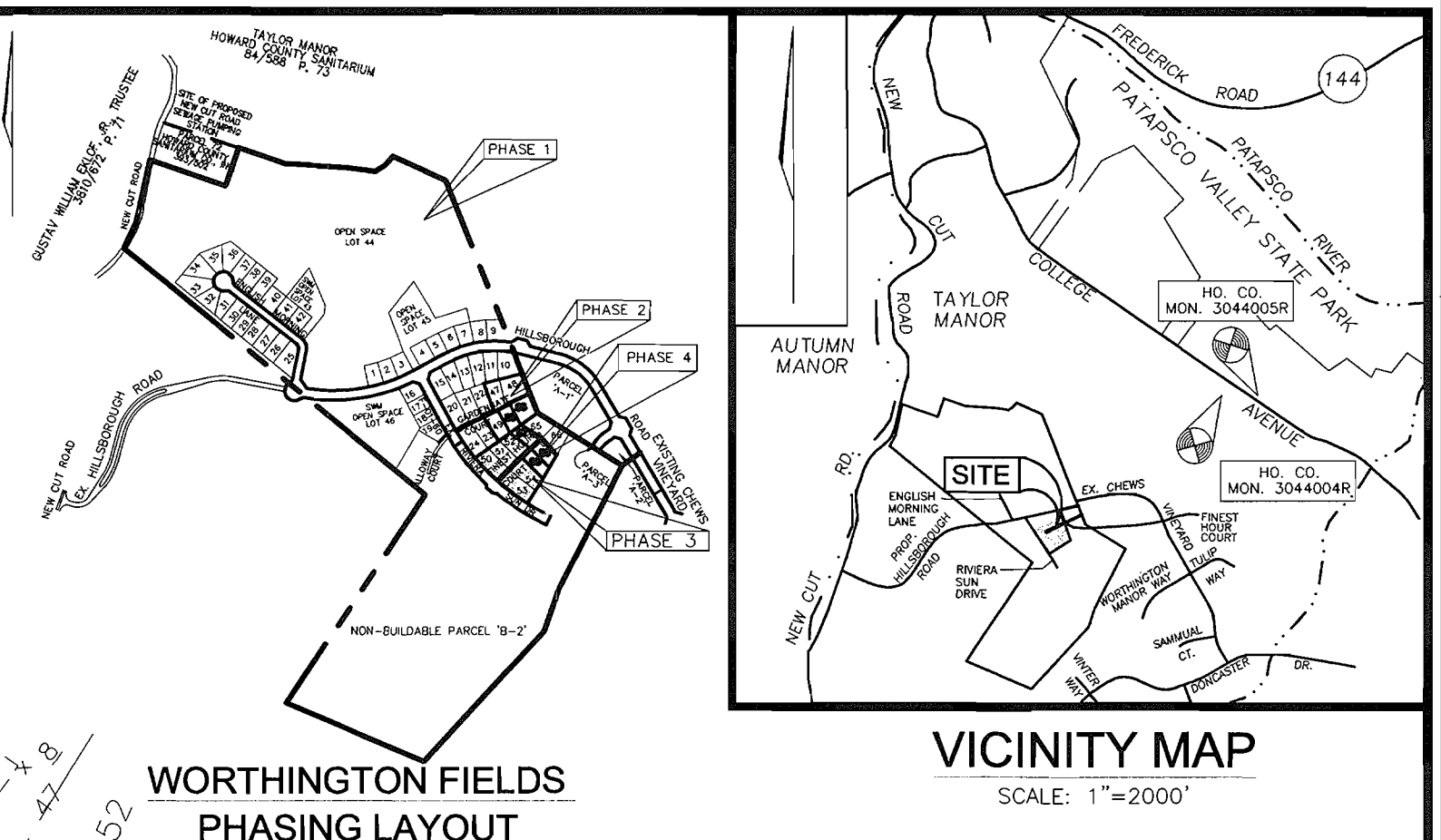
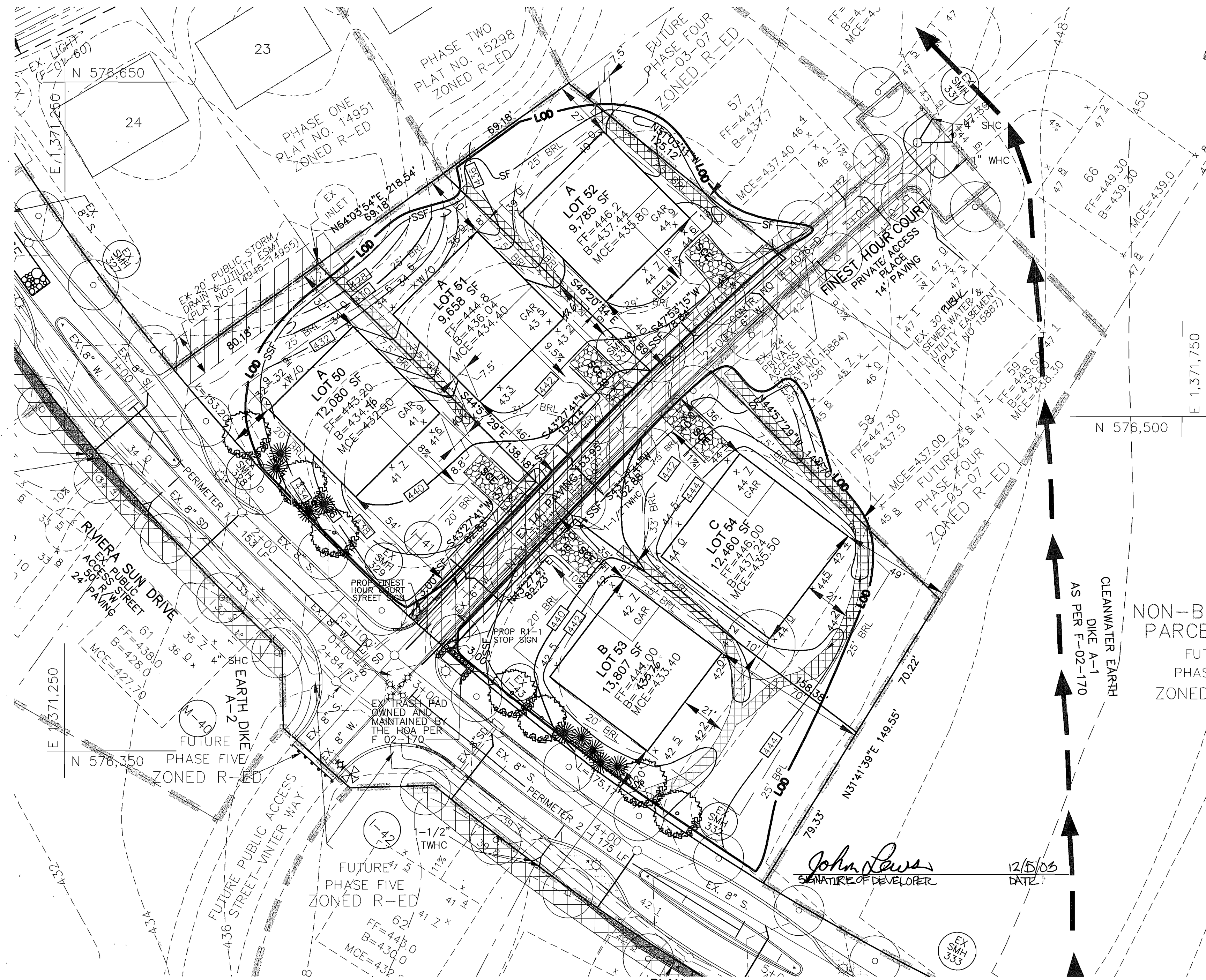


- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
    - MISS UTILITY: 1-800-257-7777
    - BELL ATLANTIC TELEPHONE CO: 725-9976
    - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
    - AT&T CABLE LOCATION DIVISION: 393-3553
    - B.C.&E. CO. CONTRACTOR SERVICES: 850-4620
    - B.C.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
    - STATE HIGHWAY ADMINISTRATION: 531-5533
  - SITE ANALYSIS:
    - TOTAL AREA OF SITE: 83.27 AC
    - AREA OF AN SUBDIVISION: 2,039.4 AC
    - TOTAL NUMBER OF BUILDABLE LOTS: 5
    - TOTAL NUMBER OF OPEN SPACE LOTS: 0
    - PRESENT ZONING: R-ED
    - LIMIT OF DISTURBANCE: 88,862 SF OR 2,039 AC
    - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
    - TOTAL UNITS ALLOWED: 5
    - TOTAL UNITS PROPOSED: 5
  - PROJECT BACKGROUND:
    - LOCATION: TAX MAP: 25 PARCEL: P/O 98
    - ZONING: R-ED
    - WORTHINGTON FIELDS - PHASE 3
    - DEED REFERENCE: LIBER 370 FOLIO 376
    - S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08
    - DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
  - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
  - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 3044005R AND 3044004R.
  - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS, & CARTER, INC., DATED OCTOBER, 1998.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
  - THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
  - NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET IF 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
  - NO STREAMS OR WETLANDS EXIST WITHIN THIS PHASE.
  - NO 100 YEAR FLOODPLAINS EXISTS WITHIN THIS PHASE.
  - THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
  - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER F-01-60 BY A WET POND.
  - THERE ARE NO HISTORIC SITES ON THE PROPERTY.
  - 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 UNDER S-98-18. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY 5 FOREST CONSERVATION RETENTION EASEMENTS TOTALING 20.32 AC LOCATED IN OPEN SPACE LOTS 145 AND 147, PHASE 1 (F-01-60), AND A PLANNED FOREST CONSERVATION RETENTION EASEMENT OF 10.25 AC TO BE LOCATED IN FUTURE OPEN SPACE LOT 149, PHASE 7, TO MEET THE TOTAL RETENTION OBLIGATION OF 30.6 AC FOR THE ENTIRE SUBDIVISION.
  - 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'S AGREEMENT 14-3855-D WAS FILED AND ACCEPTED.
  - THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES ON FINEST HOUR COURT, A PRIVATE ACCESS PLACE, TO BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,100.00 FOR 17 SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED STREET TREES ON RIVIERA SUN DRIVE, A PUBLIC ACCESS STREET, TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9000.00 FOR 30 STREET TREES ADDRESSED UNDER F-02-170.

# SITE DEVELOPMENT PLAN WORTHINGTON FIELDS, PHASE 3 LOTS 50-54



### BENCHMARKS

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

### LANDSCAPE NOTE

PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 50&53. SURETY IN THE AMOUNT OF \$3,450 FOR 7 SHADE AND 9 EVERGREEN TREES ON LOTS 50&53 AND 15 SHRUBS IN THE AMOUNT OF \$450 ON LOT 53 SHALL BE POSTED WITH GRADING PERMIT. TOTAL SURETY IN THE AMOUNT OF \$3,900.00 SHALL BE POSTED WITH THE GRADING PERMIT LOTS 51, 52 AND 54 ARE EXEMPT SINCE THEY ARE INTERIOR LOTS WITHIN THE SAME SUBDIVISION. STREET TREE PLANTINGS ARE IN ACCORDANCE WITH F-02-170. SURETY FOR THESE PLANTINGS HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.

- ### SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
  - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
  - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
  - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
  - MAINTAIN EXISTING CONTROLS (CLEANWATER EARTH DIKE)
  - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
  - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

### ADDRESS CHART

LOT #	STREET ADDRESS
50	8001 FINEST HOUR COURT
51	8005 FINEST HOUR COURT
52	8009 FINEST HOUR COURT
53	8000 FINEST HOUR COURT
54	8004 FINEST HOUR COURT

### PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
WORTHINGTON FIELDS	3	50-54
PLAT REF. 15884-15887	BLOCK NO. 20	ZONE R-ED
	TAX MAP 25	ELECT. DIST. 2ND
		CENSUS TR. 6028.00
WATER CODE: G-01		SEWER CODE: 1253100

### SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

NO.	REVISION	DATE

### SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	1 ADJACENT TO ROADWAYS	2 ADJACENT TO ROADWAYS	3 TRASH PAD
LANDSCAPE TYPE	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERMETER	153 LF	175 LF	26 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
NUMBER OF PLANTS REQUIRED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	NA
SHRUBS	NA	NA	15
NUMBER OF PLANTS PROVIDED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	NA
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	NA	NA	NA

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A ONE YEAR GUARANTEE OF PLANT MATERIAL WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

### PLANT LIST

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	7	7	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
EV. TREE	9	9	ILEX OPACA / AMERICAN HOLLY OR EQUIVALENT	5' - 6' HT.	B & B
SHRUB	15	15	OSMANTHUS LICIFOLIUS 'GULF TIDE' / SWEET HOLLY OR EQUIVALENT	3' - 3 1/2" Cal.	B & B

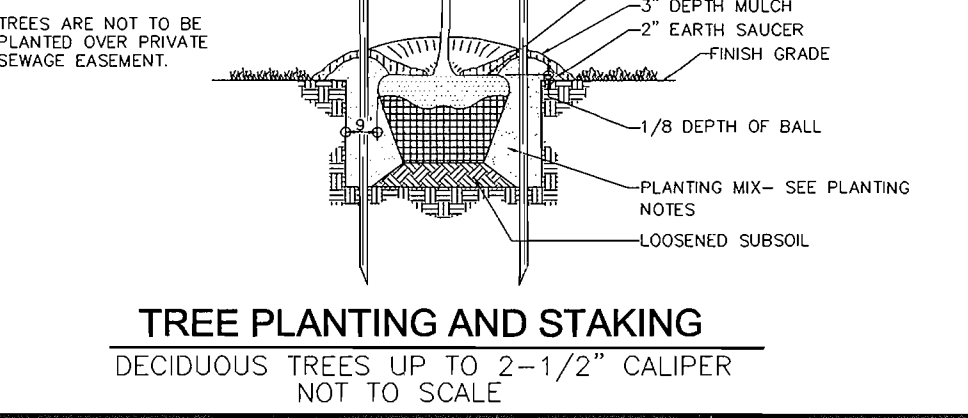
### SEWER CONNECTION TABULATION

LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.E.
50	S.H.C.	428.44	428.66	432.90
51	S.H.C.	430.16	430.39	434.40
52	S.H.C.	432.05	432.27	435.80
53	S.H.C.	428.44	428.82	433.40
54	S.H.C.	430.16	430.53	435.50

### DEVELOPER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *John Lewis* DATE: 12/5/03



### LEGEND

--- 585 ---	EXISTING 2 FT CONTOUR		STABILIZED CONSTRUCTION ENTRANCE
--- 580 ---	EXISTING 10 FT CONTOUR		EX. WATER, SEWER, AND UTILITY EASEMENT
--- 582 ---	PROPOSED 2 FT CONTOUR		EX. DRAINAGE AND UTILITY EASEMENT
--- 580 ---	PROPOSED 10 FT CONTOUR		EROSION CONTROL MATTING
--- SF ---	SILT FENCE		
--- LOD ---	LIMIT OF DISTURBANCE		

### APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: *Chris Hammett* DATE: 1/6/04  
 Signature: *David A. Cogan* DATE: 1/6/04

### REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Signature: *Jim Meyer* DATE: 12/30/03  
 Signature: *Jeffrey Schramm* DATE: 12/30/03

### ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *Robert H. Vogel* DATE: 12/6/03

### OWNER

TAYLOR FAMILY LIMITED PARTNERSHIP  
4100 COLLEGE AVENUE  
ELICOTT CITY, MD 21043

### DEVELOPER

RYAN HOMES  
11460 CROMBRIDGE DRIVE  
SUITE 128  
OWINGS MILLS, MD 21117

### SITE DEVELOPMENT AND LANDSCAPE PLAN WORTHINGTON FIELDS PHASE 3 LOTS 50-54

DPZ REF: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08, F-02-170 (PHASE 3)

TAX MAP 25  
2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

### FREDERICK WARD ASSOCIATES, INC.

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

DESIGN BY: ELW  
 DRAWN BY: ELW  
 CHECKED BY: RHV  
 DATE: JULY, 2003  
 SCALE: 1"=30'  
 W.O. NO.: 2034058.00

1 SHEET OF 2

# 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**DEFINITION**  
 PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE**  
 TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES**

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
  - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
  - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
  - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
  - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

**CONSTRUCTION AND MATERIAL SPECIFICATIONS**

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED TOPSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE SAND, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.
  - TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
  - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED TO VEGETATIVE STABILIZATION - SECTION I.

# PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.5 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OPTION (2) USE SOD, OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/8 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

# SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

TOTAL AREA	83.27 AC
AREA DISTURBED	2.039 AC
AREA TO BE ROOFED OR PAVED	0.399 AC
AREA TO BE VEGETATIVELY STABILIZED	1.640 AC
TOTAL CUT	8.35 CY
TOTAL FILL	6.35 CY
OFFSITE WASTE/BORROW AREA LOCATION	*
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT

# TEMPORARY SEEDING NOTES

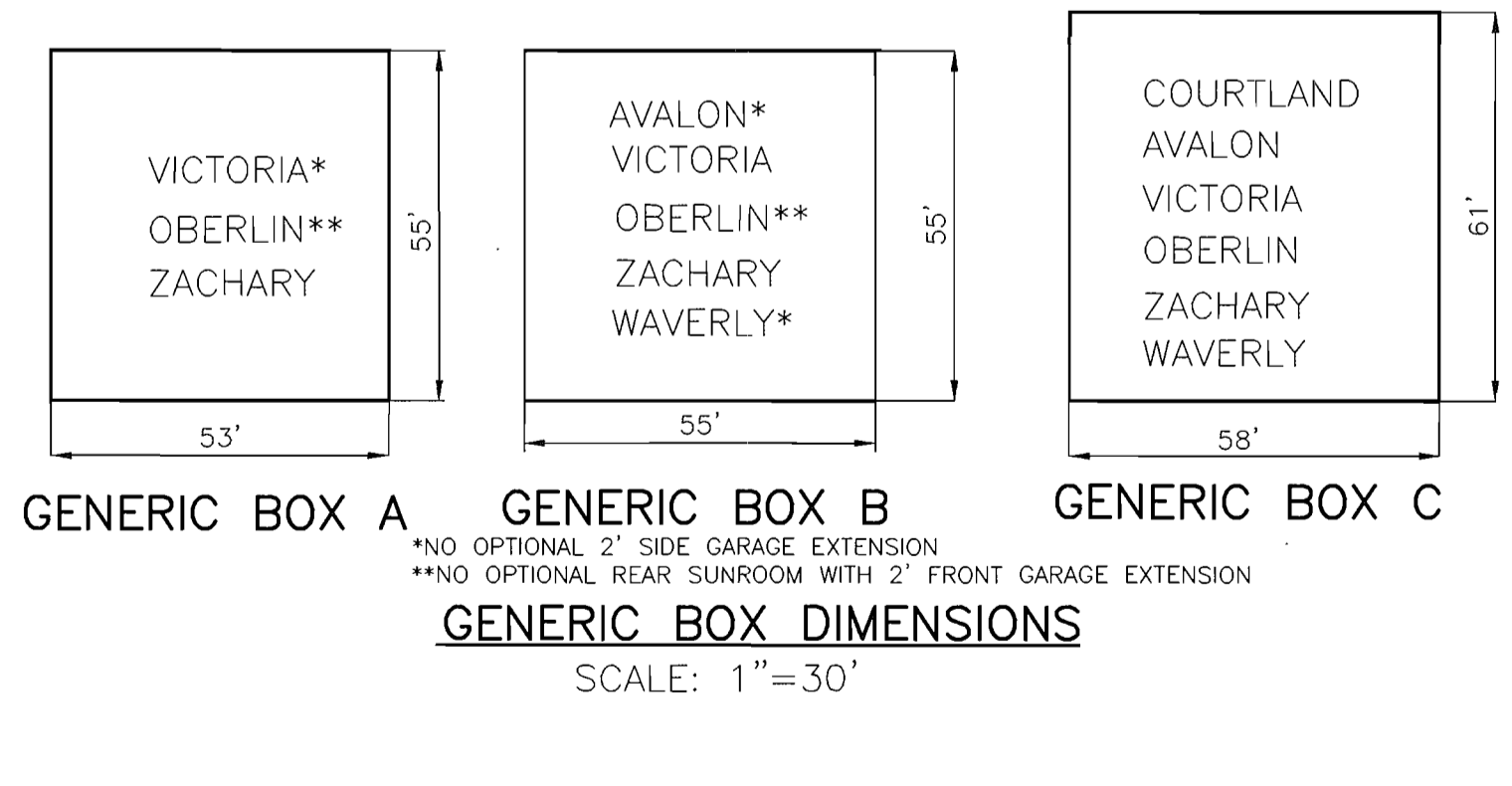
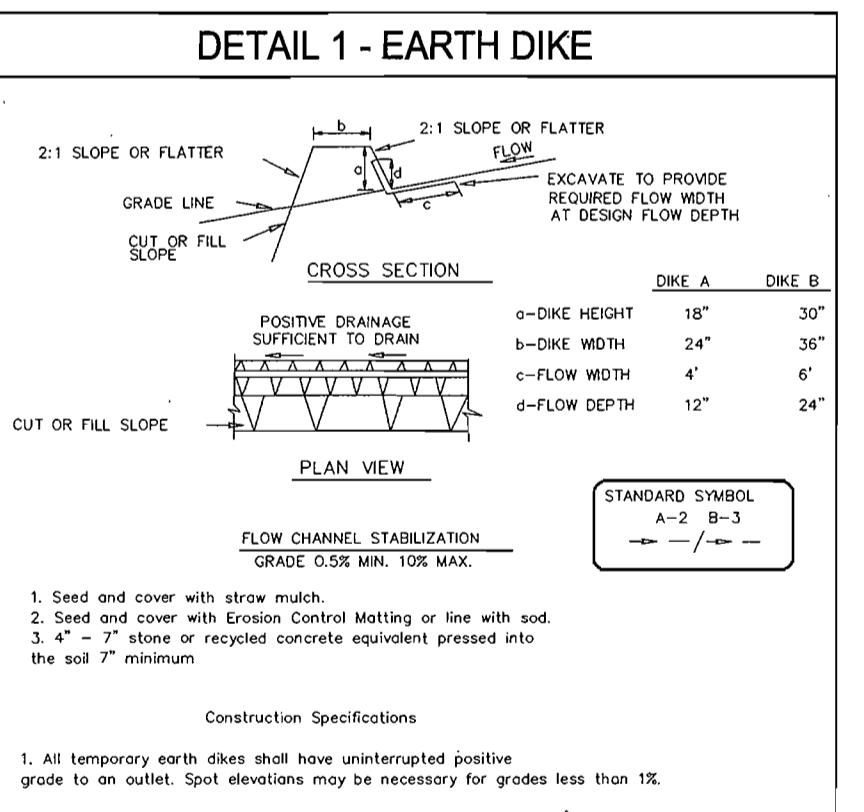
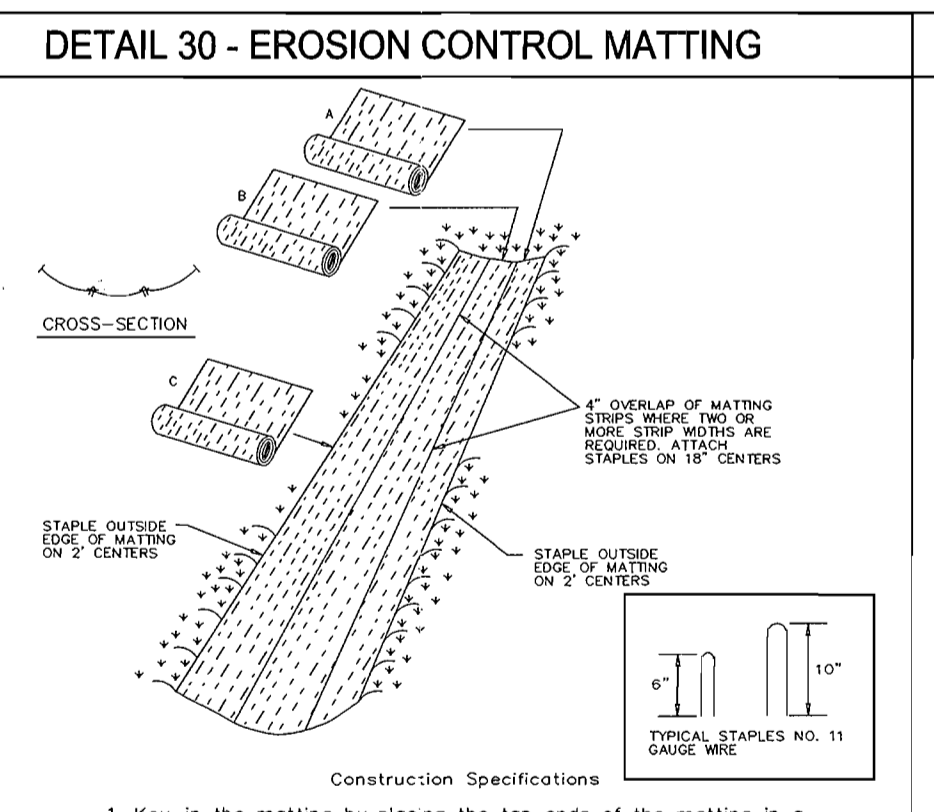
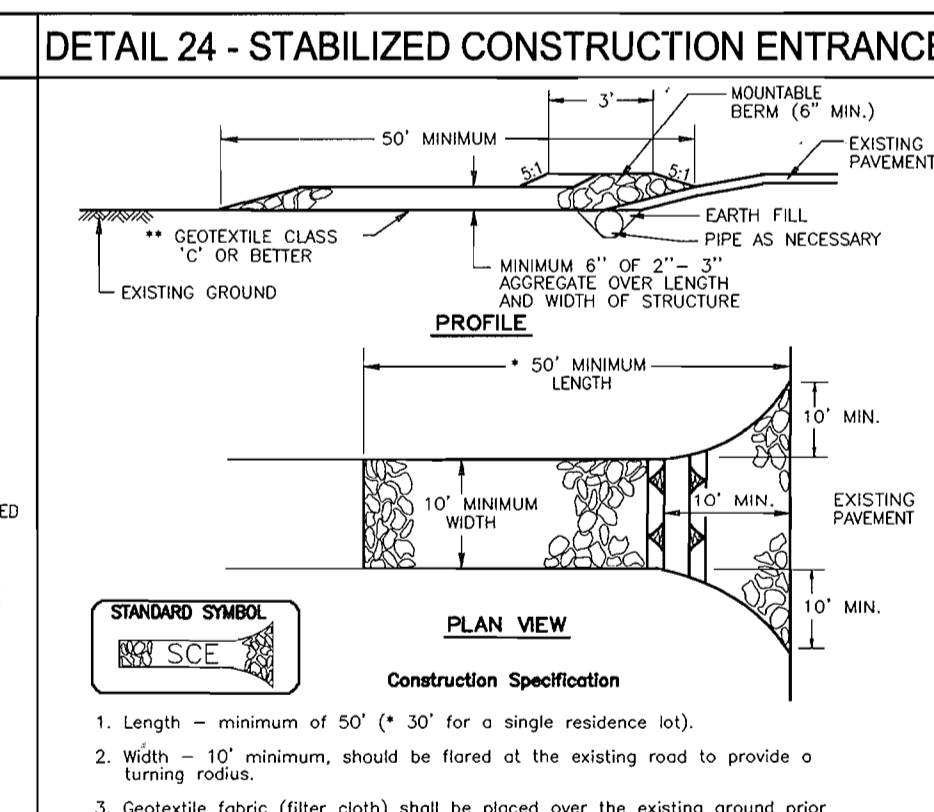
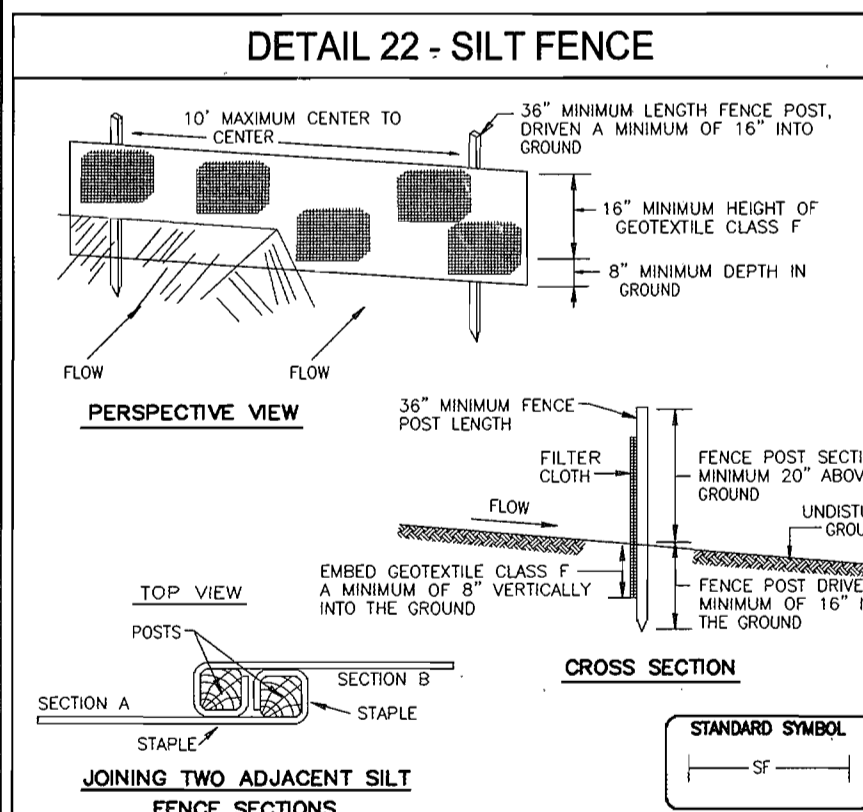
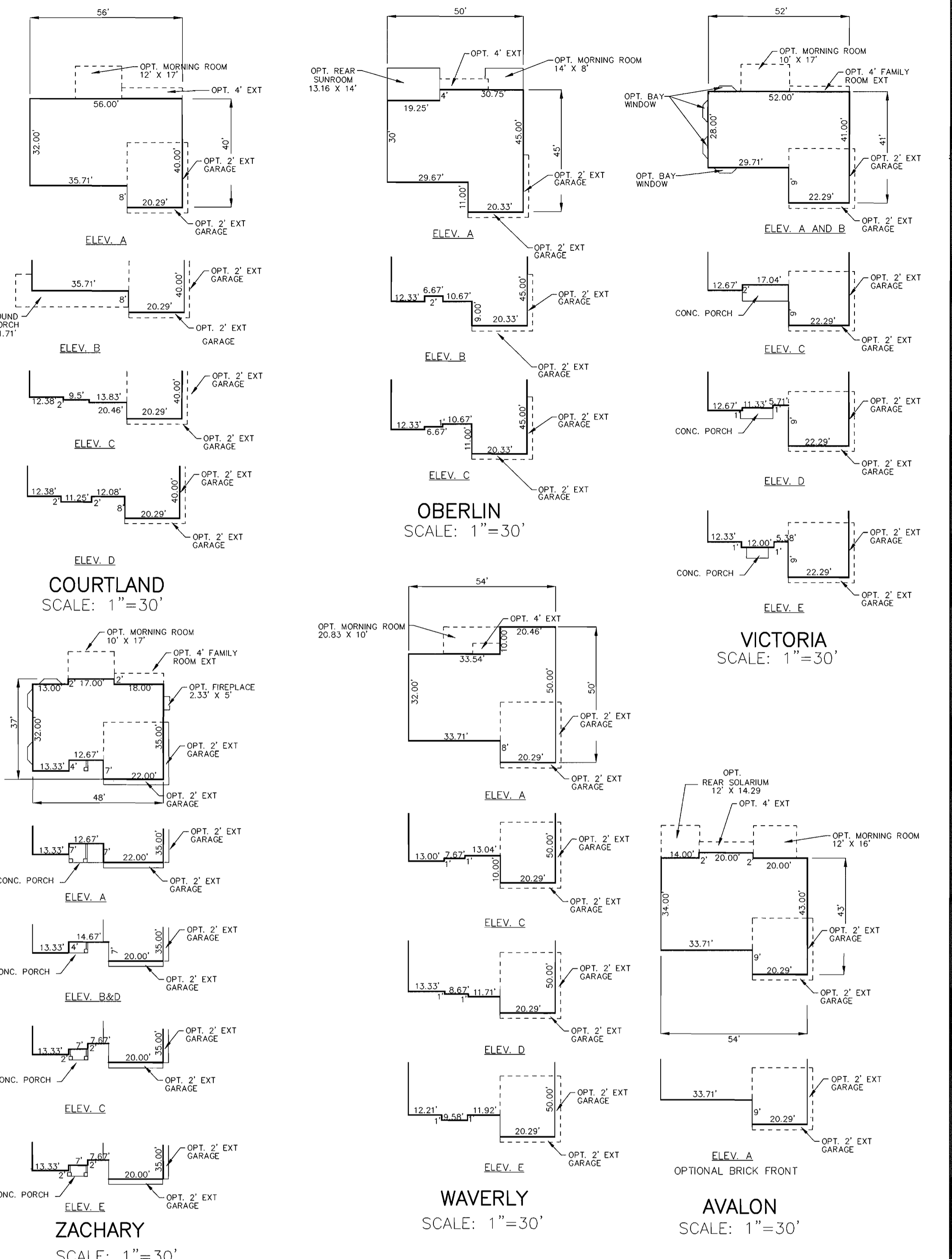
SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 31, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.) FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/8 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.



NO.	REVISION	DATE

**SITE DEVELOPMENT AND LANDSCAPE PLAN  
 WORTHINGTON FIELDS  
 PHASE 3  
 LOTS 50-54**

PART OF PARCEL 98  
 HOWARD COUNTY, MARYLAND

TAX MAP 25  
 2ND ELECTION DISTRICT

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

DESIGN BY: ELW  
 DRAWN BY: ELW  
 CHECKED BY: RHV  
 DATE: JULY, 2003  
 SCALE: 1"=30'  
 W.O. NO.: 2019011

2 SHEET OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*1/5/04* DATE  
 M.A.T. CHIEF, DEVELOPMENT ENGINEERING DIVISION

*1/6/04* DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*1/6/04* DATE  
 DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*12/30/03* DATE  
 NATURAL RESOURCES CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

*12/30/03* DATE  
 ROBERT H. VOGEL ROBERT H. VOGEL

ENGINEERS CERTIFICATE

"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

*12/5/03* DATE  
 SIGNATURE OF ENGINEER JOHN L. LELAND

DEVELOPER'S CERTIFICATE

"I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

*12/5/03* DATE  
 SIGNATURE OF DEVELOPER JOHN L. LELAND

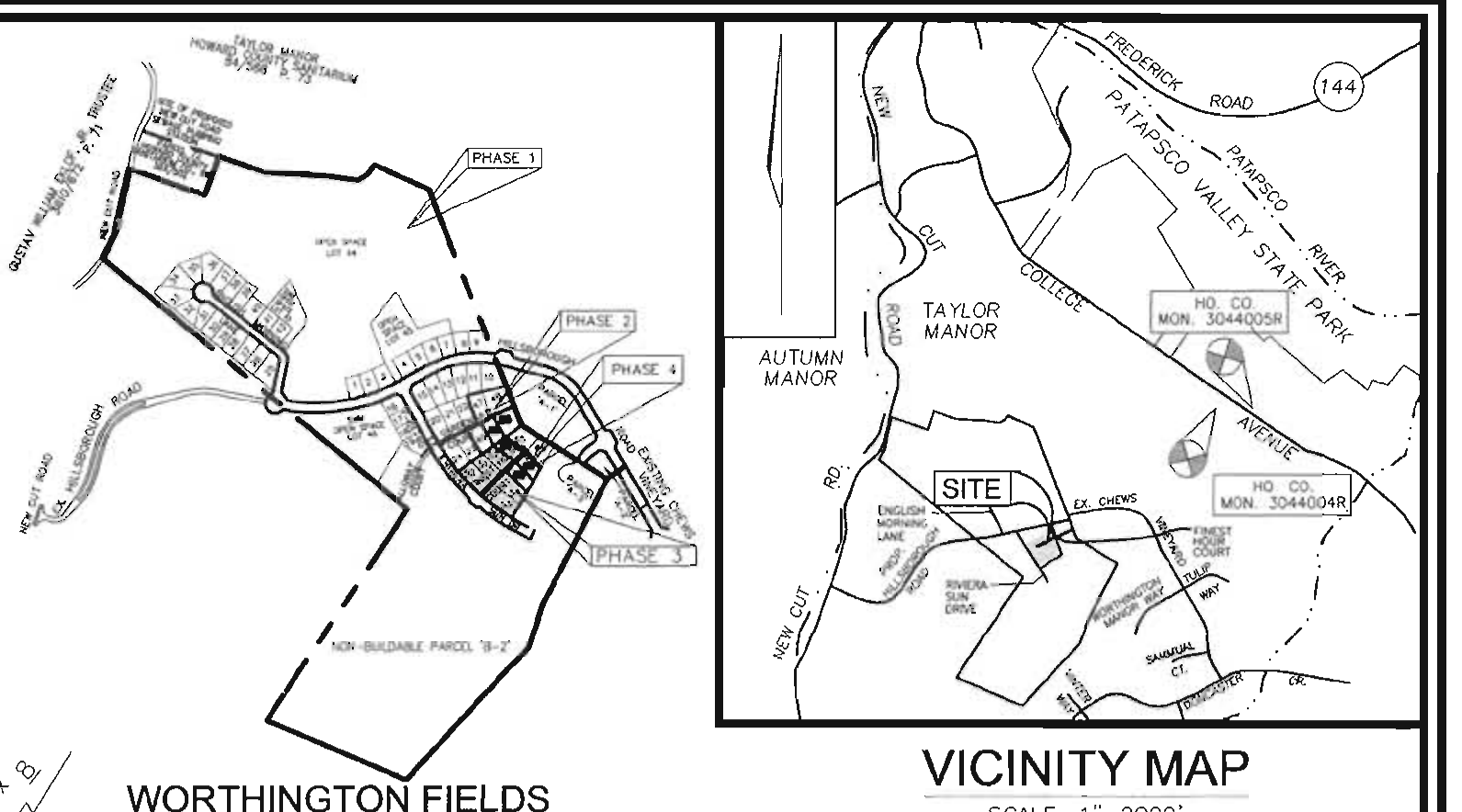
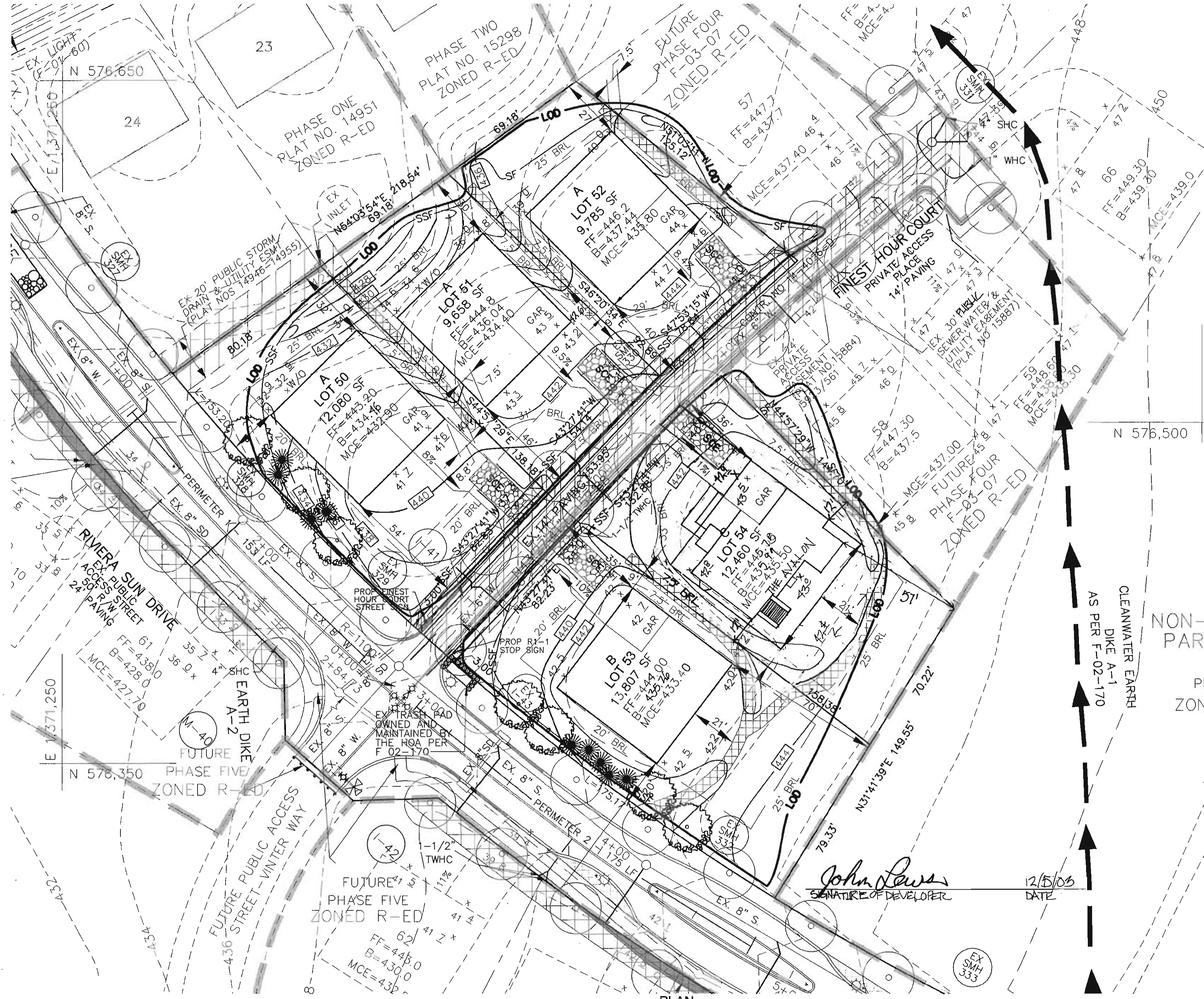
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 1-1-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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# SITE DEVELOPMENT PLAN WORTHINGTON FIELDS, PHASE 3 LOTS 50-54

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
    - MISS UTILITY: 1-800-257-7777
    - BELL ATLANTIC TELEPHONE CO.: 725-9976
    - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
    - AT&T CABLE LOCATION DIVISION: 393-3553
    - B.G.&E. CO. CONTRACTOR SERVICES: 890-4620
    - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
    - STATE HIGHWAY ADMINISTRATION: 531-5533
  - SITE ANALYSIS:**
    - TOTAL AREA OF SITE: 83.27 AC
    - AREA OF PLAN SUBMISSION: 2,039.4 AC
    - TOTAL NUMBER OF BUILDABLE LOTS: 5
    - TOTAL NUMBER OF OPEN SPACE LOTS: 0
    - PRESENT ZONING: R-ED
    - LIMIT OF DISTURBANCE: 88,862 SF OR 2.039 AC
    - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING
    - TOTAL UNITS ALLOWED: 5
    - TOTAL UNITS PROPOSED: 5
  - PROJECT BACKGROUND:**
    - LOCATION: TAX MAP: 25 PARCEL: P/O 98
    - ZONING: R-ED
    - WORTHINGTON FIELDS - PHASE 3
    - DEED REFERENCE: LIBER 370 FOLIO 376
    - DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
  - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
  - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 3044005R AND 3044004R.
  - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS, & CARTER, INC. DATED OCTOBER, 1998.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
  - THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
  - NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NO MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET IF 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
  - NO STREAMS OR WETLANDS EXIST WITHIN THIS PHASE.
  - NO 100 YEAR FLOODPLAINS EXISTS WITHIN THIS PHASE.
  - THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
  - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER F-01-60 BY A WET POND.
  - THERE ARE NO HISTORIC SITES ON THE PROPERTY.
  - 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 UNDER S-98-18. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY 5 FOREST CONSERVATION RETENTION EASEMENTS TOTALING 20.32 AC LOCATED IN OPEN SPACE LOTS 145 AND 147, PHASE 1 (F-01-60), AND A PLANNED FOREST CONSERVATION RETENTION EASEMENT OF 10.28 AC TO BE LOCATED IN FUTURE OPEN SPACE LOT 149, PHASE 7, TO MEET THE TOTAL RETENTION OBLIGATION OF 30.6 AC FOR THE ENTIRE SUBDIVISION.
  - 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 DEVELOPERS AGREEMENT 14-3855-D WAS FILED AND ACCEPTED.
  - THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES ON FINEST HOUR COURT, A PRIVATE ACCESS PLACE, TO BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,000.00 FOR 17 SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED STREET TREES ON RIVERA SUN DRIVE, A PUBLIC ACCESS STREET, TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,000.00 FOR 30 STREET TREES ADDRESSED UNDER F-02-170.



WORTHINGTON FIELDS PHASING LAYOUT

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

**LANDSCAPE NOTE**  
PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 50&53. SURETY IN THE AMOUNT OF \$3,450 FOR 7 SHADE AND 9 EVERGREEN TREES ON LOTS 50&53 AND 15 SHRUBS IN THE AMOUNT OF \$450 ON LOT 53 SHALL BE POSTED WITH GRADING PERMIT. TOTAL SURETY IN THE AMOUNT OF \$3,900.00 SHALL BE POSTED WITH THE GRADING PERMIT. LOTS 51, 52 AND 54 ARE EXEMPT SINCE THEY ARE INTERIOR LOTS WITHIN THE SAME SUBDIVISION. STREET TREE PLANTINGS ARE IN ACCORDANCE WITH F-02-170. SURETY FOR THESE PLANTINGS HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
  - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
  - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
  - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
  - MAINTAIN EXISTING CONTROLS (CLEANWATER EARTH DIKE)
  - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
  - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART	
LOT #	STREET ADDRESS
50	8001 FINEST HOUR COURT
51	8005 FINEST HOUR COURT
52	8009 FINEST HOUR COURT
53	8000 FINEST HOUR COURT
54	8004 FINEST HOUR COURT

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	PARCEL NUMBER	
WORTHINGTON FIELDS	3	50-54	
PLAT REF.	BLOCK NO.	ZONE	TAX MAP
15884-15887	20	R-ED	25
ELECT. DIST.	CENSUS TR.		
2ND	6028.00		
WATER CODE:	G-01	SEWER CODE:	1253100

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

NO.	REVISION	DATE
1	REVISE HOUSE & LOT GRABES LOT 54	

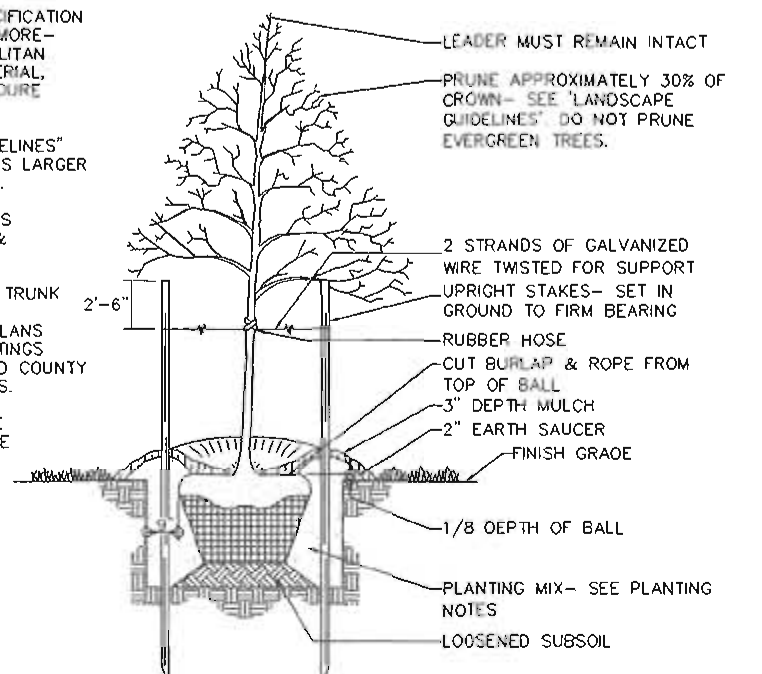
LEGEND	
--- 585 ---	EXISTING 2 FT CONTOUR
--- 580 ---	EXISTING 10 FT CONTOUR
--- 582 ---	PROPOSED 2 FT CONTOUR
--- 580 ---	PROPOSED 10 FT CONTOUR
--- SF ---	SILT FENCE
--- LOD ---	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	EX. WATER, SEWER, AND UTILITY EASEMENT
	EX. DRAINAGE AND UTILITY EASEMENT
	EROSION CONTROL MATTING

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	TRASH PAD
LANDSCAPE TYPE	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	153 LF	175 LF	26 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
CREDIT FOR WALL FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
NUMBER OF PLANTS REQUIRED	3	4	NA
SHADE TREES	4	5	NA
EVERGREEN TREES	NA	NA	15
SHRUBS	NA	NA	NA
NUMBER OF PLANTS PROVIDED	3	4	NA
SHADE TREES	4	5	NA
EVERGREEN TREES	NA	NA	NA
OTHER TREES (2:1 SUBSTITUTION)	NA	NA	NA
SHRUBS (10:1 SUBSTITUTION)	NA	NA	15
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION A ONE YEAR GUARANTEE OF PLANT MATERIAL WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

PLANT LIST					
TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE		7	ACER RUBRUM 'OCTOBER GLORY'	2 1/2" - 3" Cal.	B & B
			AMERICAN HOLLY RED MAPLE		
EV. TREE		9	ILEX OPACA	5' - 6" Ht.	B & B
			AMERICAN HOLLY OR EQUIVALENT		
SHRUB		15	OSMANTHUS ILICIFOLIUS 'GULF HIDE'	3' - 3 1/2" Cal.	B & B
			SWEET HOLLY OR EQUIVALENT		

SEWER CONNECTION TABULATION				
LOT NO.	TYPE	ELEVATION @ MAN.	ELEVATION @ R/W	M.C.E.
50	S.H.C.	428.44	428.66	432.90
51	S.H.C.	430.16	430.39	434.40
52	S.H.C.	432.05	432.27	435.80
53	S.H.C.	428.44	428.82	433.40
54	S.H.C.	430.16	430.53	435.50



TREE PLANTING AND STAKING  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1/5/04

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
  
 LEAD-NATURAL RESOURCES CONSERVATION SERVICE  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 DATE: 12/30/03

ENGINEERS CERTIFICATE  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
  
 SIGNATURE OF ENGINEER  
 ROBERT H. VOGEL, PE 16193  
 DATE: 12/16/03

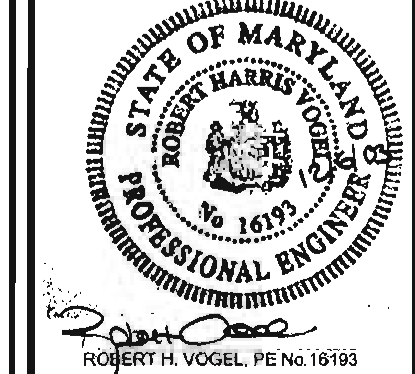
DEVELOPER'S CERTIFICATE  
 I, THE DEVELOPER, CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
  
 SIGNATURE OF DEVELOPER  
 JOHN LEWIS  
 DATE: 12/15/03

OWNER  
 TAYLOR FAMILY LIMITED PARTNERSHIP  
 4100 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

DEVELOPER  
 RYAN HOMES  
 11460 CROMBRIDGE DRIVE  
 SUITE 128  
 OWINGS MILLS, MD 21117

SITE DEVELOPMENT AND LANDSCAPE PLAN  
**WORTHINGTON FIELDS**  
 PHASE 3  
 LOTS 50-54  
 DPZ REF: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08, F-02-170 (PHASE 3)  
 TAX MAP 25  
 2ND ELECTION DISTRICT  
 PART OF PARCEL 98  
 HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 Phone: 410-290-9550 Fax: 410-720-6226  
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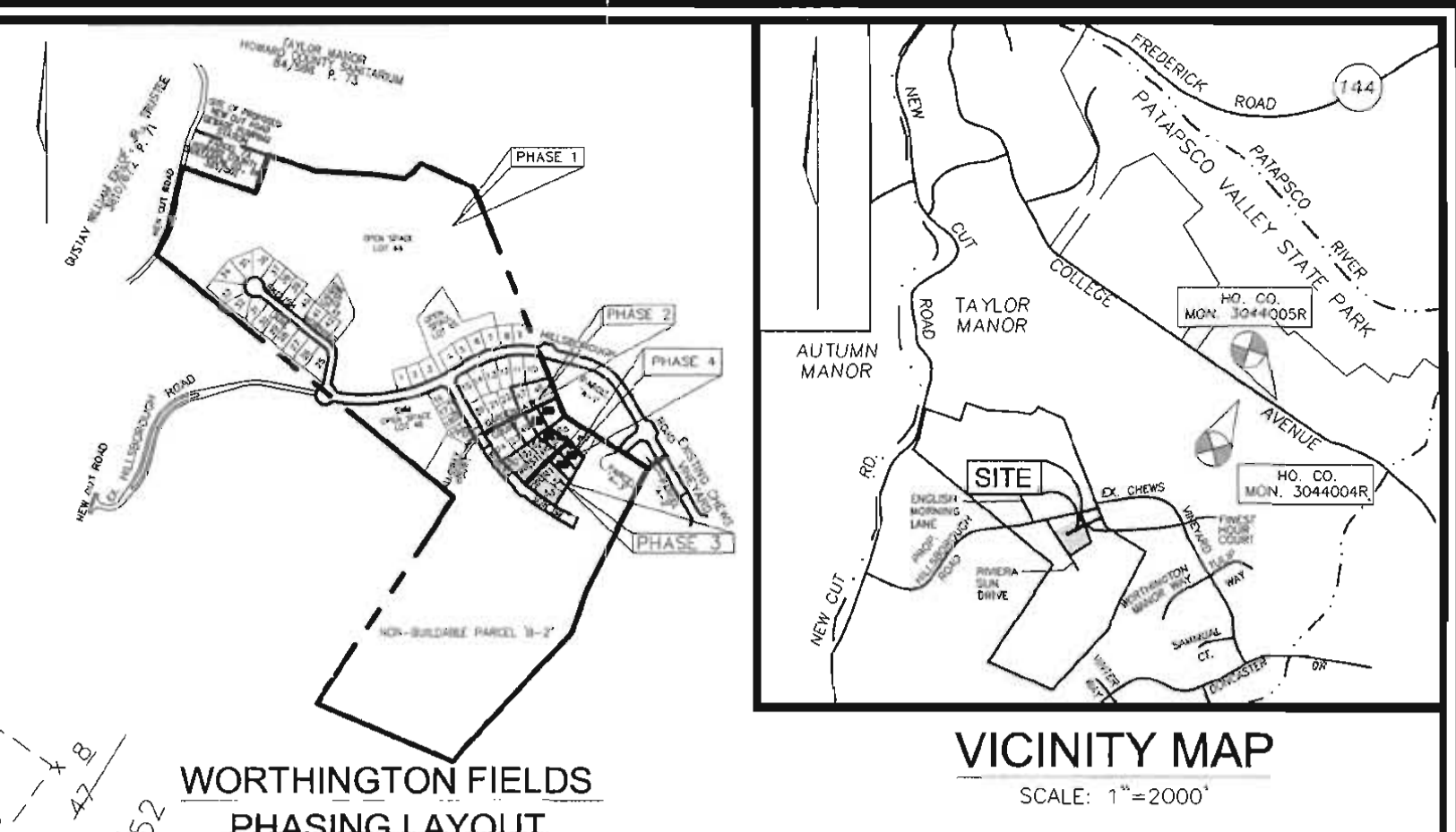
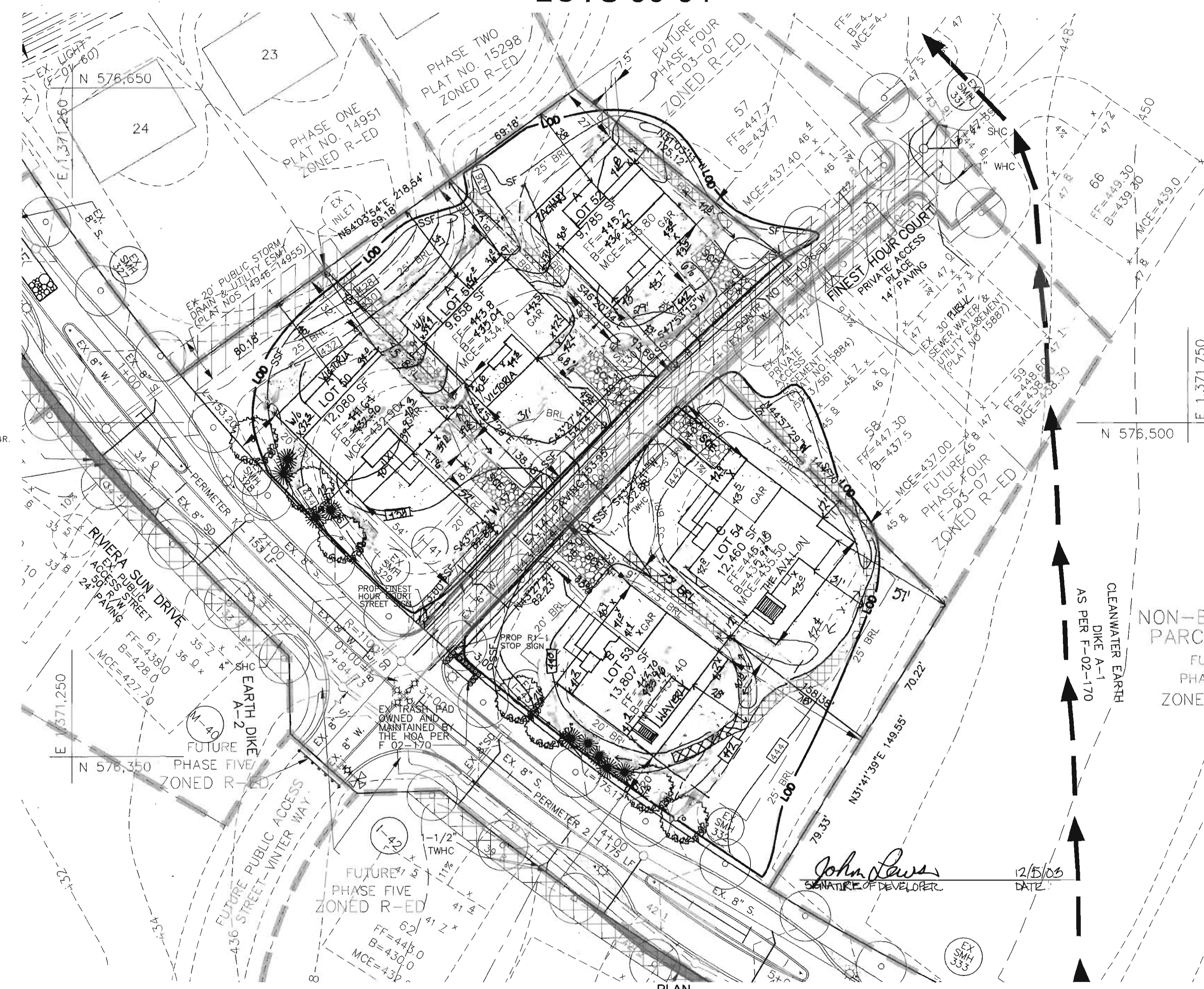


DESIGN BY: ELW  
 DRAWN BY: ELW  
 CHECKED BY: RHV  
 DATE: JULY, 2003  
 SCALE: 1"=30'  
 W.O. NO.: 2034099.00  
 1 SHEET OF 2

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- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
- COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 3044005R AND 3044004R.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS, & CARTER, INC., DATED OCTOBER, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
- THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF 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
- NO STREAMS OR WETLANDS EXIST WITHIN THIS PHASE.
- NO 100 YEAR FLOODPLAINS EXISTS WITHIN THIS PHASE.
- THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER F-01-60 BY A WET POND.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- 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 UNDER S-98-18. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY 5 FOREST CONSERVATION RETENTION EASEMENTS TOTALING 20.32 AC LOCATED IN OPEN SPACE LOTS 145 AND 147, PHASE 1 (F-01-60), AND A PLANNED FOREST CONSERVATION RETENTION EASEMENT OF 10.28 AC TO BE LOCATED IN FUTURE OPEN SPACE LOT 149, PHASE 7, TO MEET THE TOTAL RETENTION OBLIGATION OF 30.6 AC FOR THE ENTIRE SUBDIVISION.
- 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'S AGREEMENT 14-3855-D WAS FILED AND ACCEPTED.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES ON FINEST HOUR COURT, A PRIVATE ACCESS PLACE, TO BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5100.00 FOR 17 SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED STREET TREES ON RIVERA SUN DRIVE, A PUBLIC ACCESS STREET, TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9000.00 FOR 30 STREET TREES ADDRESSED UNDER F-02-170.

# SITE DEVELOPMENT PLAN WORTHINGTON FIELDS, PHASE 3 LOTS 50-54



BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

**LANDSCAPE NOTE**

PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 50&53. SURETY IN THE AMOUNT OF \$3,450 FOR 7 SHADE AND 9 EVERGREEN TREES ON LOTS 50&53 AND 15 SHRUBS IN THE AMOUNT OF \$450 ON LOT 53 SHALL BE POSTED WITH GRADING PERMIT. TOTAL SURETY IN THE AMOUNT OF \$3,900.00 SHALL BE POSTED WITH THE GRADING PERMIT. LOTS 51, 52 AND 54 ARE EXTERIOR LOTS. INTERIOR LOTS WITHIN THE SAME SUBDIVISION STREET TREE PLANTINGS ARE IN ACCORDANCE WITH F-02-170. SURETY FOR THESE PLANTINGS HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
  - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
  - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
  - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
  - MAINTAIN EXISTING CONTROLS (CLEANWATER EARTH DIKE)
  - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
  - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

ADDRESS CHART	
LOT #	STREET ADDRESS
50	8001 FINEST HOUR COURT
51	8005 FINEST HOUR COURT
52	8009 FINEST HOUR COURT
53	8000 FINEST HOUR COURT
54	9304 FINEST HOUR COURT

PERMIT INFORMATION CHART			
PROJECT NAME	SECTION/AREA	PARCEL NUMBER	
WORTHINGTON FIELDS	3	50-54	
PLAT REF.	BLOCK NO.	ZONE	TAX MAP
15884-15887	20	R-ED	25
ELECT. DIST.		CENSUS TR.	
2ND		6028.00	
WATER CODE: G-01		SEWER CODE: 1253100	

SHEET INDEX	
DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

NO.	REVISION	DATE
2	ADD HOUSE TYPES AND REVISE HEADINGS LOT 50-53	5/3/04
1	REVISE HOUSE 9 LOT GRADEN LOT 54	

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	1 ADJACENT TO ROADWAYS	2 ADJACENT TO ROADWAYS	3 TRASH PAD
LANDSCAPE TYPE	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	153 LF	175 LF	26 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
NUMBER OF PLANTS REQUIRED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	NA
SHRUBS	NA	NA	15
NUMBER OF PLANTS PROVIDED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	NA
OTHER TREES (2:1 SUBSTITUTION)	NA	NA	NA
SHRUBS (10:1 SUBSTITUTION)	NA	NA	15
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A ONE YEAR GUARANTEE OF PLANT MATERIAL WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

**PLANT LIST**

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	○	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
EV. TREE	●	9	KEX OPACA AMERICAN HOLLY OR EQUIVALENT	5 - 6' HL.	B & B
SHRUB	○	15	OSMANTHUS ILICIFOLIUS 'GULF TIDE' SWEET HOLLY OR EQUIVALENT	3' - 3 1/2' Cal.	B & B

**SEWER CONNECTION TABULATION**

LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.E.
50	S.H.C.	428.44	428.66	432.90
51	S.H.C.	430.16	430.39	434.40
52	S.H.C.	432.05	432.27	435.80
53	S.H.C.	428.44	428.82	433.40
54	S.H.C.	430.16	430.53	435.50

**LEGEND**

--- 585 ---	EXISTING 2 FT CONTOUR	SCS	STABILIZED CONSTRUCTION ENTRANCE
--- 580 ---	EXISTING 10 FT CONTOUR	EX	EX. WATER, SEWER, AND UTILITY EASEMENT
--- 582 ---	PROPOSED 2 FT CONTOUR	EX	EX. DRAINAGE AND UTILITY EASEMENT
--- 580 ---	PROPOSED 10 FT CONTOUR	EM	EROSION CONTROL MATTING
SF	SILT FENCE		
LOD	LIMIT OF DISTURBANCE		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Lewis* 1/5/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Conrad Harriet* 1/6/04  
CHIEF, DIVISION OF LAND DEVELOPMENT

*Paul A. Lege* 1/6/04  
DIRECTOR

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

*Jan Myers* 12/30/03  
USDA-NATURAL RESOURCES CONSERVATION SERVICE

*Geoffrey Schramm* 12/30/03  
HOWARD SCD

**ENGINEERS CERTIFICATE**

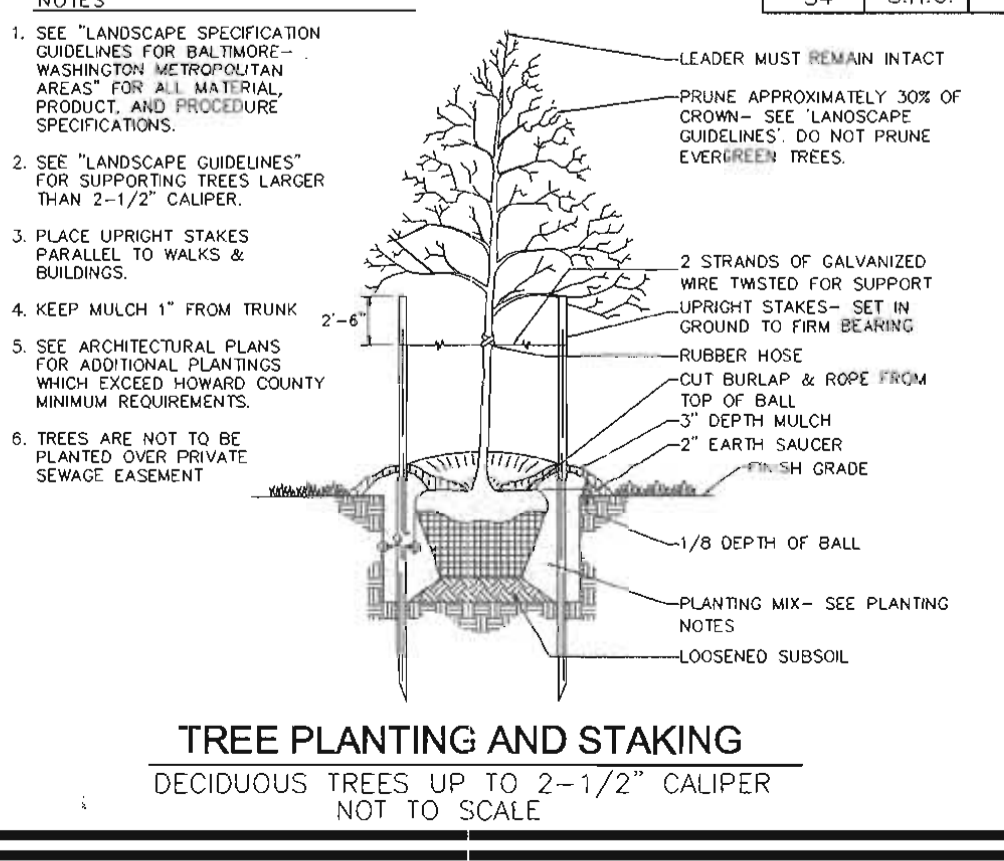
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Robert H. Vogel* 12/16/03  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL, PE 16193

**DEVELOPER'S CERTIFICATE**

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

*John Lewis* 12/15/03  
SIGNATURE OF DEVELOPER  
JOHN LEWIS



**TREE PLANTING AND STAKING**

DECIDUOUS TREES UP TO 2-1/2" CALIPER  
NOT TO SCALE

**OWNER**

TAYLOR FAMILY  
LIMITED PARTNERSHIP  
4100 COLLEGE AVENUE  
ELICOTT CITY, MD 21043

**DEVELOPER**

RYAN HOMES  
11460 CROMBRIDGE DRIVE  
SUITE 128  
OWINGS MILLS, MD 21117

**SITE DEVELOPMENT AND LANDSCAPE PLAN  
WORTHINGTON FIELDS  
PHASE 3  
LOTS 50-54**

DPZ REF: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-170 (PHASE 3)

TAX MAP 25  
2ND ELECTION DISTRICT

PART OF PARCEL 98  
HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
Architects Phone: 410-290-9550 Fax: 410-720-6228  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY:	ELW
DRAWN BY:	ELW
CHECKED BY:	RHV
DATE:	JULY, 2003
SCALE:	1"=30'
W.O. NO.:	2034059.00
1 SHEET OF 2	

## 21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**DEFINITION**  
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

**PURPOSE**  
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETABLE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOL GRADATION.

**CONDITIONS WHERE PRACTICE APPLIES**  
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
- THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

### CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY SILT LOAM, OR OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR A SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 AND 1/2" IN DIAMETER.

II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.

III. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.

IV. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:

I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

III. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:  
I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:  
A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.  
B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.  
C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.  
D. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.  
II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

### TOPSOIL APPLICATION

I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.

III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

## PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE, WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./100 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.)
- ACCEPTABLE-APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND APPLY 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.5 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

## TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 1 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL./1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ.FT.) FOR ANCHORING.

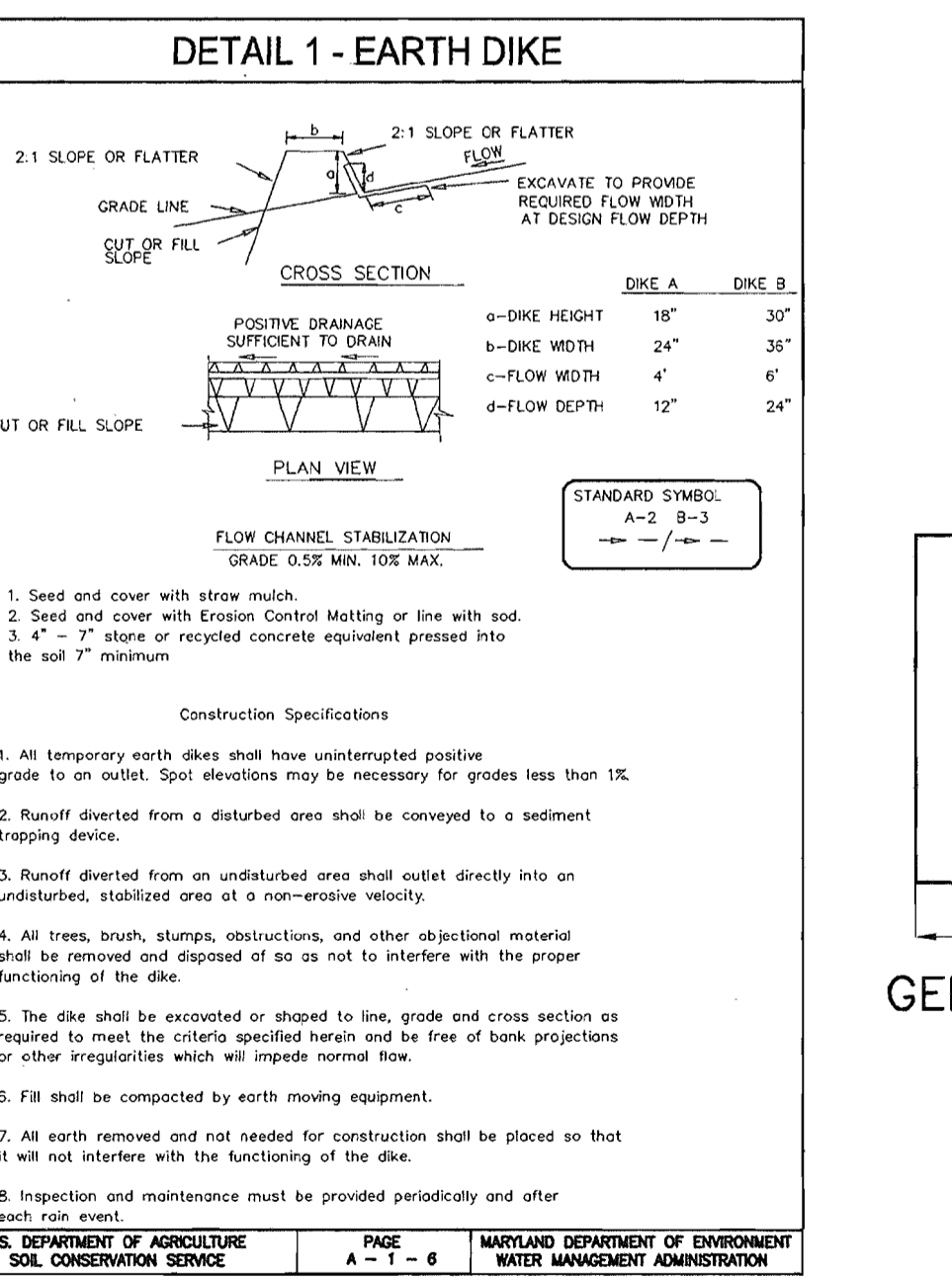
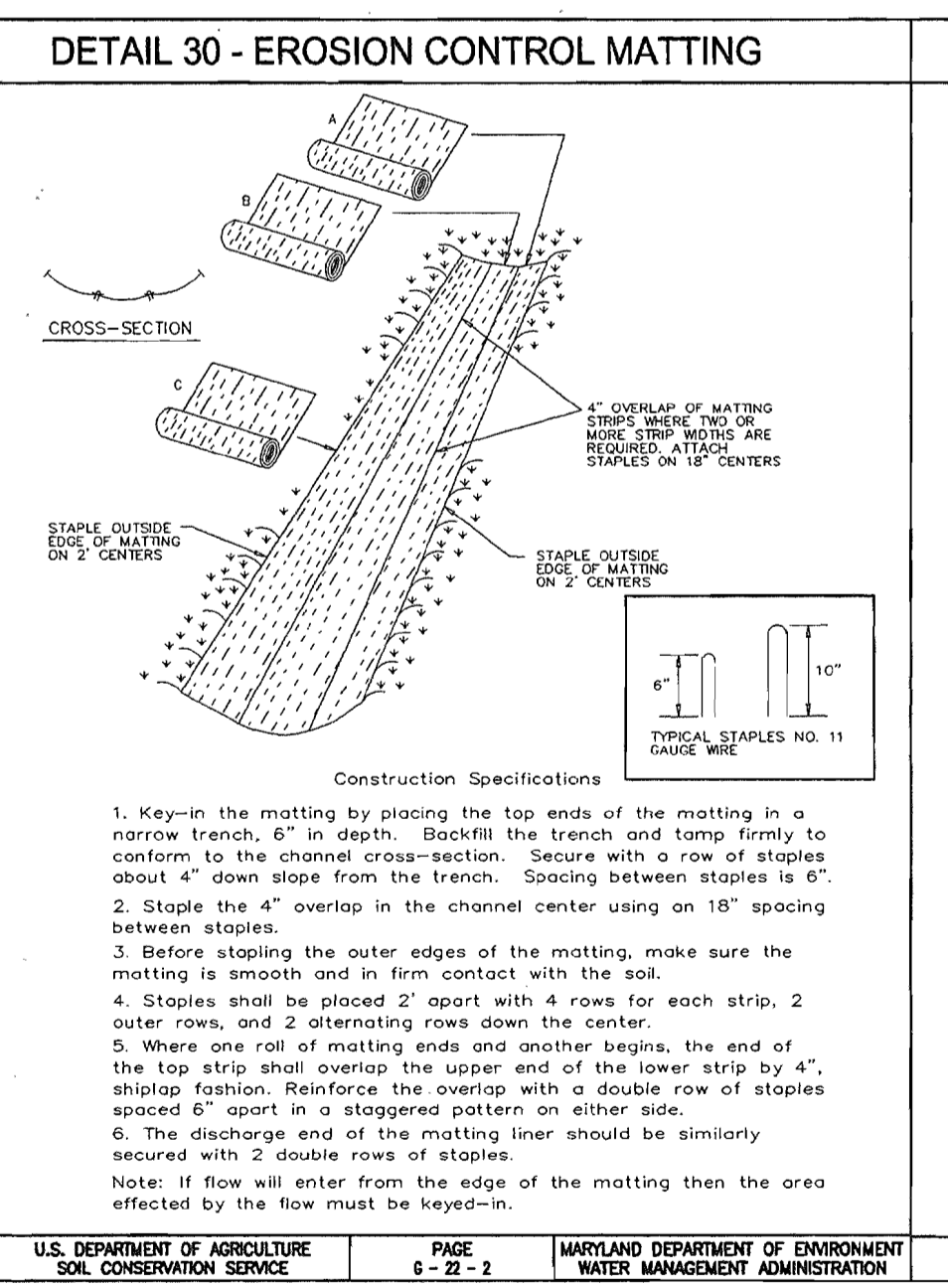
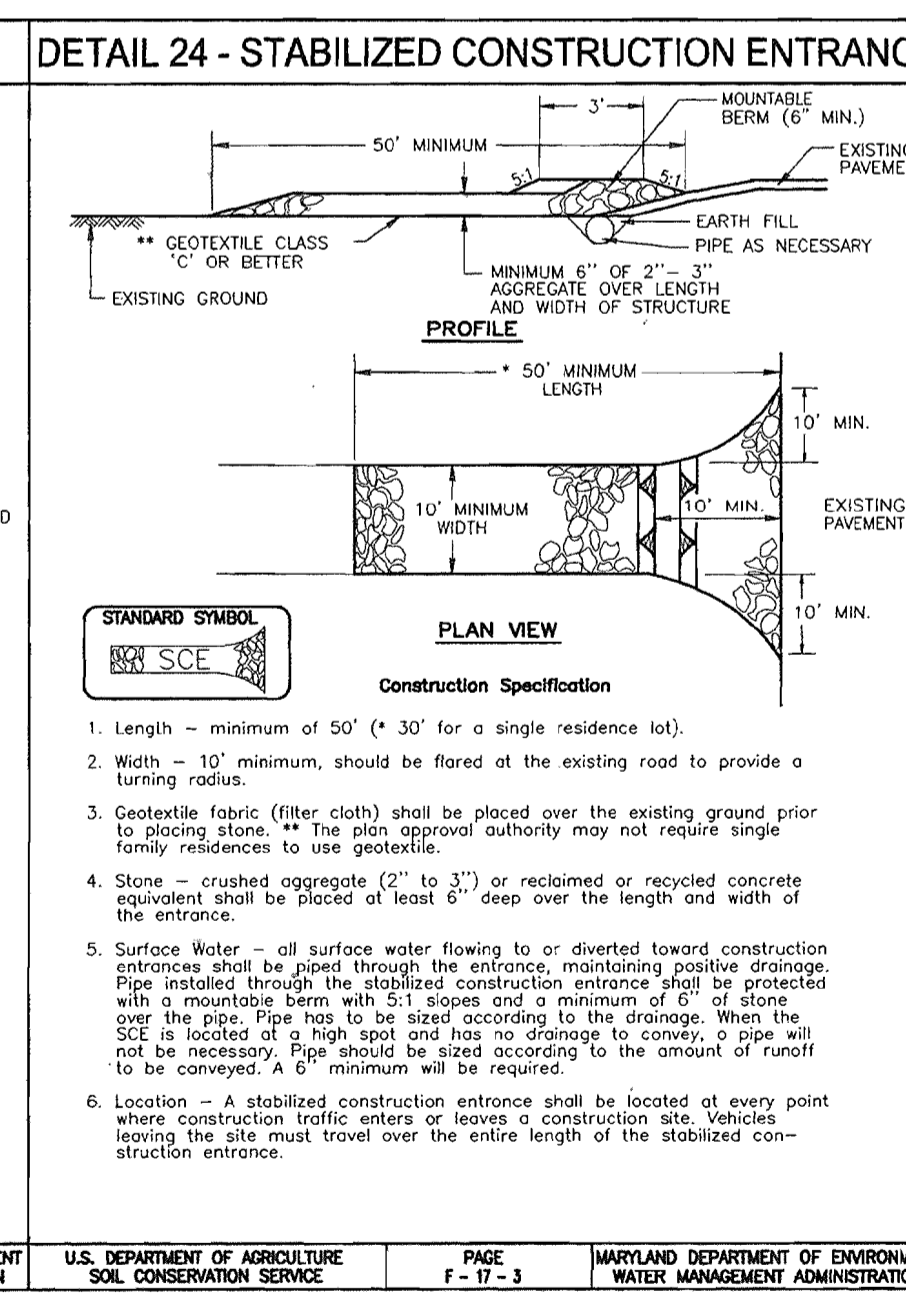
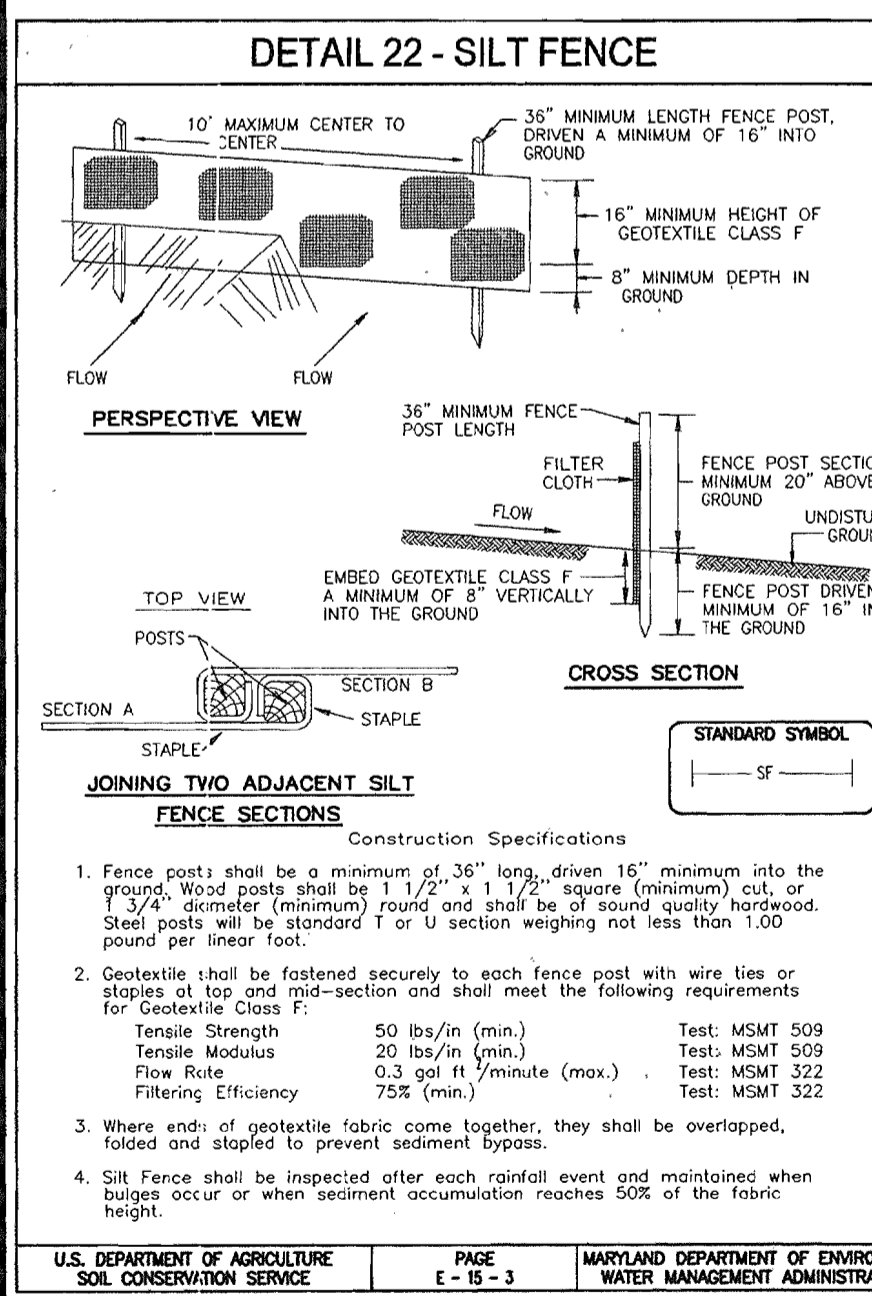
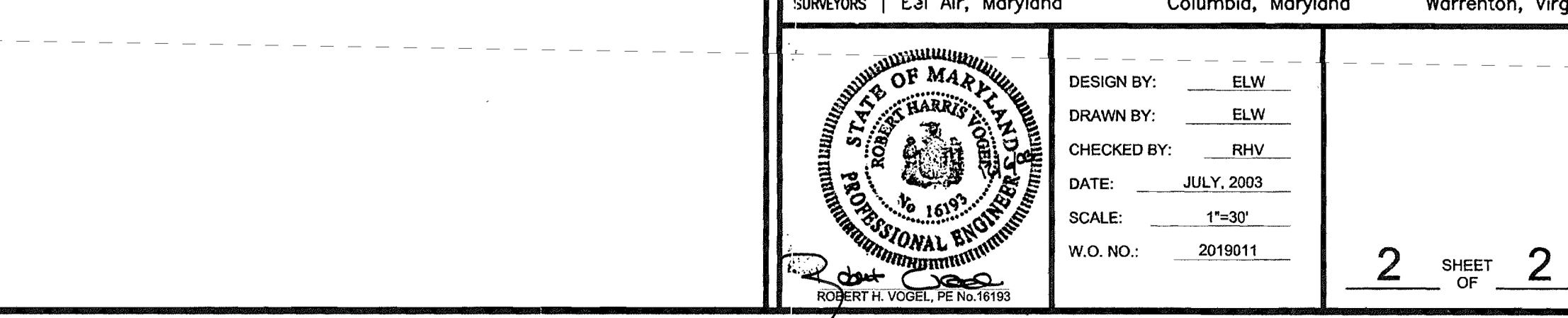
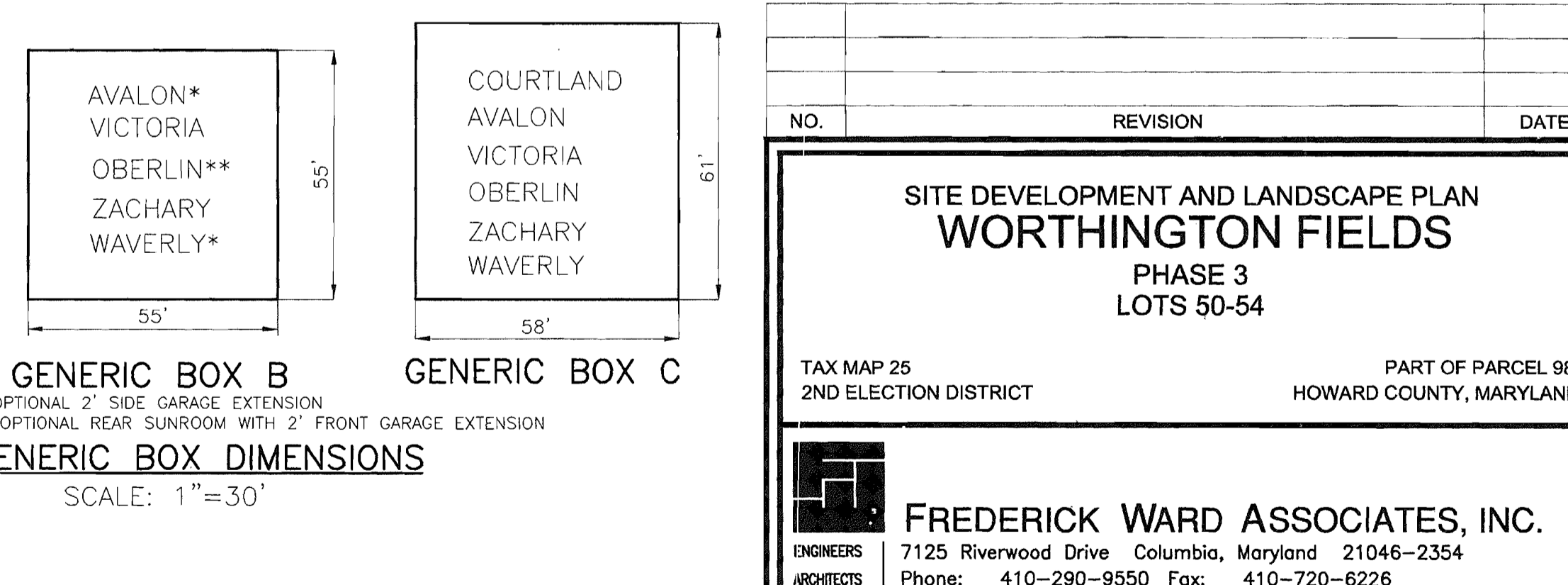
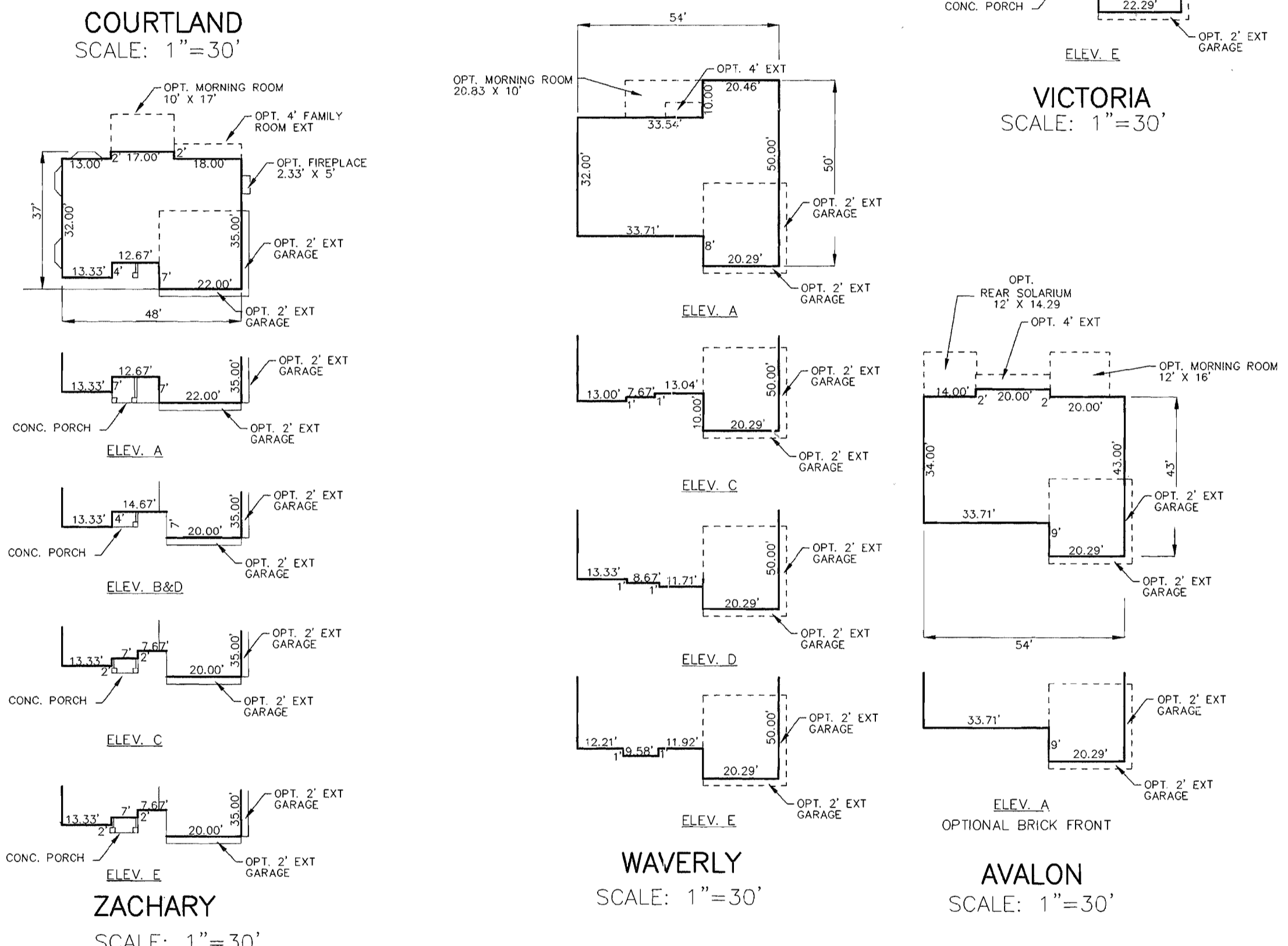
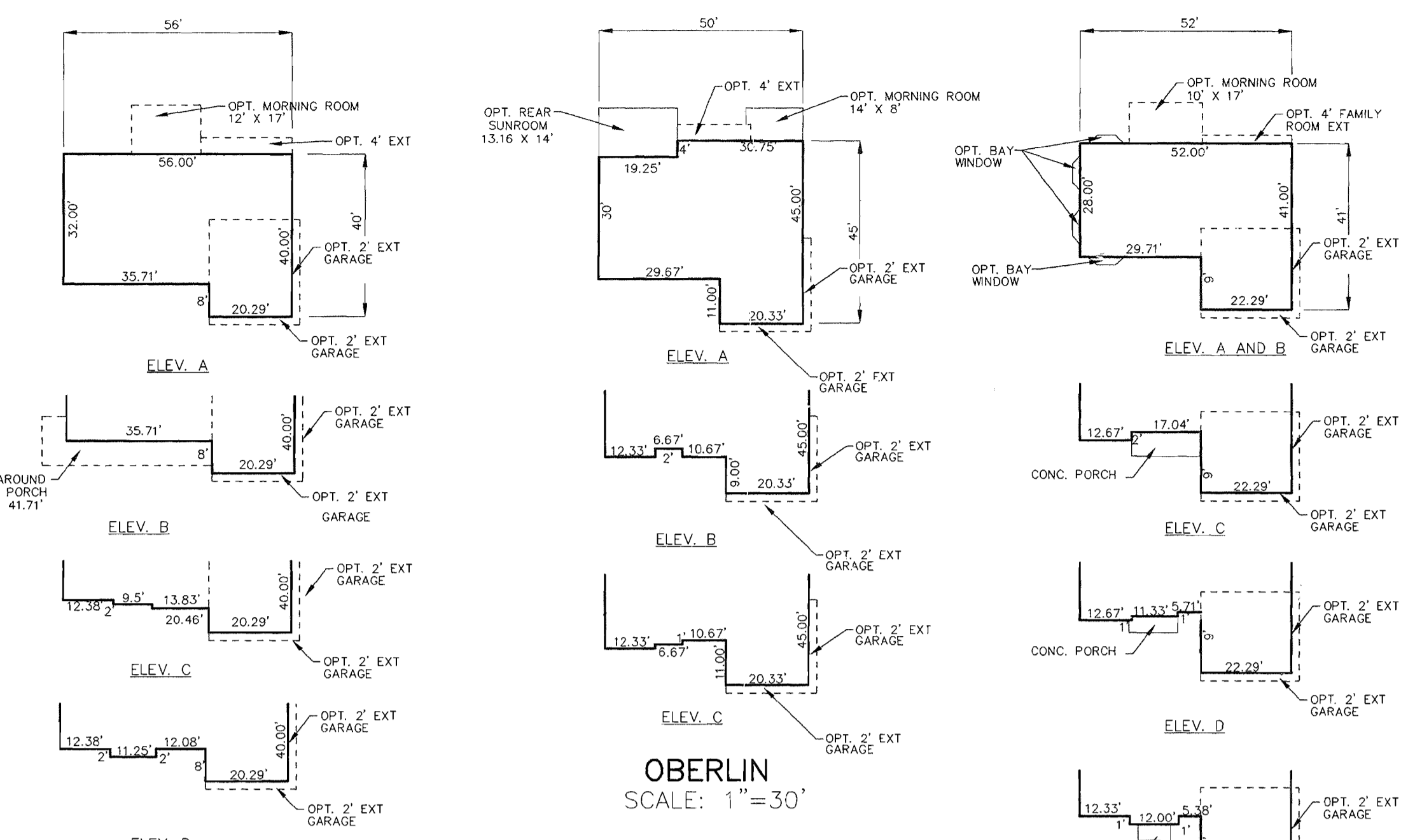
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

## SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSE AND PERMITS SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATION AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3:1, (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
 

	TOTAL
TOTAL AREA	83.27 AC
AREA DISTURBED	2.039 AC
AREA TO BE ROOFED OR PAVED	0.399 AC
AREA TO BE VEGETATIVELY STABILIZED	1.640 AC
TOTAL CUT	6.35 CY
TOTAL FILL	6.35 CY
OFFSITE WASTE/BORROW AREA LOCATION	*
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

\* TO BE DETERMINED BY CONTRACTOR, WITH PRE-APPROVAL OF THE SEDIMENT CONTROL INSPECTOR WITH AN APPROVED AND ACTIVE GRADING PERMIT



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 Jim Meyer 12/30/03  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.  
 Robert H. Vogel 12/30/03

ENGINEER'S CERTIFICATE  
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 Robert H. Vogel 12/30/03

DEVELOPER'S CERTIFICATE  
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 John Lewis 12/5/03

**SITE DEVELOPMENT AND LANDSCAPE PLAN**  
**WORTHINGTON FIELDS**  
 PHASE 3  
 LOTS 50-54

TAX MAP 25  
 2ND ELECTION DISTRICT

PART OF PARCEL 98  
 HOWARD COUNTY, MARYLAND

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

DESIGN BY: ELW  
 DRAWN BY: ELW  
 CHECKED BY: RHV  
 DATE: JULY, 2003  
 SCALE: 1"=30'  
 W.O. NO.: 2019011

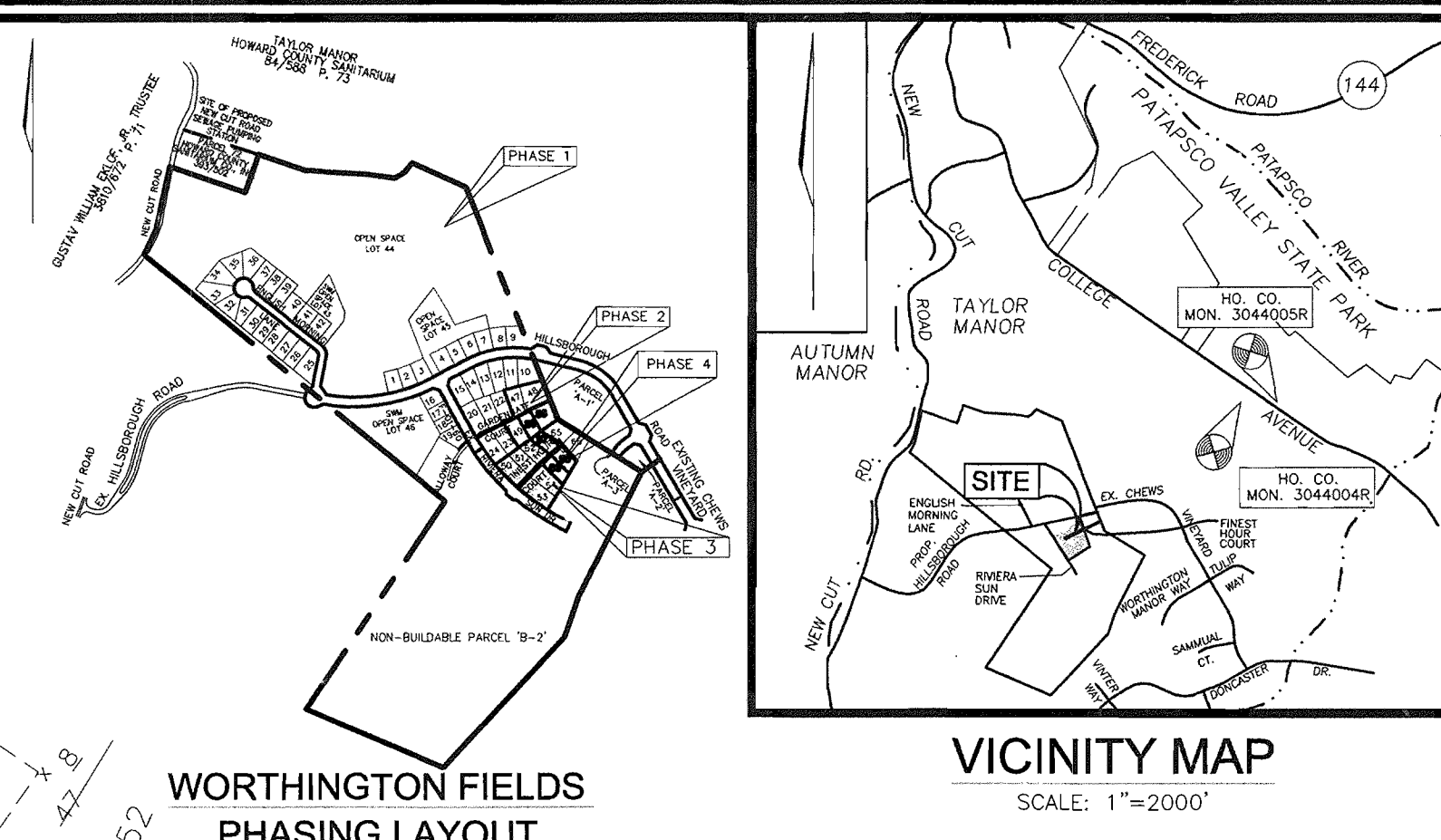
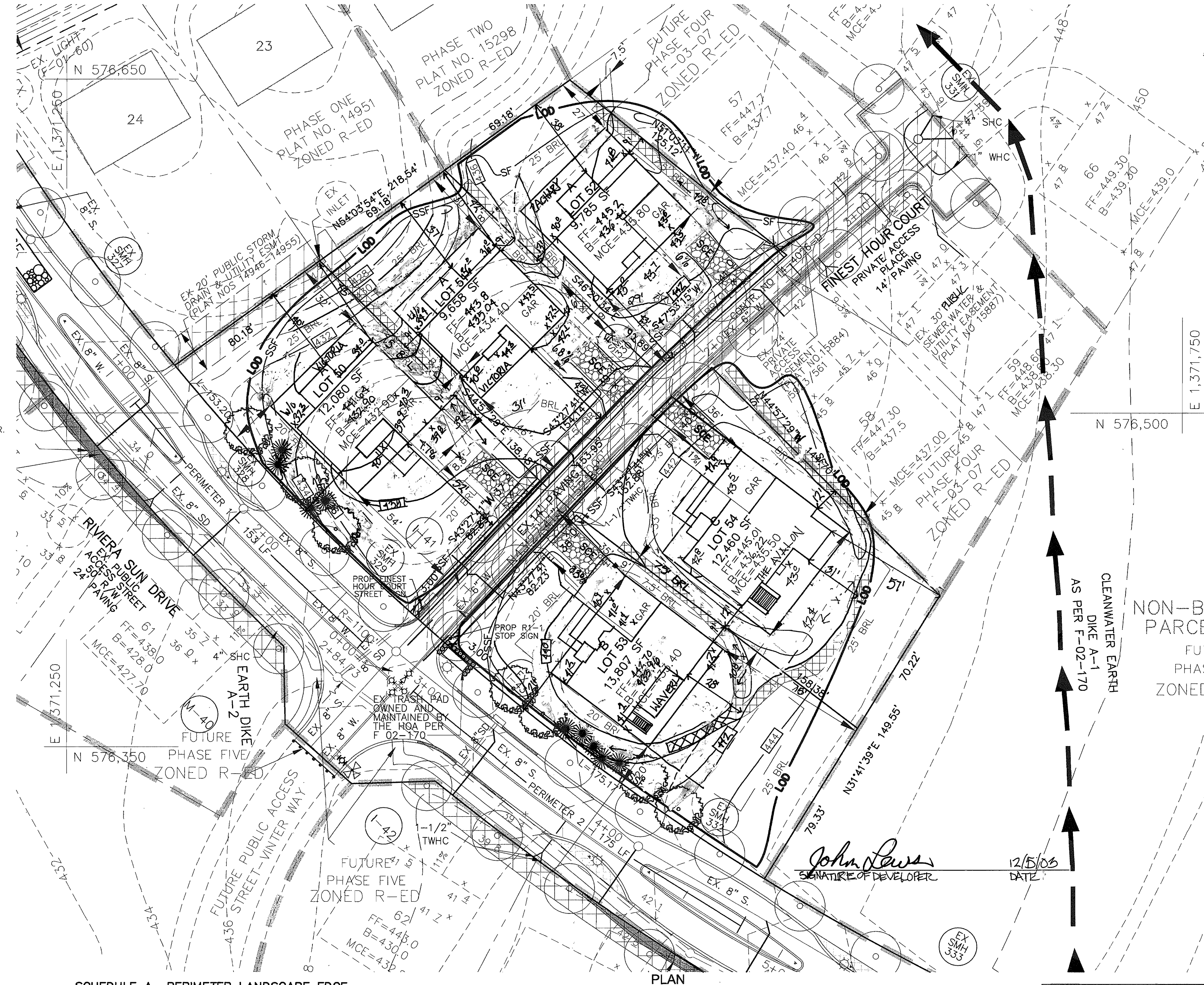
2 SHEET OF 2

- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
  - THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
 MISS UTILITY 1-800-257-7777  
 BELL ATLANTIC TELEPHONE CO. 725-9976  
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366  
 AT&T CABLE LOCATION DIVISION: 393-3553  
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
 STATE HIGHWAY ADMINISTRATION: 531-5533
  - SITE ANALYSIS:  
 TOTAL AREA OF SITE: 83.27 AC  
 AREA OF PLAN SUBMISSION: 2,039.4 AC  
 TOTAL NUMBER OF BUILDABLE LOTS: 5  
 TOTAL NUMBER OF OPEN SPACE LOTS: 0  
 PRESENT ZONING: R-ED  
 LIMIT OF DISTURBANCE: 88,862 SF OR 2.039 AC  
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLING  
 TOTAL UNITS ALLOWED: 5  
 TOTAL UNITS PROPOSED: 5
  - PROJECT BACKGROUND:  
 LOCATION: TAX MAP: 25 PARCEL: P/O 98  
 ZONING: R-ED  
 WORTHINGTON FIELDS - PHASE 3  
 DEED REFERENCE: LIBER 370 FOLIO 376  
 DPZ REFERENCES: S-98-18, PB-336 (APPROVED 6/16/99), P-00-07, F-01-60 (PHASE 1), F-01-206 (PHASE 2), P-02-08
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
  - EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO THE COUNTY'S RIGHT OF WAY INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
  - ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
  - SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.
  - COORDINATES AND ELEVATIONS ARE BASED ON HOWARD COUNTY MONUMENT NO'S. 3044005R AND 3044004R.
  - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS, & CARTER, INC., DATED OCTOBER, 1998.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC BY WINGS AERIAL MAPPING COMPANY, INC. DATED MARCH 1995.
  - THERE ARE NO STEEP SLOPES LOCATED ON THIS PROPERTY.
  - NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
  - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET IF 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
  - NO STREAMS OR WETLANDS EXIST WITHIN THIS PHASE.
  - NO 100 YEAR FLOODPLAINS EXISTS WITHIN THIS PHASE.
  - THIS SITE PLAN CONFORMS TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
  - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER F-01-60 BY A WET POND.
  - THERE ARE NO HISTORIC SITES ON THE PROPERTY.
  - 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 UNDER S-98-18. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY 5 FOREST CONSERVATION RETENTION EASEMENTS TOTALING 20.32 AC LOCATED IN OPEN SPACE LOTS 145 AND 147, PHASE 1 (F-01-60), AND A PLANNED FOREST CONSERVATION RETENTION EASEMENT OF 10.28 AC TO BE LOCATED IN FUTURE OPEN SPACE LOT 149, PHASE 7, TO MEET THE TOTAL RETENTION OBLIGATION OF 30.6 AC FOR THE ENTIRE SUBDIVISION.
  - 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 DEVELOPERS AGREEMENT 14-3855-D WAS FILED AND ACCEPTED.
  - THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES ON FINEST HOUR COURT, A PRIVATE ACCESS PLACE, TO BE POSTED AS PART OF THE DWP DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5700.00 FOR 17 SHADE TREES. FINANCIAL SURETY FOR THE REQUIRED STREET TREES ON RIVERA SUN DRIVE, A PUBLIC ACCESS STREET, TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9000.00 FOR 30 STREET TREES ADDRESSED UNDER F 02-170.

# SITE DEVELOPMENT PLAN

## WORTHINGTON FIELDS, PHASE 3

### LOTS 50-54



#### WORTHINGTON FIELDS PHASING LAYOUT

NO SCALE

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
3044005R	578,233.92	1,373,142.33	374.389	3/4" REBAR 0.8' BELOW SURFACE
3044004R	578,128.03	1,373,460.71	362.575	3/4" REBAR 0.6' BELOW SURFACE

#### LANDSCAPE NOTE

PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THIS SITE PLAN FOR LOTS 50&53. SURETY IN THE AMOUNT OF \$3,450 FOR 7 SHADE AND 9 EVERGREEN TREES ON LOTS 50&53 AND 15 SHRUBS IN THE AMOUNT OF \$450 ON LOT 53 SHALL BE POSTED WITH GRADING PERMIT. TOTAL SURETY IN THE AMOUNT OF \$3,900.00 SHALL BE POSTED WITH THE GRADING PERMIT. LOTS 51, 52 AND 54 ARE EXEMPT SINCE THEY ARE INTERIOR LOTS WITHIN THE SAME SUBDIVISION. STREET TREE PLANTINGS ARE IN ACCORDANCE WITH F-02-170. SURETY FOR THESE PLANTINGS HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.

- #### SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
  - NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410.313.1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES. (1 DAY)
  - INSTALL SILT FENCE AND EROSION CONTROL MATTING. (2 DAYS)
  - AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (4 DAYS)
  - MAINTAIN EXISTING CONTROLS (CLEANWATER EARTH DIKE)
  - CONSTRUCT HOUSE. THE FIRST FLOOR ELEVATION CANNOT BE MORE THAN 1" HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. THE FOUNDATION FOOTPRINT MUST BE WITHIN THE GENERIC BLOCK. (3 MONTHS)
  - UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES.

#### ADDRESS CHART

LOT #	STREET ADDRESS
50	8001 FINEST HOUR COURT
51	8005 FINEST HOUR COURT
52	8009 FINEST HOUR COURT
53	8000 FINEST HOUR COURT
54	8004 FINEST HOUR COURT

#### PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	PARCEL NUMBER
WORTHINGTON FIELDS	3	50-54

PLAT REF.	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TR.
15884-15887	20	R-ED	25	2ND	6028.00

WATER CODE: G-01      SEWER CODE: 1253100

#### SHEET INDEX

DESCRIPTION	SHEET NO.
SITE DEVELOPMENT AND LANDSCAPE PLAN	1 OF 2
HOUSE TYPES AND DETAILS	2 OF 2

NO.	REVISION	DATE
2	ADD HOUSE TYPES AND REVISE GRADING LOT 50-53	5/3/04
1	REVISE HOUSE & LOT GRADING LOT 54	
3	REVISE FIRST FLOOR ELEVATION LOT 54	6/10/04

#### SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	1 ADJACENT TO ROADWAYS	2 ADJACENT TO ROADWAYS	3 TRASH PAD
LANDSCAPE TYPE			
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	153 LF	175 LF	26 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NA	NA
NUMBER OF PLANTS REQUIRED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	15
SHRUBS	NA	NA	15
NUMBER OF PLANTS PROVIDED			
SHADE TREES	3	4	NA
EVERGREEN TREES	4	5	NA
OTHER TREES (2:1 SUBSTITUTION)	NA	NA	NA
SHRUBS (10:1 SUBSTITUTION)	NA	NA	15
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

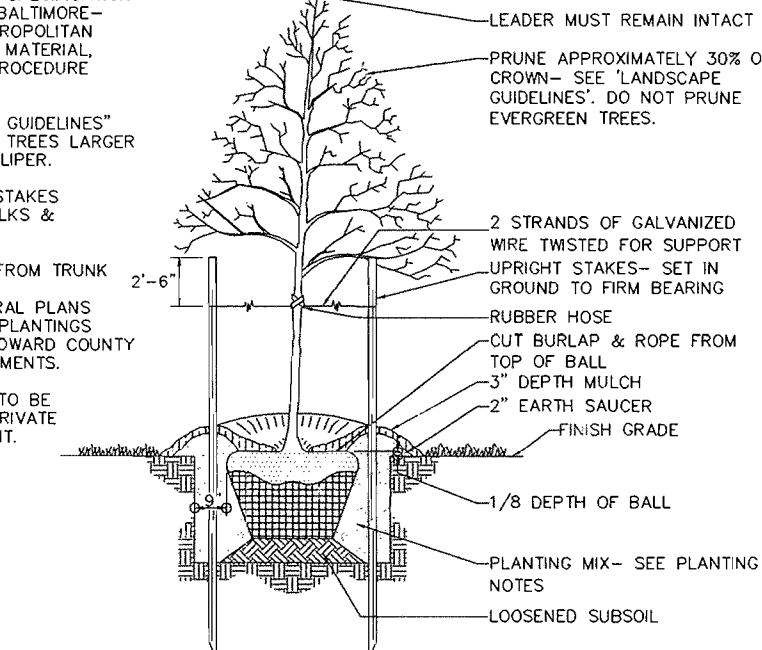
#### PLANT LIST

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SH. TREE	7	7	ACER RUBRUM 'OCTOBER GLORY' OR 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" Col.	B & B
EV. TREE	9	9	ILEX OPACA AMERICAN HOLLY OR EQUIVALENT	5 - 6' Ht.	B & B
SHRUB	15	15	OSMANTHUS ILLINOIENSIS 'GULF TIDE' SWEET HOLLY OR EQUIVALENT	3' - 3 1/2' Col.	B & B

NOTES:  
 1. SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.  
 2. SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.  
 3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.  
 4. KEEP MULCH 1" FROM TRUNK.  
 5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.  
 6. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

#### SEWER CONNECTION TABULATION

LOT NO	TYPE	ELEVATION @ MAN	ELEVATION @ R/W	M.C.E.
50	S.H.C.	428.44	428.66	432.90
51	S.H.C.	430.16	430.39	434.40
52	S.H.C.	432.05	432.27	435.80
53	S.H.C.	428.44	428.82	433.40
54	S.H.C.	430.16	430.53	435.50



#### LEGEND

--- 585 ---	EXISTING 2 FT CONTOUR		STABILIZED CONSTRUCTION ENTRANCE
--- 580 ---	EXISTING 10 FT CONTOUR		EX. WATER, SEWER, AND UTILITY EASEMENT
--- 582 ---	PROPOSED 2 FT CONTOUR		EX. DRAINAGE AND UTILITY EASEMENT
--- 580 ---	PROPOSED 10 FT CONTOUR		EROSION CONTROL MATTING
SF	SILT FENCE		
LOD	LIMIT OF DISTURBANCE		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development  
 Director

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS  
 Urban-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT

#### ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: Robert H. Vogel, PE 16193      Date: 12/5/06

#### DEVELOPER'S CERTIFICATE

I/we CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: John Laws      Date: 12/5/06

OWNER  
 TAYLOR FAMILY LIMITED PARTNERSHIP  
 4100 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

DEVELOPER  
 RYAN HOMES  
 11460 CROMBRIDGE DRIVE  
 SUITE 128  
 OWINGS MILLS, MD 21117

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

DESIGN BY: ELW  
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 CHECKED BY: RHV  
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 W.O. NO.: 2034059.00

1 SHEET OF 2