

GENERAL NOTES

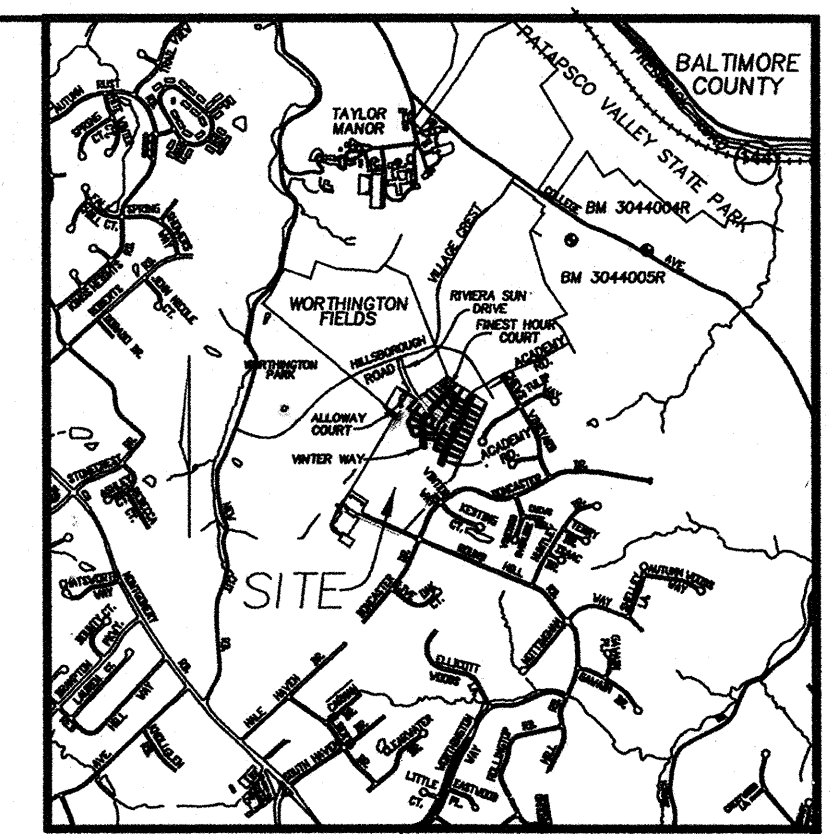
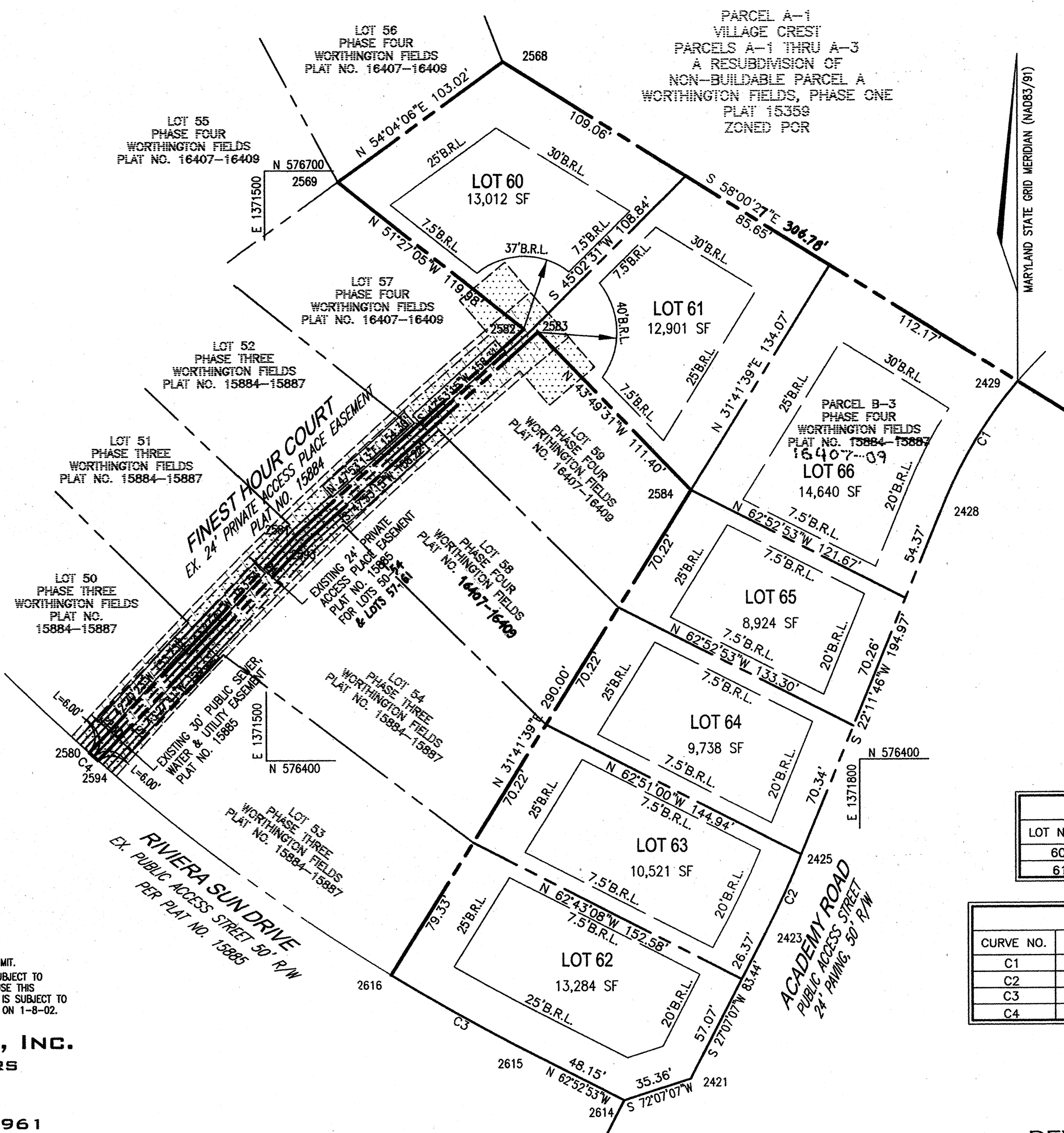
- COORDINATES BASED ON NAD '27' MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS 3044004R AND 3044005R
3044004R N 578,120.01 E 1,373,460.71
3044005R N 578,233.92 E 1,373,142.33
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT OCTOBER 1998.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH #4 CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. EXISTING WATER CONTRACT NO. 14-3160-D & NO. 375-D WILL BE EXTENDED FROM RIVERA SUN DRIVE AND EX. ACADEMY RD, RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAW TO A PLANNED PUMPING STATION TO BE CONSTRUCTED BY DEVELOPER UNDER CONTRACT NO. 14-3855-D.
- THE FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER 1999 FOR THE ENTIRE SITE. THE FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995 AND APPROVED S-98-18. THE FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY A FOREST CONSERVATION EASEMENT (RETENTION) OF 20.32 ACRES LOCATED ON OPEN SPACE LOT 44, WORTHINGTON FIELDS PHASE 1 PLAT NO. 14946-14955. THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 10.28 AC. WILL BE PROVIDED AT PHASE 6.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 55 THROUGH 59, ANY CONVEYANCES OF THE AFORESAID LOTS 55 THROUGH 59 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 55 THROUGH 59. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- 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.
- STORMWATER MANAGEMENT IS PROVIDED UNDER PHASE 1, F-01-60 AS A WET POND.
- A TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998, APPROVED UNDER S-98-18.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS PROPERTY IS LOCATED WITHIN THE WORTHINGTON SCHOOL DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CREMATORY LOCATIONS ON SITE.
- THE REQUIRED LANDSCAPING AND LANDSCAPE SURETY WILL BE PART OF DEVELOPER'S AGREEMENT REQUIRED FOR THIS DEVELOPMENT.
- 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 DEVELOPER SHALL PROVIDE PEDESTRIAN ACCESS FROM THE SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- APPLICABLE PLANNING AND ZONING FILE NUMBERS: S-98-18, PB-336 (APPROVED 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-04-012 (PHASE 5).
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5371 AT FOLIO 174.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- AS A RESULT OF THE PRELIMINARY PLAN BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11-15-01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PHASE OF THE SUBDIVISION DID NOT OBTAIN SIGNATURE APPROVAL OF THE PRELIMINARY PLAN PRIOR TO 11-01-01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS WHICH BECAME EFFECTIVE ON 1-8-02.

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

AREA TABULATION	SHEET 1	SHEET 2	SHEET 3	SHEET 4	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7	14	9	0	30
NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0	P/O B4	P/O B4	P/O B4	1
NUMBER OF LOTS TO BE RECORDED.....	7	14 & P/O B4	9 & P/O B41	P/O B4	30
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.8850 AC	4.7513 AC	1.9979 AC	0.0000 AC	8.6342 AC
AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC	0.4739 AC	4.2913 AC	19.6366 AC	24.4018 AC
AREA OF LOTS TO BE RECORDED.....	1.8850 AC	5.2252 AC	6.2892 AC	19.6366 AC	33.0360 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC	0.9687 AC	0.3628 AC	0.0000 AC	1.3315 AC
TOTAL AREA TO BE RECORDED.....	1.8850 AC	6.1939 AC	6.6520 AC	19.6366 AC	34.3675 AC

EX. 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PER PLAT NO. 15885
EX. 24' PRIVATE ACCESS PLACE EASEMENT PER PLAT NO. 15885



VICINITY MAP
SCALE 1" = 2000'

COORDINATE LIST		
POINT	NORTHING	EASTING
2421	576237.548	1371714.132
2423	576311.814	1371752.166
2425	576351.890	1371770.398
2428	576532.409	1371844.052
2429	576592.173	1371880.793
2568	576754.765	1371820.521
2569	576694.310	1371537.103
2580	576404.457	1371410.697
2581	576518.040	1371516.444
2582	576619.540	1371630.937
2583	576617.904	1371638.075
2584	576537.531	1371715.218
2593	576511.759	1371520.652
2594	576400.466	1371415.181
2614	576226.692	1371680.484
2615	576248.640	1371637.628
2616	576290.782	1371562.857

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA(SF)	PIPESTEM AREA(SF)	MINIMUM LOT SIZE(SF)
60	13,012	924	12,088
61	12,901	935	11,966

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	225.01'	70.44'	35.51'	17°56'15"	70.15'
C2	475.00'	44.04'	22.04'	5°18'46"	44.03'
C3	1075.00'	85.85'	42.95'	4°34'33"	85.83'
C4	1075.00'	6.00'	3.00'	0°19'12"	6.00'

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

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIP B
4100 COLLEGE AVENUE
ELLCOTT CITY, MARYLAND 21043

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 5/10/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

Bruce Taylor 5/10/05
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE PARCEL B-3, CREATING (30) BUILDABLE LOTS AND (1) NON-BUILDABLE PARCEL.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Robert A. Walen 6/1/05
HOWARD COUNTY HEALTH OFFICER S.F.U. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 5/10/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.R.J. DATE

Mark C. Martin 6/6/05
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR MANAGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 10TH DAY OF MAY 2005

Bruce Taylor
DR. BRUCE TAYLOR, MANAGER OF
TAYLOR FAMILY LIMITED PARTNERSHIP B

Robert A. Walen
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-3, AS SHOWN ON THE PLAT ENTITLED WORTHINGTON FIELDS, PHASE 4, LOTS 55-59 AND NON-BUILDABLE PARCEL B-3, ALSO BEING PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DEED DATED AUGUST 8, 2001 AND RECORDED IN LIBER 5611 AT FOLIO 318 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 5/10/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

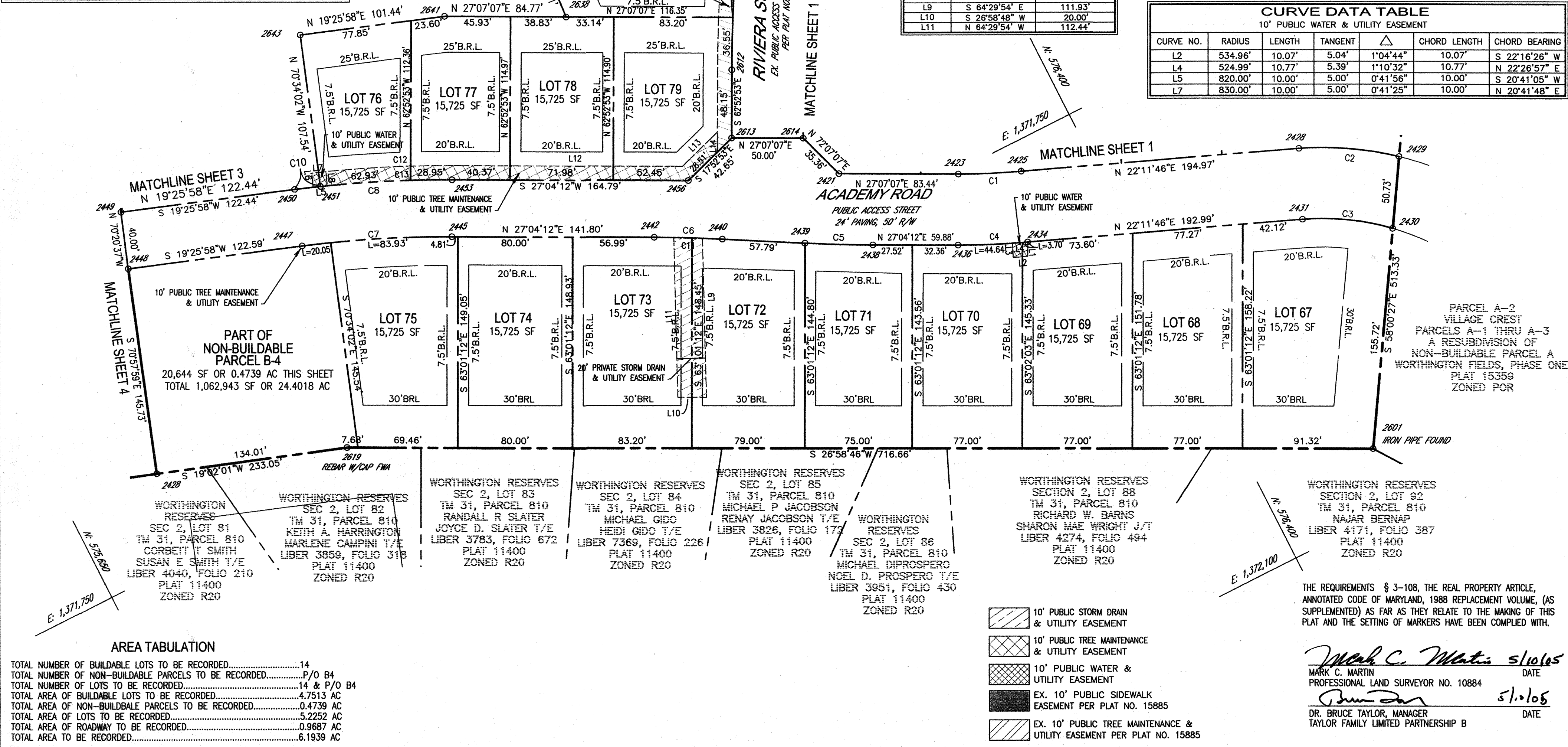
RECORDED AS PLAT No. 17478 ON June 10, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WORTHINGTON FIELDS
PHASE 5, LOTS 60-89 & NON-BUILDABLE PARCEL B-4
A RESUBDIVISION OF NON-BUILDABLE PARCEL B-3, PHASE 4
ZONED R-ED
TAX MAP No. 25, BLK: 20, P/O PARCEL 98
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JULY 30, 2004
GRAPHIC SCALE

50' 0 50' 100' 150'
SCALE: 1" = 50' SHEET 1 OF 4

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COORDINATES					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
2421	576237.548	1371714.132	2450	575893.884	1371552.361
2423	576311.814	1371752.166	2451	575910.878	1371558.568
2425	576351.890	1371770.398	2453	575994.855	1371595.795
2428	576532.409	1371844.052	2455	576094.893	1371646.921
2429	576592.172	1371880.792	2456	576141.596	1371670.789
2430	576565.293	1371923.820	2458	576257.995	1371521.072
2431	576512.005	1371889.729	2601	576482.791	1372055.889
2434	576333.316	1371816.822	2612	576204.137	1371614.836
2436	576289.307	1371796.815	2613	576182.188	1371657.693
2438	576235.984	1371769.564	2614	576226.692	1371680.484
2439	576194.221	1371746.953	2615	576248.640	1371637.628
2440	576144.065	1371718.238	2616	576290.782	1371562.857
2442	576102.296	1371695.625	2619	575844.125	1371730.762
2445	575976.030	1371631.095	2636	576123.607	1371452.247
2447	575880.574	1371590.081	2638	576117.769	1371529.540
2448	575764.965	1371549.295	2641	576042.322	1371490.901
2449	575778.421	1371511.826	2643	575946.658	1371457.151



LINE TABLE		
POINT	BEARING	DISTANCE
L1	S 63°01'12" E	10.00'
L3	N 67°01'56" W	10.00'
L6	N 68°19'18" W	10.00'
L8	S 68°19'18" E	10.00'

LINE TABLE		
POINT	BEARING	DISTANCE
L12	N 27°04'12" E	160.67'
L13	N 17°52'53" W	34.37'
L14	S 62°52'53" E	14.14'

LINE TABLE		
POINT	BEARING	DISTANCE
L9	S 64°29'54" E	111.93'
L10	S 26°58'48" W	20.00'
L11	N 64°29'54" W	112.44'

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING
C1	475.00'	44.04'	22.04'	5°18'46"	44.03' N 22°11'46" E
C2	225.01'	70.44'	35.51'	17°56'13"	50.73' N 31°34'53" E
C3	175.00'	63.61'	32.16'	20°49'33"	63.26' S 32°36'32" W
C4	525.00'	48.36'	24.20'	5°16'40"	48.34' S 24°26'47" W
C5	999.00'	47.50'	23.75'	2°43'18"	47.49' S 28°25'50" W
C6	1000.00'	47.50'	23.76'	2°43'18"	47.50' S 28°25'51" W
C7	780.00'	103.97'	52.06'	7°38'14"	103.89' N 23°16'32" E
C8	820.00'	110.00'	55.08'	7°41'09"	109.92' N 23°16'32" E
C9	820.00'	18.09'	9.05'	1°15'51"	18.09' N 20°03'53" E
C10	1125.00'	108.17'	54.13'	5°30'33"	108.13' S 60°07'37" E
C11	1000.00'	20.01'	10.00'	1°08'47"	20.00' N 28°34'18" E
C12	830.00'	88.00'	44.05'	6°04'30"	87.96' N 24°04'46" E
C13	820.00'	87.08'	43.58'	6°05'04"	87.04' S 24°04'25" W

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING
L2	534.96'	10.07'	5.04'	1°04'44"	10.07' S 22°16'26" W
L4	524.99'	10.77'	5.39'	1°10'32"	10.77' S 22°26'57" E
L5	820.00'	10.00'	5.00'	0°41'56"	10.00' S 20°41'05" W
L7	830.00'	10.00'	5.00'	0°41'25"	10.00' N 20°41'48" E

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	14
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P/O B4
TOTAL NUMBER OF LOTS TO BE RECORDED.....	14 & P/O B4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	4.7513 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.4739 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	5.2252 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.9687 AC
TOTAL AREA TO BE RECORDED.....	6.1939 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Walden 6/1/05
HOWARD COUNTY HEALTH OFFICER sfo DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 5/23/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Dr. Bruce Taylor 6/6/05
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 10th DAY OF May 2005

Dr. Bruce Taylor
DR. BRUCE TAYLOR, MANAGER OF
TAYLOR FAMILY LIMITED PARTNERSHIP B

Robert Walden
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-3", AS SHOWN ON THE PLAT ENTITLED "WORTHINGTON FIELDS, PHASE 4, LOTS 55-59 AND NON-BUILDABLE PARCEL B-3"; ALSO BEING PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DEED DATED AUGUST 8, 2001 AND RECORDED IN LIBER 5611 AT FOLIO 318 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 5/10/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 17479 ON June 10, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WORTHINGTON FIELDS
PHASE 5, LOTS 60-89 & NON-BUILDABLE PARCEL B-4
A RESUBDIVISION OF NON-BUILDABLE PARCEL B-3, PHASE 4
ZONED R-ED
TAX MAP No. 25, BLK: 20, P/O PARCEL 98
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JULY 30, 2004
GRAPHIC SCALE

50' 0 50' 100' 150'
SCALE: 1" = 50' SHEET 2 OF 4

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 5/10/05
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR NO. 10884

Dr. Bruce Taylor 5/10/05
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

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COORDINATE LIST		
POINT	NORTHING	EASTING
2448	575764.965	1371549.295
2449	575778.421	1371511.626
2620	575623.814	1371654.759
2621	574948.047	1371033.450
2622	575251.652	1370324.308
2657	575717.440	1371687.058
2660	576164.418	1370928.265

TM 31, PARCEL 121
HOWARD COUNTY
DEPARTMENT OF PUBLIC WORKS
LIBER 180, FOLIO 339
ZONED R-20

TM 31, PARCEL 121
HOWARD COUNTY
BOARD OF EDUCATION
LIBER 675, FOLIO 136
ZONED R-20

NON-BUILDABLE
PARCEL B-3
WORTHINGTON FIELDS
PHASE FOUR
PLAT NO. 16407-16409

NON-BUILDABLE
PARCEL B-4
(FOR FUTURE DEVELOPMENT)
855370 SQ. FT. OR 19.6366 ACRES THIS SHEET
1062943 SF. OR 24.4018 AC. TOTAL

TM 31, PARCEL 581
WORTHINGTON SECTION 2
PLAT BOOK 15, PLAT 33
ZONED R-20

TM 31, PARCEL 3
WORTHINGTON RESERVE
SECTION 2
PLAT NO. 11399-11400
ZONED R-20

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	P/O B4
TOTAL NUMBER OF LOTS TO BE RECORDED.....	P/O B4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	19.6366 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	19.6366 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	19.6366 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Robert J. Weber 6/1/05
DATE
HOWARD COUNTY HEALTH OFFICER 500

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 5/10/05
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAR3
Marsha M. Coughlin 6/6/05
DATE
DIRECTOR

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 10th DAY OF May 2005

Dr. Bruce Taylor
DR. BRUCE TAYLOR, MANAGER OF
TAYLOR FAMILY LIMITED PARTNERSHIP B

Robert Weber
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-3", AS SHOWN ON THE PLAT ENTITLED "WORTHINGTON FIELDS, PHASE 4, LOTS 55-59 AND NON-BUILDABLE PARCEL B-3"; ALSO BEING PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DEED DATED AUGUST 8, 2001 AND RECORDED IN LIBER 5611 AT FOLIO 318 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

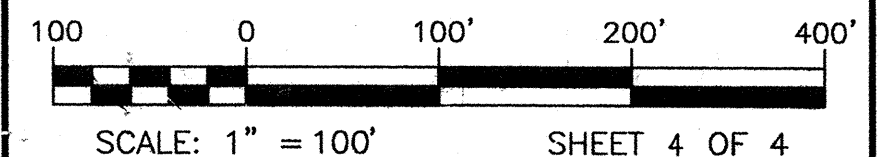
I FURTHER CERTIFY ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 5/10/05
DATE
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 17481 ON June 10, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WORTHINGTON FIELDS
PHASE 5, LOTS 60-89 & NON-BUILDABLE PARCEL B-4
A RESUBDIVISION OF NON-BUILDABLE PARCEL B-3, PHASE 4
ZONED R-ED
TAX MAP No. 25, BLK: 20, P/O PARCEL 98
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
JULY 30, 2004
GRAPHIC SCALE



FOREST CONSERVATION TABULATION (LAND USE: HDR)

PHASES	F-01-60 F-01-206 F-02-170 F-03-207 F-05-					ENTIRE SITE
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	
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	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 (F-03-207)	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.	0.60 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.

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 5/10/05
DATE
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
Dr. Bruce Taylor 5/10/05
DATE
DR. BRUCE TAYLOR, MANAGER
TAYLOR FAMILY LIMITED PARTNERSHIP B

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