

GENERAL NOTES

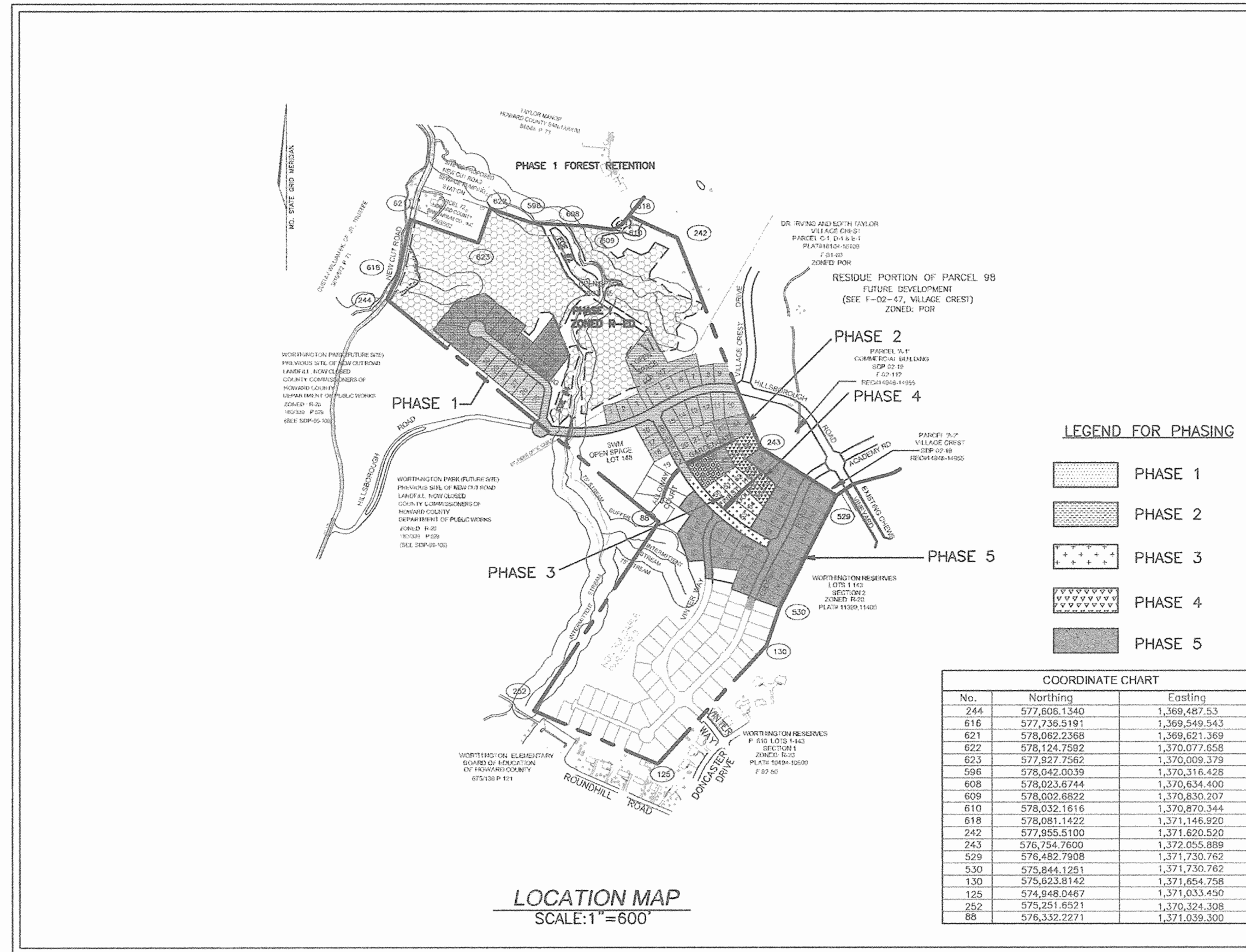
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 890-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2004 COMPREHENSIVE ZONING PLAN.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, INC., DATED NOVEMBER 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC., DATED MARCH 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 3044005R & 3044004R
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT (2-YR & 10-YR) IS PROVIDED UNDER PHASE 1, F-01-60, AS A WET POND. HOPE BEDDING SPECIFICATIONS ARE TO BE AS PER ASTM STANDARDS.
- THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY REIMER, MUEGGE AND ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18. NO WETLAND OR STREAM BUFFERS WILL BE AFFECTED WITH THIS PHASE OF DEVELOPMENT.
- THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THIS PHASE.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THE ENTIRE SITE PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995, AND APPROVED UNDER S-98-18.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER 1999. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY A RETENTION EASEMENT OF 20.32 ACRES AS RECORDED ON PLATS #14946-14955 (F-01-60). THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 10.28 ACRES FOR THE ENTIRE SITE WILL BE PROVIDED AT PHASE 6.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 8, 1998, AND APPROVED UNDER S-98-18.
- TYPE "B" LANDSCAPING REQUIREMENTS TO BE PROVIDED FOR AS FOLLOWS:
 LOT 4A: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
 LOT 8B: 1 SHADE TREE, 2 EVERGREEN TREES (SURETY REQUIRED: \$600.00)
 LOT 62: 3 SHADE TREES, 4 EVERGREEN TREES (SURETY REQUIRED: \$1500.00)
 LOT 79: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
 TOTAL SURETY REQUIRED FOR TYPE "B" LANDSCAPING: \$4200.00 TO BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR PERIMETER LANDSCAPING
- PERIMETER LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE COMPLIED WITH. A FINANCIAL SURETY IN THE AMOUNT OF \$6,000 FOR THE REQUIRED 20 SHADE TREES HAS BEEN BONDED AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-05-019.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$20,400.00 HAS BEEN PAID AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 68 PUBLIC STREET TREES UNDER F-05-019.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROADS IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999, SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN S-98-19.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STEEP SLOPES HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
- AS A RESULT OF THIS 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 THIS PRELIMINARY PLAN PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECOME EFFECTIVE ON 01/08/02.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- ALL FILLED AREAS OF EARTHWORK REQUIRE 95% COMPACTION PER AASHTO-180 SPECIFICATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY STD. DETAIL R.6.0.3
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH 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 ENSURE ALL-WEATHER USE
- 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 REAR YARD SETBACK.
- SIDEWALK ON SOUTH SIDE OF WINTER WAY TO BE PROVIDED UNDER WORTHINGTON FIELDS PHASE 6.

WORTHINGTON FIELDS

LOT 60 THRU 89

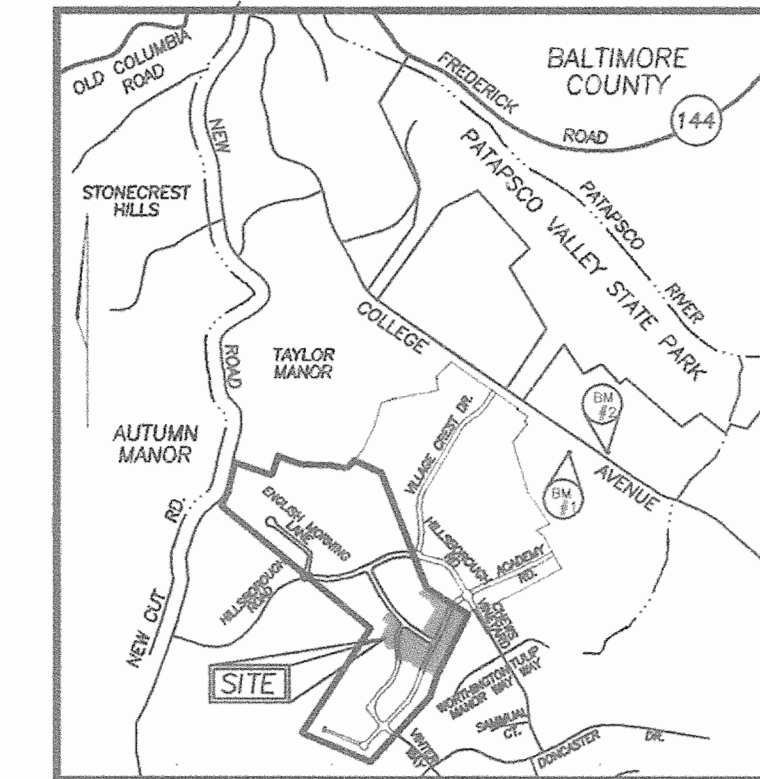
SINGLE FAMILY DETACHED UNITS

HOWARD COUNTY, MARYLAND



SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	2 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 8
HOUSE TYPES	4 OF 8
HOUSE TYPES	5 OF 8
HOUSE TYPES	6 OF 8
HOUSE TYPES	7 OF 8
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	8 OF 8



BENCHMARK INFORMATION
 BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578233.92, E. 1373142.33
 ELEV. = 362.575
 ELEV. = 374.389
 BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1373460.71

SEWER CONNECTION TABULATION

LOT NO	TYPE	ELEVATION @ MAIN	ELEVATION @ R/W	ELEVATION @ UNIT	M.C.E.
60	4" S.H.C.	434.89	435.10	435.10	438.80
61	4" S.H.C.	434.89	435.16	435.16	438.00
62	4" S.H.C.	440.70	441.16	442.14	444.64
63	4" S.H.C.	442.34	442.74	443.78	446.28
64	4" S.H.C.	443.23	443.68	444.57	447.07
65	4" S.H.C.	447.34	447.80	448.58	451.08
66	4" S.H.C.	450.93	451.33	452.03	454.53
67	4" S.H.C.	450.93	451.53	452.41	454.91
68	4" S.H.C.	447.15	447.75	448.47	450.97
69	4" S.H.C.	440.80	441.41	443.95	446.45
70	4" S.H.C.	442.34	442.94	443.48	445.98
71	4" S.H.C.	439.84	440.44	441.00	443.58
72	4" S.H.C.	435.55	440.98	440.71	443.21
73	4" S.H.C.	440.00	440.52	441.16	443.66
74	4" S.H.C.	440.58	441.11	441.74	444.24
75	4" S.H.C.	441.16	441.70	442.34	444.84
76	4" S.H.C.	441.39	441.70	443.89	446.39
77	4" S.H.C.	441.00	441.33	442.08	444.58
78	4" S.H.C.	440.36	440.70	441.44	443.94
79	4" S.H.C.	438.59	439.93	439.20	443.54
80	4" S.H.C.	435.36	436.08	436.05	439.90
81	4" S.H.C.	432.77	433.36	433.36	437.40
82	4" S.H.C.	429.31	430.03	428.87	432.80
83	4" S.H.C.	437.00	437.57	438.20	439.40
84	4" S.H.C.	440.96	441.43	442.36	443.86
85	4" S.H.C.	435.53	436.75	437.28	439.78
86	4" S.H.C.	432.02	432.36	434.72	437.22
87	4" S.H.C.	431.17	431.47	432.25	433.33
88	4" S.H.C.	423.25	423.83	423.82	427.70
89	4" S.H.C.	420.38	421.09	420.95	424.90

WATER AND SEWER CONTRACT NUMBER: 14-4245-D

ADDRESS CHART

LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
60	8017 FINEST HOUR COURT	75	8339 ACADEMY ROAD
61	8016 FINEST HOUR COURT	76	8342 ACADEMY ROAD
62	8324 ACADEMY ROAD	77	8338 ACADEMY ROAD
63	8320 ACADEMY ROAD	78	8334 ACADEMY ROAD
64	8316 ACADEMY ROAD	79	8330 ACADEMY ROAD
65	8312 ACADEMY ROAD	80	4338 RIVIERA SUN DRIVE
66	8308 ACADEMY ROAD	81	4334 RIVIERA SUN DRIVE
67	8307 ACADEMY ROAD	82	4330 RIVIERA SUN DRIVE
68	8311 ACADEMY ROAD	83	4554 WINTER WAY
69	8315 ACADEMY ROAD	84	4550 WINTER WAY
70	8319 ACADEMY ROAD	85	4547 WINTER WAY
71	8323 ACADEMY ROAD	86	4551 WINTER WAY
72	8327 ACADEMY ROAD	87	4555 WINTER WAY
73	8331 ACADEMY ROAD	88	4326 RIVIERA SUN DRIVE
74	8335 ACADEMY ROAD	89	4322 RIVIERA SUN DRIVE

SITE ANALYSIS DATA CHART

TOTAL AREA OF SITE:	83.5409 AC.
AREA OF PLAN SUBMISSION:	8.67 AC.
PRESENT ZONING:	R-ED
LIMIT OF DISTURBANCE: (PHASE 5)	6.86 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS
OPEN SPACE TABULATION:	0.00 AC.
LOCATION:	TAX MAP 25 GRID 20, TAX MAP 31 GRID 2, PARCEL P/O '98'
ZONING:	R-ED
DEED REFERENCE:	5611/318
DPZ REFERENCES:	DPZ REFERENCES: S-98-18, PB-336 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-07 (PHASE 4), P-04-012, F-05-019 (PHASE 5)
NUMBER OF UNITS ALLOWED	30 DU UNITS
NUMBER OF UNITS PROPOSED	30 DU UNITS

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT/PARCEL			
WORTHINGTON FIELDS	PHASE 5	60-89			
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
1747R	20	R-ED	25	2ND	6028.00
WATER CODE:	G-01		SEWER CODE:	1253100	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

3/7/06
 3/10/06
 3/17/06

NO.	REVISION	DATE

COVER SHEET

WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS

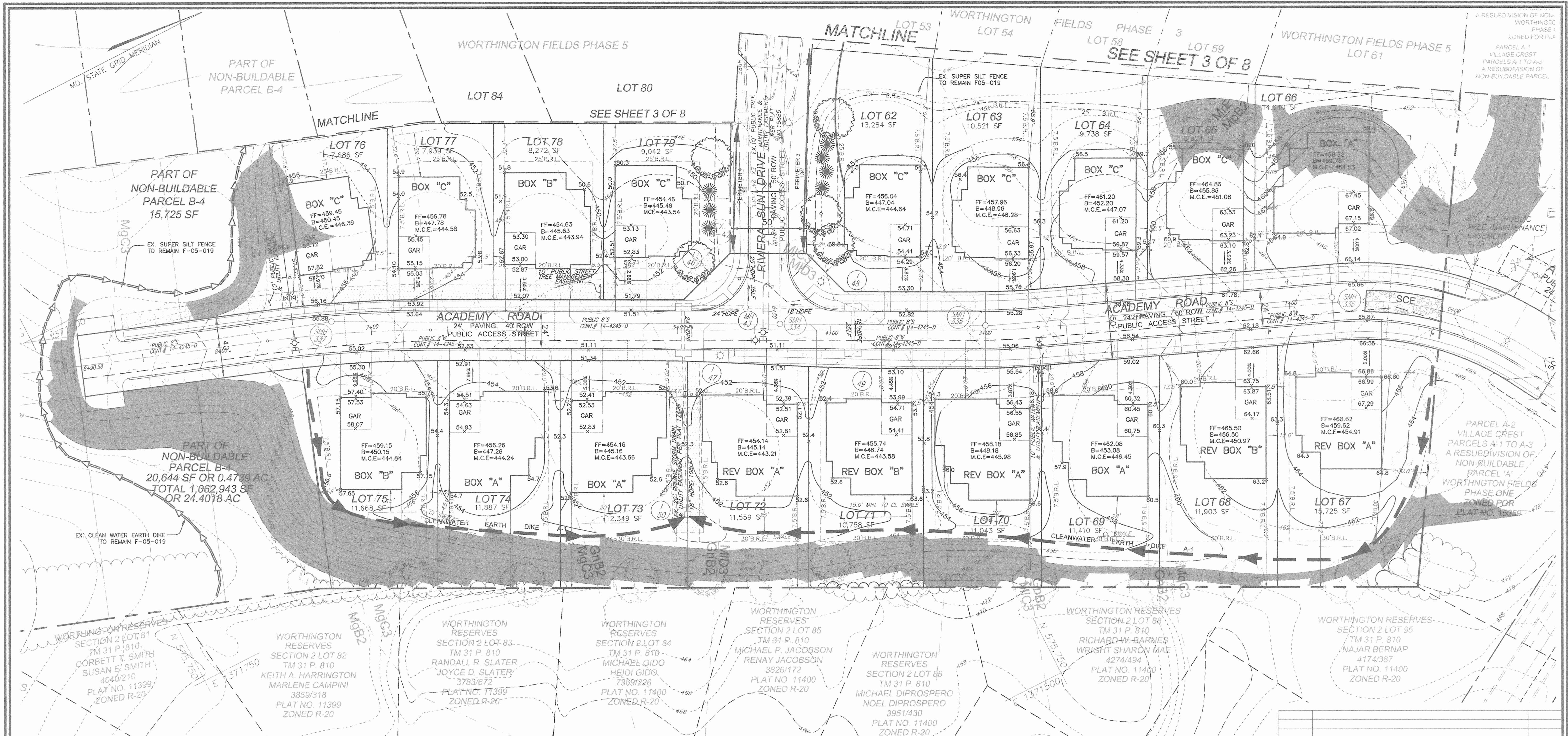
TAX MAP 25 BLOCK 20
 TAX MAP 31 BLOCK 2
 2ND ELECTION DISTRICT
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.9961

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: OCTOBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

1 SHEET OF 8



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- EARTHDIKE
- EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN
- EROSION CONTROL MATING AS SHOWN ON F-05-019 TO REMAIN
- PROPOSED STREET LIGHTING
- LANDSCAPING AS SHOWN ON F-05-019
- PROPOSED PERIMETER LANDSCAPING PER F-05-019
- PROPOSED STREET TREE UNDER F-05-019

PLAN
SCALE: 1" = 30'

NOTE: *20' FRONT B.R.L. PER CURRENT ZONING REGULATIONS

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B
RT	12	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
SP	7	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HL.	B & B

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Robert S. Vogel
DEVELOPER'S/OWNER'S NAME:
Kelly Tomassello
DEVELOPER'S/OWNER'S NAME:

OWNER
PATRIOT HOMES
10211 WINCOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

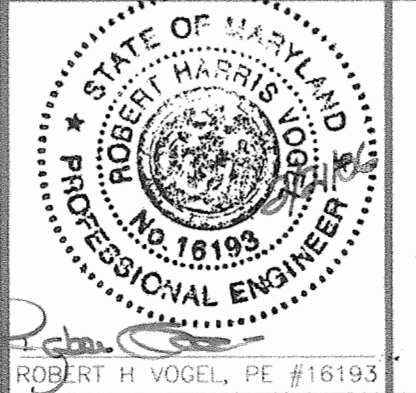
DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
2ND FLOOR
WOODSTOCK, MARYLAND 21163
(410)465-7200

NO.	REVISION	DATE

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS
TAX MAP 25 BLOCK 20
TAX MAP 31 BLOCK 7
2ND ELECTION DISTRICT
PARCEL P/O '98'
HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-208 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

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

DESIGN BY: RJ
DRAWN BY: RM
CHECKED BY: JCO
DATE: JANUARY 2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/7/06
John P. ...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/10/06
John P. ...
DIRECTOR
DATE: 3/10/06

BY THE ENGINEER
"I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Robert H. Vogel
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE
DATE: 2/21/06

BY THE DEVELOPER
"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
Kelly Tomassello
SIGNATURE OF DEVELOPER
DATE: 2-22-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
John R. ...
DATE: 2/27/06
HOWARD SCD

NO.	REVISION	DATE

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
	5	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B
	3	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
	12	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HI.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ASH SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCCM PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE BUILDER'S GRADING PERMIT AGREEMENT IN THE AMOUNT OF \$4,200.00 FOR THE REQUIRED 8 SHADE TREES AND 12 EVERGREEN TREES.

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE			
	ADJACENT TO PERIMETER PROPERTIES	LOT 62 ADJACENT TO ROADS	LOT 62 ADJACENT TO ROADS	LOT 62 ADJACENT TO ROADS
LANDSCAPE TYPE		104 LF	50 LF	134 LF
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER				85 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	No
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	PER F-05-019	No	No	No
NUMBER OF PLANTS REQUIRED				
SHADE TREES	1:50 2	1:50 1	1:50 3	1:50 3
EVERGREEN TREES	1:40 3	1:40 2	1:40 4	1:40 3
SHRUBS				
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	1	3	2
EVERGREEN TREES	5	2	4	3
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				
LANDSCAPE SURETY AMOUNTS FOR EACH INDIVIDUAL LOT	\$1,050.00	\$800.00	\$1,500.00	\$1,050.00



ON-BUILDABLE PARCEL B-4 LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- EARTHDIKE
- EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN
- EROSION CONTROL MATTING AS SHOWN ON F-05-019 TO REMAIN
- LANDSCAPING AS SHOWN ON F-05-019
- PROPOSED STREET LIGHTING
- PROPOSED STREET TREE UNDER F-05-019
- EVERGREEN
- SHADE TREE

PLAN
SCALE: 1" = 30'

LOT 62, LOT 63, LOT 64, LOT 65, LOT 66

SEE SHEET 2 OF 8

NOTE: *20' FRONT B.R.L. PER CURRENT ZONING REGULATIONS

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN

WORTHINGTON FIELDS, PHASE 5
LOTS 60-69
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20
TAX MAP 31 BLOCK 2
2ND ELECTION DISTRICT

PARCEL P/O '98'
HOWARD COUNTY, MARYLAND
REF: 8-98-18, PIS-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

OWNER
PATRIOT HOMES
10211 WINGOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
2ND FLOOR
WOODSTOCK, MARYLAND 21163
(410)465-7200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAR 23

DATE: 3/7/06

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT MAR 23/06

DATE: 3/10/06

[Signature]
DIRECTOR

DATE: 3/10/06

BY THE ENGINEER

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

[Signature]
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE

DATE: 2/21/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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]
SIGNATURE OF DEVELOPER

DATE: 2/27/06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature]
DATE: 2/27/06

THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature]
DATE: 2/27/06

NO.	REVISION	DATE

DESIGN BY: RJ

DRAWN BY: RN

CHECKED BY: JCO

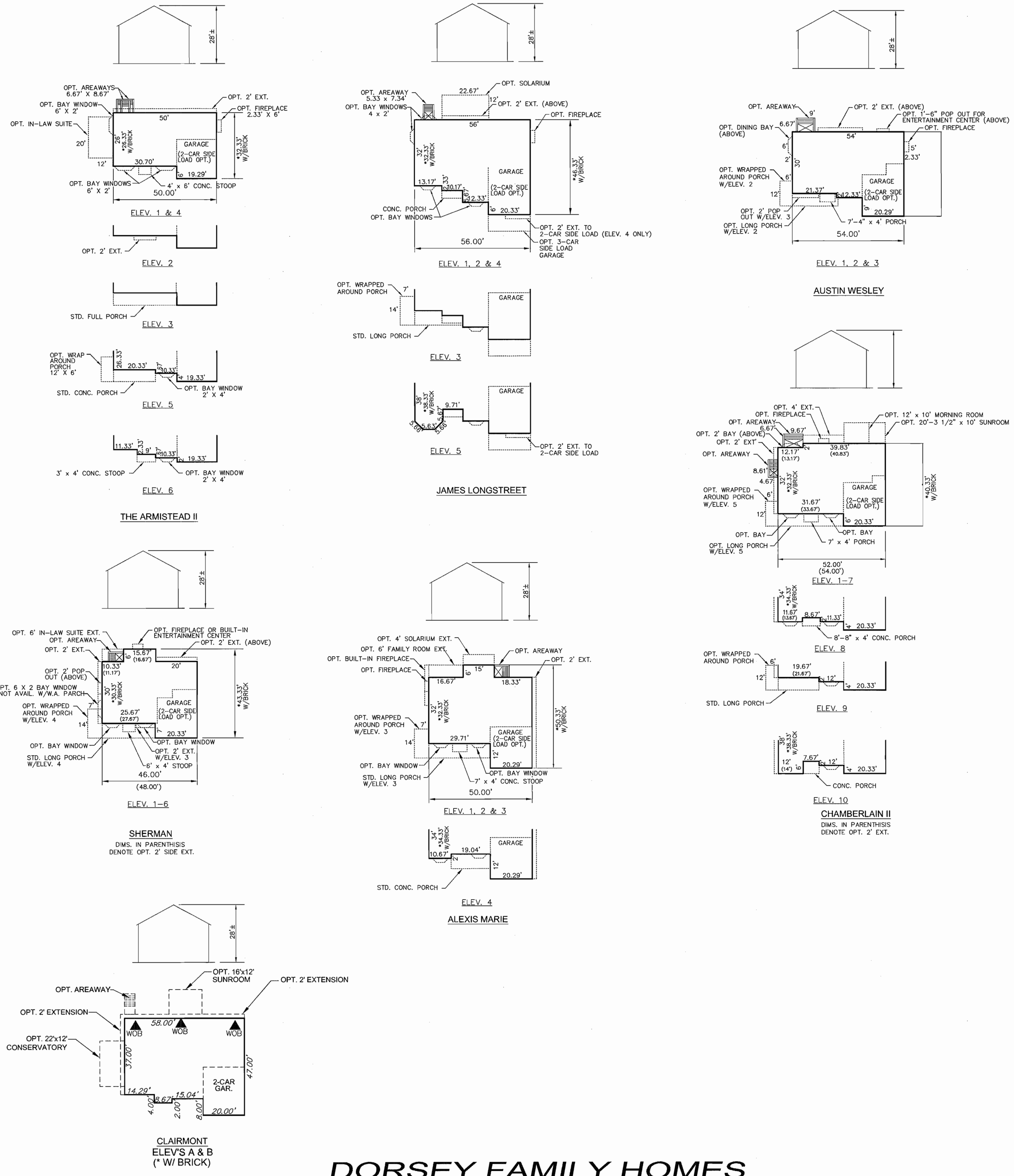
DATE: JANUARY 2006

SCALE: AS SHOWN

W.O. NO.: 2019011.00

3 SHEET OF 8

ROBERT H. VOGEL, PE #16193



DORSEY FAMILY HOMES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/7/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MMS DATE

[Signature] 3/10/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/14/06
 DIRECTOR DATE

OWNER
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 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

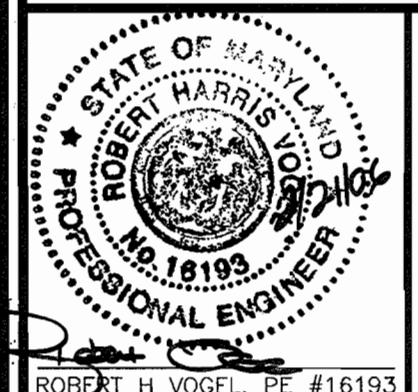
DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

NO.	REVISION	DATE

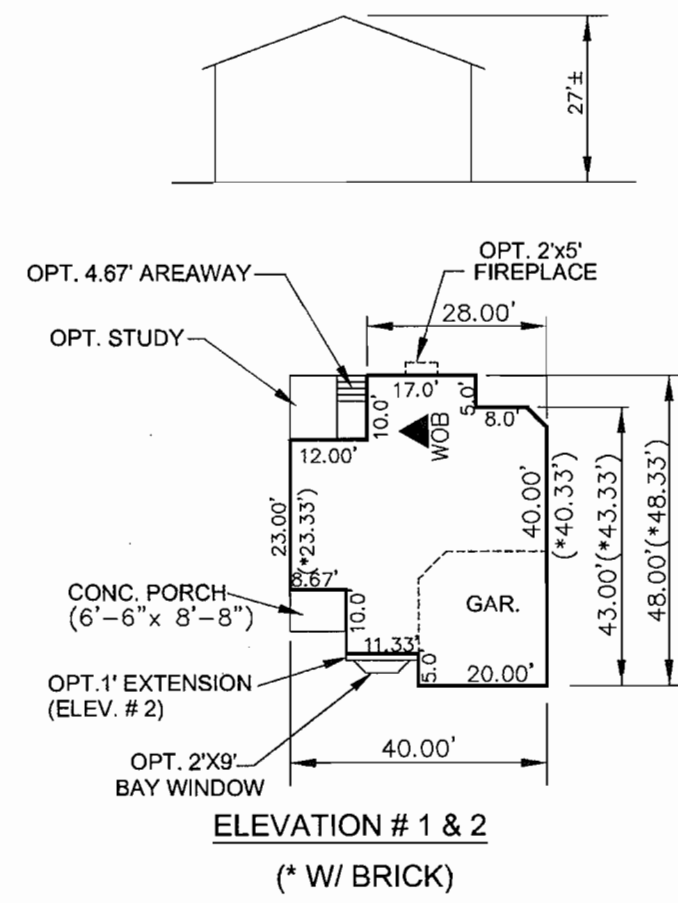
HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
 TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

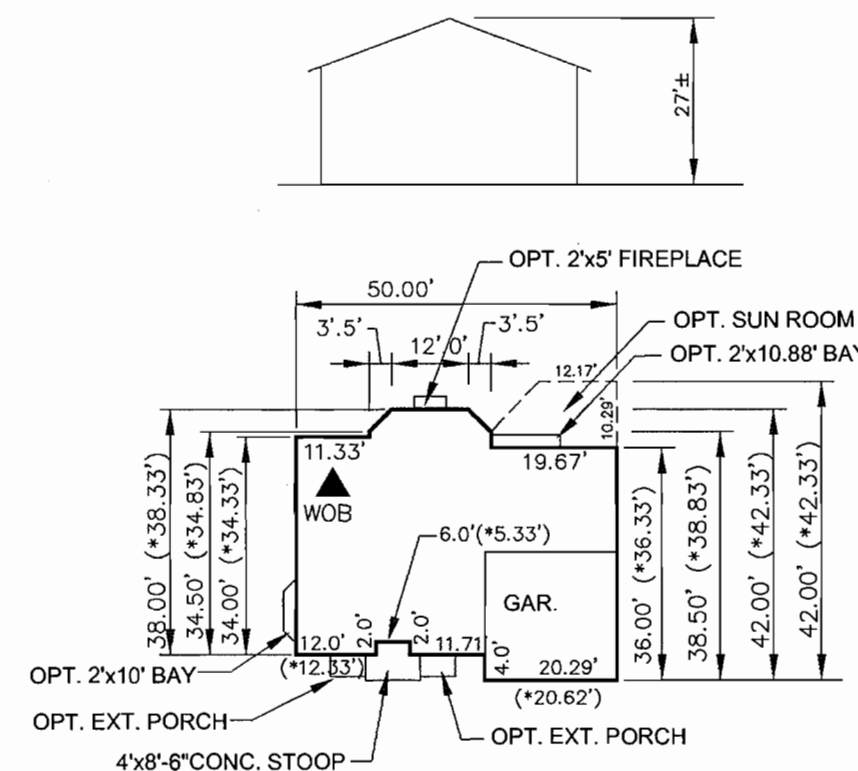
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



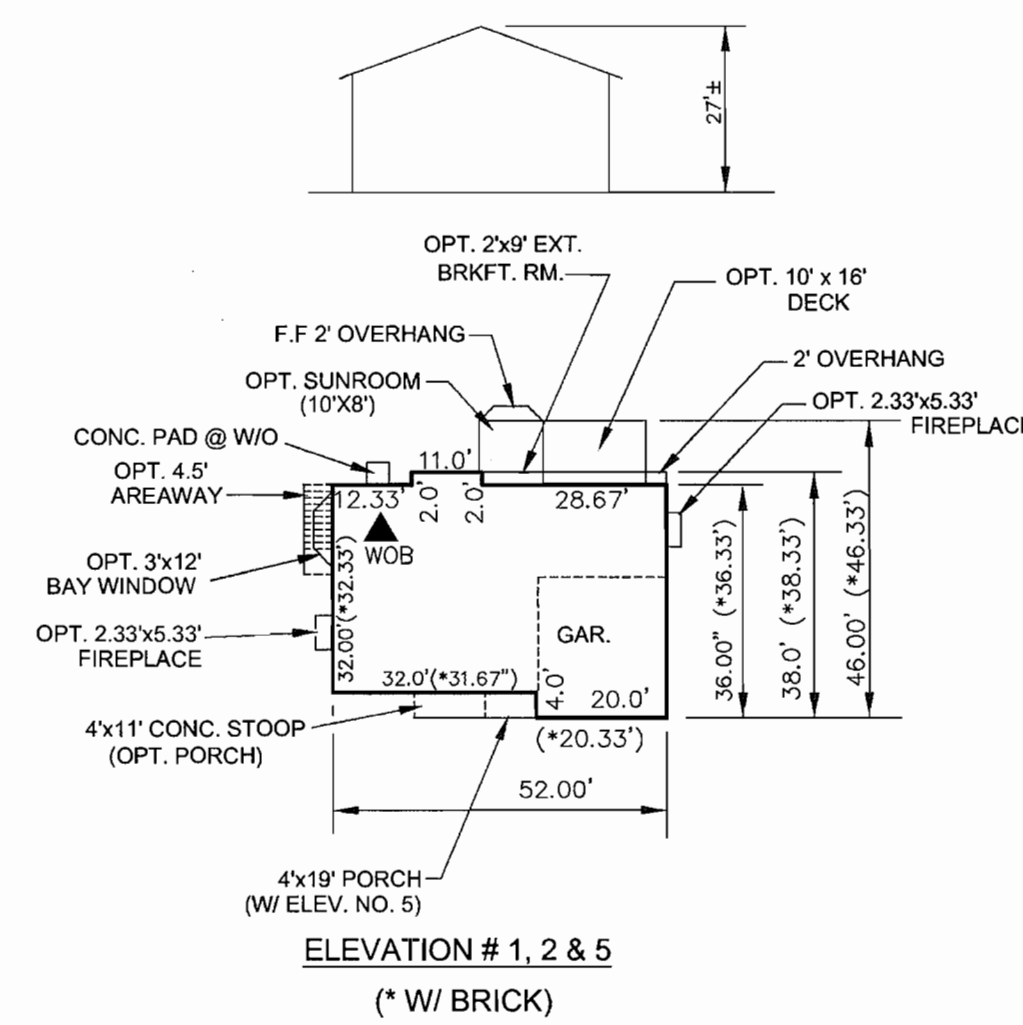
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 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: SEPTEMBER 2005
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 W.O. NO.: 2019011.00



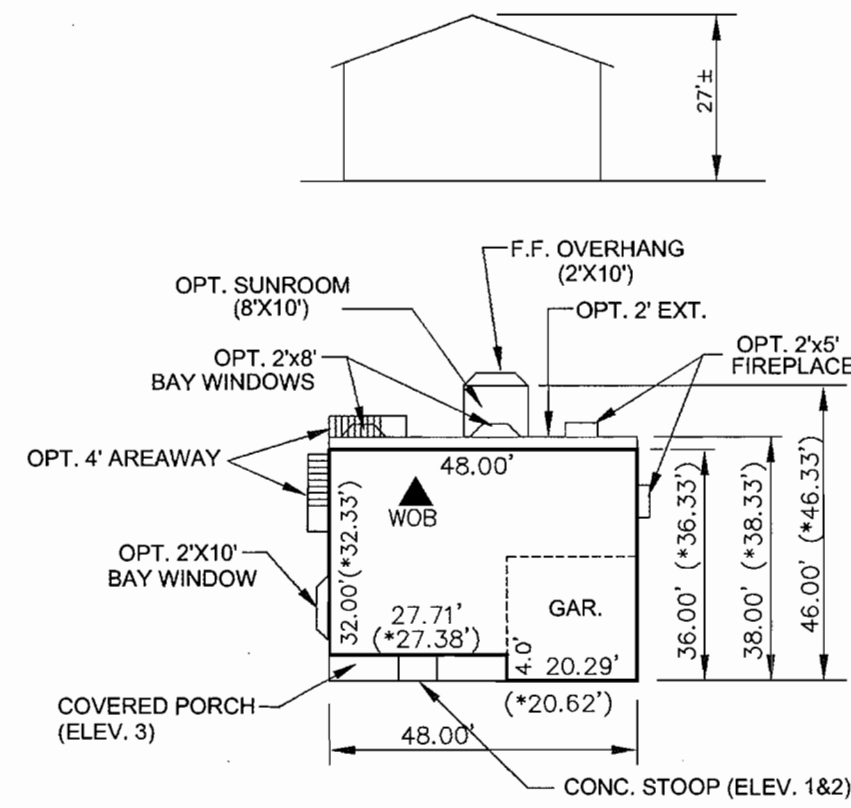
NATHANIEL GREENE
SCALE: 1" = 30'
SIDING STD./BRICK FRONT OPT.



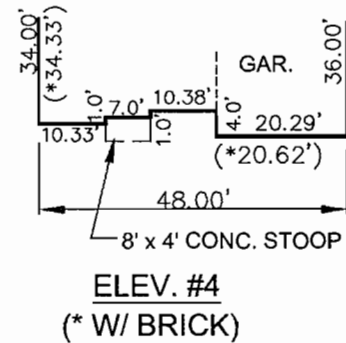
JOHN RUTLEDGE
SCALE: 1" = 30'
SIDING STD./BRICK FRONT OPT.



FRANCIS SCOTT KEY
SCALE: 1" = 30'
SIDING STD./BRICK FRONT OPT.

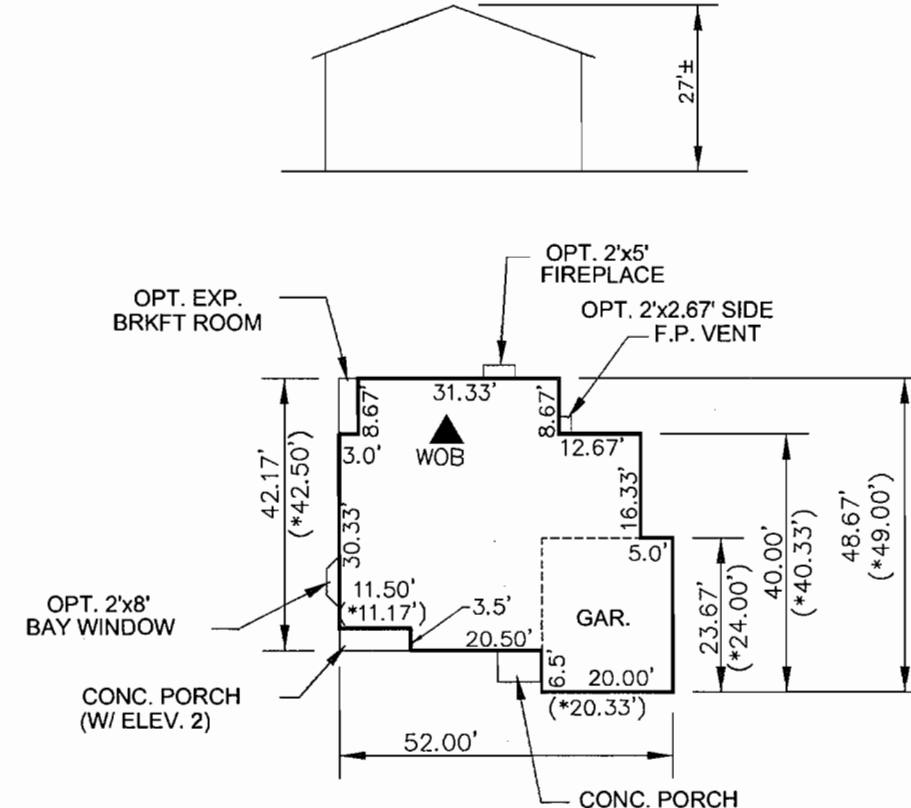


ELEVATION # 1, 2 & 3
(* W/ BRICK)

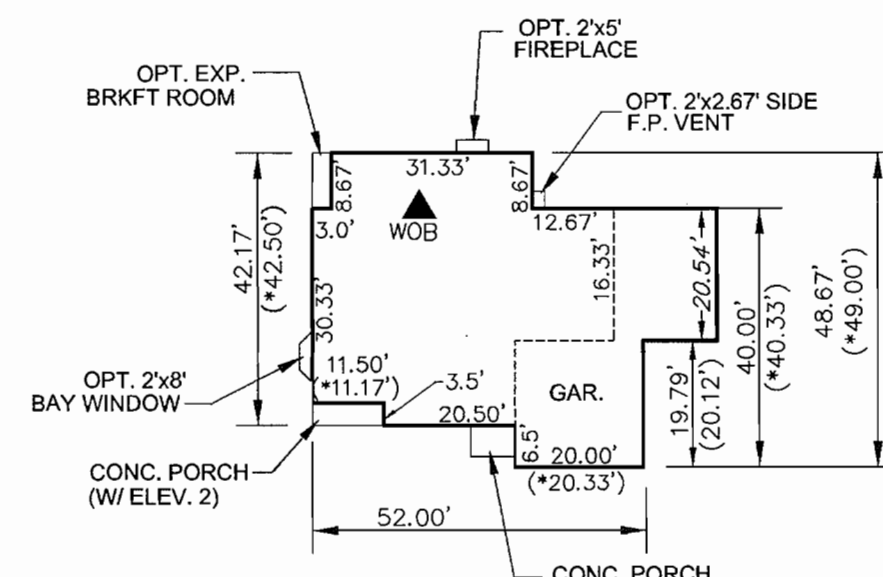


ELEV. #4
(* W/ BRICK)

LAFAYETTE
SCALE: 1" = 30'
SIDING STD.
BRICK FRONT/BRICK WAINSCOT OPT.

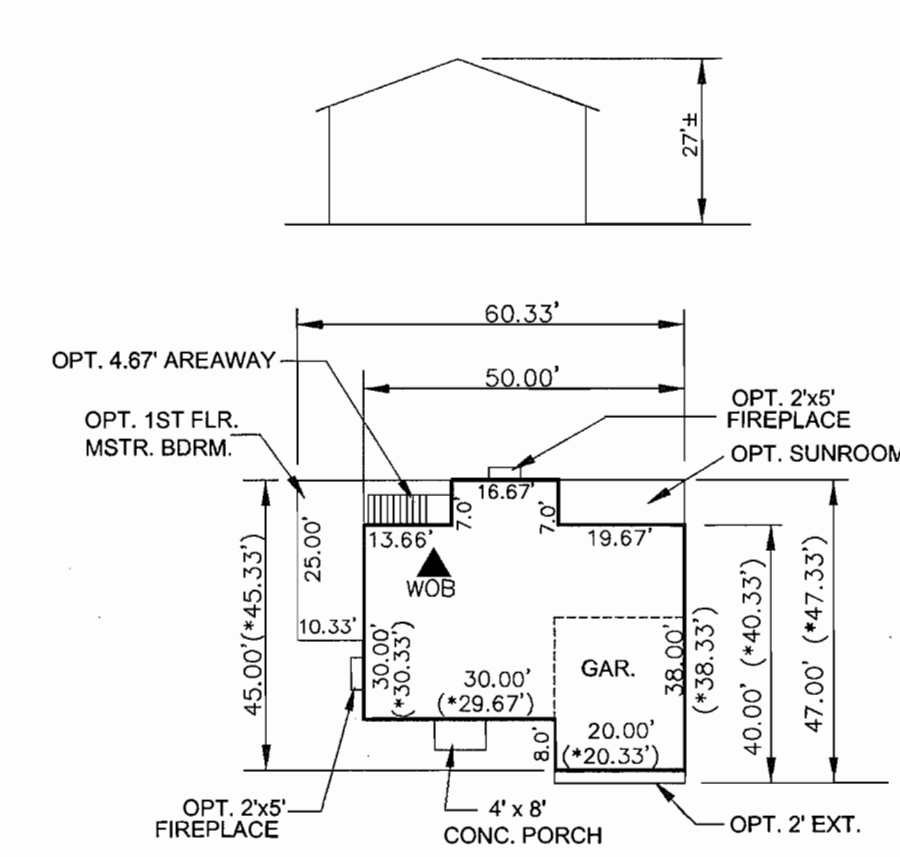


ELEVATION - 2 CAR GARAGE
(* W/ BRICK)



ELEVATION - 3 CAR GARAGE OPTION
(* W/ BRICK)

JAMES MONROE
SCALE: 1" = 30'
SIDING STD./BRICK FRONT OPT.



ELEVATION # 1, 1A & 2
(* W/ BRICK)

VICTORY
SCALE: 1" = 30'
SIDING STD./BRICK FRONT OPT.

PATRIOT HOMES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION MMD
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

DATE: 3/7/06
DATE: 3/10/06
DATE: 2/14/06

OWNER
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COLUMBIA, MARYLAND 21043-5506
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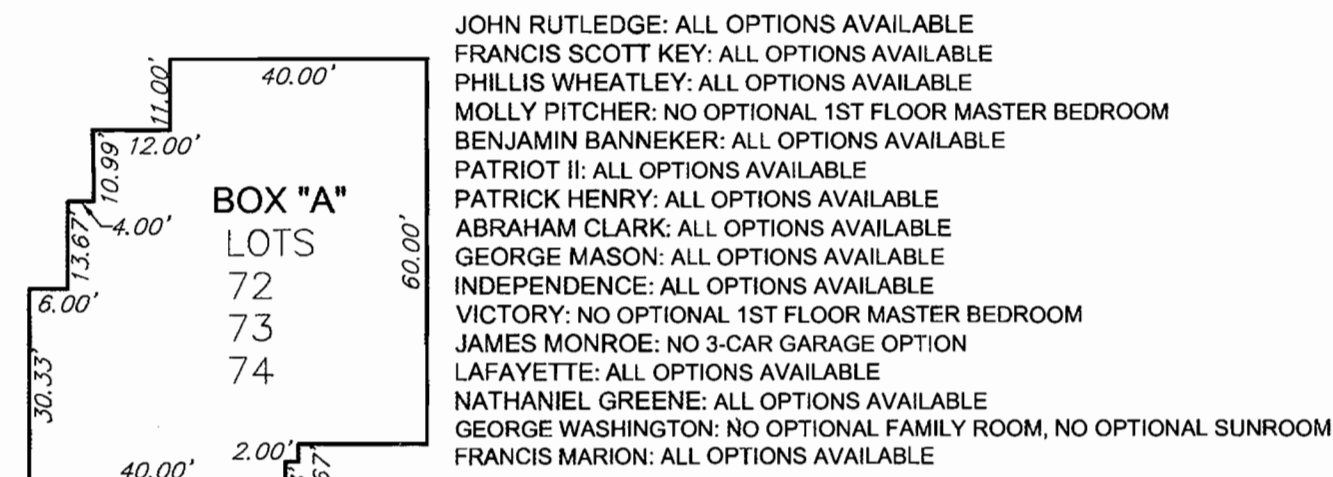
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NO.	REVISION	DATE

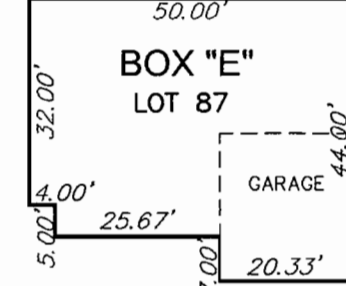
HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS
TAX MAP 25 BLOCK 20 PARCEL P/O '98'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PE-366 (APP. 6/16/99), P-00-07, F-01-50 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
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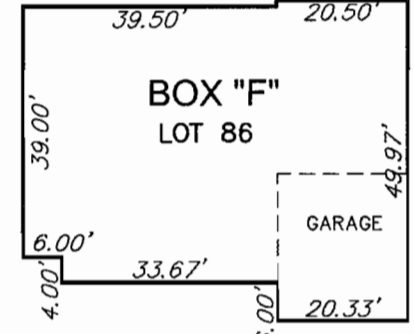
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DRAWN BY: RN
CHECKED BY: JCO
DATE: SEPTEMBER 2005
SCALE: AS SHOWN
W.O. NO.: 2019011.00
6 SHEET OF 8



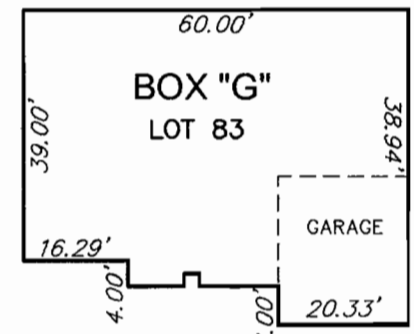
JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
 FRANCIS SCOTT KEY: ALL OPTIONS AVAILABLE
 PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 MOLLY PITCHER: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 INDEPENDENCE: ALL OPTIONS AVAILABLE
 VICTORY: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 JAMES MONROE: NO 3-CAR GARAGE OPTION
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM, NO OPTIONAL SUNROOM
 FRANCIS MARION: ALL OPTIONS AVAILABLE



SHERMAN: ALL OPTIONS AVAILABLE
 ALEXIS MARIE: ALL OPTIONS AVAILABLE



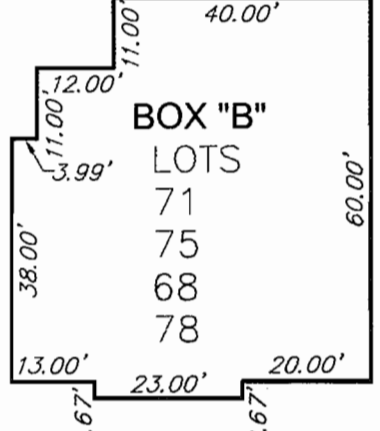
CHAMBERLAIN II: ALL OPTIONS AVAILABLE
 CLAIMMONT: NO 3-CAR GARAGE, NO CONSERVATORY



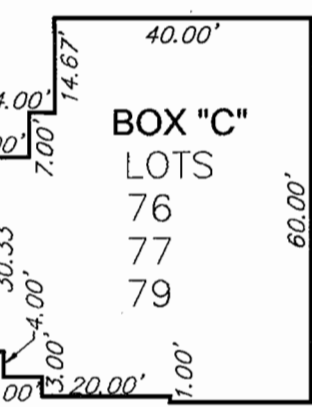
LONGSTREET: NO OPTIONAL SUNROOM
 CHAMBERLAIN II: NO OPTIONAL SUNROOM, NO 3-CAR GARAGE, NO WRAPAROUND PORCH
 ALEXIS MARIE: NO OPTIONAL SUNROOM, NO 2' EXTENSION
 SHERMAN: NO 3-CAR GARAGE, NO WRAPAROUND PORCH
 CLAIMMONT: NO CONSERVATORY, NO 3-CAR GARAGE, NO OPTIONAL 2' EXTENSION
 ARMISTEAD II: NO IN-LAW SUITE, NO WRAPAROUND PORCH
 AUSTIN WESLEY: NO WRAPAROUND PORCH, NO 3-CAR GARAGE

**DORSEY FAMILY HOMES
 GENERIC BOXES**

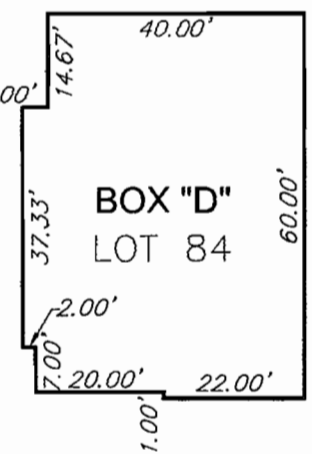
SCALE: 1" = 30'



JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
 FRANCIS SCOTT KEY: ALL OPTIONS AVAILABLE
 PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 MOLLY PITCHER: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 INDEPENDENCE: ALL OPTIONS AVAILABLE
 VICTORY: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 JAMES MONROE: NO 3-CAR GARAGE OPTION
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM OR OPTIONAL FAMILY ROOM
 FRANCIS MARION: ALL OPTIONS AVAILABLE



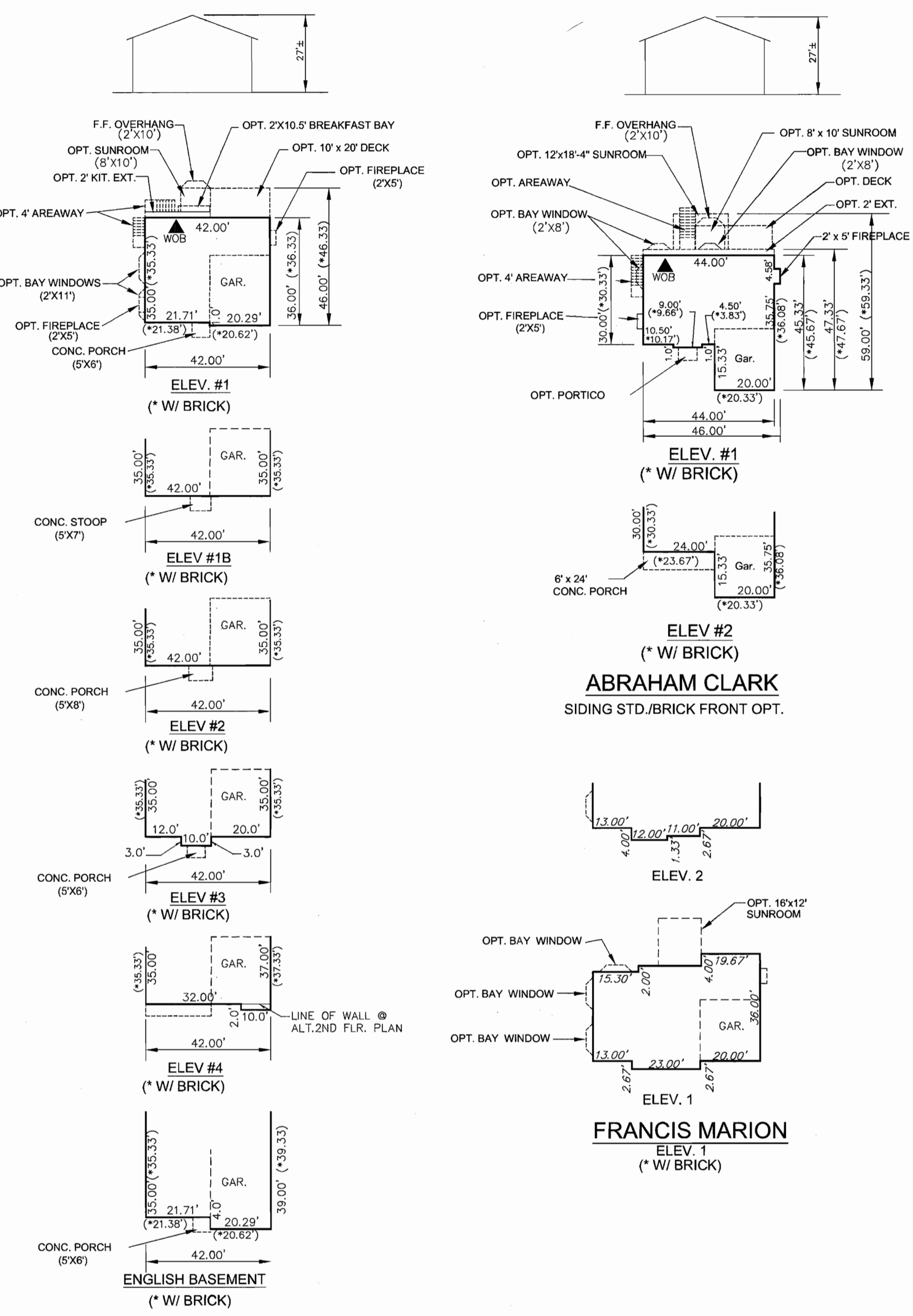
JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
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 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM, NO OPTIONAL SUNROOM
 FRANCIS MARION: NO OPTIONAL SUNROOM

**PATRIOT HOMES
 GENERIC BOXES**

SCALE: 1" = 30'



PATRIOT HOMES
 SIDING STD./BRICK FRONT OPT.

PATRIOT HOMES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division MJD 3/7/06
 Chief, Division of Land Development 3/10/06
 Director 3/14/06

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 (410)465-7200

NO.	REVISION	DATE

HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS
 TAX MAP 25 BLOCK 20 PARCEL P/O '98
 TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT
 REF.: S-98-18, PB-386 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
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**ROBERT H. VOGEL
 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: SEPTEMBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

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 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 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 MATERIALS SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED 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 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 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLATS OR PLAT PARTS SUCH AS BERMUDA GRASS, INKGRASS, 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 LBS/1000 SF) PRIOR TO THE PLACEMENT OF TOPSOIL. LIMESTONE SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA 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 IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATION, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - 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.
 - ORGANIC CONTENT OF TOPSOIL SHALL NOT BE LESS THAN 1.5 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - 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 PREVENT 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.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

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

TEMPORARY SEEDING NOTES

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

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

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHEL/ACRE ANNUAL RYE (3.2 LBS/1000 SF). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS/ACRE WEEPING LOVEGRASS (0.07 LBS/1000 SF). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

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

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 LOOSENEED.

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 SF) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SF) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL AT THE TIME OF SEEDING. APPLY 400 LBS/ACRE 20-0-0 UREAFORM FERTILIZER (9 LBS/1000 SF)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SF) AND APPLY 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SF) 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/ACRE (1.4 LBS/1000 SF) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS/ACRE OF KENTUCKY 31 TALL FESCUE AND 2 LBS/ACRE (0.05 LBS/1000 SF) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 29, PROTECT SITE BY: OPTION 1) 2 TONS/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/ACRE (70 TO 90 LBS/1000 SF) OF UNROTTED SMALL-GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS/ACRE (5 GAL/1000 SF) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT OR HIGHER, USE 348 GALLONS/ACRE (8 GAL/1000 SF) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED 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 (410) 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 DISTURANCE 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 WITH THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC 6). 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 FROM SEDIMENT CONTROL INSPECTOR.
 - SITE ANALYSIS:

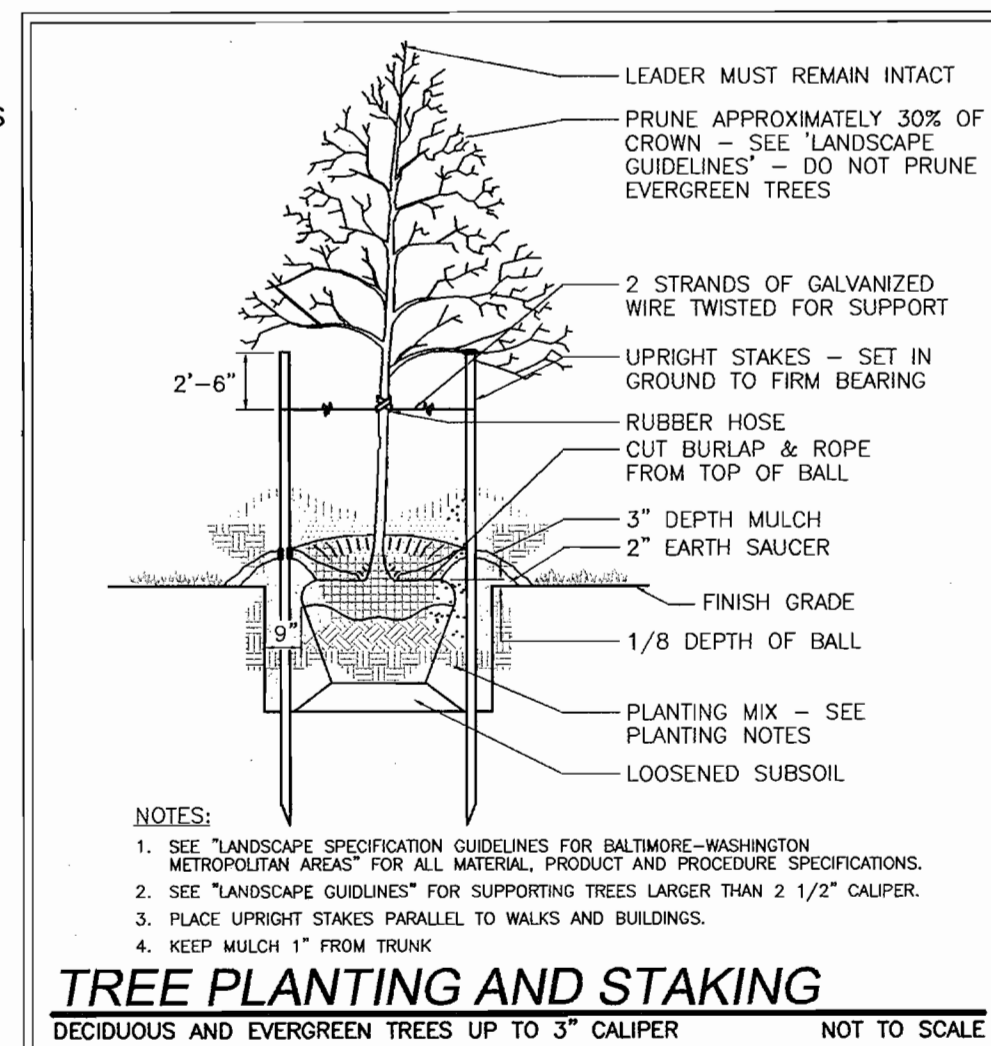
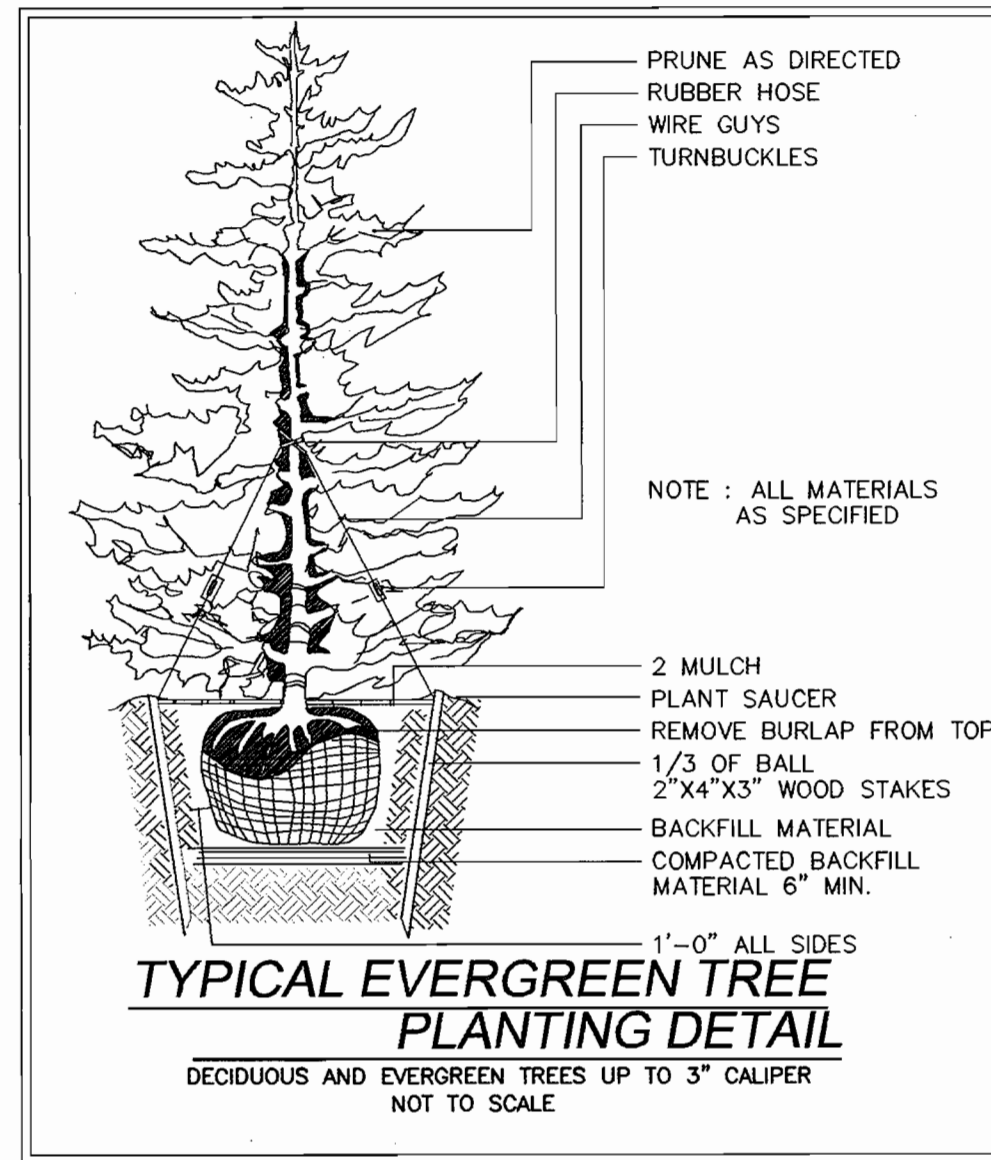
TOTAL AREA	9.96 AC.
AREA DISTURBED	6.86 AC.
AREA TO BE ROOFED OR PAVED	2.03 AC.
AREA TO BE VEGETATIVELY STABILIZED	4.83 AC.
TOTAL CUT	57,100 CY
TOTAL FILL	57,100 CY
OFFSITE WASTE/BORROW AREA LOCATION	N/A
 - ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES 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.

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.
- INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN AND IN ACCORDANCE WITH DETAILS. (5 DAYS)
- INSPECT SEDIMENT CONTROL MEASURES FROM F-04-74 TO REMAIN PER S.D.P. REPAIR AS NEEDED. (1 DAY)
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR TO PROCEED, ROUGH GRADE SITE. (2 WEEKS)
- CONSTRUCT HOUSES. THE FIRST FLOOR ELEVATIONS CANNOT BE MORE THAN 1' HIGHER OR 0.2' LOWER THAN THE ELEVATIONS SHOWN ON THIS PLAN. (6 MONTHS)
- INSTALL DRYWELLS AS INDICATED. (1 WEEK)
- INSTALL PERIMETER LANDSCAPING FOR LOTS 33,39 AND 41,48. (1 DAY)
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (2 DAYS)

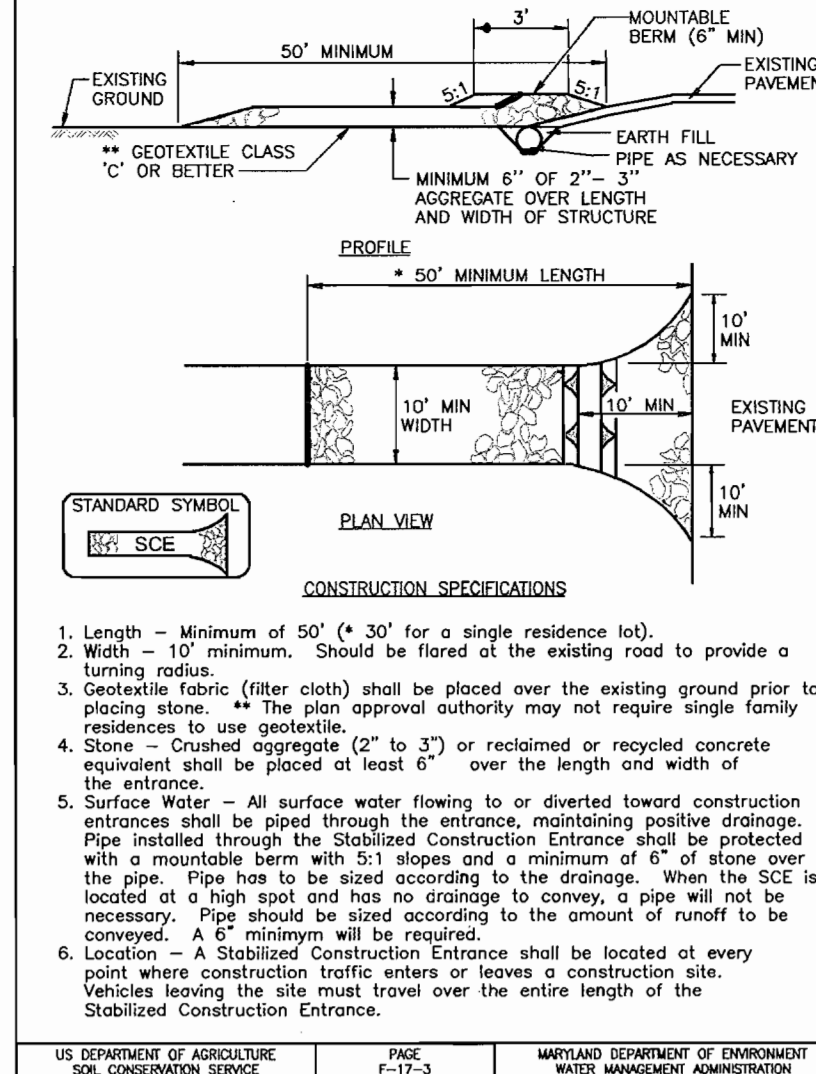
NOTES

- DURING GRADING AND AFTER EACH RAINFALL, THE CONTRACTOR SHALL INSPECT AND PROVIDE THE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLIED WITH.

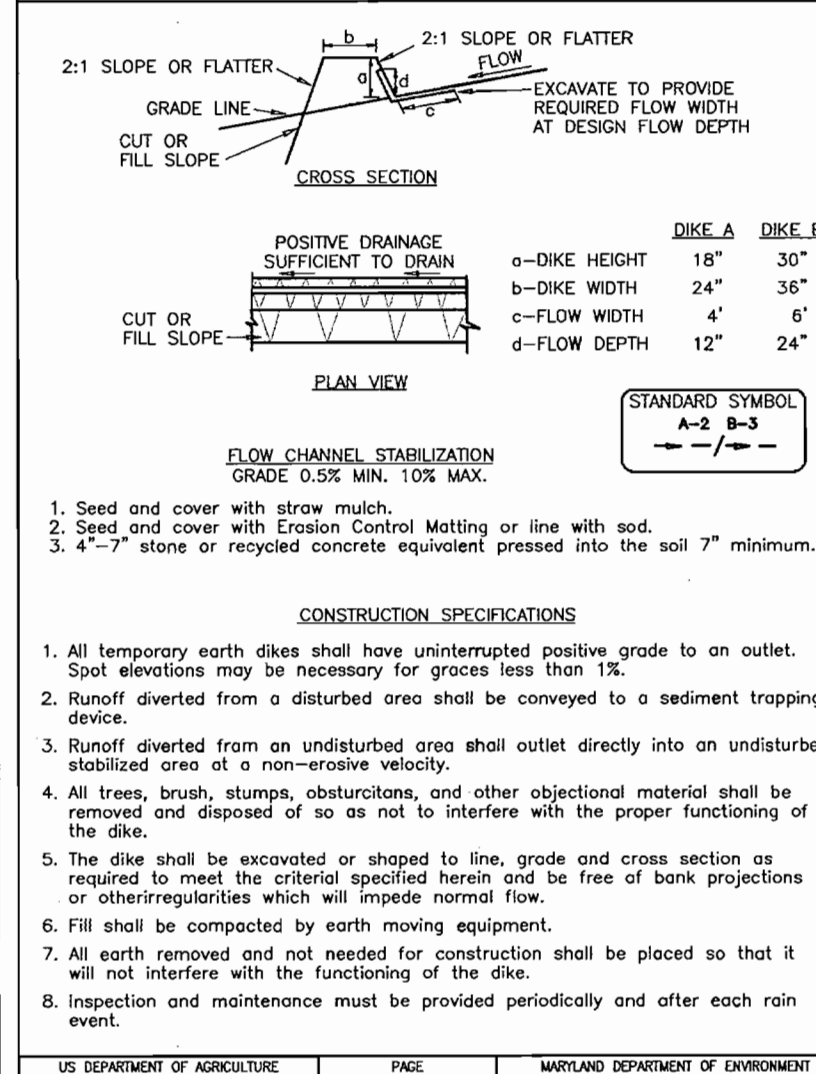


TREE PLANTING AND STAKING
DECIDUOUS AND EVERGREEN TREES UP TO 3" CALIPER NOT TO SCALE

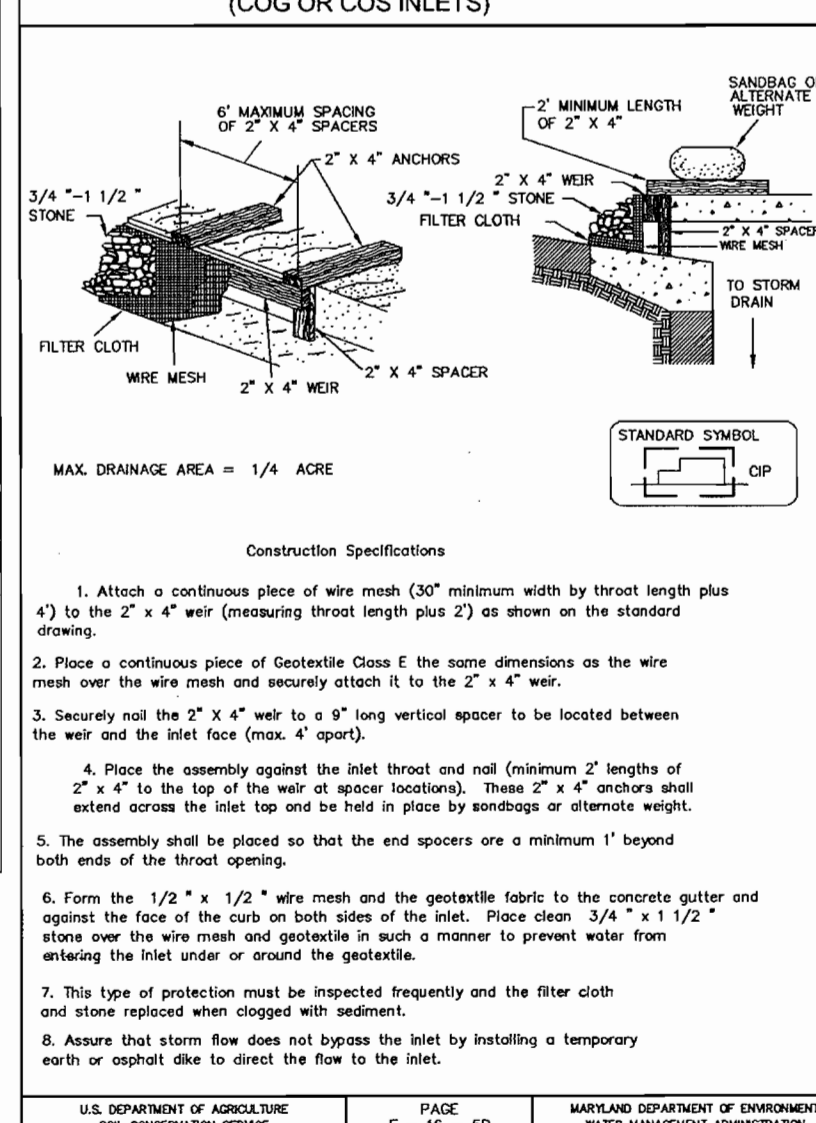
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



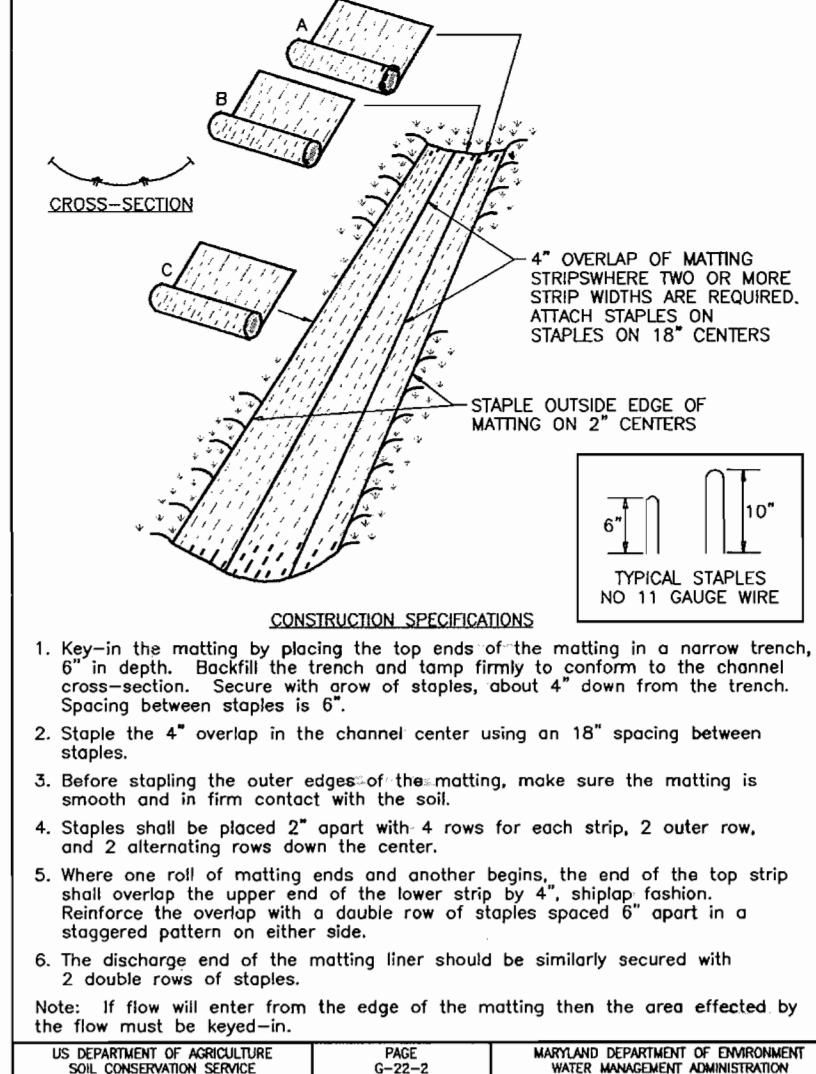
DETAIL 1 - EARTH DIKE



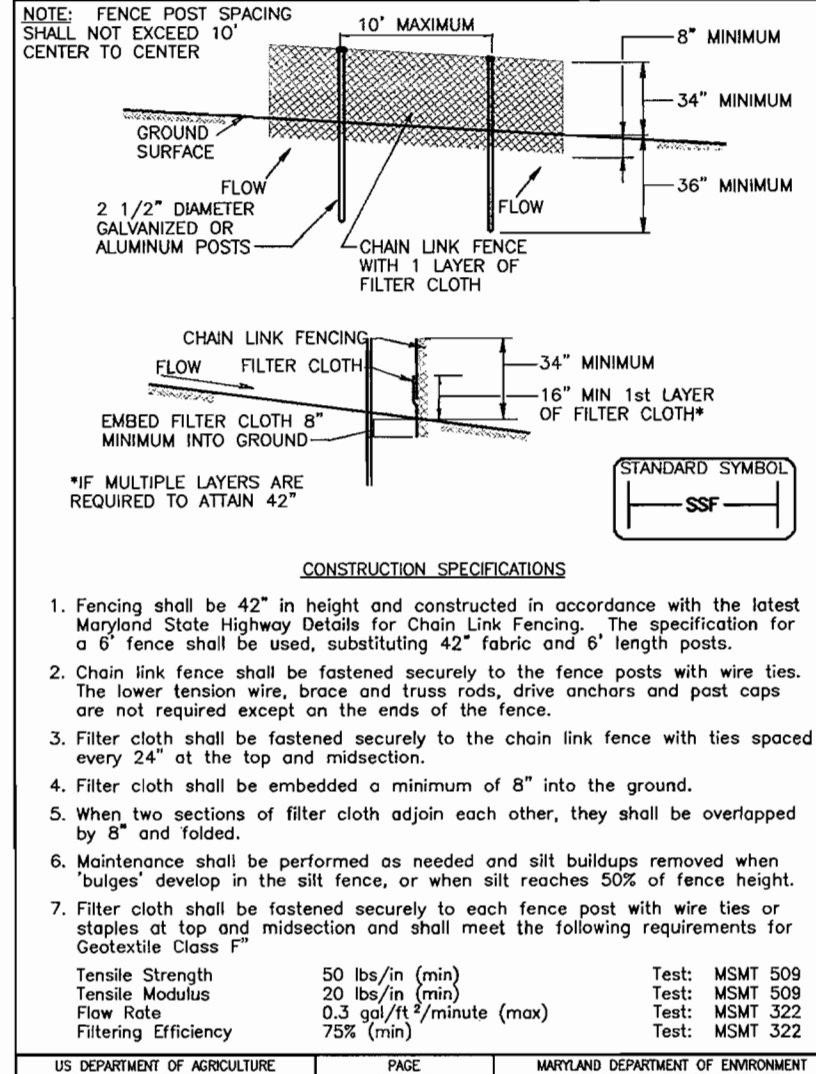
DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



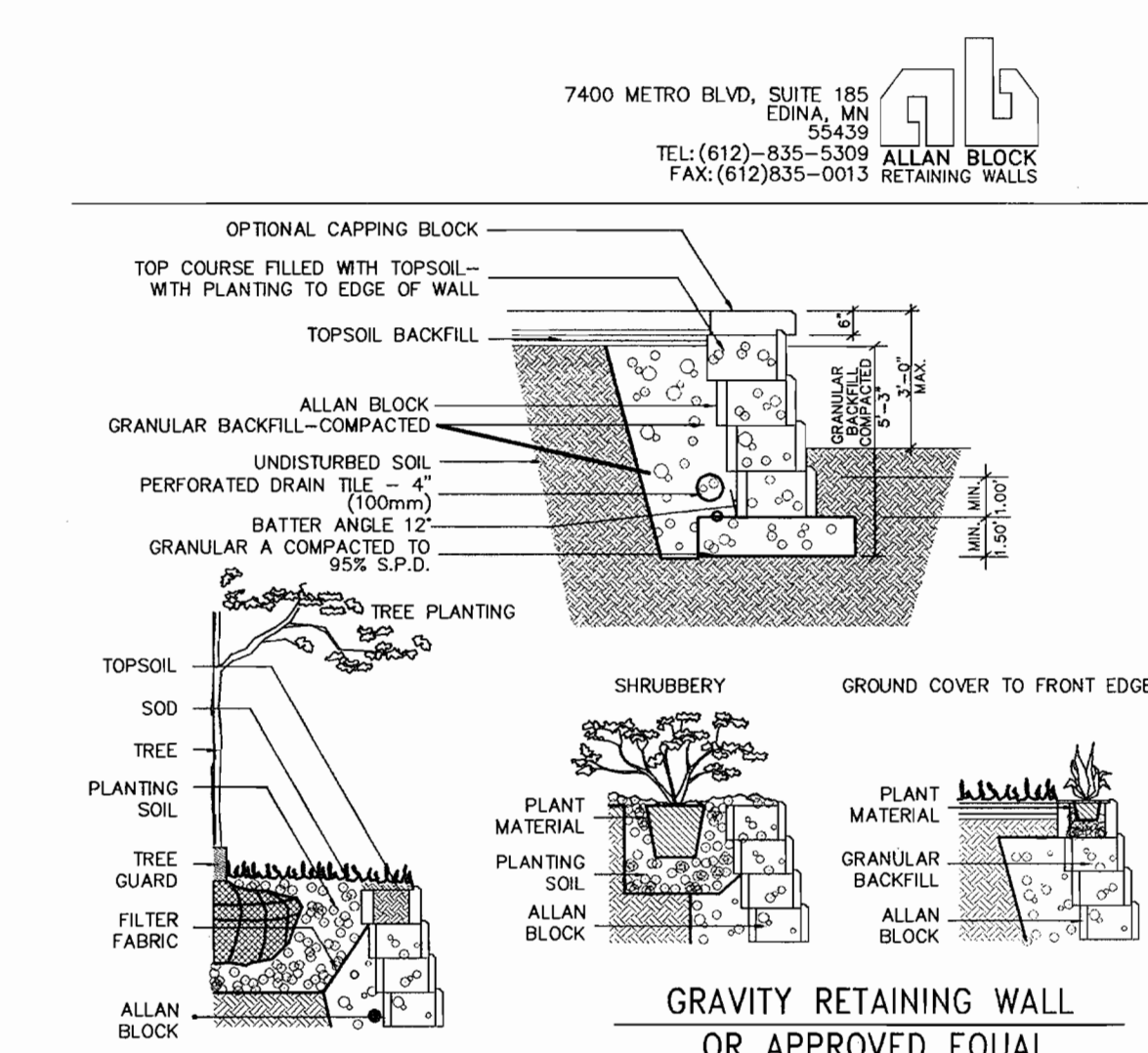
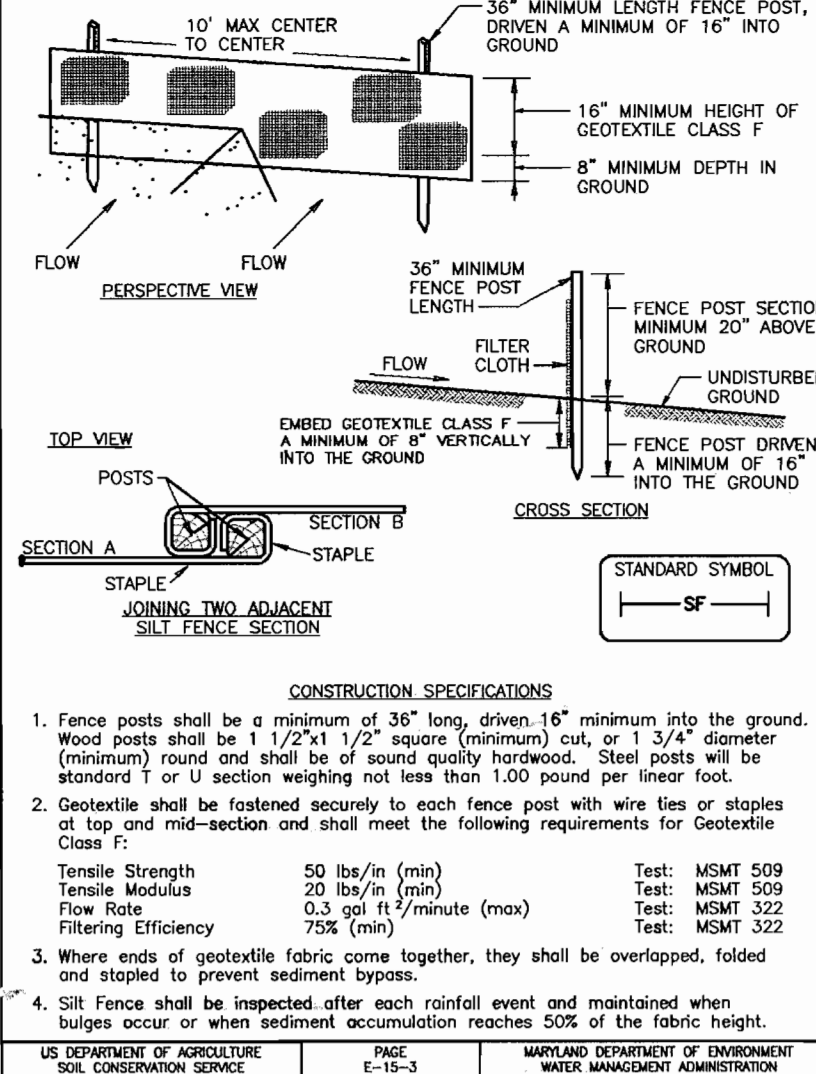
DETAIL 30 - EROSION CONTROL MATTING



DETAIL 33 - SUPER SILT FENCE



DETAIL 22 - SILT FENCE



- 7400 METRO BLVD, SUITE 185
EDINA, MN 55424
TEL: (612)-835-5309
FAX: (612)835-0013
- OPTIONAL CAPPING BLOCK
TOP COURSE FILLED WITH TOPSOIL WITH PLANTING TO EDGE OF WALL
TOPSOIL BACKFILL
GRANULAR BACKFILL - COMPACTED
UNDISTURBED SOIL
PERFORATED DRAIN TILE - 4\"/>

SHRUBBERY
GROUND COVER TO FRONT EDGE
PLANT MATERIAL
GRANULAR BACKFILL
ALLAN BLOCK

SPECIFICATIONS:
1. EXCAVATE AREA TO LINE AND GRADES AS SHOWN ON CONSTRUCTION DRAWINGS
2. SUBGRADE TO BE FIRM AND UNDISTURBED AND COMPACTED TO 95% S.P.D.
3. BASE MATERIAL SHALL BE GRANULAR A COMPACTED TO 95% S.P.D. AND GRADED TO PROVIDE LEVEL HARD SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. MIN. THICKNESS - 6\"/>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&Z)
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature]
 DIRECTOR

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature]
 SIGNATURE OF ENGINEER
 ROBERT H. VOGEL, PE

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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]
 SIGNATURE OF DEVELOPER

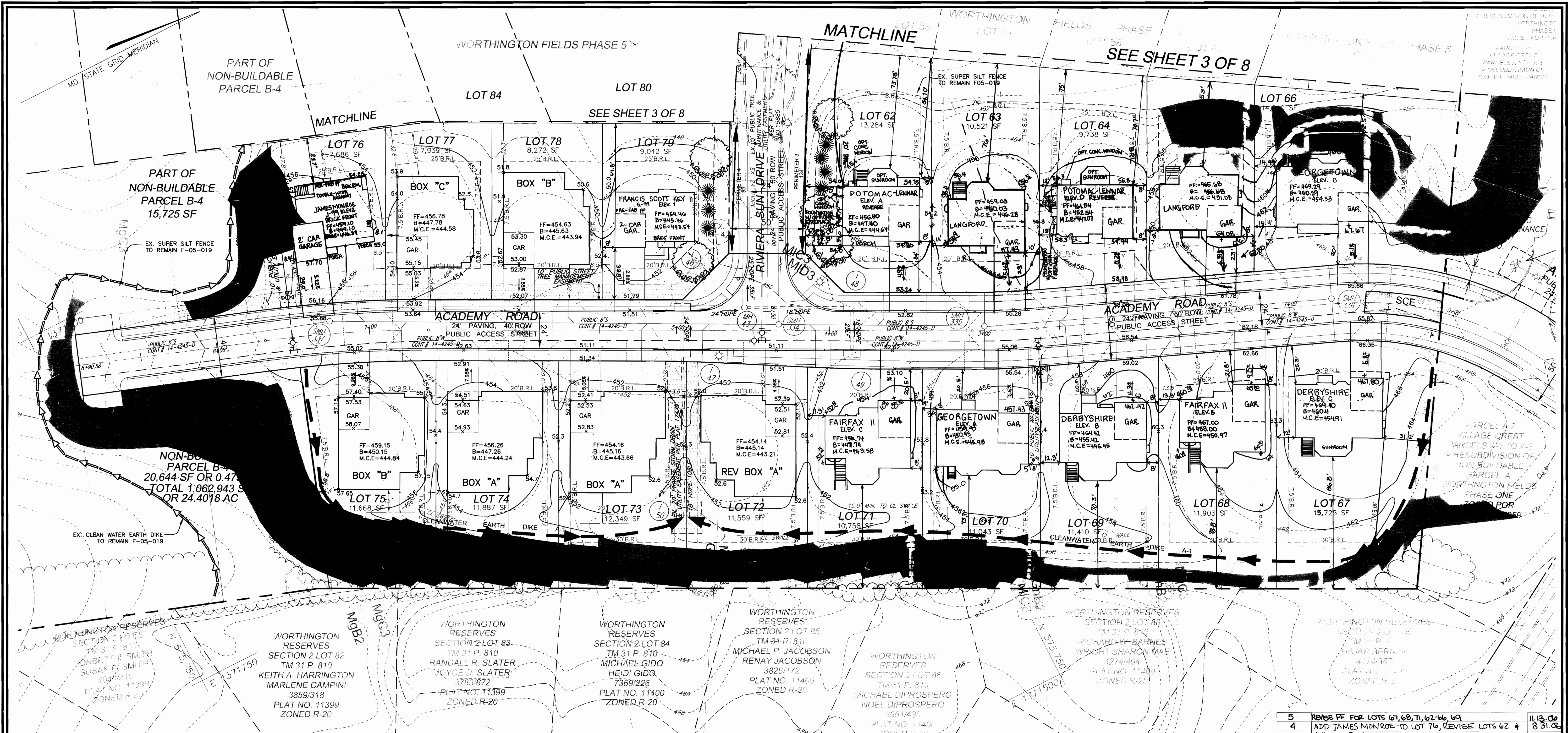
THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 [Signature]
 HOWARD SCD
 DATE

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

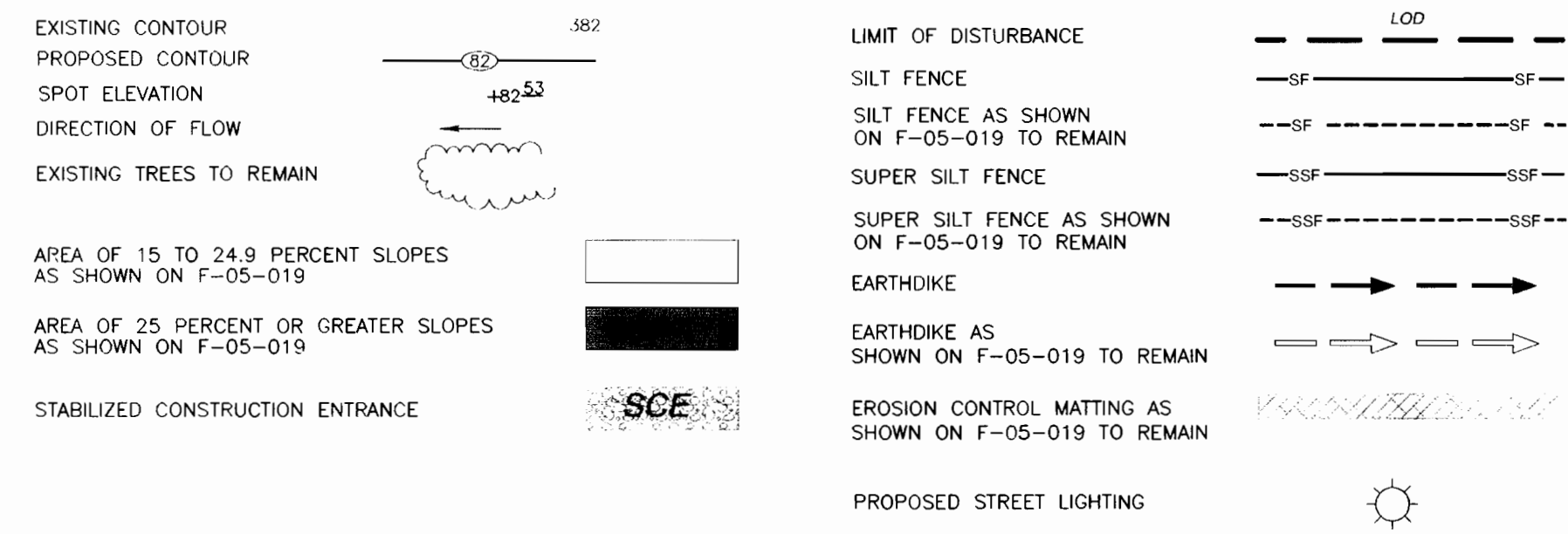
DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: JANUARY 2006
 SCALE: AS SHOWN
 W.O. NO.: 201901.00

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ROBERT H. VOGEL, PE #16193



LEGEND



LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AP	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
Q	12	QUERCUS RUBRA RED OAK	2 1/2" - 3" Cal.	B & B
P	7	PINUS STROBUS EASTERN WHITE PINE	7" - 9" HL.	B & B

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Robert S. Long
DEVELOPER'S/OWNER'S NAME:
Kelly Tomcull
DEVELOPER'S/OWNER'S NAME:

OWNER
PATRIOT HOMES
10211 WINCOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
2ND FLOOR
WOODSTOCK, MARYLAND 21163
(410)465-7200

NO.	REVISION	DATE
5	REVISE FF FOR LOTS 67, 68, 71, 62-66, 69	11/13/06
4	ADD JAMES MONROE TO LOT 70, REVISE LOTS 62 + 64 TO SHOW LENNAR HOMES POTOMAC	8/31/06
3	REVISE FF ELEV LOT 70	8/21/06
2	ADD LANGFORD HOUSE MODEL	6/6/06
1	REVISE HOUSE MODELS LOTS 62-71 AND 79	5/15/06

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98
HOWARD COUNTY, MARYLAND
2ND ELECTION DISTRICT
REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043 TEL: 410.461.7566
FAX: 410.461.8961

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Walter R. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION M.A.S.
DATE: 3/7/06

David ...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/10/06

David ...
DIRECTOR
DATE: 3/14/06

BY THE ENGINEER

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

Robert H. Vogel
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE
DATE: 2/21/06

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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."

Kelly Tomcull
SIGNATURE OF DEVELOPER
DATE: 2-22-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim ...
DATE: 2/27/06

John ...
DATE: 2/27/06

DESIGN BY: RJ
DRAWN BY: RN
CHECKED BY: JCO
DATE: JANUARY 2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00

2 SHEET OF 8

GENERAL NOTES

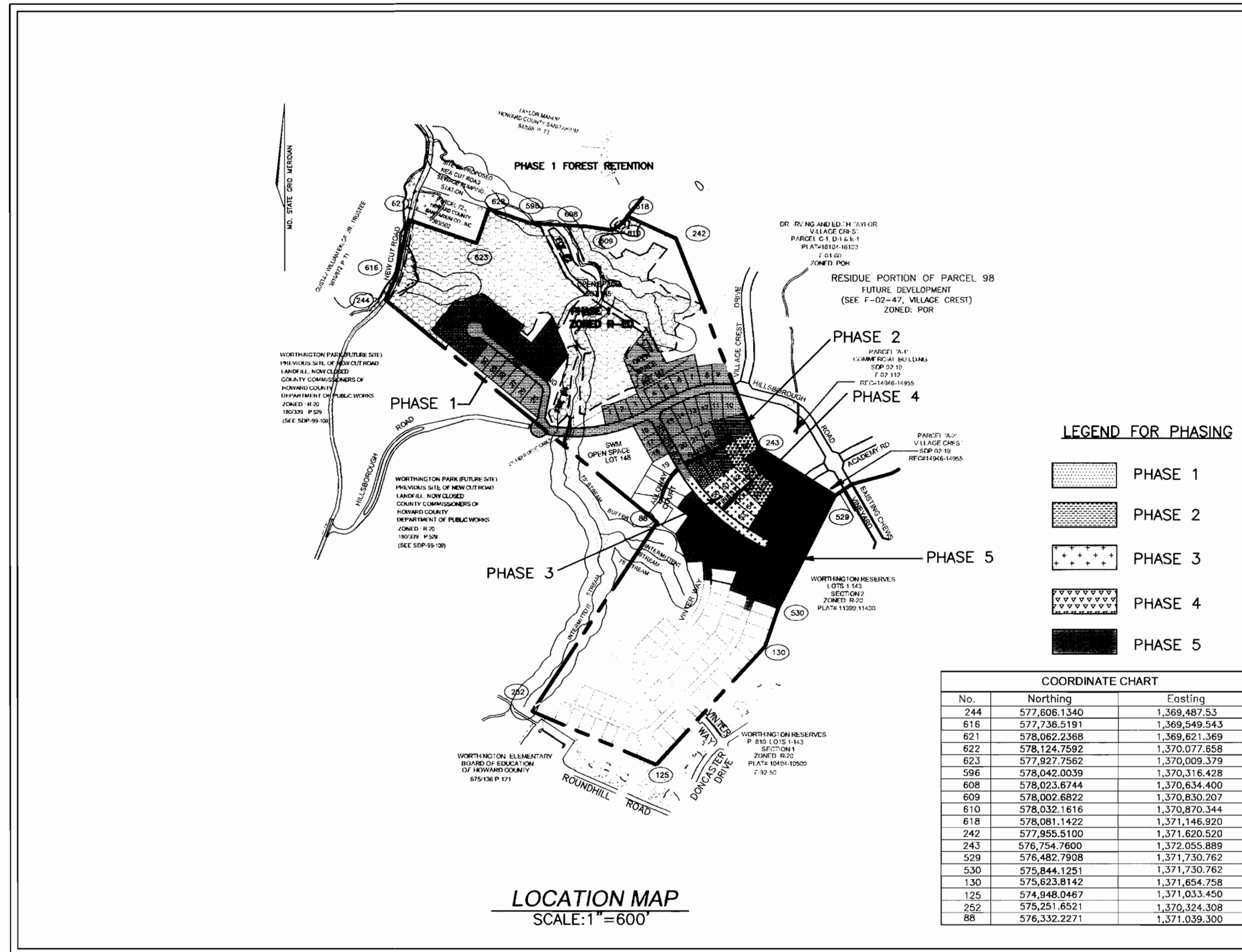
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 AT&T CABLE LOCATION DIVISION: 393-3553
 B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
 B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 871-4620
 STATE HIGHWAY ADMINISTRATION: 531-5533
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2004 COMPREHENSIVE ZONING PLAN.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, INC., DATED NOVEMBER 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC., DATED MARCH 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 3044005R & 3044004R
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT (2-YR & 10-YR) IS PROVIDED UNDER PHASE 1, F-01-60, AS A WET POND. HDPE BEDDING SPECIFICATIONS ARE TO BE AS PER ASTM STANDARDS.
- THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY REIMER, MUEGGE AND ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18. NO WETLAND OR STREAM BUFFERS WILL BE AFFECTED WITH THIS PHASE OF DEVELOPMENT.
- THERE IS NO 10-YR FLOODPLAIN LOCATED WITHIN THIS PHASE.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THE ENTIRE SITE PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995, AND APPROVED UNDER S-98-18.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER 1999. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY A RETENTION EASEMENT OF 20.32 ACRES AS RECORDED ON PLATS #14946-14955 (F-01-60). THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 10.28 ACRES FOR THE ENTIRE SITE WILL BE PROVIDED AT PHASE 6.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 8, 1998, AND APPROVED UNDER S-98-18.
- TYPE "B" LANDSCAPING REQUIREMENTS TO BE PROVIDED FOR AS FOLLOWS:
 LOT 82: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
 LOT 88: 1 SHADE TREE, 2 EVERGREEN TREES (SURETY REQUIRED: \$600.00)
 LOT 62: 3 SHADE TREES, 4 EVERGREEN TREES (SURETY REQUIRED: \$1500.00)
 LOT 79: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
 TOTAL SURETY REQUIRED FOR TYPE "B" LANDSCAPING: \$4200.00 TO BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR PERIMETER LANDSCAPING
- PERIMETER LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE COMPLIED WITH. A FINANCIAL SURETY IN THE AMOUNT OF \$5,000 FOR THE REQUIRED 20 SHADE TREES HAS BEEN BONDED AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-05-019.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$20,400.00 HAS BEEN PAID AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 68 PUBLIC STREET TREES UNDER F-05-019.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROADS IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE. BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999, SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN S-98-19.
 2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT: HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STEEP SLOPES HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
- AS A RESULT OF THIS 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 THIS PRELIMINARY PLAN PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECOME EFFECTIVE ON 01/08/02.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- ALL FILLED AREAS OF EARTHWORK REQUIRE 95% COMPACTION PER AASHTO-180 SPECIFICATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY STD. DETAIL R.6.0.3
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
 B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH 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 ENSURE ALL-WEATHER USE
- 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 REAR YARD SETBACK.
- SIDEWALK ON SOUTH SIDE OF VINTER WAY TO BE PROVIDED UNDER WORTHINGTON FIELDS PHASE 6.

WORTHINGTON FIELDS

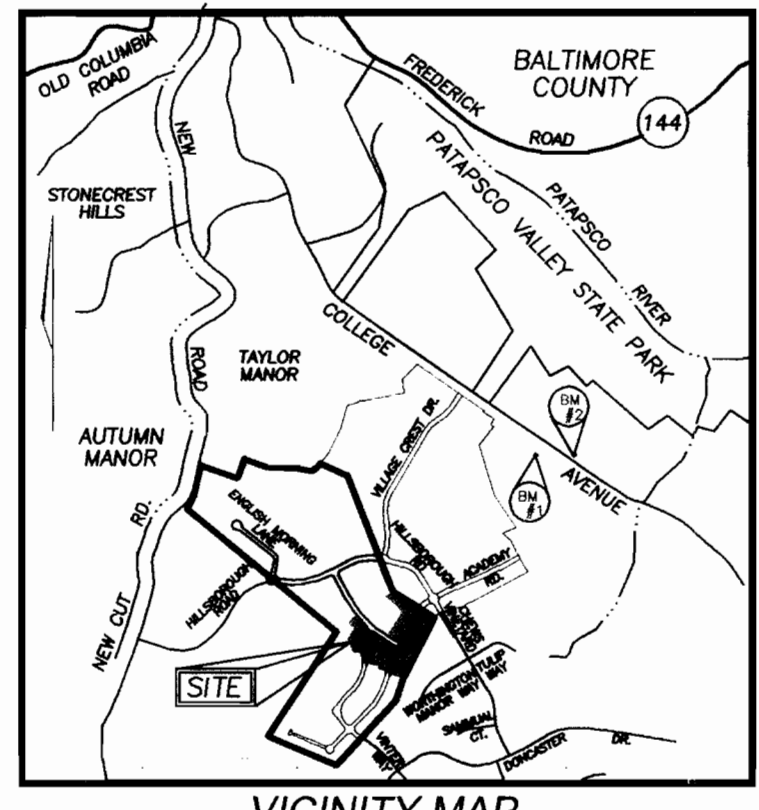
LOT 60 THRU 89

SINGLE FAMILY DETACHED UNITS

HOWARD COUNTY, MARYLAND



COVER SHEET	DESCRIPTION	SHEET NO
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN		1 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN		2 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN		3 OF 8
HOUSE TYPES		4 OF 8
HOUSE TYPES		5 OF 8
HOUSE TYPES		6 OF 8
HOUSE TYPES		7 OF 8
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS		8 OF 8



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION
 BENCHMARK NO. 1: COUNTY CONTROL #3044005R
 3/4" REBAR 0.8' BELOW SURFACE
 N. 578233.92, E. 1373142.33
 ELEV. = 362.575
 BENCHMARK NO. 2: COUNTY CONTROL #3044004R
 3/4" REBAR 0.6' BELOW SURFACE
 N. 578128.03, E. 1373460.71

LOT NO	TYPE	ELEVATION @ MAIN	ELEVATION @ R/W	ELEVATION @ UNIT	M.C.E.
60	4" S.H.C.	434.89	435.10	435.10	438.80
61	4" S.H.C.	434.89	435.16	435.16	439.00
62	4" S.H.C.	440.70	441.16	442.14	444.64
63	4" S.H.C.	442.34	442.74	443.78	446.28
64	4" S.H.C.	443.23	443.68	444.57	447.07
65	4" S.H.C.	447.34	447.80	448.58	451.08
66	4" S.H.C.	450.93	451.33	452.03	454.53
67	4" S.H.C.	450.93	451.53	452.41	454.91
68	4" S.H.C.	447.15	447.75	448.47	450.97
69	4" S.H.C.	440.80	441.41	443.95	446.45
70	4" S.H.C.	442.34	442.94	443.48	445.98
71	4" S.H.C.	439.84	440.44	441.00	443.58
72	4" S.H.C.	439.55	440.08	440.71	443.21
73	4" S.H.C.	440.00	440.52	441.16	443.66
74	4" S.H.C.	440.58	441.11	441.74	444.24
75	4" S.H.C.	441.16	441.70	442.34	444.84
76	4" S.H.C.	441.39	441.70	443.89	446.39
77	4" S.H.C.	441.00	441.33	442.08	444.58
78	4" S.H.C.	440.36	440.70	441.44	443.94
79	4" S.H.C.	438.59	438.93	439.20	443.54
80	4" S.H.C.	435.36	436.08	436.05	439.90
81	4" S.H.C.	432.77	433.36	433.36	437.40
82	4" S.H.C.	429.31	430.03	428.87	432.80
83	4" S.H.C.	437.00	437.57	438.20	439.40
84	4" S.H.C.	440.86	441.43	442.36	443.86
85	4" S.H.C.	435.53	435.75	437.28	439.78
86	4" S.H.C.	432.02	432.36	434.72	437.22
87	4" S.H.C.	431.17	431.47	432.25	433.33
88	4" S.H.C.	423.25	423.83	423.82	427.70
89	4" S.H.C.	420.38	421.09	420.95	424.90

WATER AND SEWER CONTRACT NUMBER: 14-4245-D

LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
60	8017 FINEST HOUR COURT	75	8339 ACADEMY ROAD
61	8016 FINEST HOUR COURT	76	8342 ACADEMY ROAD
62	8324 ACADEMY ROAD	77	8338 ACADEMY ROAD
63	8320 ACADEMY ROAD	78	8334 ACADEMY ROAD
64	8316 ACADEMY ROAD	79	8330 ACADEMY ROAD
65	8312 ACADEMY ROAD	80	4338 RIVIERA SUN DRIVE
66	8308 ACADEMY ROAD	81	4334 RIVIERA SUN DRIVE
67	8307 ACADEMY ROAD	82	4330 RIVIERA SUN DRIVE
68	8311 ACADEMY ROAD	83	4554 VINTER WAY
69	8315 ACADEMY ROAD	84	4550 VINTER WAY
70	8319 ACADEMY ROAD	85	4547 VINTER WAY
71	8323 ACADEMY ROAD	86	4551 VINTER WAY
72	8327 ACADEMY ROAD	87	4555 VINTER WAY
73	8331 ACADEMY ROAD	88	4326 RIVIERA SUN DRIVE
74	8335 ACADEMY ROAD	89	4322 RIVIERA SUN DRIVE

SITE ANALYSIS DATA CHART

TOTAL AREA OF SITE:	83.5409 AC.
AREA OF PLAN SUBMISSION:	8.67 AC.
PRESENT ZONING:	R-ED
LIMIT OF DISTURBANCE: (PHASE 5)	6.86 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS
OPEN SPACE TABULATION:	0.00 AC.
LOCATION: TAX MAP 25 GRID 20, TAX MAP 31 GRID 2, PARCEL P/O '98'	
ZONING:	R-ED
DEED REFERENCE:	5611/318
DPZ REFERENCES:	S-98-18, PB-336 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-07 (PHASE 4), P-04-012, F-05-019 (PHASE 5)
NUMBER OF UNITS ALLOWED	30 DU UNITS
NUMBER OF UNITS PROPOSED	30 DU UNITS

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

PERMIT INFORMATION CHART					
PROJECT NAME	SECTION/AREA	LOT/PARCEL			
WORTHINGTON FIELDS	PHASE 5	60-89			
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST	CENSUS TR
17478	2	R-ED	25	2ND	6028.00
WATER CODE: G-01		SEWER CODE: 1253100			

NO.	REVISION	DATE
7	REVISE FF ELEVATIONS FOR LOTS 67, 68, 71, 62-64, 69	11-13-00
6	REVISE FF ELEVATIONS AND GRADING LOTS 85, 4, 80	10-18-00
4	ADD JAMES MONROE TO LOT 76, REVISE LOTS 62 & 64 TO SHOW LENNAR HOMES POTOMAC	8-29-00
3	REVISE FF ELEV LOT 70	8-21-00

COVER SHEET
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL P/O '98'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410-461-7666
 ELLICOTT CITY, MD 21043 FAX: 410-461-8961

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: OCTOBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

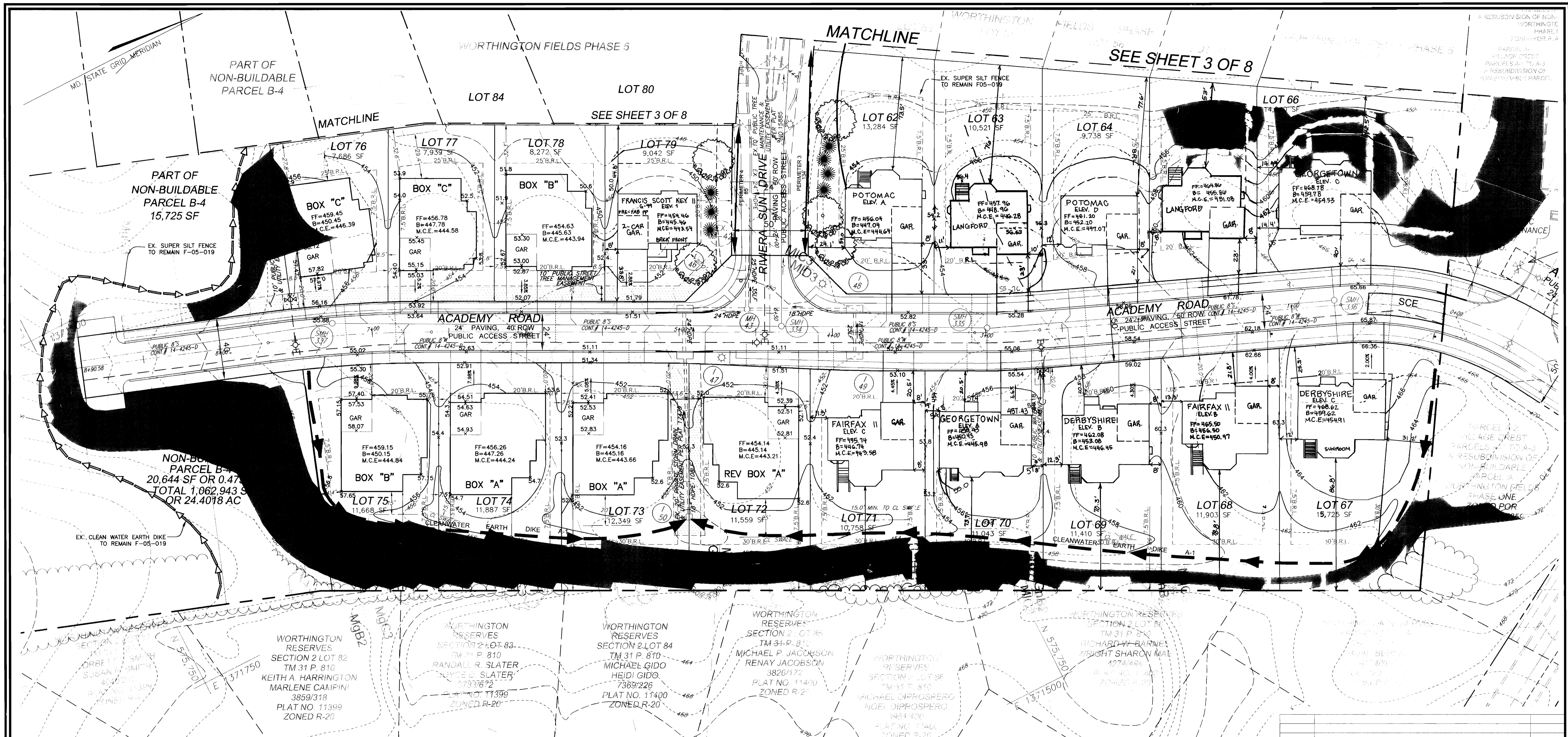
1 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/7/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION (MAD) DATE

[Signature] 3/10/06
 CHIEF, DIVISION OF LAND DEVELOPMENT (MAD) DATE

[Signature] 3/14/06
 DIRECTOR DATE



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- EARTHDIKE
- EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN
- EROSION CONTROL MATTING AS SHOWN ON F-05-019 TO REMAIN
- PROPOSED STREET LIGHTING
- PROPOSED STREET TREE UNDER F-05-019
- LANDSCAPING AS SHOWN ON F-05-019
- EVERGREEN
- SHADE TREE
- PROPOSED PERIMETER LANDSCAPING PER F-05-019

PLAN

SCALE: 1" = 30'

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Cal.	B & B
	12	QUERCUS RUBRA RED OAK	2 1/2" - 3" Cal.	B & B
	7	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Robert S. Vogal
DEVELOPER'S/OWNER'S NAME:

Kelly Tomcalk
DEVELOPER'S/OWNER'S NAME:

NOTE: *20' FRONT B.R.L. PER CURRENT ZONING REGULATIONS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Deane
CHIEF, DEVELOPMENT ENGINEERING DIVISION MMS
DATE: 3/7/06
David H. Leight
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 3/10/06
David H. Leight
DIRECTOR
DATE: 3/14/06

BY THE ENGINEER

I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert H. Vogal
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE
DATE: 2/21/06

BY THE DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Robert S. Vogal
SIGNATURE OF DEVELOPER
DATE: 2-22-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Murray 2/27/06
USDA - NATURAL RESOURCE CONSERVATION SERVICE
DATE
Jim K. Blunt 2/27/06
DATE
HOWARD SCD

OWNER
PATRIOT HOMES
10211 WINCOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

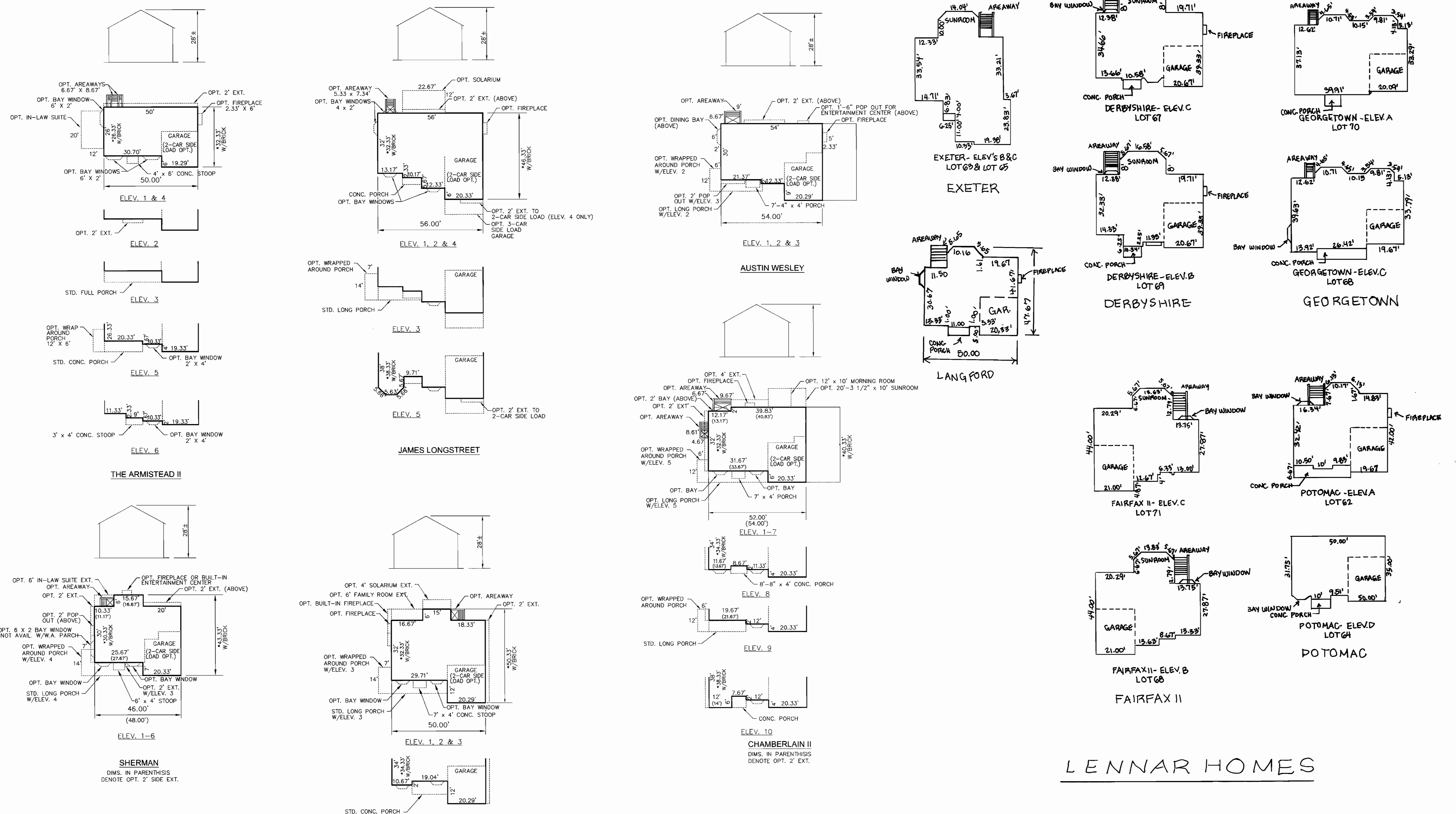
DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
2ND FLOOR
WOODSTOCK, MARYLAND 21163
(410)465-7200

3	REVISE FF ELEV LOT 70	8.21.06
2	ADD LANGFORD HOUSE MODEL	6/6/06
1	REVISE HOUSE MODELS LOTS 62-71 AND 79	5/15/06
NO.	REVISION	DATE

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS
TAX MAP 25 BLOCK 20 PARCEL P/O '98
TAX MAP 31 BLOCK 20 PARCEL P/O '98
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-98-18, PB-366 (APP. 8/16/98), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043 FAX: 410.461.7656

DESIGN BY: RJ
DRAWN BY: RN
CHECKED BY: JCO
DATE: JANUARY 2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00
2 SHEET OF 8



DORSEY FAMILY HOMES

LENNAR HOMES

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

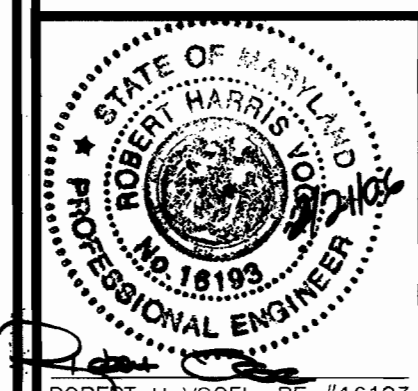
OWNER
 PATRIOT HOMES
 10211 WINGOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522
 DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
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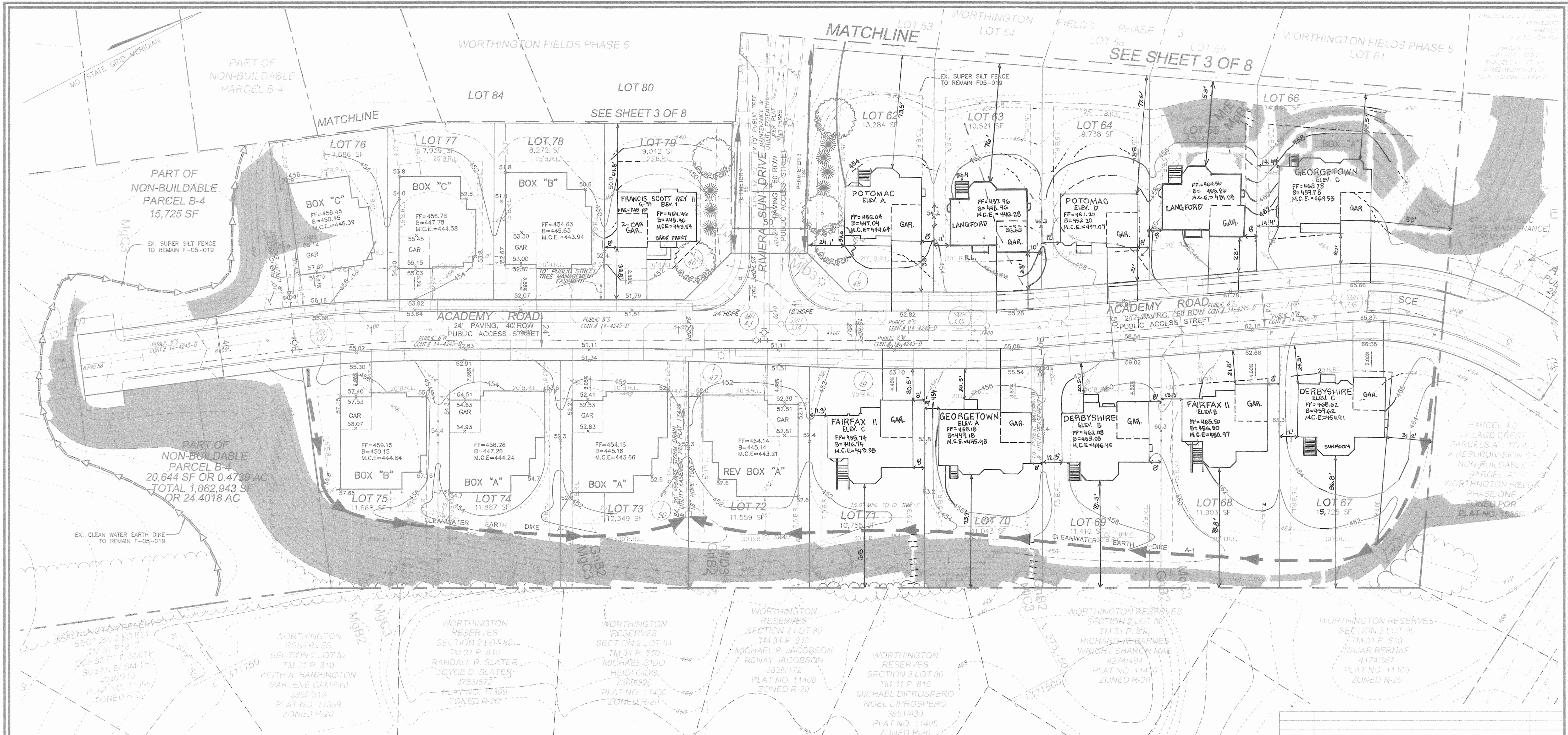
2	ADD LANGFORD HOUSE MODEL	6.0.00
1	ADD LENNAR HOUSE MODELS	5/15/06
NO.	REVISION	DATE

HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS
 TAX MAP 25 BLOCK 20 PARCEL P/O '98'
 TAX MAP 31 BLOCK 20 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), F-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

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

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: SEPTEMBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019
- AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT FENCE
- SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- SUPER SILT FENCE
- SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
- EARTHDIKE
- EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN
- EROSION CONTROL MATTING AS SHOWN ON F-05-019 TO REMAIN
- PROPOSED STREET LIGHTING
- LANDSCAPING AS SHOWN ON F-05-019
- PROPOSED PERIMETER LANDSCAPING PER F-05-019
- EVERGREEN
- SHADE TREE

PLAN
SCALE: 1" = 30'

NOTE: *20' FRONT B.R.L. PER CURRENT ZONING REGULATIONS

LANDSCAPE SCHEDULE					
KEY	QUAN.	BOTANICAL NAME	SIZE	REML.	
Ar	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B	
Q	12	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B	
P	7	PINUS STROBUS EASTERN WHITE PINE	7' - 9' HI.	B & B	

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: *Robert S. Long*
 DEVELOPER'S/OWNER'S NAME: *Kelly Tomassello*

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR, MARYLAND 21163
 (410)465-7200

NO.	REVISION	DATE
2	ADD LANDSCAPE MODEL	6/16/06
1	REVISE HOUSE MODELS LOTS 62-71 AND 79	5/15/06

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS
 TAX MAP 25 BLOCK 20
 TAX MAP 31 BLOCK 2
 2ND ELECTION DISTRICT
 REF: S-95-18, PB-366 (APP. 6/16/99), P-02-07, F-01-90 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

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

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: JANUARY 2006
 SCALE: AS SHOWN
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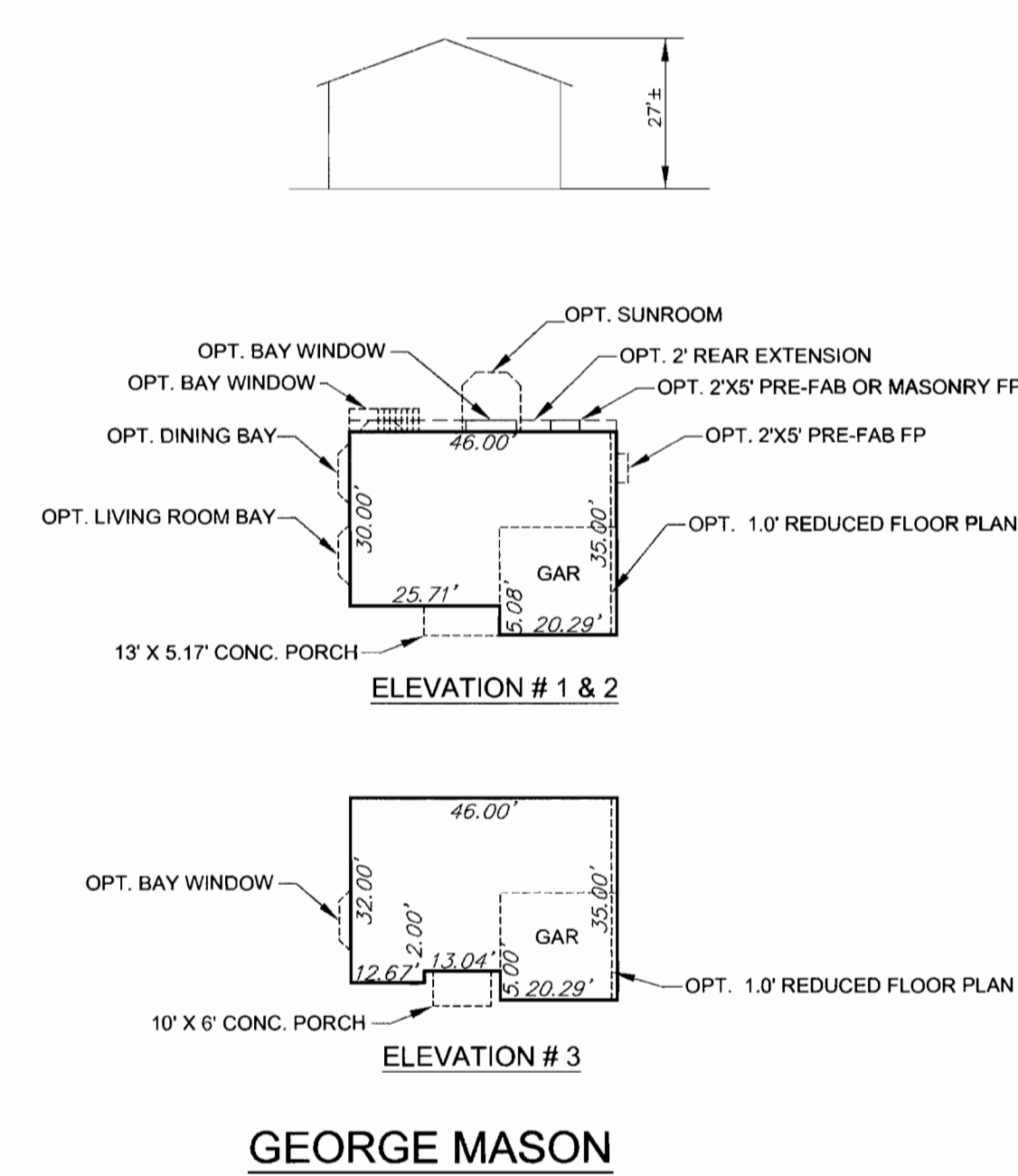
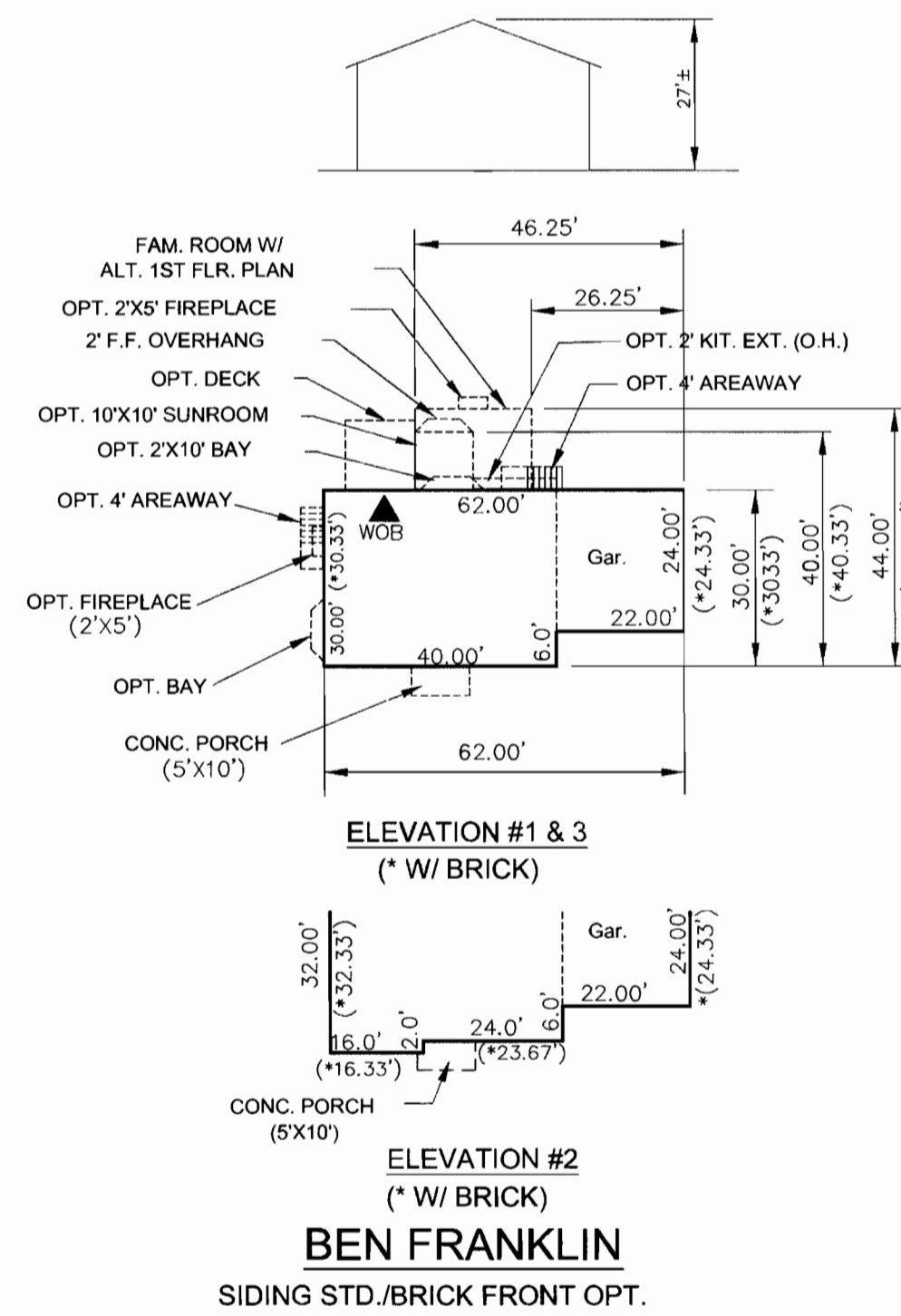
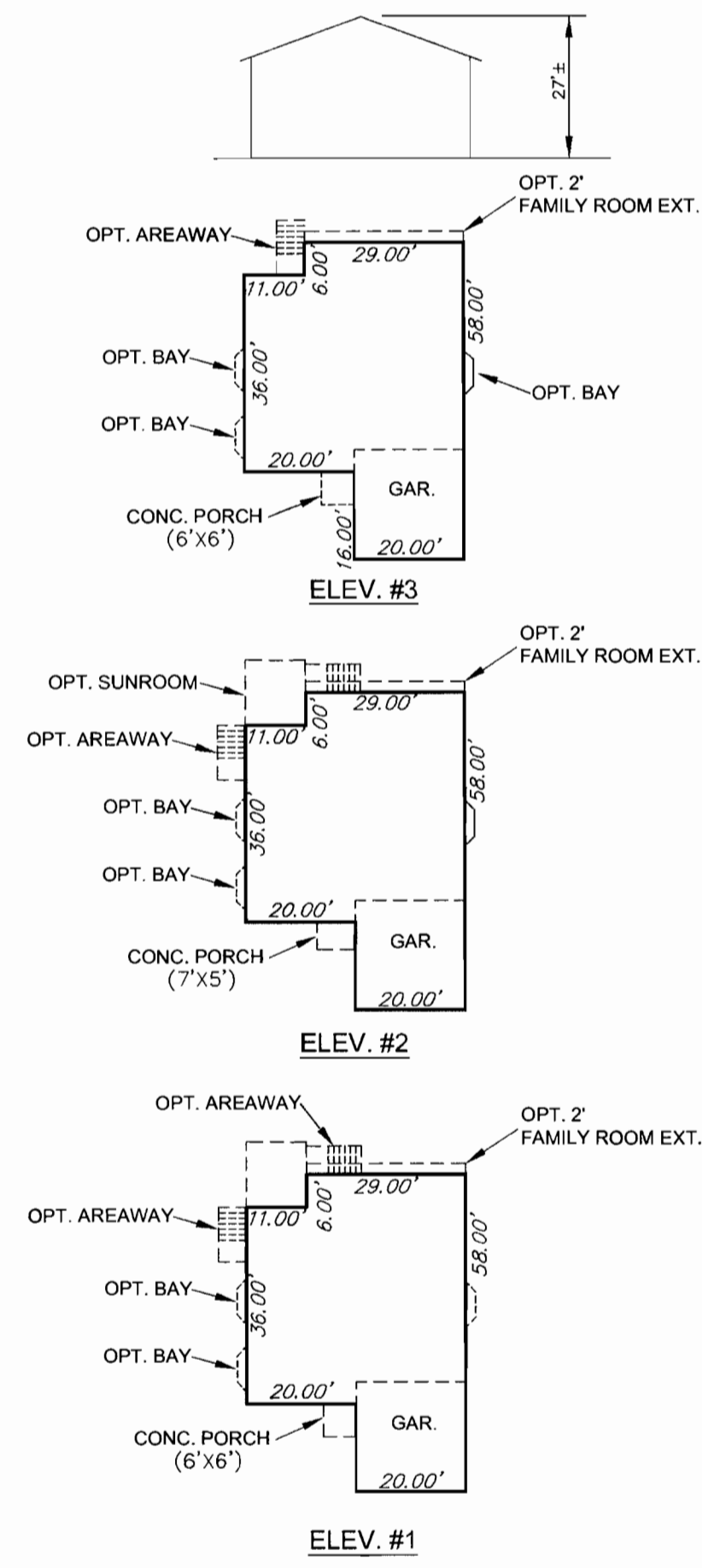
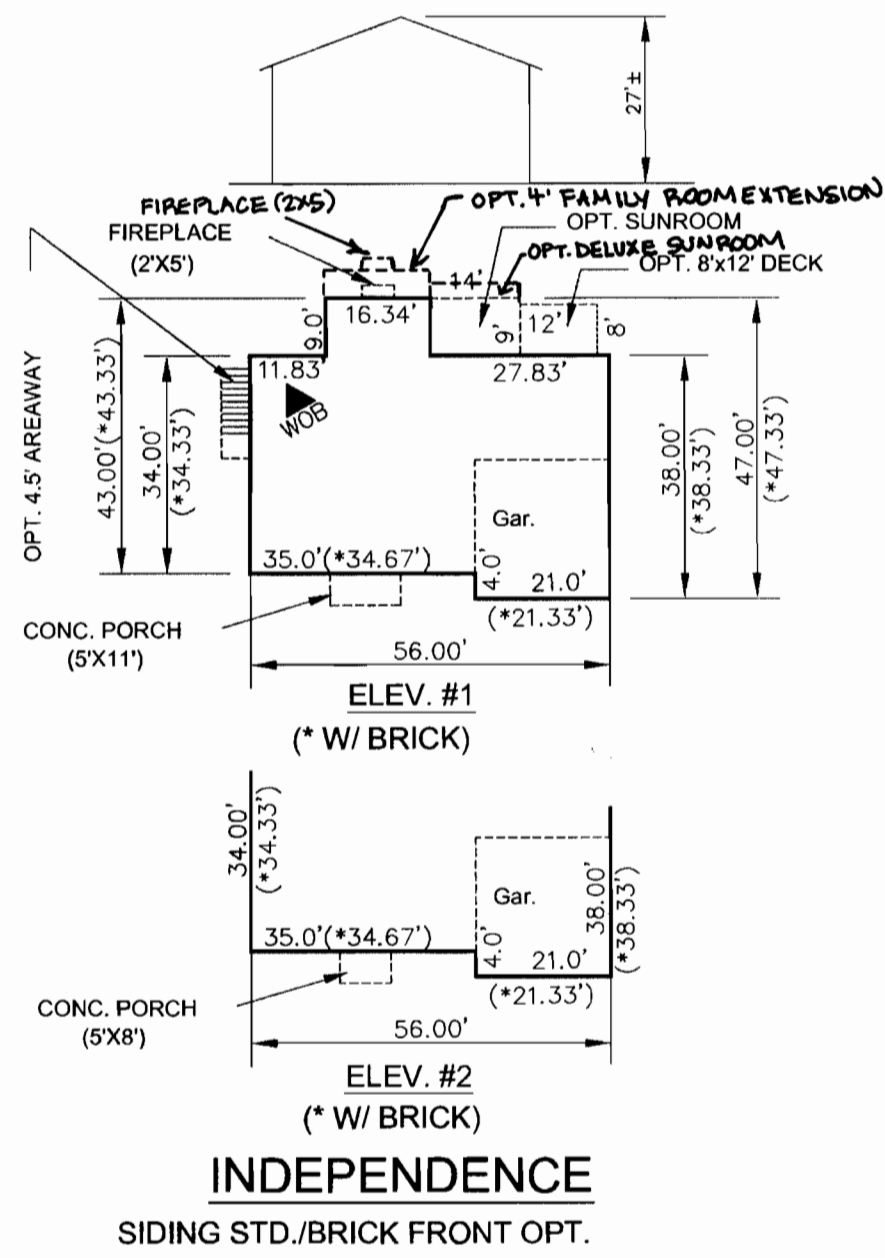
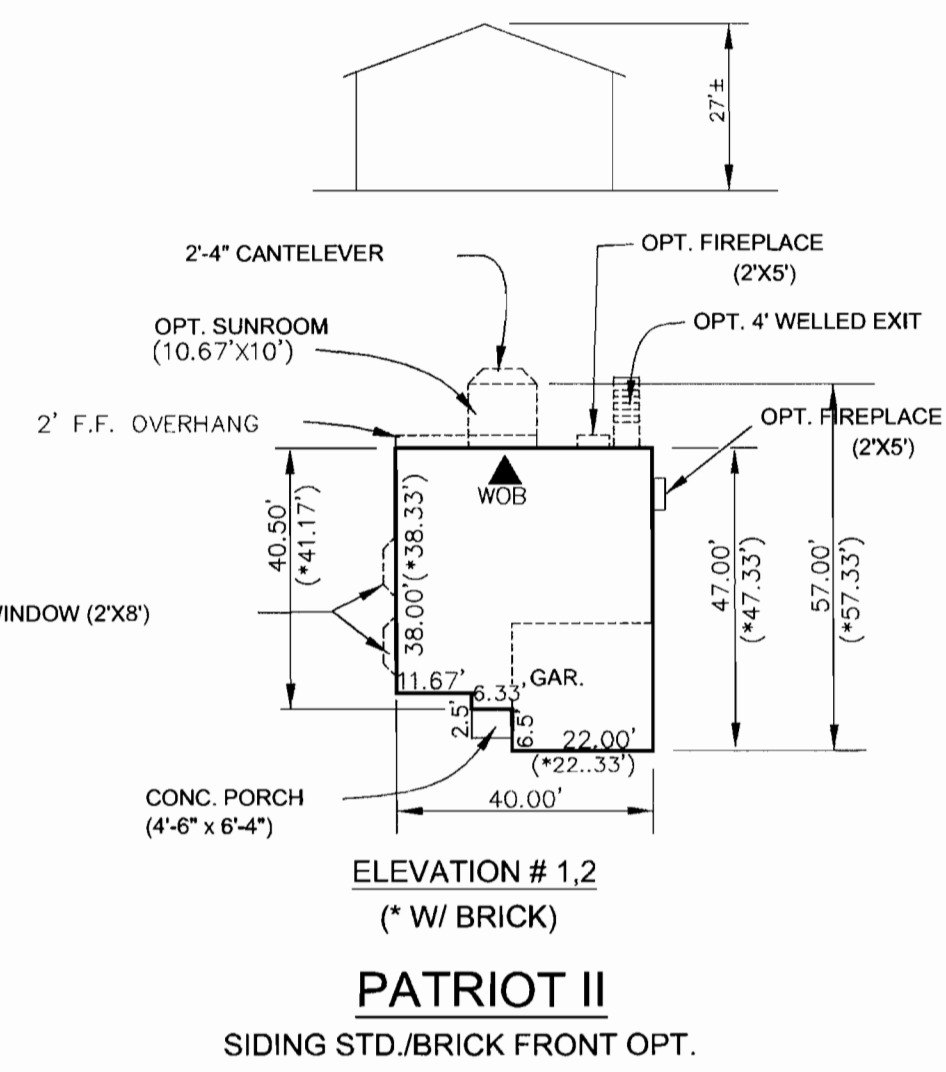
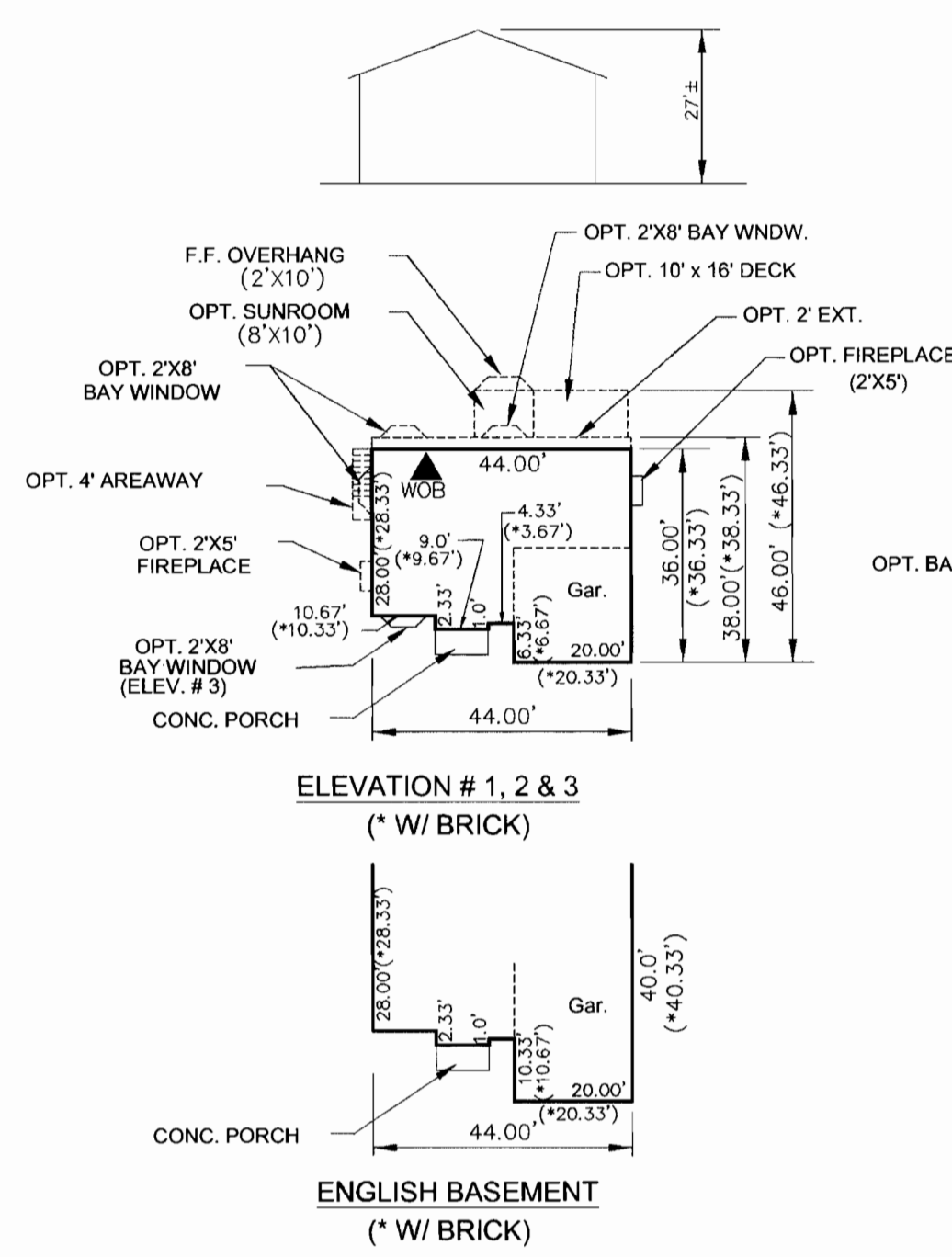
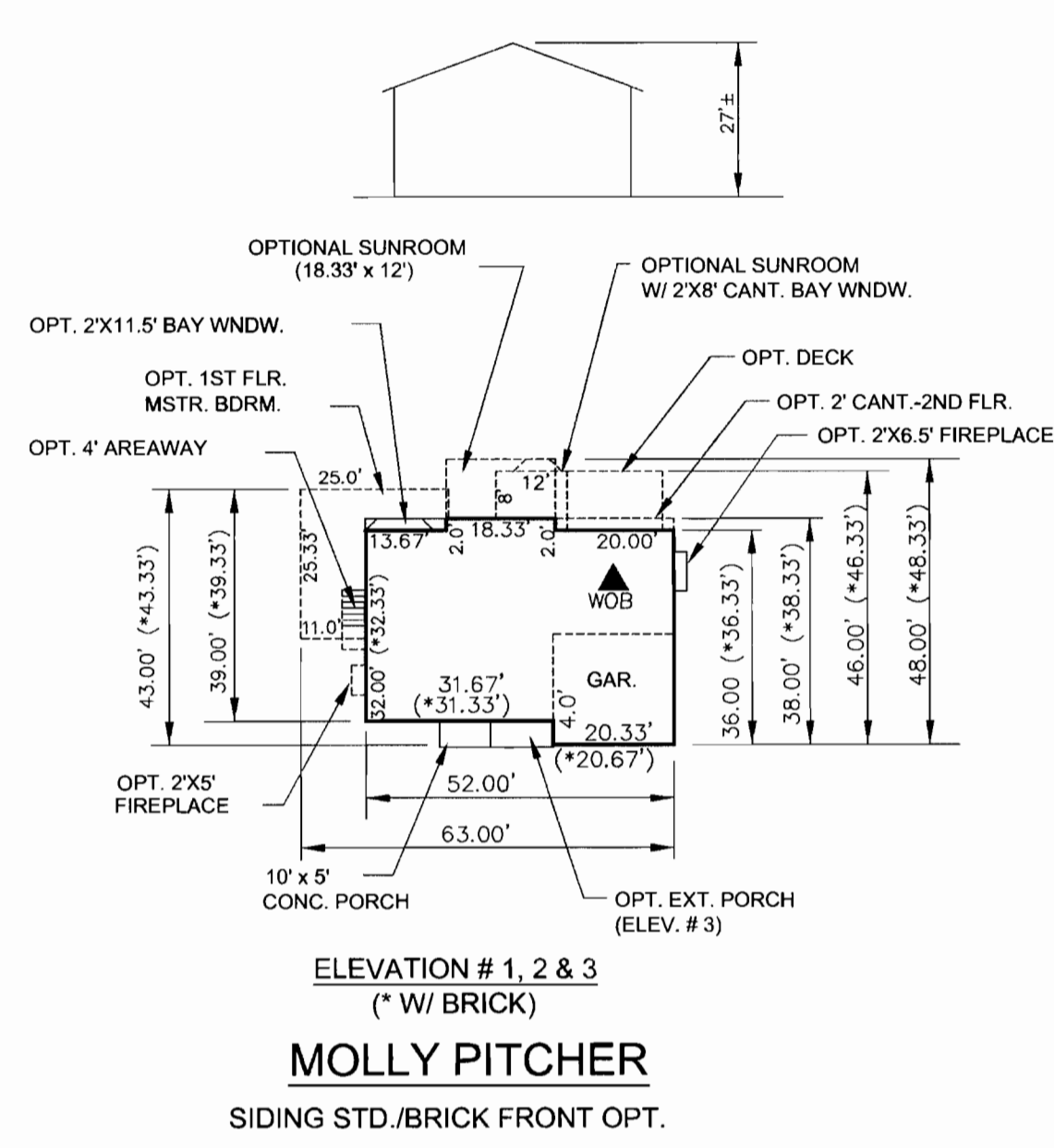
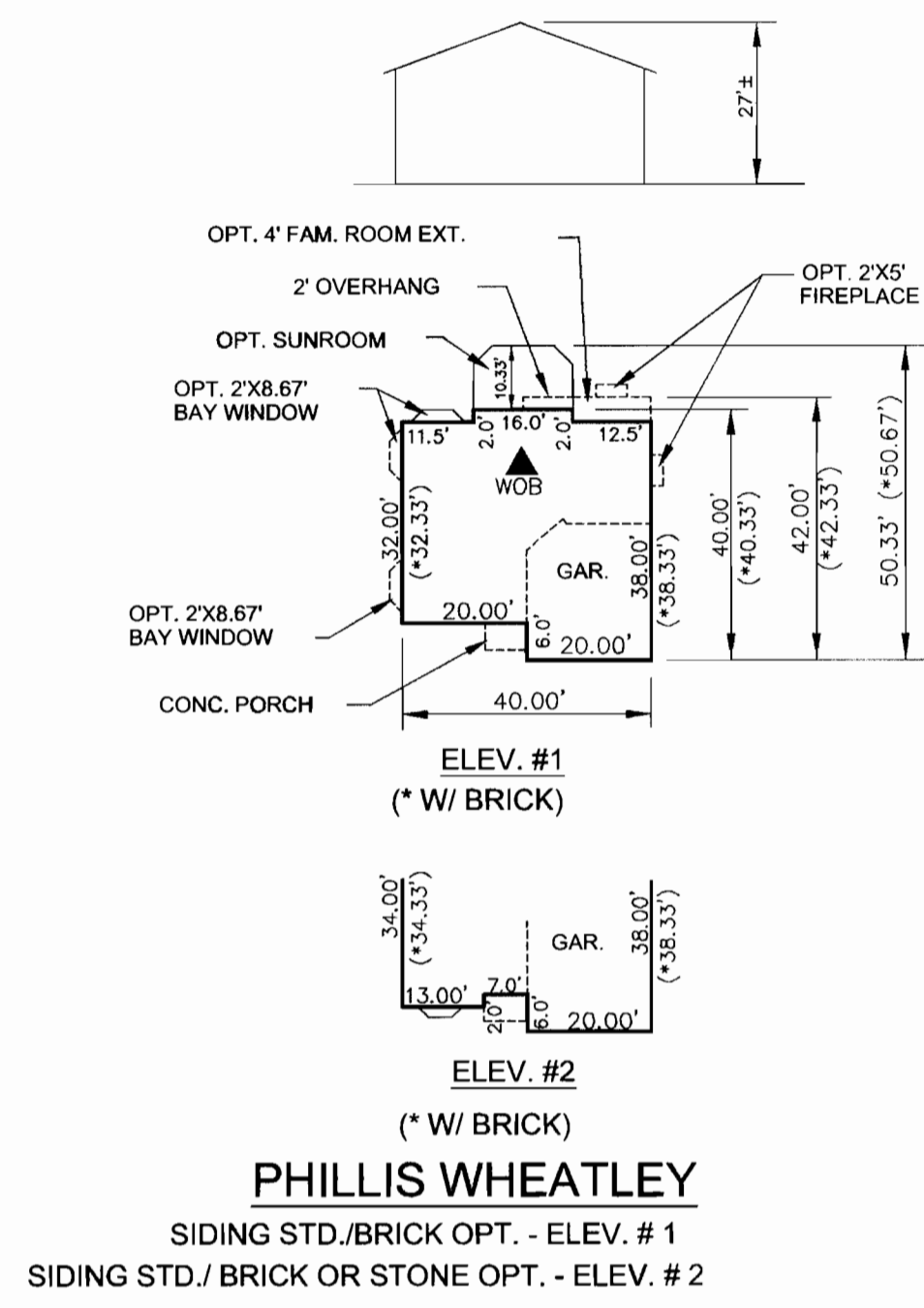
2 SHEET OF 8

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

BY THE ENGINEER
 I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer: Robert H. Vogel, PE
 Date: 2/21/06

BY THE DEVELOPER
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Developer: Kelly Tomassello
 Date: 2-22-06

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 Signature: Jim Myer
 Date: 2/27/06
 HOWARD SCD



PATRIOT HOMES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 3/7/06 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* 3/10/06 DATE
 DIRECTOR *[Signature]* 3/19/06 DATE

OWNER
 PATRIOT HOMES
 10211 WINGPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522
 DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

1.	ADD DEWYE SUNROOM TO INDEPENDENCE MODEL	5/16/06
NO.	REVISION	DATE

HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS
 TAX MAP 25 BLOCK 20 PARCEL P/O '98
 TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

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

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: SEPTEMBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00
 5 SHEET OF 8

LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
	5	ACER RUBRUM "OCTOBER GLORY" OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	B & B
	3	QUERCUS RUBRA RED OAK	2 1/2"-3" Cal.	B & B
	12	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT MAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDSCAPE PLANTING SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS.
 - TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BEGINNING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE BUILDER'S GRADING PERMIT AGREEMENT IN THE AMOUNT OF \$4,000.00 FOR THE REQUIRED 8 SHADE TREES AND 12 EVERGREEN TREES.

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	LANDSCAPE EDGE			
		LOT 62	LOT 63	LOT 64	LOT 65
LANDSCAPE TYPE					
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		104 LF	50 LF	134 LF	85 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	No	No
CREDIT FOR WALL, FENCE OR BEAM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	PER F-05-019	No	No	No	No
NUMBER OF PLANTS REQUIRED					
SHADE TREES		150	150	150	150
EVERGREEN TREES		140	140	140	140
NUMBER OF PLANTS PROVIDED					
SHADE TREES		2	1	3	2
EVERGREEN TREES		3	2	4	3
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTIONS BELOW IF NEEDED)					
LANDSCAPE SURETY AMOUNTS FOR EACH INDIVIDUAL LOT		\$1,050.00	\$600.00	\$1,500.00	\$1,050.00



ON-BUILDABLE PARCEL B-4 LEGEND

EXISTING CONTOUR: 382
 PROPOSED CONTOUR: 482.53
 SPOT ELEVATION: 482.53
 DIRECTION OF FLOW:
 EXISTING TREES TO REMAIN:

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019:
 AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019:
 STABILIZED CONSTRUCTION ENTRANCE: SCE

LIMIT OF DISTURBANCE: LOD
 SILT FENCE: SF
 SILT FENCE AS SHOWN ON F-05-019 TO REMAIN: SF
 SUPER SILT FENCE: SSF
 SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN: SSF
 EARTHDIKE: ED
 EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN: ED
 EROSION CONTROL MATTING AS SHOWN ON F-05-019 TO REMAIN:

LANDSCAPING AS SHOWN ON F-05-019:

PROPOSED STREET LIGHTING:

PROPOSED STREET TREE UNDER F-05-019:

MATCHLINE - SEE SHEET 2 OF 8

LOT 62
LOT 63
LOT 64
LOT 65
LOT 66

SCALE: 1" = 30'

NOTE: *20' FRONT B.R.L. PER CURRENT ZONING REGULATIONS

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION (MJC) 3/7/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT (MJC) 3/10/06 DATE

DIRECTOR 3/15/06 DATE

BY THE ENGINEER

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

SIGNATURE OF ENGINEER ROBERT H. VOGEL, PE 3/21/06 DATE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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 C. RALSTON 2/27/06 DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

JOHN C. RALSTON 2/27/06 DATE

HOWARD SCD

NO.	REVISION	DATE
6	REVISE FF ELEVATIONS AND GRADING FOR LOTS 65 AND 66	10/18/06
6	REVISE HOUSE LOCATION & GRADING FOR LOT 60	6/11/06

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: JANUARY 2006
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

3 SHEET OF 8

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ROBERT H. VOGEL, PE #16193

GENERAL NOTES

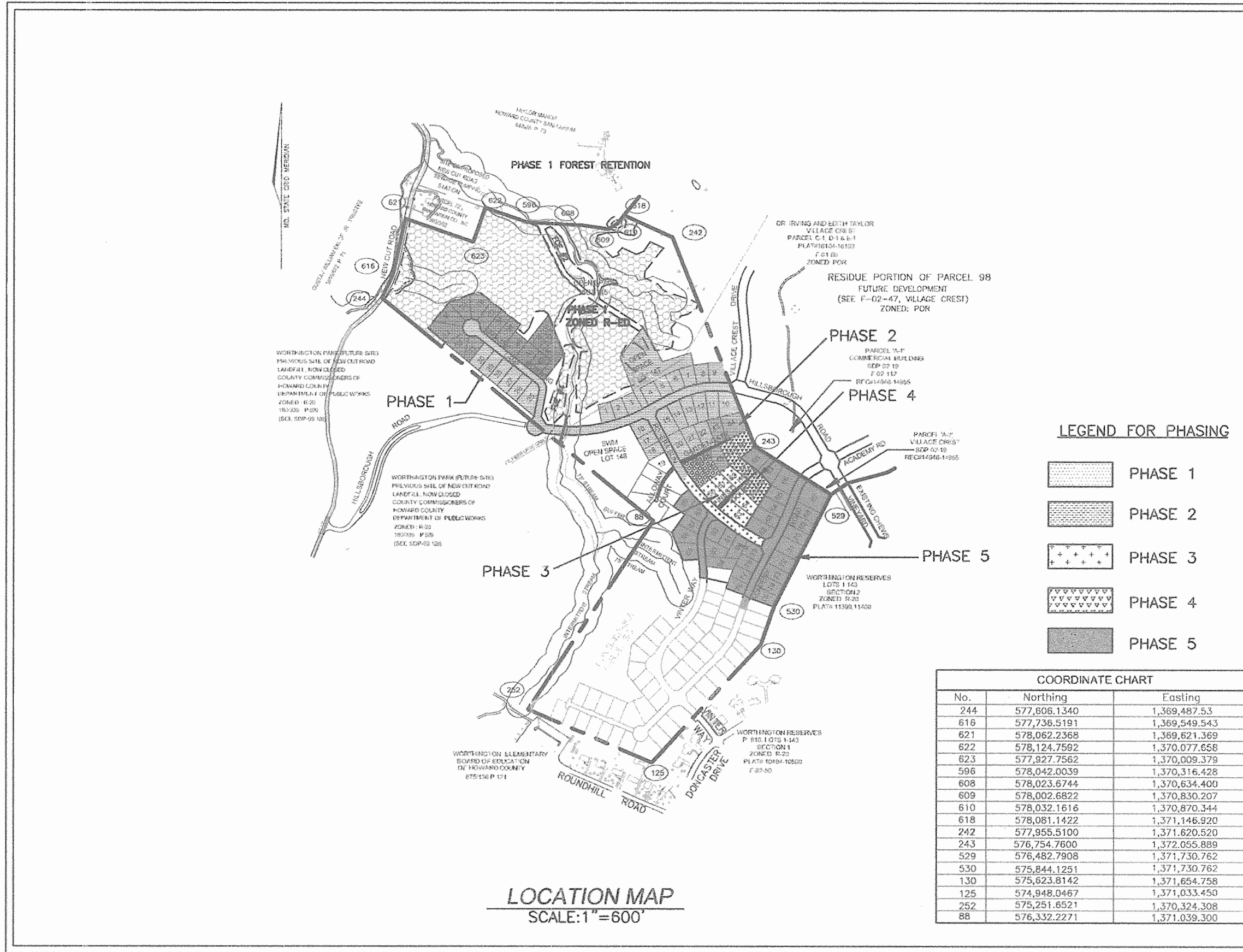
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
AT&T CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4820
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620
STATE HIGHWAY ADMINISTRATION: 531-5533
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2004 COMPREHENSIVE ZONING PLAN.
- 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 THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES, INC., DATED NOVEMBER 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC., DATED MARCH 1995.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS: 3044005R & 3044004R
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT (2-YR & 10-YR) IS PROVIDED UNDER PHASE 1, F-01-60, AS A WET POND.
HOPE BEDDING SPECIFICATIONS ARE TO BE AS PER ASTM STANDARDS.
- THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PHASE BASED ON A WETLANDS REPORT PREPARED BY REIMER, MUEGGLE AND ASSOCIATES, DATED SEPTEMBER 25, 1998, AND APPROVED UNDER S-98-18. NO WETLAND OR STREAM BUFFERS WILL BE AFFECTED WITH THIS PHASE OF DEVELOPMENT.
- THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THIS PHASE.
- A FOREST STAND DELINEATION PLAN WAS PREPARED FOR THE ENTIRE SITE PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995, AND APPROVED UNDER S-98-18.
- FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH, INC., DATED OCTOBER 1999. FOREST CONSERVATION OBLIGATIONS HAVE BEEN MET BY A RETENTION EASEMENT OF 20.32 ACRES AS RECORDED ON PLATS #14946-14955 (F-01-60). THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 10.28 ACRES FOR THE ENTIRE SITE WILL BE PROVIDED AT PHASE 6.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 8, 1998, AND APPROVED UNDER S-98-18.
- TYPE "B" LANDSCAPING REQUIREMENTS TO BE PROVIDED FOR AS FOLLOWS:
LOT 82: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
LOT 88: 1 SHADE TREE, 2 EVERGREEN TREES (SURETY REQUIRED: \$600.00)
LOT 62: 3 SHADE TREES, 4 EVERGREEN TREES (SURETY REQUIRED: \$1500.00)
LOT 79: 2 SHADE TREES, 3 EVERGREEN TREES (SURETY REQUIRED: \$1050.00)
TOTAL SURETY REQUIRED FOR TYPE "B" LANDSCAPING: \$4200.00 TO BE POSTED WITH THE BUILDER'S GRADING PERMIT APPLICATION FOR PERIMETER LANDSCAPING
- PERIMETER LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE COMPLIED WITH. A FINANCIAL SURETY IN THE AMOUNT OF \$6,000 FOR THE REQUIRED 20 SHADE TREES HAS BEEN BONDED AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-05-019.
- STREET TREES ARE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$20,400.00 HAS BEEN PAID AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 68 PUBLIC STREET TREES UNDER F-05-019.
- STREET LIGHTING HAS BEEN PROVIDED FOR THE PUBLIC ROADS IN ACCORDANCE WITH SECTION 16.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL HAS BEEN PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
BASED ON THE CEMETERY INVENTORY LIST AND AVAILABLE MAPS AT THE DEPARTMENT OF PLANNING AND ZONING THERE ARE NO BURIAL/CEMETERY LOCATED ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- REFERENCE PLANNING BOARD CASE PB-336 FOR APPROVAL OF THIS DEVELOPMENT WITHIN THE R-ED DISTRICT ON JUNE 16, 1999, SUBJECT TO THE FOLLOWING CONDITIONS:
1. COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SKETCH PLAN S-98-19.
2. THE DEVELOPERS SHALL PROVIDE PEDESTRIAN ACCESS FROM THIS SUBDIVISION TO THE ADJACENT WORTHINGTON ELEMENTARY SCHOOL SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT: HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- STEEP SLOPES HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
- AS A RESULT OF THIS 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 THIS PRELIMINARY PLAN PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECOME EFFECTIVE ON 01/08/02.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- ALL FILLED AREAS OF EARTHWORK REQUIRE 95% COMPACTION PER AASHTO-180 SPECIFICATIONS.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO HOWARD COUNTY STD. DETAIL R.6.0.3
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 (14' FOR SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH 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 ENSURE ALL-WEATHER USE
- 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 REAR YARD SETBACK.
- SIDEWALK ON SOUTH SIDE OF VINTER WAY TO BE PROVIDED UNDER WORTHINGTON FIELDS PHASE 6.

WORTHINGTON FIELDS

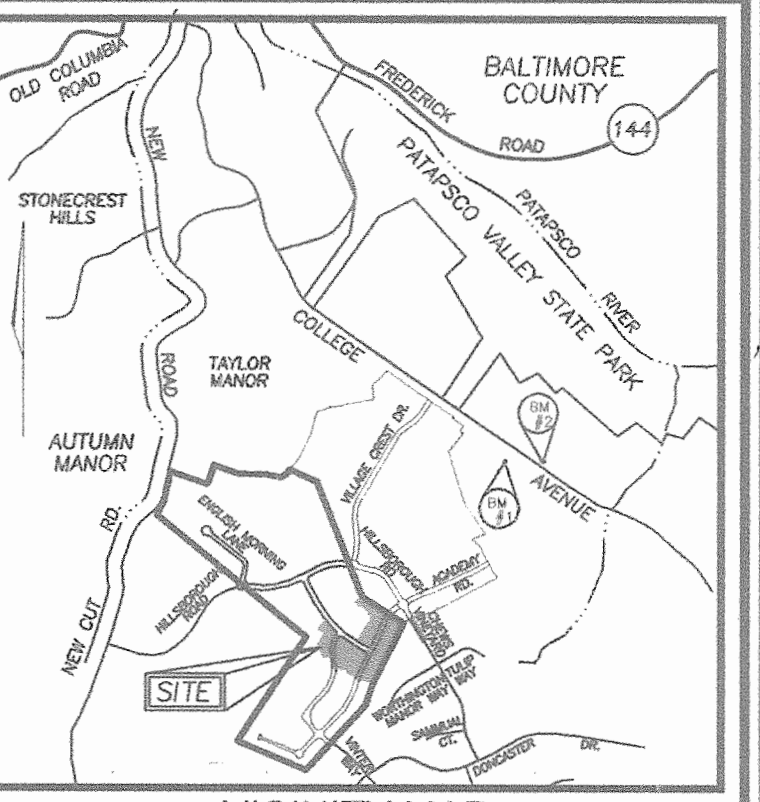
LOT 60 THRU 89

SINGLE FAMILY DETACHED UNITS

HOWARD COUNTY, MARYLAND



SHEET INDEX	
DESCRIPTION	SHEET NO
COVER SHEET	1 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	2 OF 8
SITE DEVELOPMENT AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 8
HOUSE TYPES	4 OF 8
HOUSE TYPES	5 OF 8
HOUSE TYPES	6 OF 8
HOUSE TYPES	7 OF 8
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	8 OF 8



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK INFORMATION

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
3/4" REBAR 0.6" BELOW SURFACE
N. 578233.92', E. 1373142.33'
ELEV. = 389.975'
BENCHMARK NO. 2: COUNTY CONTROL #3044004R
3/4" REBAR 0.6" BELOW SURFACE
N. 578126.03', E. 1373460.71'

SEWER CONNECTION TABULATION					
LOT NO	TYPE	ELEVATION @ MAIN	ELEVATION @ R/W	ELEVATION @ UNIT	M.C.E.
60	4" S.H.C.	434.89	435.10	435.10	438.80
61	4" S.H.C.	434.89	435.16	435.16	439.00
62	4" S.H.C.	440.70	441.16	441.16	444.64
63	4" S.H.C.	442.34	442.74	443.78	446.28
64	4" S.H.C.	443.23	443.68	444.57	447.07
65	4" S.H.C.	447.34	447.80	448.58	451.08
66	4" S.H.C.	450.93	451.53	452.03	454.53
67	4" S.H.C.	450.93	451.53	452.41	454.91
68	4" S.H.C.	447.15	447.75	448.47	450.97
69	4" S.H.C.	440.80	441.41	443.95	446.45
70	4" S.H.C.	442.34	442.94	443.48	445.98
71	4" S.H.C.	439.84	440.44	441.00	443.58
72	4" S.H.C.	439.55	440.08	440.71	443.21
73	4" S.H.C.	440.00	440.52	441.16	443.66
74	4" S.H.C.	440.58	441.11	441.74	444.24
75	4" S.H.C.	441.16	441.70	442.34	444.84
76	4" S.H.C.	441.39	441.70	443.89	446.39
77	4" S.H.C.	441.00	441.33	442.08	444.58
78	4" S.H.C.	440.36	440.70	441.44	443.94
79	4" S.H.C.	438.59	439.93	439.20	443.54
80	4" S.H.C.	435.36	436.08	436.05	439.90
81	4" S.H.C.	432.77	433.36	433.36	437.40
82	4" S.H.C.	429.31	430.03	428.87	432.80
83	4" S.H.C.	437.00	437.57	438.20	439.40
84	4" S.H.C.	440.86	441.43	442.36	443.86
85	4" S.H.C.	435.53	435.75	437.28	439.78
86	4" S.H.C.	432.02	432.36	434.72	437.22
87	4" S.H.C.	431.17	431.47	432.25	433.33
88	4" S.H.C.	423.25	423.83	423.82	427.70
89	4" S.H.C.	420.38	421.09	420.95	424.90

WATER AND SEWER CONTRACT NUMBER: 14-4245-D

ADDRESS CHART			
LOT NO	STREET ADDRESS	LOT NO	STREET ADDRESS
60	8017 FINEST HOUR COURT	75	8339 ACADEMY ROAD
61	8016 FINEST HOUR COURT	76	8342 ACADEMY ROAD
62	8324 ACADEMY ROAD	77	8338 ACADEMY ROAD
63	8320 ACADEMY ROAD	78	8334 ACADEMY ROAD
64	8316 ACADEMY ROAD	79	8330 ACADEMY ROAD
65	8312 ACADEMY ROAD	80	4338 RIVIERA SUN DRIVE
66	8308 ACADEMY ROAD	81	4334 RIVIERA SUN DRIVE
67	8307 ACADEMY ROAD	82	4330 RIVIERA SUN DRIVE
68	8311 ACADEMY ROAD	83	4554 VINTER WAY
69	8315 ACADEMY ROAD	84	4550 VINTER WAY
70	8319 ACADEMY ROAD	85	4547 VINTER WAY
71	8323 ACADEMY ROAD	86	4551 VINTER WAY
72	8327 ACADEMY ROAD	87	4555 VINTER WAY
73	8331 ACADEMY ROAD	88	4326 RIVIERA SUN DRIVE
74	8335 ACADEMY ROAD	89	4322 RIVIERA SUN DRIVE

SITE ANALYSIS DATA CHART	
TOTAL AREA OF SITE:	83.5409 AC.
AREA OF PLAN SUBMISSION:	6.67 AC.
PRESENT ZONING:	R-ED
LIMIT OF DISTURBANCE: (PHASE 5)	6.86 AC
PROPOSED USE OF SITE:	SINGLE FAMILY DETACHED DWELLINGS
OPEN SPACE TABULATION:	0.00 AC.
LOCATION:	TAX MAP 25 GRID 20, TAX MAP 31 GRID 2, PARCEL P/O '98'
ZONING:	R-ED
DEED REFERENCE:	5611/318
DPZ REFERENCES:	DPZ REFERENCES: S-98-18, PB-336 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1), P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3), P-03-07, F-03-07 (PHASE 4), P-04-012, F-05-019 (PHASE 5)
NUMBER OF UNITS ALLOWED	30 DU UNITS
NUMBER OF UNITS PROPOSED	30 DU UNITS

OWNER
PATRIOT HOMES
10211 WINDCOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
2ND FLOOR
WOODSTOCK, MARYLAND 21163
(410)465-7200

PERMIT INFORMATION CHART				
PROJECT NAME	SECTION/AREA	LOT/PARCEL	DATE	
WORTHINGTON FIELDS	PHASE 5	60-89	6/28/00	
PLAT REF	BLOCK NO	ZONE	TAX MAP	ELECT DIST
17478	20	R-ED	31	2ND
WATER CODE:	G-01	SEWER CODE:	1253100	

NO.	REVISION	DATE
6	REVISE FF ELEVATIONS AND GRADING LOTS 85 & 80	10.18.00
4	ADD JAMES MONROE TO LOT 76, REVISE LOTS 62 & 64 TO	8-31-00
3	SHOW LENNAR HOMES POTOMAC	
	REVISE FF ELEV LOT 70	8-21-00

COVER SHEET
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20
TAX MAP 31 BLOCK 20
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
F-01-01, F-01-206 (PHASE 2), F-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410-481-7556
FAX: 410-481-8961

DESIGN BY: RJ
DRAWN BY: RN
CHECKED BY: JCO
DATE: OCTOBER 2005
SCALE: AS SHOWN
W.O. NO.: 201901.00

1 SHEET OF 8

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/7/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&Z) DATE

[Signature] 3/16/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/17/06
DIRECTOR DATE



LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
	5	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" Col.	B & B
	3	QUERCUS RUBRA RED OAK	2 1/2" - 3" Col.	B & B
	12	PINUS STROBUS EASTERN WHITE PINE	7' - 9' Ht.	B & B

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT A&M SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LEARNY PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLANT OFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE BUILDER'S GRADING PERMIT AGREEMENT IN THE AMOUNT OF \$4,200.00 FOR THE REQUIRED 8 SHADE TREES AND 12 EVERGREEN TREES.

SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADS	ADJACENT TO ROADS	ADJACENT TO ROADS	ADJACENT TO ROADS
LANDSCAPE TYPE		B	B	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		104 LF	50 LF	134 LF	85 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	No	No	No	No	No
CREDIT FOR WALL, FENCE OR CURB (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	PER F-05-019				
NUMBER OF PLANTS REQUIRED					
SHADE TREES	150	2	150	3	150
EVERGREEN TREES	140	3	140	2	140
SHRUBS					
NUMBER OF PLANTS PROVIDED					
SHADE TREES	2	1	3	4	2
EVERGREEN TREES	3	2	4	3	2
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (1:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					
LANDSCAPE SURETY AMOUNTS FOR EACH INDIVIDUAL LOT	\$1,050.00	\$600.00	\$1,500.00	\$1,050.00	\$1,050.00

ON-BUILDABLE PARCEL B-4 LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
DIRECTION OF FLOW
EXISTING TREES TO REMAIN

AREA OF 15 TO 24.9 PERCENT SLOPES AS SHOWN ON F-05-019

AREA OF 25 PERCENT OR GREATER SLOPES AS SHOWN ON F-05-019

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE
SILT FENCE
SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
SUPER SILT FENCE
SUPER SILT FENCE AS SHOWN ON F-05-019 TO REMAIN
EARTHDIKE
EARTHDIKE AS SHOWN ON F-05-019 TO REMAIN
EROSION CONTROL MATTING AS SHOWN ON F-05-019 TO REMAIN

LANDSCAPING AS SHOWN ON F-05-019

PROPOSED STREET LIGHTING

PROPOSED STREET TREE UNDER F-05-019

EVERGREEN
SHADE TREE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION (M&Z)

3/7/06
DATE

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT

3/10/06
DATE

[Signature]
DIRECTOR

3/11/06
DATE

BY THE ENGINEER

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

[Signature]
SIGNATURE OF ENGINEER
ROBERT H. VOGEL, PE

3/21/06
DATE

BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE TO THESE PLANS, AND THAT ANY 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]
SIGNATURE OF DEVELOPER

2/27/06
DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

[Signature]
HOWARD SCD

2/27/06
DATE

OWNER
PATRIOT HOMES
10211 WINCOPIN CIRCLE, #300
COLUMBIA, MARYLAND 21043-5506
(410)997-5522

DEVELOPER
DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

SITE DEVELOPMENT, SEDIMENT EROSION CONTROL AND LANDSCAPE PLAN
WORTHINGTON FIELDS, PHASE 5
LOTS 60-89
SINGLE FAMILY DETACHED UNITS

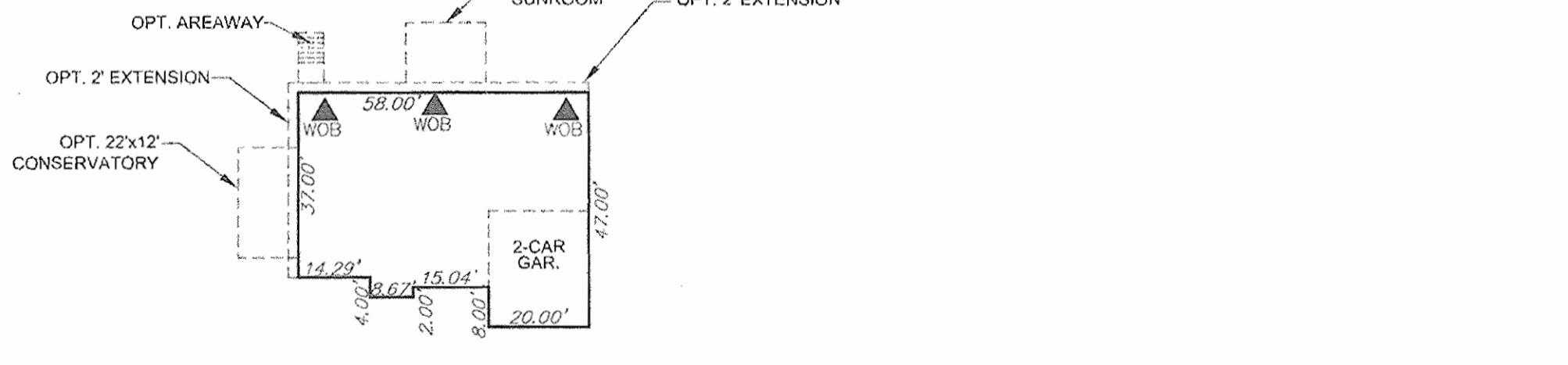
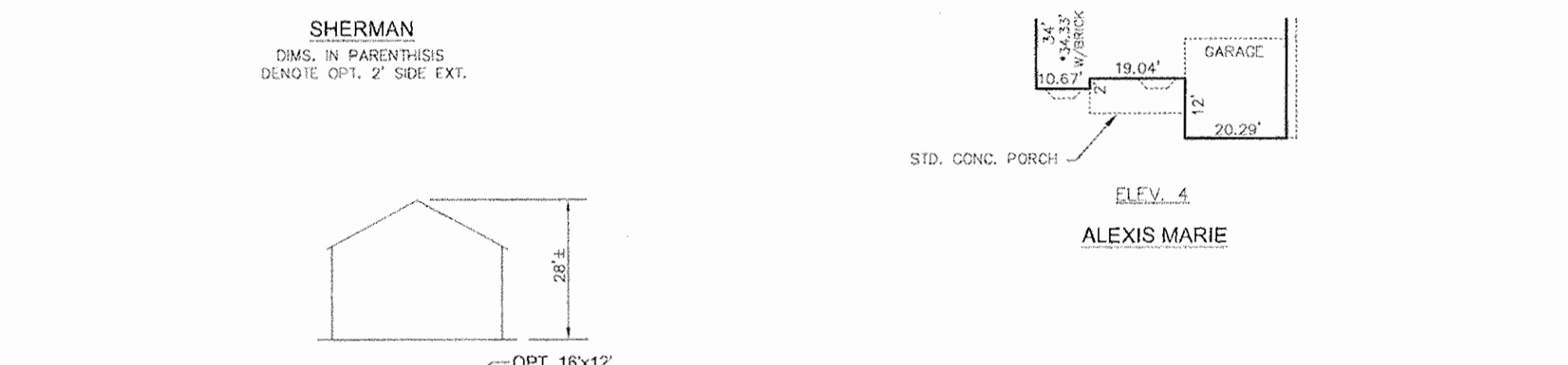
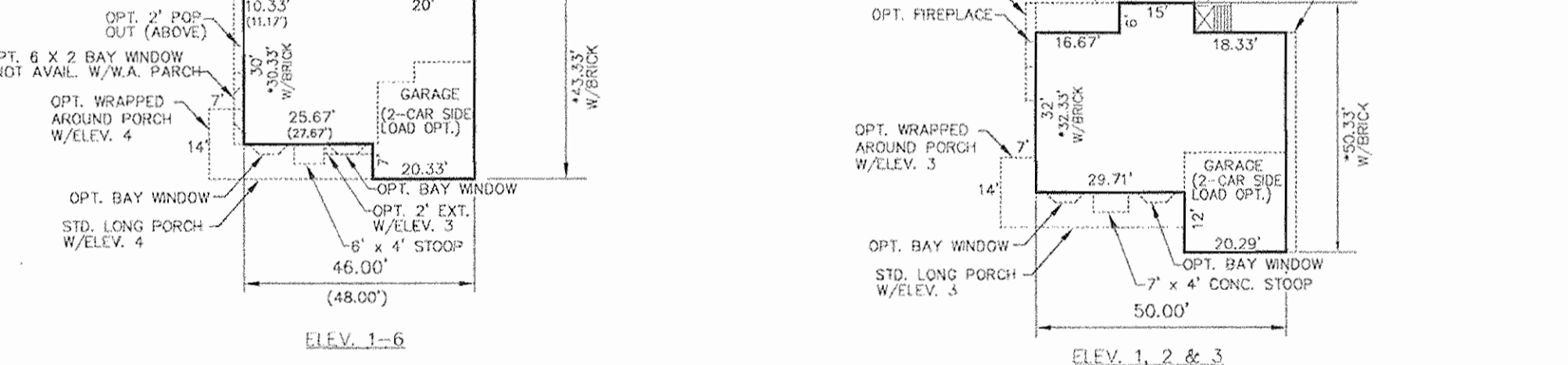
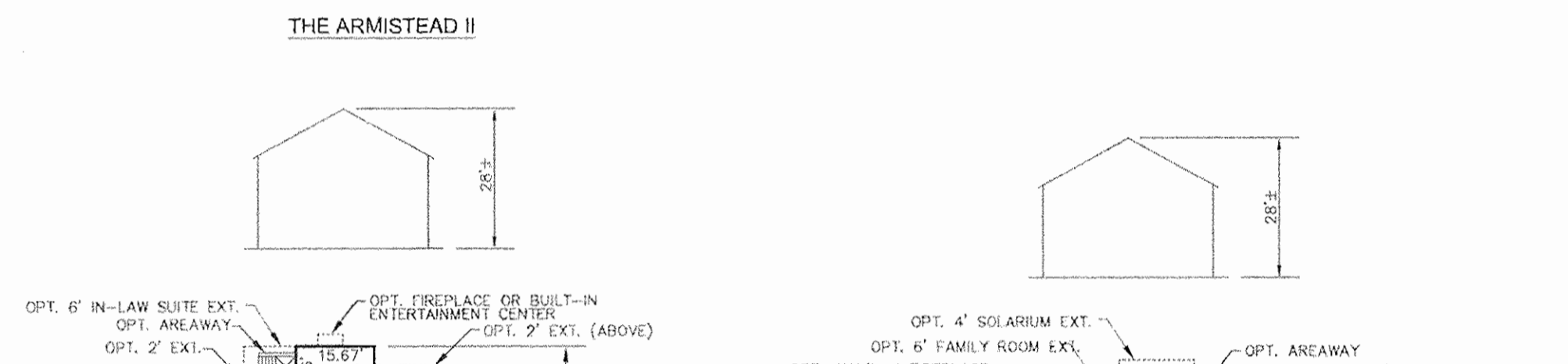
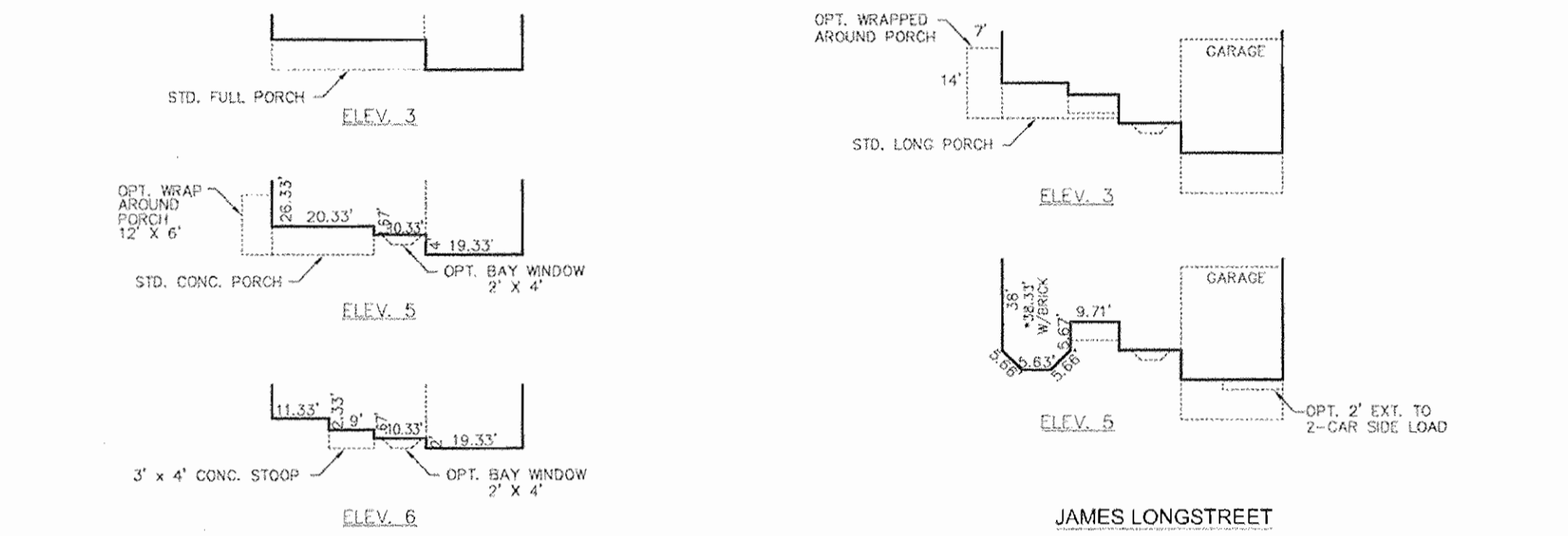
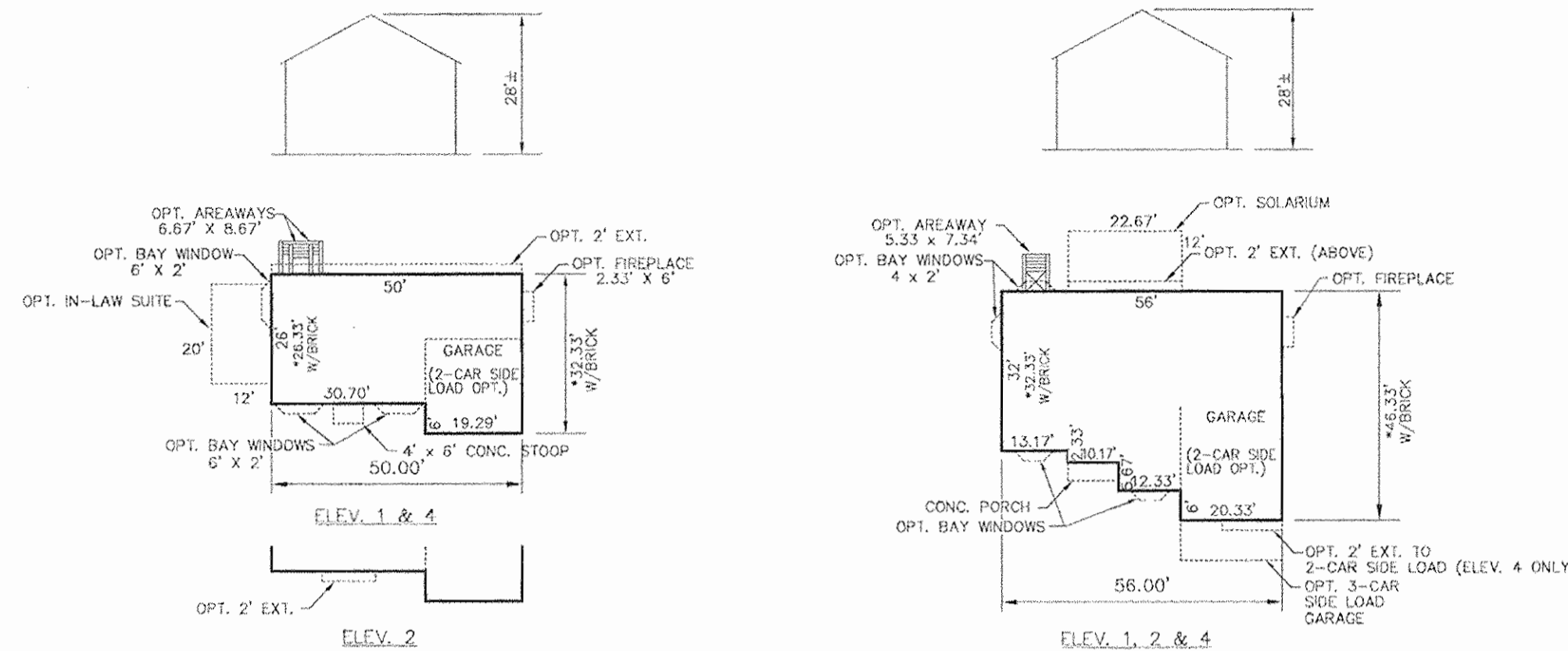
TAX MAP 25 BLOCK 20
TAX MAP 51 BLOCK 2
PARCEL P/O '98'
2ND ELECTION DISTRICT
REF.: S-98-18, PB-966 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
P-01-01, F-01-206 (PHASE 2), F-02-08, F-02-270 (PHASE 3),
P-03-07, F-03-207 (PHASE 4), F-04-12, F-05-019 (PHASE 5)

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

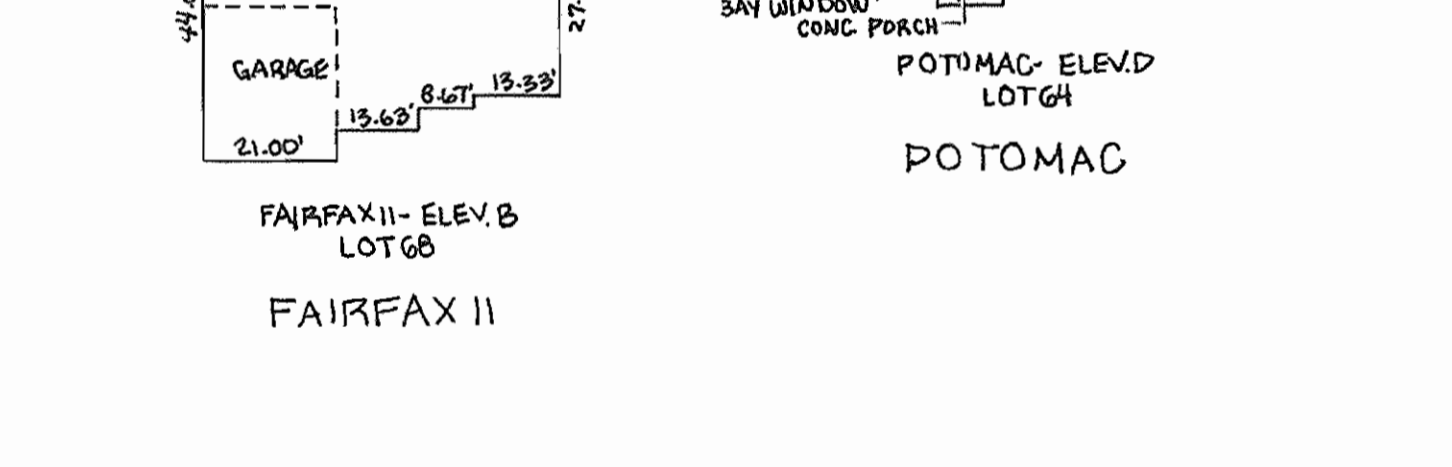
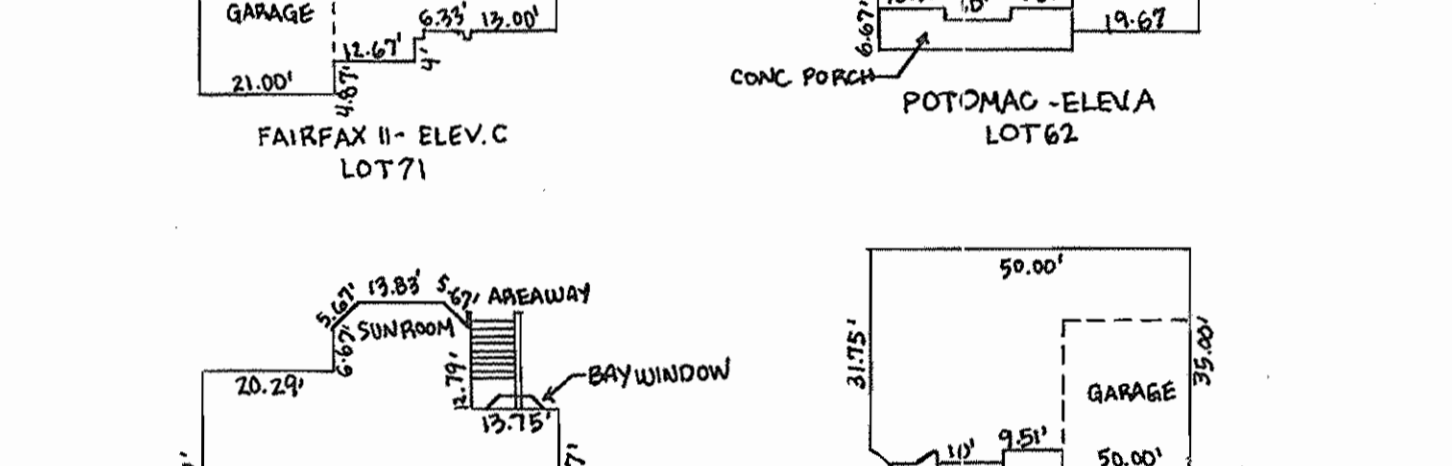
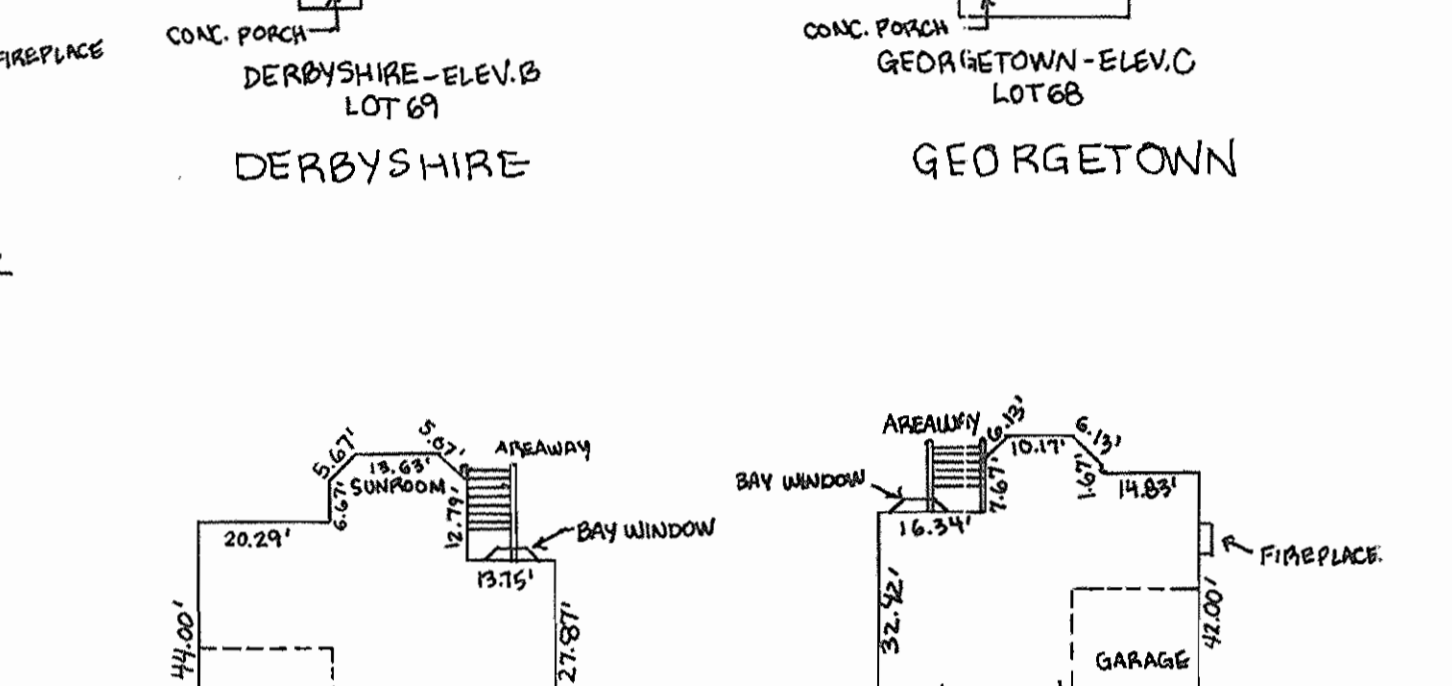
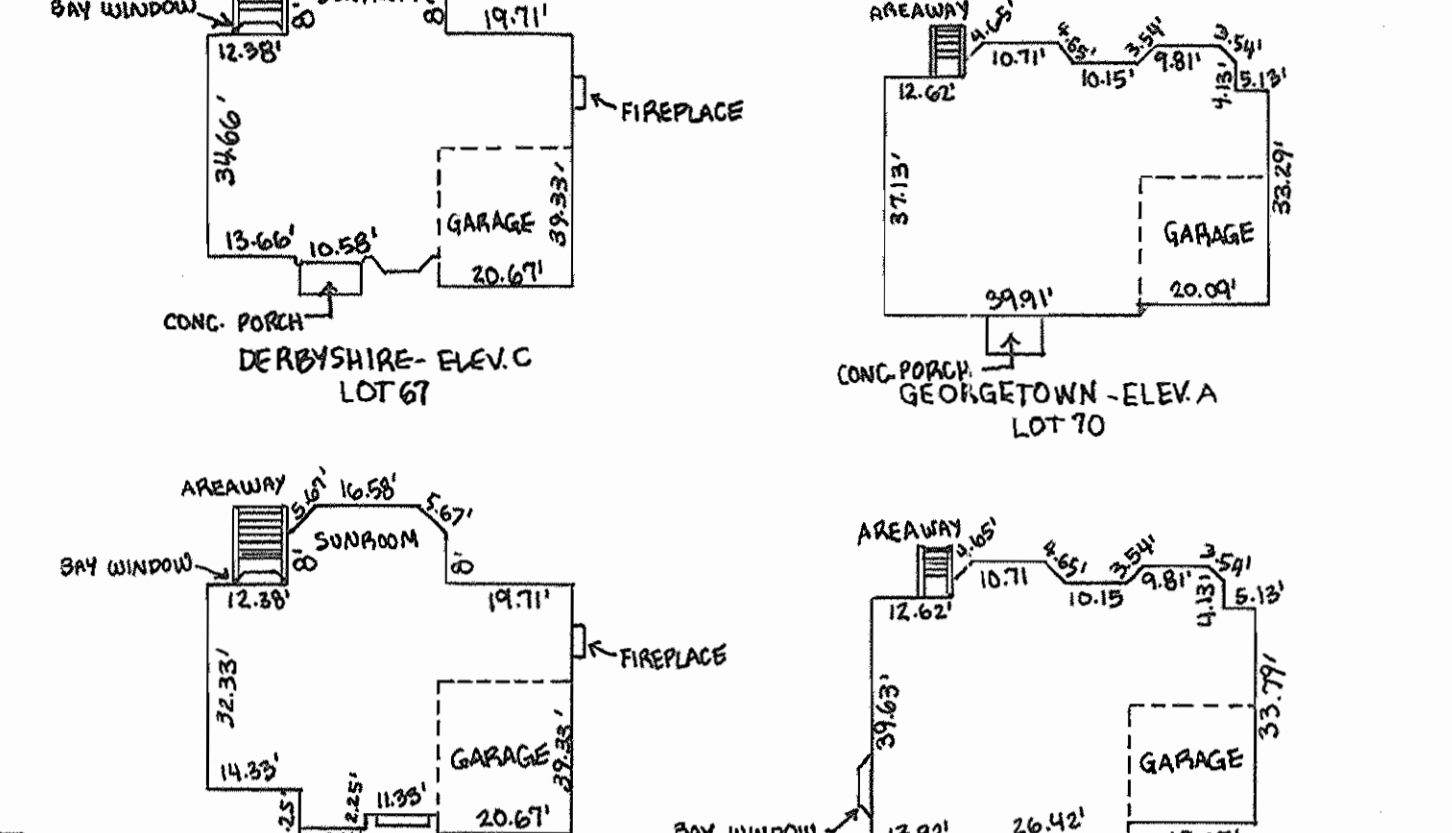
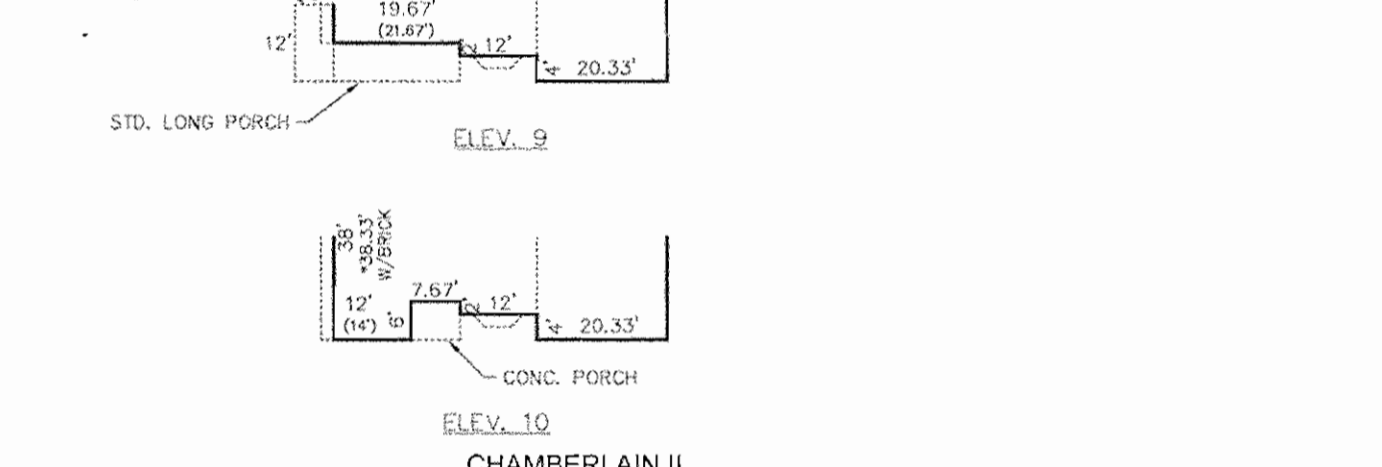
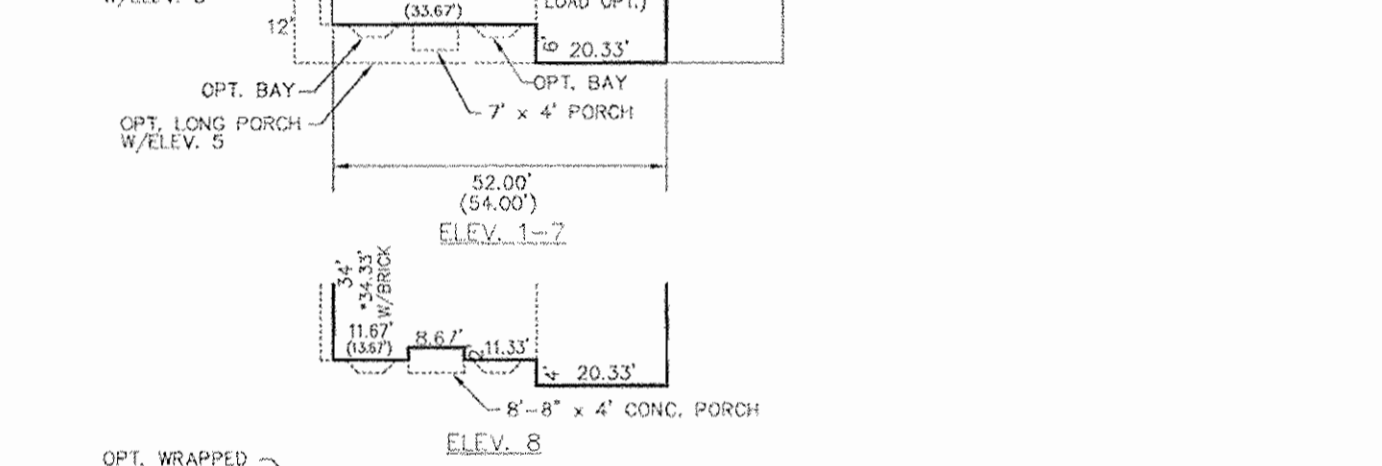
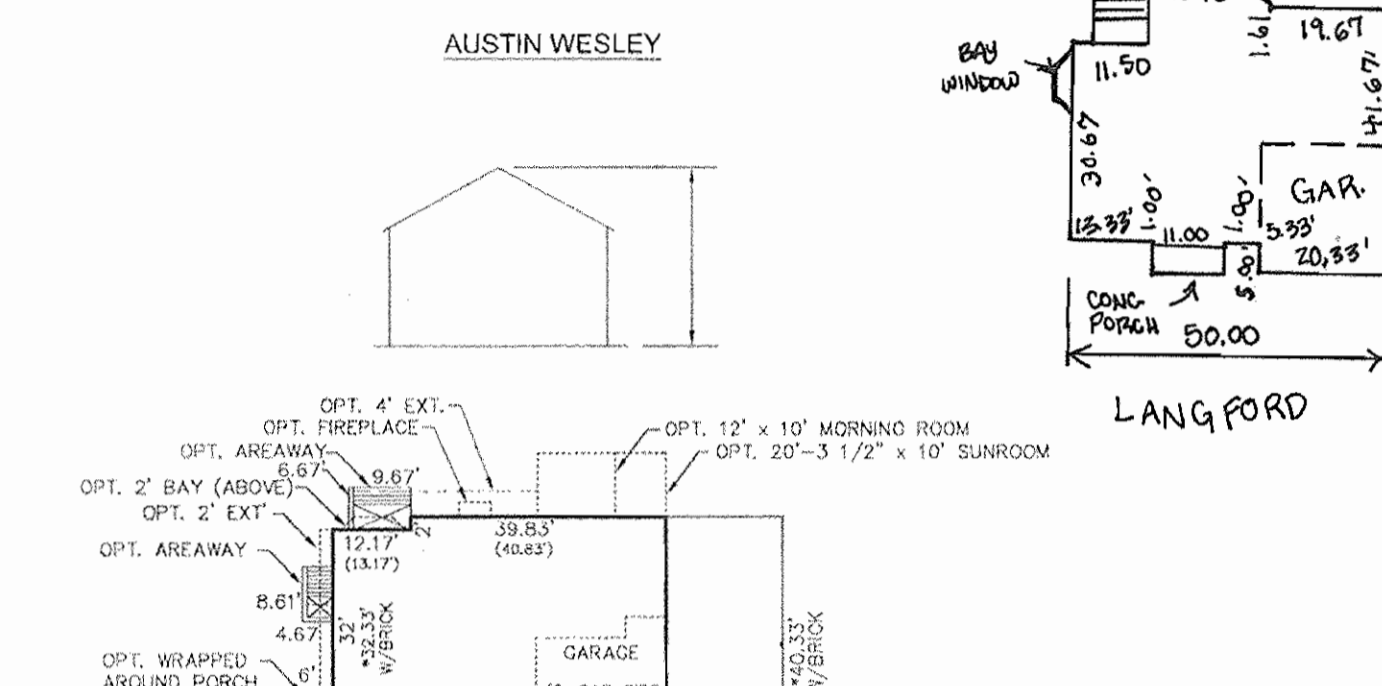
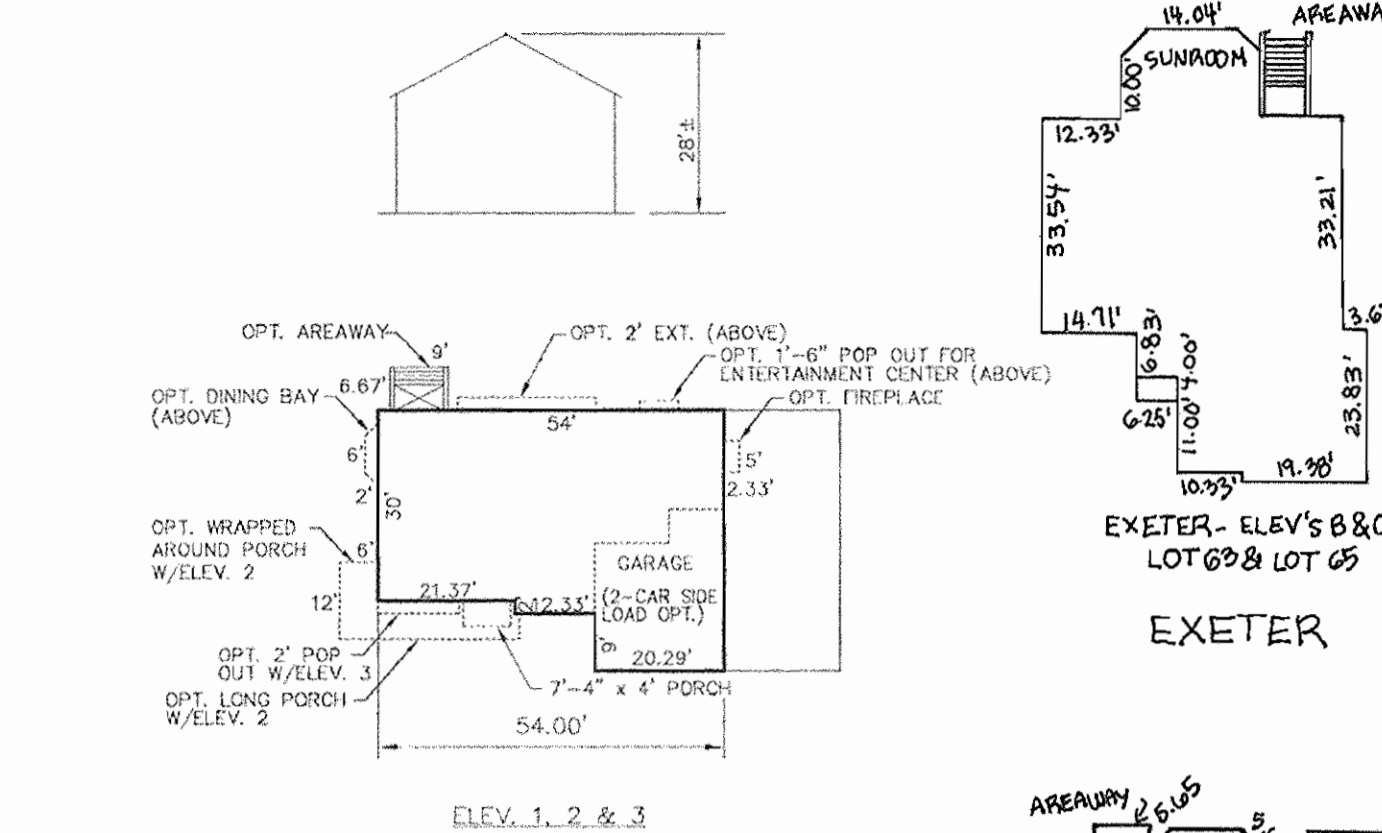
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RJ
DRAWN BY: RN
CHECKED BY: JCO
DATE: JANUARY 2006
SCALE: AS SHOWN
W.O. NO.: 2019011.00

3 SHEET OF 8



DORSEY FAMILY HOMES



LENNAR HOMES

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

3/7/06
 3/10/06
 3/14/06

OWNER
 PATRIOT HOMES
 10211 WINDOPE CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

2	ADD LANGFORD HOUSE MODEL	6.0.06
1	ADD LENNAR HOUSE MODELS	5/15/06
NO.	REVISION	DATE

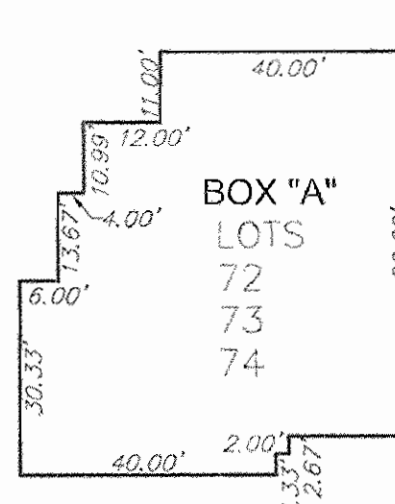
HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS

TAX MAP 25 BLOCK 20 PARCEL F/O '98
 TAX MAP 31 BLOCK 2 HOWARD COUNTY, MARYLAND
 2ND ELECTION DISTRICT
 REF: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-80 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

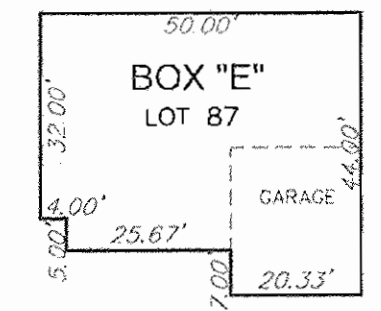
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JCO
 DATE: SEPTEMBER 2005
 SCALE: AS SHOWN
 W.O. NO.: 2019011.00

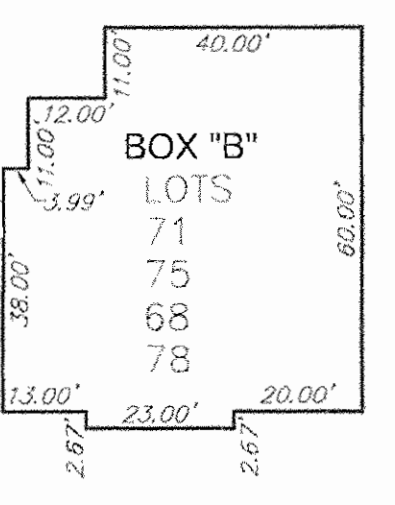
4 SHEET OF 8



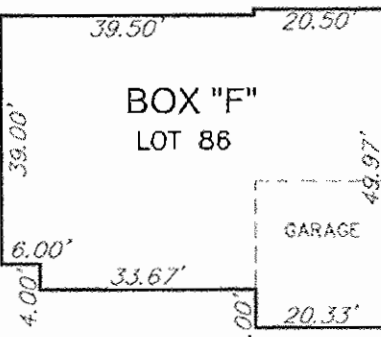
JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
 FRANCIS SCOTT KEY: ALL OPTIONS AVAILABLE
 PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 MOLLY PITCHER: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 INDEPENDENCE: ALL OPTIONS AVAILABLE
 VICTORY: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 JAMES MONROE: NO 3-CAR GARAGE OPTION
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM, NO OPTIONAL SUNROOM
 FRANCIS MARION: ALL OPTIONS AVAILABLE



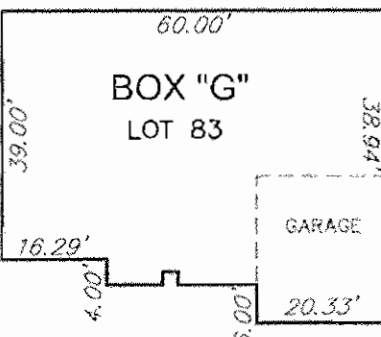
SHERMAN: ALL OPTIONS AVAILABLE
 ALEXIS MARIE: ALL OPTIONS AVAILABLE



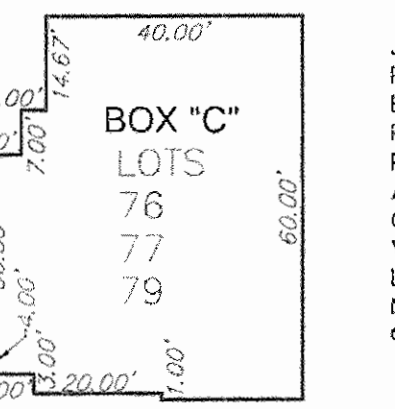
JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
 FRANCIS SCOTT KEY: ALL OPTIONS AVAILABLE
 PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 MOLLY PITCHER: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 INDEPENDENCE: ALL OPTIONS AVAILABLE
 VICTORY: NO OPTIONAL 1ST FLOOR MASTER BEDROOM
 JAMES MONROE: NO 3-CAR GARAGE OPTION
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL SUNROOM OR OPTIONAL FAMILY ROOM
 FRANCIS MARION: ALL OPTIONS AVAILABLE



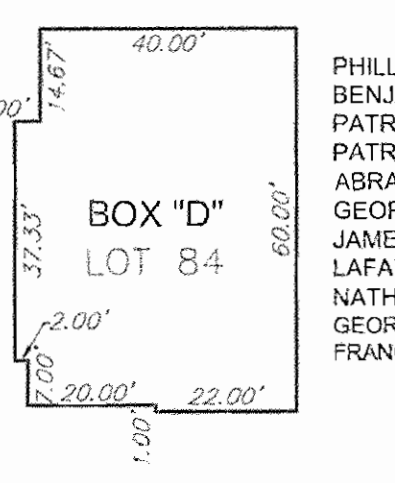
CHAMBERLAIN II: ALL OPTIONS AVAILABLE
 CLAIMONT: NO 3-CAR GARAGE, NO CONSERVATORY



LONGSTREET: NO OPTIONAL SUNROOM
 CHAMBERLAIN II: NO OPTIONAL SUNROOM, NO 3-CAR GARAGE, NO WRAPAROUND PORCH
 ALEXIS MARIE: NO OPTIONAL SUNROOM, NO 2 EXTENSION
 SHERMAN: NO 3-CAR GARAGE, NO WRAPAROUND PORCH
 CLAIMONT: NO CONSERVATORY, NO 3-CAR GARAGE, NO OPTIONAL 2' EXTENSION
 ARMISTEAD II: NO IN-LAW SUITE, NO WRAPAROUND PORCH
 AUSTIN WESLEY: NO WRAPAROUND PORCH, NO 3-CAR GARAGE

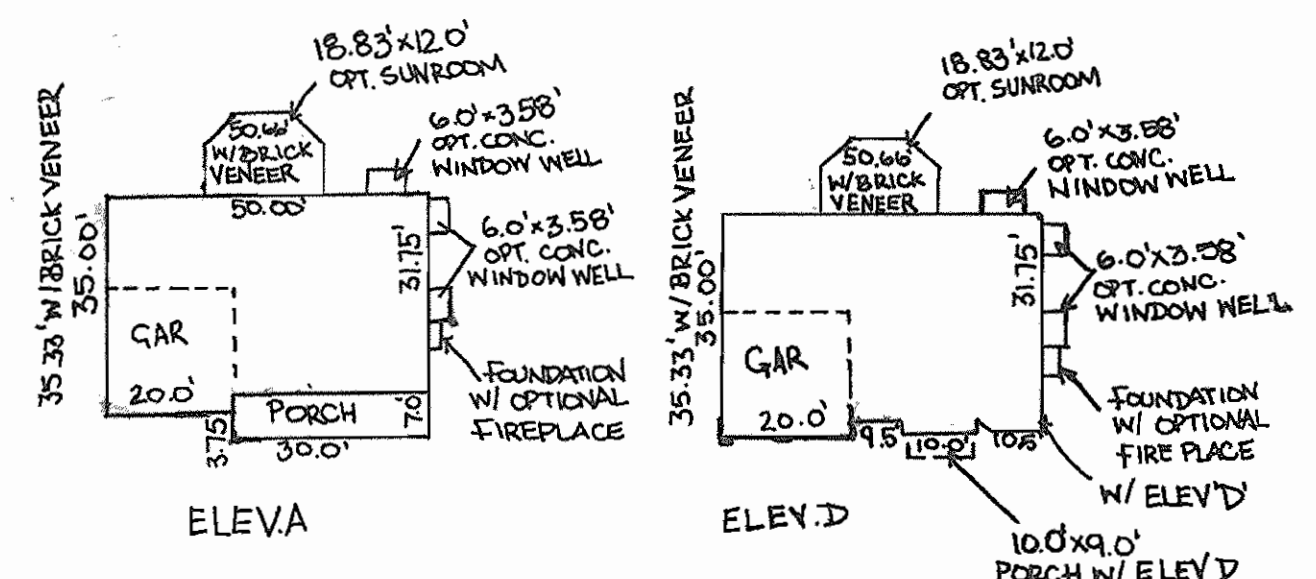


JOHN RUTLEDGE: ALL OPTIONS AVAILABLE
 PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 VICTORY: NO 1ST FLOOR MASTER BEDROOM
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM, NO OPTIONAL SUNROOM

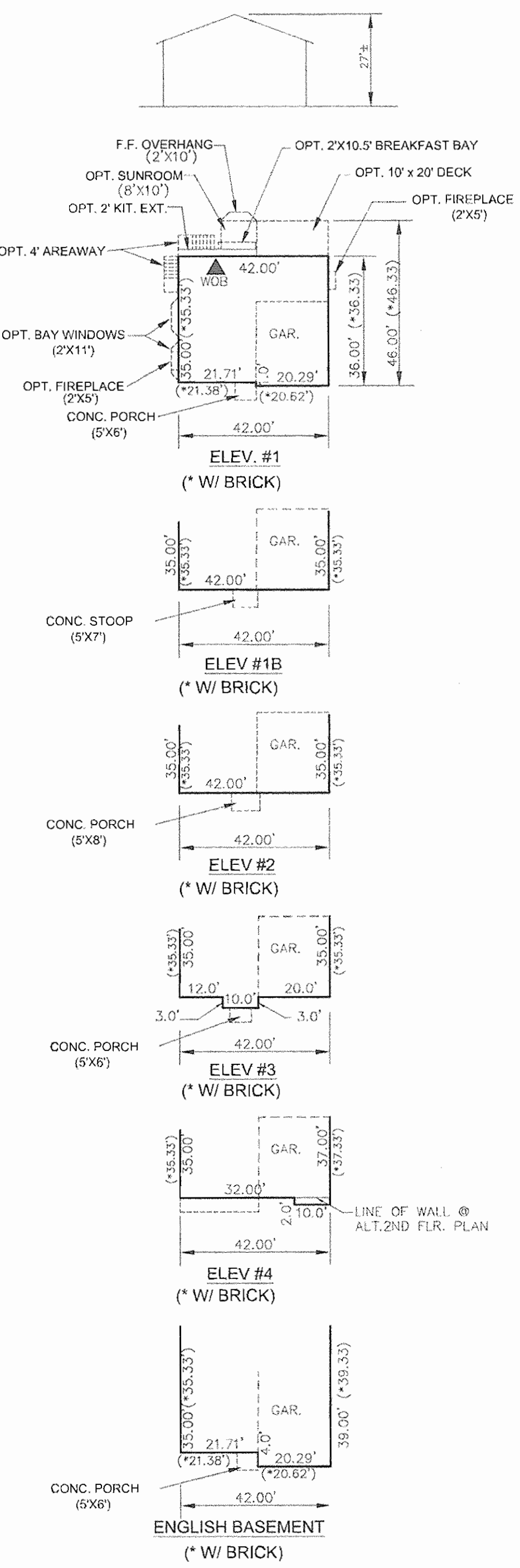


PHILLIS WHEATLEY: ALL OPTIONS AVAILABLE
 BENJAMIN BANNEKER: ALL OPTIONS AVAILABLE
 PATRIOT II: ALL OPTIONS AVAILABLE
 PATRICK HENRY: ALL OPTIONS AVAILABLE
 ABRAHAM CLARK: ALL OPTIONS AVAILABLE
 GEORGE MASON: ALL OPTIONS AVAILABLE
 JAMES MONROE: NO 3-CAR GARAGE
 LAFAYETTE: ALL OPTIONS AVAILABLE
 NATHANIEL GREENE: ALL OPTIONS AVAILABLE
 GEORGE WASHINGTON: NO OPTIONAL FAMILY ROOM, NO OPTIONAL SUNROOM
 FRANCIS MARION: NO OPTIONAL SUNROOM

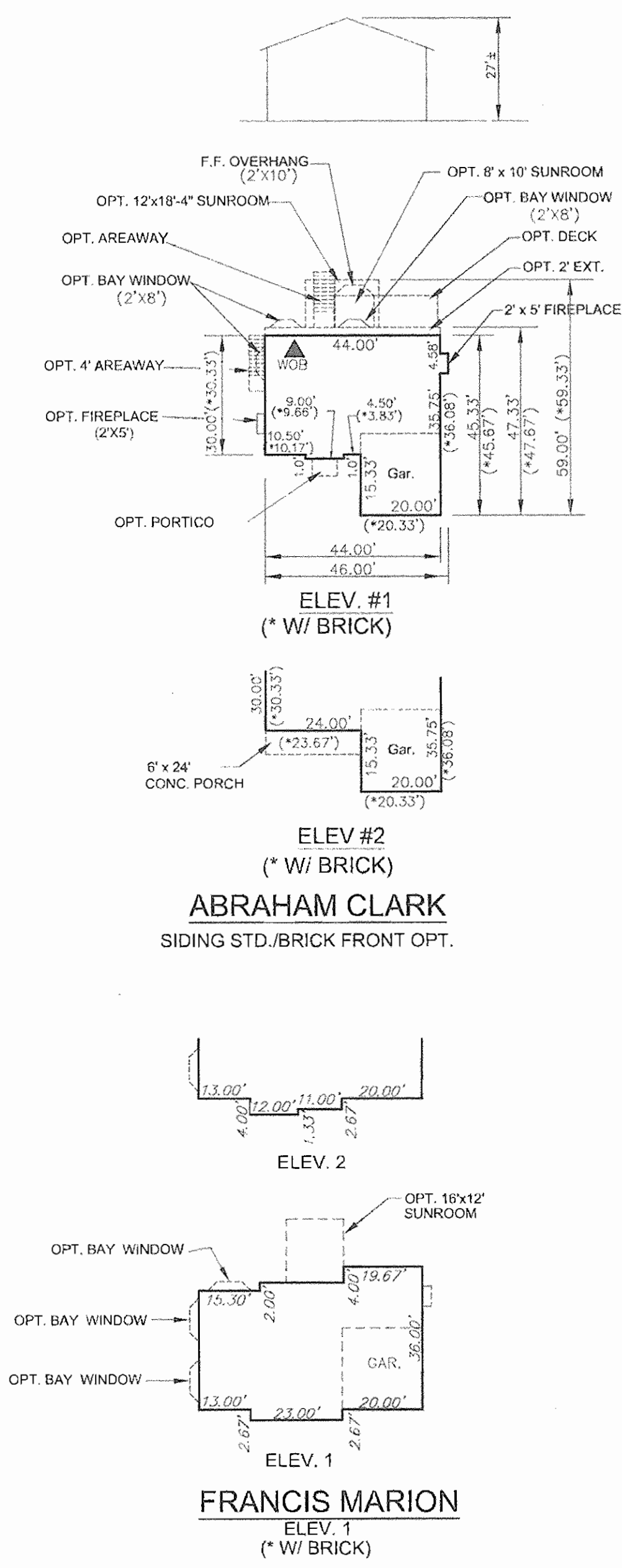
DORSEY FAMILY HOMES
 GENERIC BOXES
 SCALE: 1" = 30'



POTOMAC - LENNAR



PATRICK HENRY
 SIDING STD./BRICK FRONT OPT.



ABRAHAM CLARK
 SIDING STD./BRICK FRONT OPT.

FRANCIS MARION
 ELEV. 1
 (* W/ BRICK)

PATRIOT HOMES
 GENERIC BOXES
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division: [Signature] 3/7/06
 Chief, Division of Land Development: [Signature] 3/10/06
 Director: [Signature] 3/10/06

PATRIOT HOMES

OWNER
 PATRIOT HOMES
 10211 WINCOPIN CIRCLE, #300
 COLUMBIA, MARYLAND 21043-5506
 (410)997-5522

DEVELOPER
 DORSEY FAMILY HOMES
 10717-B BIRMINGHAM WAY
 2ND FLOOR
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

NO.	REVISION	DATE
4	ADD JAMES MONROE TO LOT 76, REVISE LOTS 62+64 TO SHOW LENNAR HOMES POTOMAC	8-31-06

HOUSE PLANS
WORTHINGTON FIELDS, PHASE 5
 LOTS 60-89
 SINGLE FAMILY DETACHED UNITS
 TAX MAP 25, BLOCK 20, PARCEL P/O '98
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 REF.: S-98-18, PB-366 (APP. 6/16/99), P-00-07, F-01-60 (PHASE 1),
 P-01-01, F-01-206 (PHASE 2), P-02-08, F-02-270 (PHASE 3),
 P-03-07, F-03-207 (PHASE 4), P-04-12, F-05-019 (PHASE 5)

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

DESIGN BY: RJ
 DRAWN BY: RN
 CHECKED BY: JGD
 DATE: SEPTEMBER 2006
 SCALE: AS SHOWN
 W.O. NO.: 2019C 11.00

7 SHEET OF 8