

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-ED AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.  
STATION 3044004R N 578128.03 E 1373460.71  
STATION 3044005R N 578233.92 E 1373142.33
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 13, 1998 BY FISHER, COLLINS & CARTER, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE
- NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, FLOODPLAIN EASEMENT, FOREST CONSERVATION RETENTION EASEMENTS OR STREAM BUFFER AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER F-01-60
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY. A 10 FT. X 4 FT. TRASH PAD IS PROVIDED AT THE INTERSECTION OF THE PRIVATE ACCESS PLACE EASEMENT, FLAG OR PIPE STEM AND ROAD RIGHT OF WAY LINE.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAVE BEEN ADDRESSED UNDER F-01-60.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOTS 47-49 AND PARCEL B-1 AND PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

*Joseph Jay Wooldridge* 01/24/02  
JOSEPH JAY WOOLDRIDGE DATE  
PROFESSIONAL LAND SURVEYOR NO. 11027

*Bruce Taylor* 1/24/02  
DR. BRUCE TAYLOR DATE  
MANAGER  
TAYLOR FAMILY LIMITED PARTNERSHIP B

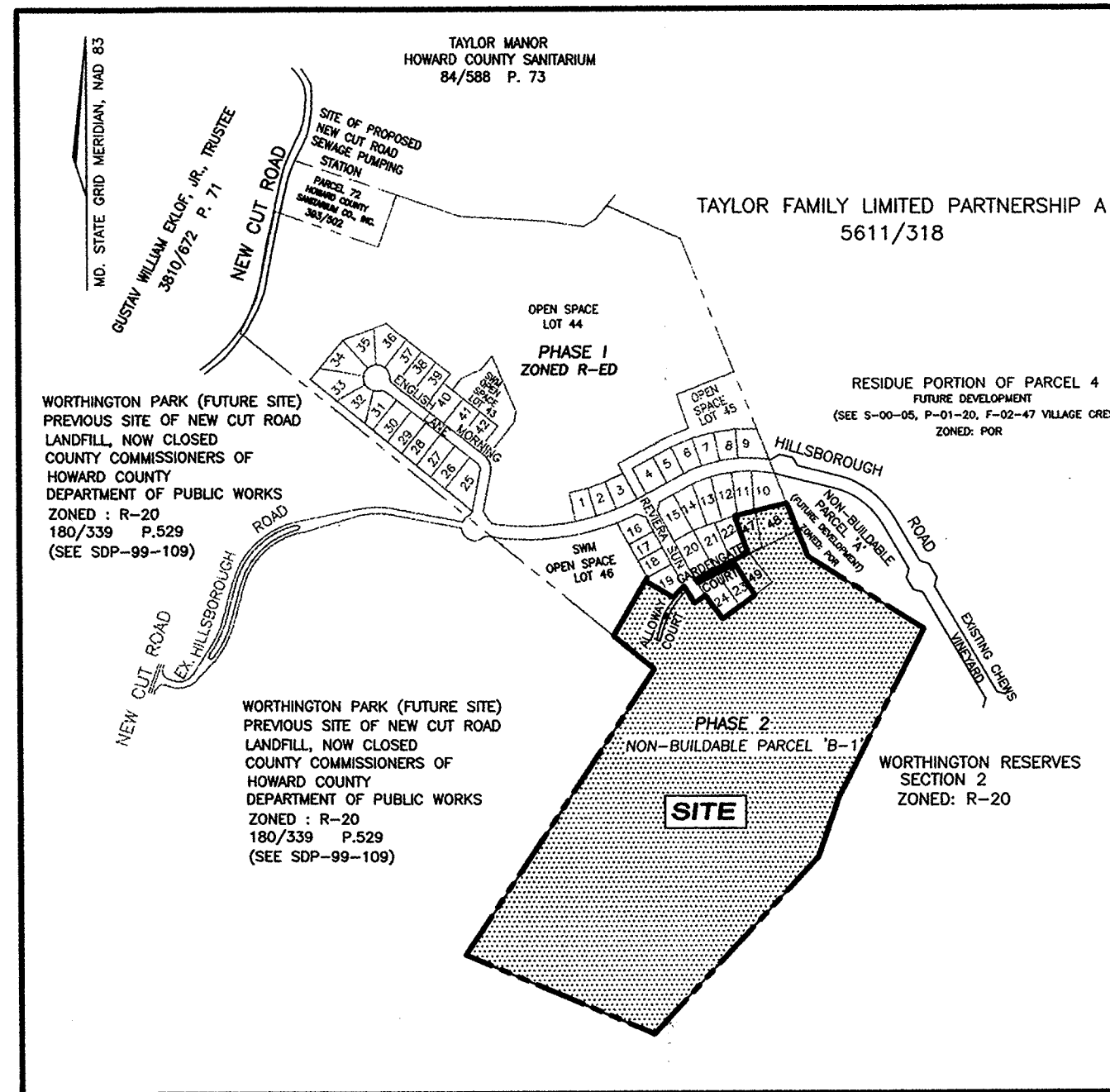


**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

**GENERAL NOTES**

- DRIVEWAY MAINTENANCE AGREEMENTS FOR THE PRIVATE ACCESS PLACES AS INDICATED ON THIS PLAT RECORDED WITH THE RECORDING OF THE F-01-60 FINAL PLATS AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND.
- WATER AND SEWER SERVICE TO THESE LOTS IS GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 08/07/01 ON WHICH DATE THE DEVELOPER AGREEMENT 14-3855-D WAS FILED AND ACCEPTED.
- NON-BUILDABLE PARCEL B-1 IS TO BE CHANGED TO BUILDABLE AS A RESULT OF FUTURE SUBDIVISION INTO SECTIONS IN ACCORDANCE WITH THE APFO PHASING CHART FOR PHASES 3-9 ON APPROVED SKETCH PLAN S-98-18. NON-BUILDABLE PARCEL A WILL BECOME BUILDABLE WHEN THE RESIDUE PORTION OF PARCEL 4 IS SUBDIVIDED.
- 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.
- DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5371 AT FOLIO 174.
- THE EXISTING 24' PRIVATE ACCESS PLACE EASEMENT FOR LOTS 20-24 AND PARCEL B AS SHOWN ON PLAT NUMBER 14955 IS TO SERVE LOTS 20-24, 47-49, AND PARCEL B-1 WITH THE RECORDING OF THIS PLAT.



**LOCATION MAP**

SCALE 1" = 600'

DENSITY TABULATIONS WORTHINGTON FIELDS PHASE 1 (F-01-60)		
	R-ED	POR
TOTAL SITE AREA:	83.27 AC	4.42 AC
STEEP SLOPES:	8.36 AC	0.00 AC
FLOODPLAIN AREA:	1.62 AC	0.00 AC
NET SITE AREA:	73.29 AC	4.42 AC
MAXIMUM DENSITY ALLOWED R-ED PORTION ONLY = 2 D.U./NET AC. = 2 X 73.35 = 146 D.U.		
MAXIMUM DENSITY PROPOSED, PHASE 1 = 42 D.U.		
OPEN SPACE REQUIRED=25% OF GROSS AREA (R-ED) = 0.25 X 83.27 AC. = 20.8 ACRES		
OPEN SPACE PROVIDED = 32.49 ACRES CREDITED OR 39%		
RECREATIONAL OPEN SPACE REQUIRED = 250 Sqft PER UNIT = 42 X 250 = 10500 Sqft = 0.24 ACRES		
RECREATIONAL OPEN SPACE PROVIDED = 1.01 ACRES		

DENSITY TABULATIONS WORTHINGTON FIELDS PHASE 2 (F-01-60)		
	R-ED	POR
TOTAL SITE AREA:	83.27 AC	0.00 AC
STEEP SLOPES:	8.36 AC	0.00 AC
FLOODPLAIN AREA:	1.62 AC	0.00 AC
NET SITE AREA:	73.29 AC	0.00 AC
MAXIMUM DENSITY ALLOWED R-ED PORTION ONLY = 2 D.U./NET AC. = 2 X 73.35 = 146 D.U.		
PHASE 2 DENSITY: MAXIMUM DENSITY PROPOSED, PHASE 2 = 3 D.U.		
PHASE 2 OPEN SPACE: OPEN SPACE REQUIRED = 0.00 AC PREVIOUSLY PROVIDED UNDER (F-01-60)		
OPEN SPACE PROVIDED = 0.00 AC PREVIOUSLY PROVIDED UNDER (F-01-60)		
RECREATIONAL OPEN SPACE REQUIRED = 250 Sqft PER UNIT = 3 X 250 = 750 Sqft = 0.02 ACRES		
RECREATIONAL OPEN SPACE PROVIDED = 1.01 ACRES		

**AREA TABULATION**

(SEE SHEET 4 OF 4)

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE WORTHINGTON FIELDS, PHASE I NON-BUILDABLE PARCEL B TO CREATE WORTHINGTON FIELDS PHASE II, LOTS 47-49 AND NON-BUILDABLE PARCEL B-1.

DEVELOPER LAND DESIGN AND DEVELOPMENT, INC. 8000 MAIN STREET ELLICOTT CITY, MARYLAND 21043 ATTN: DONALD R. REUWER PHONE 410-480-9105  
OWNER TAYLOR FAMILY LIMITED PARTNERSHIP B 4100 COLLEGE AVE. ELLICOTT CITY, MARYLAND 21043-5506

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*Denny Brantley* 2-14-02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Dr. Bruce Taylor* 2/14/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph Jay Wooldridge* 2/26/02  
DATE

**OWNER'S CERTIFICATE**

TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER ADOPT THIS FINAL PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF January, 2002.

*Bruce Taylor*  
DR. BRUCE TAYLOR  
MANAGER  
TAYLOR FAMILY LIMITED PARTNERSHIP B

*Debbie Zile*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON BUILDABLE PARCEL B AS SHOWN ON THE PLAT ENTITLED ' WORTHINGTON FIELDS, PHASE I, LOTS 1-46 AND PARCELS A AND B' ALSO BEING PART OF THE LANDS CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP B BY A DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5611 AT FOLIO 318.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

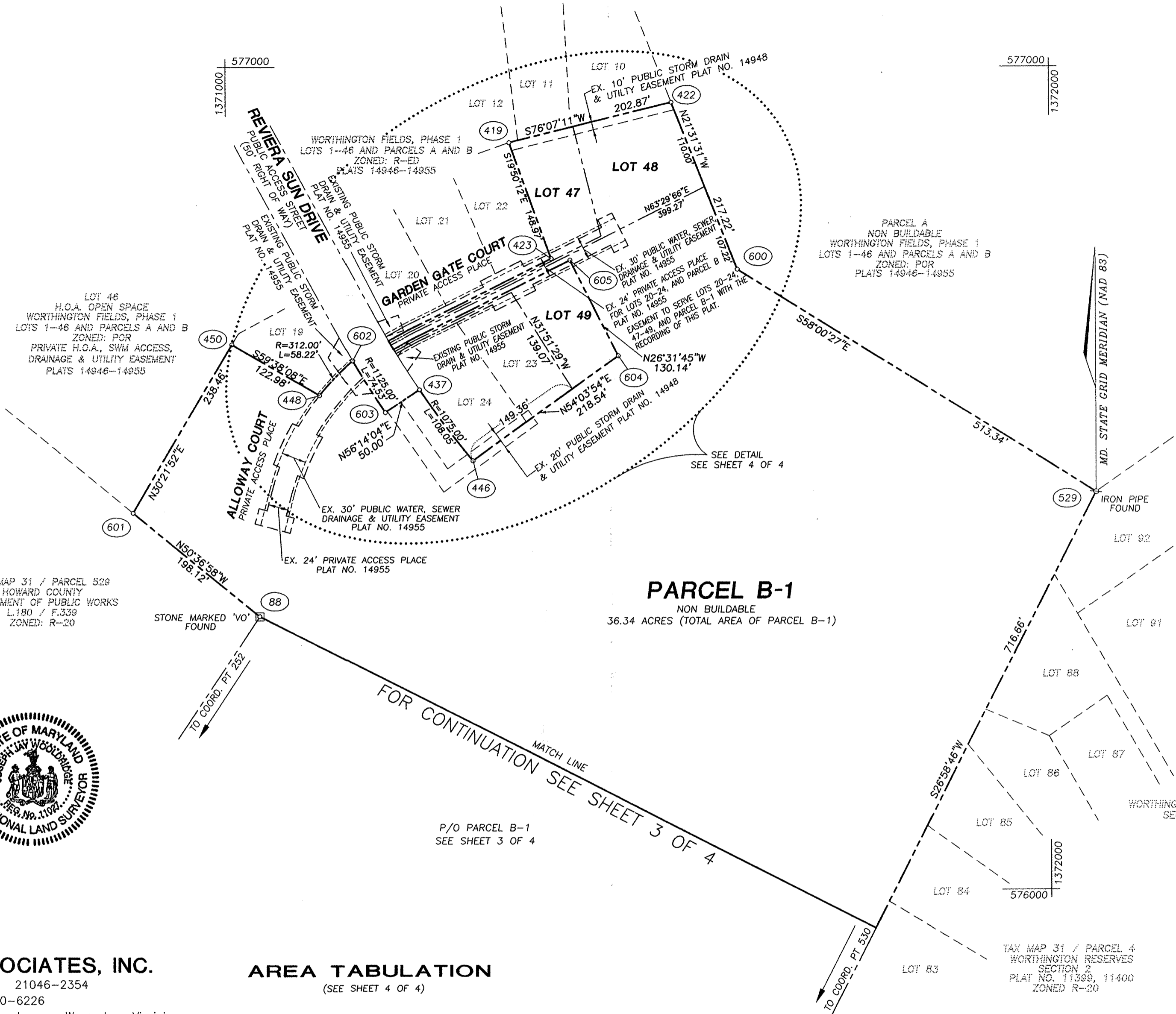
*Joseph Jay Wooldridge* 01/24/02  
JOSEPH JAY WOOLDRIDGE DATE  
PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15295 ON 3-4-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WORTHINGTON FIELDS**

PHASE 2  
LOTS 47-49 AND PARCEL B-1  
A RESUBDIVISION OF PART OF WORTHINGTON FIELDS, PHASE 1 NON-BUILDABLE PARCEL B TAX MAP 25, GRID 20 & 31, P/O PARCEL 98 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DPZ FILE NUMBERS - F-01-60, S-98-18 P-01-01, P-01-07  
ZONED R-ED & POR  
SCALE 1" = 100' JANUARY 10, 2002  
SHEET 1 OF 4

POINT	NORTH	EAST
419	N 576908.1627	E 1371343.8753
422	N 576956.8297	E 1371540.8196
423	N 576768.0334	E 1371394.4265
437	N 576607.9795	E 1371233.9806
446	N 576521.3257	E 1371298.4408
448	N 576601.5207	E 1371112.8286
450	N 576663.6882	E 1371006.7162
600	N 576754.7600	E 1371620.5200
601	N 576457.9357	E 1370886.1732
602	N 576643.4750	E 1371153.0726
603	N 576580.1897	E 1371192.4147
604	N 576649.5787	E 1371475.3883
605	N 576766.0154	E 1371417.2613
88	N 576332.2272	E 1371039.3010
529	N 576482.7909	E 1372055.8891



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*Joseph Jay Wooldridge* 01/24/02  
 JOSEPH JAY WOOLDRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR NO. 11027

*Bruce Taylor* 1/24/02  
 DR. BRUCE TAYLOR DATE  
 MANAGER  
 TAYLOR FAMILY LIMITED PARTNERSHIP B



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

**AREA TABULATION**  
 (SEE SHEET 4 OF 4)

**OWNER'S CERTIFICATE**

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WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF January, 2002.

*Bruce Taylor*  
 DR. BRUCE TAYLOR  
 MANAGER  
 TAYLOR FAMILY LIMITED PARTNERSHIP B

*Debbie Zile*  
 WITNESS

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*Joseph Jay Wooldridge* 01/24/02  
 JOSEPH JAY WOOLDRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15296 ON 3-4-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WORTHINGTON FIELDS**  
 PHASE 2  
 LOTS 47-49 AND PARCEL B-1  
 A RESUBDIVISION OF PART OF WORTHINGTON FIELDS, PHASE 1 NON-BUILDABLE PARCEL B  
 TAX MAP 25, GRID 20 & 31, P/O PARCEL 98  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DPZ FILE NUMBERS - F-01-60, S-98-18  
 P-01-01, P-01-07  
 ZONED R-ED & POR  
 SCALE 1" = 100' JANUARY 10, 2002  
 SHEET 2 OF 4

**DEVELOPER**  
 LAND DESIGN AND DEVELOPMENT, INC.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 ATTN: DONALD R. REUWER  
 PHONE 410-480-9105

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

COORDINATE TABLE		
POINT	NORTH	EAST
88	N 576332.2272	E 1371039.3010
125	N 574948.0468	E 1371033.4500
130	N 575623.8143	E 1371654.7588
252	N 575251.6521	E 1370324.3081
530	N 575844.1251	E 1371730.7621

TAX MAP 25 / PARCEL 98  
 HOWARD COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 L.180 / F.339  
 ZONED R-20

TAX MAP 31 / PARCEL 121  
 HOWARD COUNTY, MARYLAND  
 BOARD OF EDUCATION  
 L.675 / F.136  
 ZONED R-20

**PARCEL B-1**  
 NON BUILDABLE  
 36.34 ACRES (TOTAL AREA OF PARCEL B)

TAX MAP 31 / PARCEL 581  
 WORTHINGTON SECTION II  
 PB 15 F 33  
 ZONED R-20

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*Joseph Jay Wooldridge* 01/24/02  
 JOSEPH JAY WOOLDRIDGE DATE  
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 DR. BRUCE TAYLOR DATE  
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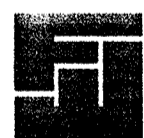
MD. STATE GRID MERIDIAN (NAD 83)

TAX MAP 31 / PARCEL 3  
 WORTHINGTON RESERVES  
 SECTION ONE  
 PLAT NO. 10495  
 ZONED R-20

P/O PARCEL B-1  
 SEE SHEET 2 OF 4

FOR CONTINUATION SEE SHEET 2 OF 4  
 MATCH LINE

TO COORD. PT NO. 529  
 716.66'



**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
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**AREA TABULATION**

(SEE SHEET 4 OF 4)

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 PHONE 410-480-9105

**OWNER**  
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 4100 COLLEGE AVE.  
 ELLICOTT CITY, MARYLAND  
 21043-5506

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*Penny Gordon MD, J.E.H.* 2-14-02  
 HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 2/1/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MMS DATE  
*[Signature]* 2/24/02  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

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*[Signature]*  
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 MANAGER  
 TAYLOR FAMILY LIMITED PARTNERSHIP B

*[Signature]*  
 WITNESS

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*[Signature]* 01/24/02  
 JOSEPH JAY WOOLDRIDGE DATE  
 PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15297 ON 3-4-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WORTHINGTON FIELDS**

PHASE 2  
 LOTS 47-49 AND PARCEL B-1  
 A RESUBDIVISION OF PART OF WORTHINGTON FIELDS, PHASE 1 NON-BUILDABLE PARCEL B  
 TAX MAP 25, GRID 20 & 31, P/O PARCEL 98  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DPZ FILE NUMBERS - F-01-60, S-98-18,  
 P-01-01, P-01-07  
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 SCALE 1"= 100' JANUARY 10, 2002  
 SHEET 3 OF 4



