

GENERAL NOTES

- 1.) THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. ALL ADJACENT PROPERTIES ARE ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- 2.) WATER WILL BE PRIVATE. SEWER WILL BE A MIX OF PRIVATE SYSTEMS AND A PUBLIC COMMUNITY SYSTEM.
- 3.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEY BY J. A. RICE, INC. IN SEPTEMBER, 2002, AND SUPPLEMENTED WITH DIGITAL GDS TOPOGRAPHY PURCHASED FROM HOWARD COUNTY.
- 4.) WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001.
- 5.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THIS SITE.
- 6.) MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQUARE FEET OR 33,000 SQUARE FEET FOR LOTS THAT UTILIZE A COMMUNITY SEPTIC RESERVE AREA. SECTION 10.1.1.1 OF THE SUBDIVISION REGULATIONS, LOT SIZE GREATER THAN 50,000 SQUARE FEET, HAS BEEN APPLIED TO LOT 45.
- 7.) A WAIVER REQUEST TO SECTION 2.5.2.H OF THE HOWARD COUNTY DESIGN MANUAL VOL. III, ROADS AND BRIDGES TO REQUEST SUFFICIENT DISTANCE TO THE RIGHT OF WAY TO BE MAINTAINED TO MAKE A LEFT TURN TO WAVE THE REMAINING 90' OF THE REQUIRED 975' SIGHT DISTANCE WAS GRANTED ON MAY 20, 2002 SUBJECT TO COMPLETION OF THE PROPOSED GRADING AS SHOWN ON THE SIGHT DISTANCE PROFILE AND PROVIDING LANES AT THE ENTRANCE.
- 8.) THERE SHALL BE NO DISTURBANCE WITHIN THE 100-YR FLOODPLAINS, WETLANDS, DESIGNATED BUFFER ZONES OR STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. EXCEPT THE DISTINGUISHED NECESSARY ROAD CROSSINGS, AS PER WP-02-04 OR OTHER WAIVERS.
- 9.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING JULY, 2001 BY FISHER, COLLINS & CARTER, INC.
- 10.) APPROVED TRAFFIC STUDY WAS PREPARED BY WARS TRAFFIC GROUP IN OCTOBER, 2001 AND REVISED IN JANUARY, 2002.
- 11.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN OCTOBER, 2001, AND REVISED IN JANUARY, 2002.
- 12.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 13.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. ALL OF THE STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED UNDER THE FINAL PHASE 1.
- 14.) THE STREAM CROSSINGS SHOWN ALONG CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') ARE STRATEGICALLY LOCATED WHERE THE STREAM CHANNEL IS NARROWEST AND AVOIDS IMPACT TO WETLANDS. THERE ARE NO WETLANDS WHERE THESE CROSSINGS WILL OCCUR. THE DEPARTMENT OF PLANNING AND ZONING HAS MADE THE DETERMINATION THAT THE 3 SOUTHERN STREAM CROSSINGS FOR PROPOSED CASTLEBRIDGE ROAD ARE TO BE CONSIDERED AS PERMANENT STREAM CROSSINGS IN ACCORDANCE WITH SECTION 11.8(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE JUSTIFICATION SUBMITTED BY THE DEVELOPER WITH THE REVISED PLAN DATED JANUARY 17, 2002.
- 15.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 16.) THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE OF ITS SUBMISSION TO 11-1-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO THE 11-1-2001 EQUIPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS WITH SETBACK AND BUFFER REGULATIONS IN EFFECT. AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- 17.) WP-02-04 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-04 WAS A REQUEST TO WAIVE THE FOLLOWING:
 - SECTION 15.118(c) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW A CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WHITHORN WAY (FORMERLY ROAD 'B').
 - SECTION 16.132(c)(1)(i) - WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 281).
 - SECTION 18.120(c)(2)(ii) - WHICH REQUIRES THAT NON-PIPESTEM LOTS (FUTURE PHASE 2 BULK PARCEL 'J') (BULK PARCEL 'J' UNDER 5-02-09) WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL.
 - SECTION 16.120(c)(2)(i) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL 'Q') (PRES. PARCEL 'Q' UNDER 5-02-09).

- 23.) THE DISTURBANCES TO ENVIRONMENTAL FEATURES NEAR COORDINATE POINT POINT #834 ADDRESSED IN WAIVER REQUEST WP-05-88, AN ON-SITE SEWAGE DISPOSAL AREA IS NECESSARY FOR REASONABLE DEVELOPMENT OF THESE PARCELS.
- 24.) WP-05-88 WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 29, 2005. WP-05-88 WAIVES THE REQUIREMENTS OF:
 - SECTION 16.116(a) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW A CROSSING OF THE MIDDLE PATUXENT RIVER IN THE VICINITY OF THE CUL-DE-SAC OF WHITHORN WAY.
 - SECTION 16.116(b) - WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED ON EXISTING STEEP SLOPES. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE CONSTRUCTED ON PARCEL F.
 - SECTION 16.115(c) - WHICH PLACES PROHIBITIONS ON THE USE OF FLOODPLAIN LAND. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE DIRECTIONALLY BORED UNDER THE MIDDLE PATUXENT RIVER.

- 18.) THIS AREA DESIGNATES A PRIVATE SEWERAGE RESERVE AREA (FUTURE PHASE 2 BULK PARCEL 'J') (BULK PARCEL 'J' UNDER 5-02-09) WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHT-OF-WAY REQUIREMENTS IN THE DESIGN MANUAL.
- 19.) THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS DETERMINED FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2002. THE FLOODPLAIN LIMIT FOR THE MIDDLE PATUXENT RIVER IS BASED ON THE HOWARD COUNTY MIDDLE PATUXENT FLOODPLAIN STUDY, MAP #23-38.
- 20.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
 - PRESERVATION PARCELS 'S' THRU 'X' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS AND BUFFER LOTS FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, RESTORATION AND OTHER GREENERY. THEY WILL BE DEDICATED TO THE HOWARD COUNTY, MARYLAND. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER DEVELOPMENT OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
 - PRESERVATION PARCEL 'F' IS TO SOLELY SERVE AS THE COMMUNITY SEPTIC RESERVE AREA FOR PHASE 2 LOTS. THE PARCEL IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER. ONCE THE LIMITS OF THE COMMUNITY SEPTIC RESERVE AREA ARE KNOWN THE LIMITS OF PARCEL 'F' WILL BE REDEFINED TO ENCOMPASS JUST THE SEPTIC RESERVE AREA.
- 21.) THE TOTAL FOREST CONSERVATION OBLIGATION OF 70.3 ACRES HAS BEEN MET THROUGH THE ON-SITE RETENTION OF 61.2 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT (RECORDED UNDER F-04-82). THE REMAINING 9.1 ACRES SHALL BE RETAINED (AT 2:1) ON THE DENSITY SENDING PARCEL VET TO BE DETERMINED. SEE SHEET 5 FOR CALCULATIONS.
- 22.) LOTS 46-68, 72, 73, 75, 77 AND 79-82 ARE SERVED BY A PUBLIC SHARED SEPTIC FACILITY, LOCATED ON PRESERVATION PARCEL F.

- 23.) THE DISTURBANCES TO ENVIRONMENTAL FEATURES NEAR COORDINATE POINT POINT #834 ADDRESSED IN WAIVER REQUEST WP-05-88, AN ON-SITE SEWAGE DISPOSAL AREA IS NECESSARY FOR REASONABLE DEVELOPMENT OF THESE PARCELS.
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BOUNDARY COORDINATES		BOUNDARY COORDINATES		BOUNDARY COORDINATES		BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
805	576335.31	1339535.82	840	575850.34	1339457.93	879	575850.34	1339457.93	917	575850.34	1339457.93
806	576336.28	1339537.01	841	575851.31	1339462.40	880	575851.31	1339462.40	918	575851.31	1339462.40
807	576337.25	1339538.20	842	575852.28	1339466.87	881	575852.28	1339466.87	919	575852.28	1339466.87
808	576338.22	1339539.39	843	575853.25	1339471.34	882	575853.25	1339471.34	920	575853.25	1339471.34
809	576339.19	1339540.58	844	575854.22	1339475.81	883	575854.22	1339475.81	921	575854.22	1339475.81
810	576340.16	1339541.77	845	575855.19	1339480.28	884	575855.19	1339480.28	922	575855.19	1339480.28
811	576341.13	1339542.96	846	575856.16	1339484.75	885	575856.16	1339484.75	923	575856.16	1339484.75
812	576342.10	1339544.15	847	575857.13	1339489.22	886	575857.13	1339489.22	924	575857.13	1339489.22
813	576343.07	1339545.34	848	575858.10	1339493.69	887	575858.10	1339493.69	925	575858.10	1339493.69
814	576344.04	1339546.53	849	575859.07	1339498.16	888	575859.07	1339498.16	926	575859.07	1339498.16
815	576345.01	1339547.72	850	575860.04	1339502.63	889	575860.04	1339502.63	927	575860.04	1339502.63
816	576345.98	1339548.91	851	575861.01	1339507.10	890	575861.01	1339507.10	928	575861.01	1339507.10
817	576346.95	1339550.10	852	575861.98	1339511.57	891	575861.98	1339511.57	929	575861.98	1339511.57
818	576347.92	1339551.29	853	575862.95	1339516.04	892	575862.95	1339516.04	930	575862.95	1339516.04
819	576348.89	1339552.48	854	575863.92	1339520.51	893	575863.92	1339520.51	931	575863.92	1339520.51
820	576349.86	1339553.67	855	575864.89	1339524.98	894	575864.89	1339524.98	932	575864.89	1339524.98
821	576350.83	1339554.86	856	575865.86	1339529.45	895	575865.86	1339529.45	933	575865.86	1339529.45
822	576351.80	1339556.05	857	575866.83	1339533.92	896	575866.83	1339533.92	934	575866.83	1339533.92
823	576352.77	1339557.24	858	575867.80	1339538.39	897	575867.80	1339538.39	935	575867.80	1339538.39
824	576353.74	1339558.43	859	575868.77	1339542.86	898	575868.77	1339542.86	936	575868.77	1339542.86
825	576354.71	1339560.00	860	575869.74	1339547.33	899	575869.74	1339547.33	937	575869.74	1339547.33
826	576355.68	1339561.19	861	575870.71	1339551.80	900	575870.71	1339551.80	938	575870.71	1339551.80
827	576356.65	1339562.38	862	575871.68	1339556.27	901	575871.68	1339556.27	939	575871.68	1339556.27
828	576357.62	1339563.57	863	575872.65	1339560.74	902	575872.65	1339560.74	940	575872.65	1339560.74
829	576358.59	1339564.76	864	575873.62	1339565.21	903	575873.62	1339565.21	941	575873.62	1339565.21
830	576359.56	1339565.95	865	575874.59	1339569.68	904	575874.59	1339569.68	942	575874.59	1339569.68
831	576360.53	1339567.14	866	575875.56	1339574.15	905	575875.56	1339574.15	943	575875.56	1339574.15
832	576361.50	1339568.33	867	575876.53	1339578.62	906	575876.53	1339578.62	944	575876.53	1339578.62
833	576362.47	1339569.52	868	575877.50	1339583.09	907	575877.50	1339583.09	945	575877.50	1339583.09
834	576363.44	1339570.71	869	575878.47	1339587.56	908	575878.47	1339587.56	946	575878.47	1339587.56
835	576364.41	1339571.90	870	575879.44	1339592.03	909	575879.44	1339592.03	947	575879.44	1339592.03
836	576365.38	1339573.09	871	575880.41	1339596.50	910	575880.41	1339596.50	948	575880.41	1339596.50
837	576366.35	1339574.28	872	575881.38	1339600.97	911	575881.38	1339600.97	949	575881.38	1339600.97
838	576367.32	1339575.47	873	575882.35	1339605.44	912	575882.35	1339605.44	950	575882.35	1339605.44
839	576368.29	1339576.66	874	575883.32	1339609.91	913	575883.32	1339609.91	951	575883.32	1339609.91
840	576369.26	1339577.85	875	575884.29	1339614.38	914	575884.29	1339614.38	952	575884.29	1339614.38
841	576370.23	1339579.04	876	575885.26	1339618.85	915	575885.26	1339618.85	953	575885.26	1339618.85
842	576371.20	1339580.23	877	575886.23	1339623.32	916	575886.23	1339623.32	954	575886.23	1339623.32
843	576372.17	1339581.42	878	575887.20	1339627.79	917	575887.20	1339627.79	955	575887.20	1339627.79
844	576373.14	1339582.61	879	575888.17	1339632.26	918	575888.17	1339632.26	956	575888.17	1339632.26
845	576374.11	1339583.80	880	575889.14	1339636.73	919	575889.14	1339636.73	957	575889.14	1339636.73
846	576375.08	1339585.00	881	575890.11	1339641.20	920	575890.11	1339641.20	958	575890.11	1339641.20
847	576376.05	1339586.19	882	575891.08	1339645.67	921	575891.08	1339645.67	959	575891.08	1339645.67
848	576377.02	1339587.38	883	575892.05	1339650.14	922	575892.05	1339650.14	960	575892.05	1339650.14
849	576377.99	1339588.57	884	575893.02	1339654.61	923	575893.02	1339654.61	961	575893.02	1339654.61
850	576378.96	1339589.76	885	575893.99	1339659.08	924	575893.99	1339659.08	962	575893.99	1339659.08
851	576379.93	1339590.95	886	575894.96	1339663.55	925	575894.96	1339663.55	963	575894.96	1339663.55
852	576380.90	1339592.14	887	575895.93	1339668.02	926	575895.93	1339668.02	964	575895.93	1339668.02
853	576381.87	1339593.33	888	575896.90	1339672.49	927	575896.90	1339672.49	965	575896.90	1339672.49
854	576382.84	1339594.52	889	575897.87	1339676.96	928	575897.87	1339676.96	966	575897.87	1339676.96
855	576383.81	1339595.71	890	575898.84	1339681.43	929	575898.84	1339681.43	967	575898.84	1339681.43
856	576384.78	1339596.90	891	575899.81	1339685.90	930	575899.81	1339685.90	968	575899.81	1339685.90
857	576385.75	1339598.09	892	575900.78	1339690.37	931	575900.78	1339690.37	969		

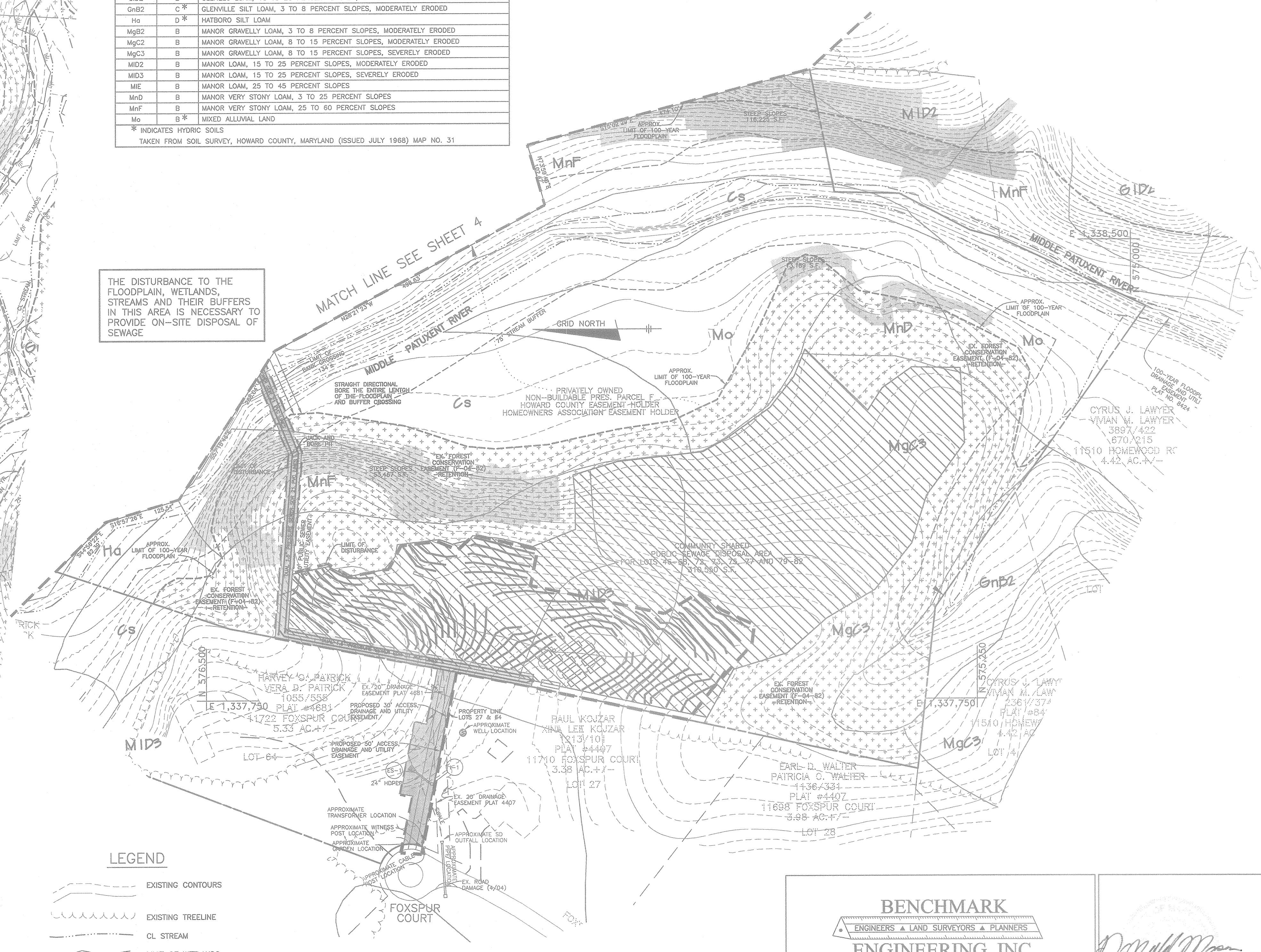
NOTE: THIS PLAN APPROVAL IS CONTINGENT UPON THE APPROVAL OF A GROUNDWATER DISCHARGE PERMIT BY M.D.E. THE FINAL NUMBER OF APPROVED LOTS MAY BE REDUCED BASED ON LIMITATIONS IMPOSED BY THE GROUNDWATER DISCHARGE PERMIT. THE FINAL PLAN CAN NOT BE APPROVED UNTIL VALID GROUND DISCHARGE PERMIT HAS BEEN ISSUED.



SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Bs	D*	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChC3	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChD2	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
Cs	B	COMUS SILT LOAM
EkB2	B	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EkC3	B	ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GID2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GhB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Hs	D*	HATBORO SILT LOAM
MgB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID2	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIe	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnD	B	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES
MnF	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES
Mo	B*	MIXED ALLUVIAL LAND

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 31

THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE



LEGEND	
	EXISTING CONTOURS
	EXISTING TREELINE
	CL. STREAM
	LIMIT OF WETLANDS
	LIMIT OF SUBMISSION
	STEEP SLOPES 25% OR GREATER
	EXISTING SEPTIC AREA PHASE 1 (F-04-82)
	PROPOSED SEPTIC AREA
	EXIST. FOREST CONSERVATION EASEMENT (F-04-82)
	LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY ESMT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David L. Ugle 5/11/05
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Walter 5/11/05
HOWARD COUNTY HEALTH OFFICER DATE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
email: bet@bel-civilengineering.com

<p>DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p> <p>OWNER: HOMEWOOD, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p> <p>OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32nd FLOOR NEW YORK, NEW YORK 10022</p> <p>DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM</p>	<p>PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS "A" THRU "OO" AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL F), LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS "S" THRU "X"; NON-BUILDABLE BULK PARCEL "Y"</p> <p>LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3, 4, 9 & 10 PARCELS: 88 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY PLAN AND SOILS MAP</p> <p>DATE: MAY, 2005 PROJECT NO. 1132</p> <p>SCALE: 1" = 100' SHEET 3 OF 13</p>
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SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Bc	D*	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChC3	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChD2	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
Cs	B	COMUS SILT LOAM
ElB2	B	ELJOK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ElC3	B	ELJOK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GlC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GlD2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GnB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Ho	D*	HATBORO SILT LOAM
MgB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
Mid2	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
Mid3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIe	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnD	B	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES
MnF	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES
Mo	B*	MIXED ALLUVIAL LAND

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1986) MAP NO. 31

NOTE: THIS PLAN APPROVAL IS CONTINGENT UPON THE APPROVAL OF A GROUNDWATER DISCHARGE PERMIT BY MDE. THE FINAL NUMBER OF APPROVED LOTS MAY BE REDUCED BASED ON LIMITATIONS IMPOSED BY THE GROUNDWATER DISCHARGE PERMIT. THE FINAL PLAN CANNOT BE APPROVED UNTIL VALID GROUND DISCHARGE PERMIT HAS BEEN ISSUED.



LEGEND	
	EXISTING CONTOURS
	EXISTING TREELINE
	CL STREAM
	LIMIT OF WETLANDS
	LIMIT OF SUBMISSION
	STEEP SLOPES 25% OR GREATER
	EXISTING SEPTIC AREA PHASE 1 (7-04-82)
	PROPOSED SEPTIC AREA
	EXIST. FOREST CONSERVATION EASEMENT (7-04-82)
	LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EXIT.
	1500 S.F. WELL BOX

THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Frank R. Taylor 5/14/05
PLANNING DIRECTOR DATE

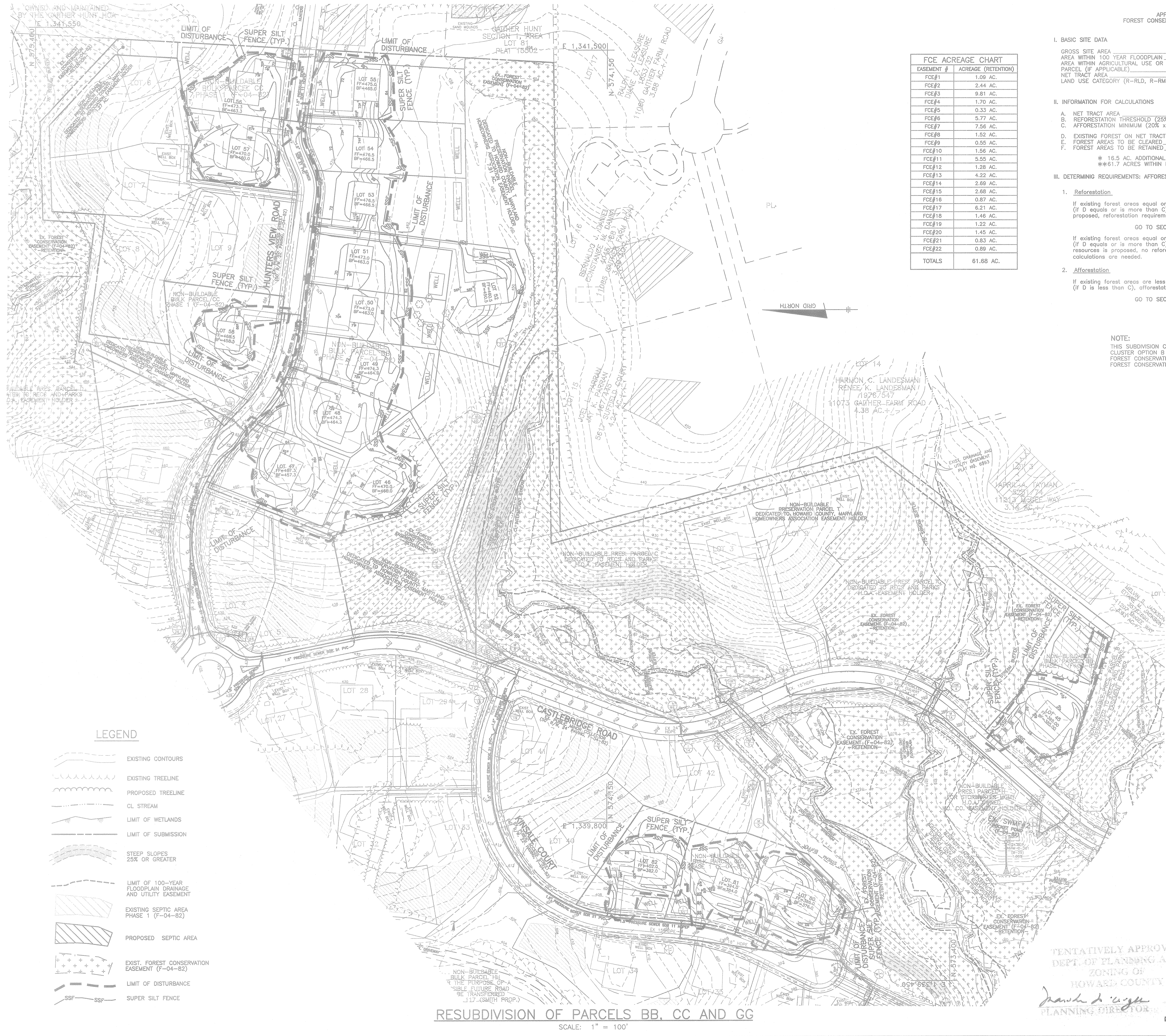
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
Robert G. Weber 5/10/05
HOWARD COUNTY HEALTH OFFICER DATE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-5105 & FAX: 410-465-6644
EMAIL: be@ben-chilengineering.com

Donald M. ...
5/4/05

DEVELOPER: ELJOK, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'A' THRU 'G' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCELS 'F', LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X'; NON-BUILDABLE BULK PARCEL 'Y')
OWNER: HOMWOOD, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 86 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL 676 JOHN LEE CARROLL 515 MADISON AVENUE, 32ND FLOOR NEW YORK, NEW YORK 10022	TITLE: PRELIMINARY PLAN AND SOILS PLAN
DATE: MAY, 2005	PROJECT NO. 1132
DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM	SCALE: 1" = 100' SHEET 4 OF 13

RESUBDIVISION OF PARCEL FF
SCALE: 1" = 100'

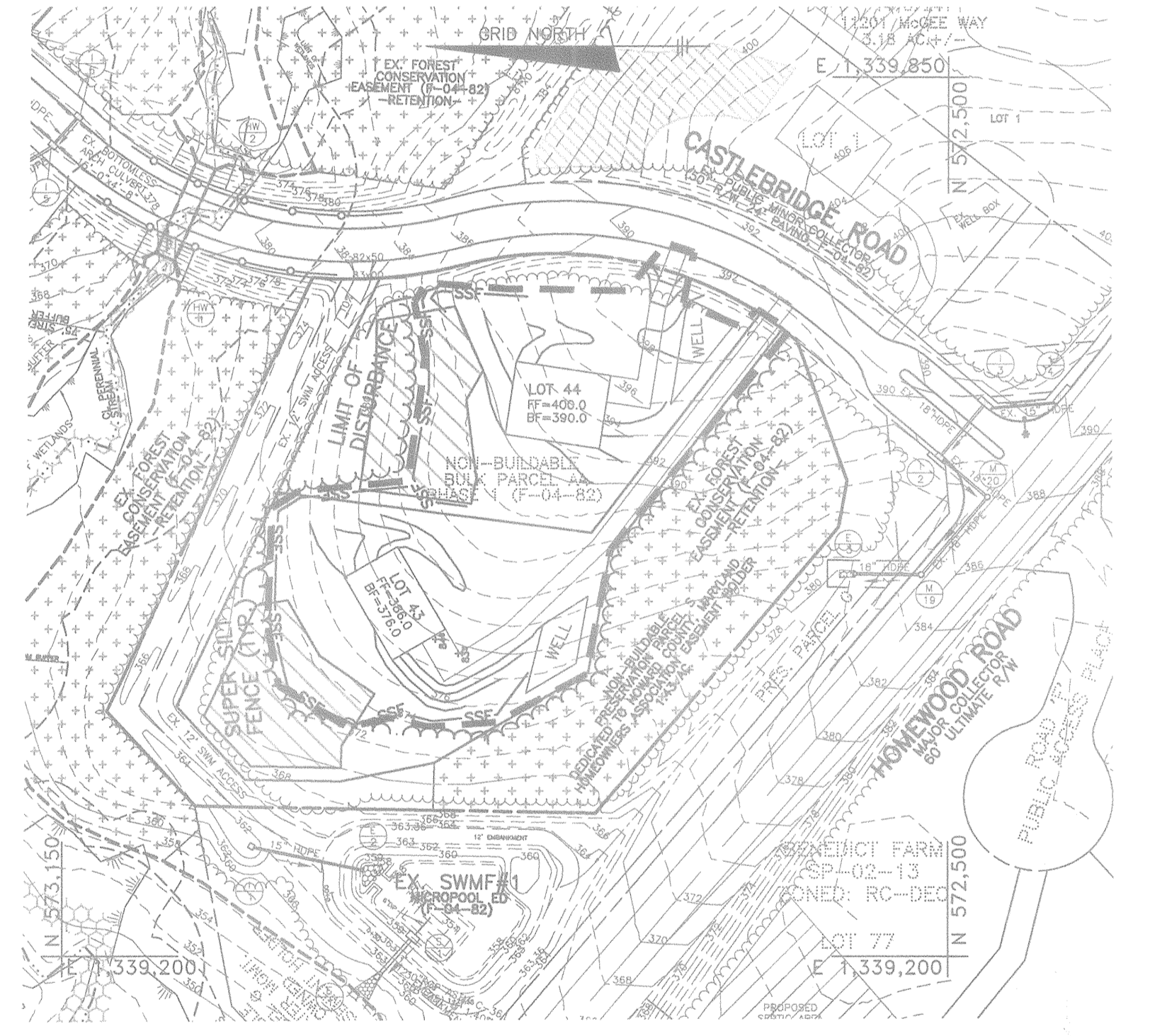


EASEMENT #	ACREAGE (RETENTION)
FCE#1	1.09 AC.
FCE#2	2.44 AC.
FCE#3	9.81 AC.
FCE#4	1.70 AC.
FCE#5	0.33 AC.
FCE#6	5.77 AC.
FCE#7	7.56 AC.
FCE#8	1.52 AC.
FCE#9	0.55 AC.
FCE#10	1.56 AC.
FCE#11	5.55 AC.
FCE#12	1.28 AC.
FCE#13	4.22 AC.
FCE#14	2.69 AC.
FCE#15	2.68 AC.
FCE#16	0.87 AC.
FCE#17	6.21 AC.
FCE#18	1.46 AC.
FCE#19	1.22 AC.
FCE#20	1.45 AC.
FCE#21	0.83 AC.
FCE#22	0.89 AC.
TOTALS	61.68 AC.

APPENDIX G FOREST CONSERVATION WORKSHEET		ACRES (1/10 acre)
I. BASIC SITE DATA		
GROSS SITE AREA		269.9
AREA WITHIN 100 YEAR FLOODPLAIN		44.8
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)		N/A
NET TRACT AREA		225.1
LAND USE CATEGORY (R-RD, R-RMD, R-S, C/I/O, I)		RC-DEO
II. INFORMATION FOR CALCULATIONS		
A. NET TRACT AREA		225.1
B. REFORESTATION THRESHOLD (25% x A)		56.3
C. AFFORESTATION MINIMUM (20% x A)		45.0
D. EXISTING FOREST ON NET TRACT AREA		117.3
E. FOREST AREAS TO BE CLEARED		55.6*
F. FOREST AREAS TO BE RETAINED		61.7**
* 16.5 AC. ADDITIONAL CLEARING FOR PHASE 2. (39.1 AC. FOR PHASE 1)		
**61.7 ACRES WITHIN RETENTION EASEMENTS		
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION		
1. Reforestation		
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.		
GO TO SECTION IV		
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.		
2. Afforestation		
If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.		
GO TO SECTION V		

IV. REFORESTATION CALCULATIONS		ACRES (1/10 acre)
A. NET TRACT AREA		225.1
B. REFORESTATION THRESHOLD (25% x A)		56.3
C. AFFORESTATION MINIMUM (20% x A)		45.0
D. EXISTING FOREST ON NET TRACT AREA		117.3
E. FOREST AREAS TO BE CLEARED		55.6*
F. FOREST AREAS TO BE RETAINED		61.7**
* 16.5 AC. ADDITIONAL CLEARING FOR PHASE 2. (39.1 AC. FOR PHASE 1)		
**61.7 ACRES WITHIN RETENTION EASEMENTS		
SELECT THE ALTERNATE THAT APPLIES:		
1. Clearing above the threshold only		
If forest areas to be retained equal or are greater than the reforestation threshold (if F equals or is greater than B), the following calculations apply:		
REFORESTATION FOR CLEARING ABOVE THRESHOLD		13.9
$G \times 1/4$		
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD		5.4
$1 \times$ Retention Credit		
TOTAL REFORESTATION REQUIRED		8.5
$(G \times 1/4) - 1$		
If the total reforestation requirement is equal to or less than 0, no reforestation is required.		
2. Clearing below the threshold		
If forest areas to be retained are less than the reforestation threshold (if F is less than B), the following calculations apply:		
REFORESTATION FOR CLEARING ABOVE THRESHOLD		N/A
$G \times 1/4$		
REFORESTATION FOR CLEARING BELOW THRESHOLD		N/A
$H \times 2$		
TOTAL REFORESTATION REQUIRED		N/A
$(G \times 1/4) + (H \times 2)$		
Since clearing occurs below the threshold, no forest retention credit is possible		
FOREST AREA CLEARING HAS BEEN ADJUSTED FOR PHASE 2 DEVELOPMENT.		

NOTE:
THIS SUBDIVISION COMPLIES WITH THE RURAL CLUSTER OPTION B OF APPENDIX L OF THE FOREST CONSERVATION MANUAL TO SATISFY FOREST CONSERVATION REQUIREMENTS.



LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- CL. STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- STEEP SLOPES 25% OR GREATER
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- EXISTING SEPTIC AREA PHASE 1 (F-04-82)
- PROPOSED SEPTIC AREA
- EXIST. FOREST CONSERVATION EASEMENT (F-04-82)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE

RESUBDIVISION OF PARCELS BB, CC AND GG
SCALE: 1" = 100'

RESUBDIVISION OF PARCEL AA
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 3/14/05

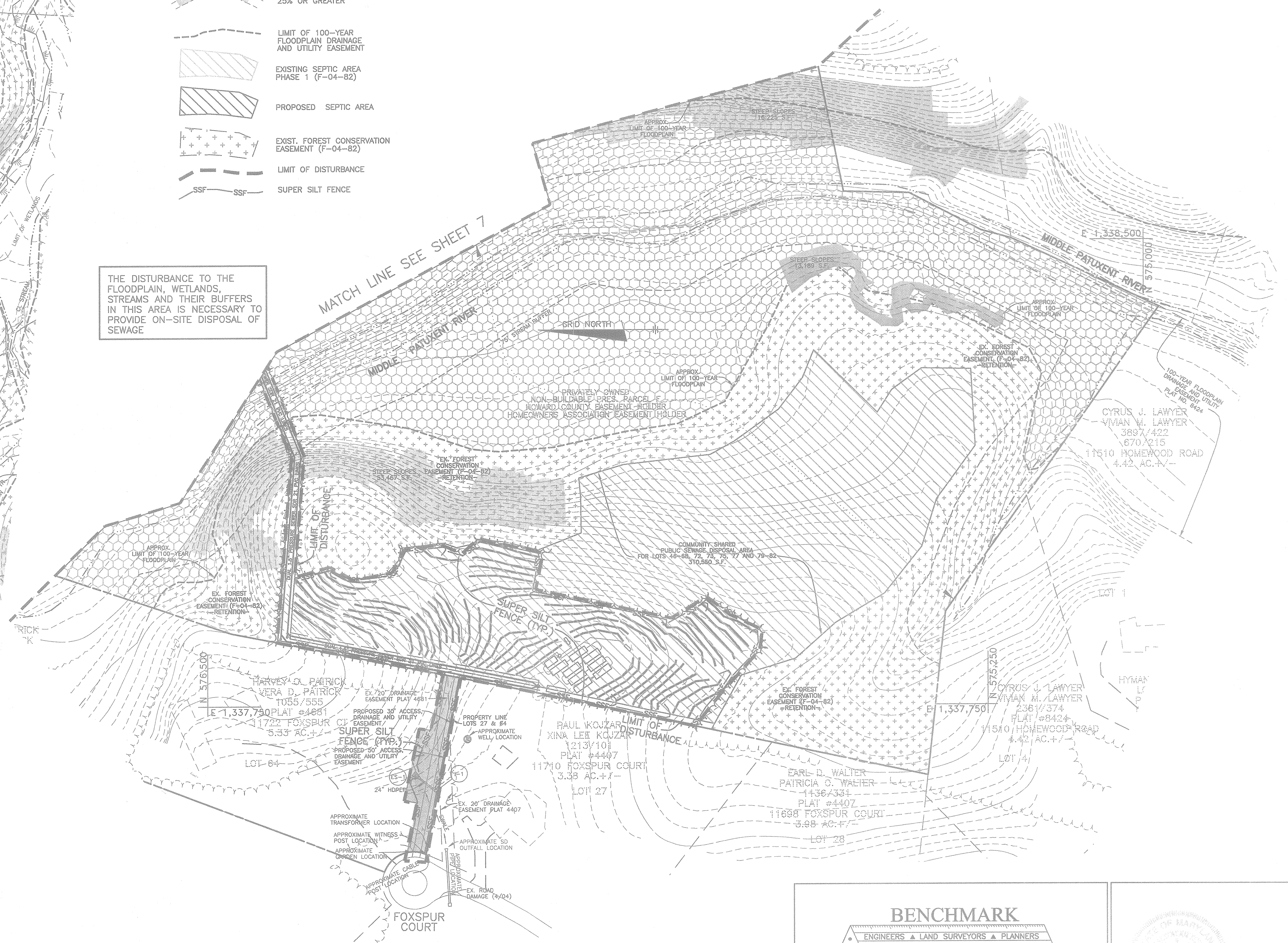
<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS</p> <p align="center"><i>Donald Moran</i> 2/14/05</p> <p>8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 & FAX: 410-465-6644 EMAIL: bel@bel-civilengineering.com</p>	
<p>DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p> <p>OWNER: HOMEWOOD, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p> <p>OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32ND FLOOR NEW YORK, NEW YORK 10022</p> <p>DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM</p>	<p>PROJECT: RIVERWOOD -- PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F') LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X'; NON-BUILDABLE BULK PARCEL 'H'</p> <p>LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 86 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN AND FOREST CONSERVATION WORKSHEET</p> <p>DATE: MAY, 2005 PROJECT NO. 1132</p> <p>SCALE: 1" = 100' SHEET 5 OF 13</p>



THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- CL STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- STEEP SLOPES 25% OR GREATER
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
- EXISTING SEPTIC AREA PHASE 1 (F-04-82)
- PROPOSED SEPTIC AREA
- EXIST. FOREST CONSERVATION EASEMENT (F-04-82)
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE



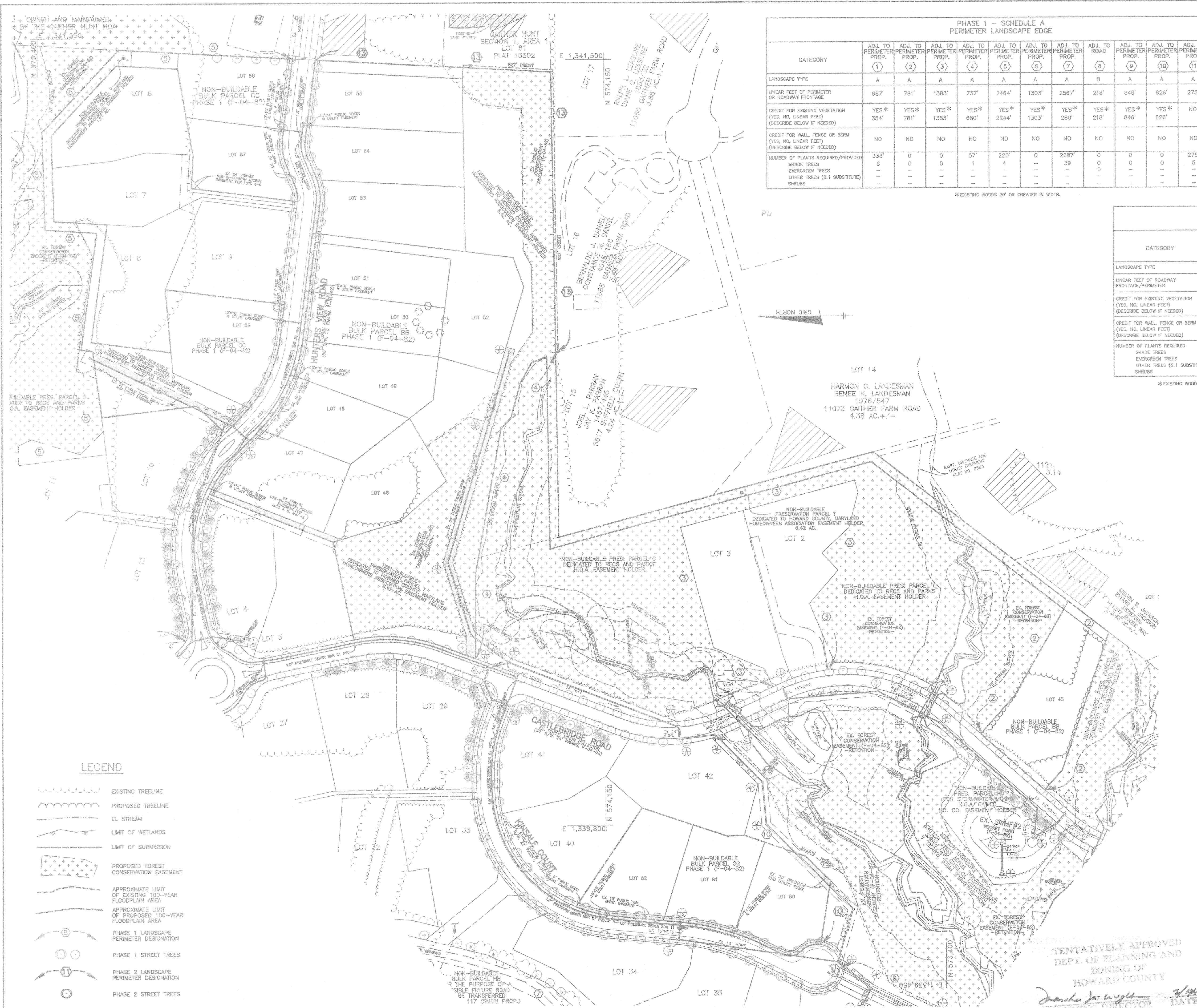
REVISION OF PARCEL F
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Donald W. Mean
PLANNING DIRECTOR
3/14/05
DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
6480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
phone: 410-465-8105 & fax: 410-465-8644
email: bei@ei-civilengineering.com

Donald W. Mean
3/14/05

DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 410-465-4244	OWNER: HOMEWOOD, L.L.C. ELICOTT CITY, MARYLAND 21041 410-465-4244	OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32ND FLOOR NEW YORK, NEW YORK 10022	PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F', LOTS 43-82, NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X', NON-BUILDABLE BULK PARCEL 'II')	LOCATION: TAX MAP: 23, GRID: 21 PARCELS: 88 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN
DATE: MAY, 2005		PROJECT NO. 1132	DATE: MAY, 2005	PROJECT NO. 1132	PROJECT NO. 1132
DES: JMC/DBT		DRAFT: JMC/DBT	CHECK: DAM	SCALE: 1" = 100'	SHEET 6 OF 13



**PHASE 1 - SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJ. TO PERIMETER PROP. ①	ADJ. TO PERIMETER PROP. ②	ADJ. TO PERIMETER PROP. ③	ADJ. TO PERIMETER PROP. ④	ADJ. TO PERIMETER PROP. ⑤	ADJ. TO PERIMETER PROP. ⑥	ADJ. TO PERIMETER PROP. ⑦	ADJ. TO PERIMETER PROP. ⑧	ADJ. TO ROAD	ADJ. TO PERIMETER PROP. ⑨	ADJ. TO PERIMETER PROP. ⑩	ADJ. TO PERIMETER PROP. ⑪
LANDSCAPE TYPE	A	A	A	A	A	A	A	A	B	A	A	A
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	687'	781'	1383'	737'	2464'	1303'	2567'	218'	846'	626'	275'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 354'	YES* 781'	YES* 1383'	YES* 680'	YES* 2244'	YES* 1303'	YES* 280'	YES* 218'	YES* 846'	YES* 626'	YES* 275'	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED/PROVIDED	333'	0	0	57'	220'	0	2287'	0	0	0	0	275'
SHADE TREES	6	0	0	1	4	-	39	0	0	0	0	5
EVERGREEN TREES	-	-	-	-	-	-	-	0	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-	-	-	-

*EXISTING WOODS 20' OR GREATER IN WIDTH.

- NOTES:**
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - SOME LOTS IN PHASE 2 ARE SURROUNDED BY LANDSCAPE PERIMETERS CREATED IN PHASE 1. THEREFORE SCHEDULE A FROM THE PHASE 1 PRELIMINARY LANDSCAPE PLAN IS INCLUDED.

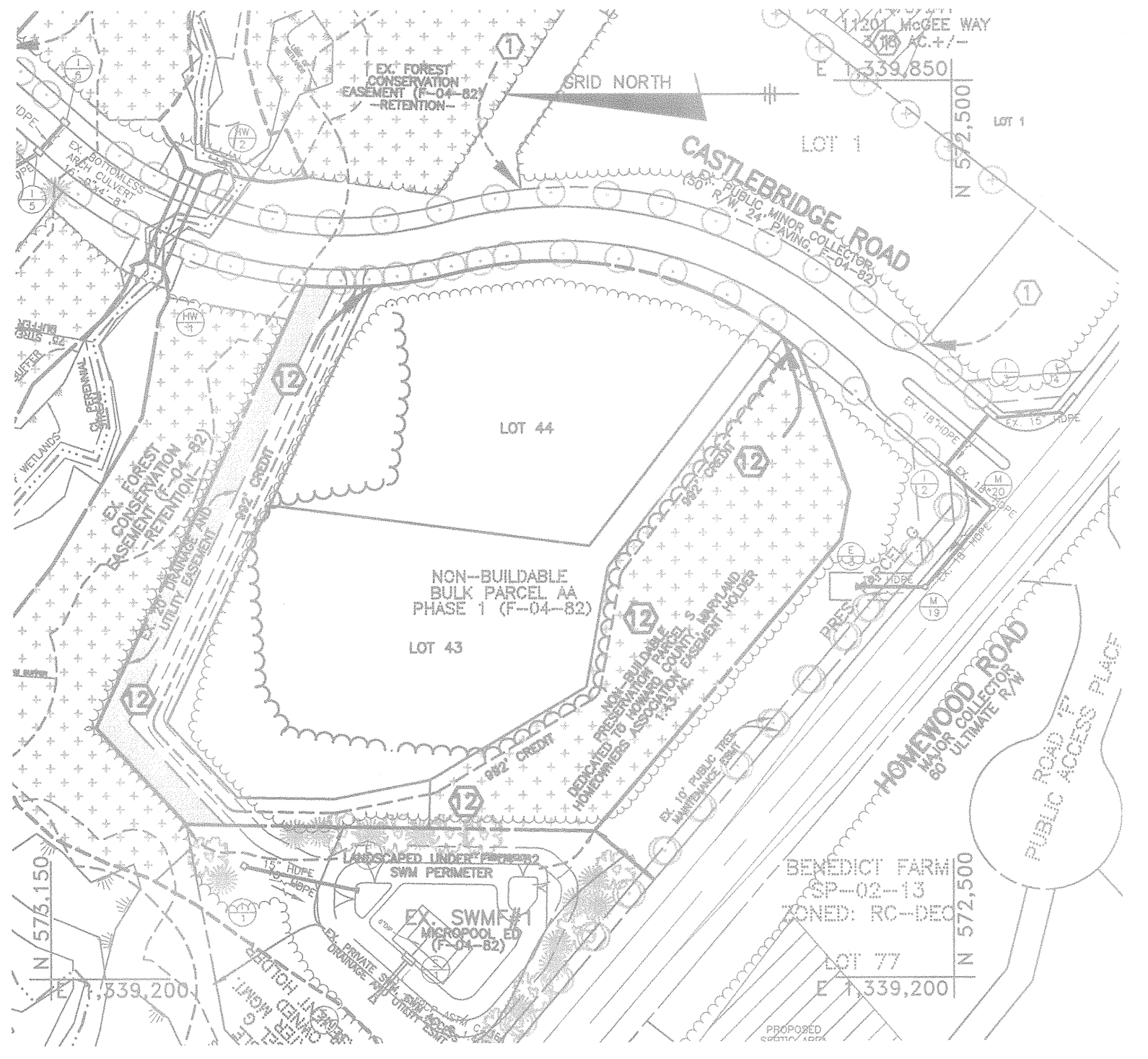
STREET TREE SCHEDULE

ROAD NAME	PERIMETER	TREES REQ.
WHITHORN WAY (PH. 2)	1447'	36

**PHASE 2 - SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJ. TO PERIMETER PROP. ⑫	ADJ. TO PERIMETER PROP. ⑬	ADJ. TO PERIMETER PROP. ⑭	ADJ. TO PERIMETER PROP. ⑮	ADJ. TO PERIMETER PROP. ⑯	ADJ. TO PERIMETER PROP. ⑰	ADJ. TO PERIMETER PROP. ⑱	ADJ. TO ROAD 58	ADJ. TO ROAD 79
LANDSCAPE TYPE	A	A	A	A	A	A	A	B	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	992'	1143'	2709'	723'	428'	132'	2314'	216'	88'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 992'	YES* 827'	YES* 2709'	YES* 353'	YES* 428'	YES* 132'	YES* 2019'	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	0	316'	0	370'	0	0	295'	216'	88'
SHADE TREES	-	6	-	6	0	0	5	5	2
EVERGREEN TREES	-	-	-	-	-	-	-	6	3
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-

*EXISTING WOODS 20' OR GREATER IN WIDTH.



RESUBDIVISION OF PARCEL AA
SCALE: 1" = 100'

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- CL. STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- PROPOSED FOREST CONSERVATION EASEMENT
- APPROXIMATE LIMIT OF EXISTING 100-YEAR FLOODPLAIN AREA
- APPROXIMATE LIMIT OF PROPOSED 100-YEAR FLOODPLAIN AREA
- PHASE 1 LANDSCAPE PERIMETER DESIGNATION
- PHASE 1 STREET TREES
- PHASE 2 LANDSCAPE PERIMETER DESIGNATION
- PHASE 2 STREET TREES

RESUBDIVISION OF PARCELS BB, CC AND GG
SCALE: 1" = 100'

TENTATIVELY APPROVED
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HOWARD COUNTY

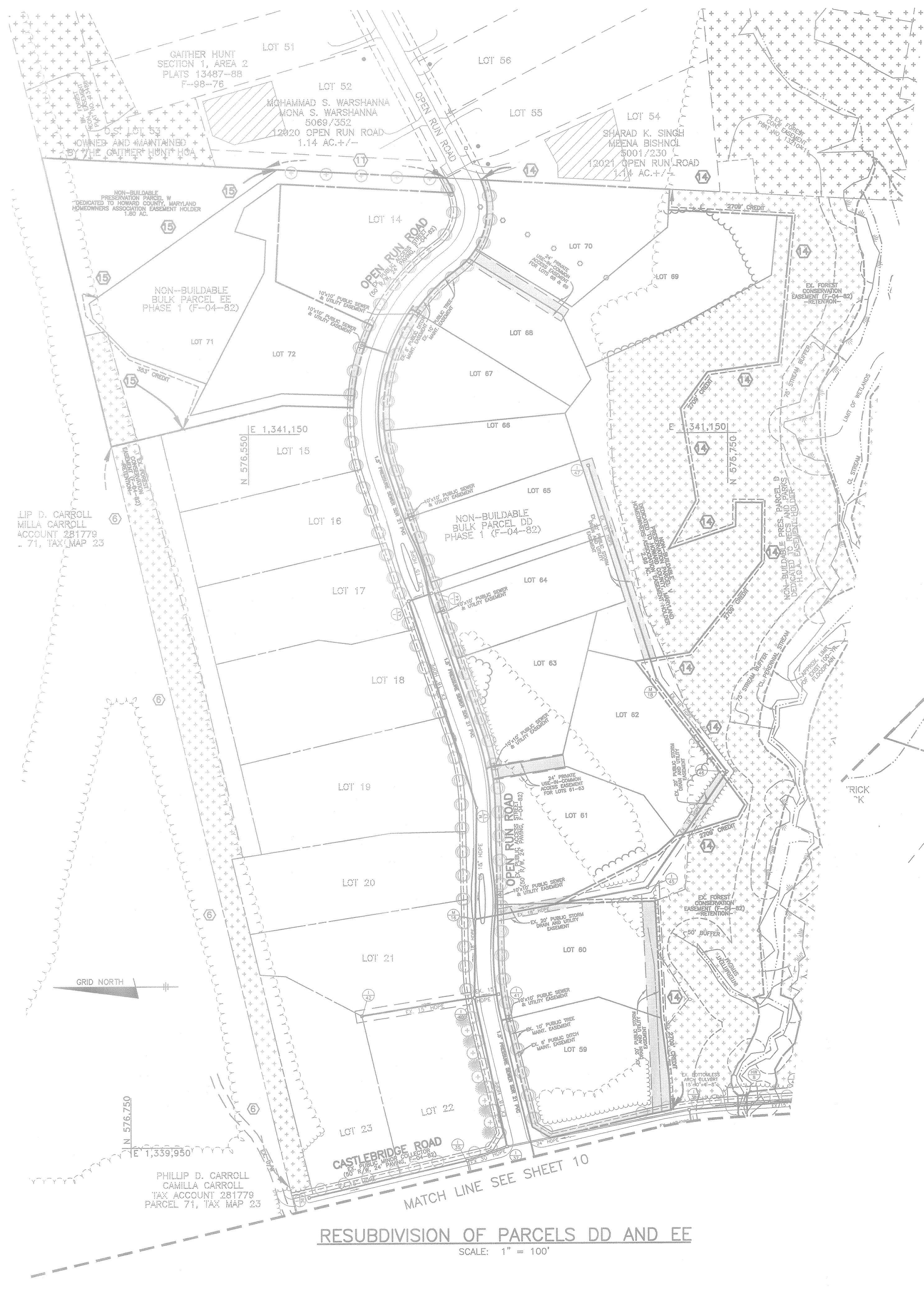
Janice J. Wright
PLANNING DIRECTOR
DATE: 2/18/09

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-8105 A fax: 410-465-8644
email: bel@bel-civilengineering.com

1/15/09

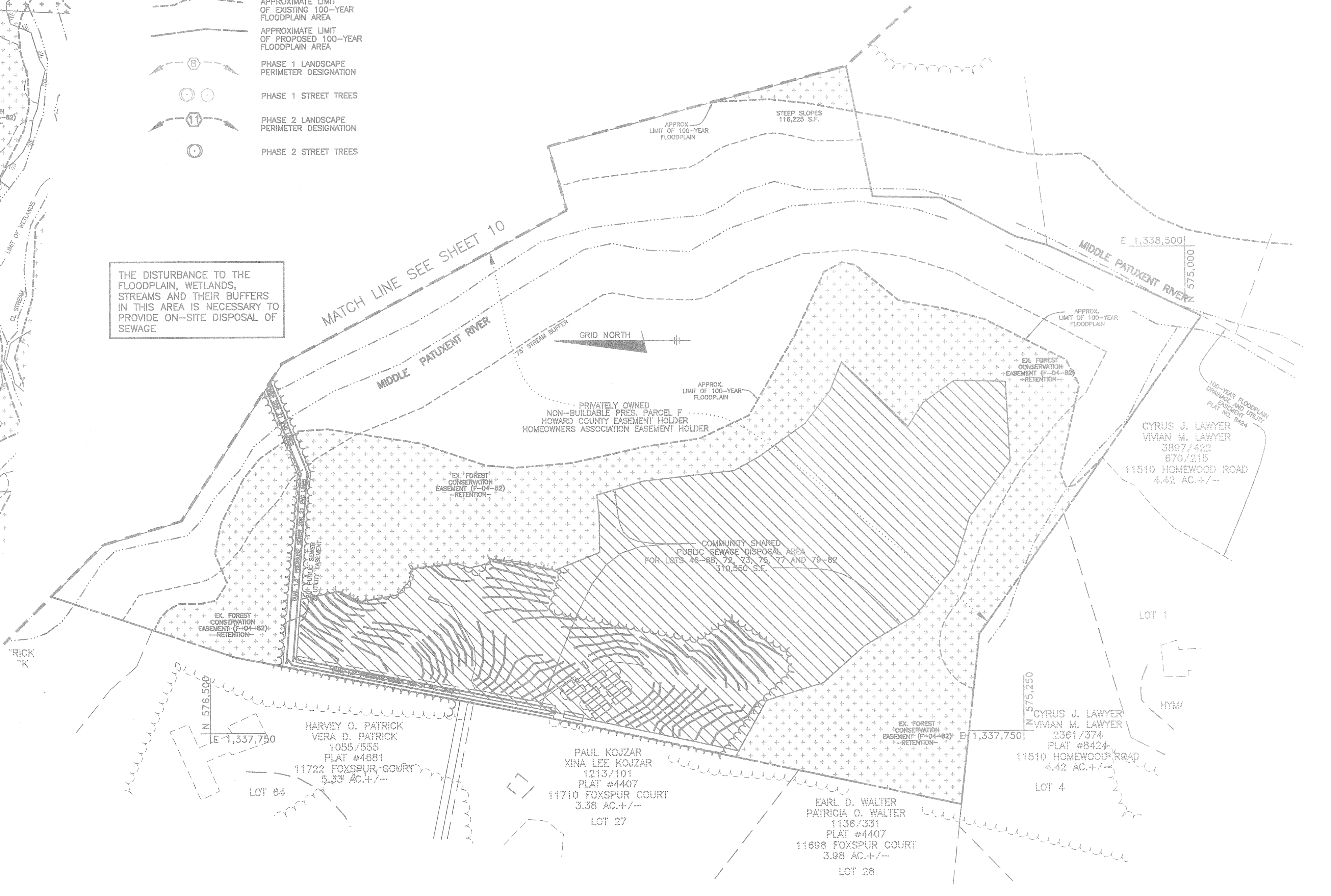
DEVELOPER:	ELIOAK, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	PROJECT:	RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F' LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X'; NON-BUILDABLE BULK PARCEL 'I')
OWNER:	HOMWOOD, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	LOCATION:	TAX MAP: 23, GRID: 21 PARCELS: 88 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER:	JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENIEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32nd FLOOR NEW YORK, NEW YORK 10022	TITLE:	PRELIMINARY LANDSCAPE PLAN
DES: JMC/DBT	DRAFT: JMC/DBT	CHECK: DAM	DATE: MAY, 2005
SCALE: 1" = 100'		PROJECT NO.: 1132	SHEET 8 OF 13



RESUBDIVISION OF PARCELS DD AND EE
SCALE: 1" = 100'

THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE

- LEGEND**
- EXISTING TREELINE
 - PROPOSED TREELINE
 - CL. STREAM
 - LIMIT OF WETLANDS
 - LIMIT OF SUBMISSION
 - PROPOSED FOREST CONSERVATION EASEMENT
 - APPROXIMATE LIMIT OF EXISTING 100-YEAR FLOODPLAIN AREA
 - APPROXIMATE LIMIT OF PROPOSED 100-YEAR FLOODPLAIN AREA
 - PHASE 1 LANDSCAPE PERIMETER DESIGNATION
 - PHASE 1 STREET TREES
 - PHASE 2 LANDSCAPE PERIMETER DESIGNATION
 - PHASE 2 STREET TREES

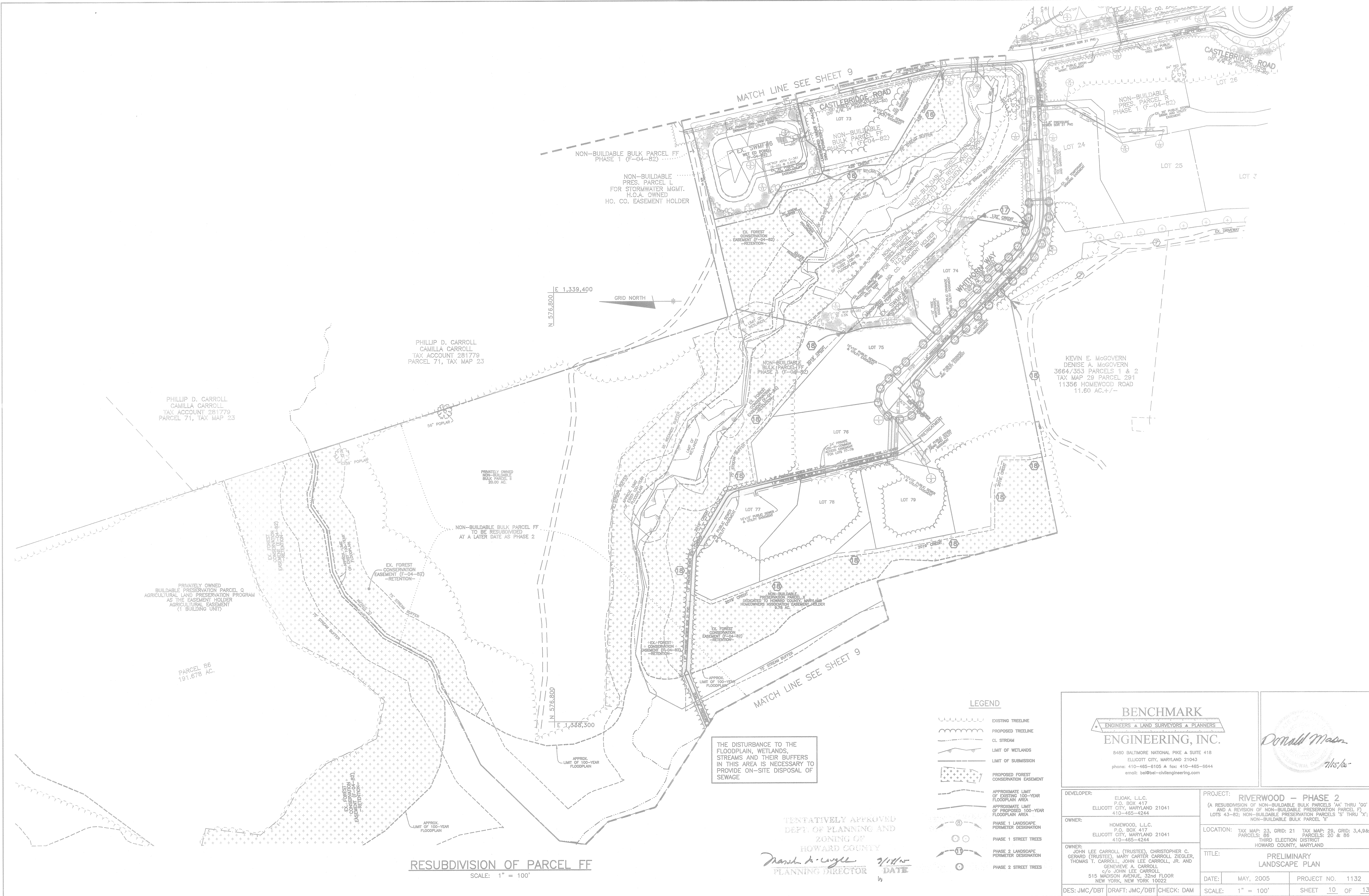


REVISION OF PARCEL F
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark D. Vogel
PLANNING DIRECTOR
DATE 7/15/05

<p align="center">BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLCOTT CITY, MARYLAND 21043 phone: 410-465-8105 • fax: 410-465-8844 email: bel@bel-civilengineering.com</p> <p align="right"><i>Donald Mann</i> 7/15/05</p>	
<p>DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT: RIVERWOOD -- PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'A' THRU 'GG' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F', LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X'; NON-BUILDABLE BULK PARCEL 'H')</p>
<p>OWNER: HOMEWOOD, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 86 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
<p>OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32nd FLOOR NEW YORK, NEW YORK 10022</p>	<p>TITLE: PRELIMINARY LANDSCAPE PLAN</p>
<p>DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM</p>	<p>DATE: MAY, 2005 PROJECT NO. 1132 SCALE: 1" = 100' SHEET 9 OF 13</p>

P:\112\Homeswood\dwg\3120\2468-10.dwg, Sheet 9, 7/15/2005 1:27:27 PM, jmc, Oac 1125600 for my laptop



RESUBDIVISION OF PARCEL FF
SCALE: 1" = 100'

THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
March A. Loyell
PLANNING DIRECTOR 3/11/05
DATE

LEGEND

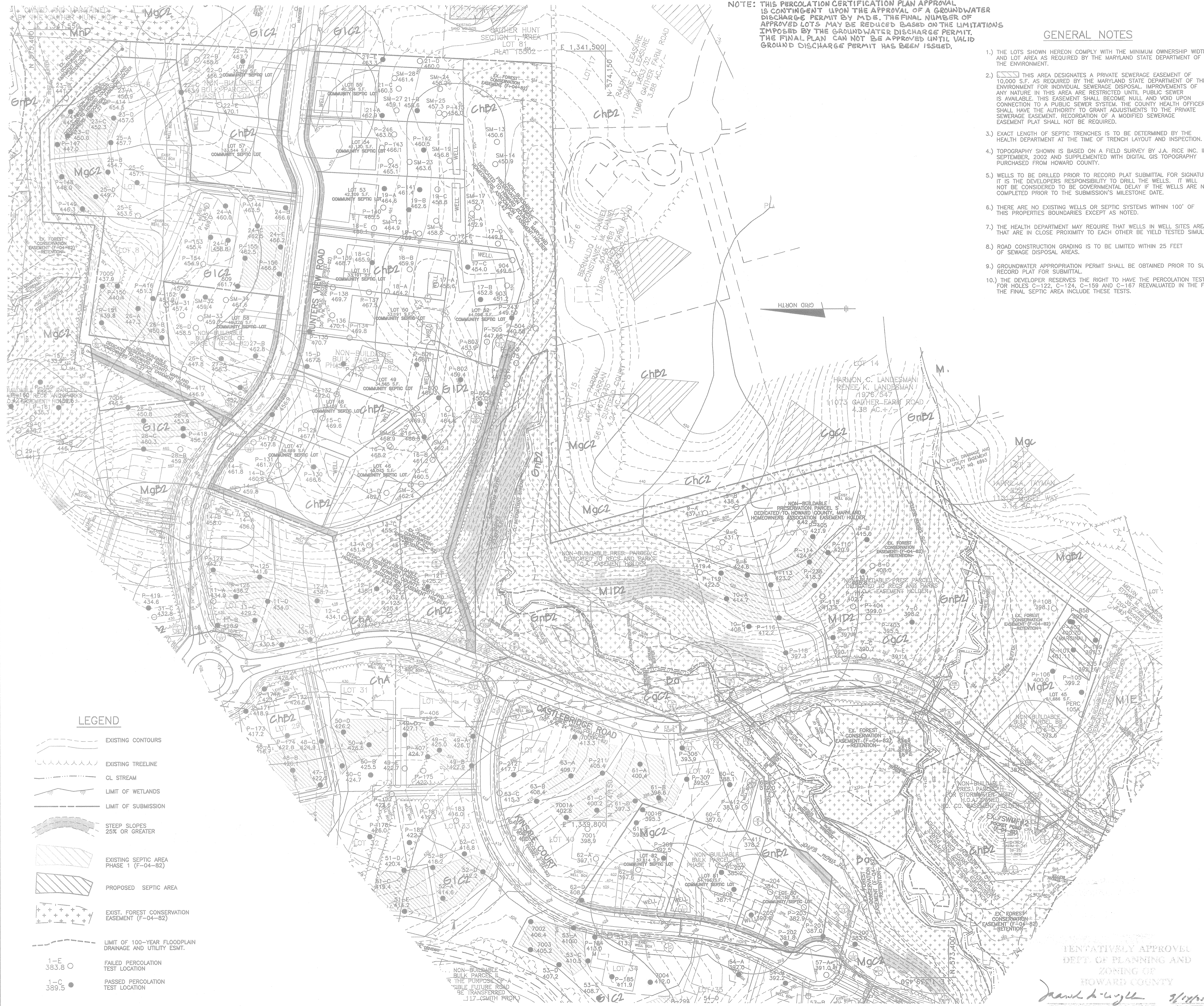
	EXISTING TREELINE
	PROPOSED TREELINE
	CL. STREAM
	LIMIT OF WETLANDS
	LIMIT OF SUBMISSION
	PROPOSED FOREST CONSERVATION EASEMENT
	APPROXIMATE LIMIT OF EXISTING 100-YEAR FLOODPLAIN AREA
	APPROXIMATE LIMIT OF PROPOSED 100-YEAR FLOODPLAIN AREA
	PHASE 1 LANDSCAPE PERIMETER DESIGNATION
	PHASE 1 STREET TREES
	PHASE 2 LANDSCAPE PERIMETER DESIGNATION
	PHASE 2 STREET TREES

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-8105 • fax: 410-465-8644
email: be@bel-civilengineering.com



DEVELOPER: ELJOAK, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'AA' THRU 'GG' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F' LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'S' THRU 'X'; NON-BUILDABLE BULK PARCEL 'I')
OWNER: HOMWOOD, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 28, GRID: 3,4,9&10 PARCELS: 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 52nd FLOOR NEW YORK, NEW YORK 10022	TITLE: PRELIMINARY LANDSCAPE PLAN
DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM	DATE: MAY, 2005 PROJECT NO. 1132 SCALE: 1" = 100' SHEET 10 OF 13

P:\1132\Homewood.dwg;3/22/05;06-10.dwg; Sheet 10, 3/15/2005 1:27:50 PM
inc. Oce IDS600 for my lat p3



NOTE: THIS PERCOLATION CERTIFICATION PLAN APPROVAL IS CONTINGENT UPON THE APPROVAL OF A GROUNDWATER DISCHARGE PERMIT BY MDE. THE FINAL NUMBER OF APPROVED LOTS MAY BE REDUCED BASED ON THE LIMITATIONS IMPOSED BY THE GROUNDWATER DISCHARGE PERMIT. THE FINAL PLAN CAN NOT BE APPROVED UNTIL VALID GROUND DISCHARGE PERMIT HAS BEEN ISSUED.

GENERAL NOTES

- 1.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- 4.) TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY J.A. RICE INC. IN SEPTEMBER, 2002 AND SUPPLEMENTED WITH DIGITAL GIS TOPOGRAPHY PURCHASED FROM HOWARD COUNTY.
- 5.) WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO DRILL THE WELLS. IT WILL NOT BE CONSIDERED TO BE GOVERNMENTAL DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO THE SUBMISSION'S MILESTONE DATE.
- 6.) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTY'S BOUNDARIES EXCEPT AS NOTED.
- 7.) THE HEALTH DEPARTMENT MAY REQUIRE THAT WELLS IN WELL SITES AREA THAT ARE IN CLOSE PROXIMITY TO EACH OTHER BE YIELD TESTED SIMULTANEOUSLY.
- 8.) ROAD CONSTRUCTION GRADING IS TO BE LIMITED WITHIN 25 FEET OF SEWAGE DISPOSAL AREAS.
- 9.) GROUNDWATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SUBMITTAL.
- 10.) THE DEVELOPER RESERVES THE RIGHT TO HAVE THE PERCOLATION TEST RESULTS FOR HOLES C-122, C-124, C-159 AND C-167 REEVALUATED IN THE FUTURE SHOULD THE FINAL SEPTIC AREA INCLUDE THESE TESTS.

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D*	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChD2	B	CHESTER SILT LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
ChE2	B	CHESTER SILT LOAM, 25 TO 35 PERCENT SLOPES
Ca	B	COMUS SILT LOAM
EkB2	B	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ElC3	B	ELIOAK SILT CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GIB2	B	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GlC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GlD2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GhB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Hs	D*	HARBORO SILT LOAM
MqB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MqC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MqD2	B	MANOR GRAVELLY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MID2	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIe	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnD	B	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES
MnF	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES
Mo	B*	MIXED ALLUVIAL LAND

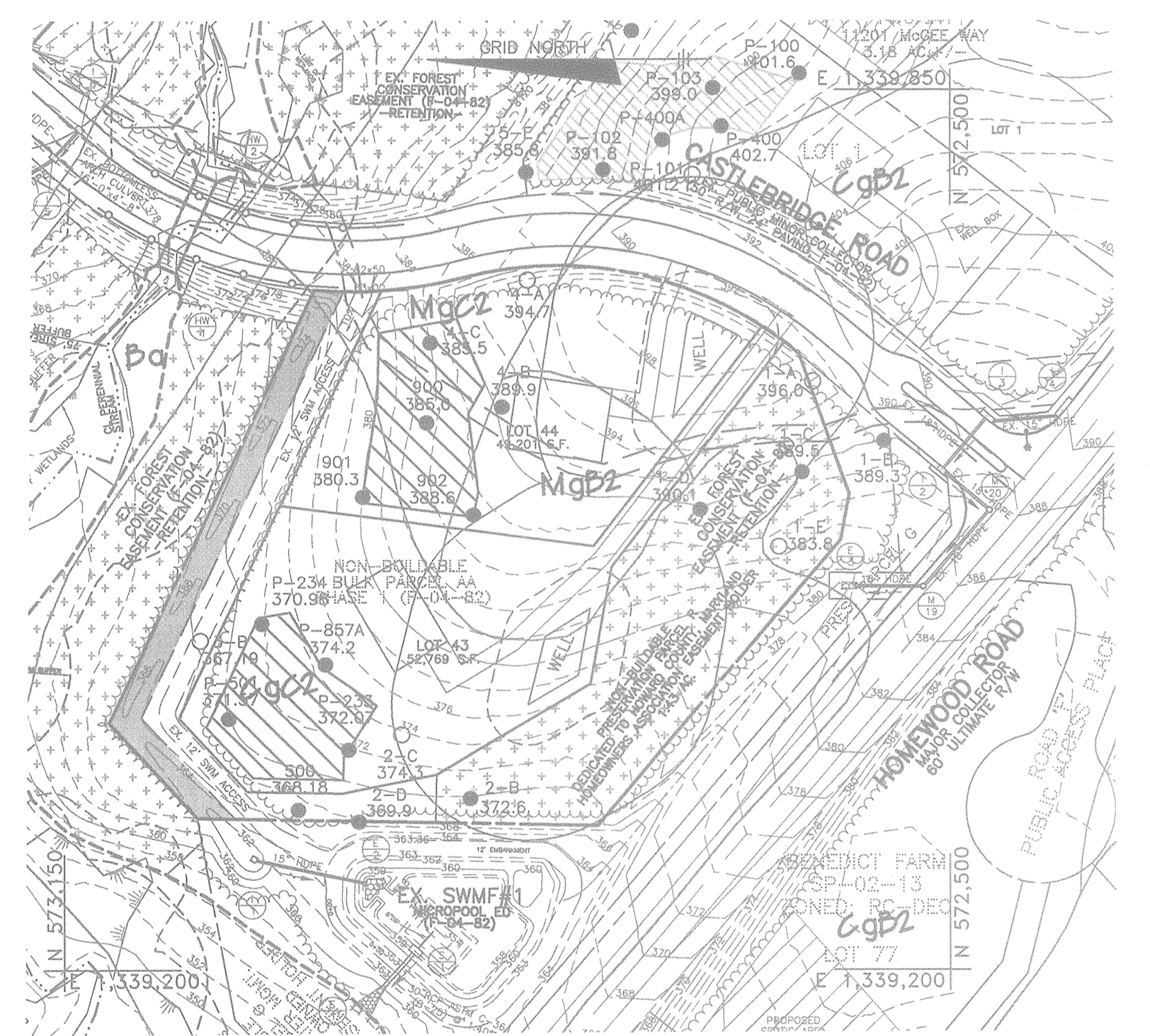
* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 31

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

John M. Carney
JOHN M. CARNEY, FOR BENCHMARK ENGINEERING, INC.
PLANNING PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Water 8/18/05
for HOWARD COUNTY HEALTH OFFICER KJB DATE



RESUBDIVISION OF PARCEL AA
SCALE: 1" = 100'

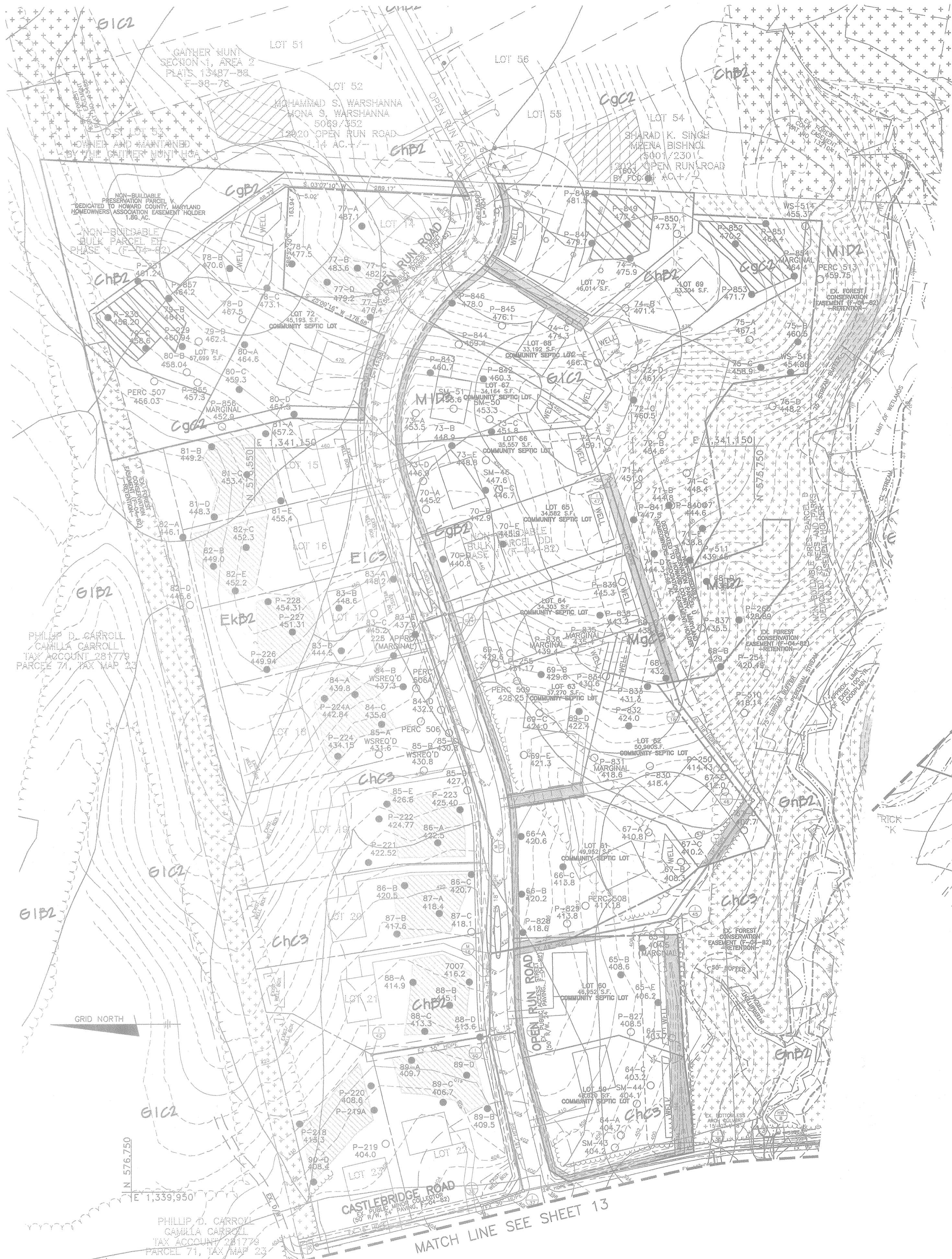
LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- CL. STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- STEEP SLOPES 25% OR GREATER
- EXISTING SEPTIC AREA PHASE 1 (F-04-82)
- PROPOSED SEPTIC AREA
- EXIST. FOREST CONSERVATION EASEMENT (F-04-82)
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY ESMT.
- 1-E 383.8 O FAILED PERCOLATION TEST LOCATION
- 1-C 389.5 P PASSED PERCOLATION TEST LOCATION

RESUBDIVISION OF PARCELS BB, CC AND HH
SCALE: 1" = 100'

PROVINCIAL APPROVAL
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David H. Lytle 8/18/05
PLANNING DIRECTOR DATE

<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 & fax: 410-465-8644 email: be@bel-civilengineering.com</p>		<p><i>Donald M. ...</i> 8/9/05</p>	
<p>DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>OWNER: HOMEWOOD, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS "A" THRU "FF" AND "H" AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL F) LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS "R" THRU "W"; NON-BUILDABLE BULK PARCEL "J"</p>	<p>LOCATION: TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 81 & 82 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
<p>OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CAROL CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32nd FLOOR NEW YORK, NEW YORK 10022</p>	<p>TITLE: PERCOLATION CERTIFICATION PLAN</p>	<p>DATE: MARCH, 2005 PROJECT NO. 1132</p>	<p>SCALE: 1" = 100' SHEET 11 OF 13</p>
<p>DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM</p>	<p>DATE: 8/18/05</p>	<p>DATE: 8/18/05</p>	<p>DATE: 8/18/05</p>



RESUBDIVISION OF PARCELS DD AND EE
SCALE: 1" = 100'

MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D*	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChC3	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChD2	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
Cs	B	COMUS SILT LOAM
Ekb2	B	ELIOAK SILTY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Ekc3	B	ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
Glb2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Glc2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Gld2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
Ghb2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Hs	D*	HATBORO SILT LOAM
MgB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID2	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIE	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnD	B	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES
MnF	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES
Mo	B*	MIXED ALLUVIAL LAND

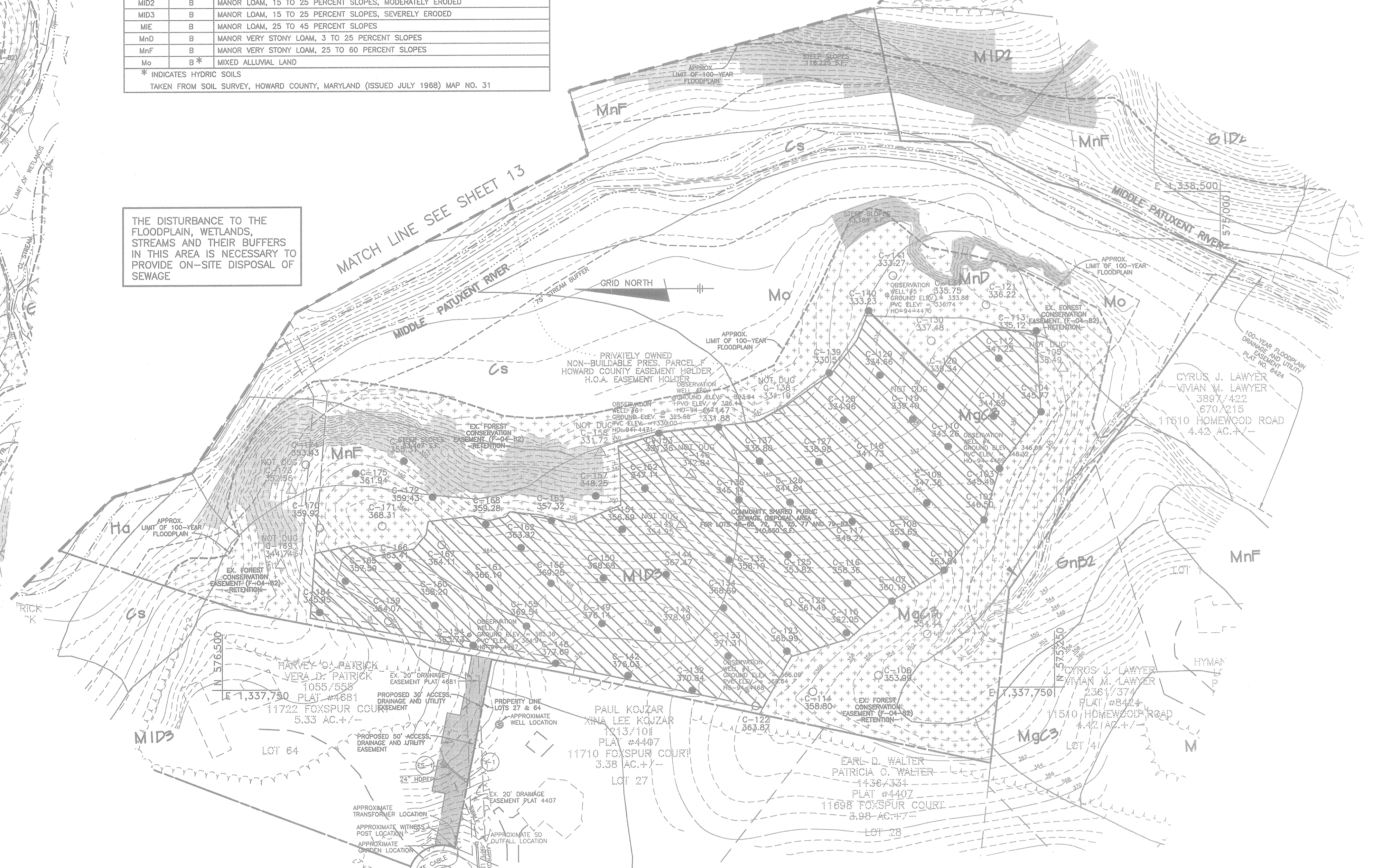
* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 31

NOTE: THIS PERCOLATION CERTIFICATION PLAN APPROVAL IS CONTINGENT UPON THE APPROVAL OF A GROUNDWATER DISCHARGE PERMIT BY MDE. THE FINAL NUMBER OF APPROVED LOTS MAY BE REDUCED BASED ON LIMITATIONS IMPOSED BY THE GROUNDWATER DISCHARGE PERMIT. THE FINAL PLAN CANNOT BE APPROVED UNTIL A VALID GROUND DISCHARGE PERMIT HAS BEEN ISSUED.

LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- CL STREAM
- LIMIT OF WETLANDS
- LIMIT OF SUBMISSION
- STEEP SLOPES 25% OR GREATER
- EXISTING SEPTIC AREA PHASE 1 (F-04-82)
- PROPOSED SEPTIC AREA
- EXIST. FOREST CONSERVATION EASEMENT (F-04-82)
- LIMIT OF 100-YEAR FLOODPLAIN DRAINAGE AND UTILITY ESMT.
- 1-E 383.8 O FAILED PERCOLATION TEST LOCATION
- 1-C 389.5 O PASSED PERCOLATION TEST LOCATION

THE DISTURBANCE TO THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS IN THIS AREA IS NECESSARY TO PROVIDE ON-SITE DISPOSAL OF SEWAGE



REVISION OF PARCEL F
SCALE: 1" = 100'
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

John M. Carnety
JOHN M. CARNETY, FOR BENCHMARK ENGINEERING, INC.
PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker
ROBERT J. WALKER
HOWARD COUNTY HEALTH OFFICER

DATE: 8/20/05

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
6480 BALTIMORE NATIONAL PIKE & SUITE 418
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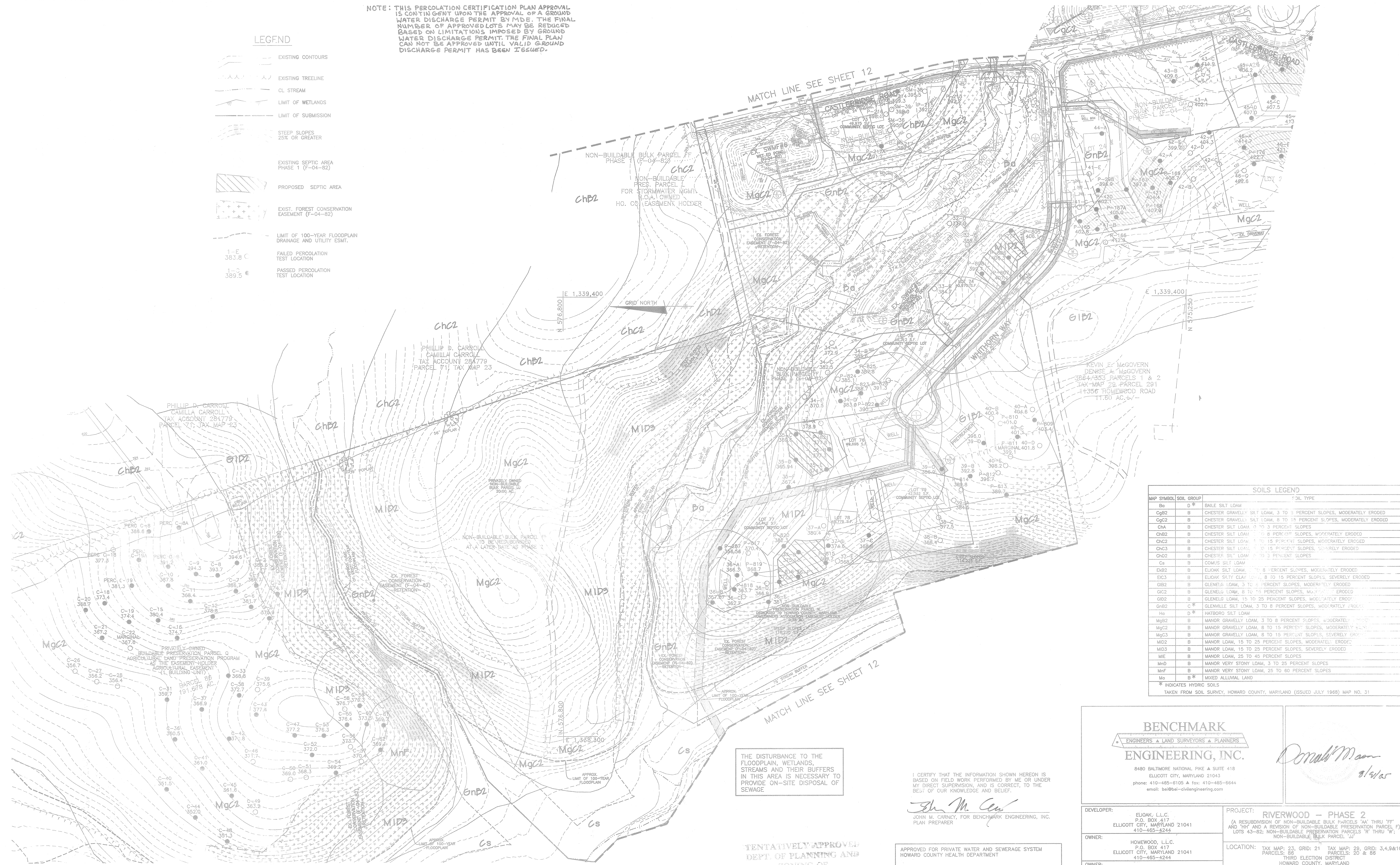
Donald Moore
9/1/05

DEVELOPER:	ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT:	RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'M' THRU 'FF' AND 'H' AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL 'F' LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS 'R' THRU 'W'; NON-BUILDABLE BULK PARCEL 'J')
OWNER:	HOMWOOD, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION:	TAX MAP: 23, GRID: 21 TAX MAP: 29, GRID: 3,4,9&10 PARCELS: 86 PARCELS: 20 & 86 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER:	JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32ND FLOOR NEW YORK, NEW YORK 10022	TITLE:	PERCOLATION CERTIFICATION PLAN
DES: JMC/DBT	DRAFT: JMC/DBT	CHECK: DAM	DATE: MARCH, 2005 PROJECT NO. 1132
SCALE: 1" = 100'		SHEET 12 OF 13	

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LEGEND

- - - - - EXISTING CONTOURS
- - - - - EXISTING TREELINE
- - - - - CL. STREAM
- - - - - LIMIT OF WETLANDS
- - - - - LIMIT OF SUBMISSION
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- 1-E 383.8 C FAILED PERCOLATION TEST LOCATION
- 1-C 389.5 C PASSED PERCOLATION TEST LOCATION



MAP SYMBOL	SOIL GROUP	SOIL TYPE
Bg	D*	BALE SILT LOAM
Cg2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 9 PERCENT SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 3 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChC3	B	CHESTER SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChD2	B	CHESTER SILT LOAM, 3 TO 3 PERCENT SLOPES
Ca	B	COMUS SILT LOAM
EkB2	B	ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Ec3	B	ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GD2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
GnB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
He	D	HATBORO SILT LOAM
MgB2	B	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MD2	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	B	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIe	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MnD	B	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES
MnF	B	MANOR VERY STONY LOAM, 25 TO 80 PERCENT SLOPES
Mo	B*	MIXED ALLUVIAL LAND

* INDICATES HYDRIC SOILS
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 31

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John M. Carney
JOHN M. CARNEY, FOR BENCHMARK ENGINEERING, INC.
PLAN PREPARER

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Richard White
HOWARD COUNTY HEALTH OFFICER
DATE: 3/18/05

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Dan S. Doyle
PLANNING DIRECTOR
3/14/05

RESUBDIVISION OF PARCEL FF

SCALE: 1" = 100'

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 & FAX: 410-465-6644
EMAIL: bel@bel-civilengineering.com

Donald Maon
3/14/05

DEVELOPER: ELIOAK, L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: RIVERWOOD - PHASE 2 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS "A" THRU "FF" AND "H" AND A REVISION OF NON-BUILDABLE PRESERVATION PARCEL "F" LOTS 43-82; NON-BUILDABLE PRESERVATION PARCELS "R" THRU "W"; NON-BUILDABLE BULK PARCEL "J")
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OWNER: JOHN LEE CARROLL (TRUSTEE), CHRISTOPHER C. GERARD (TRUSTEE), MARY CARTER CARROLL ZIEGLER, THOMAS T. CARROLL, JOHN LEE CARROLL, JR. AND GENEVIEVE A. CARROLL c/o JOHN LEE CARROLL 515 MADISON AVENUE, 32ND FLOOR NEW YORK, NEW YORK 10022	TITLE: PERCOLATION CERTIFICATION PLAN
DES: JMC/DBT DRAFT: JMC/DBT CHECK: DAM	DATE: MARCH, 2005 PROJECT NO. 1132 SCALE: 1" = 100' SHEET 13 OF 13