

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: 24.40 AC.± (R-ED)
 AREA OF PROPOSED BUILDABLE LOTS: 12.84 AC.
 AREA OF PROPOSED ROAD RIGHT OF WAY: 1.9 AC.
 OPEN SPACE TABULATIONS: 9.66 AC.
 AREA OF 100 YEAR FLOODPLAIN ON SITE: 0.00 AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 59 BUILDABLE
 LIMIT OF DISTURBANCE FOR PHASE 6 PLAN SUBMISSION: 16.23 AC.±
 1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 2. DEED REFERENCE: L. 370 / F. 376
 3. 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#6 : 24.40 AC
 NUMBER OF PROPOSED LOTS: 59 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), P-04-12 (PHASE 5), F-05-019 (PHASE 5), SDP-06-33 (PHASE 5).

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 PHOTOGRAMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
 6. 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
 7. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-4245-D & #14-3160-D WILL BE EXTENDED FROM WINTER WAY AND EX. ACADEMY RD, RESPECTIVELY. A SEWER LINE TO DRAIN TO NEW CUT ROAD WASTE WATER PUMPING STATION HAS BEEN CONSTRUCTED BY THE DEVELOPER AS CONTRACT #14-3855-D.
 8. STORMWATER MANAGEMENT PROVIDED BY MICROPOOL EXTENDED DETENTION POND (P-1).
 9. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 18, 2006.
 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 ON-SITE RETENTION EASEMENT OF TOTAL 26.58 AC. AREA OF RETENTION EASEMENT BY PH #6- 6.26 AC. BOND FOR 6.26 AC. (272, 685.60X.20=\$4,537.12) HAS BEEN POSTED IN THE AMOUNT OF \$4,537.12.
 12. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998.
 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/CEMETARY LOCATIONS ON SITE.
 19. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS A PART OF THE FUTURE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$21,300.
 20. A FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE FUTURE FINAL ROAD PLANS IN THE AMOUNT OF \$33,000.
 21. 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-98-19.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
 22. THE 8' WIDE PUBLIC PEDESTRIAN PATHWAY CONNECTION TO THE WORTHINGTON ELEMENTARY SCHOOL SITE HAS BEEN PROVIDED ONTO OPENSOURCE LOT 151.
 23. 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.
 24. 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.
 25. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
 26. IN ADDITION TO THE SWM FACILITIES INCLUDED WITH THIS PLAN, WORTHINGTON FIELDS VI, REFERENCED WORTHINGTON FIELDS PHASE I (F-01-60) AND WORTHINGTON PHASE V (F-05-019).
 27. THE LIMIT OF DISTURBANCE SHOWN OF THIS PLAN HAS BEEN CLEARED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST HARVESTING PERMIT PROCESS. THE DEVELOPER IS SUBJECT TO THE CONDITIONS OF THE EXECUTED DECLARATION OF INTENT.

PRELIMINARY PLAN

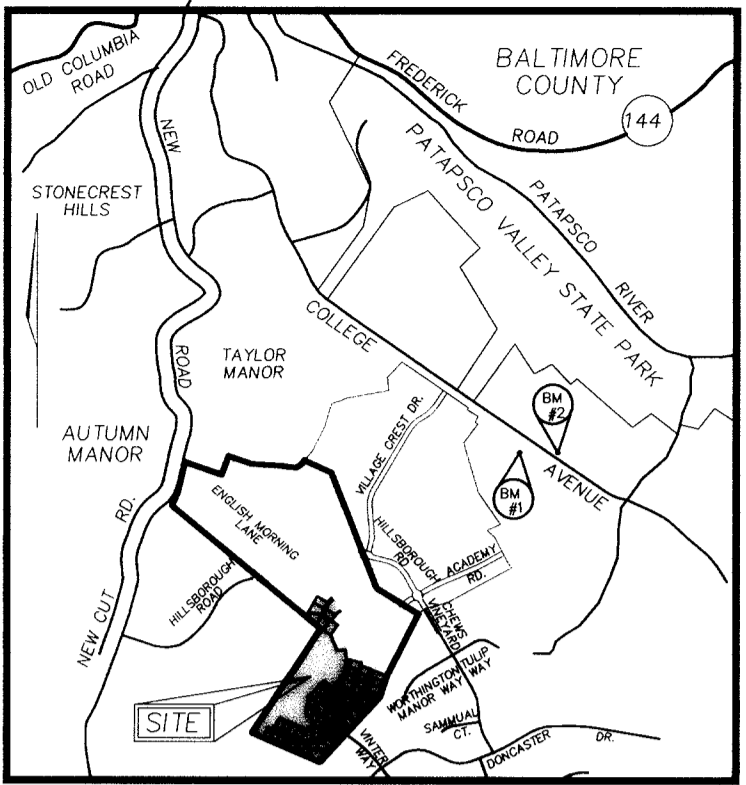
WORTHINGTON FIELDS - PHASE 6

LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151

A RESUBDIVISION OF NON-BUILDABLE

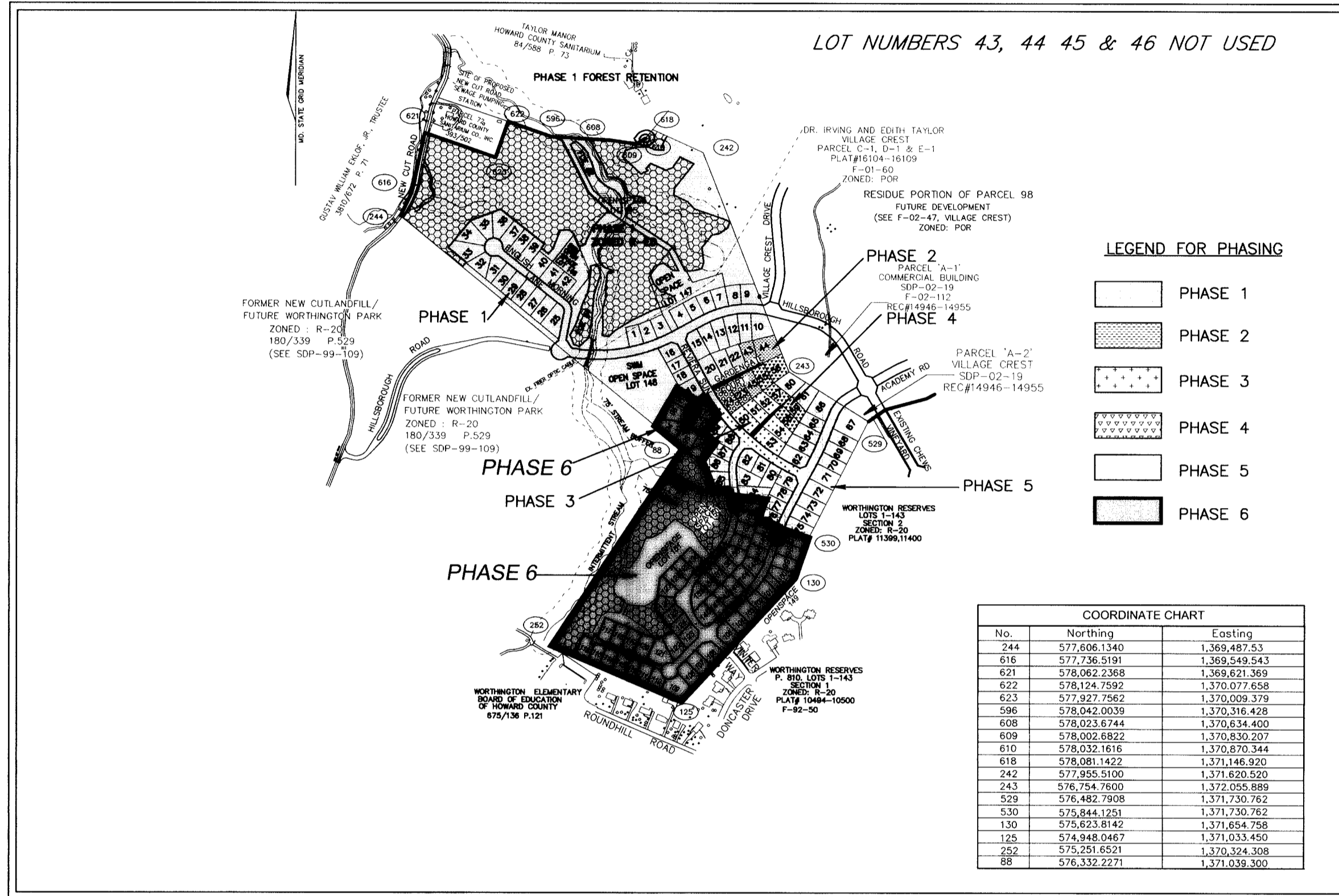
PARCEL 'B-4', PHASE 5

HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1"=2000'
BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 579233.92, E. 1373142.33
 ELEV. = 374.389
 ELEV. = 362.575
 BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1373460.71



LOCATION MAP
 SCALE: 1"=600'

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 AND DEVELOPMENT
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUWER
 (443)-367-0422

SHEET INDEX

NO.	DESCRIPTION	SHEET NO.
1	COVER SHEET	1 OF 7
2	PRELIMINARY PLAN	2 OF 7
3	PRELIMINARY PLAN	3 OF 7
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN	4 OF 7
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN	5 OF 7
6	PRELIMINARY LANDSCAPING PLAN	6 OF 7
7	PRELIMINARY FOREST CONSERVATION PLAN	7 OF 7

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE	MINIMUM LOT SIZE PERMITTED
91	8394.97 SF	478.65 SF	7916.32 SF	6,000 SF
92	14774.84 SF	726.56 SF	14048.28 SF	6,000 SF
93	11647.11 SF	834.73 SF	10812.38 SF	6,000 SF
94	12689.12 SF	755.14 SF	11933.98 SF	6,000 SF
95	12764.95 SF	515.29 SF	12249.66 SF	6,000 SF
96	9454.83 SF	288.72 SF	9166.11 SF	6,000 SF
111	8346.79 SF	92.07 SF	8254.69 SF	6,000 SF
112	7847.59 SF	263.75 SF	7583.84 SF	6,000 SF
113	9057.03 SF	419.25 SF	8637.78 SF	6,000 SF
114	9211.92 SF	594.06 SF	8617.86 SF	6,000 SF
115	9110.08 SF	766.20 SF	8343.88 SF	6,000 SF
116	10044.95 SF	930.70 SF	9114.25 SF	6,000 SF

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank H. Vogel
 PLANNING DIRECTOR
 DATE: 4/26/06

FOREST CONSERVATION TABULATION (LAND USE: HDR)

PHASES	F-01-60	F-01-206	F-02-170	P-03-07	P-04-012	P-06-06	ENTIRE SITE
TOTAL TRACT AREA	46.05 AC	0.89 AC	2.06 AC	1.20 AC	8.67 AC	24.40 AC	83.27 AC
FLOODPLAIN	1.62 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.62 AC
NET TRACT AREA	44.43 AC	0.89 AC	2.04 AC	1.20 AC	8.67 AC	24.40 AC	81.65 AC
REFORESTATION THRESHOLD -15%	6.66 AC	0.13 AC	0.31 AC	0.18 AC	1.30 AC	3.66 AC	12.25 AC
REFORESTATION THRESHOLD -20%	8.89 AC	0.18 AC	0.41 AC	0.24 AC	1.73 AC	4.88 AC	16.33 AC
EX. FOREST LESS FLOODPLAIN	31.37 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	19.73 AC	51.10 AC
BREAK EVEN POINT	22.48 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	14.85 AC	34.77 AC
RET. W. NO MITIGATION REQUIRED	13.38 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	7.85 AC	23.28 AC
CLEARING W. NO MITIGATION REQUIRED	17.99 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	11.88 AC	27.82 AC
FOREST AREA CLEARED	11.05 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	13.47 AC	24.52 AC
FOREST AREA RETAINED	20.32 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	6.26 AC	26.58 AC
REFOREST FOR CLEARING ABOVE CON.THRESH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	3.37 AC	0.00 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	0.00 AC
CREDIT FOR RETENTION ABOVE CON.THRESH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.38 AC	0.00 AC
TOTAL REFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.99 AC	0.00 AC
TOTAL AFFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
TOTAL RE AND AFFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.99 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	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	46.05 AC.	11.51 AC.	32.49 AC. (39%)	0.54 AC.	33.03 AC.	21.52 AC.	0.24 AC.	1.01 AC.	0.77 AC.
1 (F-01-60)	46.05 AC.	11.51 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	21.30 AC.	0.02 AC.	0.00** AC.	0.75 AC.
2 (F-01-206)	0.89 AC.	0.22 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	20.78 AC.	0.03 AC.	0.00** AC.	0.72 AC.
3 (F-02-170)	2.06 AC.	0.52 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	20.48 AC.	0.03 AC.	0.00** AC.	0.69 AC.
4 (F-03-207)	1.20 AC.	0.30 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	18.31 AC.	0.17 AC.	0.00** AC.	0.52 AC.
5 (F-05-019)	8.67 AC.	2.17 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	12.21 AC.	0.34 AC.	0.00** AC.	0.18 AC.
6 (P-06-06)	24.40 AC.	6.10 AC.	9.66 AC.	0.00 AC.	9.66 AC.**	0.83 AC.	1.01 AC.	0.18 AC.	0.18 AC.
TOTAL	83.27 AC	20.82 AC.	42.15 AC.	0.54 AC.	42.69 AC.	12.21 AC.	0.83 AC.	1.01 AC.	0.18 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.

SUMMARY TABLE AREA - DRAINAGE AREA A

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.4845 AC.FT.	0	0.4845 AC. FT.	PROVIDE IN POND
2	RECHARGE VOLUME REV	0.1754 AC.FT. 2.02 AC.	0	0.1754 AC.FT. 2.02 AC.	PROVIDED IN REV GRAVEL TRENCH
3	CHANNEL PROTECTION VOLUME CPV	0.72 AC. FT.	0	0.72 AC. FT.	PROVIDED BY MICROPOOL EXTENDED DETENTION POND

NOTE: SWM PROVIDED BY MICROPOOL EXTENDED DETENTION POND (P-1)
 * 15.93 EXCLUDING OFFSITE FOR WQV+REV

SUMMARY TABLE AREA - DRAINAGE AREA B

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	-	-	-	-
2	RECHARGE VOLUME REV	-	-	-	-
3	CHANNEL PROTECTION VOLUME CPV	-	-	-	-

* SWM PROVIDED BY POND 1, PHASE 1

SUMMARY TABLE AREA - DRAINAGE AREA C

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	6.7 AC.FT.	0 AC.FT.	6.7 AC.FT.	D.A. IS IN FOREST CONSERVATION NO DEVELOPMENT OR IMPROVEMENTS
2	RECHARGE VOLUME REV	6.7 AC.FT.	0 AC.FT.	6.7 AC.FT.	D.A. IS IN FOREST CONSERVATION NO DEVELOPMENT OR IMPROVEMENTS
3	CHANNEL PROTECTION VOLUME CPV	-	-	-	D.A. IS LOCATED BELOW POND AND WILL NOT BE DEVELOPED
4	OVERBANK FLOOD PROTECTION, OF	N/A	N/A	N/A	-
5	EXTREME FLOOD VOLUME, OF	N/A	N/A	N/A	-

NO PROPOSED DEVELOPMENT OR IMPROVEMENT AREA
 NATURAL AREA CONSERVATION CREDIT

SUMMARY TABLE AREA - DRAINAGE AREA D

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
2	RECHARGE VOLUME REV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
3	CHANNEL PROTECTION VOLUME CPV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
4	OVERBANK FLOOD PROTECTION, OF	N/A	N/A	N/A	-
5	EXTREME FLOOD VOLUME, OF	N/A	N/A	N/A	-

DENSITY TABULATION

PHASE	TOTAL SUBDIVISION AREA(GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED	TOTAL UNITS REMAINING
TOTAL	RECORDED (PHASE)	1.62 AC.	8.36 AC.	73.29 AC.	146 D.U.	144 D.U.	-
1 (F-01-60)	83.27 (46.05)	0.00 AC.	0.00 AC.	4.42 AC.	N/A	N/A	-
2 (F-01-206)	37.23 (0.89)	0.00 AC.	0.00 AC.	0.89 AC.	2 D.U.	3 D.U.	99 D.U.
3 (F-02-170)	36.34 (2.06)	0.00 AC.	0.00 AC.	2.06 AC.	4 D.U.	5 D.U.	94 D.U.
4 (F-03-207)	34.27 (1.20)	0.00 AC.	0.00 AC.	1.20 AC.	2 D.U.	5 D.U.	89 D.U.
5 (F-05-019)	33.07 (8.67)	0.00 AC.	0.00 AC.	8.67 AC.	17 D.U.	30 D.U.	59 D.U.
6 (P-06-006)	24.40	0.00 AC.	0.00 AC.	24.40 AC.	49 D.U.	59 D.U.	0 D.U.
TOTAL	83.27	1.62 AC.	8.36 AC.	44.63 AC.	146 D.U.	144 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 ALLOWABLE DENSITY OF 144 UNITS APPROVED UNDER S-98-18.

1. 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.
 2. IN ACCORDANCE WITH APPROVED PB-366 AND S-98-18, THIS INCLUDES A STATEMENT THAT FOREST CONSERVATION OBLIGATIONS CAN BE MET BY RETENTION OF FOREST STANDS EQUAL TO OR ABOVE THE BREAK-EVEN-POINT. TOTAL RETENTION AREA=26.47 AC. WHICH IS ABOVE THE BREAK-EVEN-POINT AT 23.28 AC. PER THE SKETCH PLAN EXHIBIT THAT WAS SUBMITTED AT PLANNING BOARD.
 3. 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 SCHOOLS 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 V).

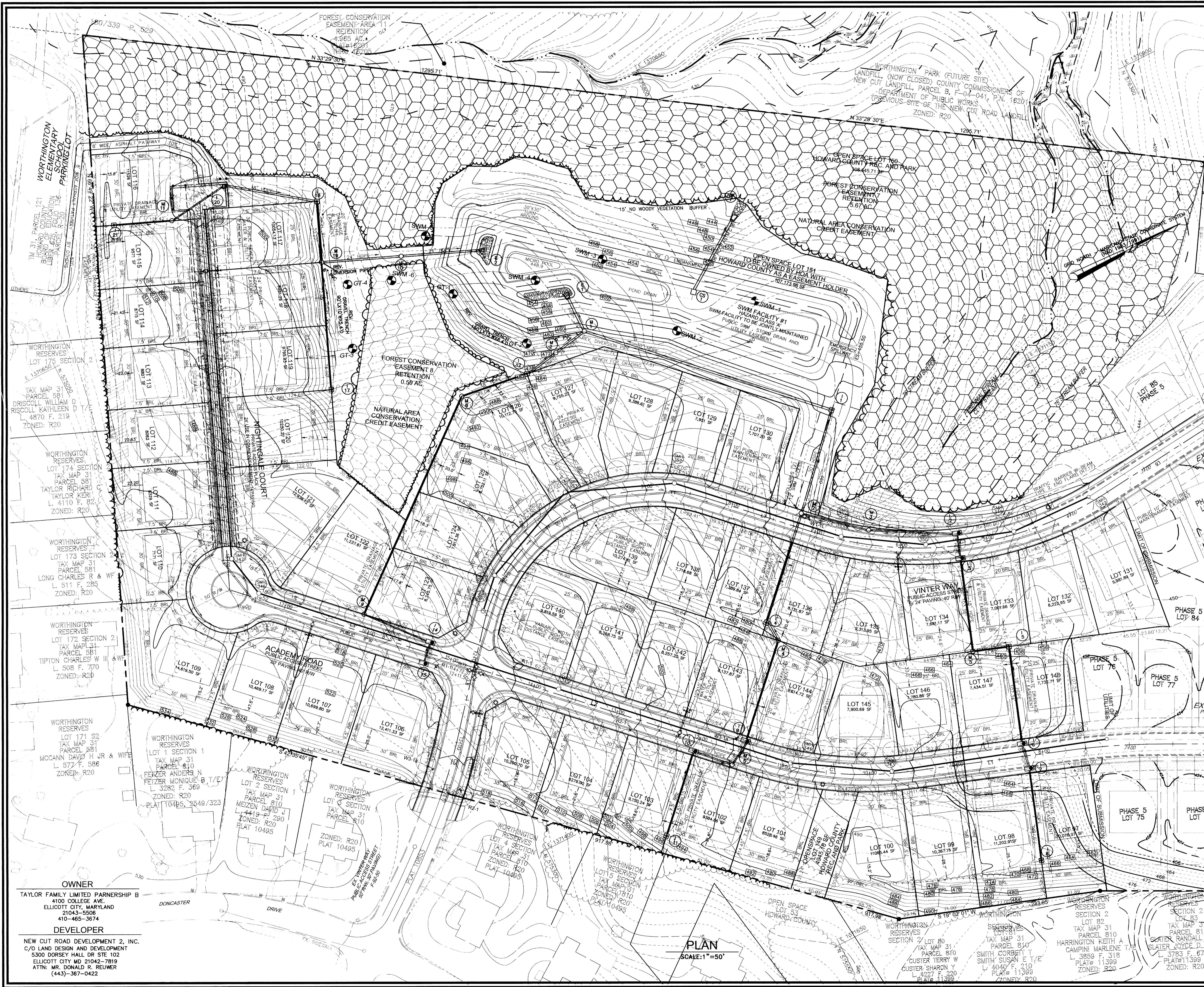
COVER SHEET
WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
 A RESUBDIVISION OF NON-BUILDABLE
 PARCEL B-4, PHASE 5

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-02-06, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019, SDP-06-33 (PHASE 5)

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: RJR/RHV
 DRAWN BY: RJH
 CHECKED BY: RHV
 DATE: 05-23-2006
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

1 OF 7



LEGEND

- EXISTING TREES TO REMAIN
- LIGHT POLES
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED STREET TREE
- SOIL BORING
- FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- PER PLAT#16201-16205
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SWM, STORM DRAIN AND UTILITY EASEMENT
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10X10' PUBLIC WATER & UTILITY EASEMENT
- 24' PRIVATE ACCESS PLACE EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- 12' SWM ACCESS
- 15' NO WOODY VEGETATION BUFFER
- NATURAL AREA CONSERVATION EASEMENT
- VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT
- 24' PRIVATE ACCESS EASEMENT FOR LOT 126 & 127
- EXISTING WETLAND PER PLAT#16204
- CL STREAM
- STREAM BUFFER

PHASES	FOREST CONSERVATION TABULATION (LAND USE: HDR)					
	F-01-60	F-01-206	F-02-176	P-03-07	P-04-02	ENTIRE SITE
TOTAL TRACT AREA	46.00 AC	0.99 AC	2.00 AC	1.20 AC	8.37 AC	24.40 AC
FLOODPLAIN	1.62 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.62 AC
NET TRACT AREA	44.38 AC	0.99 AC	2.00 AC	1.20 AC	8.37 AC	24.40 AC
FORESTATION THRESHOLD - 15%	6.66 AC	0.13 AC	0.31 AC	0.18 AC	1.30 AC	12.25 AC
FORESTATION THRESHOLD - 20%	6.88 AC	0.18 AC	0.41 AC	0.24 AC	1.73 AC	13.35 AC
EX. FOREST - 100000245	21.37 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	21.37 AC
BREAK EVEN POINT	22.48 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	22.48 AC
25' W. NO IMPROVEMENT REQUIRED	13.38 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	13.38 AC
CLEARING W. NO IMPROVEMENT REQUIRED	17.99 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	17.99 AC
FOREST AREA CLEARED	11.05 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	11.05 AC
FOREST AREA RETAINED	20.32 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	20.32 AC
RESTORE FOR CLEARING ABOVE COUNTERSH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
RESTORE FOR CLEARING BELOW COUNTERSH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
CREDIT FOR RETENTION ABOVE COUNTERSH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
TOTAL RESTORATION 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	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
TOTAL W. IMPROVEMENT REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
REAFForestation PROVIDED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC

FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULLFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. TOTAL FOREST CONSERVATION OBLIGATION FOR WORTHINGTON FIELDS TO BE FULLFILLED BY ON SITE RETENTION OF 26.58 AC.

AREA OF RETENTION EASEMENT BY PH #6: 6.26 AC.
BOND FOR 6.26 AC. (272, 685.60 X 20=\$54,537.12) HAS BEEN POSTED IN IN THE AMOUNT OF \$54,537.12.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Leight 6/24/06
PLANNING DIRECTOR DATE

NO.	REVISION	DATE

PRELIMINARY FOREST CONSERVATION PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
A RESUBDIVISION OF NON-BUILDABLE PARCEL B-4, PHASE 5

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, SDP-06-33 (PHASE 5)

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

DESIGN BY: RJRHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: 06-14-2006
SCALE: AS SHOWN
W.O. NO.: 201901.00

7 SHEET OF 7

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVE.
ELICOTT CITY, MARYLAND
21043-5508
410-465-3674

DEVELOPER
NEW CUT ROAD DEVELOPMENT 2, INC.
C/O LAND DESIGN AND DEVELOPMENT
5300 DORSEY HALL DR STE 102
ELICOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUMER
(443)-367-0422

PLAN
SCALE: 1"=50'



LEGEND

EXISTING CONTOUR	EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PER PLAT#16201-16205	EXISTING WETLAND PER PLAT#16204
PROPOSED CONTOUR	24' PRIVATE ACCESS EASEMENT FOR LOT 126 & 127	20' PRIVATE DRAINAGE & UTILITY EASEMENT
EXISTING TREES TO REMAIN	10' PUBLIC TREE MAINTENANCE EASEMENT	15' NO WOODY VEGETATION BUFFER
PROPOSED STREET TREE	PUBLIC SWM, STORM DRAIN AND UTILITY EASEMENT	NATURAL AREA CONSERVATION EASEMENT
FOREST CONSERVATION EASEMENT (RETENTION)	30' PUBLIC SEWER, WATER & UTILITY EASEMENT	VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT
20' PUBLIC DRAINAGE & UTILITY EASEMENT	10'X10' PUBLIC WATER & UTILITY EASEMENT	CL STREAM
12' SWM ACCESS	24' PRIVATE ACCESS PLACE EASEMENT	STREAM BUFFER
15' NO WOODY VEGETATION BUFFER		
NATURAL AREA CONSERVATION EASEMENT		
VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT		
CL STREAM		
STREAM BUFFER		

PLANT LIST

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	(Symbol)	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
EV. TREE	(Symbol)	9	LIX. SPALM AMERICAN LIX. YR EQUIV. LNT	5 - 6' Ht.	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES		ADJACENT TO PERIMETER PROPERTIES	
	A	A	A	A	A	A
LANDSCAPE TYPE	761 LF	354 LF	653 LF	1296 LF	200 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	YES 1296 LF	YES 69 LF	
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	
NUMBER OF PLANTS REQUIRED	1800	1800	1800	1800	1800	
NUMBER OF PLANTS PROVIDED	13	6	11	0	2	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE 4/20/06

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVE.
ELLCOTT CITY, MARYLAND
21043-5506
410-465-3674

DEVELOPER
NEW CUT ROAD DEVELOPMENT 2, INC.
C/O LAND DESIGN AND DEVELOPMENT
5300 DORSEY HALL DR STE 102
ELLCOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUMER
(443)-367-0422

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS A PART OF THE FUTURE SITE DEVELOPMENT PLANS IN THE AMOUNT OF \$15,300

FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE FUTURE FINAL PLANS IN THE AMOUNT OF \$33,000.

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

PLAN
SCALE: 1"=50'

PRELIMINARY LANDSCAPING PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
A RESUBDIVISION OF NON-BUILDABLE PARCEL B-4, PHASE 5

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, SDP-06-33 (PHASE 5)

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

DESIGN BY: RUIHV
DRAWN BY: RJ
CHECKED BY: RHY
DATE: 06-14-2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00

6 SHEET OF 7

LEGEND

- EXISTING TREES TO REMAIN
- LIGHT POLES- 100 WATT PREMIERS
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED STREET TREE
- SOIL BORING
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PER PLAT#16201-16205
- FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SWM, STORM DRAIN AND UTILITY EASEMENT
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 10'X10' PUBLIC WATER & UTILITY EASEMENT
- 24' PRIVATE ACCESS PLACE EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- 12' SWM ACCESS
- 15' NO WOODY VEGETATION BUFFER
- NATURAL AREA CONSERVATION EASEMENT
- VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT
- 24' PRIVATE ACCESS EASEMENT FOR LOT 126 & 127
- EXISTING WETLAND PER PLAT#16204
- CL STREAM
- STREAM BUFFER
- CL STREAM
- STREAM BUFFER
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- EARTHDIKE
- EROSION CONTROL MATTING
- CURB INLET PROTECTION



OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP B
 4100 COLLEGE AVE.
 ELLICOTT CITY, MARYLAND
 21043-5506
 410-485-3674

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 NEW CUT ROAD DEVELOPMENT 2, INC.
 C/O LAND DESIGN AND DEVELOPMENT
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUWER
 (443)-367-0422

PLAN
 SCALE: 1"=50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Resh...
 PLANNING DIRECTOR DATE 6/20/06

NO.	REVISION	DATE

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
 A RESUBDIVISION OF NON-BUILDABLE
 PARCEL B-4, PHASE 5

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),
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DESIGN BY: RJR/HV
 DRAWN BY: RJ
 CHECKED BY: RHV
 DATE: 06-14-2006
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

5 SHEET OF 7

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LEGEND

- EXISTING TREES TO REMAIN
- LIGHT POLES - 100 WATT PREMIERS
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- PROPOSED STREET TREE
- SOIL BORING
- FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PER PLAT#16201-16205
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
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- TREE PROTECTION FENCE & LIMIT OF DISTURBANCE
- SILT FENCE
- SUPER SILT FENCE
- EARTHDIKE
- EROSION CONTROL MATTING
- CURB INLET PROTECTION

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Angell *[Signature]*
 PLANNING DIRECTOR DATE

NO.	REVISION	DATE

PRELIMINARY GRADING SEDIMENT CONTROL PLAN
WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
 A RESUBDIVISION OF NON-BUILDABLE PARCEL B-4, PHASE 5

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019, SOP-06-33 (PHASE 5)

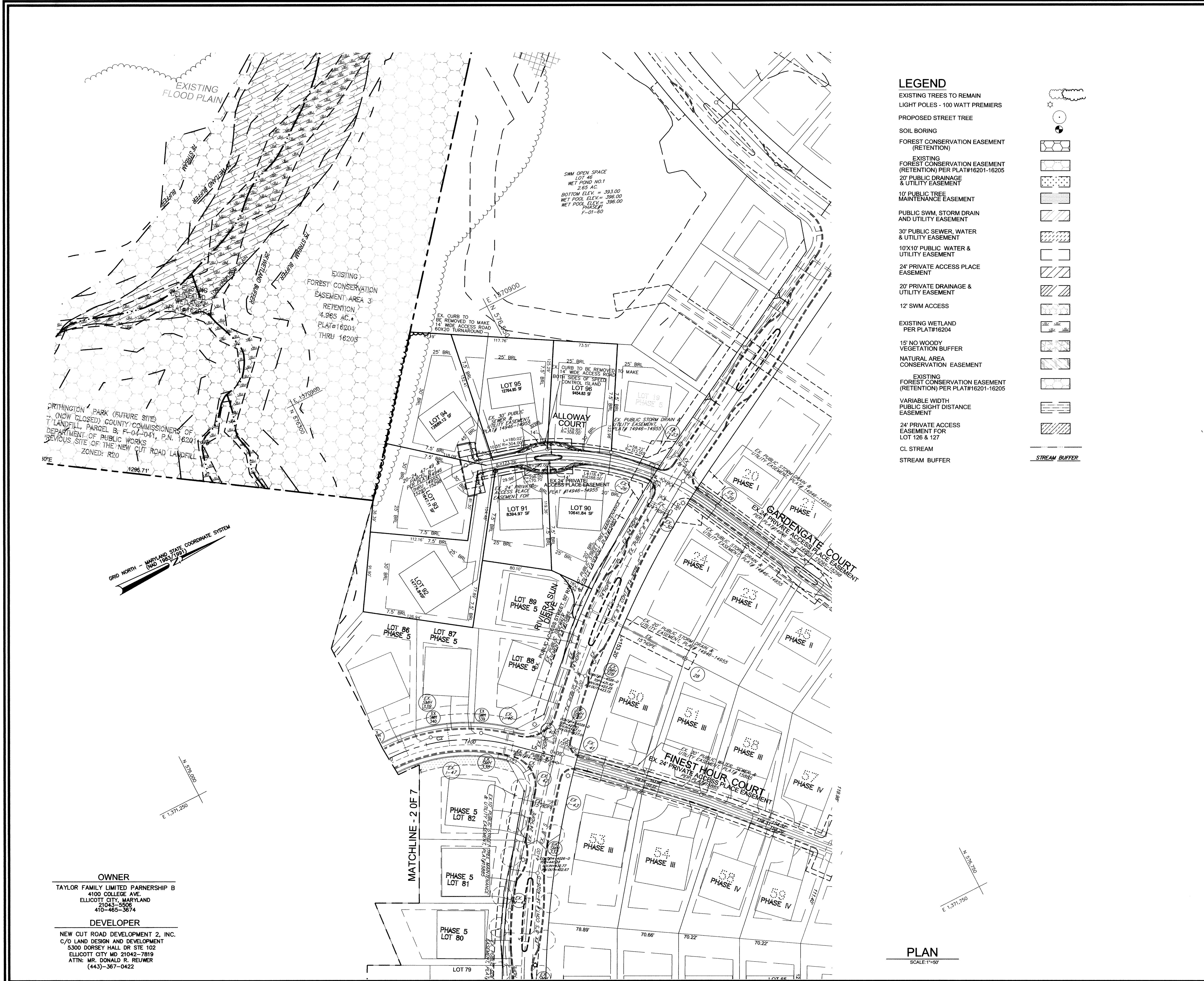
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: RJR/HV	4 SHEET OF 7
	DRAWN BY: RJ	
	CHECKED BY: RHV	
	DATE: 06-14-2006	
SCALE: AS SHOWN	W.O. NO.: 201901.00	

OWNER
 TAYLOR FAMILY LIMITED PARTNERSHIP B
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 ELLICOTT CITY, MARYLAND
 21043-5506
 410-465-3674

DEVELOPER
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 C/O LAND DESIGN AND DEVELOPMENT
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REWUR
 (443)-367-0422

PLAN
 SCALE: 1"=50'



LEGEND

- EXISTING TREES TO REMAIN
- LIGHT POLES - 100 WATT PREMIERS
- PROPOSED STREET TREE
- SOIL BORING
- FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PER PLAT#16201-16205
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- VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT
- 24' PRIVATE ACCESS EASEMENT FOR LOT 126 & 127
- CL STREAM
- STREAM BUFFER

ORTHINGTON PARK (FUTURE SITE)
(NOW CLOSED) COUNTY COMMISSIONERS OF
LANDFILL, PARCEL B, F-04-041, P.N. 16201
DEPARTMENT OF PUBLIC WORKS
PREVIOUS SITE OF THE NEW CUT ROAD LANDFILL
ZONED: R20

GRID NORTH - MARYLAND STATE COORDINATE SYSTEM
(MAD 1987-1993)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

James P. ...
PLANNING DIRECTOR DATE 6/16/11

NO.	REVISION	DATE

PRELIMINARY PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
A RESUBDIVISION OF NON-BUILDABLE
PARCEL B-4, PHASE 5

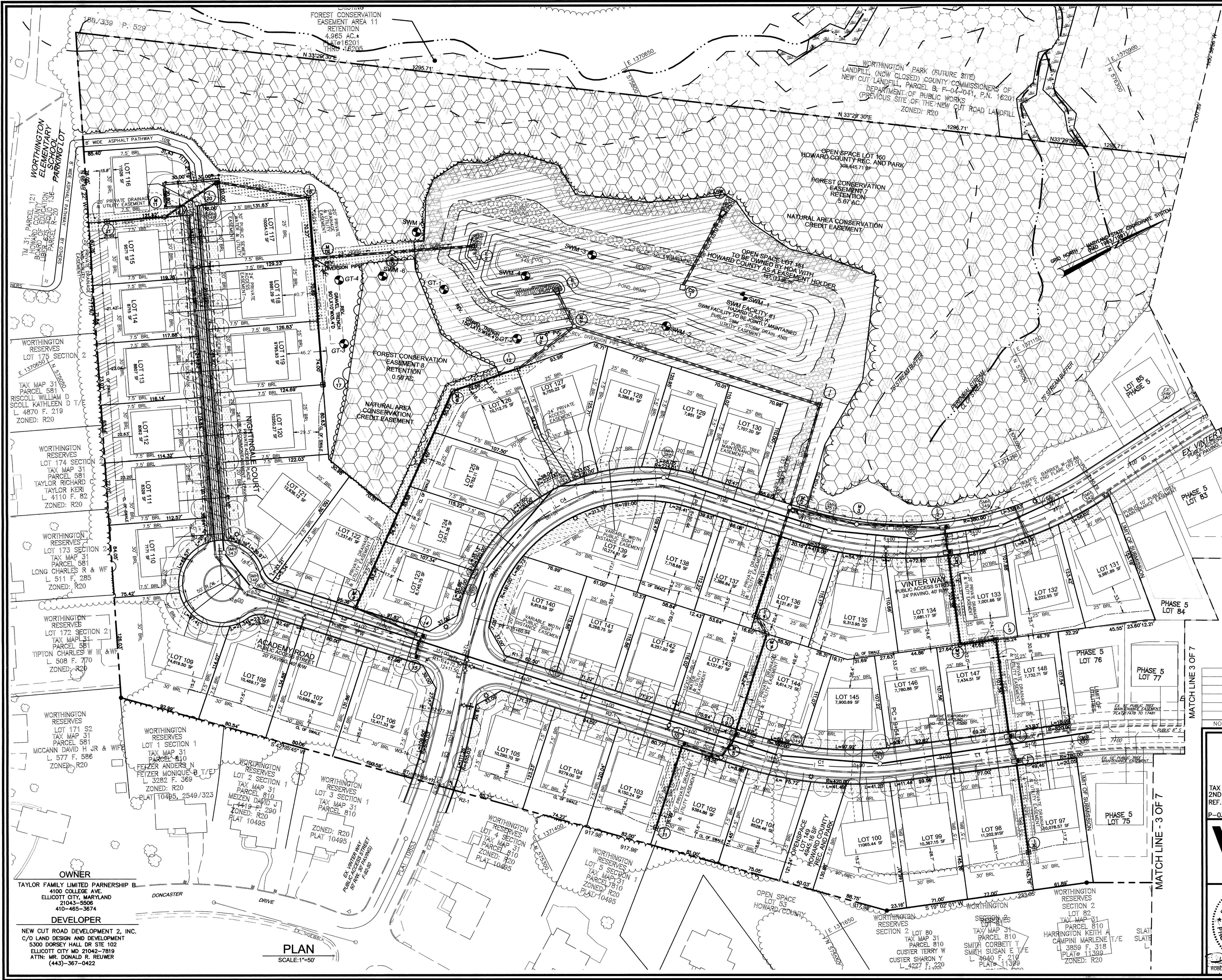
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ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ/RHV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: 06-14-2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00

3 SHEET OF 7

PLAN
SCALE: 1"=80'



STREET TREE CALCULATIONS				
STREET NAME	LINEAR FEET	REQUIRED TREES	PROVIDED TREES	
ACADEMY ROAD	1824	46	46	
VINTER WAY	1774	44	44	
NIGHTINGALE COURT	791	20	20	

LINE TABLE							
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION	CHORD LENGTH
C1	176.82	400.00	25°19'38"	89.88	N32°05'46"E	175.38	
C2	166.05	200.00	47°34'12"	88.15	S17°54'34"W	161.32	
C3	353.50	400.00	50°38'07"	189.23	N19°26'32"E	342.11	
C4	330.50	200.00	94°40'54"	217.05	S02°34'52"E	294.16	
C5	90.61	630.03	8°14'24"	45.38	N47°28'04"W	90.53	

LINE TABLE		
LINE	LENGTH	BEARING
L1	186.01	S19°25'58"W
L2	341.47	S44°45'35"W
L3	283.89	S44°45'35"W
L4	446.99	N67°20'10"W
L5	90.57	S41°41'40"W
L6	134.17	S05°52'32"E
L7	126.15	S44°45'35"W
L8	116.44	S49°55'19"E

- LEGEND**
- EXISTING TREES TO REMAIN
 - LIGHT POLES - 100 WATT PREMERS
 - PROPOSED STREET TREE
 - SOIL BORING
 - EXISTING FOREST CONSERVATION EASEMENT (RETENTION) PER PLAT#16201-16205
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - 20' PUBLIC DRAINAGE & UTILITY EASEMENT
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 - 15' NO WOODY VEGETATION BUFFER
 - NATURAL AREA CONSERVATION EASEMENT
 - EXISTING WETLAND PER PLAT#16204
 - VARIABLE WIDTH PUBLIC SIGHT DISTANCE EASEMENT
 - 24' PRIVATE ACCESS EASEMENT FOR LOT 126 & 127
 - CL STREAM
 - STREAM BUFFER
- NOTE:**
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Anger
PLANNING DIRECTOR DATE *6/16/09*

NO.	REVISION	DATE

PRELIMINARY PLAN
WORTHINGTON FIELDS, PHASE 6
LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
A RESUBDIVISION OF NON-BUILDABLE
PARCEL B-4, PHASE 5

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),
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ROBERT H. VOGEL
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ELICOTT CITY, MD 21043 FAX: 410-461-8561

DESIGN BY: RJR/HV
DRAWN BY: RJ
CHECKED BY: RHV
DATE: 06-14-2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00

2 SHEET OF 7

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVE
ELICOTT CITY, MARYLAND
21043-5506
410-465-3674

DEVELOPER
NEW CUT ROAD DEVELOPMENT 2, INC.
C/O LAND DESIGN AND DEVELOPMENT
5300 DORSEY HALL DR STE 102
ELICOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443)-367-0422

PLAN
SCALE: 1"=50'

MATCH LINE - 3 OF 7

MATCH LINE - 3 OF 7

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: 24.40 AC± (R-ED)
 AREA OF PROPOSED BUILDABLE LOTS: 12.84 AC
 AREA OF PROPOSED ROAD RIGHT OF WAY: 1.9 AC
 OPEN SPACE TABULATIONS: 9.66 AC
 AREA OF 100 YEAR FLOODPLAIN ON SITE: 0.00 AC
 NUMBER OF LOTS/PARCELS PROPOSED: 59 BUILDABLE
 LIMIT OF DISTURBANCE FOR PHASE 6 PLAN SUBMISSION: 16.23 AC±

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 2. DEED REFERENCE: L. 370 / F. 376
 3. 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 6 : 24.40 AC
 NUMBER OF PROPOSED LOTS: 59 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), P-04-12 (PHASE 5), F-05-019 (PHASE 5), SDP-06-33 (PHASE 5).

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 PHOTOGRAMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
 6. 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
 7. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT #14-4245-D & #14-3160-D WILL BE EXTENDED FROM WINTER WAY AND EX. ACADEMY RD, RESPECTIVELY. A SEWER LINE TO DRAIN TO NEW CUT ROAD WASTE WATER PUMPING STATION HAS BEEN CONSTRUCTED BY THE DEVELOPER AS CONTRACT #14-3855-D.
 8. STORMWATER MANAGEMENT PROVIDED BY MICROPOOL EXTENDED DETENTION POND (P-1).
 9. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 18, 2006.
 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 ON-SITE RETENTION EASEMENT OF TOTAL 26.58 AC. AREA OF RETENTION EASEMENT BY PH #6- 6.26 AC. BOND FOR 6.26 AC. (272, 685.60X.20=\$4,537.12) HAS BEEN POSTED IN THE AMOUNT OF \$4,537.12.
 12. A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998.
 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/CEMETARY LOCATIONS ON SITE.
 19. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS A PART OF THE FUTURE SITE DEVELOPMENT PLAN IN THE AMOUNT OF \$21,300.
 20. A FINANCIAL SURETY FOR THE REQUIRED STREET TREES WILL BE POSTED AS A PART OF THE FUTURE FINAL ROAD PLANS IN THE AMOUNT OF \$33,000.
 21. 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-98-19.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
 22. THE 8' WIDE PUBLIC PEDESTRIAN PATHWAY CONNECTION TO THE WORTHINGTON ELEMENTARY SCHOOL SITE HAS BEEN PROVIDED ONTO OPENSOURCE LOT 151.
 23. 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.
 24. 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.
 25. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
 26. IN ADDITION TO THE SWM FACILITIES INCLUDED WITH THIS PLAN, WORTHINGTON FIELDS VI, REFERENCED WORTHINGTON FIELDS PHASE I (F-01-60) AND WORTHINGTON PHASE V (F-05-019).
 27. THE LIMIT OF DISTURBANCE SHOWN OF THIS PLAN HAS BEEN CLEARED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST HARVESTING PERMIT PROCESS. THE DEVELOPER IS SUBJECT TO THE CONDITIONS OF THE EXECUTED DECLARATION OF INTENT.

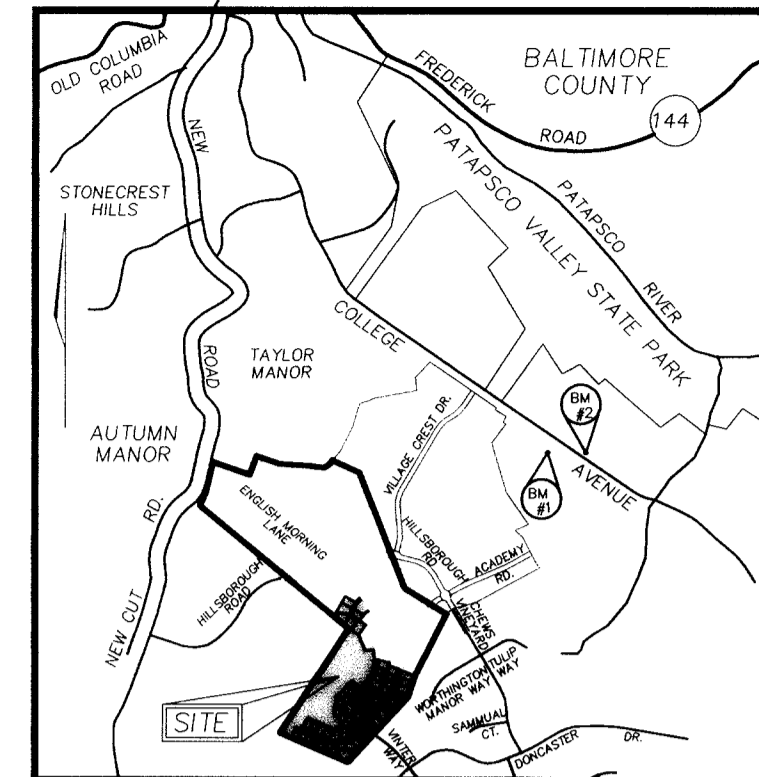
PRELIMINARY PLAN

WORTHINGTON FIELDS - PHASE 6

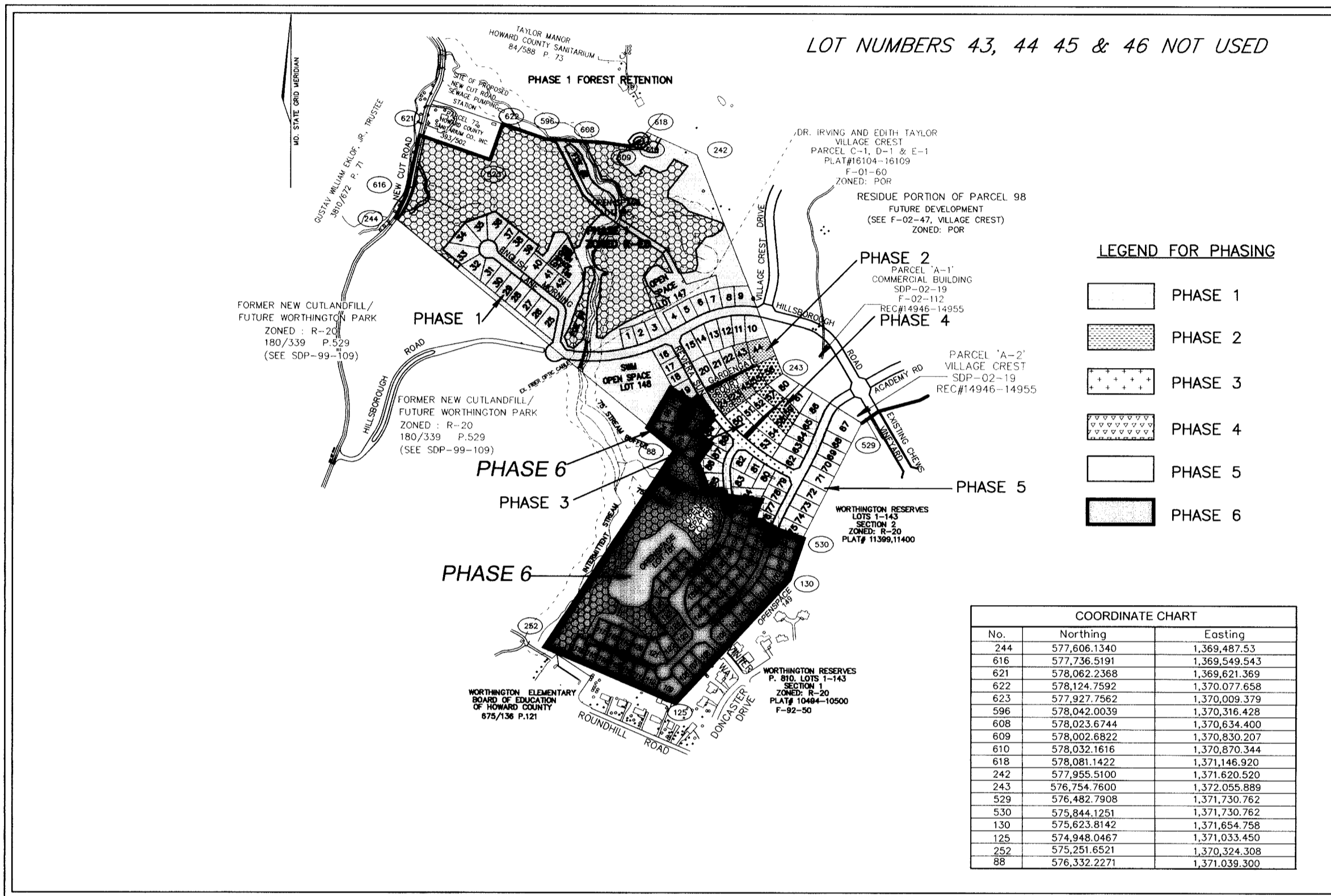
LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151

A RESUBDIVISION OF NON-BUILDABLE PARCEL 'B-4', PHASE 5

HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1"=2000'
BENCHMARKS
 BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 579233.92, E. 1373142.33
 ELEV. = 374.389
 ELEV. = 362.575
 BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1373460.71



LOCATION MAP
 SCALE: 1"=600'

PHASES	F-01-60	F-01-206	F-02-170	P-03-07	P-04-012	P-06-06	ENTIRE SITE
TOTAL TRACT AREA	46.05 AC	0.89 AC	2.06 AC	1.20 AC	8.67 AC	24.40 AC	83.27 AC
FLOODPLAIN	1.62 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.62 AC
NET TRACT AREA	44.43 AC	0.89 AC	2.04 AC	1.20 AC	8.67 AC	24.40 AC	81.65 AC
REFORESTATION THRESHOLD -15%	6.66 AC	0.13 AC	0.31 AC	0.18 AC	1.30 AC	3.66 AC	12.25 AC
REFORESTATION THRESHOLD -20%	8.89 AC	0.18 AC	0.41 AC	0.24 AC	1.73 AC	4.88 AC	16.33 AC
EX. FOREST LESS FLOODPLAIN	31.37 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	19.73 AC	51.10 AC
BREAK EVEN POINT	22.48 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	14.85 AC	34.77 AC
RET. W. NO MITIGATION REQUIRED	13.38 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	7.85 AC	23.28 AC
CLEARING W. NO MITIGATION REQUIRED	17.99 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	11.88 AC	27.82 AC
FOREST AREA CLEARED	11.05 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	13.47 AC	24.52 AC
FOREST AREA RETAINED	20.32 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	6.26 AC	26.58 AC
REFOREST FOR CLEARING ABOVE CON.THRESH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	3.37 AC	0.00 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	0.00 AC
CREDIT FOR RETENTION ABOVE CON.THRESH.	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.38 AC	0.00 AC
TOTAL REFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.99 AC	0.00 AC
TOTAL AFFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC
TOTAL RE AND AFFORESTATION REQUIRED	0.00 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	1.99 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	0.00 AC

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	46.05 AC.	11.51 AC.	32.49 AC. (39%)	0.54 AC.	33.03 AC.	21.52 AC.	0.24 AC.	1.01 AC.	0.77 AC.
1 (F-01-60)	46.05 AC.	11.51 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	21.30 AC.	0.02 AC.	0.00** AC.	0.75 AC.
2 (F-01-206)	0.89 AC.	0.22 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	20.78 AC.	0.03 AC.	0.00** AC.	0.72 AC.
3 (F-02-170)	2.06 AC.	0.52 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	20.48 AC.	0.03 AC.	0.00** AC.	0.69 AC.
4 (F-03-207)	1.20 AC.	0.30 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	18.31 AC.	0.17 AC.	0.00** AC.	0.52 AC.
5 (F-05-019)	8.67 AC.	2.17 AC.	0.00 AC.	0.00 AC.	0.00 AC.**	12.21 AC.	0.34 AC.	0.00** AC.	0.18 AC.
6 (P-06-06)	24.40 AC.	6.10 AC.	9.66 AC.	0.00 AC.	9.66 AC.**	0.83 AC.	1.01 AC.	0.18 AC.	0.18 AC.
TOTAL	83.27 AC	20.82 AC.	42.15 AC.	0.54 AC.	42.69 AC.	12.21 AC.	0.83 AC.	1.01 AC.	0.18 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.

PHASE	TOTAL SUBDIVISION AREA(GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED	TOTAL UNITS REMAINING
TOTAL	RECORDED (PHASE)	1.62 AC.	8.36 AC.	73.29 AC.	146 D.U.	144 D.U.	2 D.U.
1 (F-01-60)	83.27 (46.05)	0.00 AC.	0.00 AC.	4.42 AC.	N/A	N/A	0 D.U.
2 (F-01-206)	37.23 (0.89)	0.00 AC.	0.00 AC.	0.89 AC.	2 D.U.	3 D.U.	99 D.U.
3 (F-02-170)	36.34 (2.06)	0.00 AC.	0.00 AC.	2.06 AC.	4 D.U.	5 D.U.	94 D.U.
4 (F-03-207)	34.27 (1.20)	0.00 AC.	0.00 AC.	1.20 AC.	2 D.U.	5 D.U.	89 D.U.
5 (F-05-019)	33.07 (8.67)	0.00 AC.	0.00 AC.	8.67 AC.	17 D.U.	30 D.U.	59 D.U.
6 (P-06-06)	24.40	0.00 AC.	0.00 AC.	24.40 AC.	49 D.U.	59 D.U.	0 D.U.
TOTAL	83.27	1.62 AC.	8.36 AC.	44.63 AC.	146 D.U.	144 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 ALLOWABLE DENSITY OF 144 UNITS APPROVED UNDER S-98-18.

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	0.4845 AC.FT.	0	0.4845 AC. FT.	PROVIDE IN POND
2	RECHARGE VOLUME REV	0.1754 AC.FT. 2.02 AC.	0	0.1754 AC.FT. 2.02 AC.	PROVIDED IN REV GRAVEL TRENCH
3	CHANNEL PROTECTION VOLUME CPV	0.72 AC. FT.	0	0.72 AC. FT.	PROVIDED BY MICROPOOL EXTENDED DETENTION POND

NOTE: SWM PROVIDED BY MICROPOOL EXTENDED DETENTION POND (P-1)
 * 15.93 EXCLUDING OFFSITE FOR WQV+REV

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	-	-	-	-
2	RECHARGE VOLUME REV	-	-	-	-
3	CHANNEL PROTECTION VOLUME CPV	-	-	-	-

* SWM PROVIDED BY POND 1, PHASE 1

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	6.7 AC.FT.	0 AC.FT.	6.7 AC.FT.	D.A. IS IN FOREST CONSERVATION NO DEVELOPMENT OR IMPROVEMENTS
2	RECHARGE VOLUME REV	6.7 AC.FT.	0 AC.FT.	6.7 AC.FT.	D.A. IS IN FOREST CONSERVATION NO DEVELOPMENT OR IMPROVEMENTS
3	CHANNEL PROTECTION VOLUME CPV	-	-	-	D.A. IS LOCATED BELOW POND AND WILL NOT BE DEVELOPED
4	OVERBANK FLOOD PROTECTION, OF	N/A	N/A	N/A	-
5	EXTREME FLOOD VOLUME, OF	N/A	N/A	N/A	-

NO PROPOSED DEVELOPMENT OR IMPROVEMENT AREA
 NATURAL AREA CONSERVATION CREDIT

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME WQV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
2	RECHARGE VOLUME REV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
3	CHANNEL PROTECTION VOLUME CPV	N/A	N/A	N/A	PREVIOUSLY ACCOUNTED FOR IN POND 1, PHASE 1
4	OVERBANK FLOOD PROTECTION, OF	N/A	N/A	N/A	-
5	EXTREME FLOOD VOLUME, OF	N/A	N/A	N/A	-

- 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, THIS INCLUDES A STATEMENT THAT FOREST CONSERVATION OBLIGATIONS CAN BE MET BY RETENTION OF FOREST STANDS EQUAL TO OR ABOVE THE BREAK-EVEN-POINT. TOTAL RETENTION AREA=26.47 AC. WHICH IS ABOVE THE BREAK-EVEN-POINT AT 23.28 AC. PER THE SKETCH PLAN EXHIBIT THAT WAS SUBMITTED AT PLANNING BOARD.
- 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 SCHOOLS 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 V).

NO.	DESCRIPTION	SHEET NO.
1	COVER SHEET	1 OF 7
2	PRELIMINARY PLAN	2 OF 7
3	PRELIMINARY PLAN	3 OF 7
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN	4 OF 7
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN	5 OF 7
6	PRELIMINARY LANDSCAPING PLAN	6 OF 7
7	PRELIMINARY FOREST CONSERVATION PLAN	7 OF 7

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE	MINIMUM LOT SIZE PERMITTED
91	8394.97 SF	478.65 SF	7916.32 SF	6,000 SF
92	14774.84 SF	726.56 SF	14048.28 SF	6,000 SF
93	11647.11 SF	834.73 SF	10812.38 SF	6,000 SF
94	12689.12 SF	755.14 SF	11933.98 SF	6,000 SF
95	12764.95 SF	515.29 SF	12249.66 SF	6,000 SF
96	9454.83 SF	288.72 SF	9166.11 SF	6,000 SF
111	8346.79 SF	92.07 SF	8254.69 SF	6,000 SF
112	7847.59 SF	263.75 SF	7583.84 SF	6,000 SF
113	9057.03 SF	419.25 SF	8637.78 SF	6,000 SF
114	9211.92 SF	594.06 SF	8617.86 SF	6,000 SF
115	9110.08 SF	766.20 SF	8343.88 SF	6,000 SF
116	10044.95 SF	930.70 SF	9114.25 SF	6,000 SF

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 AND DEVELOPMENT
 5300 DORSEY HALL DR STE 102
 ELLICOTT CITY MD 21042-7819
 ATTN: MR. DONALD R. REUWER
 (443)-367-0422

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank H. Vogel
 PLANNING DIRECTOR
 DATE: 6/26/06

COVER SHEET
WORTHINGTON FIELDS, PHASE 6
 LOTS 90-148 AND OPEN SPACE LOT 149, 150 & 151
 A RESUBDIVISION OF NON-BUILDABLE PARCEL B-4, PHASE 5

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-02-06, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019, SDP-06-33 (PHASE 5)

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: R/RHV
 DRAWN BY: R/HV
 CHECKED BY: R/HV
 DATE: 05-23-2006
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

1 OF 7