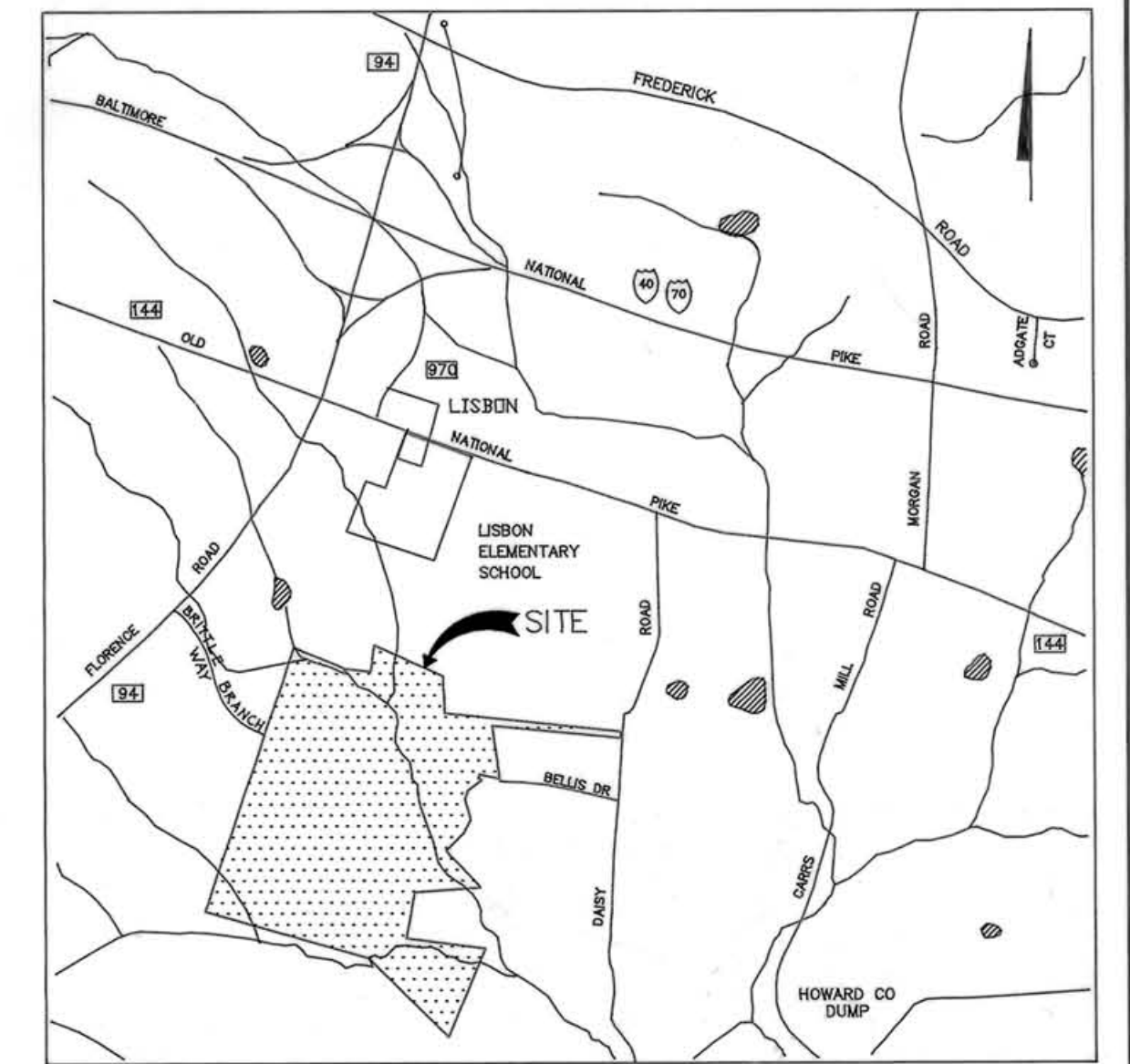


COORDINATE LIST - NAD 83		
NO.	NORTH (FT.)	EAST (FT.)
20	603994.3686	1293483.1438
89	602283.1824	1292290.3231
92	601791.9838	1293124.7940
95	604627.4782	1293392.9780
98	605148.8418	1291996.5192
99	605184.8877	1291668.4937
102	604683.9681	1292818.5744
103	605204.2320	1292799.7583
121	602024.4265	1291983.8500
122	602040.8780	1293244.1834
123	602773.7960	1292426.9436
126	605523.3847	1292057.6578
175	604614.3897	1294963.2460
176	604576.6663	1294959.1939
230	601148.1160	1292802.0026
231	602509.4069	1290038.0651
232	605531.9268	1291118.6383
285	604049.5534	1293300.1000
286	604004.5927	1293278.2244
287	603988.3032	1293314.4833
288	603970.5969	1293307.9564
316	603993.9332	1293486.4037
328	603872.6178	1293141.3186
329	603788.9410	1293103.3877
365	602759.6862	1293181.1307
389	603382.7206	1293043.1247
390	603216.3872	1292828.0049
391	603530.6304	1293147.2034

CATTAIL WOODS

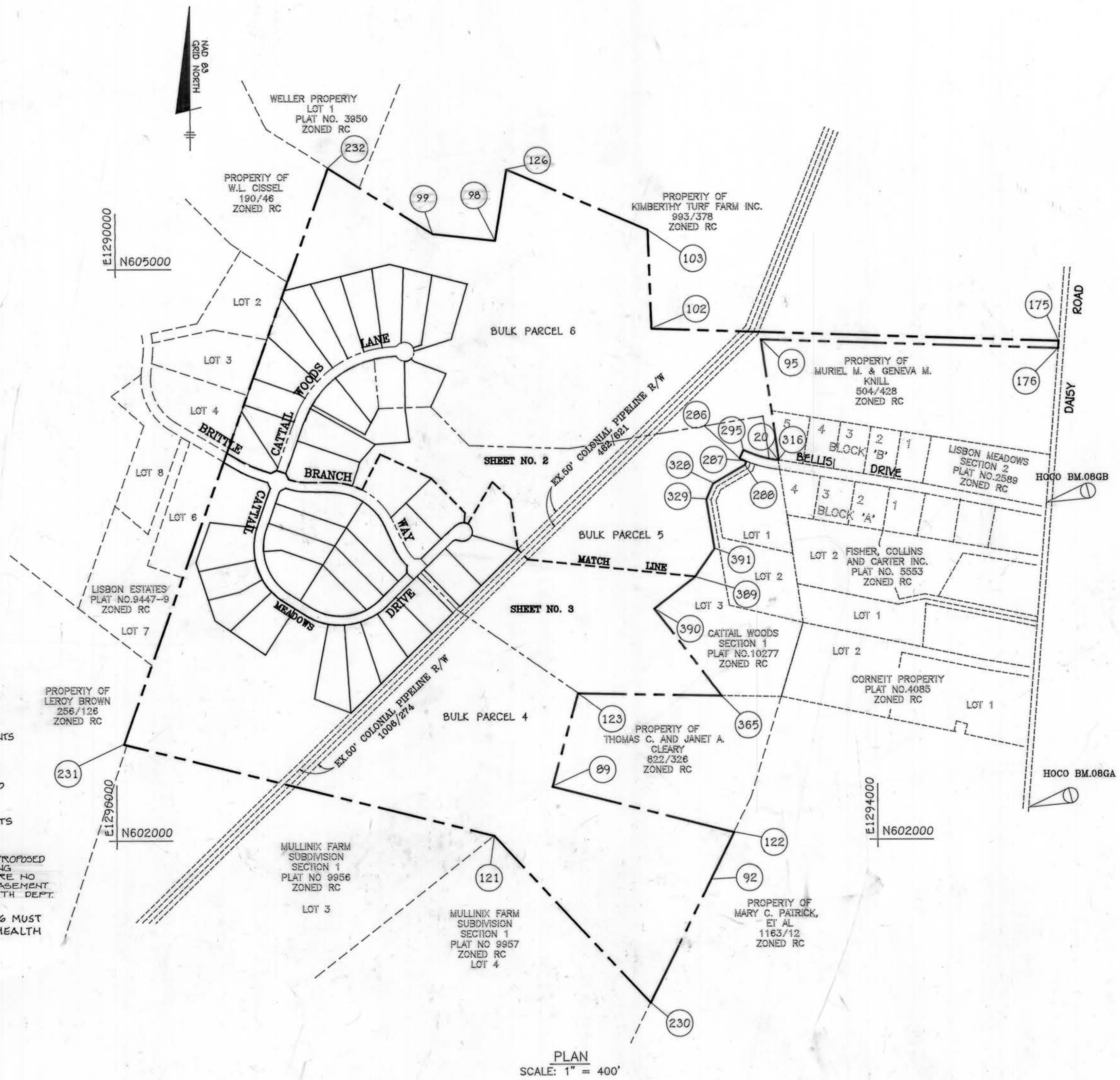
SECTION 2

PRELIMINARY PLANS



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
5	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN



GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP NO. 7, PARCEL NO. 137
ZONING: RC
4TH ELECTION DISTRICT
SECTION 2 TOTAL TRACT AREA: 192.4 ACRES
NUMBER OF PROPOSED LOTS: 41 CLUSTER, 3 PRESERVATION
DATE SKETCH PLAN APPROVED: 3/18/94
DPZ REFERENCE # S-94-27, P-94-60, WP-94-77
- TOPOGRAPHIC SURVEY OF PROPOSED ROADWAY, RIGHT-OF-WAY, AND SEWERAGE EASEMENT AREAS WAS PREPARED BY TSA GROUP, INC., NOVEMBER, 1993. REMAINING AREAS ARE SUPPLEMENTED BY 1" = 200' SCALE HOWARD COUNTY TOPOGRAPHIC MAPS. CONTOUR INTERVAL 15 2'.
- COORDINATES AND HORIZONTAL DATUM BASED ON NAD 83 HOWARD COUNTY BM 08GA AND BM 08GB. VERTICAL DATUM BASED ON NAD 27 BM 3631002.
- THIS PROJECT IS OUTSIDE THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED ON INDIVIDUAL LOTS.
- STORMWATER MANAGEMENT WILL BE PROVIDED THROUGH EXTENDED DETENTION.
- FLOOD PLAIN STUDY PREPARED BY TSA GROUP, INC., DATED MARCH, 1994. FILE REFERENCE NO. F-94-60.
- WETLAND LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY M.A. DIRCKS & CO., INC., DATED AUGUST 16, 1993.
- TRANSPORTATION ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC., DATED NOVEMBER 1, 1993.
- NOISE STUDY NOT REQUIRED FOR THIS PROJECT.
- GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES & ASSOCIATES, DATED JUNE, 1994.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION.
- UNDER HOWARD COUNTY ZONING REGULATIONS SECTION 104-C-4 THE EXISTING WOOD FRAME HOUSE ON PRESERVATION PARCEL C MAY NOT BE USED AS A RESIDENCE.
- FINAL ROAD GRADING FOR THIS SUBDIVISION SHALL BE REVIEWED BY THE HOWARD COUNTY HEALTH INSPECTOR PRIOR TO APPROVAL OF FINAL ROAD CONSTRUCTION PLANS TO ENSURE NO ADVERSE IMPACT ON APPROVED SEWERAGE EASEMENTS.
- PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT, WELLS FOR THE FOLLOWING LOTS SHALL BE DRILLED AND THE LOCATION APPROVED BY THE COUNTY HEALTH OFFICER. LOTS 8-10, 15-17, 25, 26, 28, 33 AND 43.
- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

OVERALL SITE ANALYSIS

Existing Zoning	RC
Total Gross Area	192.39 Ac +/-
Number of Cluster Lots Allowed	45
Number of Cluster Lots Proposed	41
Number of Preservation Parcels with Single Residence	3
Area of Proposed Cluster Lots	45.63 Ac +/-
Area of Proposed Road Right-of-Way	4.92 Ac +/-
Area of Proposed Preservation Parcels	141.84 Ac +/-
Total Number of Buildable Lots Proposed	44
Area of 100 Year Flood Plain	28.80 Ac +/-
Area of Wetlands	18.68 Ac +/-

SITE ANALYSIS BULK PARCEL 4	
Gross Area	81.57 Ac +/-
Number of Cluster Lots Allowed	19
Number of Cluster Lots Proposed	17
Area of Cluster Lots Proposed	18.49 Ac +/-
Area of Preservation Parcel	59.86 Ac +/-
Area of Road Right-of-Way	3.22 Ac +/-

SITE ANALYSIS BULK PARCEL 5	
Gross Area	51.16 Ac +/-
Number of Cluster Lots Allowed	12
Number of Cluster Lots Proposed	11
Area of Cluster Lots Proposed	12.29 Ac +/-
Area of Preservation Parcel	37.17 Ac +/-
Area of Road Right-of-Way	1.70 Ac +/-

SITE ANALYSIS BULK PARCEL 6	
Gross Area	59.66 Ac +/-
Number of Cluster Lots Allowed	14
Number of Cluster Lots Proposed	13
Area of Cluster Lots Proposed	14.85 Ac +/-
Area of Preservation Parcel	44.81 Ac +/-
Area of Road Right-of-Way	0

GENERAL NOTES (CON'T)

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- ALL SEWERAGE EASEMENTS LOCATED WITHIN 50 FEET OF THE PROPOSED ROADWAY MUST BE STAKED OUT PRIOR TO SITE GRADING. GRADING OPERATIONS MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FEET OF THE SEWERAGE EASEMENT WITHOUT PRIOR NOTIFICATION TO THE HOWARD COUNTY HEALTH DEPT.
- WELLS AND SEWERAGE EASEMENTS LOCATED ON LOTS 12, 13, 14 AND 16 MUST BE STAKED OUT AND FIELD INSPECTED BY THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE SUBDIVISION PLAT.

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
45	59,740 #	940 #	58,800 #	-	-	58,800 #
26	46,020 #	6020 #	40,000 #	-	-	40,000 #

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 10/17/94
CH

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-465-8108)



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

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

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 9-7-94
HOWARD COUNTY HEALTH OFFICER DATE:

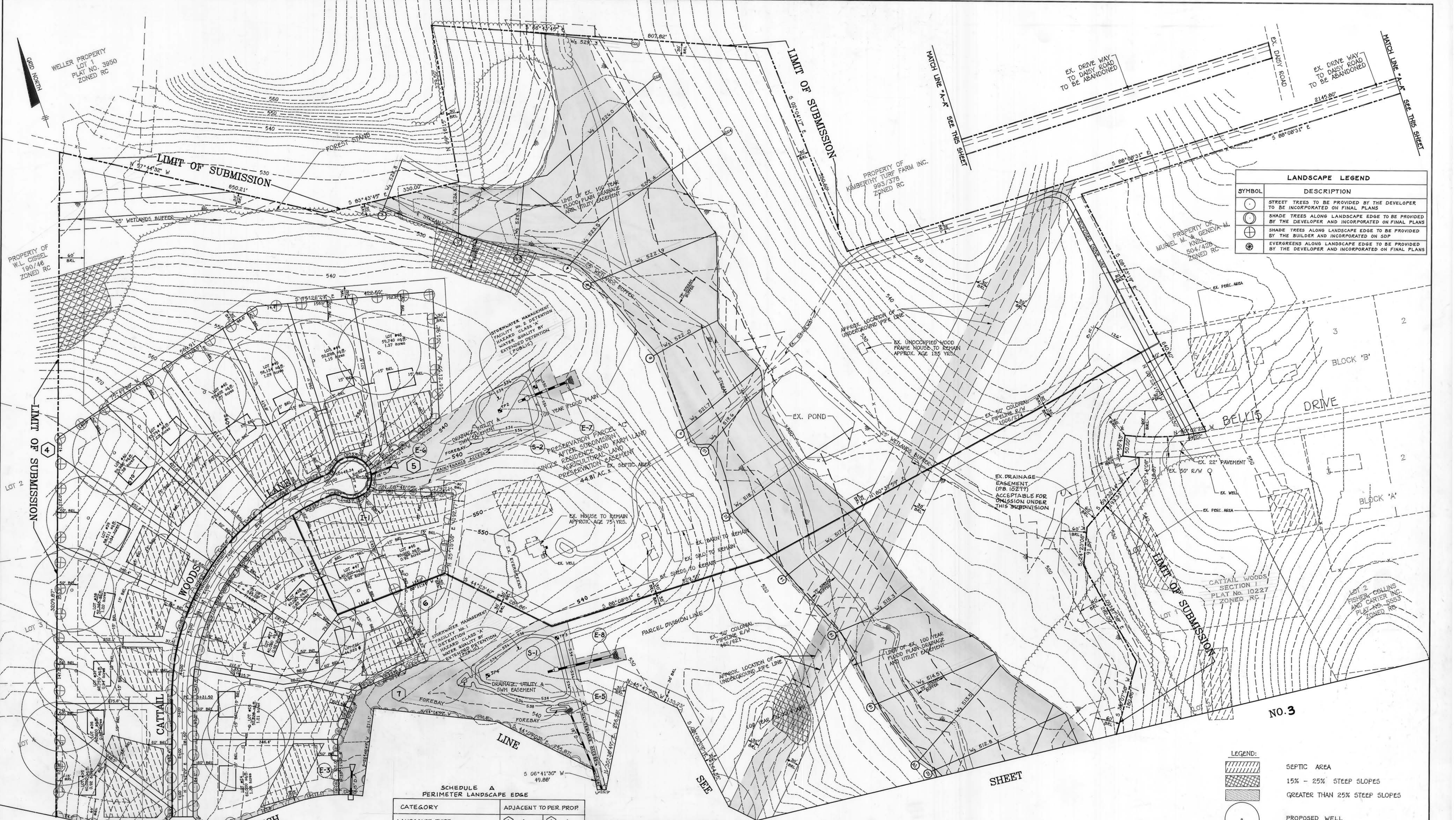
PROJECT: **CATTAIL WOODS**
SECTION 2
LOTS 7-47, PRESERVATION PARCELS A, B, C
RESUBDIVISION OF PARCELS 4-6
S-94-27, F-94-60, WP-94-77

LOCATION: TAX MAP NO. 7
PARCEL NO. 137
4 TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE SHEET

DATE: JUNE 30, 1994 PROJECT NO. 0596

SCALE: AS SHOWN DRAWING 1 OF 5



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
(○)	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS
(⊙)	SHADE TREES ALONG LANDSCAPE EDGE TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS
(⊕)	SHADE TREES ALONG LANDSCAPE EDGE TO BE PROVIDED BY THE BUILDER AND INCORPORATED ON SDP
(⊗)	EVERGREENS ALONG LANDSCAPE EDGE TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS

LEGEND:	
(Hatched pattern)	SEPTIC AREA
(Diagonal lines)	15% - 25% STEEP SLOPES
(Dotted pattern)	GREATER THAN 25% STEEP SLOPES
(Circle with dot)	PROPOSED WELL

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING		
LINEAR FEET OF PERIMETER	5) 385	1) 1260
NUMBER OF TREES REQUIRED		
SHADE	8	25
EVERGREEN	10	32
CREDIT FOR EX VEGETATION	NO	NO
CREDIT FOR OTHER LANDSCAPING	NO	NO
NUMBER OF TREES PROVIDED		
SHADE	8	25
EVERGREEN	10	32

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO PER. PROP	
LANDSCAPE TYPE	(4) A	(6) A
LINEAR FEET OF PERIMETER	2,203	506
CREDIT FOR EX VEGETATION	NO	NO
CREDIT FOR WALL, FENCE OR BERM	NO	NO
NO. SHADE TREES REQUIRED	37	8
NO. SHADE TREES PROVIDED	37	8

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 10/17/94
COH

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 9-7-94
HOWARD COUNTY HEALTH OFFICER: ALM/CLD

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
5400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-485-0100)

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

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

PROJECT: **CATTAIL WOODS**
SECTION 2
REGULATORY DIVISION OF PARCELS A, B & C
S-94-27, F-94-60, WP-94-77

LOCATION: TAX MAP NO. 7
PARCEL NO. 137
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN**

DATE: JUNE 30, 1994 PROJECT NO. 0596

DES: JVP DRN: JVP SCALE: 1" = 100' DRAWING 2 OF 5

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PER. PROP		
	① A	② A	③ A
LANDSCAPE TYPE	1,400	1,352	1,082
CREDIT FOR EX. VEGETATION	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM	NO	NO	NO
NO. SHADE TREES REQUIRED	23	23	18
NO. SHADE TREES PROVIDED	23	23	18

PERIMETER ① SCHEDULE, SEE SHT. NO. 2



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David Smith 10/17/94
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

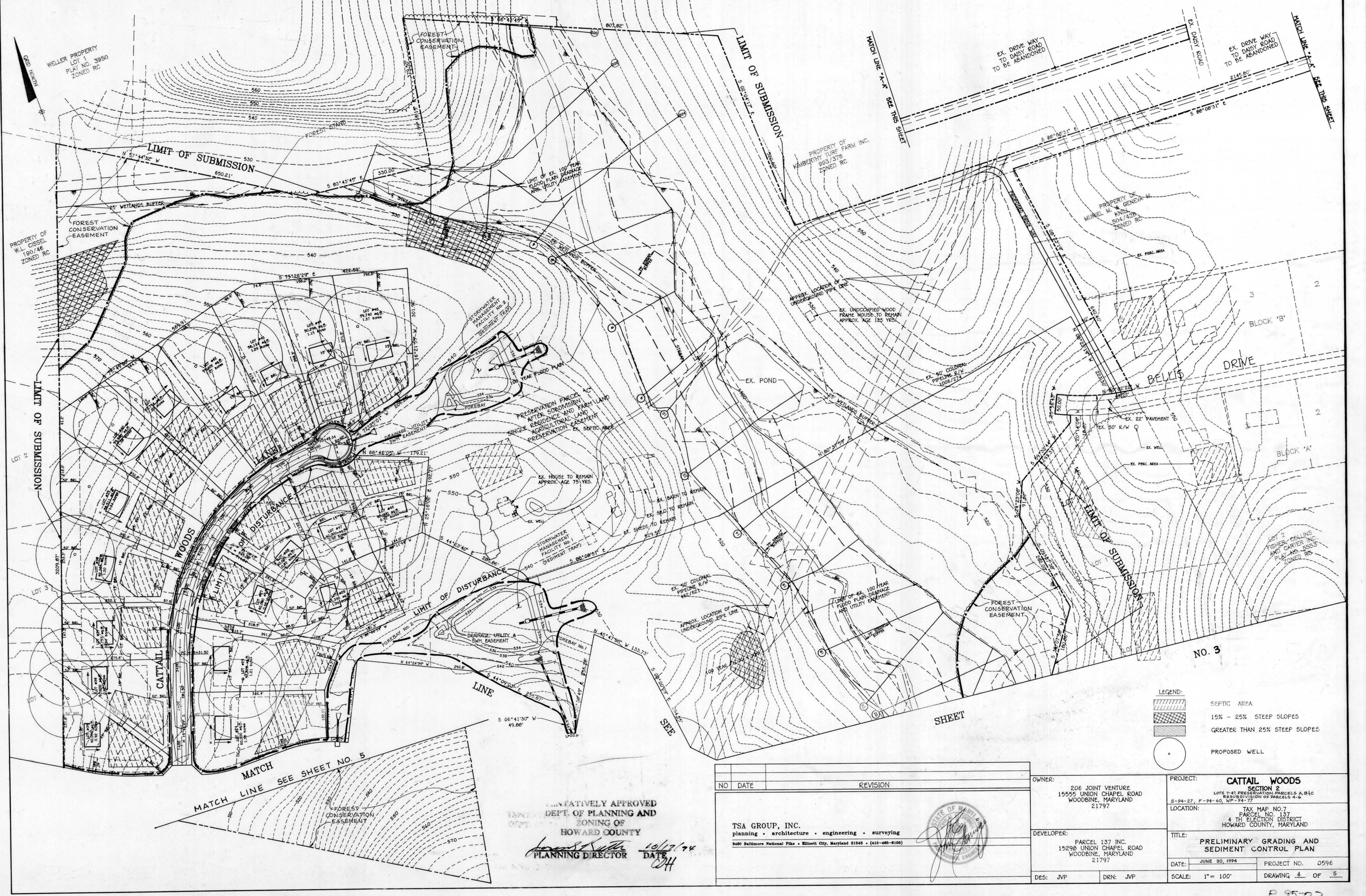
John B. ... 9-7-94
HOWARD COUNTY HEALTH OFFICER DATE

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
6680 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-466-8100)

STATE OF MARYLAND
PROFESSIONAL ENGINEER

OWNER: 206 JOINT VENTURE 15555 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	PROJECT: CATTAIL WOODS SECTION 2 LOTS 1-47, PRESERVATION PARCELS A, B & C RESUBDIVISION OF PARCELS 4-6 S-94-27, F-94-60, WP-94-11
DEVELOPER: PARCEL 137 INC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	LOCATION: TAX MAP NO. 7 PARCEL NO. 137 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DES: JVP DRN: JVP	TITLE: PRELIMINARY PLAN
DATE: JUNE 30, 1994	PROJECT NO. 0596
SCALE: 1" = 100'	DRAWING 3 OF 5



LEGEND:	
	SEPTIC AREA
	15% - 25% STEEP SLOPES
	GREATER THAN 25% STEEP SLOPES
	PROPOSED WELL

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James S. Smith
 PLANNING DIRECTOR DATE 10/17/74
JH

NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-480-8100)



OWNER: 206 JOINT VENTURE 15555 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	DEVELOPER: PARCEL 137 INC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797
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PROJECT: CATTAIL WOODS SECTION 2 LOTS 7-47 PRESERVATION PARCELS A, B & C RESUBDIVISION OF PARCELS 4-6 S-24-27, F-24-60, WP-24-77	LOCATION: TAX MAP NO. 7 PARCEL NO. 137 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN	
DATE: JUNE 30, 1994	PROJECT NO. 0596
DES: JVP	DRN: JVP
SCALE: 1" = 100'	DRAWING 4 OF 5



NO. 2

SHEET

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

LIMIT OF SUBMISSION

MULLINX FARM
SUBDIVISION
SECTION 1
P-8856
ZONED R
LOT 3

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Katta 6/17/94
PLANNING DIRECTOR DATE
JHK

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8800 Baltimore National Pike • Millersville City, Maryland 21045 • (410-485-8105)



OWNER: 206 JOINT VENTURE 15555 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	PROJECT: CATTAIL WOODS SECTION 2 LOTS 1-47, PRESERVATION PARCELS A, B, C RESUBDIVISION OF PARCELS 4-6 S-94-27, F-94-60, WP-94-77
DEVELOPER: PARCEL 137, INC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797	LOCATION: TAX MAP NO. 7 PARCEL NO. 137 4 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN	DATE: JUNE 30, 1994
DES: JVP	DRN: JVP
SCALE: 1" = 100'	PROJECT NO. 0596 DRAWING 5 OF 5