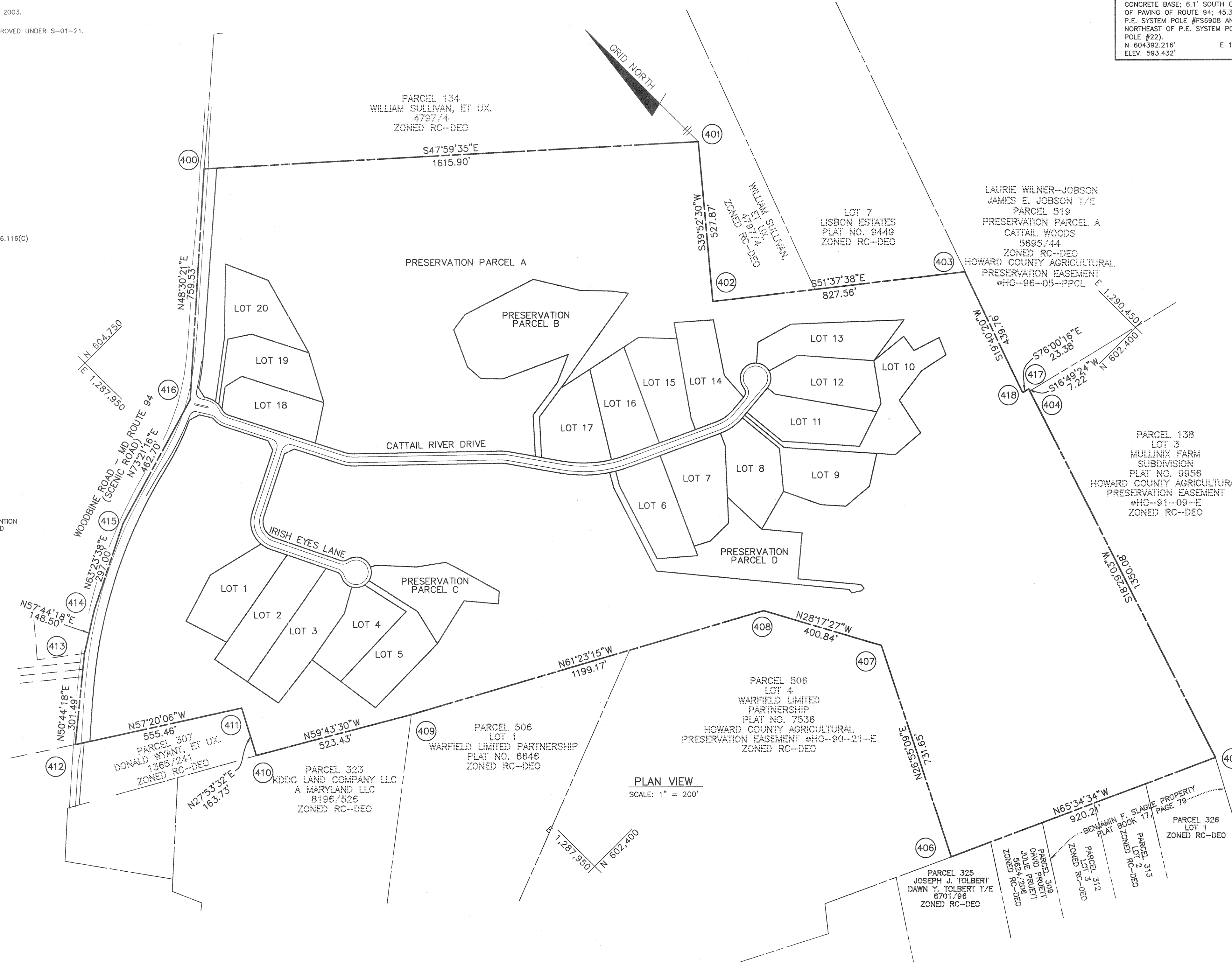
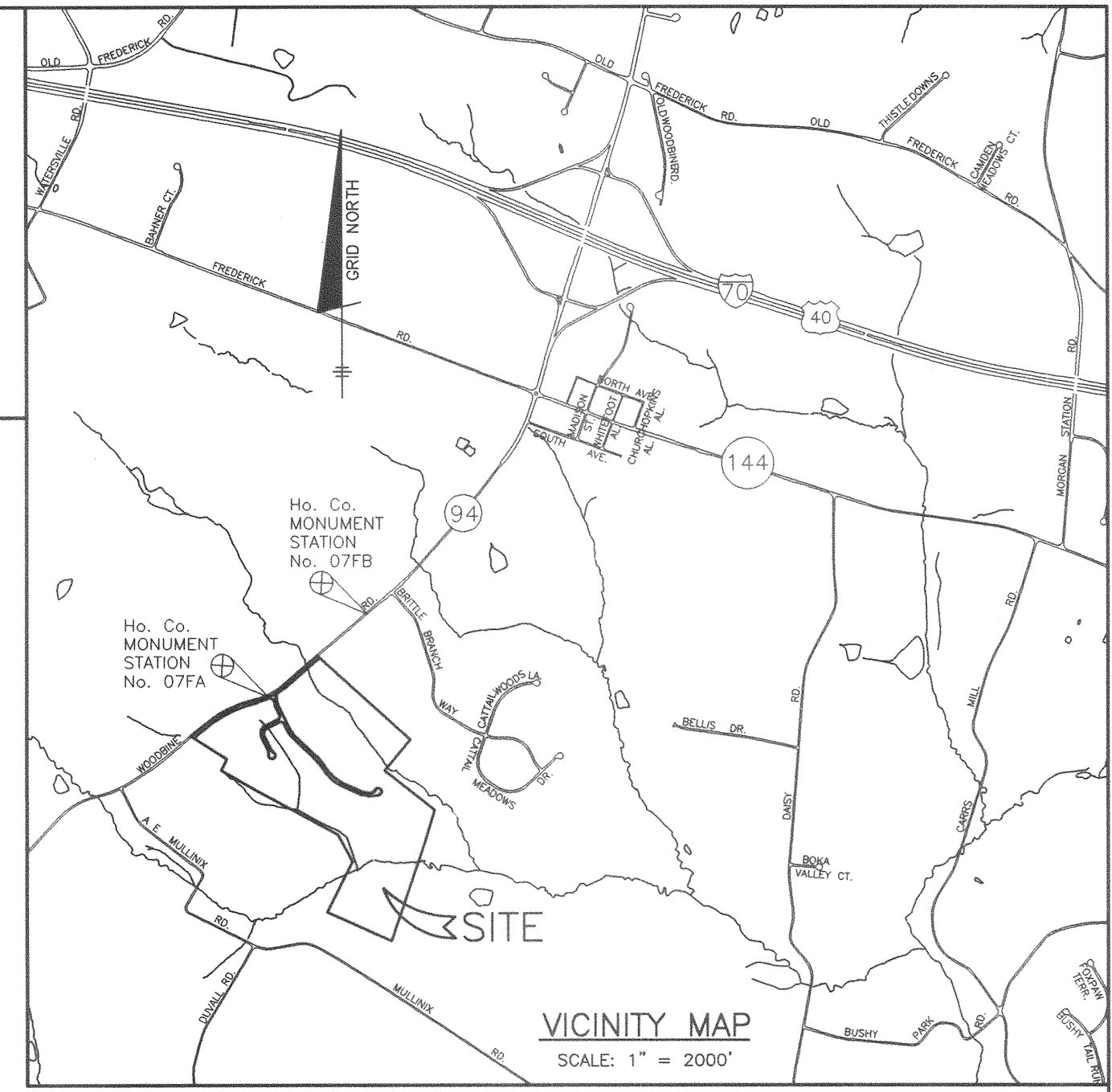


GENERAL NOTES

- 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 AND SEWER WILL BE PRIVATE.
- 3.) THE EXISTING TOPOGRAPHY SHOWN IS BASED ON FIELD SURVEY BY BENCHMARK ENGINEERING, INC. IN APRIL, 2003, AND SUPPLEMENTED WITH DIGITAL GIS TOPOGRAPHY PURCHASED FROM HOWARD COUNTY.
- 4.) WETLAND DELINEATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 2001 AND WAS APPROVED UNDER S-01-21.
- 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.
- 7.) THERE SHALL BE NO DISTURBANCE WITHIN THE 100-YR FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS OR STEEP SLOPES (20,000 S.F. OR GREATER) EXCEPT THAT ASSOCIATED WITH THE IRISH EYES LANE STREAM CROSSING.
- 8.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2003.
- 9.) TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. IN AUGUST, 2000 AND REVISED IN JANUARY, 2001 AND WAS APPROVED UNDER S-01-21.
- 10.) FOREST STAND DELINEATION WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY, 2001 AND WAS APPROVED UNDER S-01-21.
- 11.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 12.) 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. STORMWATER MANAGEMENT IS PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES OF SHEET FLOW TO BUFFER, DISCONNECTION OF ROOFTOP RUNOFF, OPEN CHANNEL USE AND NATURAL AREA CONSERVATION AND STRUCTURAL PRACTICES OF POCKET PONDS AND SHALLOW WETLAND.
- 13.) DISTURBANCE TO FLOOD PLAIN ASSOCIATED WITH THE CONSTRUCTION OF THE ROADWAY CROSSING HAS BEEN APPROVED UNDER SECTION 18.115.(C) OF THE SUBDIVISION REGULATIONS BY THE DIVISION OF LAND DEVELOPMENT. THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DISTURBANCE AT THE STREAM CROSSING IS CONSIDERED "NECESSARY" IN ACCORDANCE WITH SECTION 18.116(C) OF THE SUBDIVISION REGULATIONS. THE DISTURBANCE WAS APPROVED BECAUSE CONSTRUCTING A SEPARATE ACCESS ONTO ROUTE 94 WOULD REQUIRE EXTENSIVE CLEARING AND GRADING ALONG THE SCENIC ROAD AND DUE TO THE PRESENCE OF STEEP SLOPES IN THE AREA.
- 14.) A NOISE STUDY WAS APPROVED UNDER S-01-21.
- 15.) THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE SECOND AMENDMENT OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-15-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE 1993 ZONING REGULATIONS IN EFFECT PRIOR TO COUNCIL BILL 50-2001 BECAUSE THE PLAN HAS GIVEN TECHNICALLY COMPLETE APPROVAL PRIOR TO 11/1/01, IN ACCORDANCE WITH COUNCIL BILL 50-2003.
- 16.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 17.) THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE FROM A DETAILED STUDY BY BENCHMARK ENGINEERING, INC. DATED MARCH 5, 2004, AND FROM INFORMATION PROVIDED IN THE CAPITAL CREEK WATERSHED STUDY, CAPITAL PROJECT #0-1079 DATED JUNE, 1994. THE LIMITS AND CROSS-SECTION INFORMATION WAS OBTAINED THROUGH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS TRANSPORTATION AND WATERSHED DIVISION'S GIS NETWORK.
- 18.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
PRESERVATION PARCEL 'A' IS PROPOSED AS A BUILDABLE PARCEL TO ALLOW FOR 1 DWELLING UNIT. IT WILL BE A PART OF THE AGRICULTURAL PRESERVATION PROGRAM BY BEING PLACED IN AN AGRICULTURAL PRESERVATION EASEMENT. IT WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
PRESERVATION PARCELS 'B', 'C', AND 'D' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROVIDE STORMWATER MANAGEMENT. THESE PARCELS ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
- 19.) THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 8.93 ACRES HAS BEEN MET THROUGH THE RETENTION OF 7.68 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT AND THROUGH THE REFORESTATION OF 1.25 ACRES WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT.
- 20.) BASED ON DIFFICULTY IN OBTAINING SUCCESSFUL SEPTIC EASEMENT AREAS THE HEALTH DEPARTMENT HAS PROPOSED TO USE A MAXIMUM LOT SIZE OF 60,000 SF IN ACCORDANCE WITH SECTION 104.E.1.c OF THE SUBDIVISION REGULATIONS AND SAND MOUND EASEMENT AREAS. LOTS 2, 3 AND 7 EXCEED 50,000 SF.
- 21.) THE EXISTING DWELLING ON PRESERVATION PARCEL 'A' IS TO REMAIN. THERE IS AN EXISTING BUILDING IN THE VICINITY OF CATTAIL RIVER DRIVE, STATION 10+00, THAT IS TO REMOVED.

BENCH MARKS NAD'83

HO. CO. #077B STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE, 3.8' SOUTH OF EDGE OF PAVING OF ROUTE 94; 62.9' SOUTHWEST OF C&P POLE #15 AND 44.6' SOUTHWEST OF P.E. POLE #FS2601. N 605463.426' E 1289326.119' ELEV. 589.016'	HO. CO. #077A STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE, 6.1' SOUTH OF THE EDGE OF PAVING OF ROUTE 94; 45.3' SOUTH OF P.E. SYSTEM POLE #FS6908 AND 26.6' NORTHEAST OF P.E. SYSTEM POLE #6909(C&P POLE #22). N 604392.216' E 1288044.192' ELEV. 593.432'
--	--



SITE ANALYSIS DATA CHART

GENERAL SITE DATA

- 1.) PRESENT ZONING: RC-DEO
- 2.) APPLICABLE DPZ FILE REFERENCES: S-01-21
- 3.) PROPOSED USE OF SITE: RESIDENTIAL (SFD)
- 4.) PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

AREA TABULATION

- 1.) GROSS TRACT AREA: 116.79 AC.±
- 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 23.85 AC.±
- 3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 1.30 AC.±
- 4.) NET TRACT AREA: 91.65 AC.±
- 5.) TOTAL NUMBER OF LOTS ALLOWED PER ZONING: 27
1 UNIT PER 4.25 GROSS ACRES
- 6.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 21
(20 CLUSTER LOTS+ PRES. PARCEL A)
- 7.) AREA OF CLUSTER LOTS: 22.72 AC.±
- 8.) AREA OF BUILDABLE PRESERVATION PARCEL: 83.87 AC.±
- 9.) AREA OF NON-BUILDABLE PRESERVATION PARCELS: 5.81 AC.±
- 10.) AREA OF ROAD RIGHT-OF-WAY: 4.39 AC.±
- 11.) OPEN SPACE ON-TOTAL SITE: N/A

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
400	604923.7333	1288675.0190
401	603842.3400	1289875.7360
402	603437.2260	1289537.3070
403	602923.4960	1290186.1046
404	602496.8420	1290058.6570
405	601216.4060	1289630.6250
406	601596.8990	1288792.7598
407	602249.2752	1289124.0052
408	602602.2320	1288934.0300
409	603176.4970	1287881.3050
410	603440.3860	1287429.2580
411	603585.0920	1287505.8510
412	603884.8883	1287038.2422
413	604075.6902	1287271.6750
414	604154.9575	1287397.2494
415	604287.9703	1287662.7991
416	604420.5114	1288106.1134
417	602503.7536	1290060.7468
418	602509.4069	1290038.0651

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	49,088 S.F.	3,172 S.F.	45,916 S.F.
9	49,989 S.F.	1,891 S.F.	48,098 S.F.
10	56,882 S.F.	6,887 S.F.	49,995 S.F.
19	44,658 S.F.	812 S.F.	43,846 S.F.
20	45,604 S.F.	2,561 S.F.	43,043 S.F.

CENTERLINE CURVE DATA

ROAD	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
CATTAIL RIVER DRIVE	0+86.74 TO 1+26.01	50.00'	39.27'	20.71'	45°00'00"	S08°59'41"E 38.27'
	1+26.01 TO 1+61.18	50.00'	35.17'	18.35'	40°18'24"	S06°38'53"E 34.45'
	5+63.11 TO 5+96.40	100.00'	33.29'	16.80'	19°04'26"	S36°20'18"E 33.14'
	10+81.38 TO 11+00.78	100.00'	19.40'	9.73'	11°06'58"	S40°19'02"E 19.37'
IRISH EYES LANE	12+80.13 TO 14+98.96	410.00'	218.82'	112.08'	30°34'45"	S50°02'56"E 216.23'
	18+15.00 TO 18+92.99	150.00'	78.00'	39.90'	29°47'31"	S80°14'04"E 77.12'

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN AND SOILS MAP
3	PRELIMINARY PLAN AND SOILS MAP
4	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
5	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY LANDSCAPE PLAN
7	PRELIMINARY FOREST CONSERVATION PLAN
8	PRELIMINARY FOREST CONSERVATION PLAN
9	PERCOLATION CERTIFICATION PLAN
10	PERCOLATION CERTIFICATION PLAN

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE # SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8644

OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE SUITE 301
ELLICOTT CITY, MD 21043
410-480-0023

PROJECT: CATTAIL CREEK OVERLOOK
LOTS 1-20 AND PRESERVATION PARCELS "A" THROUGH "D"

LOCATION: TAX MAP 7, BLOCK 17 PARCEL 133
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

DATE: JULY, 2004
DECEMBER, 2004

PROJECT NO.: 1187

SCALE: AS SHOWN

SHEET: 1 OF 10

DES: JMC DRAFT: JMC CHECK: DAM



PRIVATE WATER AND SEWER 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 AT LEAST 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 HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING, INC. AND SUPPLEMENTED WITH DATA PURCHASED FROM HOWARD COUNTY, GEOGRAPHICAL INFORMATION SYSTEMS.
- 5.) WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE. IT IS THE DEVELOPERS 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. THE DEVELOPER MAY BE ELIGIBLE FOR RELIEF FROM THIS REQUIREMENT IF ADEQUATE WELL SUCCESS RATES ARE ACHIEVED AT VARIOUS LOCATIONS IN THE SUBDIVISION.
- 6.) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTIES BOUNDARIES EXCEPT AS NOTED.

LOT 7
LISBON ESTATES
PLAT NO. 8448
ZONED RC-DEO


PARCEL 137
PRESERVATION PARCEL A
JOINT VENTURE
#HC-01-09-E
ZONED RC-DEO
AGRICULTURAL
EASEMENT
PPOL

PARCEL 138
LOT 3
MULLINX FARM
SUBDIVISION
PLAT NO. 18856
HOWARD COUNTY
AGRICULTURAL
PRESERVATION
EASEMENT
#HC-01-09-E
ZONED RC-DEO

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
David A. King
PLANNING DIRECTOR 1/12/04
DATE

LEGEND

- LIMIT OF SUBMISSION
- - - EXISTING CONTOURS
- ~~~~~ EXISTING TREELINE
- ~~~~~ PROPOSED TREELINE
- ▨ STEEP SLOPES 15 - 24.9 %
- ▨ STEEP SLOPES 25% OR GREATER
- SOILS DIVISION LINE AND TYPE
- FAILED PERC HOLE
- PASSED PERC HOLE

BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-8644		
OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023	PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCELS "A" THROUGH "D" LOCATION: TAX MAP No. 7 BLOCK No. 17 PARCEL No. 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY PLAN AND SOILS MAP DATE: JULY, 2004 NOVEMBER, 2004 PROJECT NO. 1187 SCALE: 1" = 100' SHEET 2 OF 10	
DES: JMC	DRAFT: RPS	CHECK: DAM

PARCEL 506
LOT 4
WARFIELD LIMITED
PARTNERSHIP
PLAT NO. 7536
HOWARD COUNTY AGRICULTURAL
PRESERVATION EASEMENT
#HC-30-21-E
ZONED RC-DEO

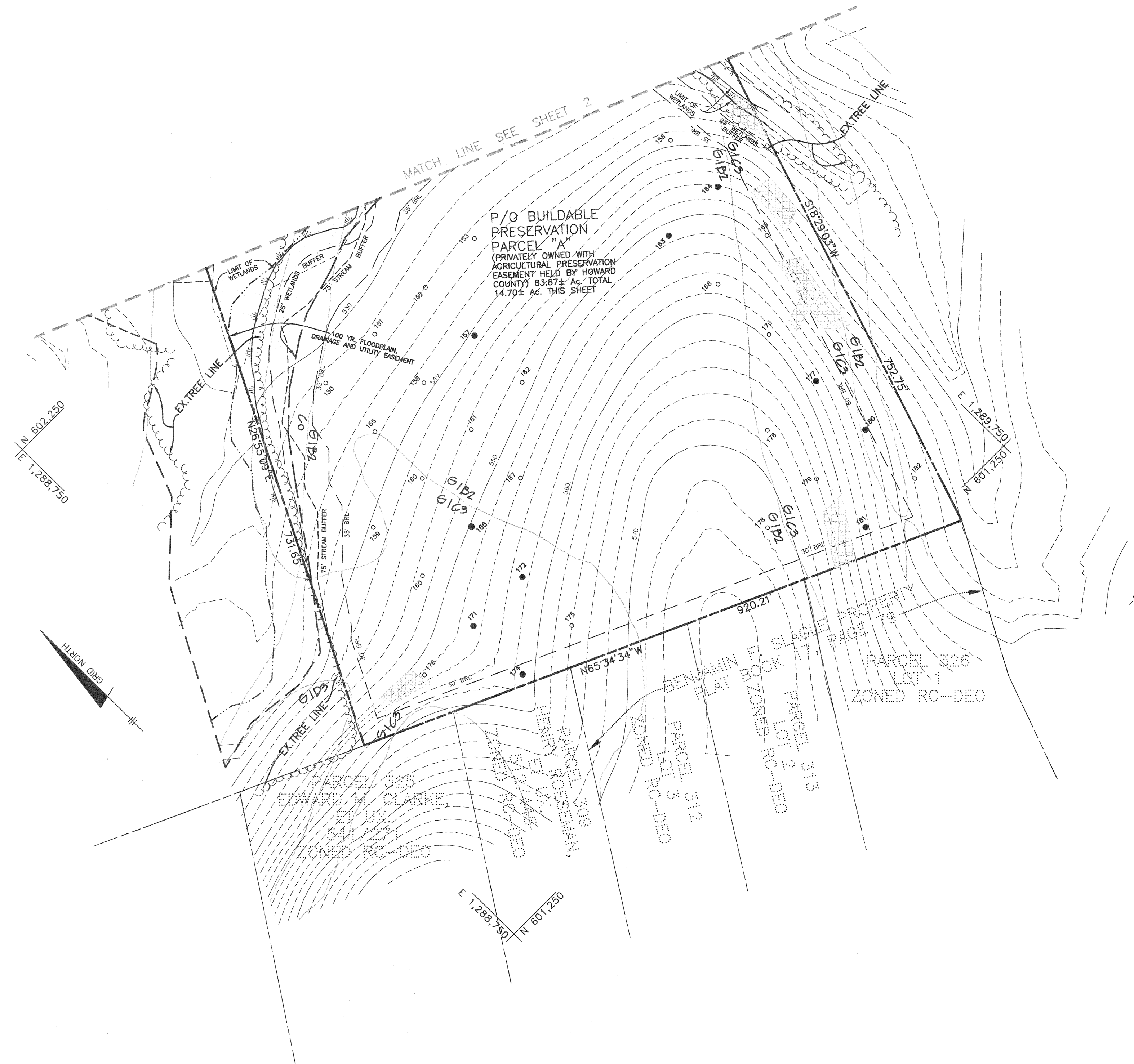
PARCEL 506 LOT 1
WARFIELD LIMITED PARTNERSHIP
PLAT NO. 6646
ZONED RC-DEO

PARCEL 323
JAMES W. MORNINGSTAR, ET UX.
341/619 ZONED RC-DEO

SOILS LEGEND

Soil	Name	Class
** Ba	Boile silt loam	D
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
* Co	Codorus silt loam, local alluvium, floodplain	B
* CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	B
GIA	Glenig loam, 0 to 3 percent slopes	B
GIB2	Glenig loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenig loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenig loam, 8 to 15 percent slopes, severely eroded	B
GID2	Glenig loam, 15 to 25 percent slopes, severely eroded	B
GID3	Glenig loam, 15 to 25 percent slopes, moderately eroded	B
* GnA	Glenville silt loam, 0 to 3 percent slopes	C
* GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
** Ho	Hatboro silt loam	D
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A
MRC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MRC3	Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded	A
MD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A
MIE	Mt. Airy channery loam, 25 to 45 percent slopes	A

NOTES: * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions



LEGEND

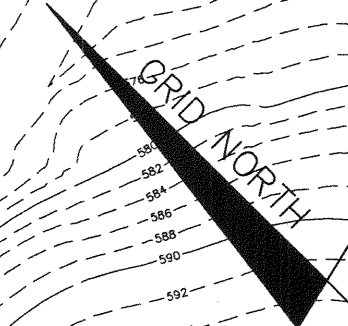
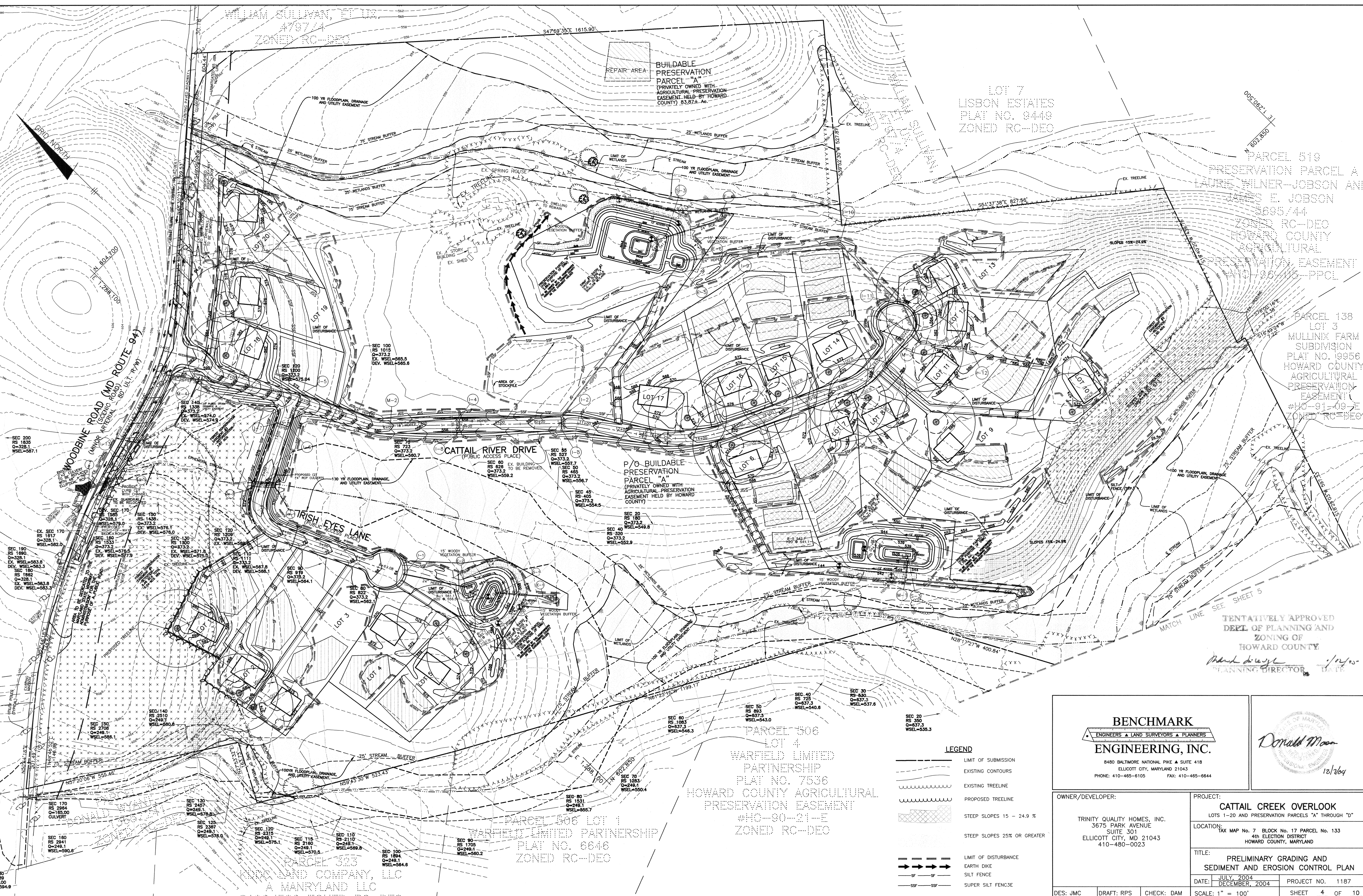
- LIMIT OF SUBMISSION
- - - EXISTING CONTOURS
- ~~~~~ EXISTING TREELINE
- ~~~~~ PROPOSED TREELINE
- [Cross-hatched] STEEP SLOPES 15 - 24.9 %
- [Diagonal lines] STEEP SLOPES 25% OR GREATER
- MIC2 SOILS DIVISION LINE AND TYPE
- FAILED PERC HOLE
- PASSED PERC HOLE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David L. Taylor
 PLANNING DIRECTOR 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: Benchmark@ecis.com



OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023	PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCEL "A" THROUGH "D"
	LOCATION: TAX MAP NO. 7 BLOCK NO. 17 PARCEL NO. 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE: PRELIMINARY PLAN AND SOILS MAP
DATE: JULY, 2004 DECEMBER, 2004	PROJECT NO. 1187
DES: JMC DRAFT: RPS CHECK: DAM	SCALE: 1" = 100' SHEET: 3 OF 10



LOT 7
LISBON ESTATES
PLAT NO. 8448
ZONED RC-DEO

PARCEL 518
PRESERVATION PARCEL A
LAURE WILNER-JOBSON AND
JAMES E. JOYSON
#895/44
ZONED RC-DEO
HOWARD COUNTY
AGRICULTURAL
PRESERVATION EASEMENT
#10-91-08-E
(SEE RC-DEO)

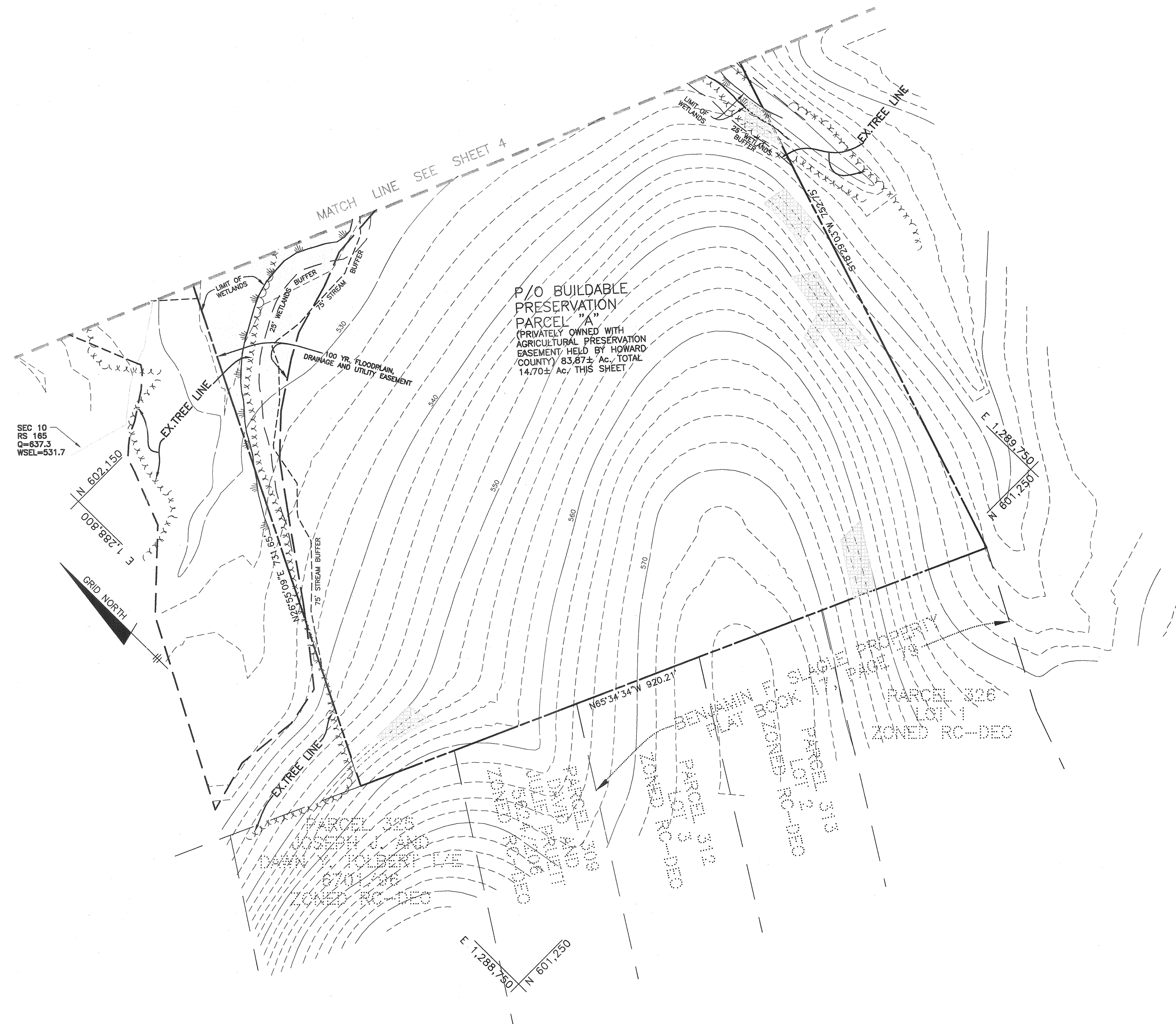
PARCEL 138
LOT 3
MULLINX FARM
SUBDIVISION
PLAT NO. 18956
HOWARD COUNTY
AGRICULTURAL
PRESERVATION
EASEMENT
#10-91-08-E
(SEE RC-DEO)

TENTATIVELY APPROVED
DEED OF PLANNING AND
ZONING OF
HOWARD COUNTY

Donald Moon
PLANNING DIRECTOR DATE

- LEGEND**
- LIMIT OF SUBMISSION
 - EXISTING CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - STEEP SLOPES 15 - 24.9 %
 - STEEP SLOPES 25% OR GREATER
 - LIMIT OF DISTURBANCE
 - EARTH DIKE
 - SILT FENCE
 - SUPER SILT FENCE

<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-485-8105 FAX: 410-485-8644</p>					
<p>OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLCOTT CITY, MD 21043 410-480-0023</p>	<p>PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCELS "A" THROUGH "D"</p> <p>LOCATION: TAX MAP No. 7, BLOCK No. 17, PARCEL No. 133 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN</p> <p>DATE: JULY, 2004 DECEMBER, 2004</p>				
DES: JMC	DRAFT: RPS	CHECK: DAM	SCALE: 1" = 100'	PROJECT NO. 1187	SHEET 4 OF 10



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

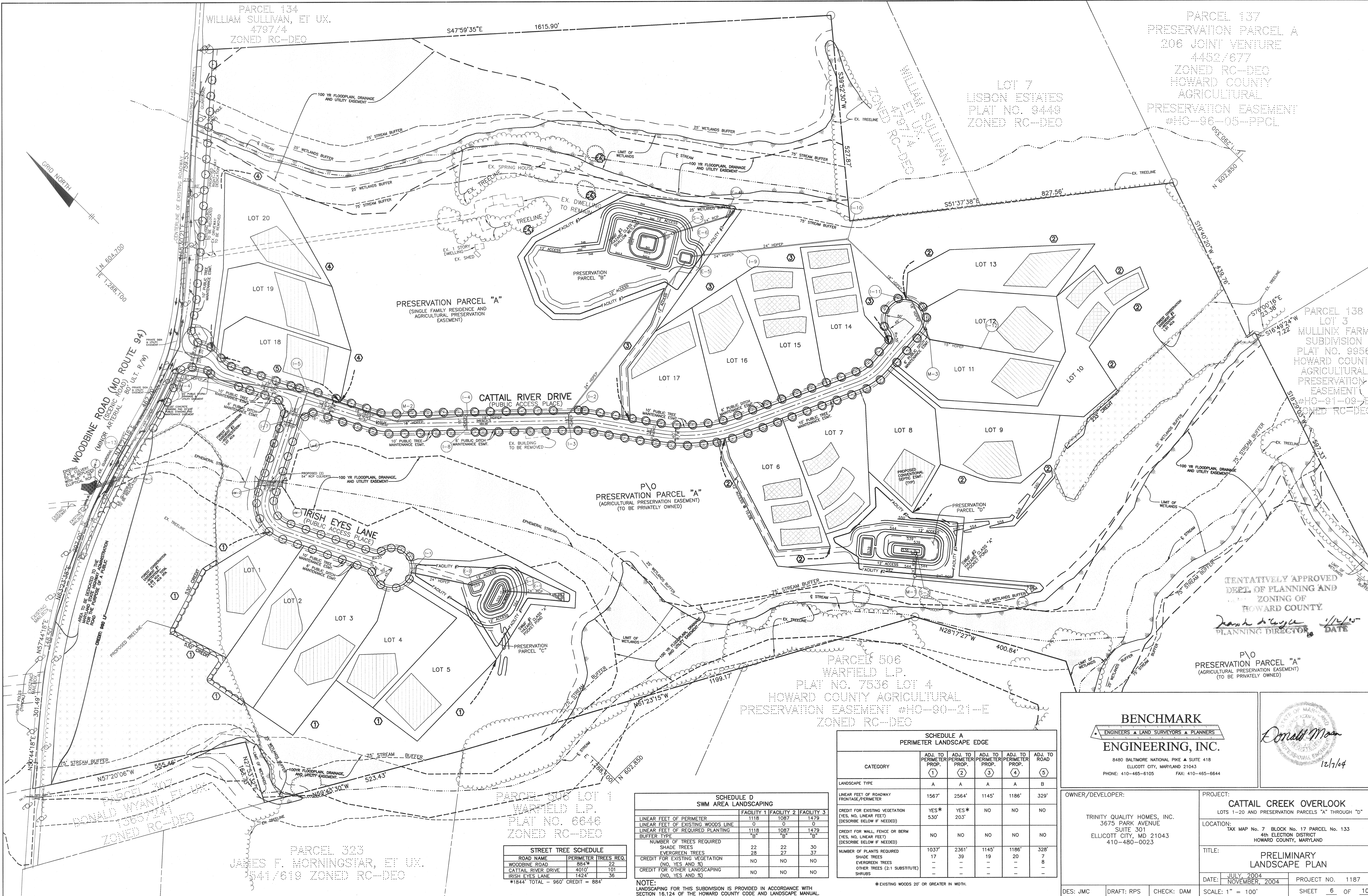
David A. Lagler 12/1/04
 PLANNING DIRECTOR DATE

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MD 21043
 PHONE: 410-485-6105 FAX: 410-485-6644



OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023	PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCELS "A" THROUGH "D"	
	LOCATION: TAX MAP No. 7 BLOCK No. 17 PARCEL No. 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
	TITLE: PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN	
	DATE: JULY, 2004 DECEMBER, 2004	PROJECT NO. 1187
DES: JMC	DRAFT: RPS	CHECK: DAM
SCALE: 1" = 100'		SHEET 5 OF 10



PARCEL 134
WILLIAM SULLIVAN, ET UX.
4797/4
ZONED RC-DEO

PARCEL 137
PRESERVATION PARCEL A
206 JOINT VENTURE
4452/677
ZONED RC-DEO
HOWARD COUNTY
AGRICULTURAL
PRESERVATION EASEMENT
#HO-96-05-PPOL

PARCEL 138
LOT 3
MULLINIX FARM
SUBDIVISION
PLAT NO. 8856
HOWARD COUNTY
AGRICULTURAL
PRESERVATION
EASEMENT
#HO-91-09-E
ZONED RC-DEO

PARCEL 506
WARFIELD L.P.
PLAT NO. 7536 LOT 4
HOWARD COUNTY AGRICULTURAL
PRESERVATION EASEMENT #HO-80-21-E
ZONED RC-DEO

PARCEL 323
JAMES F. MORNINGSTAR, ET UX.
341/810 ZONED RC-DEO

PARCEL 508 LOT 1
WARFIELD L.P.
PLAT NO. 6846
ZONED RC-DEO

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Goye 1/14/04
PLANNING DIRECTOR DATE

P/O
PRESERVATION PARCEL "A"
(AGRICULTURAL PRESERVATION EASEMENT)
(TO BE PRIVATELY OWNED)

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-6844

Donald M. ...
PROFESSIONAL ENGINEER
12/1/04

OWNER/DEVELOPER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023	PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCELS "A" THROUGH "D"
LOCATION: TAX MAP No. 7 BLOCK No. 17 PARCEL No. 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY LANDSCAPE PLAN
DATE: JULY, 2004 NOVEMBER, 2004	PROJECT NO. 1187
DES: JMC DRAFT: RPS CHECK: DAM	SCALE: 1" = 100'
	SHEET 6 OF 10

**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 ROAD (5)
LANDSCAPE TYPE	A	A	A	A	B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1567'	2564'	1145'	1186'	329'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 530'	YES* 203'	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1037'	2361'	1145'	1186'	328'
SHADE TREES	17	39	19	20	7
EVERGREEN TREES	-	-	-	-	8
OTHER TREES (2-1 SUBSTITUTE)	-	-	-	-	-
SHRUBS	-	-	-	-	-

*EXISTING WOODS 20' OR GREATER IN WIDTH.

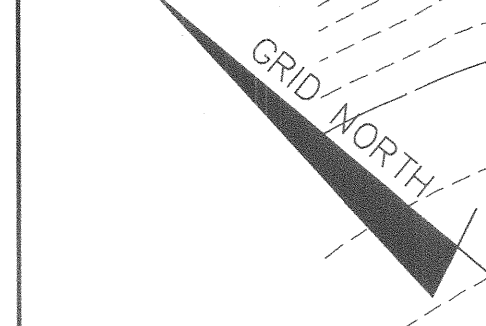
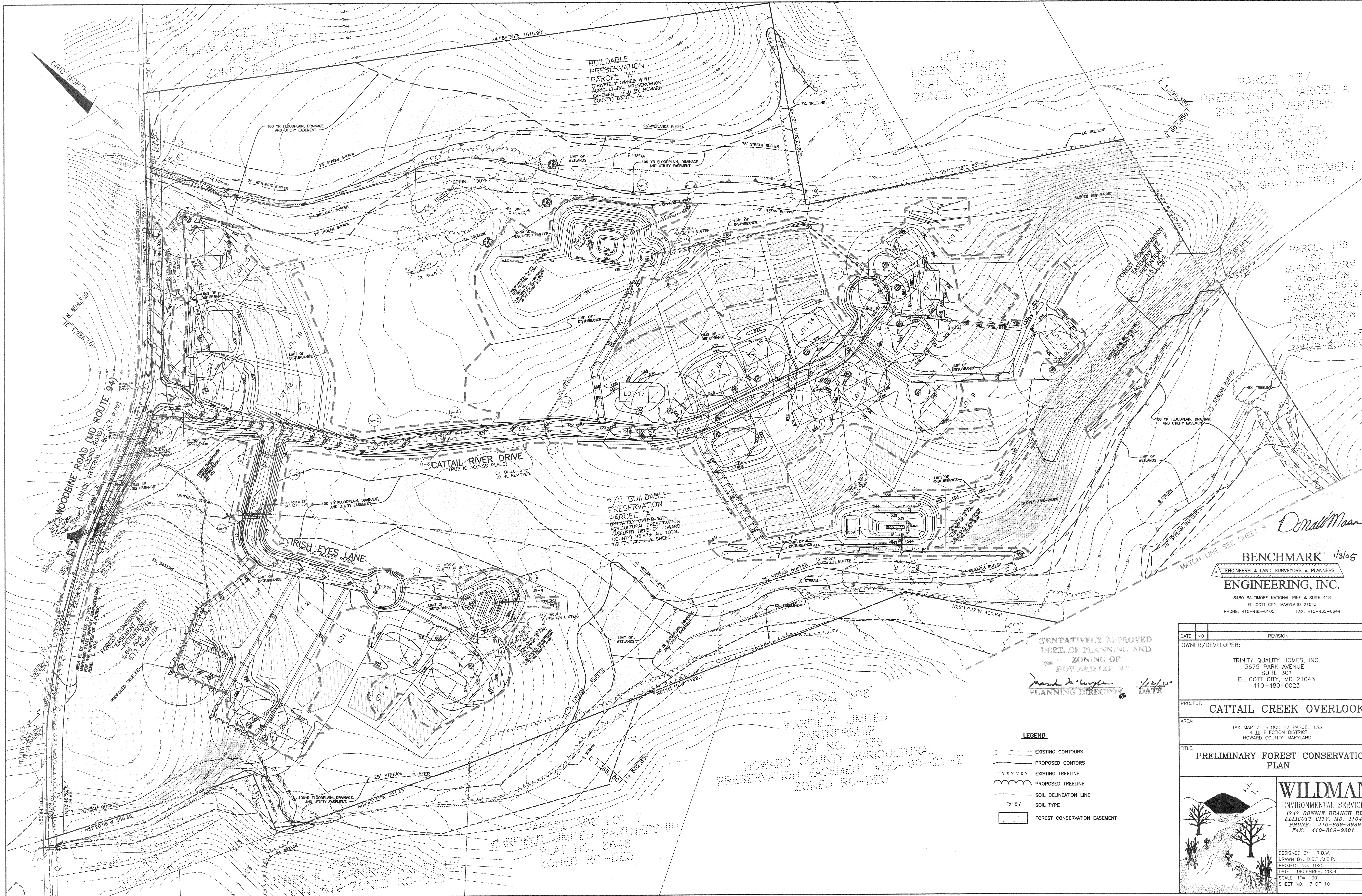
**SCHEDULE D
SWM AREA LANDSCAPING**

	FACILITY 1	FACILITY 2	FACILITY 3
LINEAR FEET OF PERIMETER	1118	1087	1479
LINEAR FEET OF EXISTING WOODS LINE	9	0	0
LINEAR FEET OF REQUIRED PLANTING	1118	1087	1479
BUFFER TYPE	"B"	"B"	"B"
NUMBER OF TREES REQUIRED			
SHADE TREES	22	22	30
EVERGREEN TREES	28	27	37
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO

NOTE:
LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

STREET TREE SCHEDULE

ROAD NAME	PERIMETER TREES REQ.
WOODBINE ROAD	884*
CATTAIL RIVER DRIVE	4010*
IRISH EYES LANE	1424*
*1844' TOTAL - 960' CREDIT = 884'	



PARCEL 134
WILLIAM SULLIVAN, ET AL
4797.74
ZONED RC-DEO

LOT 7
LISBON ESTATES
PLAT NO. 8448
ZONED RC-DEO

PARCEL 137
PRESERVATION PARCEL A
206 JOINT VENTURE
4452/677
ZONED RC-DEO
HOWARD COUNTY
AGRICULTURAL
PRESERVATION EASEMENT
#HC-86-05-PPOL

PARCEL 138
LOT 3
MULLINX FARM
SUBDIVISION
PLAT NO. 8656
HOWARD COUNTY
AGRICULTURAL
PRESERVATION EASEMENT
#HC-91-08-E
ZONED RC-DEO

BUILDABLE
PRESERVATION
PARCEL
A
11
(PRIVATELY OWNED WITH
AGRICULTURAL PRESERVATION
EASEMENT HELD BY HOWARD
COUNTY) 83.87± AC.

P/O BUILDABLE
PRESERVATION
PARCEL
A
(PRIVATELY OWNED WITH
AGRICULTURAL PRESERVATION
EASEMENT HELD BY HOWARD
COUNTY) 83.87± AC. TOTAL
69.17± AC. THIS SHEET.

Donald Mason


BENCHMARK 1/3/05
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-6644

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Wyle
PLANNING DIRECTOR

12/10/04
DATE

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - SOIL DELINEATION LINE
 - SOIL TYPE
 - FOREST CONSERVATION EASEMENT

DATE	NO.	REVISION
OWNER/DEVELOPER:		
TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLCOTT CITY, MD 21043 410-480-0023		
PROJECT: CATTAIL CREEK OVERLOOK		
AREA: TAX MAP 7 BLOCK 17 PARCEL 133 418 ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY FOREST CONSERVATION PLAN		
		
WILDMAN ENVIRONMENTAL SERVICES 4747 BONNIE BRANCH RD. ELLCOTT CITY, MD 21043 PHONE: 410-869-9999 FAX: 410-869-9901		
DESIGNED BY: R.B.W. DRAWN BY: D.B.T./J.E.P. PROJECT NO: 1025 DATE: DECEMBER, 2004 SCALE: 1" = 100' SHEET NO. 7 OF 10		

PARCEL 806
LOT 4
WARFIELD LIMITED
PARTNERSHIP
PLAT NO. 7536
HOWARD COUNTY AGRICULTURAL
PRESERVATION EASEMENT #HC-80-21-E
ZONED RC-DEO

PARCEL 806 LOT 1
WARFIELD LIMITED PARTNERSHIP
PLAT NO. 8846
ZONED RC-DEO

FOREST CONSERVATION EASEMENT #3 (1.07 ACRES±)			
QTY.	SPECIES	SIZE	SPACING
40	Acer rubrum - RED MAPLE	2'-3'	WHIP **
35	Rubus pseudoacacia - BLACK LOCUST	2'-3'	WHIP **
50	Juglans nigra - BLACK WALNUT	2'-3'	WHIP **
40	Juniperus virginiana - RED CEDAR	2'-3'	WHIP **
50	Liriodendron tulipifera - POPLAR	2'-3'	WHIP **
20	Quercus sylvatica - BLACK OAK	2'-3'	WHIP **
50	Prunus serotina - BLACK CHERRY	2'-3'	WHIP **
45	Platanus occidentalis - SYCAMORE	2'-3'	WHIP **
30	Quercus rubra - RED OAK	2'-3'	WHIP **
15	Sassafras albidum - SASSAFRAS	2'-3'	WHIP **

KEY:
 ** PLANTINGS TO BE SPACED AN AVERAGE OF 11 FOOT CENTERS - PLANTINGS SHOULD BE INSTALLED AS RANDOM OF AN ARRANGEMENT AS POSSIBLE WITH GROUPING 3 TO 5 PLANTINGS AS EACH LOCATION. PER COUNTY REQUIREMENTS, TREE SHELTERS SHOULD BE USED.

FOREST CONSERVATION NOTES:

- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS.
- PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
- FOREST CONSERVATION OBLIGATIONS ARE MET BY 7.68 ACRES OF RETENTION AND 1.07 ACRES OF REFORESTATION ON SITE. FINANCIAL SURETY FOR THE REQUIRED OBLIGATION MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$90,212.76.

**APPENDIX E
FOREST CONSERVATION WORKSHEET**

I. BASIC SITE DATA		IV. REFORESTATION CALCULATIONS	
	ACRES (1/10 acre)		ACRES (1/10 acre)
GROSS SITE AREA	116.79	A. NET TRACT AREA	32.71
AREA WITHIN 100 YEAR FLOOD PLAIN	23.85	B. REFORESTATION THRESHOLD (25% x A)	8.18
AREA WITHIN AGRICULTURAL USE OR PRESERVATION	60.23	C. EXISTING FOREST ON NET TRACT AREA	8.46
NET TRACT AREA	32.71	D. FOREST AREAS TO BE CLEARED	0.78
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/I/O, I)	R-RMD	E. FOREST AREAS TO BE RETAINED	7.68
II. INFORMATION FOR CALCULATIONS		F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.28
A. NET TRACT AREA	32.71	(D-F, if F equals or is greater than B, Alternate 1)	
B. REFORESTATION THRESHOLD (25% x A)	8.18	(D-B, if F is less than B, Alternate 2)	
C. AFFORESTATION MINIMUM (20% x A)	6.54	H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.50
D. EXISTING FOREST ON NET TRACT AREA	8.46	(B-F, if applicable)	
E. FOREST AREAS TO BE CLEARED	0.78	I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0
F. FOREST AREAS TO BE RETAINED (RETENTION)	7.68	(F-B, Retention Credit, if applicable)	
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION		SELECT THE ALTERNATE THAT APPLIES:	
1. Reforestation		1. Clearing above the threshold only	
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of existing forest areas is proposed, reforestation requirements may apply.		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:	
GO TO SECTION IV		REFORESTATION FOR CLEARING ABOVE THRESHOLD	
2. Afforestation		G x 1/4	
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.		CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	
GO TO SECTION V		I = Retention Credit	
		TOTAL REFORESTATION REQUIRED	
		(G x 1/4) - I	
		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	
		G x 1/4	
		REFORESTATION FOR CLEARING BELOW THRESHOLD	
		H x 2	
		TOTAL REFORESTATION REQUIRED	
		(G x 1/4) + (H x 2)	
		Since clearing occurs below the threshold, no forest retention credit is possible.	

Site Data	
	Areas
Gross Area:	116.79
100 Year Floodplain:	23.85
Agricultural Pres.:	60.23
Net Tract Area (NTA):	32.71
Existing Forest on NTA:	8.46
Afforestation Threshold:	6.54
Reforestation Threshold:	8.18
Forest not retained in FCE:	0.81
NTA Forest to be Retained in FCE:	7.68

FOREST CONSERVATION TABULATION		
DESIGNATION	TYPE	ACREAGE
#1	RETENTION	6.17 NTA
#2	RETENTION	1.51
#3	REFORESTATION	1.07
TOTAL:	MIX	8.75

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 [Signature] PLANNING DIRECTOR [Signature] DATE

DATE: 11/8/05

NO.	REVISION

OWNER/DEVELOPER:
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MD 21043
 410-480-0023

PROJECT: CATTAIL CREEK OVERLOOK

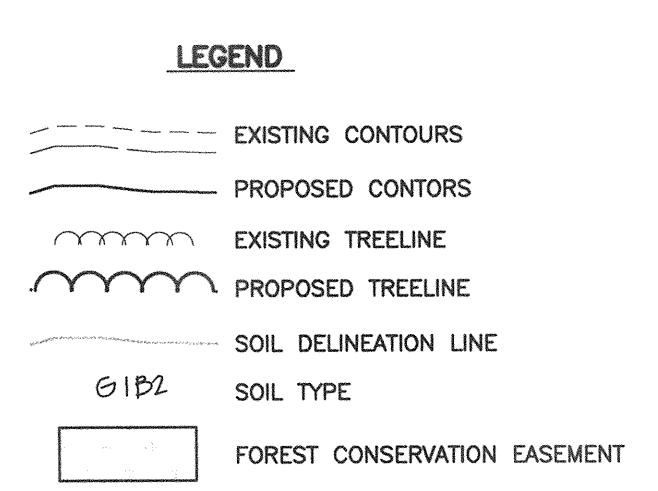
AREA: TAX MAP 7 BLOCK 17 PARCEL 133
 4th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

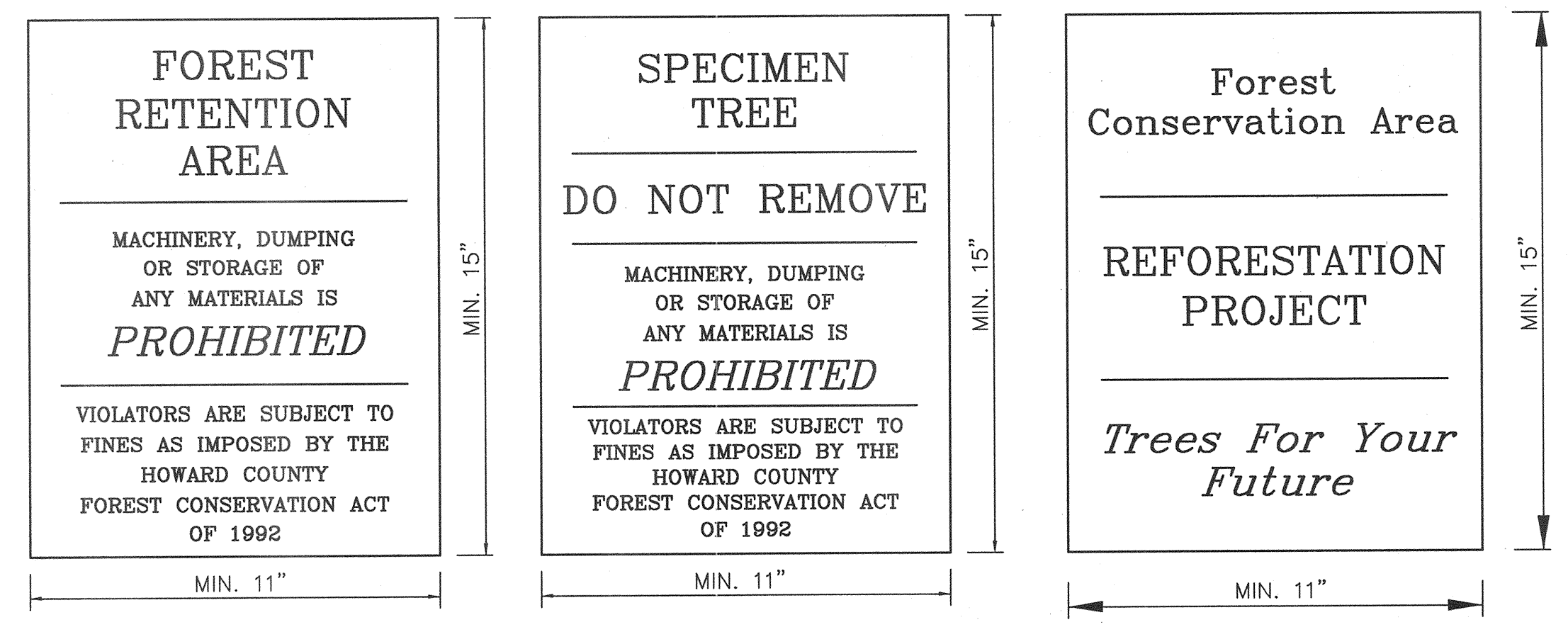
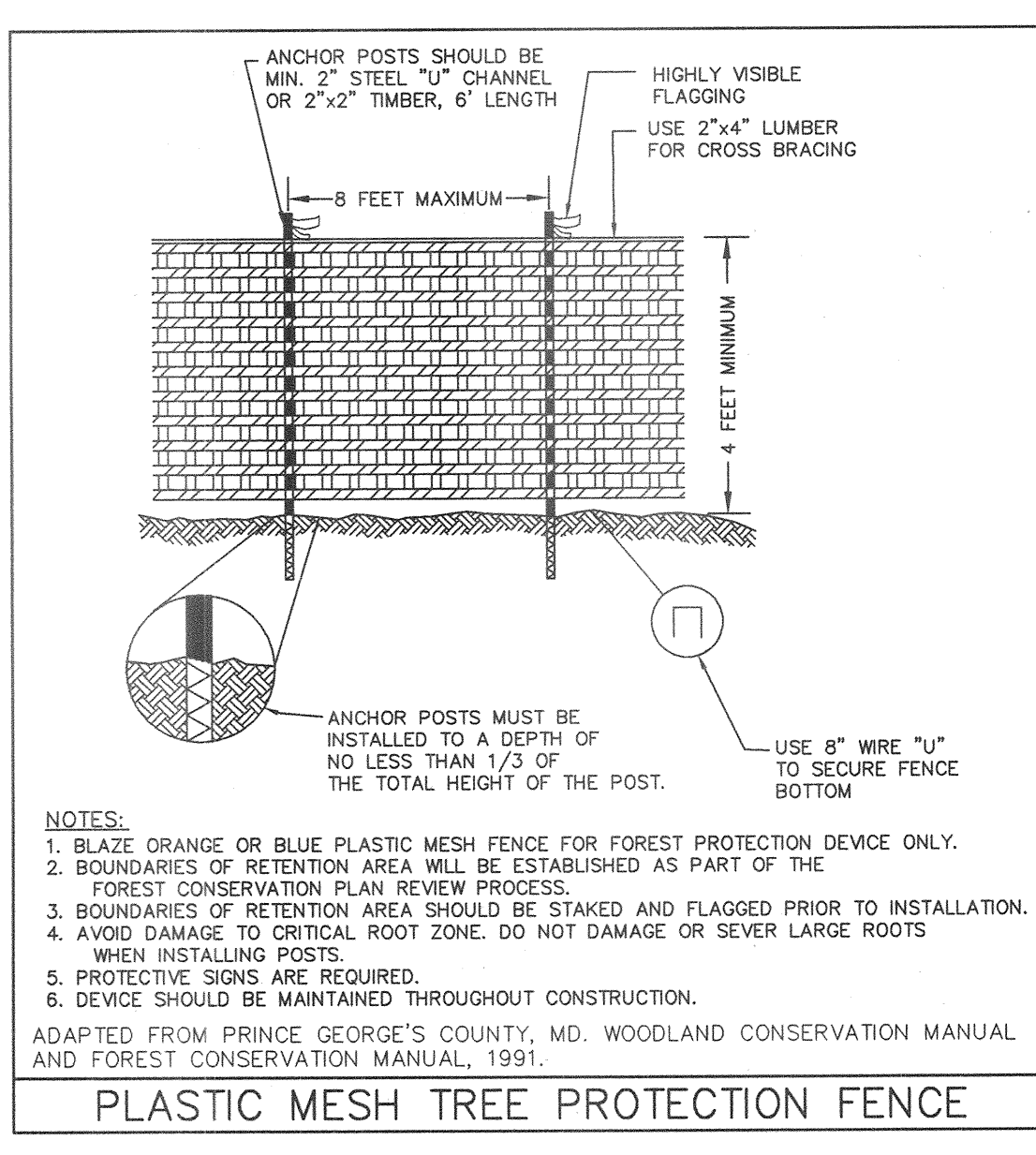
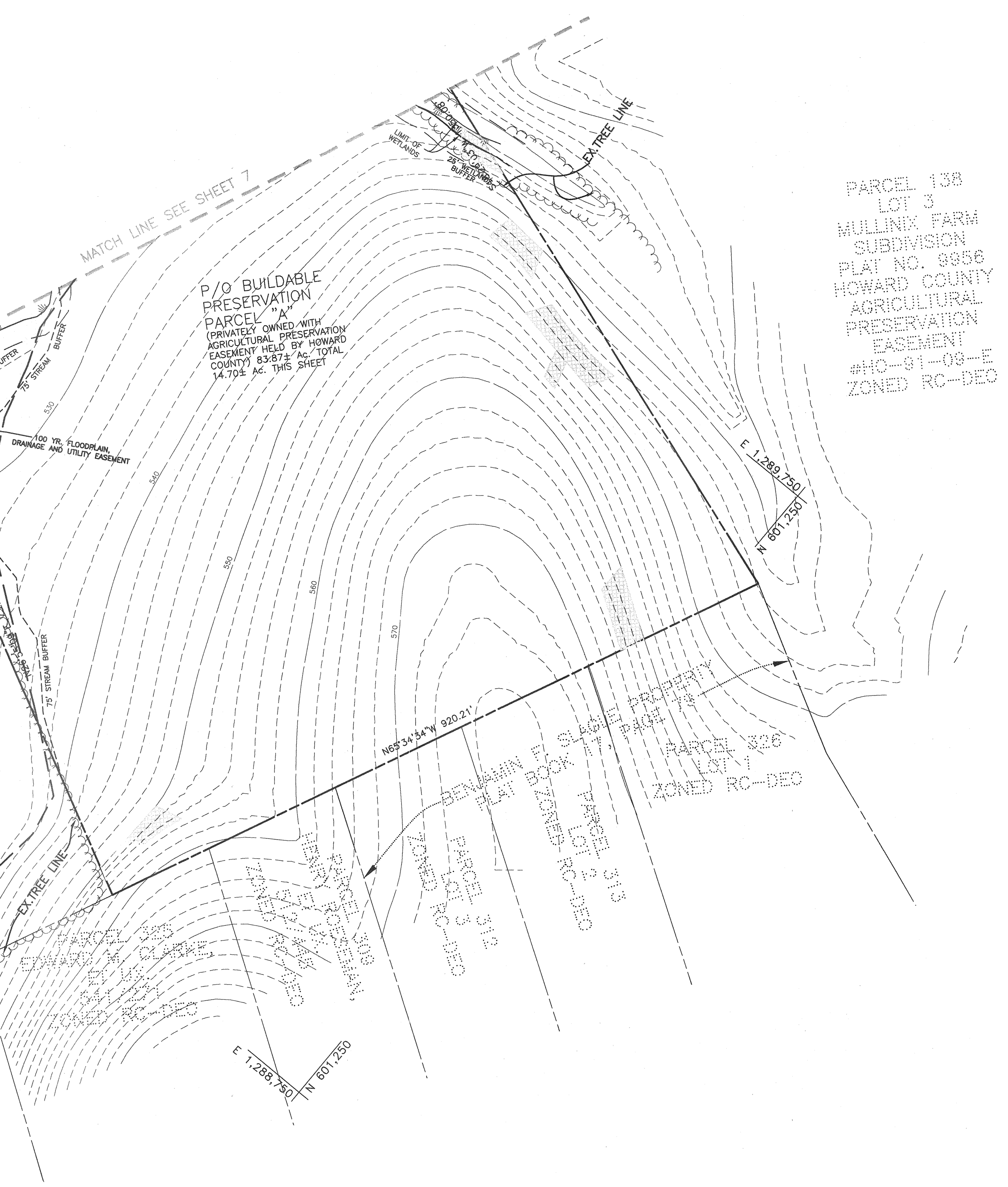
WILDMAN ENVIRONMENTAL SERVICES
 4747 BONNIE BRANCH RD.
 ELLICOTT CITY, MD 21043
 PHONE: 410-869-9999
 FAX: 410-869-9901

DESIGNED BY: R.B.W.
 DRAWN BY: D.B.T./J.E.P.
 PROJECT NO. 1025
 DATE: DECEMBER, 2004
 SCALE: 1" = 100'
 SHEET NO. 8 OF 10

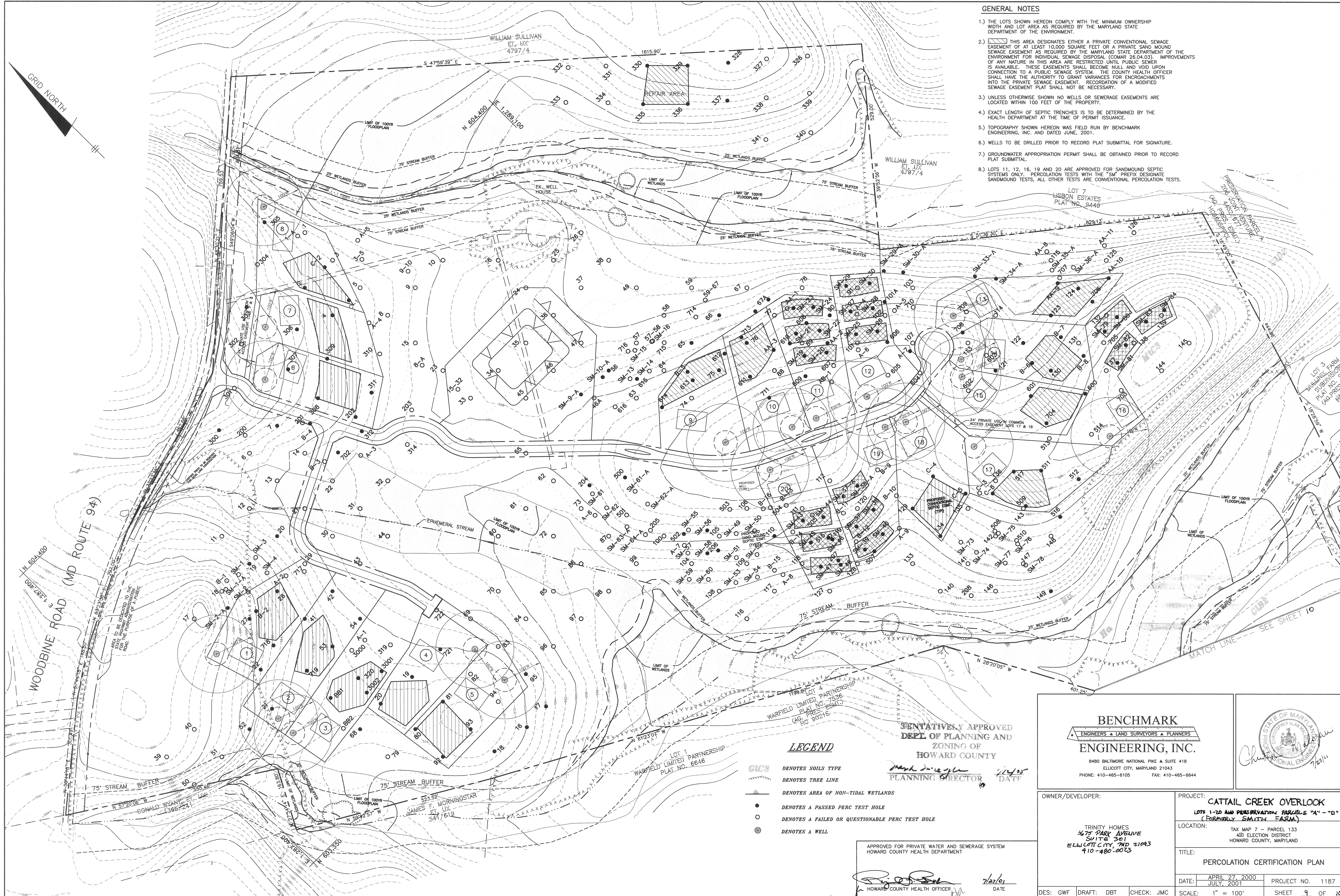
SOILS LEGEND		
SOIL	NAME	CLASS
** Ba	Baite silt loam	D
* CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	B
GLB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GLD3	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GLD2	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
* GnA	Glenville silt loam, 0 to 3 percent slopes	C
* GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
** Ha	Hatboro silt loam	D
MIC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MIC3	Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded	A
MD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A
ME	Mt. Airy channery loam, 25 to 45 percent slopes	A



NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



PROTECTIVE SIGNAGE



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 EITHER A PRIVATE CONVENTIONAL SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET OR A PRIVATE SAND MOUND SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 3.) UNLESS OTHERWISE SHOWN NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- 4.) EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF PERMIT ISSUANCE.
- 5.) TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY BENCHMARK ENGINEERING, INC. AND DATED JUNE, 2001.
- 6.) WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE.
- 7.) GROUNDWATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT SUBMITTAL.
- 8.) LOTS 11, 12, 16, 19 AND 20 ARE APPROVED FOR SANDMOUND SEPTIC SYSTEMS ONLY. PERCOLATION TESTS WITH THE "SM" PREFIX DESIGNATE SANDMOUND TESTS, ALL OTHER TESTS ARE CONVENTIONAL PERCOLATION TESTS.

LEGEND

- DENOTES SOILS TYPE
- DENOTES TREE LINE
- DENOTES AREA OF NON-TIDAL WETLANDS
- DENOTES A PASSED PERC TEST HOLE
- DENOTES A FAILED OR QUESTIONABLE PERC TEST HOLE
- DENOTES A WELL

PROVISIONALLY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Mark D. ...
 PLANNING DIRECTOR

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
 HOWARD COUNTY HEALTH OFFICER

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER:		PROJECT:	
TRINITY HOMES 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023		CATTAIL CREEK OVERLOOK LOTS 1-20 AND PRESERVATION PARCELS "A" - "D" (FORMERLY SMITH FARM)	
LOCATION:		TITLE:	
TAX MAP 7 - PARCEL 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		PERCOLATION CERTIFICATION PLAN	
DATE:	APRIL 27, 2000	PROJECT NO.:	1187
	JULY, 2001		
DES:	GWF	CHECK:	JMC
DRAFT:	DBT	SCALE:	1" = 100'
			SHEET 9 OF 10



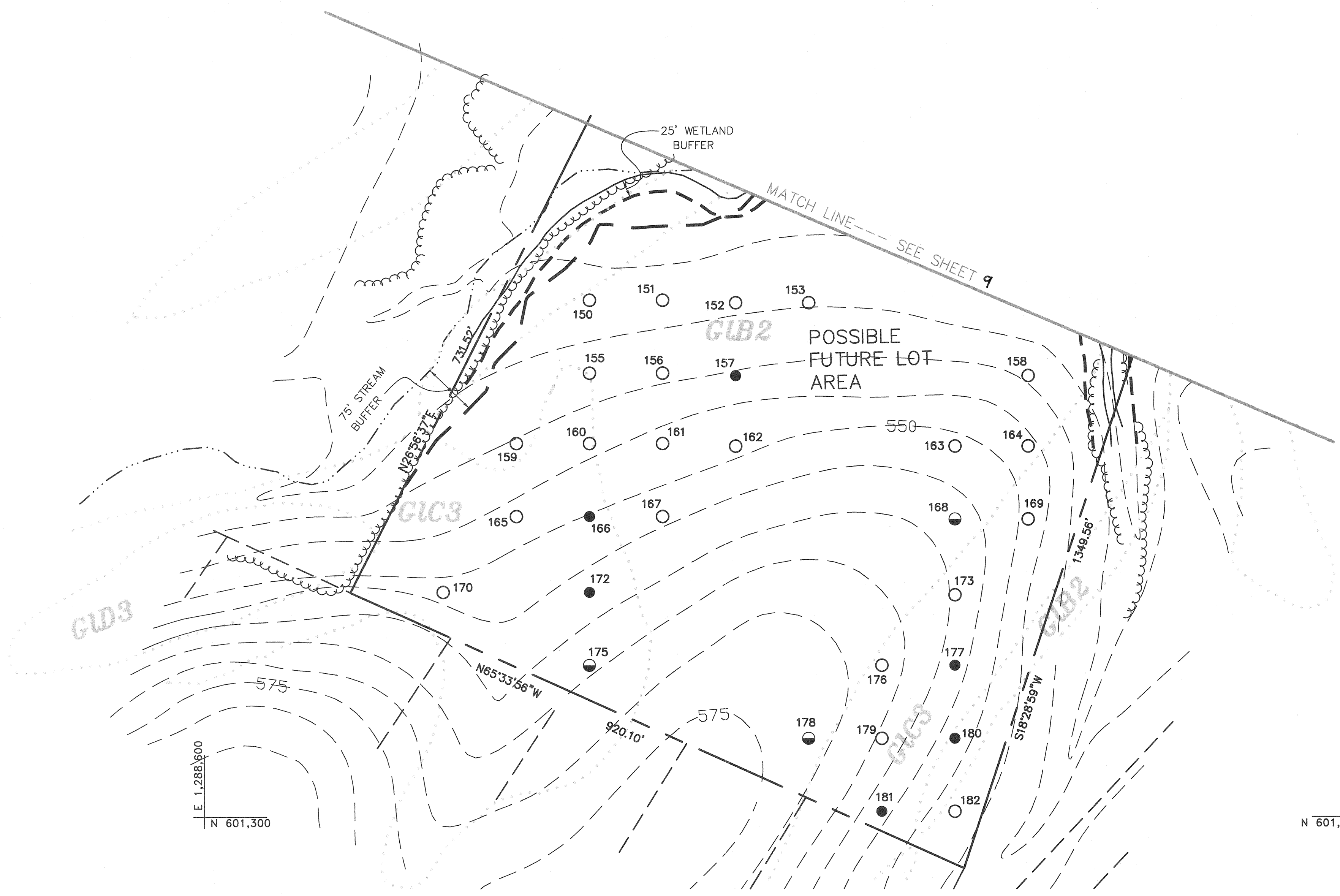
E 1,288,600
N 603,100

GRID NORTH

SOILS LEGEND

SOIL	NAME	CLASS
**Ba	Baile silt loam	D
*CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	B
*Co	Codorus silt loam, local alluvium, floodplain	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
*CnA	Glenville silt loam, 0 to 3 percent slopes	C
*CnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
**Ha	Halboro silt loam	D
MIC2	Mt. Airy channery loam, 8 to 15 percent slopes, moderately eroded	A
MIC3	Mt. Airy channery loam, 8 to 15 percent slopes, severely eroded	A
MtD2	Mt. Airy channery loam, 15 to 25 percent slopes, moderately eroded	A
MtE	Mt. Airy channery loam, 25 to 45 percent slopes	A

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 + Generally only within 100-year floodplain areas



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Paul Decker 7/12/01
 PLANNING DIRECTOR DATE

NO.	DATE	REVISION

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

Donald Mason

7/12/01

DEVELOPER: TRINITY HOMES 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023	PROJECT: CATTAIL CREEK OVERLOOK LOTS 1-10 AND PRESERVATION PARCELS "A"-"D" (FORMERLY SMITH FARM) LOCATION: TAX MAP 7 - PARCEL 133 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PERCOLATION CERTIFICATION PLAN
DATE: APRIL, 1999 JULY, 2001	PROJECT NO. 1187 SHEET 10 OF 10
DES: GWF DRAFT: CHECK: JMC	SCALE: 1" = 100' SHEET 10 OF 10

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 7/12/01
 HOWARD COUNTY HEALTH OFFICER DATE