

GENERAL NOTES

1. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY CONDUCTED BY C. F. KREUTTER & ASSOCIATES, INC. IN SEPTEMBER 2013.
2. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-6-13 COMPREHENSIVE ZONING PLAN.
3. THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCEL 174 TO REMAIN.
4. THIS PLAT IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD-83)
5. SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBER SDP-14-031
6. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
7. THE FOREST AGREEMENT SURETY FOR SDP-14-031 IS FOR A FOREST MITIGATION BANK
8. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 14AM1 AND NO. 14AM2.
9. NO CEMETERIES ARE LOCATED ON THIS SITE
10. THE FOREST STANDS WERE DELINEATED BY ECOTONE INC. IN AUGUST, 2013, AND WAS APPROVED IN MARCH, 2014
11. THE WETLAND AND WATERS OF THE US WERE DELINEATED BY ECOTONE INC. JULY, 2013 AND WAS APPROVED IN MARCH, 2014
12. THE PROPERTY DOES CONTAIN A 100 YEAR FLOODPLAIN AS SHOWN ON THE PLAN PER FEMA DFRM PANEL: 24027C0045D
13. NO TRAFFIC STUDY OR NOISE STUDY IS REQUIRED FOR THIS PROJECT.
14. THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
15. ALL STREAM CENTERLINES SHOWN HEREON ARE EXISTING, SEE PLAT NO.
16. ALL AREAS ARE MORE OR LESS (+/-)

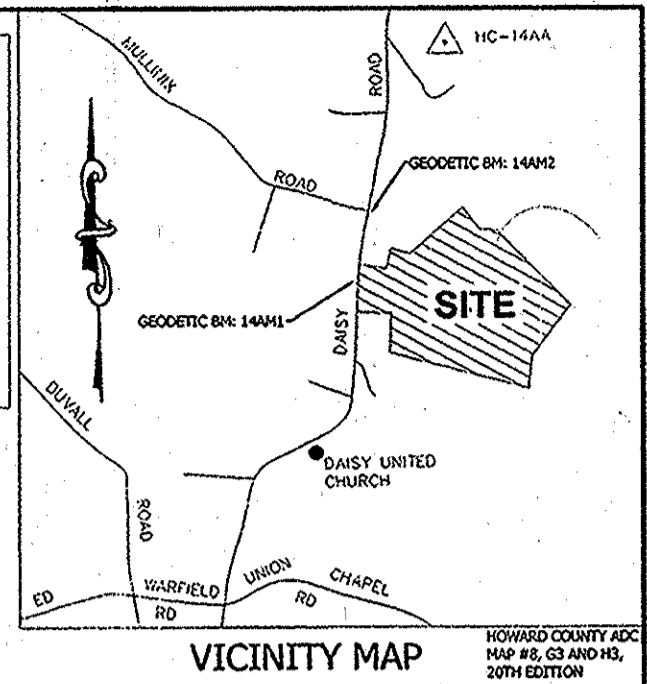
17. THE LEWIS PROPERTY IS HOWARD CO. AGRICULTURE LAND PRESERVATION PROGRAM EASEMENT HO-91-26-E AND THE REQUEST TO CREATE A FOREST CONSERVATION EASEMENT BANKING AREA WAS APPROVED BY THE AGRICULTURE LAND PRESERVATION BOARD ON APRIL 22, 2013.
18. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENTS.
19. RESERVATION OF FOREST CONSERVATION EASEMENT: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "PUBLIC FOREST CONSERVATION", LOCATED IN, ON, OVER AND THROUGH PARCEL "A", ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
20. THE PROPERTY TO SERVED BY A PRIVATE SEWAGE DISPOSAL SYSTEM AND A PRIVATE WELL.
21. THERE IS NO APPROVED SEWAGE DISPOSAL AREA FOR THE DWELLING AT 2438 DAISY ROAD. A SEWAGE DISPOSAL AREA MUST BE ESTABLISHED ON A PERMITS CERTIFICATION PLAN SIGNED BY THE HEALTH OFFICER PRIOR TO ANY FUTURE IMPROVEMENTS

AGRICULTURAL PRESERVATION ADJACENCY:
 PHELPS PROPERTY (TM 14, P 7) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-96-02-E.
 LEWIS PROPERTY (TM 14, P 174) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-91-26-E.
 SHAPIRO PROPERTY (TM 14, P 4) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-06-03-PPSD.

NOTE: NO DELINEATION OF ENVIRONMENTAL BUFFERS WITH EXCEPTION TO FOREST CONSERVATION EASEMENT. IT IS CERTIFIED BY ECOTONE INC. THAT NO IMPACTS ARE PROPOSED TO STREAMS, WETLANDS OR THEIR ASSOCIATED BUFFERS PER SECTION 16.116.(a)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

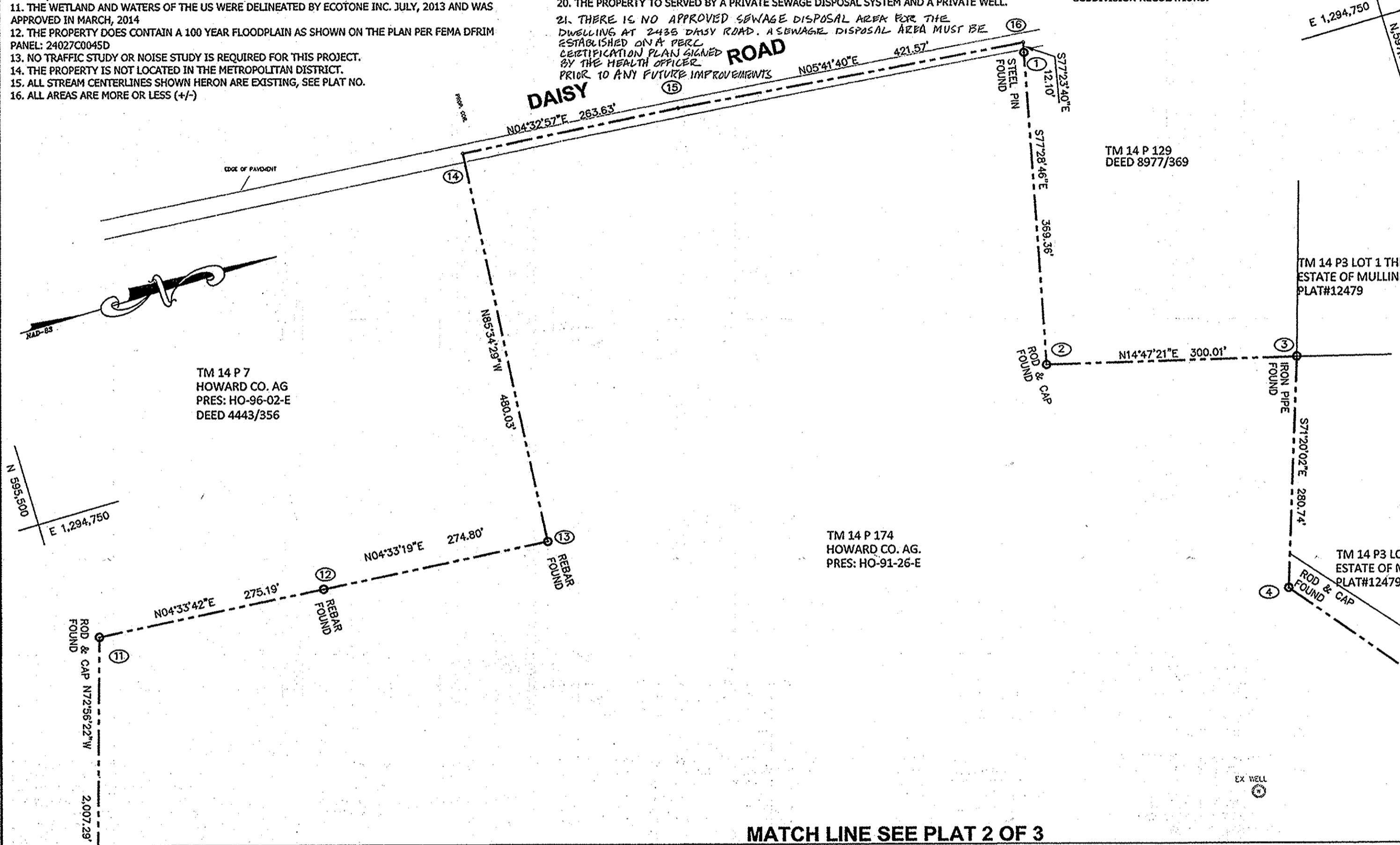
LEGEND

- PROPERTY BOUNDARY: - - - - -
- STREAM: - - - - -
- 35' ENV. SET BACK: BRL
- FOREST CON. EASEMENT: [FCE]



COORDINATE TABLE FOR ALL SHEETS

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	596,887.699	1,294,567.980	23	596,326.100	1,295,945.647
2	596,805.674	1,294,937.344	24	596,513.198	1,296,157.145
3	597,095.745	1,295,013.925	25	596,378.866	1,296,163.036
4	597,005.891	1,295,279.902	26	596,346.238	1,296,223.343
5	597,614.703	1,296,044.147	27	596,446.535	1,296,433.760
6	597,297.574	1,296,262.680	28	596,387.101	1,296,523.036
7	597,271.355	1,296,508.494	29	596,279.760	1,296,296.112
8	596,175.837	1,297,488.500	30	596,096.072	1,296,066.397
9	595,478.604	1,296,914.105	31	595,933.410	1,296,655.189
10	595,033.864	1,296,847.278	32	595,633.836	1,295,801.806
11	595,622.764	1,294,928.313	33	597,032.126	1,296,722.498
12	595,897.079	1,294,950.199	34	597,023.804	1,296,729.943
13	596,171.012	1,294,972.024	35	596,856.612	1,296,494.565
14	596,208.050	1,294,493.430	36	596,803.046	1,296,304.424
15	596,470.850	1,294,514.340	37	596,549.205	1,296,155.566
16	596,890.340	1,294,556.170	38	596,381.854	1,295,940.646
17	595,314.782	1,295,931.891	39	596,427.822	1,295,944.728
18	595,489.565	1,295,362.351	40	596,576.236	1,295,847.802
19	595,812.534	1,295,451.681	41	596,681.619	1,296,050.678
20	595,731.285	1,295,832.431	42	596,818.306	1,296,131.587
21	596,038.179	1,295,963.463	43	596,935.447	1,296,366.642
22	596,182.419	1,295,973.157	44	596,923.2426	1,296,459.835



OWNERS
 ROBERT JAMES LEWIS
 MARY LISA LEWIS
 2425 DAISY ROAD
 WOODBINE, MD. 21797
 (410)442-4696

MATCH LINE SEE PLAT 2 OF 3

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

Robert J. Davis 2/23/15
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Ket Sheehy 2/24/15
 DIRECTOR DATE

OWNER'S DEDICATION

WE, ROBERT JAMES LEWIS AND MARY LISA LEWIS, OWNERS OF THE PROPERTY SHOWN AN DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.

Robert James Lewis 12/16/14 DATE
Mary Lisa Lewis 12-16-14 DATE

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FOREST CONSERVATION EASEMENTS ON ALL OR A PORTION OF A PARCEL OF GROUND CONVEYED BY ROBERT M. WARFIELD TO ROBERT JAMES LEWIS AND MARY LISA LEWIS BY DEED DATED JULY 13, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4415 FOLIO NO. 182. ALL MONUMENTS ARE IN PLACE.

Carl F. Kreutter 12/16/2014 DATE
 CARL F. KREUTTER
 PROFESSIONAL LAND SURVEYOR MARYLAND
 REGISTRATION NO. 21333
 LICENSE EXPIRATION DATE: 01/07/2015

RECORDED AS PLAT NUMBER **23214** ON **2/27/15**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CATTAIL CREEK FOREST MITIGATION BANK
 2425 DAISY ROAD

ZONE: RC-DEO
 4th ELECTION DISTRICT
 SCALE: 1" = 100'

TM 14, GRID 7, PARCEL 174
 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 3
 NOVEMBER 2013

PREPARED BY:
 C. F. Kreutter and Associates, Inc.
 1613 Fullerton Rd Edgewater, MD 21037

Phone: 301-974-9065
 Fax: 240-245-3630
 carl@cfksurveying.com
 www.cfksurveying.com

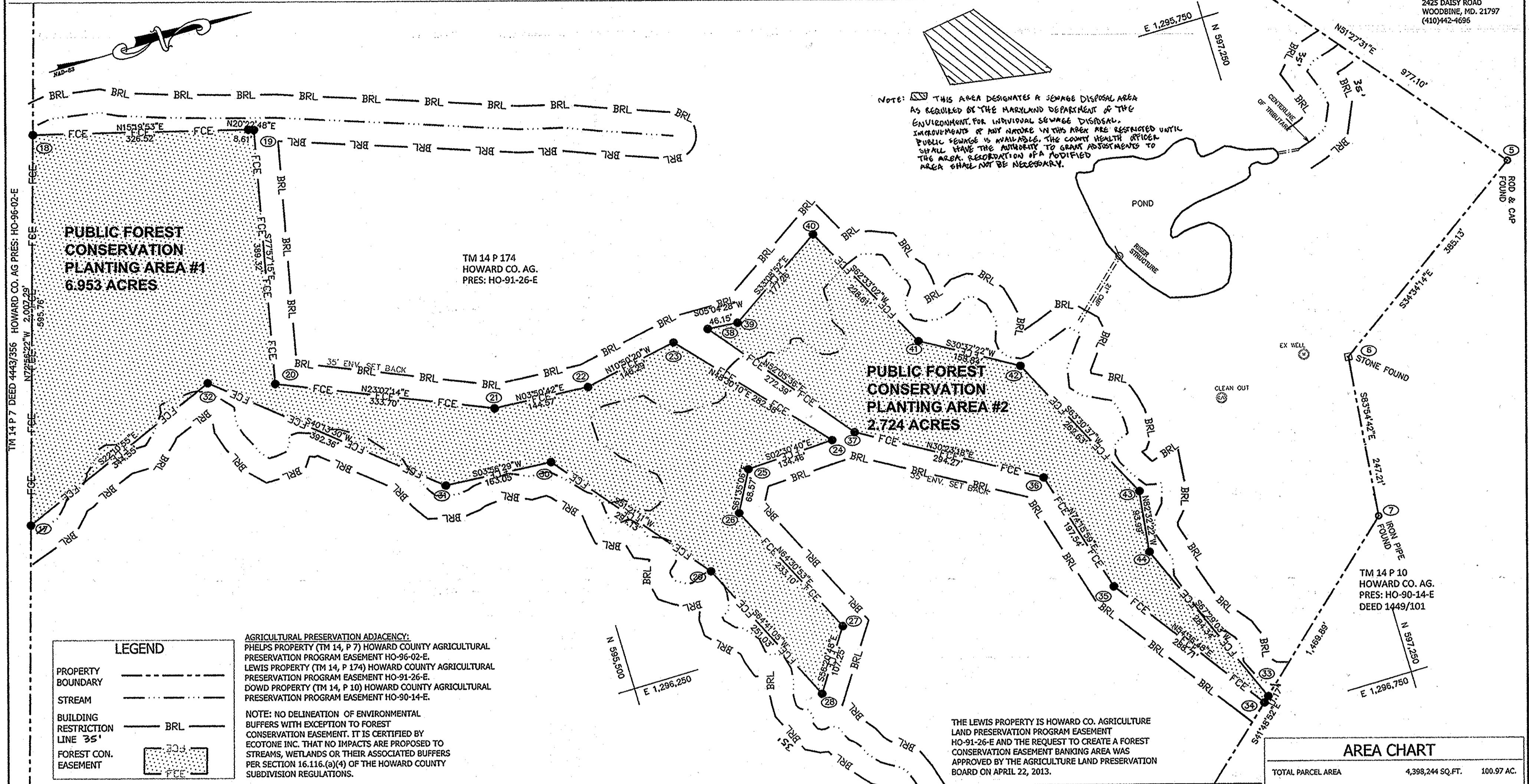
1613 Fullerton Road
 Edgewater, Maryland 21037

LAND SURVEYING © CONSTRUCTION STAKEOUT
 SDP-14-031(FC)



MATCH LINE SEE PLAT 1 OF 3

OWNERS
 ROBERT JAMES LEWIS
 MARY LISA LEWIS
 2425 DAISY ROAD
 WOODBINE, MD. 21797
 (410)442-4696



LEGEND

PROPERTY BOUNDARY	---
STREAM	---
BUILDING RESTRICTION LINE 35'	BRL
FOREST CON. EASEMENT	FCE

AGRICULTURAL PRESERVATION ADJACENCY:
 PHELPS PROPERTY (TM 14, P 7) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-96-02-E.
 LEWIS PROPERTY (TM 14, P 174) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-91-26-E.
 DOWD PROPERTY (TM 14, P 10) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-90-14-E.

NOTE: NO DELINEATION OF ENVIRONMENTAL BUFFERS WITH EXCEPTION TO FOREST CONSERVATION EASEMENT. IT IS CERTIFIED BY ECOTONE INC. THAT NO IMPACTS ARE PROPOSED TO STREAMS, WETLANDS OR THEIR ASSOCIATED BUFFERS PER SECTION 16.116.(a)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

AREA CHART

TOTAL PARCEL AREA	4,398,244 SQ.FT.	100.97 AC.
PLANTING EASEMENT #1 AREA	302,875 SQ.FT.	6.953 AC.
PLANTING EASEMENT #2 AREA	118,656 SQ.FT.	2.724 AC.

MATCH LINE SEE PLAT 3 OF 3

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

For COUNTY HEALTH OFFICER *2/23/15* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Ket DIRECTOR *2/24/15* DATE

OWNER'S DEDICATION

WE, ROBERT JAMES LEWIS, JR AND MARY LISA LEWIS, OWNERS OF THE PROPERTY SHOWN AN DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAN OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.

Robert James Lewis, Jr 12/16/14 DATE
Mary Lisa Lewis 12/16/14 DATE

Michael J. Davis 12/16/14 WITNESS DATE
Margherita Lewis 12/16/14 WITNESS DATE

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FOREST CONSERVATION EASEMENTS ON ALL OR A PORTION OF A PARCEL OF GROUND CONVEYED BY ROBERT M. WARFIELD TO ROBERT JAMES LEWIS, JR AND MARY LISA LEWIS BY DEED DATED JULY 13, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4415 FOLIO NO. 182. ALL MONUMENTS ARE IN PLACE.

Carl F. Kreutter 12/18/2014 DATE
 CARL F. KREUTTER
 PROFESSIONAL LAND SURVEYOR MARYLAND
 REGISTRATION NO. 21333
 LICENSE EXPIRATION DATE: 01/07/2015



RECORDED AS PLAT NUMBER **23915** ON **2/27/15**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CATTAIL CREEK FOREST MITIGATION BANK
 2425 DAISY ROAD

ZONE: RC-DEO
 4th ELECTION DISTRICT
 SCALE: 1" = 100'
 SHEET 2 OF 3

TM 14, GRID 7, PARCEL 174
 HOWARD COUNTY, MARYLAND
 NOVEMBER 2013

PREPARED BY:
 C. F. Kreutter and Associates, Inc.
 1613 Fullerton Rd Edgewater, MD 21037

Phone: 301-974-9065
 Fax: 240-245-3630
 c.f.k@csurveying.com
 www.cfsurveying.com

LAND SURVEYING & CONSTRUCTION STAKEOUT
 SDP-14-031(FC)

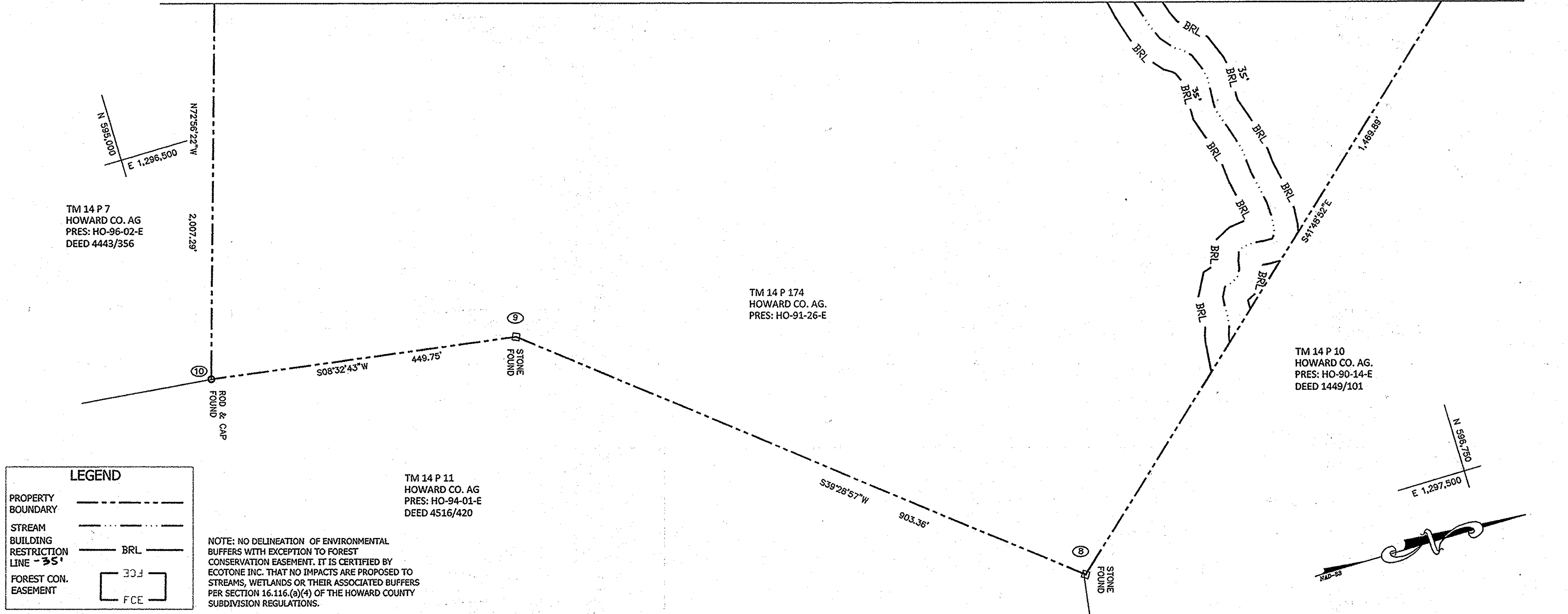
AGRICULTURAL PRESERVATION ADJACENCY:
 PHELPS PROPERTY (TM 14, P 7) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-96-02-E.
 LEWIS PROPERTY (TM 14, P 174) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-91-26-E.
 DOWD PROPERTY (TM 14, P 10) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-90-14-E.
 OLDE HOME FARM LLC PROPERTY (TM 14, P 11) HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM EASEMENT HO-94-01-E.

OWNERS
 ROBERT JAMES LEWIS
 MARY LISA LEWIS
 2425 DAISY ROAD
 WOODBINE, MD. 21797
 (410)442-4696

THE LEWIS PROPERTY IS HOWARD CO. AGRICULTURE LAND PRESERVATION PROGRAM EASEMENT HO-91-26-E AND THE REQUEST TO CREATE A FOREST CONSERVATION EASEMENT BANKING AREA WAS APPROVED BY THE AGRICULTURE LAND PRESERVATION BOARD ON APRIL 22, 2013.

MATCH LINE SEE PLAT 2 OF 3

SCALE: 1" = 2,000'



LEGEND	
PROPERTY BOUNDARY	---
STREAM	~~~~~
BUILDING RESTRICTION LINE - 35'	BRL
FOREST CON. EASEMENT	[FCE]

NOTE: NO DELINEATION OF ENVIRONMENTAL BUFFERS WITH EXCEPTION TO FOREST CONSERVATION EASEMENT. IT IS CERTIFIED BY ECOTONE INC. THAT NO IMPACTS ARE PROPOSED TO STREAMS, WETLANDS OR THEIR ASSOCIATED BUFFERS PER SECTION 16.116.(a)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.
[Signature] 2/23/15
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 2/24/15
 DIRECTOR DATE

OWNER'S DEDICATION
 WE, ROBERT JAMES LEWIS, JR AND MARY LISA LEWIS, OWNERS OF THE PROPERTY SHOWN AN DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAN OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH FOREST CONSERVATION EASEMENTS.
Robert James Lewis 12/16/14 DATE
Mary Lisa Lewis 12-16-14 DATE
[Witness] 12-16-14 WITNESS DATE

SURVEYOR'S CERTIFICATE
 "I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FOREST CONSERVATION EASEMENTS ON ALL OR A PORTION OF A PARCEL OF GROUND CONVEYED BY ROBERT M. WARFIELD TO ROBERT JAMES LEWIS, JR AND MARY LISA LEWIS BY DEED DATED JULY 13, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4415 FOLIO NO. 182. ALL MONUMENTS ARE IN PLACE.
Carl F. Kreutter 12/18/2014 DATE
 CARL F. KREUTTER
 PROFESSIONAL LAND SURVEYOR MARYLAND
 REGISTRATION NO. 21333
 LICENSE EXPIRATION DATE: 01/07/2015



RECORDED AS PLAT NUMBER 23216 ON 2/27/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CATTAIL CREEK FOREST MITIGATION BANK
 2425 DAISY ROAD
 ZONE: RC-DEO
 4th ELECTION DISTRICT
 SCALE: 1" = 100'
 SHEET 3 OF 3
 TM 14, GRID 7, PARCEL 174
 HOWARD COUNTY, MARYLAND
 NOVEMBER 2013

PREPARED BY:
 C. F. Kreutter and Associates, Inc.
 1613 Fullerton Rd Edgewater, MD 21037
 Phone: 301-974-9055
 Fax: 240-245-3630
 www.cfsurveying.com
 1613 Fullerton Road Edgewater, Maryland 21037