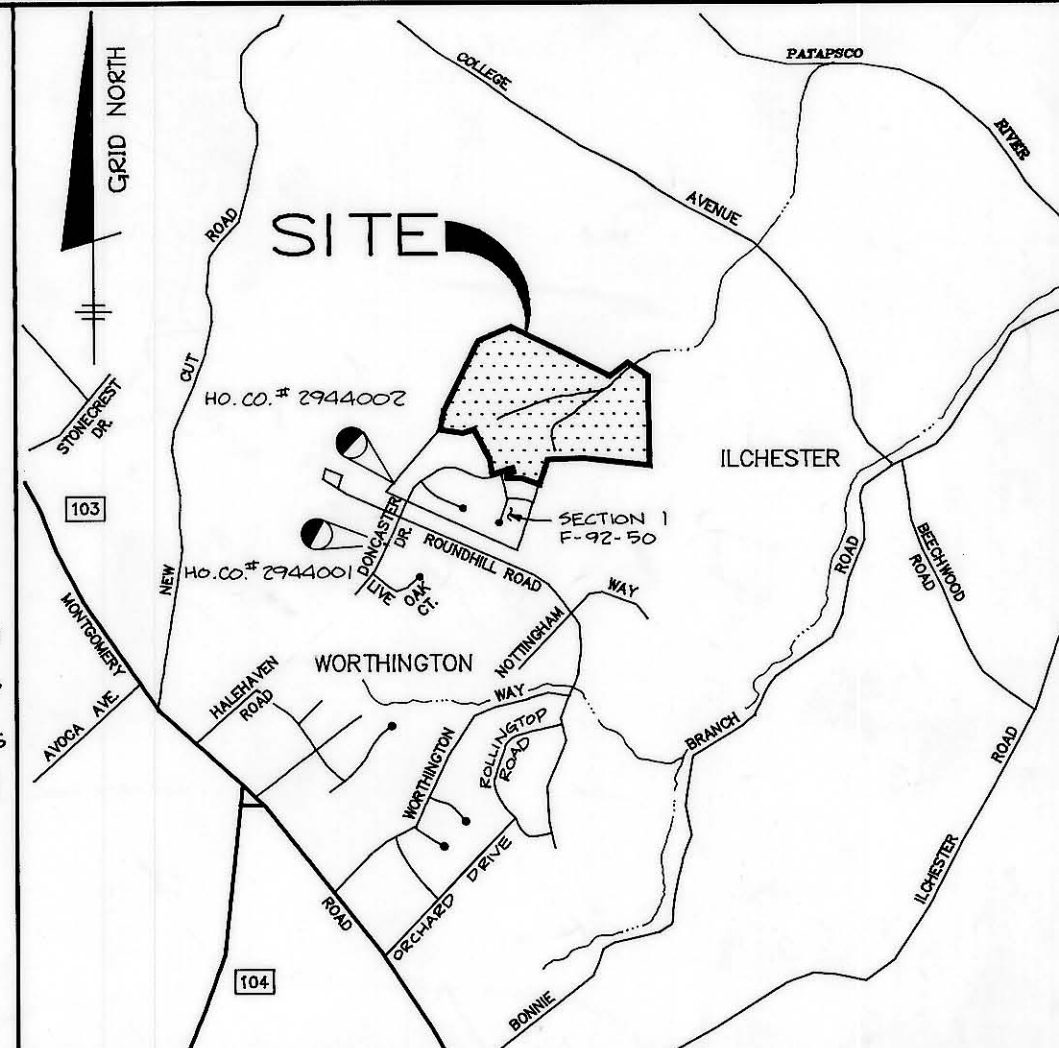


LANDSCAPE NOTES:

- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION (WOODLAND) TO REMAIN. SEE SHEET 2 OF 2.
- THE STREET TREE PLANTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND WILL BE SHOWN ON THE FINAL ROAD PLANS.

NOTES:

- SECTION 16.116 (4)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRES A MINIMUM 25' USEABLE REAR YARD BETWEEN WETLAND BUFFERS AND REAR OF A DWELLING.
- FINAL PLANS FOR THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (MARCH 12, 1993) AND THE NEW DESIGN MANUAL VOLUME III - ROADS AND BRIDGES (FEBRUARY 1, 1993).
- LOT 141 WILL BE RESUBDIVIDED AT A LATER DATE WHEN ALL ADEQUATE PUBLIC FACILITIES ORDINANCE REQUIREMENTS HAVE BEEN MET.
- A TRAFFIC STUDY SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS WITH THE FINAL PLAN TO ASSESS TRAFFIC IMPACTS DUE TO THE DEVELOPMENT.
- THE DEPARTMENT OF PUBLIC WORKS HAS WAIVED THE MAXIMUM LENGTH ALLOWED FOR A TEMPORARY NON-THROUGH STREET AND THE REQUIREMENT FOR SECOND ACCESS AS SPECIFIED IN SECTION 15.1 "TEMPORARY NON-THROUGH STREET" OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III - ROADS AND BRIDGES.



VICINITY MAP

SCALE: 1"=2000'

SITE DATA TABULATION

1.) GROSS AREA.....	52.17 AC.
2.) FLOODPLAIN / STEEP SLOPES.....	3.87 AC.
3.) NET AREA.....	48.30 AC.
4.) AREA OF PROPOSED ROAD RIGHT-OF-WAY.....	4.97 AC.
5.) AREA OF PROPOSED BUILDABLE LOTS.....	27.44 AC.
6.) TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED.....	80
OPEN SPACE.....	6
7.) OPEN SPACE REQUIRED (50% GROSS AREA).....	15.65 AC.
8.) OPEN SPACE PROVIDED.....	19.67 AC.
9.) DRY USEABLE OPEN SPACE REQUIRED (50%).....	7.84 AC.
10.) DRY USEABLE OPEN SPACE PROVIDED.....	14.60 AC.

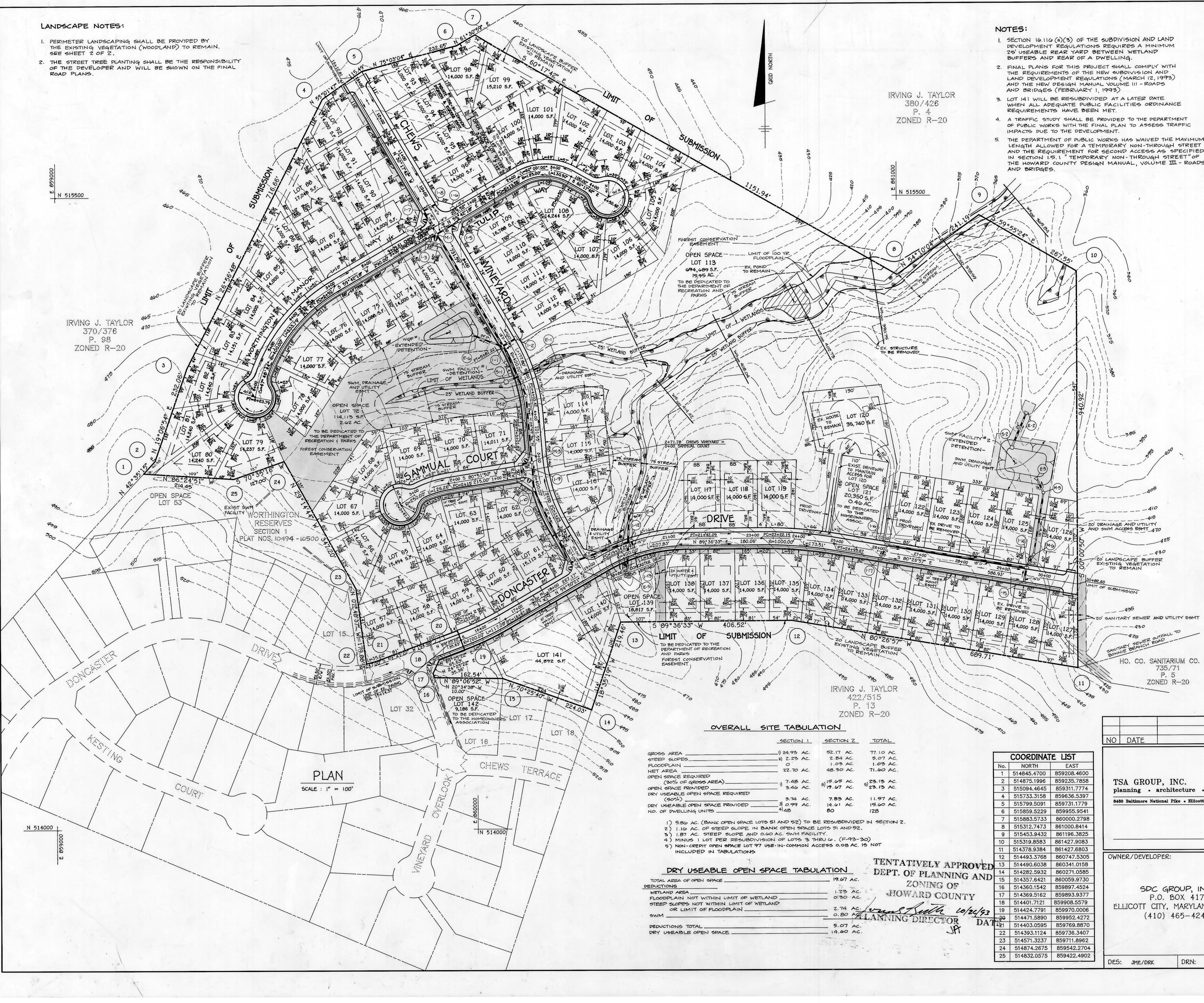
GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 31, PARCEL 3
ZONING: R-20
SECTION 2
TOTAL TRACT AREA: 77.10 AC.
SECTION AREA: 52.17 AC.
NUMBER OF PROPOSED LOTS: 80 BUILDABLE, 6 OPEN SPACE
DATE SLEIGH PLAN APPROVED: 5/89, 5-89-50
- BOUNDARY SURVEY PROVIDED BY DEMBERY & DAVIS INC., 12/89. TOPOGRAPHY TAKEN FROM COUNTY TOPOGRAPHIC MAPS, CONTOUR INTERVAL 5 FEET.
- COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 27 HO. CO. GEODETIC CONTROL STATIONS 2944001 AND 2944002.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC, DRAINAGE AREA IS PATAPSCO.
- THE TYPE OF STORMWATER MANAGEMENT FACILITIES ARE EXTENDED DETENTION FOR WATER QUALITY AND DETENTION FOR QUANTITY.
- FLOODPLAIN STUDY PREPARED BY TSA GROUP, INC. 9/92.
- WETLANDS DELINEATION PREPARED BY M.A. DIRCKS & CO. INC. 9/92.
- TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES, LTD. 1/89.
- NOISE STUDY NOT REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL REPORT PREPARED BY ATEC INC. 10/92.
- EXISTING UTILITIES WERE LOCATED PER COUNTY MAPS.
- MINIMUM LOT SIZE IS 14,000 S.F.
- BANK OPEN SPACE LOTS 51 AND 52 AS SHOWN ON WORTHINGTON RESERVES SECTION 1 PLAT NOS. 10494-10500 ARE RESUBDIVIDED IN THIS SECTION.
- ALL WETLAND PERMITS REQUIRED FOR THE TWO ROAD CROSSINGS WILL BE OBTAINED PRIOR TO FINAL PLAN APPROVAL.
DEED REFERENCE: L 242, F. 241

MINIMUM LOT SIZE CHART

LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
80	17,048 S.F.	3,048 S.F.	14,000 S.F.
120	35,740 S.F.	7,400 S.F.	28,340 S.F.

NOTE: THERE IS NO FLOODPLAIN OR STEEP SLOPES WITHIN THESE LOTS



OVERALL SITE TABULATION

	SECTION 1	SECTION 2	TOTAL
GROSS AREA	24.93 AC.	52.17 AC.	77.10 AC.
STEEP SLOPES	2.23 AC.	2.84 AC.	5.07 AC.
FLOODPLAIN	0	1.03 AC.	1.03 AC.
NET AREA	22.70 AC.	48.30 AC.	71.00 AC.
OPEN SPACE REQUIRED (50% OF GROSS AREA)	7.48 AC.	15.65 AC.	23.13 AC.
OPEN SPACE PROVIDED	3.46 AC.	19.67 AC.	23.13 AC.
DRY USEABLE OPEN SPACE REQUIRED (50%)	3.74 AC.	7.83 AC.	11.97 AC.
DRY USEABLE OPEN SPACE PROVIDED	3.09 AC.	14.61 AC.	15.60 AC.
NO. OF DWELLING UNITS	448	80	128

- 5.86 AC. (BANK OPEN SPACE LOTS 51 AND 52) TO BE RESUBDIVIDED IN SECTION 2.
- 1.16 AC. OF STEEP SLOPE IN BANK OPEN SPACE LOTS 51 AND 52.
- 1.87 AC. STEEP SLOPE AND 0.60 AC. SWM FACILITY.
- MINUS 1 LOT PER RESUBDIVISION OF LOTS 3 THRU 6. (P-93-30)
- NON-CREDIT OPEN SPACE LOT 97 USE-IN-COMMON ACCESS 0.08 AC. IS NOT INCLUDED IN TABULATIONS

DRY USEABLE OPEN SPACE TABULATION

TOTAL AREA OF OPEN SPACE	19.67 AC.
DEDUCTIONS:	
WETLAND AREA	1.23 AC.
FLOODPLAIN NOT WITHIN LIMIT OF WETLAND	0.30 AC.
STEEP SLOPES NOT WITHIN LIMIT OF WETLAND OR LIMIT OF FLOODPLAIN	2.74 AC.
SWM	0.80 AC.
DEDUCTIONS TOTAL	5.07 AC.
DRY USEABLE OPEN SPACE	14.60 AC.

COORDINATE LIST

No.	NORTH	EAST
1	514845.4700	859208.4600
2	514875.1996	859235.7858
3	515094.4645	859311.7774
4	515733.3158	859636.5397
5	515799.5091	859731.1779
6	515859.5229	859855.9541
7	515883.5733	860000.2798
8	515312.7473	861000.8414
9	515453.9432	861196.3925
10	515319.8583	861427.9083
11	514378.9394	861427.6803
12	514493.3768	860747.5305
13	514490.6038	860341.0158
14	514282.5932	860271.0585
15	514357.6421	860059.9730
16	514360.1542	859897.4524
17	514369.5162	859893.9377
18	514401.7121	859908.5579
19	514424.7791	859970.0006
20	514471.5890	859952.4272
21	514403.0595	859769.8870
22	514393.1124	859736.3407
23	514571.3237	859711.8862
24	514874.2675	859542.2704
25	514832.0575	859422.4902

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 10/26/93

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8420 Baltimore National Pike • Elliott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:
SDC GROUP, INC.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21043
(410) 465-4244

PROJECT:
WORTHINGTON RESERVES
SECTION 2 LOTS 57-142

LOCATION:
TAX MAP 31-PARCEL 3
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN

DATE: OCTOBER 7, 1992
JUNE 25, 1993

PROJECT NO. 0482

SCALE: AS SHOWN

DRAWING 1 OF 2

DES: JME/DRK DRN: DRK/DBT

LEGEND

- POSSIBLE HOUSE AND DRIVEWAY LOCATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SOIL DIVISION LINE
- SPECIMEN TREE
- 25% OR GREATER STEEP SLOPES

SOIL CLASSIFICATION

- | | | | |
|--------|--|--------|---|
| C BrB2 | Brandyvine loam, 3 to 8 percent slopes, moderately eroded | B MIC2 | Manor loam, 8 to 15 percent slopes, moderately eroded |
| C BrC2 | Brandyvine loam, 8 to 15 percent slopes, moderately eroded | B MeB2 | Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded |
| C BrD2 | Brandyvine loam, 15 to 25 percent slopes, moderately eroded | B ReC2 | Relay silt loam, 3 to 15 percent slopes, moderately eroded |
| C BrF | Brandyvine loam, 25 to 60 percent slopes | D WaB | Watchung silt loam, 3 to 8 percent slopes |
| C ChB2 | Chillum-Fairfax loam, 1 to 15 percent slopes, moderately eroded | B MeE | Montalto and relay soils, 15 to 45 percent slopes |
| C ChD2 | Chillum-Fairfax loam, 5 to 15 percent slopes, severely eroded | B MgC3 | Montalto silty clay loam, 8 to 15 percent slopes, severely eroded |
| C ChB3 | Glenville silt loam, 3 to 8 percent slopes, moderately eroded | B MiB2 | Manor loam, 3 to 8 percent slopes, moderately eroded |
| C LgC3 | Lagone silty clay loam, 8 to 15 percent slopes, severely eroded | B MIC3 | Manor loam, 8 to 15 percent slopes, severely eroded |
| B MID3 | Manor loam, 15 to 25 percent slopes, severely eroded | C BrD3 | Brandyvine loam, 15 to 25 percent slopes, severely eroded |
| B MgB2 | Manor gravelly loam, 3 to 8 percent slopes, moderately eroded | | |
| B MgC3 | Manor gravelly loam, 8 to 15 percent slopes, severely eroded | | |
| B MeD | Montalto and relay very stony silt loam, 3 to 25 percent slopes | | |
| B MeF | Montalto and relay very stony silt loam, 25 to 60 percent slopes | | |

VEGETATIVE ANALYSIS

The Worthington Preserves, Section 2 property is composed of wooded uplands, lawn surrounding a residence, a palustrine forested wetland associated with a stream, and an isolated palustrine forested/emergent wetland. A total of 22 specimen trees were identified. These are flagged in the field with the exception of Trees T, U and V which are along the driveway of the existing house. Most of these trees are worthy of preservation except for Tree J which is dying.

There is a wetland system originating on the property (Wetland A) and an isolated seep area (Wetland B). Wetland A is a palustrine forested wetland associated with a stream that flows off-site. A portion of this system is dominated by shrubs and emergents. This area appears to have been impounded at one time. The palustrine scrub/shrub/emergent wetland is dominated by *Carex grinnellii*, *Spicobush*, *cleared*, *false nettle*, *monkey flower*, *Salmonia* spp., and *black willow*. The palustrine forest along the stream channel is dominated by *sycamore*, *black willow*, *green ash*, and *spicobush*. The headwaters of the wetland are narrow stream channels, which were flagged as Waters of the U.S. These stream channels are not considered wetlands due to the lack of hydrophytic vegetation.

Wetland B is a small, isolated palustrine forested/emergent wetland dominated by *box elder*, *spicobush*, and *Polygonum* sp.

The upland woods are dominated by *tulip poplar*, *beech*, various *oaks*, *black cherry*, *flowering dogwood*, *spicobush*, and *christmas fern* on the streambanks.

Community	Dominant Species	Community Condition	Avg. DBH*
Palustrine forest (Wetland A)	<i>Salix nigra</i>	Good	12
	<i>Platanus occidentalis</i>		18
	<i>Fraxinus pennsylvanica</i>		15
	<i>Lindera benzoin</i>		shrub
	<i>Carex crinita</i>		
Upland hardwood forest	<i>Quercus rubra</i>	Good	15
	<i>Quercus alba</i>		16
	<i>Quercus velutina</i>		14
	<i>Liriodendron tulipifera</i>		18
	<i>Prunus serotina</i>		14
Lawn	<i>Festuca arundinacea</i>		
	<i>Poa</i> sp.		
	Planted trees-ornamentals, Tulip poplars, oaks...		
	Specimen Trees T, U and V		

Palustrine forest/emergent wetland (Wetland B)	Dominant Species	Community Condition	Avg. DBH*
	<i>Acer negundo</i>	Good	10
	<i>Lindera benzoin</i>		
	<i>Boehmeria cylindrica</i>		
	<i>Polygonum</i> sp.		

Specimen Tree	Species	Size (DBH*)	Condition
A	<i>Liriodendron tulipifera</i>	47	Good
B	<i>Quercus alba</i>	55	Fair--limb die-off
C	<i>Quercus velutina</i>	39	Fair--limb die-off
D	<i>Fraxinus pennsylvanica</i>	44	Fair--limb die-off
E	<i>Fagus grandifolia</i>	32	Good
F	<i>L. tulipifera</i>	31	Good
G	<i>Quercus alba</i>	36	Good
H	<i>Fagus grandifolia</i>	35	Good
I	<i>Fagus grandifolia</i>	36	Good
J	<i>L. tulipifera</i>	55	Dying--hollow, decayed
K	<i>L. tulipifera</i>	59	Fair--some decay
L	<i>L. tulipifera</i>	34	Good
M	<i>L. tulipifera</i>	32	Good
N	<i>L. tulipifera</i>	41	Good
O	<i>Acer negundo</i>	40	Good
P	<i>Fagus grandifolia</i>	36	Good
Q	<i>Quercus rubra</i>	40	Good
R	<i>Quercus velutina</i>	38	Good
S	<i>Quercus velutina</i>	50	Good
T	<i>Quercus velutina</i>	50	Fair
U	<i>L. tulipifera</i>	40	Good
V	<i>Paulownia tomentosa</i>	36	Good

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* 1/26/93
DATE

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-0105

OWNER/DEVELOPER: SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410) 465-4244	PROJECT: WORTHINGTON RESERVES SECTION 2 LOTS 57-142
TITLE: PRELIMINARY GRADING, VEGETATION, SOILS & PLANTING PLAN	LOCATION: TAX MAP 31-PARCEL 3 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: OCTOBER 7, 1992 JUNE 25, 1993	PROJECT NO. 0102
DES: JME	DRN: DRK/DBT
SCALE: AS SHOWN	DRAWING 2 OF 2

IRVING J. TAYLOR
380/428
P. 4
ZONED R-20

IRVING J. TAYLOR
422/515
P. 13
ZONED R-20

PLAN

SCALE: 1" = 100'

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	1960 LF
CREDIT FOR EXISTING VEGETATION	N/A	YES, 1960 LF
CREDIT FOR WALL, FENCE, OR BERM	N/A	NO
NUMBER OF PLANTS REQUIRED *	N/A	82
SHADE TREES		0
EVERGREEN TREES		0
SHRUBS		0

* NO PLANTING REQUIRED: EXISTING VEGETATION TO REMAIN

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	540
NUMBER OF TREES REQUIRED	
SHADE TREES	10
EVERGREEN TREES	15
CREDIT FOR EXISTING VEGETATION	YES, 100%
CREDIT FOR OTHER LANDSCAPING	NO

TREE PLANTING

- QUERCUS RUBRA
RED OAK
- ⊕ ACER RUBRUM
RED MAPLE