

LAURIE WILNER-JOBSON
JAMES E. JOHNSON T/E
PARCEL 819
PRESERVATION PARCEL A
CATTAIL WOODS
5635744
ZONED RC-DEC
HOWARD COUNTY AGRICULTURAL
PRESERVATION EASEMENT
#HD-96-06-PPCL

LOT 7
LISBON ESTATES
PLAT NO. 8449
ZONED RC-DEC
827.56'

PARCEL 134
WILLIAM SULLIVAN, ET UX
APPROXIMATE 5'
ZONED RC-DEC
55137.38' E

P/O BUILDABLE
PRESERVATION
PARCEL A
LAND PRESERVATION PROGRAM
AS EXISTENT HOLDERS
TOTAL AREA: 11.28 AC. THIS SHEET

P/O NON-BUILDABLE
PRESERVATION
PARCEL E
LAND PRESERVATION PROGRAM
AS EXISTENT HOLDERS
TOTAL AREA: 17.28 AC. THIS SHEET

LINE	BEARING	LENGTH
WL25	N76°36'53"E	41.41'
WL26	N68°12'50"E	59.84'
WL27	N67°42'25"E	29.77'
WL28	N33°48'19"E	80.59'
WL29	N50°17'45"E	27.23'
WL30	N69°00'39"E	10.39'
WL31	N81°56'45"E	17.50'
WL32	S78°11'21"E	29.92'
WL33	S91°17'15"E	19.51'
WL34	N67°56'31"E	28.05'
WL35	N69°50'07"E	40.84'
WL36	N61°04'53"E	44.73'
WL37	N37°00'36"E	22.91'
WL38	N64°50'04"E	3.40'
WL39	S86°54'09"E	12.67'
WL40	S36°33'18"E	5.94'
WL41	S08°20'38"E	8.49'
WL42	S08°03'57"W	32.45'
WL43	S92°35'08"W	95.15'
WL44	S14°58'55"E	92.60'
WL45	S34°58'33"E	79.54'
WL46	S69°16'46"E	72.84'
WL47	S74°07'08"E	49.85'
WL48	S60°39'19"E	49.04'
WL49	S46°24'46"E	158.92'
WL50	S39°41'08"E	128.30'
WL51	S40°48'15"E	121.33'
WL52	S24°15'43"E	26.89'
WL53	S44°37'24"E	71.70'
WL54	S54°48'33"E	64.99'
WL55	S60°28'00"E	66.18'

LEGEND
 (C) DESIGNATES COORDINATE
 (C2) DESIGNATES CURVE
 PUBLIC FOREST CONSERVATION EASEMENT
 EASEMENTS
 PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT

OWNER/DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 410-480-0023
 SURVEYOR
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-463-6103

AREA TABULATION (THIS SHEET)
 1) GROSS TRACT AREA 35.12 AC±
 2) AREA WITHIN 100-YEAR FLOODPLAIN 3.48 AC±
 3) TOTAL AREA OF 25% OR GREATER STEEP SLOPES 1.10 AC±
 4) NET TRACT AREA 30.49 AC±
 5) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SHEET 12
 6) AREA OF CLUSTER LOTS 13.76 AC±
 7) AREA OF BUILDABLE PRESERVATION PARCEL 1.12 AC±
 8) AREA OF NON-BUILDABLE PRESERVATION PARCELS 19.34 AC±
 9) AREA OF ROAD RIGHT-OF-WAY 0.69 AC±
 10) OPEN SPACE ON-TOTAL SITE N/A
 11) TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS 0
 12) TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS 0

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 COUNTY HEALTH OFFICER *[Signature]* DATE 10/26/06
 CHIEF, DEVELOPER'S ENGINEERING DIVISION *[Signature]* DATE 11/13/06
 DIRECTOR *[Signature]* DATE 11/13/06

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES, INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351



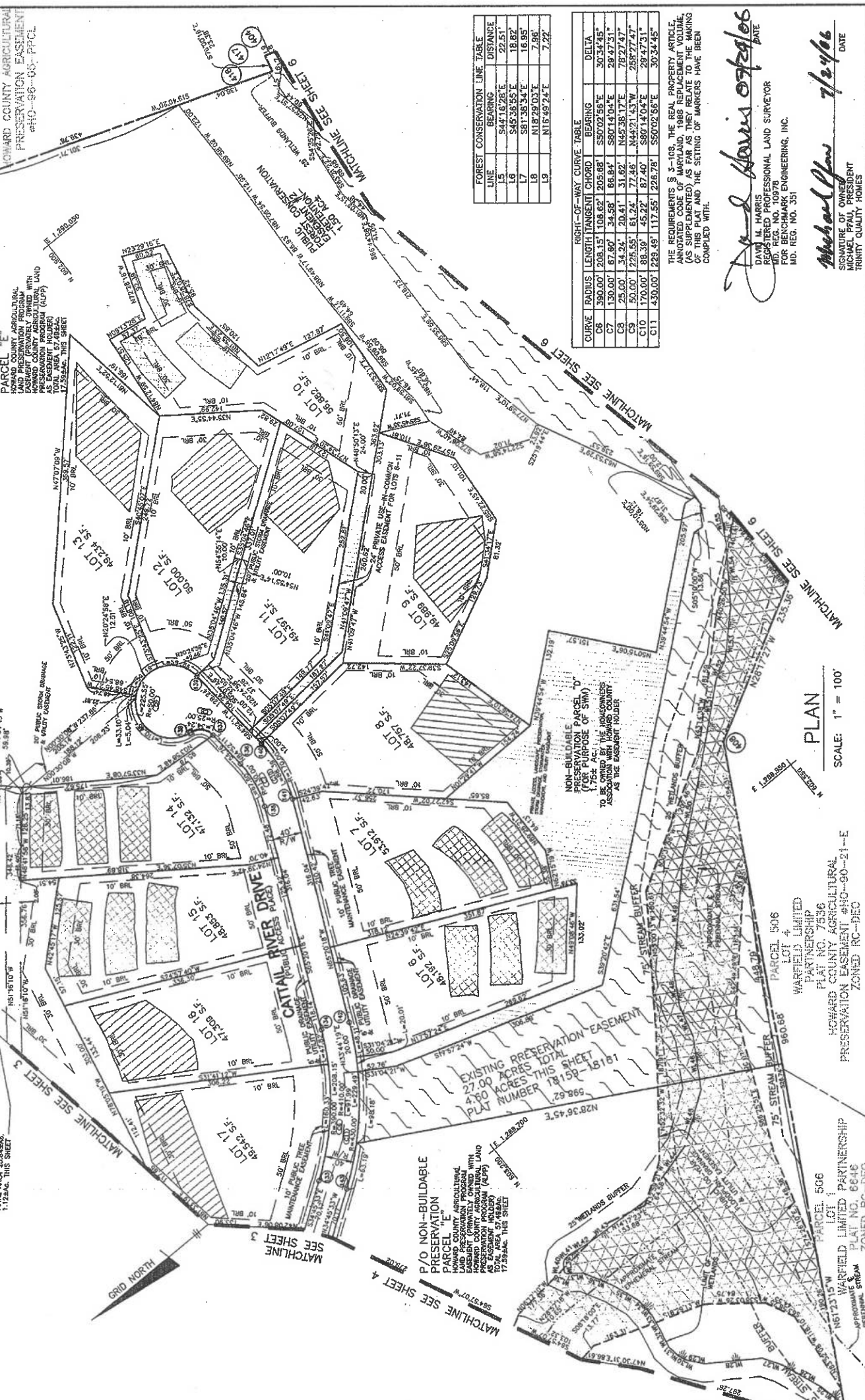
OWNER'S DEDICATION
 I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEYANCE TO THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, IN ACCORDANCE WITH THE BUILDING RESTRICTION LAWS AND ORDINANCES OF HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND UTILITY EASEMENTS FOR THE SPECIFIC PURPOSES OF THIS PLAN, AND (4) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND UTILITY EASEMENTS AND RIGHTS-OF-WAY, IN ANY AND ALL CASES, TO BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 24th DAY OF JULY, 2008.

MICHAEL PFAU
 PRESIDENT

THE CHASE AT STONEY BROOK
 NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'E'.
 LOTS 1 - 20
 BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' AND 'E'.
 RECORDED AS PLAT 18648
 ON 11/26/06 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

MICHAEL PFAU
 PRESIDENT

448 ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING RC-DEC
 DATE: JANUARY, 2008
 SHEET: 5 OF 6
 PARCEL: 133



FOREST CONSERVATION LINE TABLE

LINE	BEARING	DISTANCE
L5	S44°16'28"E	22.51'
L6	S45°38'55"E	18.67'
L7	S81°38'34"E	16.95'
L8	N18°29'03"E	7.96'
L9	N16°49'24"E	7.22'

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH/TANGENT CHORD	BEARING	DELTA
C6	390.00'	208.15'	106.62° 205.68'	S50°07'56"E 30°33'45"
C7	130.00'	67.80'	34.58° 166.84'	S90°14'04"E 28°47'31"
C8	25.00'	34.24'	20.41° 31.62'	N45°38'17"E 75°27'47"
C9	50.00'	72.95'	51.24° 67.48'	N44°21'43"W 288°27'47"
C10	170.00'	266.39'	45.72° 67.40'	S80°14'04"E 28°47'31"
C11	430.00'	1234.49'	117.55° 1226.78'	S50°08'56"E 30°33'45"

THE REQUIREMENTS § 3-103, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF A PLAN AND THE SETTING OF MANNERS HAVE BEEN COMPLIED WITH.

DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

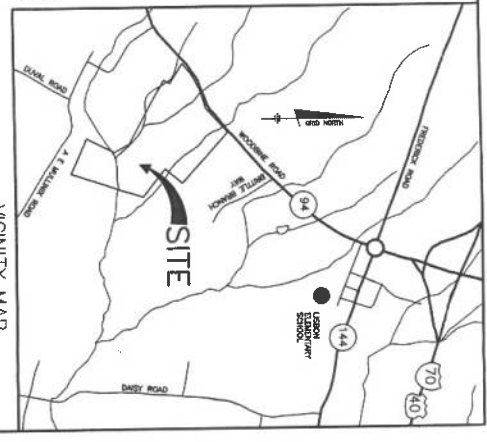
MICHAEL PFAU
 PRESIDENT

F-05-170



SITE DATA

LOCATION	TAX MAP 7
ZONING	GRS 17
DEED REFERENCE	4003/347
WATER AND SEWER SYSTEMS	PRIVATE
GROSS TRACT AREA	27.23 AC.
STEEP SLOPE (5% OR GREATER)	1.26 AC.
NET TRACT AREA	88.47 AC.
BASE DENSITY (17 AC./A.C.) OF CLUSTER	27
NUMBER OF CLUSTER LOTS PROPOSED	21
NUMBER OF PRESERVATION PARCELS	3
AREA OF PRESERVATION PARCELS	84.42 AC.
AREA OF RIGHT OF WAY	4.33 AC.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR

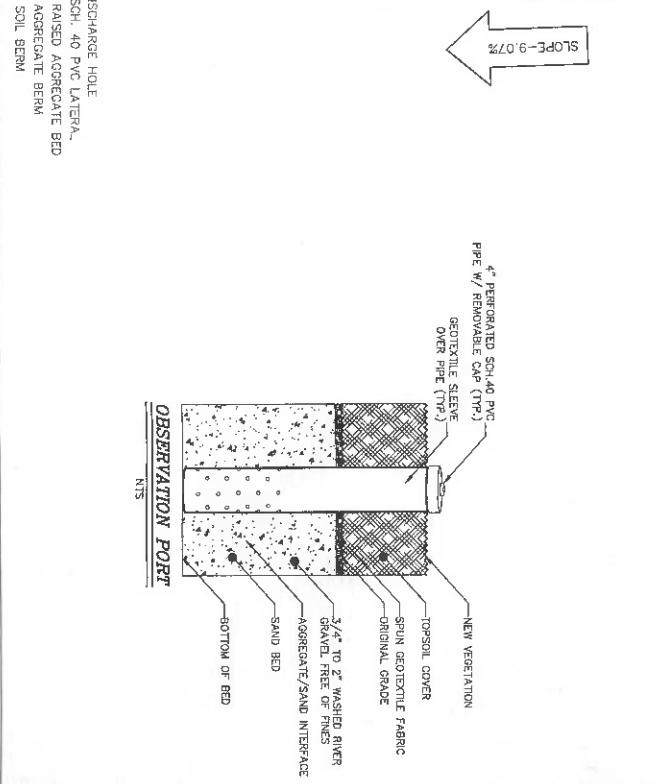
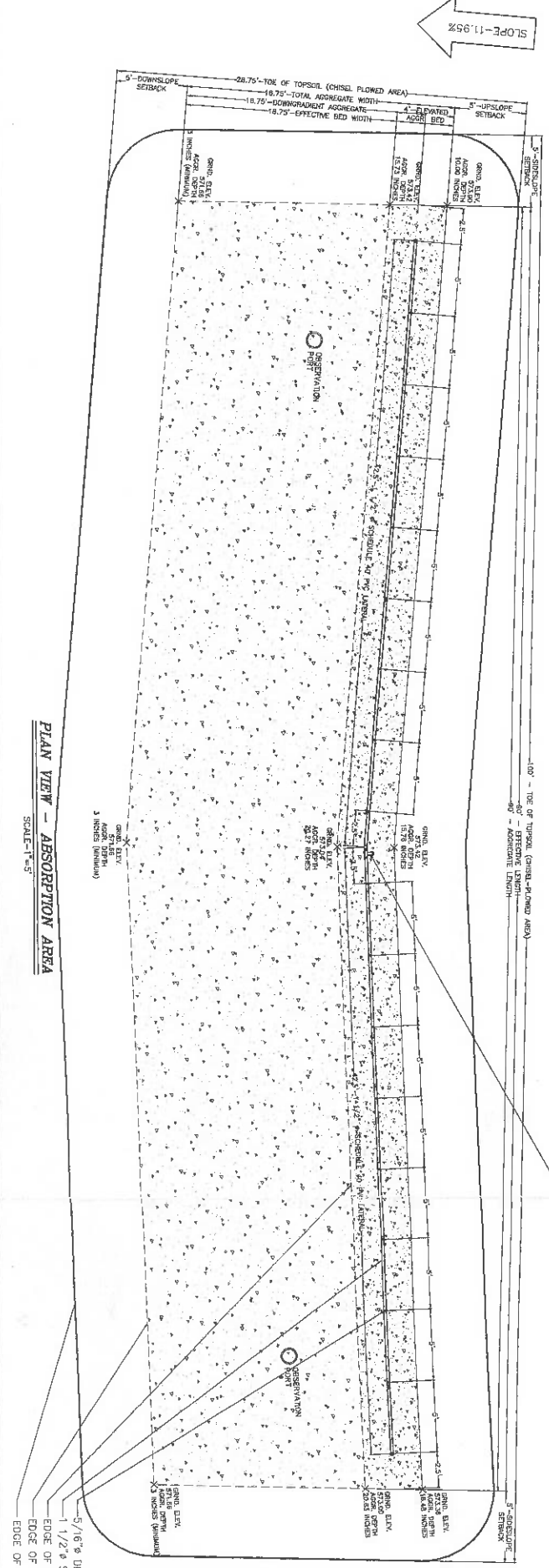
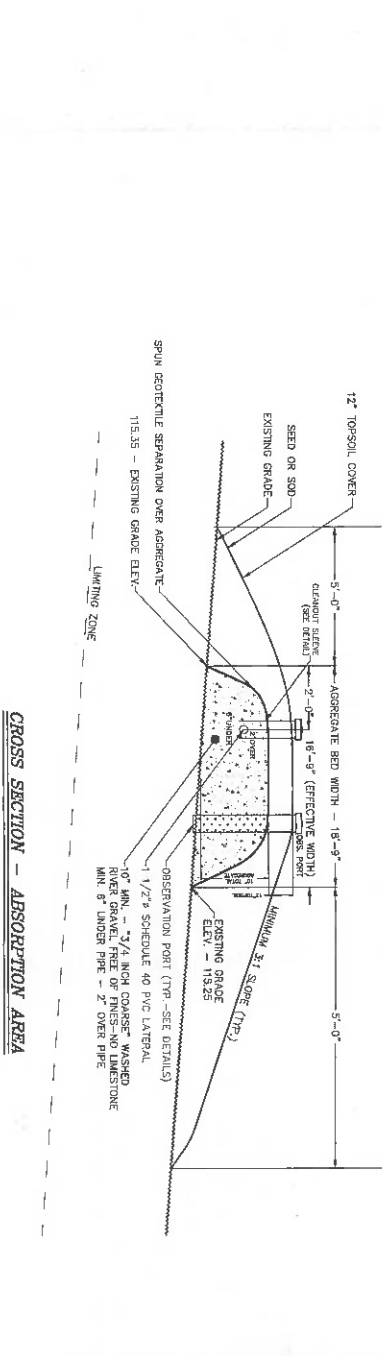
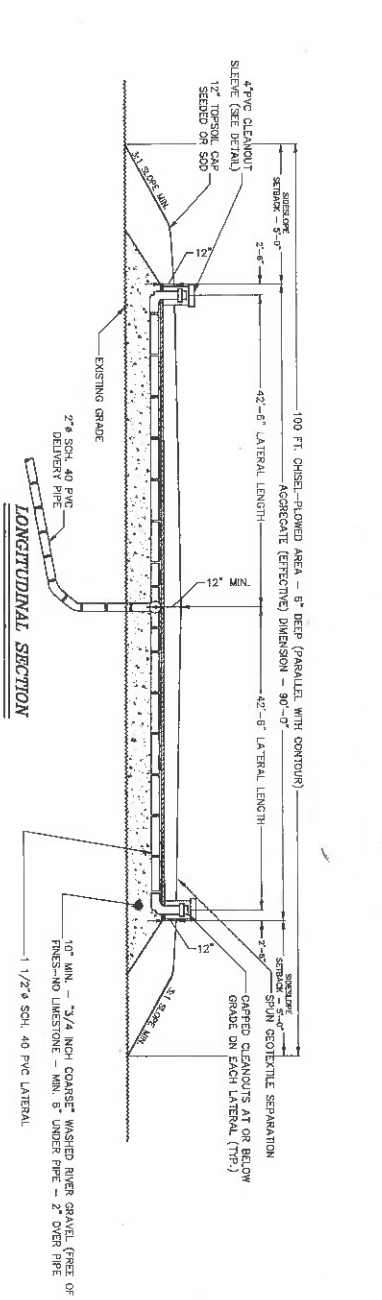
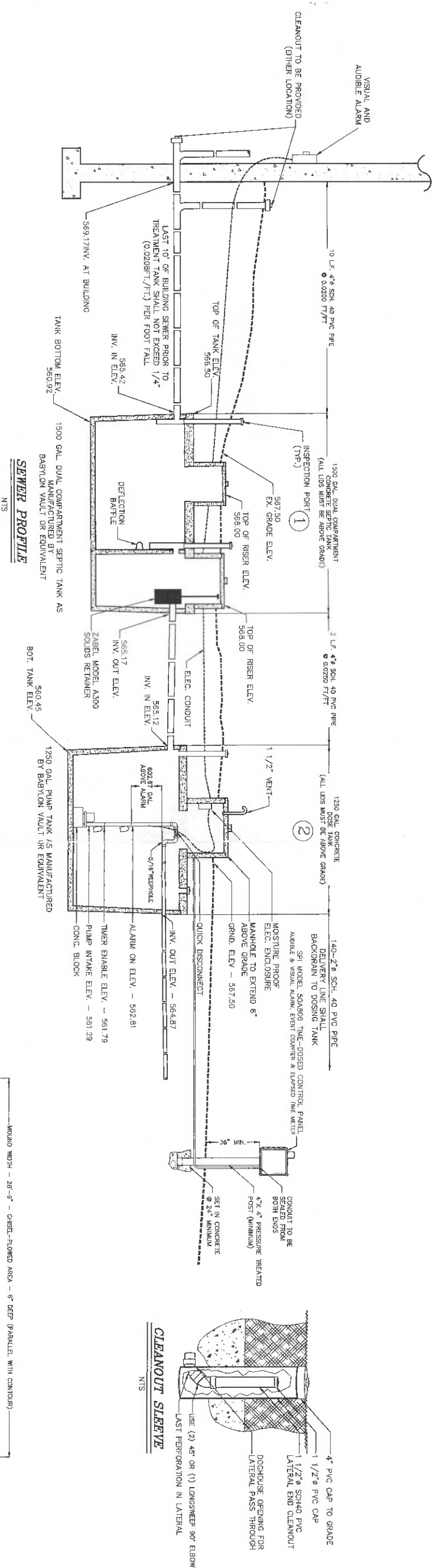
BENCHMARK ENGINEERING, INC.
 6400 BULWORTH NATIONAL PIKE & SUITE 418
 GLOUCCI CT, MARYLAND 21050
 PHONE: 410-463-9103 FAX: 410-463-0644

STATE OF MARYLAND PROFESSIONAL ENGINEER

OWNER:	LEROY SMITH 8665 SIDLEY ROAD, #333 MANASSAS, VA. 22110
DEVELOPER:	TRINITY HOMES 7320 GRACE DRIVE COLUMBIA, MARYLAND 21044
PROJECT:	SMITH FARM LOTS 1-21 AND PRESERVATION PARCELS 'A', 'B' AND 'C'
LOCATION:	TAX MAP 7, BLOCK 17 PARCELS 13 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SKETCH PLAN
DATE:	JANUARY 2001
DES. GWF	PROJECT NO. 1187
DRAWN: EDO	SHEET 1 OF 2
CHECK: DAW	
SCALE:	1" = 100'

NOTE: FOR GENERAL NOTES, PLAN LEGEND AND SOIL LEGEND, SEE SHEET NO. 2

ATTENTION: INSTALLER MUST, AT A MINIMUM, BE A CURRENTLY CERTIFIED SAND MOUND OR AT-GRADE INSTALLER.



	<p>AT-GRADE MOUND SYSTEM DESIGN</p> <p>PREPARED FOR</p> <p>16315 CATTAIL RIVER DRIVE TRACT</p> <p>WOODBINE, 4TH ELECTION DISTRICT,</p> <p>HOWARD COUNTY, MARYLAND</p> <p>FEBRUARY 8, 2023</p> <p>SCALE: AS NOTED</p>	<p>PENN'S TRAIL ENVIRONMENTAL, LLC</p> <p>327 E. RIDGEVILLE BLVD. #141</p> <p>MOUNT AIRY, MD 21771</p> <p>ph. (301) 829-5022</p> <p>email: staff@pennstrail.com</p>	<p>CALL BEFORE YOU DIG!</p> <p>1-800-257-7777</p> <p>PROTECTION LAW BY UNDERGROUND UTILITY LINE</p> <p>CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PERMISSIBLE TO REQUIREMENTS OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES HEREON HAVE BEEN OBTAINED FROM THE MISS UTILITY COMPANY RECORDS AND 1-800-257-7777. NO LESS THAN 3 HOURS MORE THAN 2 DAYS PRIOR TO ANY WORK. MISS UTILITY SERVICE THROUGH THE MISS UTILITY SYSTEM COMPLETION OR REPAIR. ADVISORY: ALL CONSULTANTS, LOCATIONS OF EXISTING UTILITIES SHOWN EXCAVATION OR DEMOLITION WORK.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>PER HCD COMMENTS</td> <td>3/23/23</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	1.	PER HCD COMMENTS	3/23/23
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GENERAL NOTES

- 1) THE LOTS SHOWN HEREON COMPLY WITH THE MANLAND OWNERSHIP REQUIREMENTS OF THE STATE OF MARYLAND.
- 2) THE AREA REQUIRES STATE PRIVATE CONVENTIONAL SEWER SERVICE AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THE SEWER SERVICE SHALL BE PROVIDED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THESE REQUIREMENTS SHALL BECOME NULL AND VOID UPON THE DATE THE PRIVATE SEWER SERVICE IS PROVIDED TO THE PROPERTY. THE PRIVATE SEWER SERVICE SHALL BE PROVIDED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THESE REQUIREMENTS SHALL BECOME NULL AND VOID UPON THE DATE THE PRIVATE SEWER SERVICE IS PROVIDED TO THE PROPERTY.
- 3) UNLESS OTHERWISE SHOWN NO WELLS OR SEWERAGE EXISTENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- 4) EXACT LENGTH OF SEWER, TRENCHES, IS TO BE DETERMINED BY THE ENGINEER.
- 5) DESIGN SEWER AND WATER SHALL BE FIELD RUN BY BENCHMARK ENGINEERING, INC.
- 6) WELLS TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SEWERAGE PLAT SUBMITTAL.
- 7) PROPOSED SEWERAGE APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT SUBMITTAL.
- 8) LOTS 11, 12, 18, 19 AND 20 ARE APPROVED FOR SANITARIUM SEPTIC SYSTEMS ONLY. PERCOLATION TESTS WITH THE SIF TEST SYSTEM SHALL BE CONDUCTED PRIOR TO RECORD PLAT SUBMITTAL.

- LEGEND**
- DENOTES SOLID TRENCH
 - DENOTES TRENCH LINE
 - DENOTES AREA OF NON-TOTAL WETLANDS
 - DENOTES A FENCED OR QUESTIONABLE PERC TEST SITE
 - DENOTES A WELL

REPLACEMENT APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

BENCHMARK ENGINEERING, INC.
4400 BALTIMORE NATIONAL PARK A SUITE 418
ELLSWORTH CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8444

PROFESSIONAL ENGINEER
CHRISTOPHER J. BROWN
STATE OF MARYLAND
LICENSE NO. 12147

OWNER/DEVELOPER:
TRINITY HOMES
46 SUTTER ROAD
ELLSWORTH CITY, MD 21043
410-480-2003

PROJECT:
CATTAIL CREEK OVERLOOK
LOT 1-37 AND PERMEABLE PAVEMENTS 4" - 6"

ISS: GWF	DRAFT: DET	CHECK: JMC	DATE: APRIL 22, 2000	SCALE: 1" = 100'	PROJECT NO. 1187
			DATE: JULY 2001		SHEET 9 OF 10

PC 59207 P-05-001