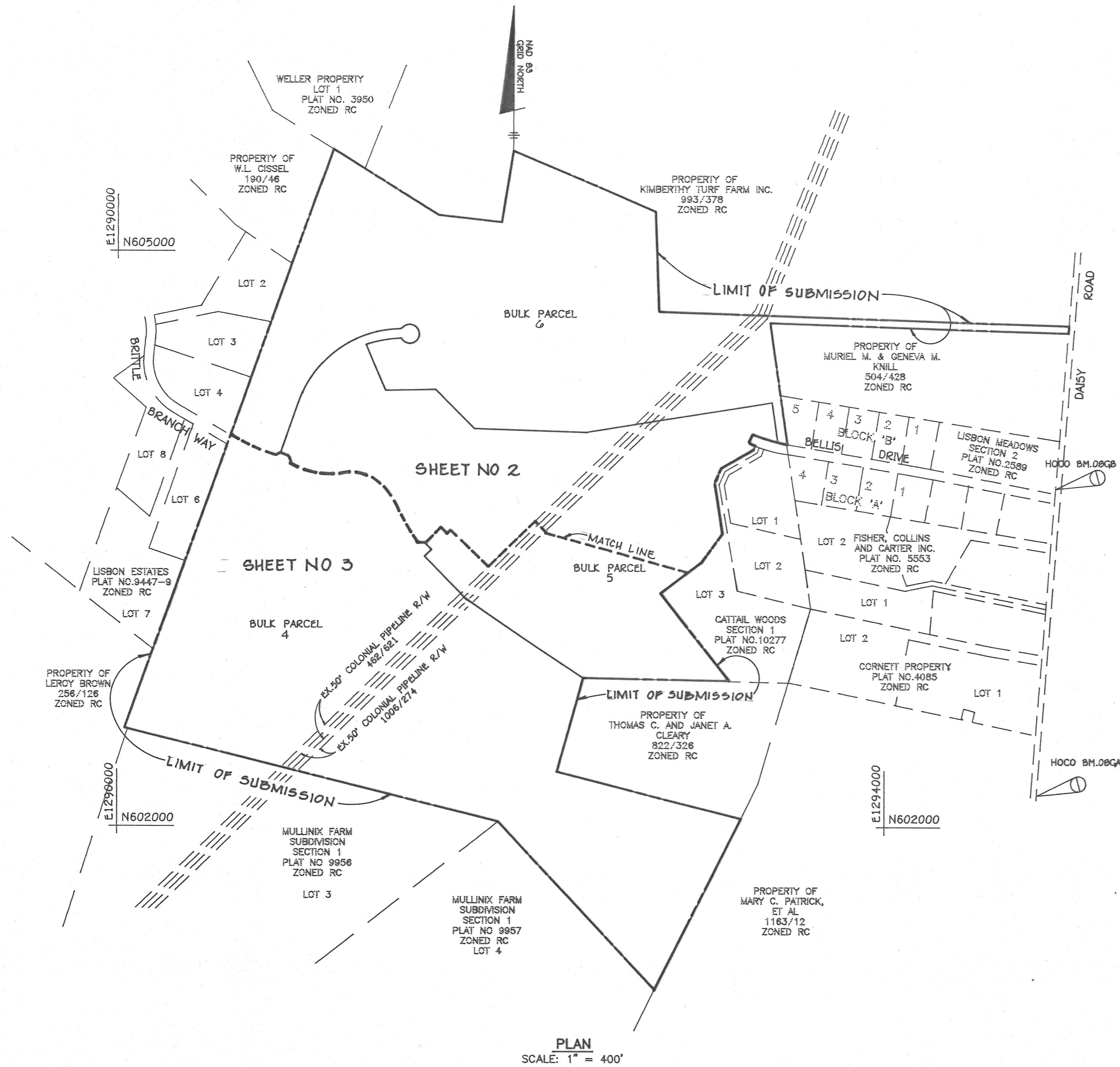
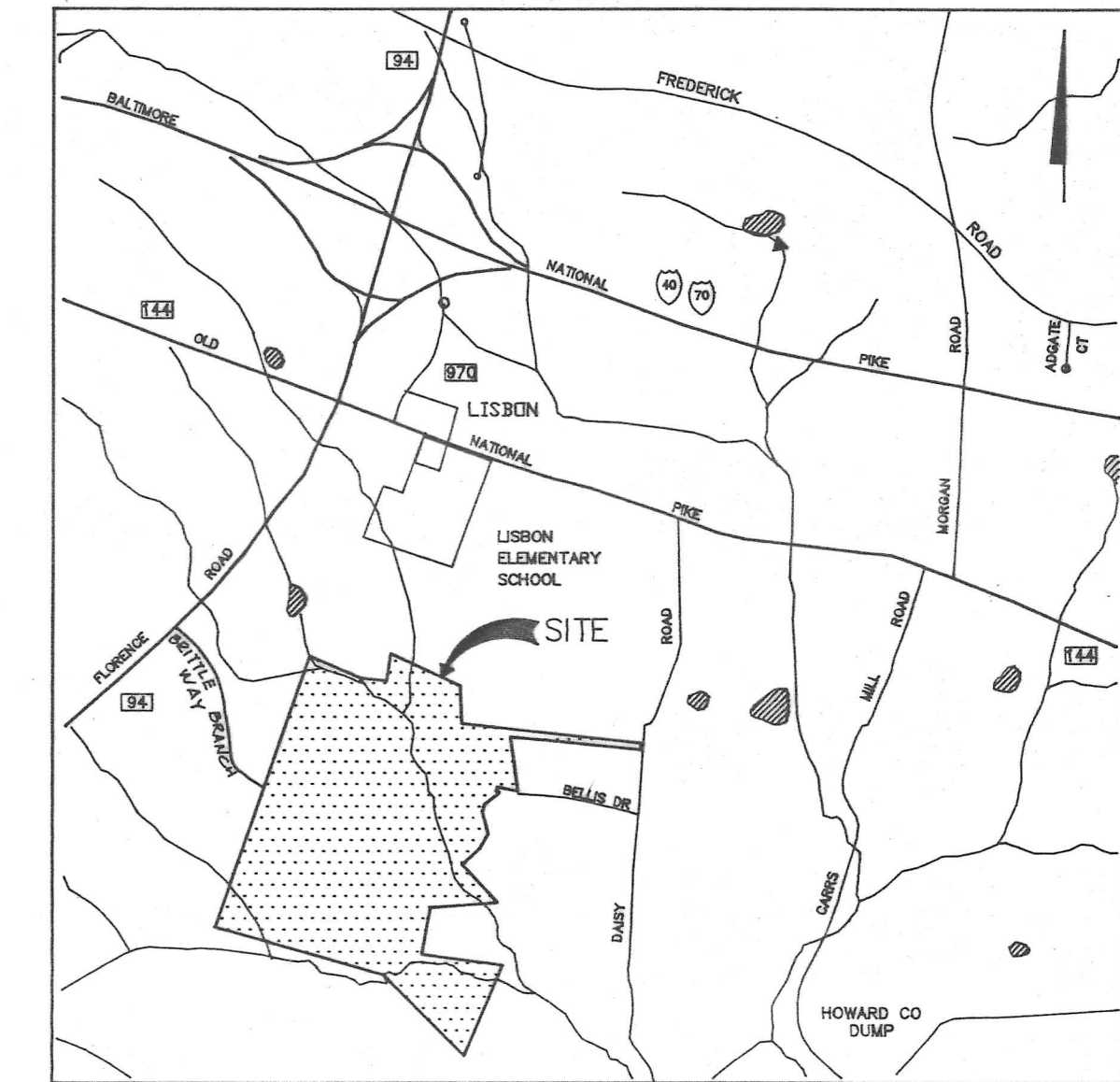


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN
3	SKETCH PLAN



GENERAL NOTES

- 1) All aspects of this project shall be in conformance with the latest Howard County standards unless waiver(s) have been approved.
- 2) Topography shown hereon was taken from Howard County 200 scale aerial topo maps.
- 3) This project is outside the metropolitan district. Water and sewer for this project will be private and will be provided on individual lots.
- 4) Existing utilities shown are taken from record information.
- 5) Wetland limits shown hereon are based on a Delineation by M.A. Dircks & Co., Inc. dated August 18, 1993.
- 6) Forest Stand Delineation was prepared by M.A. Dircks & Co., Inc. dated August 18, 1993.
- 7) Transportation Analysis was prepared by Lee Cunningham & Associates, Inc. dated November 1, 1993.



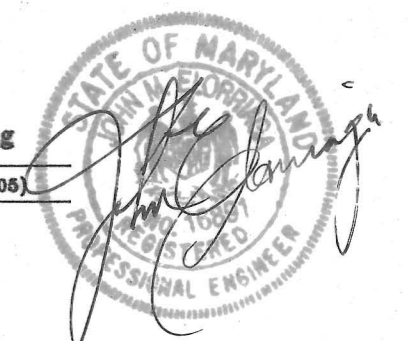
VICINITY MAP
SCALE: 1" = 2000'

OVERALL SITE ANALYSIS

Existing Zoning	RC
Total Gross Area	192.4 Ac +/-
Number of Cluster Lots Allowed	45
Number of Cluster Lots Proposed	44
Number of Preservation Parcels with Single Residence	3
Area of Proposed Cluster Lots	47.9 Ac +/-
Area of Proposed Road Right-of-Way	3.42 Ac +/-
Area of Proposed Preservation Parcels	141.1 Ac +/-
Total Number of Buildable Lots Proposed	49
SITE ANALYSIS BULK PARCEL 4	
Gross Area	81.0 Ac +/-
Number of Cluster Lots Allowed	19
Number of Cluster Lots Proposed	19
Area of Cluster Lots Proposed	20.4 Ac +/-
Area of Preservation Parcel	57.6 Ac +/-
Area of Road Right-of-Way	3.0 Ac +/-
SITE ANALYSIS BULK PARCEL 5	
Gross Area	51.7 Ac +/-
Number of Cluster Lots Allowed	12
Number of Cluster Lots Proposed	12
Area of Cluster Lots Proposed	13.1 Ac +/-
Area of Preservation Parcel	38.2 Ac +/-
Area of Road Right-of-Way	0.42 Ac +/-
SITE ANALYSIS BULK PARCEL 6	
Gross Area	59.7 Ac +/-
Number of Cluster Lots Allowed	14
Number of Cluster Lots Proposed	13
Area of Cluster Lots Proposed	14.4 Ac +/-
Area of Preservation Parcel	45.3 Ac +/-
Area of Road Right-of-Way	0

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8400 Baltimore National Pike • Ellicott City, Maryland 21040 • (410-485-0100)

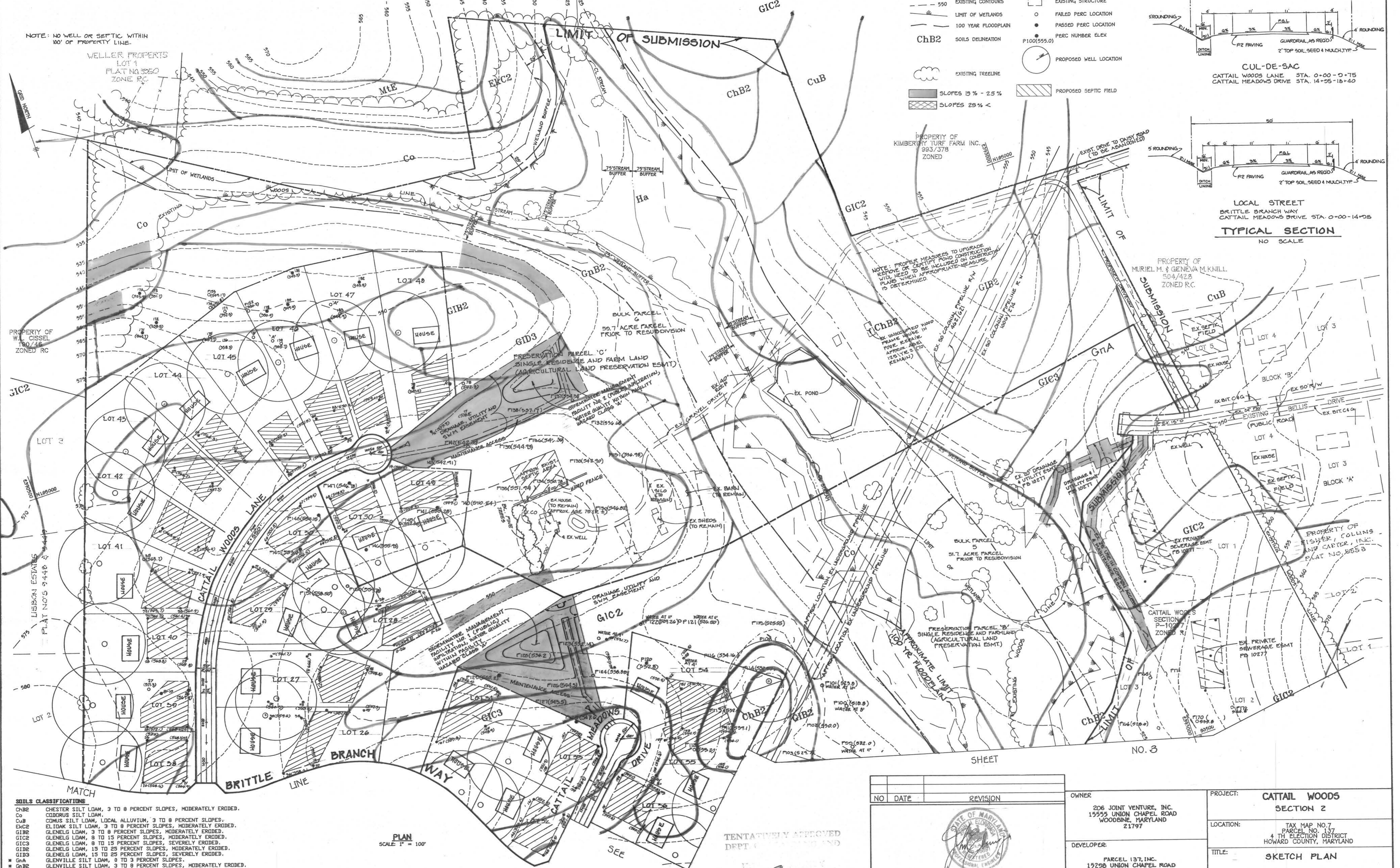
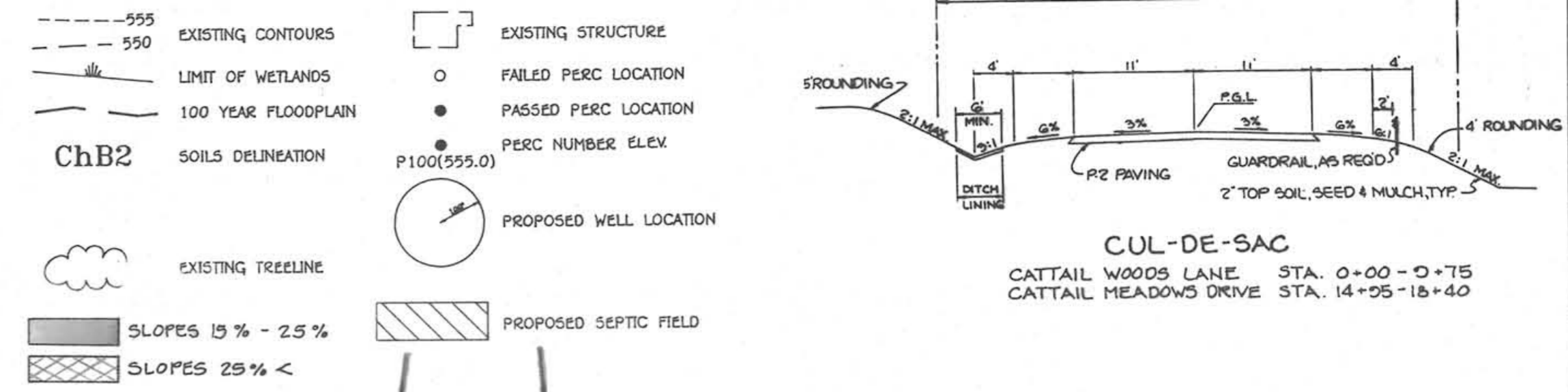


OWNER: 206 JOINT VENTURE 15555 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	PROJECT: CATTAIL WOODS SECTION 2
DEVELOPER: PARCEL 137 INC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	LOCATION: TAX MAP NO. 7 PARCEL NO. 137 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: TITLE SHEET	
DATE: DEC. 10, 1993 MARCH 2, 1994	PROJECT NO. 0596
DES: JH/DAM	DREN: JH/
SCALE: AS SHOWN	DRAWING 1 OF 3

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
COMMUNITY DEVELOPMENT

James R. Smith 3/18/94
PLANNING DIRECTOR DATE
coll

NOTE: NO WELL OR SEPTIC WITHIN 100' OF PROPERTY LINE.



SOILS CLASSIFICATIONS

ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
Co	CODRUS SILT LOAM.
CuB	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES.
EKC2	ELIAC SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED.
GIE2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED.
GID3	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
GnA	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
Ha	HATBORD SILT LOAM.
HID3	MANDR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.
MIE	MANDR LOAM, 25 TO 45 PERCENT SLOPES.
MIB2	MT. AIRY CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED.
MIE	MT. AIRY CHANNERY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.

■ INDICATES HYDRIC SOILS.

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING

J. R. Rutter 3/18/94
PLANNING DIRECTOR DATE

NO	DATE	REVISION

OWNER:
206 JOINT VENTURE, INC.
15555 UNION CHAPEL ROAD
WOODBINE, MARYLAND
21797

DEVELOPER:
PARCEL 137, INC.
15298 UNION CHAPEL ROAD
WOODBINE, MARYLAND
21797

DES: JH/DAM DRN: JH/CAB



PROJECT:	CATTAIL WOODS SECTION 2	
LOCATION:	TAX MAP NO. 7, PARCEL NO. 137, 4 TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE:	SKETCH PLAN	
DATE:	DEC. 10, 1993 MARCH 2, 1994	PROJECT NO. 0096
SCALE:	1" = 100'	DRAWING 2 OF 2

S. 94.27

NOTE:
SEE SHEET NO.2 FOR LEGEND
SEE SHEET NO.2 FOR SOILS CLASSIFICATIONS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
COMMUNITY DEVELOPMENT
HOTTEL CITY, MARYLAND
James R. Hottel 3/18/94
PLANNING DIRECTOR DATE

SHEET NO. 2



NOTE: NO WELL OR SEPTIC WITHIN 100' OF PROPERTY LINE.

NOTE: NO WELL OR SEPTIC WITHIN 100' OF PROPERTY LINE.

NOTE: NO WELL OR SEPTIC WITHIN 100' OF PROPERTY LINE.

PROPERTY OF LEROY SMITH
256/126
ZONED RC

MULLINX FARM
SUBDIVISION SECTION 1
PLAT NO. 9956
ZONED RC

LOT 4
MULLINX FARM
SUBDIVISION SECTION 1
PLAT NO. 9957
ZONED RC

PLAN
SCALE: 1" = 100'

NO.	DATE	REVISION

OWNER:
206 JOINT VENTURE, INC.
15555 UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797

DEVELOPER:
PARCEL 1ST, INC.
15228 UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797

TSA GROUP, INC.
planning • architecture • engineering • surveying
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-466-6100)

PROJECT:	CATTAIL WOODS SECTION 2
LOCATION:	TAX MAP NO. 7 PARCEL NO. 137 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SKETCH PLAN
DATE:	DEC. 10, 1993 MARCH 2, 1994
PROJECT NO.:	0816
DESIGNER:	JH/DAM
DRAWN BY:	JH/CAB
SCALE:	1" = 100'
DRAWING:	2 OF 2