

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Wednesday, October 30, 2013 10:20 AM
To: 'Tim Feaga'
Cc: Terry Fisher
Subject: RE: 2998 Woodbine Road

To clarify, I already marked the RE plat "approved with conditions" in pdox. I don't need a revision, just a perc cert prior to signature.

From: Williams, Jeffrey
Sent: Tuesday, October 29, 2013 4:04 PM
To: 'Tim Feaga'
Subject: RE: 2998 Woodbine Road

I made comments on the SDP for this project in August during the pdox review period stating that a perc cert establishing a septic area would be needed. This plat shows an area that matches perc tests done back in 1992.

Just like our comments on the SDP, we need a perc cert before we can sign the plat, but we don't need a revised plat in pdox. The septic area shown appears to be justified by the perc tests, we just need that area officially established with a perc cert plan.

If we get a perc cert showing the test hole locations and the area as it is shown on the plat, we can sign it and we will be able to sign the plat immediately thereafter.

From: Tim Feaga [mailto:tim@heritagemaryland.com]
Sent: Tuesday, October 29, 2013 2:16 PM
To: Williams, Jeffrey
Subject: 2998 Woodbine Road

Jeff, I just received this from Terry Fisher: Is this mandatory to get the plat through or is this just mandatory if we want to show the new reserve area? Obviously I'm concerned because we talked about this project and it must have been already known that there was no updated perc cert. I'm really pressed to get this thing recorded and a third revision is difficult. Please remember, I put in my first written request for all Health information on this property in December of 2012 and received the first indication that a file even existed from you a month or two ago.

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Monday, October 28, 2013 3:31 PM
To: Terry Fisher
Subject: Forever a Farm RE-14-001

Hi Terry. I just made a comment on the sending plat/FC plat for Forever a Farm. I saw on the revised plan that you added a sewage disposal area and it looks to be right where the perc test holes were dug. However, we don't have record of a perc cert plan done establishing the area back when the tests were done. Before we can sign this plat, we will need a perc cert plan showing the proposed area, the location of the test holes along with the well location and alternate locations as well as the location of the proposed forest con area. Thanks.

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

Tim Feaga

Timothy W. Feaga
Heritage Realty and Land Development
P.O. Box 482
15950 North Avenue
Lisbon, MD 21765
Phone: 410-489-7900
Fax: 410-489-4754
Email: Tim@HeritageMaryland.com
EQUAL HOUSING OPPORTUNITY

File No. F-116-014
Winkler Proj

**DEPARTMENT OF PLANNING AND ZONING
FINAL PLAT ORIGINAL FOR SIGNATURE APPROVAL**

This form is for the processing of originals for signature approvals. If corrections or additions must be made to the original, the corrections needed must be identified in the space provided and the plans must be returned unsigned to the Department of Planning and Zoning. DPZ will notify the owner of the required revisions and request that the owner's engineer make the corrections or contact the appropriate County agency with questions concerning such revisions.

DPZ Jennifer Wollen 8/4/15 8/6/15
Reviewing Agent

Rejected For: _____

HEALTH Hank Oswald 12/28/15
H.O. Reviewing Agent

Rejected For: The peripheral line change, has no
impact on the existing well or septic systems.

DED _____ _____ _____
Reviewing Agent

Rejected For: _____

Chief, DLD _____ _____ _____
Reviewing Agent

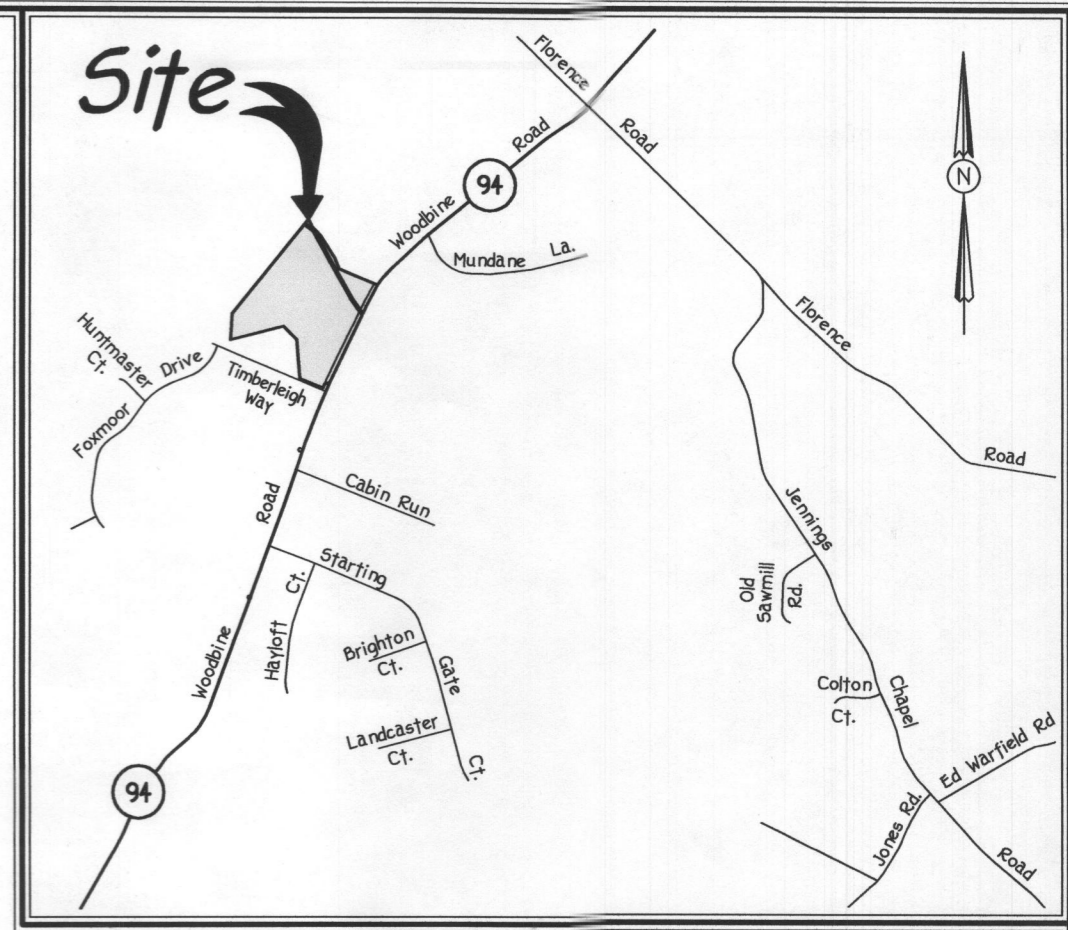
Rejected For: _____

LEGEND

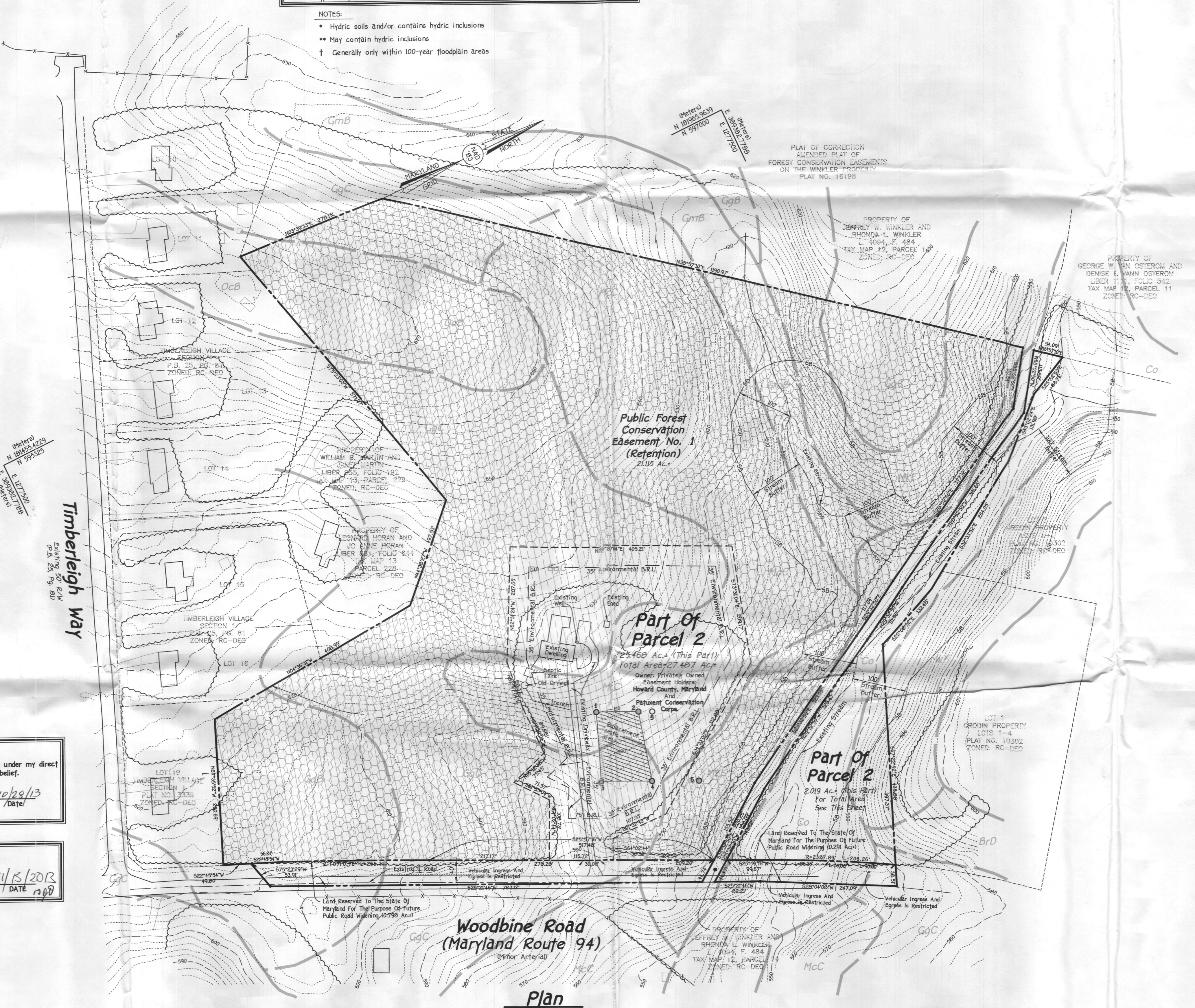
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES 15%-24.9% SLOPES
- DENOTES 25% AND GREATER SLOPE

Soils Legend		
SOIL	NAME	CLASS
BrD	Brinklow channery loam, 15 to 25 percent slopes	B
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C
GgB	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
McC	Manor-channery loam, 8 to 15 percent slopes	B
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B
OcB	Occoquan loam, 3 to 8 percent slopes	B

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



Vicinity Map
Scale: 1" = 2000'



GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 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 SEWERAGE 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 ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
7. THIS PLAN IS BASED ON FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2013 BY FISHER, COLLINS AND CARTER, INC.
8. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
9. DEED REFERENCE LIBER 15021 FOLIO 214.

PERC CERTIFICATION
I certify that the locations shown on this plan were field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
Signature of Professional Land Surveyor: *Terrell A. Fisher* 10/29/13
Terrell A. Fisher, Professional Land Surveyor, License No. 10992 Expires 12/13/13

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Mauro Rossman 11/15/2013
COUNTY HEALTH OFFICER DATE

Plan
Scale: 1" = 100'

Owner/Developer
Forever A Farm, LLC
P.O. Box 482
19950 North Avenue
Lisbon, Maryland 21765
Ph: 410-489-7900

PERC CERTIFICATION PLAN
Parcel 2
Property Of
Forever A Farm, LLC
Liber 14807 At Folio 305
Zoned: RC-DEO

Tax Map: 13, Grid: 7, Parcel: 2
Fourth Election District - Howard County, Maryland
Date: October 17, 2013 Scale: 1" = 100' Sheet 1 Of 1

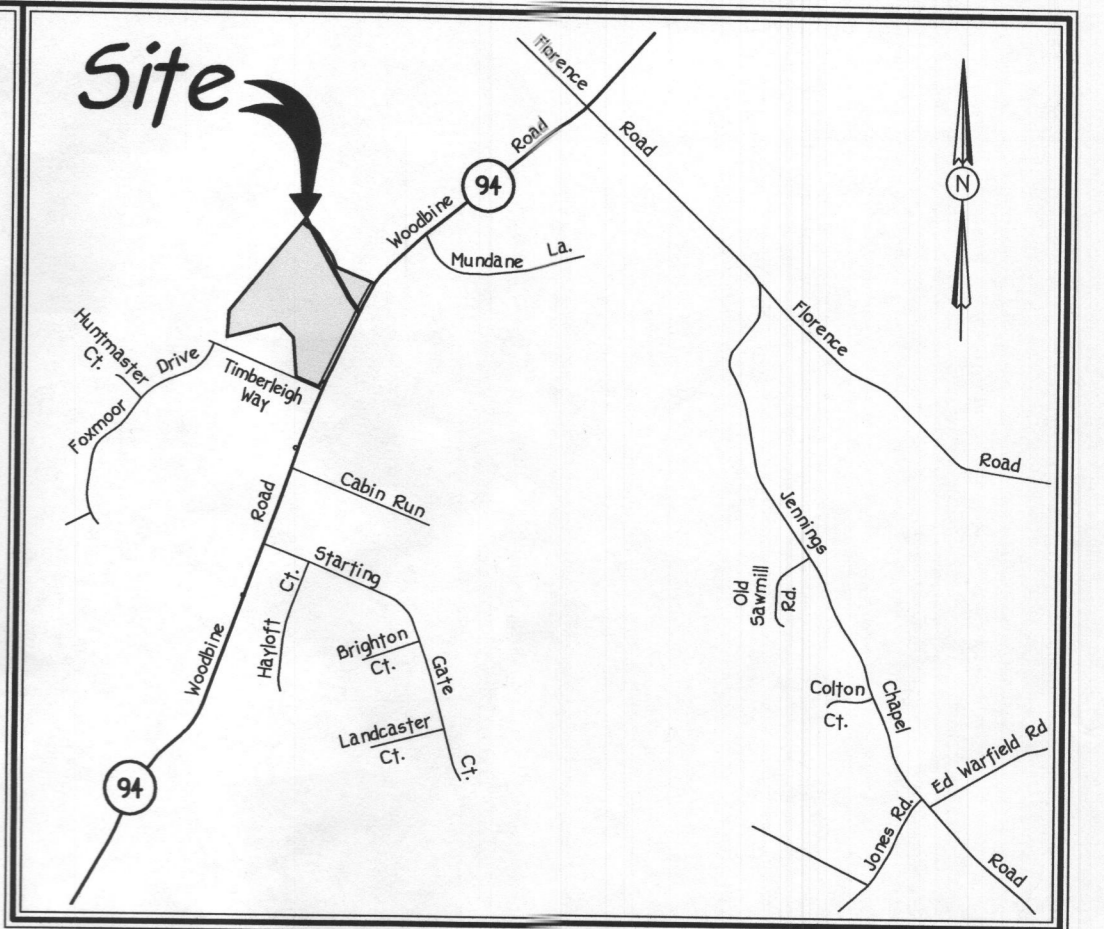
13:0055(wg)Record Plans\13005-5001 Perc Cert.dwg, SUPPLEMENTAL_10/29/2013 6:40:48 AM, 1:1

LEGEND

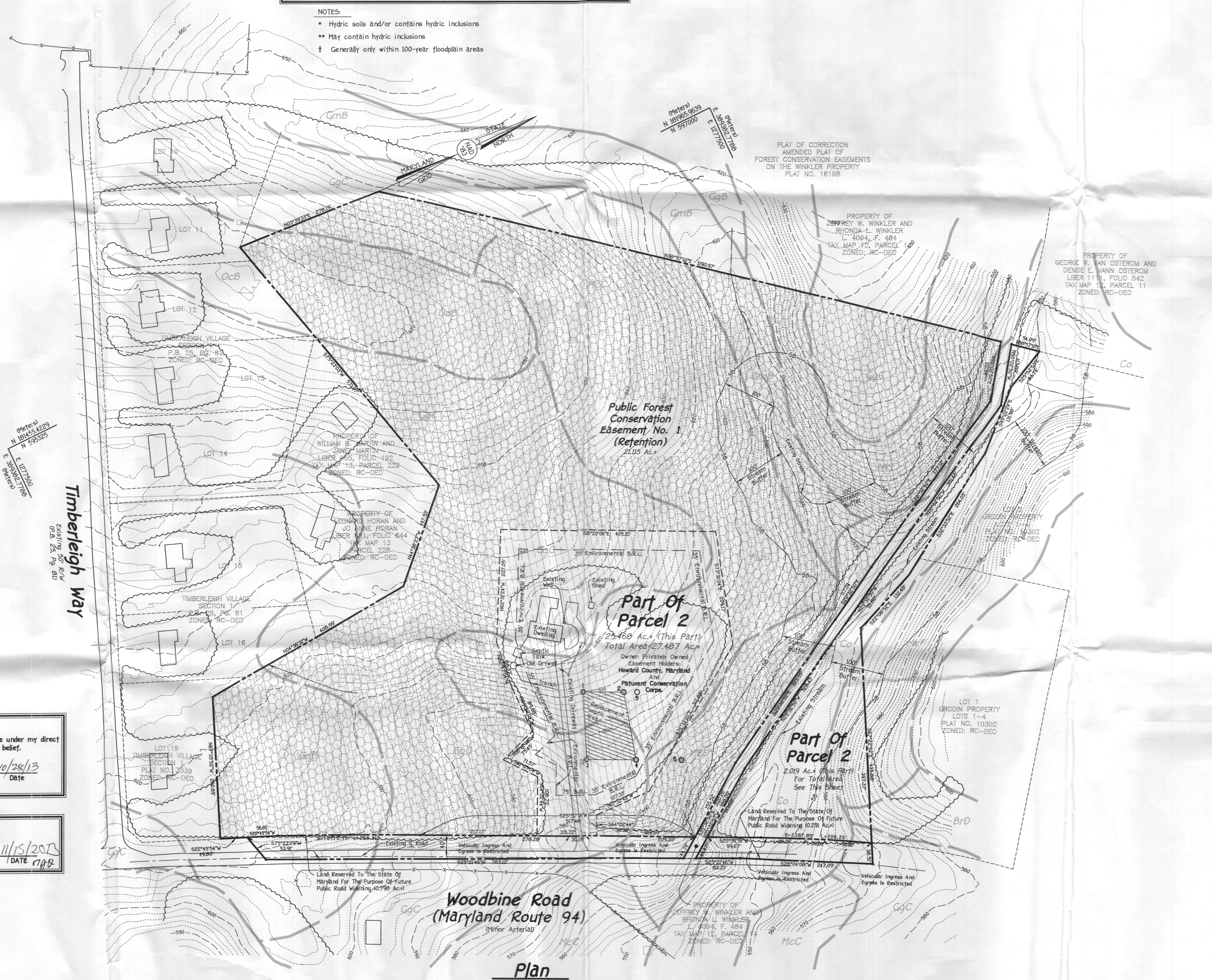
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- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- DENOTES 15%-24.9% SLOPES
- DENOTES 25% AND GREATER SLOPE

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Scale: 1" = 2000'



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7. THIS PLAT IS BASED ON FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2013 BY FISHER, COLLINS AND CARTER, INC.
8. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
9. DEED REFERENCE LIBER 15021 FOLIO 214.

PERC CERTIFICATION
 I certify that the locations shown hereon were based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
 Signature of Professional Land Surveyor: *Terrell A. Fisher*
 Terrell A. Fisher, Professional Land Surveyor, License No. 100692 Expires 12/13/13
 Date: 10/28/13

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 Signature for *Maura Roseman*
 COUNTY HEALTH OFFICER
 DATE: 11/15/2013

Plan
Scale: 1" = 100'


Owner/Developer

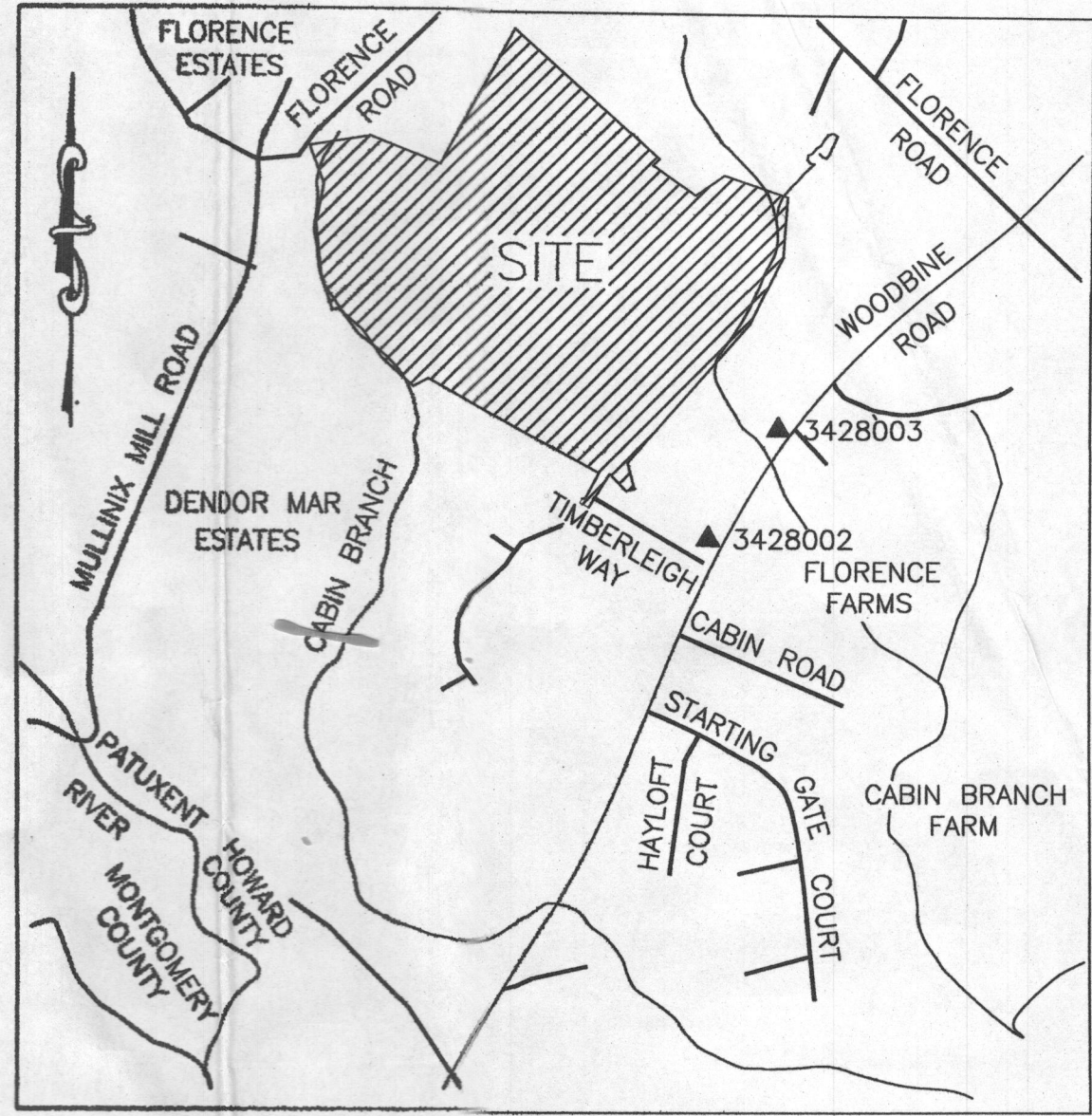
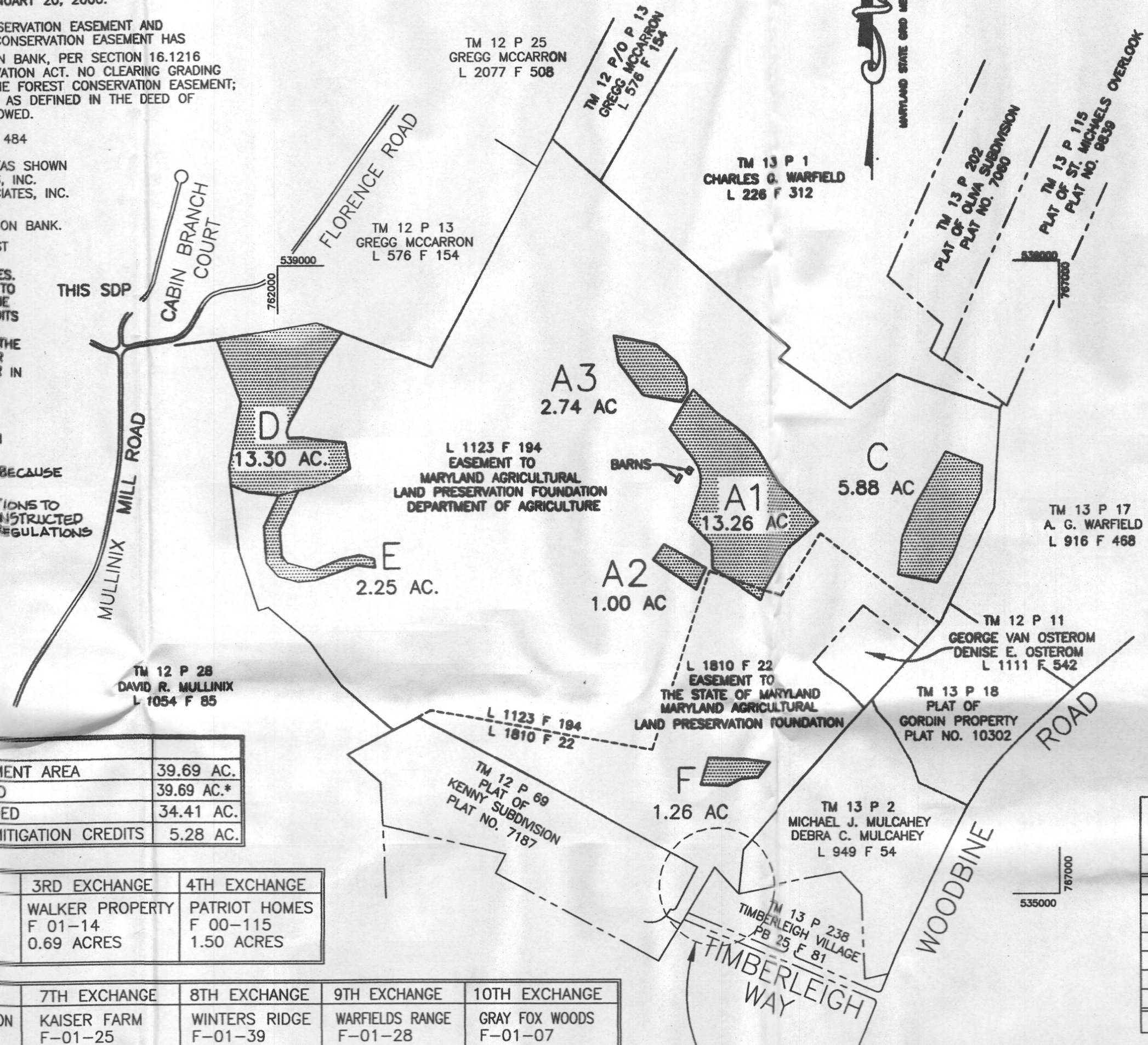
Forever A Farm, LLC
 P.O. Box 482
 15950 North Avenue
 Lincolnton, Maryland 21085
 PH 410-489-7900

PERC CERTIFICATION PLAN
 Parcel 2
 Property Of
 Forever A Farm, LLC
 Liber 14807 At Folio 305
 Zoned: RC-DEO

Tax Map: 13, Grid: 7, Parcel: 2
 Fourth Election District - Howard County, Maryland
 Date: October 17, 2013 Scale: 1" = 100' Sheet 1 Of 1

GENERAL NOTES (CONTINUED)

- 7.) THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
- 8.) THIS PLAT IS SUBJECT TO A DEVELOPERS AGREEMENT EXECUTED BY THE DEVELOPER WITH HOWARD COUNTY ON JANUARY 20, 2000.
- 9.)  DENOTES AREA OF FOREST CONSERVATION EASEMENT AND MITIGATION BANK. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED AS A FOREST MITIGATION BANK, PER SECTION 16.1216 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.
- 10.) SITE DEED REFERENCE: LIBER 4094 FOLIO 484
- 11.) THE FOREST CONSERVATION EASEMENT AREAS SHOWN HEREON WERE DELINEATED BY BIOHABITATS, INC. AND FIELD LOCATED BY VOGEL AND ASSOCIATES, INC.
- 12.) SEE SDP-99-117 APPROVED 5/11/99. ESTABLISHED WINKLER FOREST CONSERVATION BANK.
- 13.) THE INITIAL SALE OF 2.6 ACRES OF FOREST CREDITS HAS BEEN AUTHORIZED BY THE STATE DEPARTMENT OF NATURAL RESOURCES. UPON COMPLETION OF THE PLANTING, UP TO 75% OF THE CREDITS ASSOCIATED WITH THE PLANTED AREA MAY BE SOLD *. THE CREDITS ASSOCIATED WITH THE REMAINING PLANTED ACREAGE MAY ONLY BE SOLD FOLLOWING THE SATISFACTORY COMPLETION OF THE 2 YEAR POST CONSTRUCTION SURVIVAL PERIOD, OR IN ACCORDANCE WITH THE COUNTY POLICY IN EFFECT AT THE TIME OF SALE.
* THIS REQUIREMENT MAY BE ALTERED IF COUNTY POLICY OR REGULATION HAS BEEN MODIFIED.
- 14.) FOREST CONSERVATION IS NOT REQUIRED BECAUSE THIS IS A PLAT OF REVISION.
- 15.) NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP
SCALE 1" = 2000'
ADC MAP G-2

GENERAL NOTES

- 1.) SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- 2.) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS OFFICE. HOWEVER, THE BOUNDARY CORNERS SHOWN AND MARKED "FOUND" HEREON ARE FIELD LOCATED. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD.
- 3.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND THEREFORE MAY NOT INCLUDE ALL ITEMS OF RECORD AFFECTING THIS PROPERTY.
- 4.) TITLE REFERENCES SHOWN HEREON ARE BASED ON THE INFORMATION OBTAINED FROM THE TAX ASSESSMENT OFFICE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE TITLE INFORMATION.
- 5.) COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 27) AS PROJECTED BY HOWARD COUNTY CONTROL POINTS
3428002 N 534569.816 E 765937.104
3428003 N 535667.418 E 766474.958
- 6.) THIS PROPERTY IS ENCUMBERED BY A FOREST CONSERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT. THE EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER AND DEVELOPER, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

SENDING PARCEL INFORMATION	
TOTAL FOREST CONSERVATION EASEMENT AREA	39.69 AC.
FOREST MITIGATION CREDITS CREATED	39.69 AC.*
FOREST MITIGATION CREDITS EXPENDED	34.41 AC.
REMAINING FOREST CONSERVATION MITIGATION CREDITS	5.28 AC.

1ST EXCHANGE	2ND EXCHANGE	3RD EXCHANGE	4TH EXCHANGE
JESSUP PARK SDP 99-161 2.60 ACRES	DORSEY CENTER SDP 00-13 0.90 ACRES	WALKER PROPERTY F 01-14 0.69 ACRES	PATRIOT HOMES F 00-115 1.50 ACRES

5TH EXCHANGE	6TH EXCHANGE	7TH EXCHANGE	8TH EXCHANGE	9TH EXCHANGE	10TH EXCHANGE
DORSEY CENTER SDP 00-13 0.20 ACRES	HOLWECK SUBDIVISION F-01-29 5.28 ACRES	KAISER FARM F-01-25 1.3 ACRES	WINTERS RIDGE F-01-39 1.31 ACRES	WARFIELDS RANGE F-01-28 1.41 ACRES	GRAY FOX WOODS F-01-07 1.54 ACRES

11TH EXCHANGE	12TH EXCHANGE	13TH EXCHANGE	14TH EXCHANGE	15TH EXCHANGE	16TH EXCHANGE
ROCKBURN MANOR F-00-66 3.68 ACRES	MINGLEWOOD F-02-85 2.52 ACRES	ABBIE GLEN F-03-78 0.30 ACRES	EMA'S MANOR F-02-054 1.23 ACRES	THE OAKS AT WATERS EDGE F-02-72 4.66 ACRES	BLUE STREAM LLC F-02-35 5.29 ACRES

FOREST CONSERVATION EASEMENT CHART	
F.C.E. NO.	ACREAGE
A1	13.26 AC.
A2	1.00 AC.
A3	2.74 AC.
C	5.88 AC.
D	13.30 AC.
E	2.25 AC.
F	1.26 AC.
TOTAL	39.69 AC.

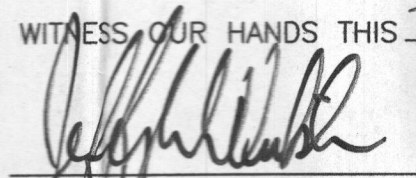
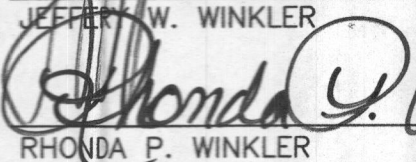
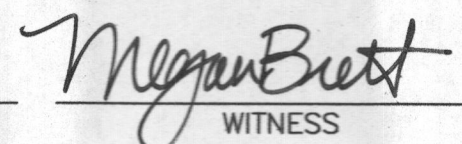
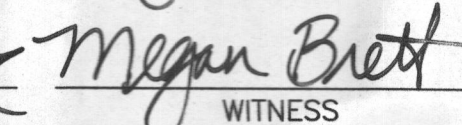
PROPERTY LINES REVISED
(THIS PLAT)
(SEE SHEET 2 OF 4)

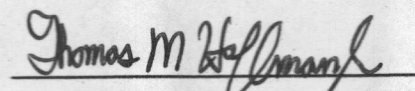
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS · SURVEYORS · PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TM 13, PARCELS 2 & 238 ON EXISTING "AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY" AS RECORDED ON PLATS 17027-17030.

* ALL EASEMENT AREAS ARE PLANTED FOREST, 1:1 RATIO. ** SEE NOTE 13

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR _____ DATE _____

OWNERS CERTIFICATE
WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.
WITNESS OUR HANDS THIS 11TH DAY OF OCTOBER, 2014.

JEFFERY W. WINKLER

RHONDA P. WINKLER

MEGAN BRETT
WITNESS

MEGAN BRETT
WITNESS

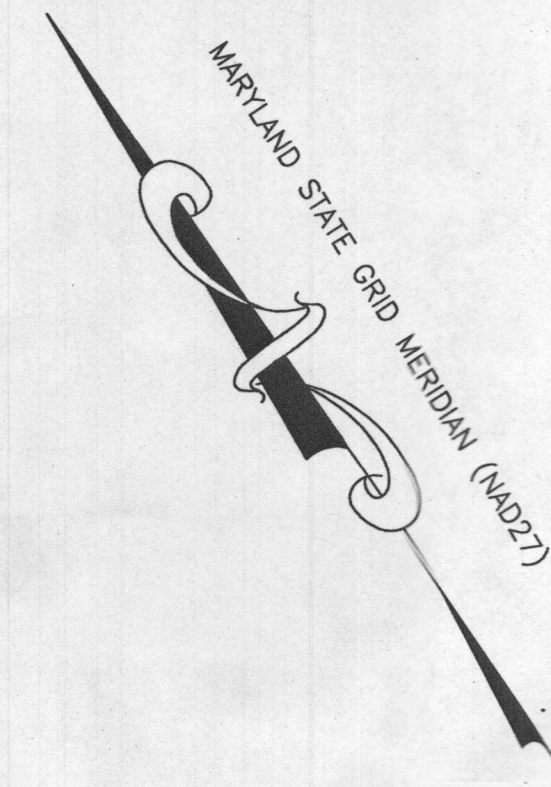
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF FOREST CONSERVATION EASEMENT IS CORRECT; THAT IT DEFINES SEVEN FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY JOHN H. HARDY, JR., THOMAS REED HARDY AND NANCY L. HARDY TO JEFFERY W. WINKLER AND RHONDA P. WINKLER BY DEED DATED OCTOBER 21, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4094 FOLIO 484.

THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE 10-07-13



RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOT TO SCALE
JUNE 21, 2013
SHEET 1 OF 4

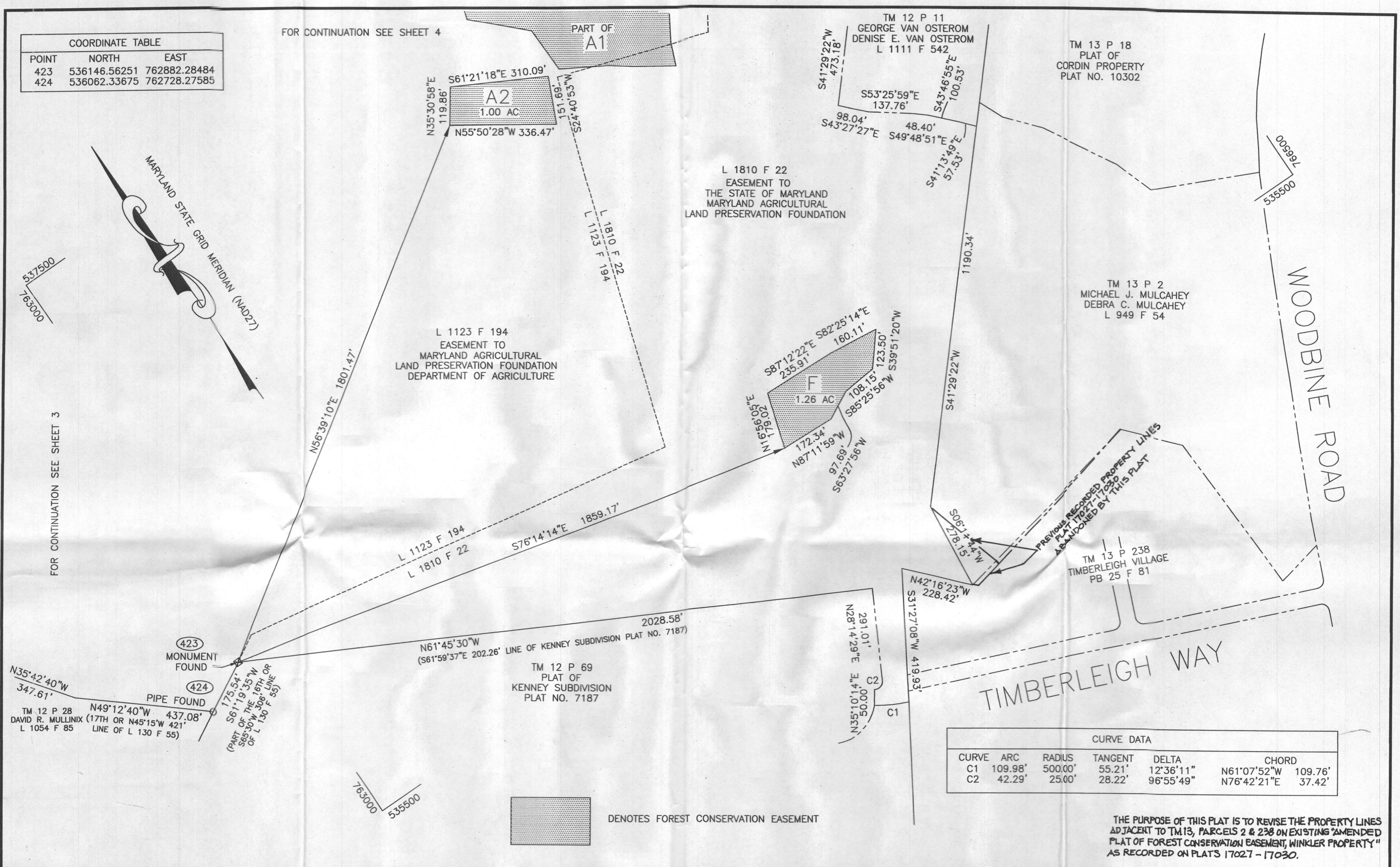
COORDINATE TABLE		
POINT	NORTH	EAST
423	536146.56251	762882.28484
424	536062.33675	762728.27585

FOR CONTINUATION SEE SHEET 4



537500
763000

FOR CONTINUATION SEE SHEET 3



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	109.98'	500.00'	55.21'	12°36'11"	N61°07'52"W 109.76'
C2	42.29'	25.00'	28.22'	96°55'49"	N76°42'21"E 37.42'

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TM 13, PARCELS 2 & 238 ON EXISTING AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY, AS RECORDED ON PLATS 17027 - 17030.

DENOTES FOREST CONSERVATION EASEMENT

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR _____ DATE _____

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WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.
Jeffery W. Winkler
JEFFERY W. WINKLER
Rhonda P. Winkler
RHONDA P. WINKLER
Megan Brett
WITNESS
Megan Brett
WITNESS

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Thomas M. Hoffman, Jr.
THOMAS M. HOFFMAN, JR. DATE 10-07-13
PROPERTY LINE SURVEYOR, MD REG. NO. 267

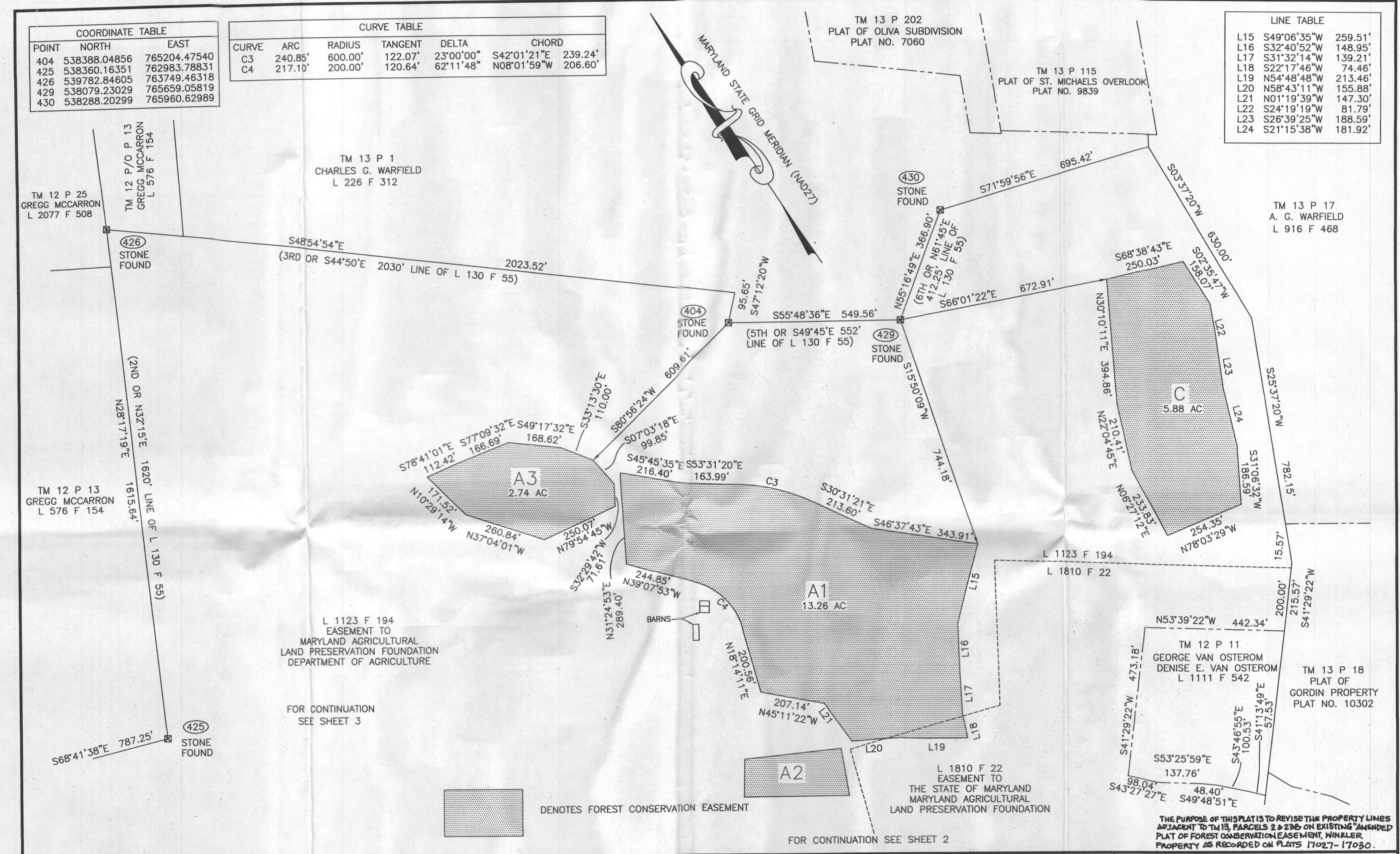


RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
200' 0 200' 400' 600'
SCALE 1" = 200' JUNE 21, 2013
SHEET 2 OF 4

COORDINATE TABLE		
POINT	NORTH	EAST
404	538388.04856	765204.47540
425	538360.16351	762983.78831
426	539782.84605	763749.46318
429	538079.23029	765659.05819
430	538288.20299	765960.62989

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C3	240.85'	600.00'	122.07'	23°00'00"	S42°01'21"E 239.24'
C4	217.10'	200.00'	120.64'	62°11'48"	N08°01'59"W 206.60'

LINE TABLE		
L15	S49°06'35"W	259.51'
L16	S32°40'52"W	148.95'
L17	S31°32'14"W	139.21'
L18	S22°17'46"W	74.46'
L19	N54°48'48"W	213.46'
L20	N58°43'11"W	155.88'
L21	N01°19'39"W	147.30'
L22	S24°19'19"W	81.79'
L23	S26°39'25"W	188.59'
L24	S21°15'38"W	181.92'



L 1123 F 194
EASEMENT TO
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION
DEPARTMENT OF AGRICULTURE

FOR CONTINUATION
SEE SHEET 3

■ DENOTES FOREST CONSERVATION EASEMENT

FOR CONTINUATION SEE SHEET 2

TM 12 P 11
GEORGE VAN OSTEROM
DENISE E. VAN OSTEROM
L 1111 F 542

TM 13 P 18
PLAT OF
GORDIN PROPERTY
PLAT NO. 10302

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES
ADJACENT TO TM 13, PARCELS 2 & 236 ON EXISTING AMENDED
PLAT OF FOREST CONSERVATION EASEMENT, WINKLER
PROPERTY AS RECORDED ON PLATS 17027-17030.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

DIRECTOR

DATE

OWNERS CERTIFICATE

WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.

WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.

Jeffery W. Winkler
JEFFERY W. WINKLER

Rhonda P. Winkler
RHONDA P. WINKLER

Megan Brett
WITNESS

Megan Brett
WITNESS

SURVEYORS CERTIFICATE

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Thomas M. Hoffman, Jr.
THOMAS M. HOFFMAN, JR. DATE 10.07.13
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY


TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

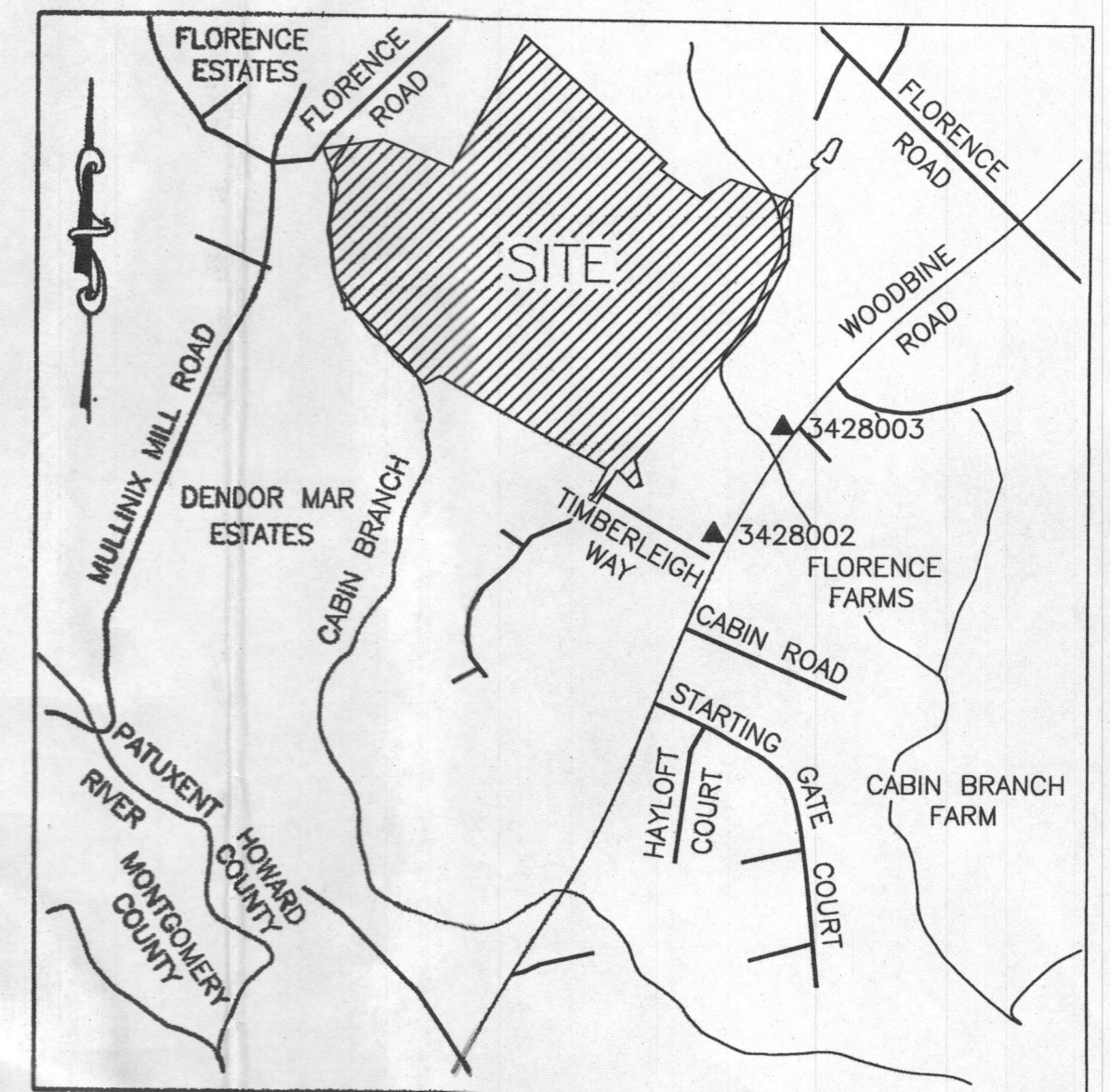
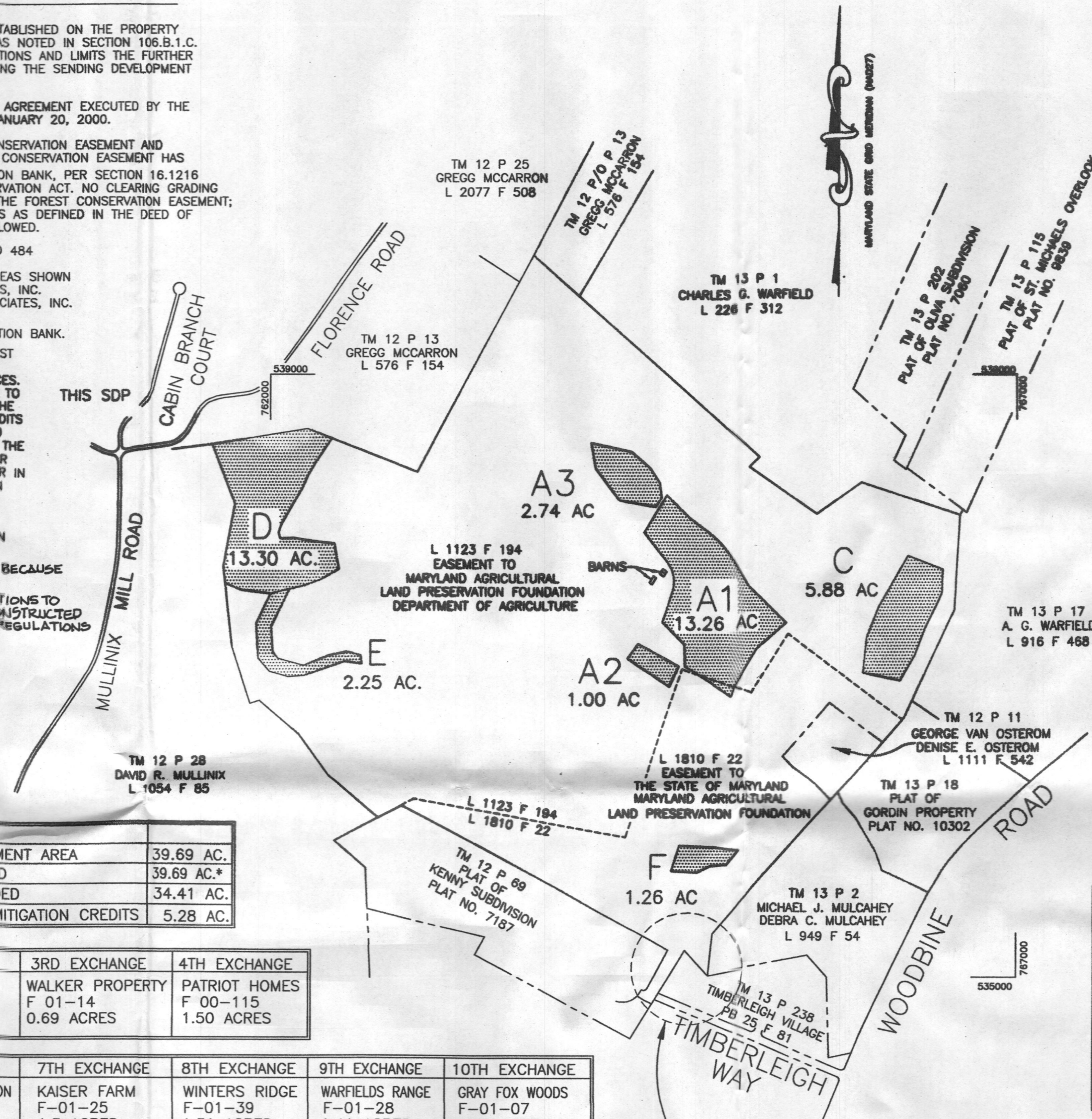
SCALE 1" = 200'

JUNE 21, 2013

SHEET 4 OF 4

GENERAL NOTES (CONTINUED)

- 7.) THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
- 8.) THIS PLAT IS SUBJECT TO A DEVELOPERS AGREEMENT EXECUTED BY THE DEVELOPER WITH HOWARD COUNTY ON JANUARY 20, 2000.
- 9.)  DENOTES AREA OF FOREST CONSERVATION EASEMENT AND MITIGATION BANK. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED AS A FOREST MITIGATION BANK, PER SECTION 16.1216 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.
- 10.) SITE DEED REFERENCE: LIBER 4094 FOLIO 484
- 11.) THE FOREST CONSERVATION EASEMENT AREAS SHOWN HEREON WERE DELINEATED BY BIOHABITATS, INC. AND FIELD LOCATED BY VOGEL AND ASSOCIATES, INC.
- 12.) SEE SDP-99-117 APPROVED 5/11/99. ESTABLISHED WINKLER FOREST CONSERVATION BANK.
- 13.) THE INITIAL SALE OF 2.6 ACRES OF FOREST CREDITS HAS BEEN AUTHORIZED BY THE STATE DEPARTMENT OF NATURAL RESOURCES. UPON COMPLETION OF THE PLANTING, UP TO 75% OF THE CREDITS ASSOCIATED WITH THE PLANTED AREA MAY BE SOLD *. THE CREDITS ASSOCIATED WITH THE REMAINING PLANTED ACREAGE MAY ONLY BE SOLD FOLLOWING THE SATISFACTORY COMPLETION OF THE 2 YEAR POST CONSTRUCTION SURVIVAL PERIOD, OR IN ACCORDANCE WITH THE COUNTY POLICY IN EFFECT AT THE TIME OF SALE.
* THIS REQUIREMENT MAY BE ALTERED IF COUNTY POLICY OR REGULATION HAS BEEN MODIFIED.
- 14.) FOREST CONSERVATION IS NOT REQUIRED BECAUSE THIS IS A PLAT OF REVISION.
- 15.) NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP
SCALE 1" = 2000'
ADC MAP G-2

SENDING PARCEL INFORMATION	
TOTAL FOREST CONSERVATION EASEMENT AREA	39.69 AC.
FOREST MITIGATION CREDITS CREATED	39.69 AC.*
FOREST MITIGATION CREDITS EXPENDED	34.41 AC.
REMAINING FOREST CONSERVATION MITIGATION CREDITS	5.28 AC.

1ST EXCHANGE	2ND EXCHANGE	3RD EXCHANGE	4TH EXCHANGE
JESSUP PARK SDP 99-161 2.60 ACRES	DORSEY CENTER SDP 00-13 0.90 ACRES	WALKER PROPERTY F 01-14 0.69 ACRES	PATRIOT HOMES F 00-115 1.50 ACRES

5TH EXCHANGE	6TH EXCHANGE	7TH EXCHANGE	8TH EXCHANGE	9TH EXCHANGE	10TH EXCHANGE
DORSEY CENTER SDP 00-13 0.20 ACRES	HOLWECK SUBDIVISION F-01-29 5.28 ACRES	KAISER FARM F-01-25 1.3 ACRES	WINTERS RIDGE F-01-39 1.31 ACRES	WARFIELDS RANGE F-01-28 1.41 ACRES	GRAY FOX WOODS F-01-07 1.54 ACRES

11TH EXCHANGE	12TH EXCHANGE	13TH EXCHANGE	14TH EXCHANGE	15TH EXCHANGE	16TH EXCHANGE
ROCKBURN MANOR F-00-66 3.68 ACRES	MINGLEWOOD F-02-85 2.52 ACRES	ABBIE GLEN F-03-78 0.30 ACRES	EMA'S MANOR F-02-054 1.23 ACRES	THE OAKS AT WATERS EDGE F-02-72 4.66 ACRES	BLUE STREAM LLC F-02-35 5.29 ACRES

FOREST CONSERVATION EASEMENT CHART	
F.C.E. NO.	ACREAGE
A1	13.26 AC.
A2	1.00 AC.
A3	2.74 AC.
C	5.88 AC.
D	13.30 AC.
E	2.25 AC.
F	1.26 AC.
TOTAL	39.69 AC.

- GENERAL NOTES**
- 1.) SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
 - 2.) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS OFFICE. HOWEVER, THE BOUNDARY CORNERS SHOWN AND MARKED "FOUND" HEREON ARE FIELD LOCATED. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD.
 - 3.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND THEREFORE MAY NOT INCLUDE ALL ITEMS OF RECORD AFFECTING THIS PROPERTY.
 - 4.) TITLE REFERENCES SHOWN HEREON ARE BASED ON THE INFORMATION OBTAINED FROM THE TAX ASSESSMENT OFFICE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE TITLE INFORMATION.
 - 5.) COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 27) AS PROJECTED BY HOWARD COUNTY CONTROL POINTS
3428002 N 534569.816 E 765937.104
3428003 N 535667.418 E 766474.958
 - 6.) THIS PROPERTY IS ENCUMBERED BY A FOREST CONSERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT. THE EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER AND DEVELOPER, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

* ALL EASEMENT AREAS ARE PLANTED FOREST, 1:1 RATIO. ** SEE NOTE 13

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TM 13, PARCELS 2 & 238 ON EXISTING "AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY" AS RECORDED ON PLATS 17027-17030.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR _____ DATE _____

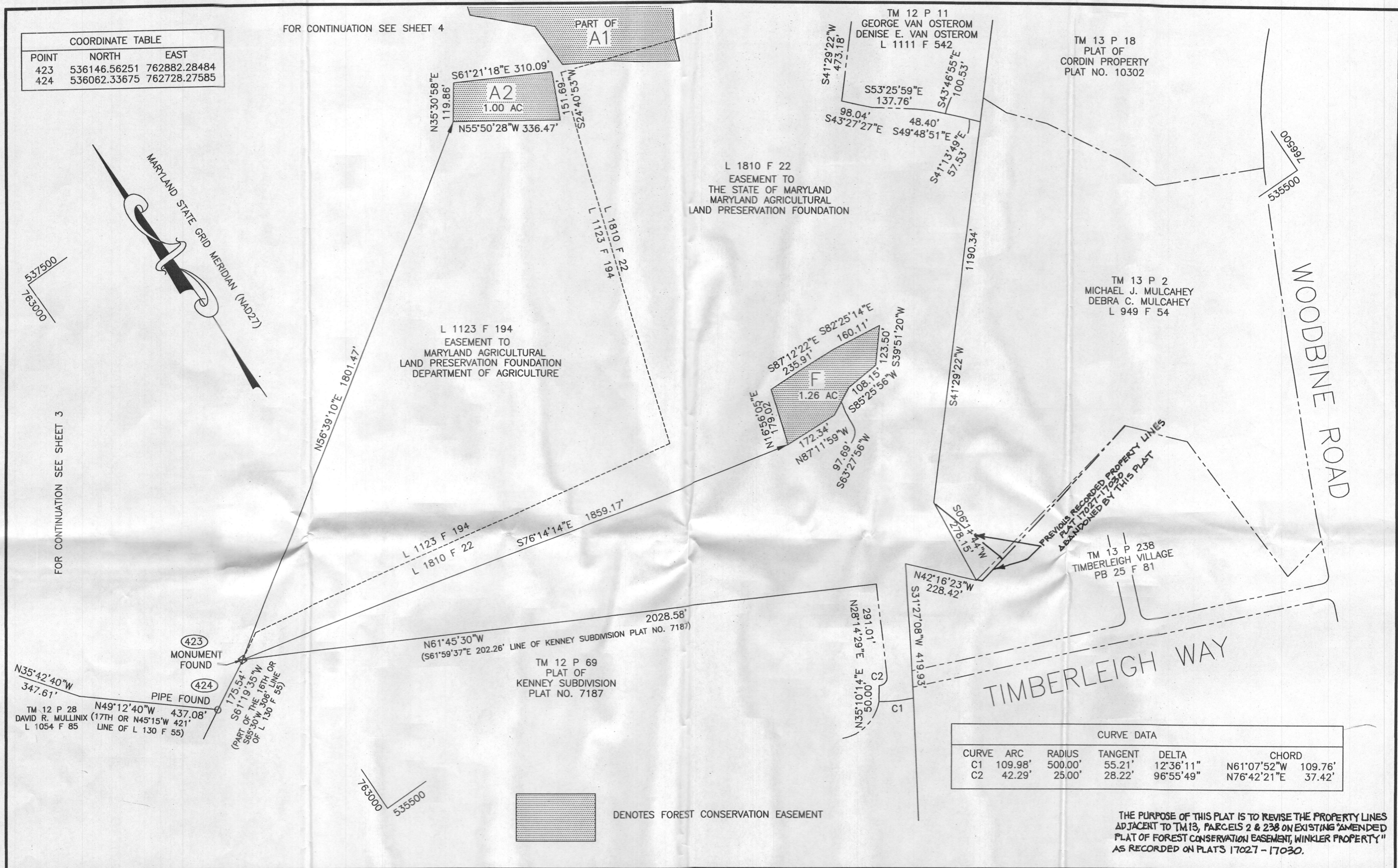
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Thomas M. Hoffman, Jr.
THOMAS M. HOFFMAN, JR. DATE 10-07-13
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT NO. _____ ON _____
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AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOT TO SCALE JUNE 21, 2013
SHEET 1 OF 4

COORDINATE TABLE		
POINT	NORTH	EAST
423	536146.56251	762882.28484
424	536062.33675	762728.27585

FOR CONTINUATION SEE SHEET 4



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	109.98'	500.00'	55.21'	12°36'11"	N61°07'52"W 109.76'
C2	42.29'	25.00'	28.22'	96°55'49"	N76°42'21"E 37.42'

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TM 13, PARCELS 2 & 238 ON EXISTING AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY," AS RECORDED ON PLATS 17027 - 17030.

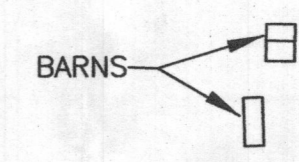
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ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
200' 0 200' 400' 600'
SCALE 1" = 200' JUNE 21, 2013
SHEET 2 OF 4

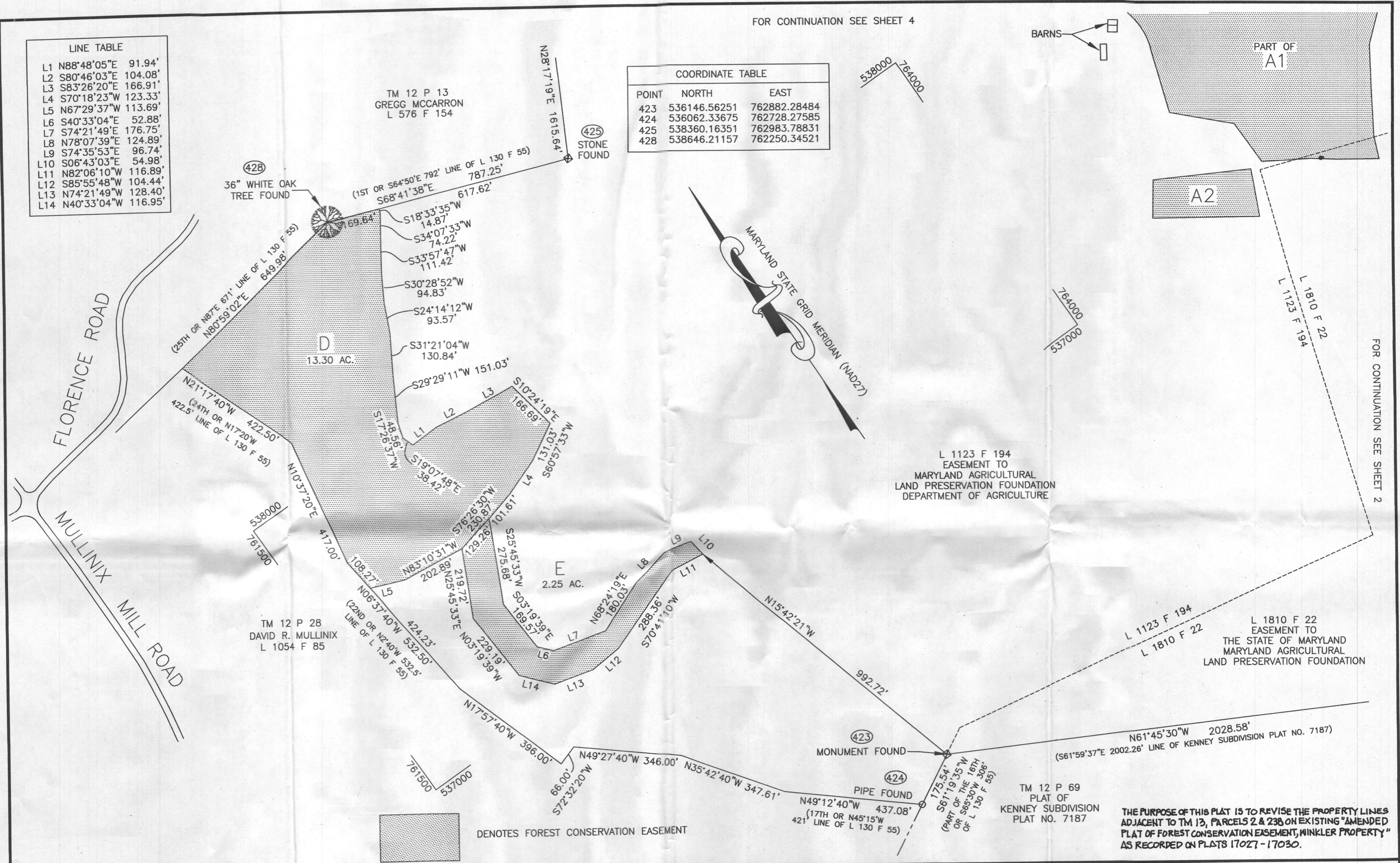


LINE TABLE

L1	N88°48'05"E	91.94'
L2	S80°46'03"E	104.08'
L3	S83°26'20"E	166.91'
L4	S70°18'23"W	123.33'
L5	N67°29'37"W	113.69'
L6	S40°33'04"E	52.88'
L7	S74°21'49"E	176.75'
L8	N78°07'39"E	124.89'
L9	S74°35'53"E	96.74'
L10	S06°43'03"E	54.98'
L11	N82°06'10"W	116.89'
L12	S85°55'48"W	104.44'
L13	N74°21'49"W	128.40'
L14	N40°33'04"W	116.95'

COORDINATE TABLE

POINT	NORTH	EAST
423	536146.56251	762882.28484
424	536062.33675	762728.27585
425	538360.16351	762983.78831
428	538646.21157	762250.34521



TM 12 P 28
DAVID R. MULLINIX
L 1054 F 85

L 1123 F 194
EASEMENT TO
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION
DEPARTMENT OF AGRICULTURE

L 1810 F 22
EASEMENT TO
THE STATE OF MARYLAND
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION

■ DENOTES FOREST CONSERVATION EASEMENT

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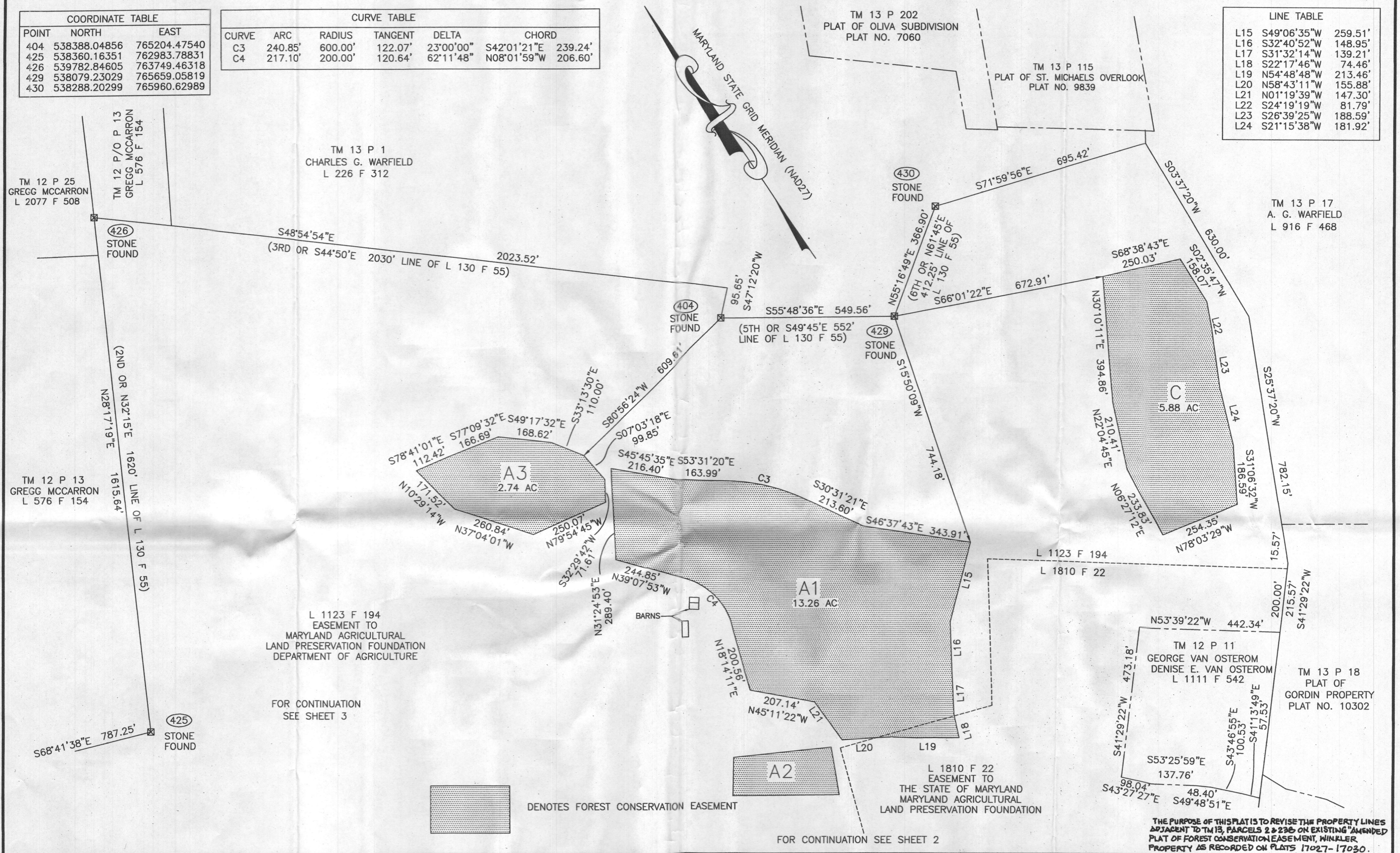


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TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 200'
JUNE 21, 2013
SHEET 3 OF 4

COORDINATE TABLE		
POINT	NORTH	EAST
404	538388.04856	765204.47540
425	538360.16351	762983.78831
426	539782.84605	763749.46318
429	538079.23029	765659.05819
430	538288.20299	765960.62989

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C3	240.85'	600.00'	122.07'	23°00'00"	S42°01'21"E 239.24'
C4	217.10'	200.00'	120.64'	62°11'48"	N08°01'59"W 206.60'

LINE TABLE		
L15	S49°06'35"W	259.51'
L16	S32°40'52"W	148.95'
L17	S31°32'14"W	139.21'
L18	S22°17'46"W	74.46'
L19	N54°48'48"W	213.46'
L20	N58°43'11"W	155.88'
L21	N01°19'39"W	147.30'
L22	S24°19'19"W	81.79'
L23	S26°39'25"W	188.59'
L24	S21°15'38"W	181.92'



L 1123 F 194
EASEMENT TO
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION
DEPARTMENT OF AGRICULTURE

FOR CONTINUATION
SEE SHEET 3

DENOTES FOREST CONSERVATION EASEMENT

FOR CONTINUATION SEE SHEET 2

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SCALE 1" = 200'
JUNE 21, 2013
SHEET 4 OF 4