4. THE SITE IS LOCATED WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND (ACCORDING TO THE HOWARD COUNTY MASTER PLAN FOR WATER AND SEMER, REVISED JANUARY 1985).

5. PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC. EXISTING WATER CONTRACT #14-3160-D & #14-3375-D WILL BE EXTENDED FROM VINTER WAY & CHEM'S VINEYARD, RESPECTIVELY. A NEW SEWER WILL BE PROPOSED TO DRAIN TO PLANNED PUMPING STATION. NO WELL AND SEPTIC SYSTEMS EXIST ON SITE.

6. TOPOGRAPHICAL DATA OBTAINED FROM AN AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH, 1995. INFORMATION ESTABLISHED AT TWO FOOT INTERVALS AND SHOWN AT FIVE

7. SOILS INFORMATION OBTAINED FROM USDA "SOILS SURVEY OF HOWARD COUNTY, MARYLAND" MAP SHEET NO. 20 (7/68).

8. THE TRAFFIC STUDY FOR THIS SUBDIVISION WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 8, 1998.

9. A SCENIC ROAD STUDY HAS BEEN PREPARED BY RIEMER, MUEGGE AND ASSOC., INC., DATED SEPTEMBER 21, 1998.

10.NO SIGHT DISTANCE ANALYSIS IS REQUIRED. ALL PROPOSED SITE ENTRANCE ROADS ARE EXTENSIONS TO EXISTING ROADS.

11.A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.

12 A SEARCH OF HOWARD COUNTY ZONING RECORDS DID NOT REVEAL ANY BOARD OF APPEALS OR ZONING BOARD CASES FOR THIS PROPERTY.

13. THE AREA WITHIN THE APPROXIMATE LIMIT OF DISTURBANCE IS 50 Ac. = 57% DISTURBANCE.

14. THERE ARE APPROXIMATELY 0.25 Ac. OF NON-TIDAL WETLANDS FOUND ON THE SITE. ALL WETLAND LIMITS SHOWN ON THIS PLAN WERE TAKEN FROM REPORTS PREPARED BY CHESAPEAKE ENVIRONMENTAL, DATED MARCH 1995. THE WETLANDS HAVE BEEN VERIFIED BY RIEMER, MUEGGE & ASSOCIATES AND RECORDED IN A REPORT PREPARED BY THE SAME, DATED SEPT. 25,1998.

15. THERE ARE APPROXIMATELY 26.6 Ac. OF SLOPES 15-25% AND 6.4 Ac. OF SLOPES 25% OR GREATER ON THE SITE. (MIN. 20,000 SF)

16.APPROXIMATELY 20,000 SF OF SENSITIVE AREA, CONSISTING OF 100 YR. FLOODPLAIN, STREAM AND STREAM BUFFER, WILL BE DISTURBED BY THE PERPENDICULAR CROSSING OF PROPOSED CHEMS VINEYARD. APPROXIMATELY 1.1 Ac. OF FOREST AND 0.3 Ac. OF STREAM BUFFER WILL BE DISTURBED BY THE INSTALLATION OF THE GRAVITY SEMER FROM THIS SUBDIVISION TO THE FUTURE NEW CUIT ROAD SENAGE PUMPING STATION.

17. FOREST CONSERVATION NOTES: THE WORTHINGTON FIELDS SUBDIVISION IS A PORTION OF THE OVERALL DEVELOPMENT OF THE AUTUMN VIEW PROPERTY. A FOREST STAND DELINEATION REPORT FOR WORTHINGTON FIELDS HAS BEEN PREPARED BY CHESAPEAKE ENVIRONMENTAL, AND WILL BE SUBMITTED WITH THESE PLANS. A FOREST CONSERVATION WORKSHEET FOR THE WORTHINGTON FIELDS PORTION HAS BEEN PREPARED (SEE THIS SHEET) ALL FOREST RETENTION REQUIRED BY THIS SUBDIVISION WILL TAKE PLACE ON THIS SUBDIVISION PROPERTY AND WILL BE PLACED IN A PERPETUAL

18.STORMMATER MANAGEMENT WILL BE PROVIDED FOR BOTH THE PUBLIC AND PRIVATE ROADS AND THE PRIVATE LOTS. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. INITIAL STUDIES REQUIRE S.W.M.F. 1 & 3 TO BE BUILT IN PHASE I AND S.W.M.F. 2 TO BE BUILT IN PHASE VII

19. THERE ARE NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC & CEMETARY SITE MAP.

20. THERE ARE NO STRUCTURES OF HISTORIC VALUE ON THE SITE, ACCORDING TO THE MARYLAND HISTORIC TRUST, VIA INVESTIGATION BY STEVE BOCKMILLER OF THE HOWARD COUNTY HISTORIC DISTRICT COMMISSION.

21.THIS PROPERTY IS LOCATED IN THE WORTHINGTON ELEMENTARY SCHOOL DISTRICT.

- UTILITY BOXES MAY NOT BE LOCATED WITHIN THE OPEN SPACE ACCESS STRIPS. - BOLLARDS AS SPECIFIED BY THE DEPARTMENT OF RECREATION AND PARKS SHALL BE LOCATED AT THE FOUR CORNERS OF THE OPEN SPACE ACCESS STRIPS. - ALL OPEN SPACE LOTS LABELED H.O.A. ARE TO BE DEDICATED TO THE HOMEOWNERS

- ALL OPEN SPACE LOTS LABELED H.C.R.P. ARE TO BE TRANSFERRED FEE SIMPLE TO HOWARD COUNTY DEPARTMENT OF PARKS & RECREATION. 23. NEW CUT ROAD PUMP STATION NOTES: - PRIVATE COMPANY RESPONSIBLE FOR CONSTRUCTION AND FUNDING IS MORTHINGTON

FIELDS DEVELOPMENT CORPORATION. - NOT A CAPITAL PROJECT.

24. HILLSBOROUGH ROAD (FORMERLY CHEM'S VINEYARD) THROUGH WORTHINGTON PARK NOTES: - CAPITAL PROJECT J4158 - AGENCY RESPONSIBLE FOR CONSTRUCTION AND FUNDING IS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

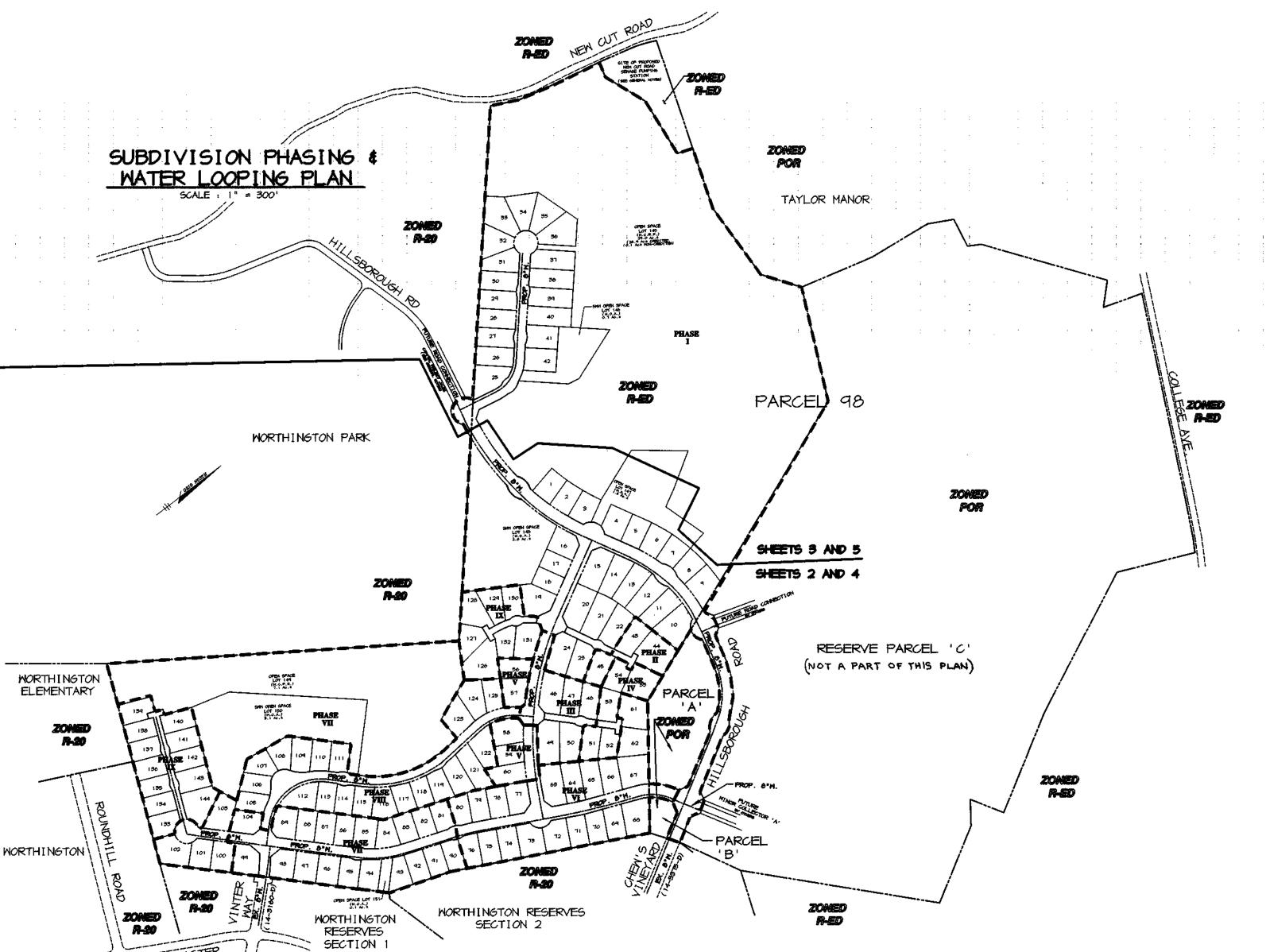
WORTHINGTON FIELDS FOREST CONSERVATION WORKSHEET

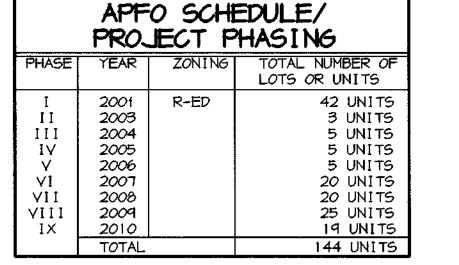
BASIC SITE DATA BROSS SITE AREA: LESS AREA WITHIN 100 YR. FLOODPLAIN: NET TRACT AREA:	<u>R-ED</u> 83.5 Ac.± 1.8 Ac.± 81.7 Ac.±	•	
REFORESTATION/AFFORESTATION THRESHOLD (20%):	16.3 Ac.±	0.80 Ac.±	
EX. FOREST WITHIN NET TRACT AREA:	51.1 Ac.±	0.04 Ac.±	
FOREST AREA TO BE CLEARED:			
FOREST AREA TO BE RETAINED:	30.6 Ac.±		
REFORESTATION FOR CLEARING ABOVE			<u>TOTAL</u>
THRESHOLD (CLEARING × 0.25): REFORESTATION FOR CLEARING BELOW	5.1 Ac.±	N/A	5.1 Ac.±
THRESHOLD (CLEARING × 2): AFFORESTATION REQUIRED	N/A	0.04 Ac.±	0.04 Ac.±
(THRESHOLD - FOREST RETAINED) LESS CREDIT FOR RETENTION ABOVE	N/A	0.78 Ac.±	0.78 Ac.±
THRESHOLD (30.6-16.3): TOTAL REFORESTATION/AFFORESTATION	-14.3 Ac.±	N/A	-14.3 Ac.±
OBLIGATION: *	-9.2 Ac.±	0.82 Ac.±	$-8.38 \text{ Ac.} \pm = 0.0 \text{ Ac.}$

* SEE NOTE 17, THIS SHEET.

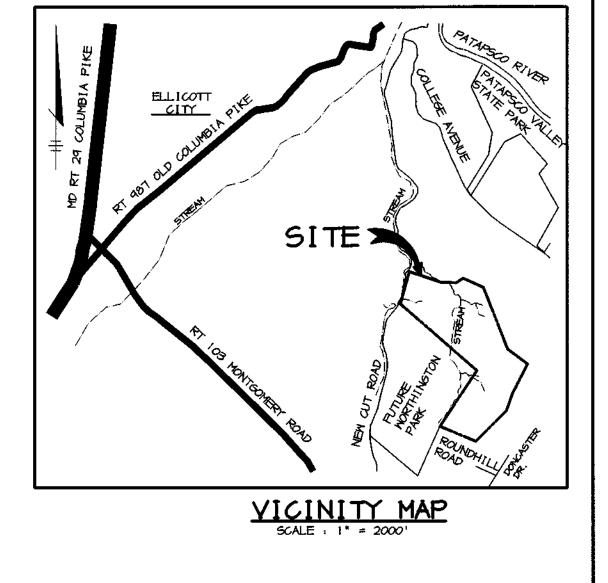
SKETCH PLAN WORTHINGTON FIELDS

LOTS 1 - 151 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND





TENTATIVELY APPROVED DEPT. OF PLANNING AND **ZONING OF** HOWARD COUNTY



SITE TABULATION

AREA TABULATION		:
GROSS SITE AREA: LESS STEEP SLOPES*	R-ED 83.5 Ac.± 9.5 Ac.± 1.8 Ac.±	N/A
NET SITE AREA. * SLOPES > 25%, OUTSIDE OF 100 YEAR FLOODPLAIN, SUSTAINED ATLEAST	72.2 Ac. ±	4.0 Ac. ±
AREA OF FUTURE DEVELOPMENT: AREA OF PROPOSED RESIDENTIAL LOTS: AREA OF PROPOSED OPEN SPACE ~ CREDITED: AREA OF PROPOSED OPEN SPACE ~ NON-CREDITED: AREA OF PROPOSED PUBLIC ROAD: AREA OF PROPOSED PRIVATE ROAD:	44.1 Ac. ±	N/A N/A 1.3 Ac. ±
TOTAL AREA	83.5 Ac. ±	4.0 Ac. ±
OPEN SPACE REQUIRED (25% OF GROSS AREA): OPEN SPACE PROVIDED: RECREATION AREA REQUIRED (250 SF/UNIT): RECREATION AREA PROVIDED:	20.8 Ac. ± 44.1 Ac. ± 36,000 SF 41,000 SF	N/A N/A N/A N/A

MAXIMUM DENSITY ALLONED (R-ED PORTION ONLY)

TOTAL PROPOSED LOTS:	151 LOTS
TOTAL PROPOSED RESIDENTIAL LOTS/D.U.: OPEN SPACE LOTS (INCLUDING OPEN SPACE & SMMF):	144 D.U. 7 LOTS
PHASE 8: PHASE 9:	25 D.U. 19 D.U.
PHASE 7:	20 D.U.
PHASE 6:	20 D.U.
PHASE 5:	5 D.U.
PHASE 4:	5 D.U.
PHASE 3:	5 D.U.
PHASE 2:	3 D.U.
PHASE 1:	42 D.U.
DENSITY: NO. OF UNITS ALLOWED AT 2 D.U./NET Ac.: R-ED PROPOSED RESIDENTIAL LOTS/D.U.:	1 4 4 D.U.

SHEET INDEX NO DESCRIPTION 2 SKETCH PLAN 3 SKETCH PLAN 4 SOILS MAP 5 SOILS MAP

PROPOSED RESIDENCE ELEVATION (PROTOTYPE)



APPROVED PLANNING BOARD OF HOWARD COUNTY PB CASE 336

	Ш	<u></u>
DATE	NO.	REVISION
DEVEL	OPE	R/OWNER
		DR. IRVING & EDITH TAYLOR
	0/0	LAND DESIGN & DEVELOPMENT, INC.
		05 HICKORY RIDGE ROAD, SUITE 215
		COLUMBIA, MARYLAND 21044

WORTHINGTON FIELDS (FUTURE NAME: AUTUMN FIELDS)

ATTN.: MR. DONALD R. REUWER

PHONE: 410-740-2100

AREA	P/O	PARCEL	. 98			
TAX MAP	25, GR	[D 20 4	TAX MAP	31, 6	RI:	D 2
2nd ELEC	TION DI	STRICT	ZONED	R-ED	\$	POR
	HOWARD	COUNTY	', MARYLA	ND		

TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING ● ENVIRONMENTAL SERVICES ● PLANNING ● SURVEYING

8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282



DESIGNED BY : DD/RF DRAWN BY : RF/JP PROJECT NO :97310/SKETCH SKTCHI.DWG DATE : JUNE 10, 1999
FINAL SUBMISSION

DRAWING NO. 1 OF 5 5-98-18

SCALE: AS NOTED

M: \ DDG (FCT) 07244) 5(FTC) \ CFTC) \ Th... h.r. 40 00: 46: 00 4000 DIFMED WITCEL

5-98-18

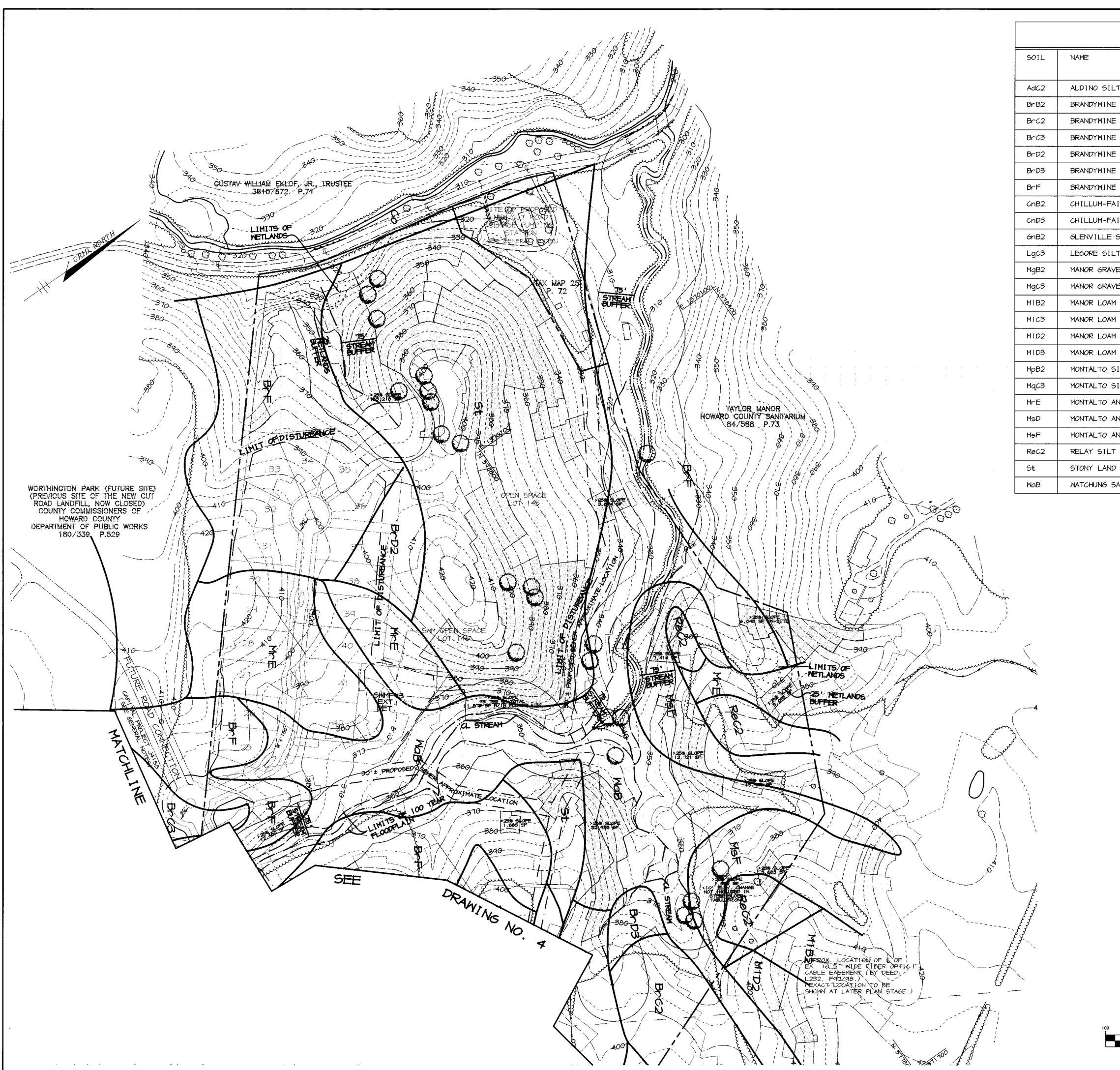
DRAWING NO. 3 OF 5 5-98-18

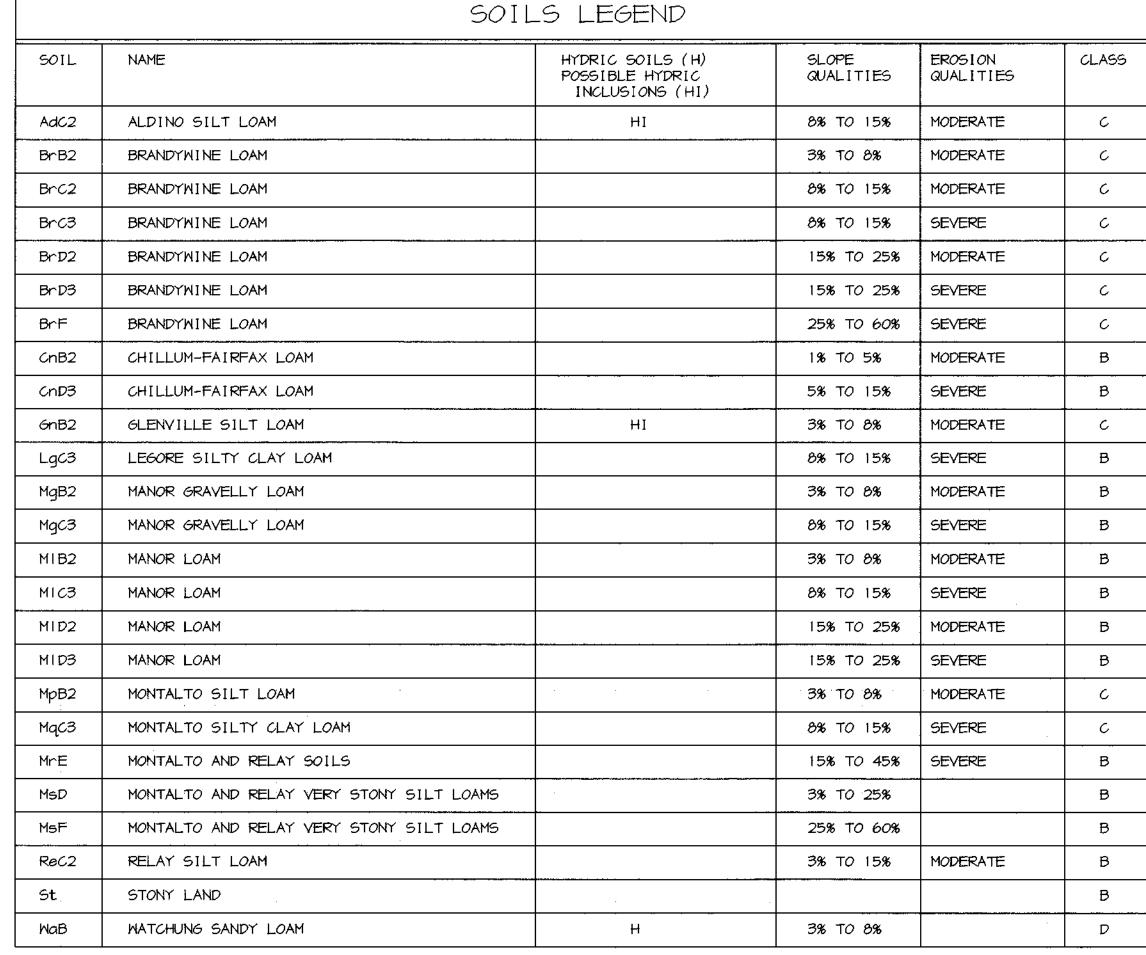
SCALE : AS NOTED

(IN FEET)

1 inch = 100 ft.

5-98-18





<u>LEGEND</u>

STREAM BUFFER

WETLANDS BUFFER

100 YEAR FLOODPLAIN

STEEP SLOPES > 25%

SLOPES 15% -24.9%

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

SOILS

WETLANDS

PLANNING BOARD OF HOWARD COUNTY DATE 6/16/99 PB CASE 336

TENTATIVELY APPROVED DEPT. OF PLANNING AND **ZONING OF** HOWARD COUNTY

PLANNING DIRECTOR

DATE NO. REVISION DEVELOPER/OWNER DR. IRVING & EDITH TAYLOR C/O LAND DESIGN & DEVELOPMENT, INC. 10805 HICKORY RIDGE ROAD, SUITE 215 COLUMBIA, MARYLAND 21044 ATTN.: MR. DONALD R. REUWER PHONE: 410-740-2100

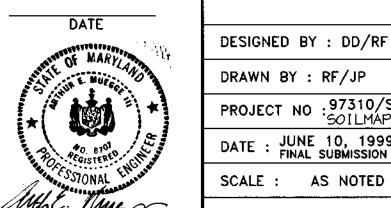
PROJECT WORTHINGTON FIELDS (FUTURE NAME: AUTUMN FIELDS)

P/O PARCEL 98 TAX MAP 25, GRID 20 & TAX MAP 31, GRID 2
2nd ELECTION DISTRICT ZONED R-ED & POR
HOWARD COUNTY, MARYLAND

SOILS MAP

RIEMER MUEGGE & ASSOCIATES, INC.

ENGINEERING ● ENVIRONMENTAL SERVICES ● PLANNING ● SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282



DESIGNED BY : DD/RF DRAWN BY : RF/JP PROJECT NO :97310/SKETCH :SOILMAP2.DWG DATE : JUNE 10, 1999

DRAWING NO. 5 OF 5

5-98-18