY LANDSCAPING PLAN
WORTHINGTON FIELDS
PHASE 5
LOTS 60-89**

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

PARCEL '98'
HOWARD COUNTY, MARYLAND
REFERENCES: S-98-18

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

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

DESIGN BY: RJ/JCO
DRAWN BY: RJ
CHECKED BY: RHVCS
DATE: FEBRUARY, 2004
SCALE: AS SHOWN
W.O. NO.: 2019011.00

4 SHEET OF 4

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Jack Kelly
PLANNING DIRECTOR

4/5/04
DATE

K:\PROJECTS\20190119\190119\190119\PRELIM\PLANS\PHASE5\WORTHINGTON_Fields_Phase5_Prelim_Landscaping.dwg Tue Mar 23 09:21:10 2004 RWMA