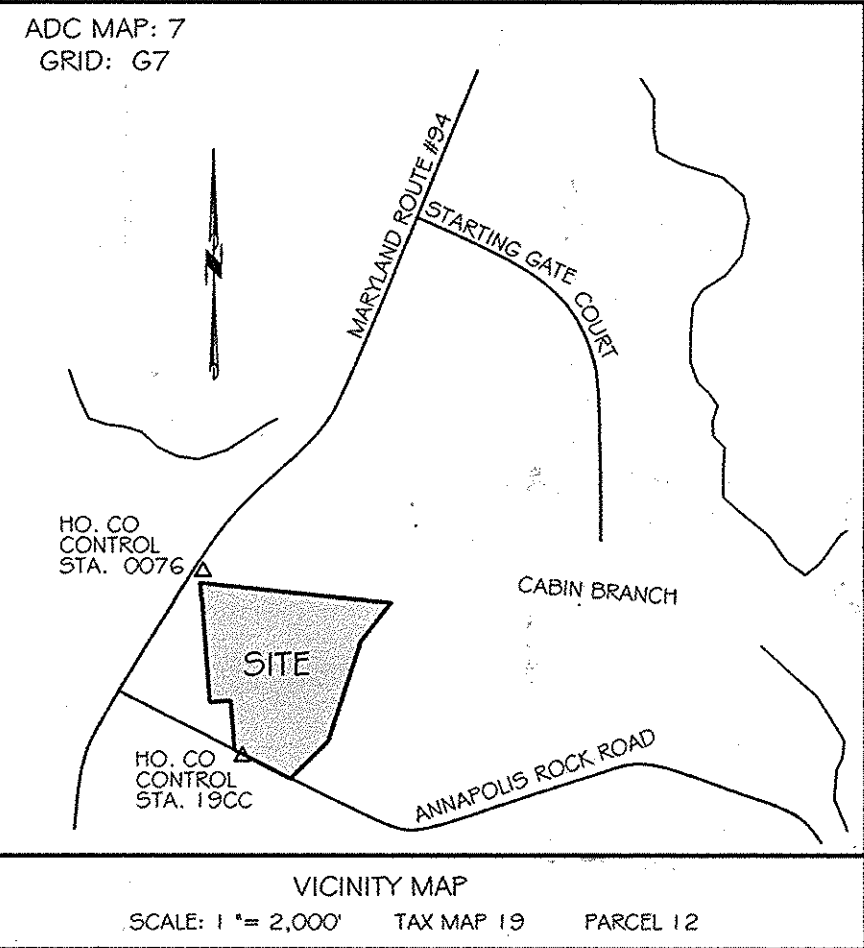


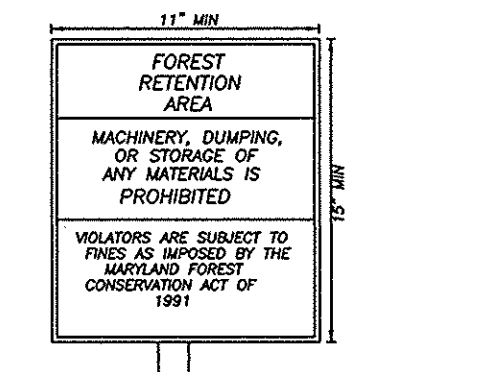
SUMMARY MILL CREEK FOREST MITIGATION BANK			
FILE NO.	NAME	AC. USED	AC. BALANCE
SDP-15-005	NAPA WASHINGTON	2.84	5.23 AC.
SDP-15-011	JCM Jessup	2.38	2.39 AC.
			0.01 AC.



RETENTION EASEMENT

RETENTION SIGN

RETENTION SIGNAGE

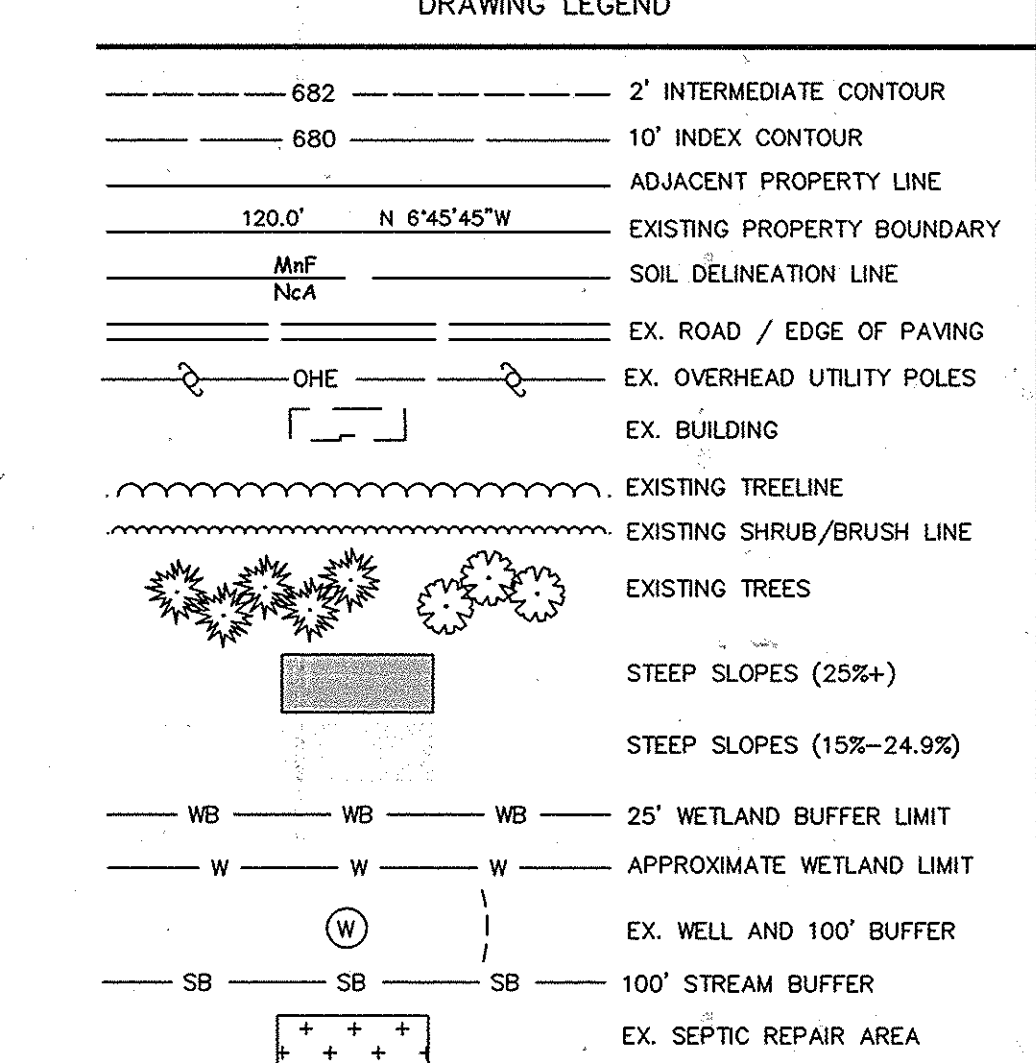


RETENTION SIGN

SOILS CHART			
CODE	NAME	HYDRIC	K VALUE
Bs	BALE SILT LOAM	Y	0.43
ChB2	CHESTER SILT LOAM, 3%-8% SLOPES, MODERATELY ERODED	N	0.32
Gb2	GLENGLE LOAM, 3%-8% SLOPES, MODERATELY ERODED	N	0.32
Gc2	GLENGLE LOAM, 8%-15% SLOPES, MODERATELY ERODED	N	0.32
Gd3	GLENGLE LOAM, 8%-15% SLOPES, SEVERELY ERODED	N	0.32
Go3	GLENGLE LOAM, 15%-25% SLOPES, MODERATELY ERODED	N	0.32
GaA	GLENGLE SILT LOAM, 0%-3% SLOPES	INCLUSIONS	0.32
GbB2	GLENGLE SILT LOAM, 3%-8% SLOPES, MODERATELY ERODED	INCLUSIONS	0.32
Mb2	MANOR LOAM, 3%-8% SLOPES, MODERATELY ERODED	N	0.37
Md2	MANOR LOAM, 8%-15% SLOPES, MODERATELY ERODED	N	0.37
Mc3	GLENGLE LOAM, 8%-15% SLOPES, SEVERELY ERODED	N	0.37
Md2	MANOR LOAM, 15%-25% SLOPES, MODERATELY ERODED	N	0.37
Md3	MANOR LOAM, 15%-25% SLOPES, SEVERELY ERODED	N	0.37

- DATA SOURCES:
- EX. TOPOGRAPHY SHOWN PER AERIAL SURVEY BY VIRGINIA RESOURCE MAPPING, DATE OF CAPTURE, SPRING 2005.
 - EX. SOIL INFORMATION PER HOWARD COUNTY SOIL SURVEY BY USDA, DATED 1964.
 - EX. WETLAND AND STREAM LIMITS SHOWN PER FIELD INVESTIGATION BY MAR-LEN ENVIRONMENTAL INC. AUGUST 2005. EX. OFF PROPERTY WELL AND SEPTICS APPROXIMATED PER FIELD VISIT BY DEMARIO DESIGN CONSULTANTS, INC. ON MARCH 10TH 2005. EX. FLOODPLAIN PER STUDY BY DEMARIO DESIGN CONSULTANTS, INC.
 - 100-YEAR FLOODPLAIN SHOWN HEREON TAKEN FROM PREVIOUSLY COMPLETED WORK AND APPROVED STUDY BY DEMARIO DESIGN CONSULTANTS, INC. (APPROX. DATE 2005).

- GENERAL NOTES:
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
 - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 19CC AND 0076.
 - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN NOVEMBER, 2014 BY VANMAR ASSOCIATES, INC.
 - PREVIOUS PLANNING AND ZONING FILE NUMBERS: SP-06-008, F-08-079.
 - THERE IS AN EXISTING STRUCTURE ON THE SUBJECT PROPERTY (OUTSIDE THE EASEMENT AREA) - HOWARD COUNTY HISTORIC SITE INVENTORY HO-106.
 - THE FOREST BANK 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 FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
 - THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THIS SUBDIVISION WITH RESPECT TO SECTION 16.1.200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST BANK EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, OR FLOODPLAINS.



FOREST NARRATIVE

THE 57,576 AC± FARM IS DIVIDED INTO THREE WATER SHEDS, ONE OF WHICH INCLUDES 0.70 AC± OF A 100 YEAR FLOOD PLAIN. THE PROPERTY IS AN ACTIVE AGRICULTURAL FARM. WINTER WHEAT IS GROWING NOW, CORN PREVIOUSLY. FARMING PRACTICES ARE "NO-TILL" - NO ACTIVE EROSION WAS OBSERVED. TWO FOREST STANDS OF MIXED HARDWOODS EXIST ON THE SITE. BOTH STRADDLE LARGE DRAINAGE SWALES. FOREST HEALTH IS GOOD. DOMINANT TREE SIZE IS 18-24" DBH. ALTHOUGH LEAVES HAVE FALLEN FOR THE YEAR, CANOPY CLOSURE IS ESTIMATED TO BE 70%.

FOREST GROUND COVER IS DENSE WITH ABUNDANT SEEDINGS AND UNDERSTORY SPECIES, INCLUDING BLACKBERRY, SPICE BUSH, DOGWOOD, POISON IVY, AND CATS CLAW.

STAND #1 IS 4.25 AC± IN SIZE WITH 0.70 AC± OF 100 YR. FLOOD PLAIN. NET FOREST COVER FOR BANKING PURPOSES IS 3.55 AC±.

STAND #2 IS 1.65 AC± IN SIZE WITH NO FLOOD PLAIN.

TOTAL FOREST COVER IS 5.92 AC±.

NET FOREST COVER FOR BANKING IS 5.23 AC±.

OWNERS:
 CHARLES A. SHARP, SR.
 DENISE D. SHARP
 CHARLES A. SHARP, JR.
 4003 JENNINGS CHAPEL ROAD
 BROOKVILLE, MARYLAND 20833
 (410) 489-4630

SITE DEVELOPMENT PLAN
FOREST MITIGATION BANK

MILL CREEK

TAX MAP: 19 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'
 GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: DEC. 2014
 PARCEL NO: 12 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax: (301) 831-5603 ©Copyright, Latest Date Shown

vanmar.com County File # SDP-15-035

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 8-12-16
 Director
 Chief, DIVISION OF LAND DEVELOPMENT
 DATE

17:31:15
 Chief, DEVELOPMENT ENGINEERING DIVISION

STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS
 MAP 19, GRID 6, PARCEL 15
 ANNAPOLIS ROCK ROAD
 LIBER 17699 FOLIO 140
 ZONED: RC-DEO

STATE OF MARYLAND DEPARTMENT OF FOREST AND PARKS
 MAP 20, GRID 1, PARCEL 23
 ANNAPOLIS ROCK ROAD
 LIBER 5182 FOLIO 289
 ZONED: RC



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, REGISTRATION NUMBER 569. EXPIRATION DATE 9/1/15.

