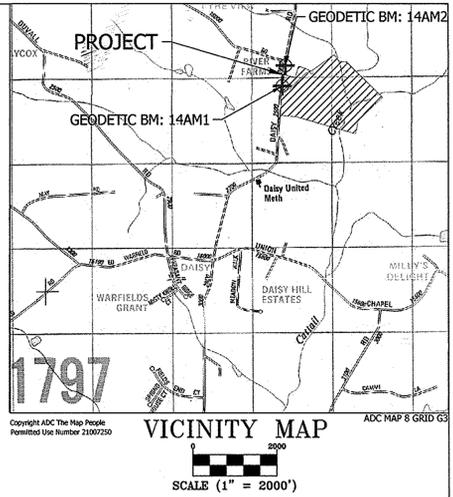


LEGEND

GaC	Soil Types
---	Property Boundary
---	Adjacent Property Boundary
- VUS - VUS	Existing Streams
[Stippled Area]	Proposed Forest Conservation Easements
NTW	Non Tidal Wetlands
350	Existing Contours
SB	Stream Buffer
VB	25' Wetland Buffer
FP	100 Year Floodplain
BRL	Building Restriction Line
[Dark Shaded Area]	Steep Slopes 15 -25%
[Light Shaded Area]	Steep Slopes +25%

INDEX OF SHEETS

- TITLE PLAN SHEET
- SITE DEVELOPMENT PLAN
- SITE DEVELOPMENT PLAN
- PLANTING DETAILS AND SPECIFICATIONS



SITE DEVELOPMENT PLAN FOREST MITIGATION BANK CATTAIL CREEK BUILDABLE PRESERVATION

- GENERAL NOTES**
- Subject property zoned "RC-DEO" per the 10/6/2013 Comprehensive Zoning Plan.
 - The soils shown on this plan are derived from the Soil Survey Geographic (SSURGO) database for Howard County, Maryland. The data source for this product is the U.S. Department of Agriculture, Natural Resources Conservation Service.
 - Gross area of site 100.96 Ac.±
 - Topography shown hereon was prepared by Howard County GIS.
 - Wetland delineation and forest stand delineation prepared by Ecotone Inc. in September, 2013.
 - FEMA Floodplain information obtained from FEMA DFIRM Panel 24027C0045D.
 - Forest Stand Delineation completed by Ecotone Inc. in September, 2013.
 - The project is not within the metropolitan district.
 - The project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 14AM1 and 14AM2 were used for this project.
 - As no development is proposed other than planting, no search was conducted for rare, threatened or endangered species or critical habitats for rare threatened or endangered species/ historic structures or other historic resources (including trees and cemeteries).
 - This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation.
 - Planting areas will be accessed without equipment encroaching into the environmental areas on the project site. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the required wetlands, stream or their buffer, forest conservation easements areas and 100-year floodplain, except for essential disturbances to establish the Forest Mitigation Bank.
 - All construction shall be in accordance with the latest standards and specifications of the Howard County plus MSHA standards and specifications if applicable. The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work. The contractor shall notify "Miss Utility" at 1-800-257-777 at least 48 hours prior to any excavation work being done.

SITE DEVELOPMENT PLAN



PROPERTY OWNER INFORMATION
Robert J. Jr. & Mary L. Lewis
2425 Daisy Road Woodbine,
Maryland (410)442-4696

ADDRESS CHART

LOT/PARCEL #	ADDRESS
PARCEL A	2425 Daisy Road Woodbine, Maryland 21797

UTILITY NOTIFICATION
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APPROVED: FOR PRIVATE WATER & SEWERAGE SYSTEMS
IN CONFERENCE WITH THE MASTER PLAN OF WATER
& SEWERAGE FOR HOWARD COUNTY, MD.

COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson
CHIEF, DEVELOPMENT ENGINEERING DIVISION
1-21-15

Mary Lisa Lewis
CHIEF, DIVISION OF LAND DEVELOPMENT
3-24-15

Director
DATE
3/9/15

SITE DATA:
PARCEL ID: MAP 0014 / GRID 0007 / PARCEL 0174
TOTAL ACREAGE: 100.96 AC
EXISTING USE - AGRICULTURAL
WATERSHED: PATUXENT RIVER
SUBWATERSHED: BRIGHTON DAM (HUC: 02131108)

SOILS LEGEND

SYMBOL	SOIL DESCRIPTION
BtF	Brinklow-Blocktown channery loams, 25-65% slopes
GgB	Glenelg loam, 3-8% slopes
GgC	Glenelg loam, 8-15% slopes, moderately eroded
GnB	Glenville-Baile silt loams, 0-8% slopes
GmB	Glenville silt loam, 3-8% slopes, moderately eroded
Ha	Hatboro silt loam
LeB	Legore silt loam, 3-8% slopes
LeC	Legore silt loam, 8-15% slopes
LrD	Legore-Relay gravelly loam, 15-25% slopes
MaD	Manor loam, 15-25% slopes
McD	Manor loam, 15-25% slopes, very rocky
* - Hydric Soil/Inclusions	

Note:
A surety for the 9.67 acre forest mitigation bank must be posted in the amount of \$210,613.00, at the time of execution of the Developers Agreement.

- GENERAL NOTES**
- Property consists of one parcel totaling 100.96 acres, recorded on tax map #14 grid #7 as parcel 174, referenced in the Howard County land records at liber 4415, folio 182, and zoned RC-DEO.
 - Base map and boundary information provided HOWARD CO. GIS and C.F. KREUTER & ASSOCIATES, INC.
 - A stream and its associated nontidal wetlands were found on-site as determined by ECOTONE, INC. in July, 2013, and were field located by ECOTONE using gps
 - Forest stand delineation conducted by ECOTONE, INC. in August 2013.
 - The property does contain 100 year floodplain as shown on plan per FEMA DFIRM panel: 24027C0045D.
 - No rare, threatened, or endangered species were encountered on the site. A database review request has been sent to the Maryland department of natural resources wildlife heritage service to determine if any rare, threatened, or endangered species are known to occur on or near the site.
 - No known historic resources were observed on the site.

- SITE ANALYSIS**
- Total area of site - 100.96 ac.±
 - Area of 100 Year Floodplain - 33.8 ac.±
 - Area of steep slopes (25% or greater) - 5.38 ac.±
Area of steep slopes not in floodplain - 5.18 ac.±
 - Net area of site - 100.96 ac.±
 - Area of this submission - 100.96 ac.±
 - Present Zoning Designation, RC-DEO
 - Proposed Uses for Site, Forest Conservation Easements

PLANTING AREAS DESCRIPTION
The proposed planting and enhancement areas totaling 9.67 ac. are proposed to be located along Cattail Creek on the Lewis Property. Current land uses on this parcel include an existing home and out buildings in association with agricultural operations. The plantings will expand the forested buffer on the existing stream and nontidal wetlands. Planting will utilize a variety of species as shown in the Reforestation Planting Table on Sheet 4 of this plan set. Stock will be randomly placed per the details on sheet 2. Trees planted within the proposed easement areas will utilize tree shelters.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by Robert Brian Bartel, and that I am a duly Licensed professional under the laws of the State of Maryland, License No. 3085 Expiration Date, 03/15/2015



CERTIFICATION OF APPLICANT
I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. The right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. If the applicant is the owners agent, written documentation from the property owner granting authority is required.

Robert J. Jr. & Mary L. Lewis
12/16/14

Mary Lisa Lewis
3-16-15

PLAN REVISIONS

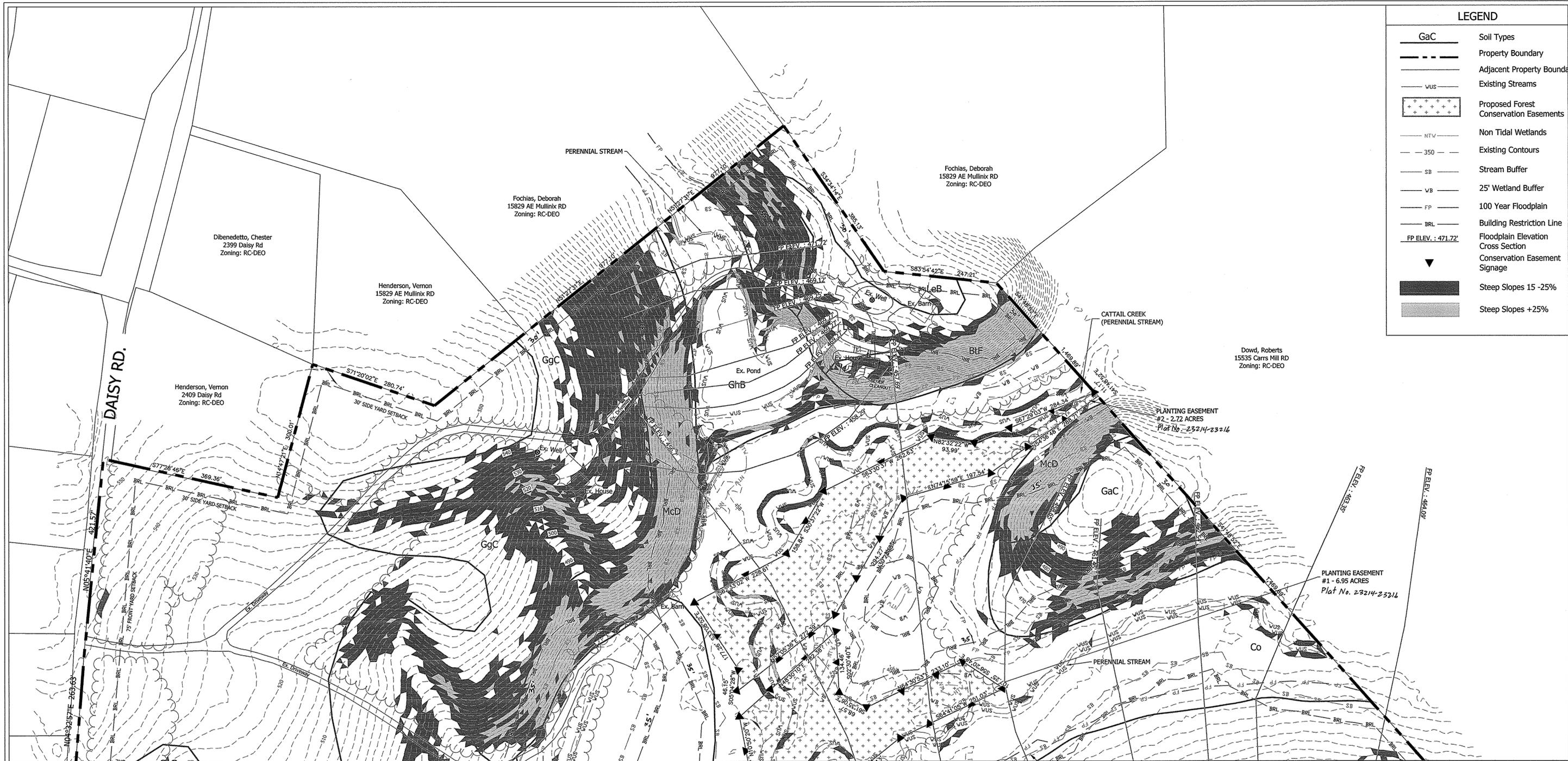
DATE	REVISION	BY
2/26/14	PER 1/17/14 COMMENTS	WDV

2120 HIGH POINT ROAD • FOREST HILL, MARYLAND 21050
(410) 420 2600 • FAX (410) 420 6983 • WWW.ECOTONEINC.COM

**Cattail Creek
Forest Mitigation Bank**
TAX MAP-14 GRID 7 PARCEL 174
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Site Development Plan

DRAWN BY: WJV DATE: 12/11/14 1 OF 4 SDP-14-031

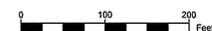


LEGEND

	Soil Types
	Property Boundary
	Adjacent Property Boundary
	Existing Streams
	Proposed Forest Conservation Easements
	Non Tidal Wetlands
	Existing Contours
	Stream Buffer
	25' Wetland Buffer
	100 Year Floodplain
	Building Restriction Line
	Floodplain Elevation Cross Section
	Conservation Easement Signage
	Steep Slopes 15 -25%
	Steep Slopes +25%

SHEET 2 SITE DEVELOPMENT PLAN

SCALE: 1" = 100'



SOILS LEGEND

SYMBOL	SOIL DESCRIPTION
BtF	Brinklow-Blocktown channery loams, 25-65% slopes
GgB	Glenelg loam, 3-8% slopes
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LrD	Legore-Relay gravelly loam, 15-25% slopes
MaD	Manor loam, 15-25% slopes
McD	Manor loam, 15-25% slopes, very rocky

* - Hydric Soil/Inclusions

PROPERTY OWNER INFORMATION
 Robert J. Jr. & Mary L. Lewis
 2425 Daisy Road Woodbine, Maryland (410)442-4696

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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2/26/14	PER 1/17/14 COMMENTS	WJV

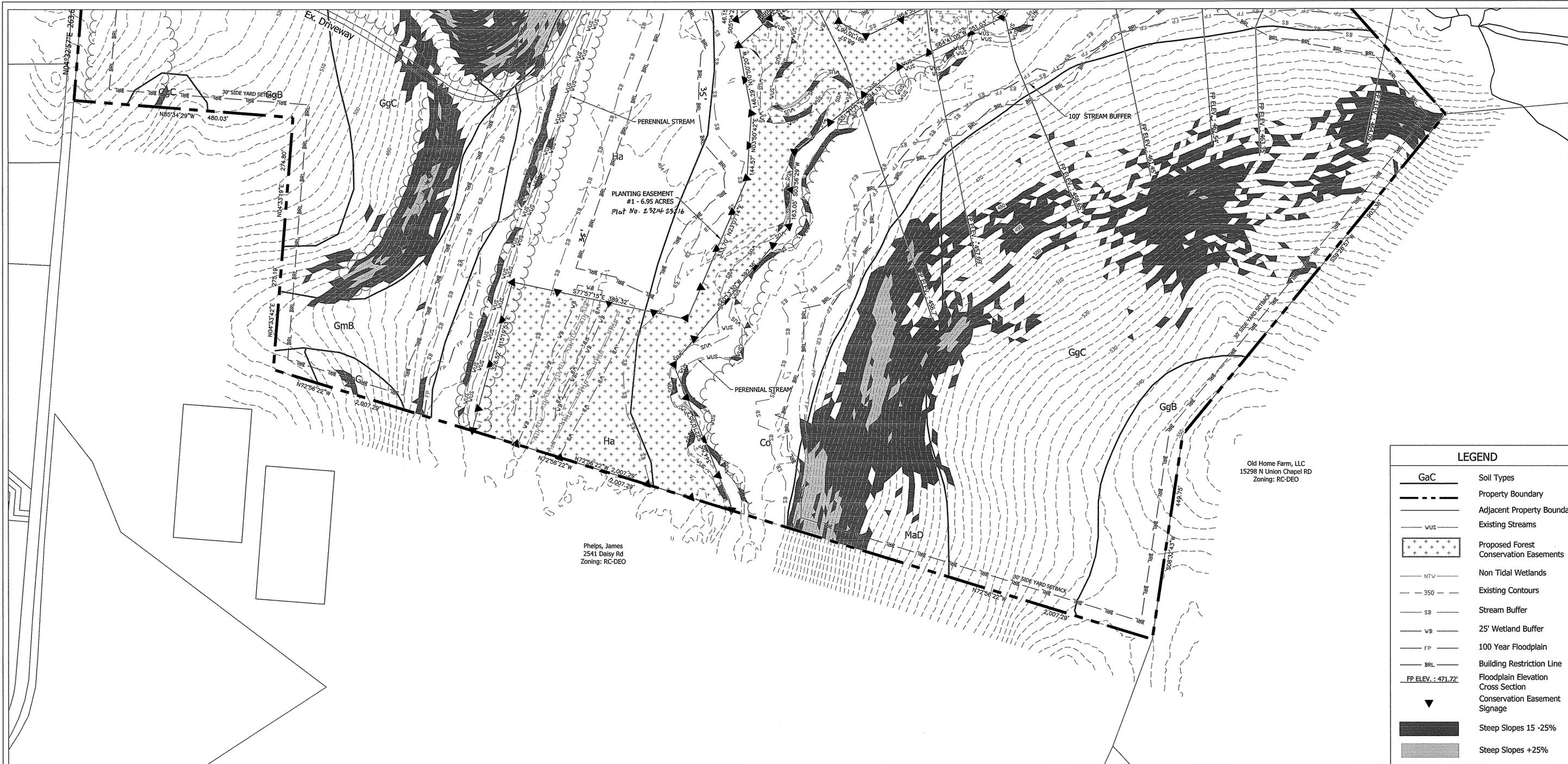
Ecotone Inc.
 FORESTS • WETLANDS • RIVERS • WILDLIFE

2120 HIGH POINT ROAD • FOREST HILL, MARYLAND 21050
 (410) 420 2600 FAX (410) 420 6983 WWW.ECOTONEINC.COM

Cattail Creek Forest Mitigation Bank
 TAX MAP-14 GRID 7 PARCEL 174
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Site Development Plan

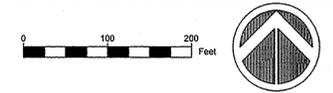
DRAWN BY: WJV DATE: 12/11/2014 2 OF 4 SDP-14-031



LEGEND

GaC	Soil Types
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---	Adjacent Property Boundary
VUS	Existing Streams
+	Proposed Forest Conservation Easements
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SB	Stream Buffer
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FP	100 Year Floodplain
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FP ELEV. : 471.72'	Floodplain Elevation Cross Section
▼	Conservation Easement Signage
■	Steep Slopes 15 -25%
■	Steep Slopes +25%

SHEET 3 SITE DEVELOPMENT PLAN
SCALE: 1" = 100'



SOILS LEGEND

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* - Hydric Soil/Inclusions

PROPERTY OWNER INFORMATION
ROBERT J. JR. & MARY L. LEWIS
2425 DAISY ROAD
WOODBINE, MARYLAND
(410)442-4696

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Edwards 12-1-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Michael A. Lewis 3-04-15
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR

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DRAWN BY: WJV DATE: 12/11/2014 **3 OF 4** SDP-14-031

