

LOT AREA CHART		
LOT	SQ. FT.	AC.
LOT 1	40145	0.92
LOT 2	44966	1.03
LOT 3	40244	0.93
LOT 4	40015	0.92
LOT 5	42541	0.97
LOT 6	41383	0.95
LOT 7	40026	0.92

DONALD R. REUWER, JR.
DEBORAH L. REUWER
L 3584 F 270

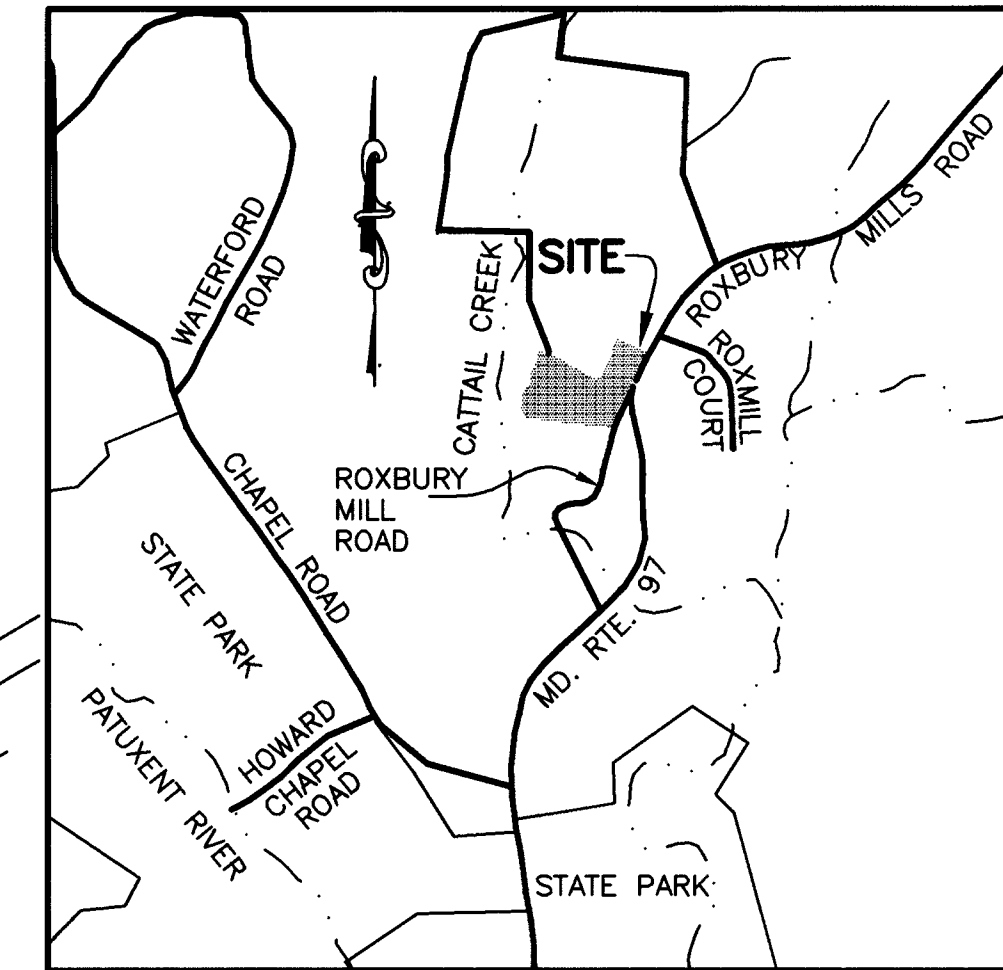
DONALD R. REUWER, JR.
DEBORAH L. REUWER
L 4468 F 659

DENSITY TABULATIONS		
DENSITY ALLOWED THIS SUBDIVISION	DU	AREA (AC)
	1	4.25
	3	14.0 (14.0/4.25=3)
DENSITY EXCHANGE AREA REQUIRED 1:4.25 FROM SITE TO BE DETERMINED	4	17.0 (4x4.25)=17.0
DENSITY PROPOSED THIS SUBDIVISION	1	2.0
	7	14

GENERAL NOTES

- EXISTING ZONING = RC-DEO
GROSS AREA OF TRACT = 167,8190 ACRES (see note 12)
GROSS AREA OF THIS SITE = 14.00 ACRES
NET AREA OF THIS SITE = 12.82 ACRES
AREA OF PROPOSED LOTS OR PARCELS = 12.87 ACRES
AREA OF PROPOSED ROADS = 1.13 AC
NUMBER OF BUILDABLE LOTS PROPOSED = 7
NUMBER OF PRESERVATION PARCELS = 1
NUMBER OF OPEN SPACE LOTS = 0
NUMBER OF NON BUILDABLE PARCELS = 1
OPEN SPACE REQUIRED = 0 AC
OPEN SPACE PROVIDED = 0 AC
- THE PROPERTY SHOWN HEREON IS PART OF THE FIRST PARCEL, ALL OF THE THIRD PARCEL OF LIBER 4468 FOLIO 485, LIBER 257 FOLIO 518. (see note #12).
- COURSES AND DISTANCES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS
21DA N 582213.3720 E 1298954.8840
21EA N 582715.1330 E 1300495.9840
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY BY VOGEL & ASSOCIATES DATED JULY, 1998.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON THE HOWARD COUNTY PHOTOGRAMETRIC MAPS.
- WATER AND SEWER SYSTEMS FOR THIS PROJECT WILL BE PRIVATE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THIS SITE.
- PRESERVATION PARCEL "A" WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- THERE ARE NO BUILDINGS WITHIN THIS 14.00 ACRE SITE.
- FLOOD PLAIN SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY OF CATTAIL CREEK, MAP NO. 30-31.
- THE CONFIGURATION OF THE SEPTIC AREA ON LOT 3 IS TO BE RECONSIDERED BY THE HOWARD COUNTY HEALTH DEPARTMENT AFTER THE INSTALLATION OF THE WELL.
- THIS PARCEL IS TO BE CREATED BY ADJOINER TRANSFER. TAX MAP 21 PARCEL 13 IS MADE UP OF THREE PARCELS.
- WETLANDS SHOWN HEREON WERE PROVIDED BY KOPECK & ASSOCIATES
- ROAD "A" IS AN "ACCESS STREET" (planned)
- THE PROPOSED SWM POND IS HAZARD CLASSIFICATION "A"
- ROXBURY MILLS ROAD IS A SCENIC ROAD.

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	DESIGNATED AS A SOIL CONTAINING HYDRIC CONDITIONS.	TYPE
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	HOWARD SOIL SURVEY, MAP NUMBER 12	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
GIB2	GLENELG LOAM, 0 TO 3 PERCENT SLOPES		B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		C
MIB2	MANOR LOAM, 0 TO 3 PERCENT SLOPES		B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
MIC3	MANOR LOAM, 3 TO 8 PERCENT SLOPES, SEVERELY ERODED		B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED		B
MnD	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES		B
MIB	MANOR LOAM, 25 TO 45 PERCENT SLOPES		B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		B
Ha*	HATBORO SILT LOAM		D

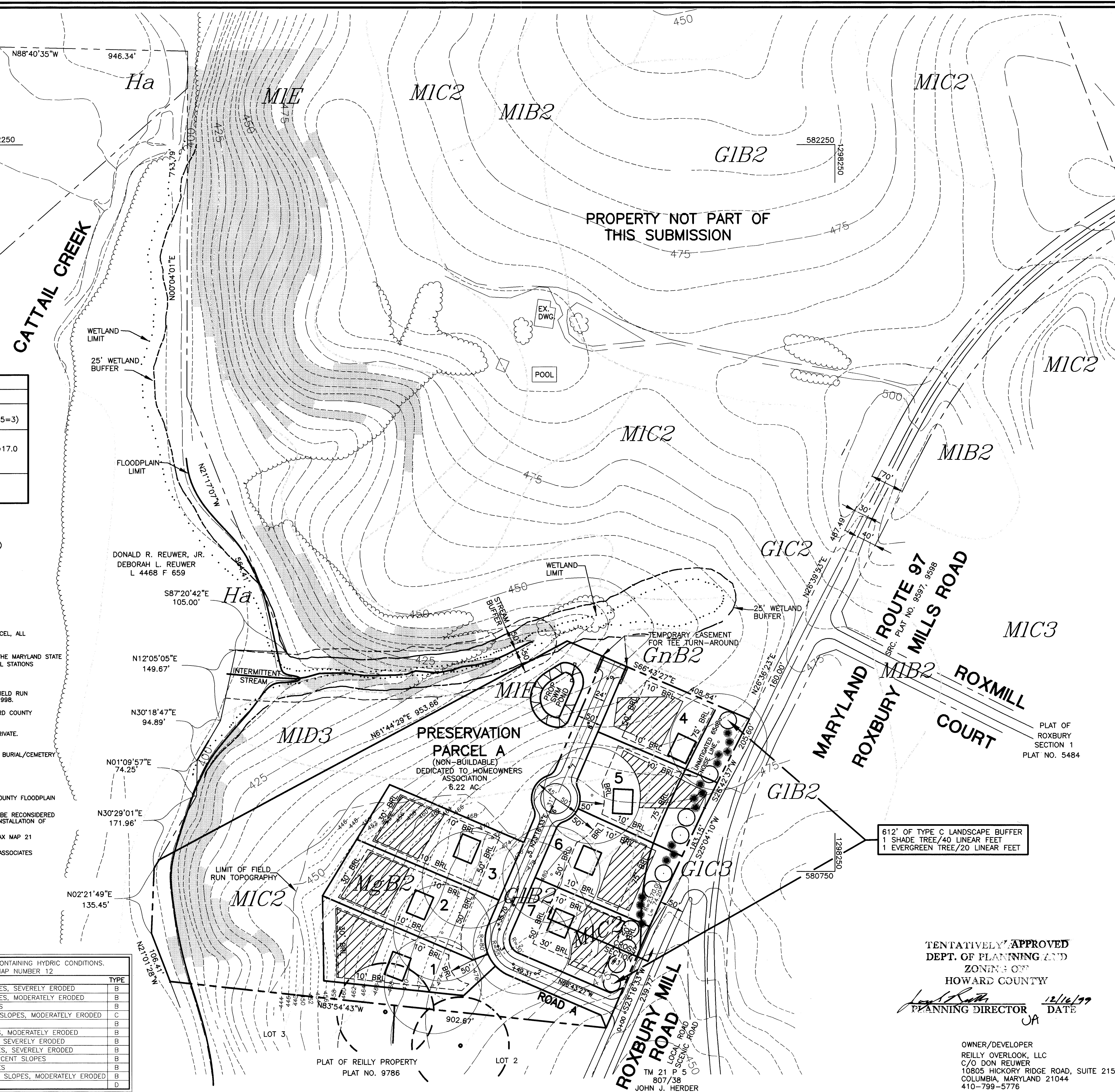


VICINITY MAP
SCALE 1" = 2000'

THIS AREA DESIGNATES A MINIMUM 10,000 SQ.FT. PRIVATE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT NOT BE NECESSARY.

LEGEND

- PROPOSED LOT LINES
- BUILDING RESTRICTION LINES
- EXISTING TREELINE
- SOILS BOUNDARY
- EXISTING CONTOUR
- LIMIT OF 100 YEAR FLOODPLAIN
- PROPOSED DWELLING
- PROPOSED SEWAGE EASEMENT AREA
- STEEP SLOPES
- PROPOSED WELL AND 100 FT. CLEAR AREA FROM SEPTIC EASEMENT
- EXISTING WELL AND 100 FT. CLEAR AREA FROM SEPTIC EASEMENT
- WETLAND LIMIT
- WETLAND BUFFER
- SHADE TREE
- EVERGREEN TREE



612' OF TYPE C LANDSCAPE BUFFER
1 SHADE TREE/40 LINEAR FEET
1 EVERGREEN TREE/20 LINEAR FEET

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR [Signature] DATE 12/16/99

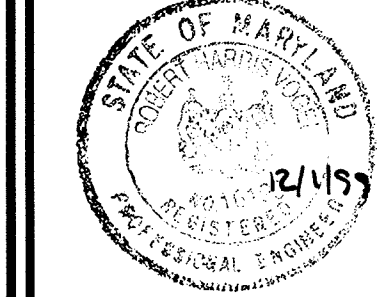
OWNER/DEVELOPER
REILLY OVERLOOK, LLC
C/O DON REUWER
10805 HICKORY RIDGE ROAD, SUITE 215
COLUMBIA, MARYLAND 21044
410-799-5776

SKETCH PLAN
CATTAIL MEADOWS

TAX MAP #21 PARCEL 13 BLOCK #8
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

3691 PARK AVENUE, SUITE 101 ELLICOTT CITY, MARYLAND 21043 TELEPHONE: (410) 461-5828 FAX: (410) 465-3966



DESIGN BY: _____
DRAWN BY: M.C.M.
CHECKED BY: R.H.V.
DATE: 12-1-99
SCALE: 1"=100'
W.O. NO.: 9854

1 SHEET OF 1