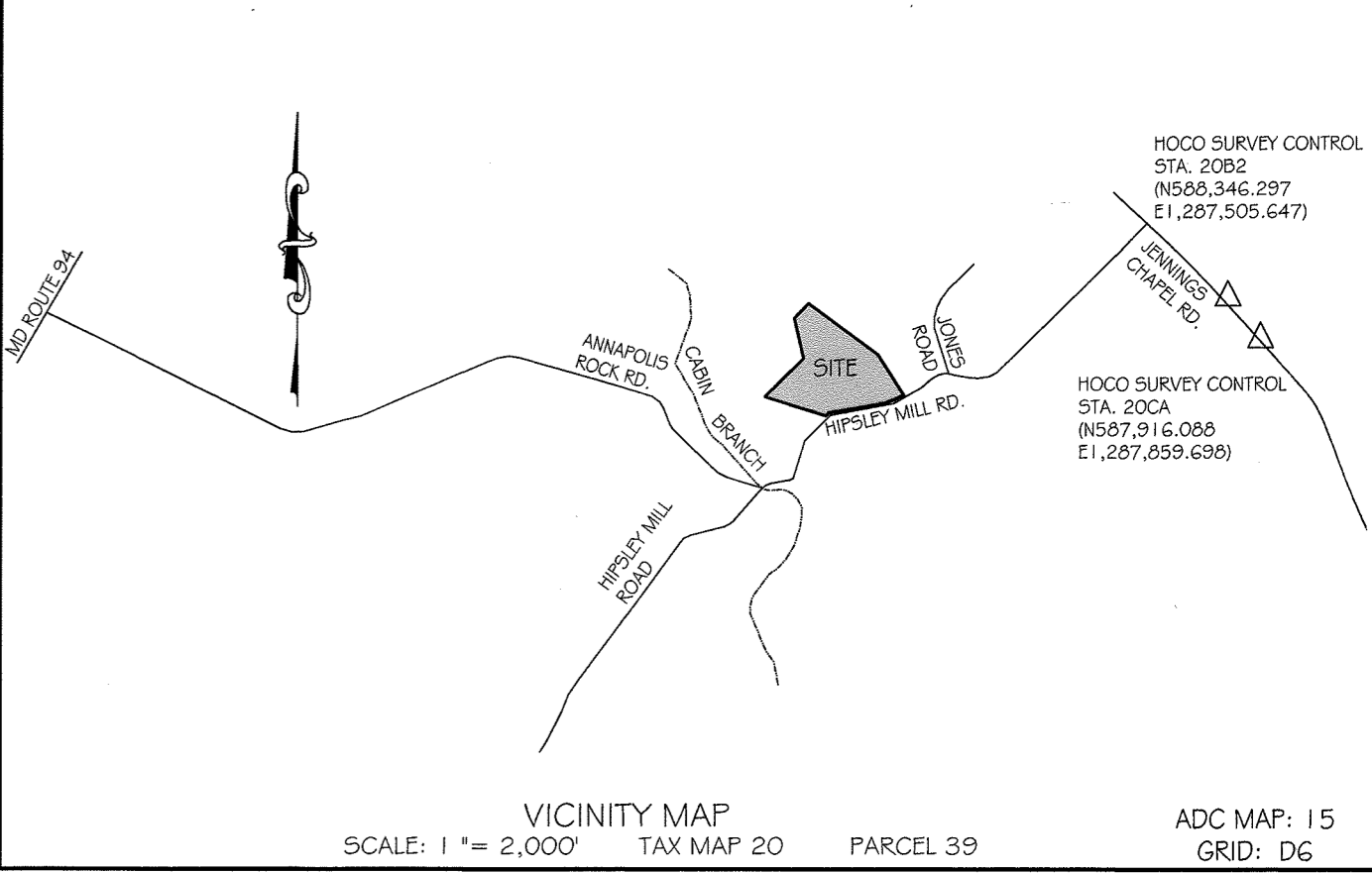


- GROSS AND NET TRACT AREA: 21.61 AC.
- FOREST STRUCTURE STAND CONDITION: MATURE HARDWOOD FOREST IN GOOD CONDITION.
- SPECIMEN TREES: FIVE SPECIMEN TREES HAVE BEEN FIELD LOCATED WITHIN THE NET TRACT.
 - SPECIMEN #1: RED OAK, 36" DBH, FAIR CONDITION.
 - SPECIMEN #2: WHITE OAK, 39" DBH, FAIR.
 - SPECIMEN #3: WHITE OAK, 41" DBH, FAIR.
 - SPECIMEN #4: WHITE OAK, 40" DBH, FAIR.
 - SPECIMEN #5: WHITE OAK, 54" DBH, FAIR.
- RELATIONSHIP TO OTHER ENVIRONMENTAL FEATURES.
 - STEEP SLOPES 25% AND GREATER: 1.7 AC.
 - MODERATE SLOPES 15% ON ERODIBLE SOILS: NONE.
 - CRITICAL HABITATS INCLUDE A CLASS III-P PERENNIAL STREAM AND ITS ASSOCIATED STREAM VALLEY, WHICH FLOWS INTO ADJOINING STATE OWNED LAND TO THE WEST. STREAM BUFFER EXCLUDING WETLAND: 0.80 AC.
 - A LETTER REQUESTING COMMENTS AND LOCATIONS OF THREATENED, OR ENDANGERED TREES, SHRUBS, PLANTS OR ANIMALS WITHIN THE NET TRACT HAS BEEN REQUESTED FROM MARYLAND DNR, NATURAL HERITAGE PROGRAM. NO SUCH THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
 - SINCE THE PROPERTY IS ZONED RC RESOURCE CONSERVATION, A 50' BUFFER HAS BEEN SHOWN ALONG BOTH SIDES OF THE PERENNIAL STREAM ACCORDING TO SECTION 16.116(a)(2)(iv).
 - SOILS WITHIN THE NET TRACT HAVE A Kw OF 0.20.
 - NO ERODIBLE SOILS OR HYDRIC SOILS HAVE BEEN MAPPED WITHIN THE NET TRACT.
 - NO FLOOD PLAINS HAVE BEEN MAPPED WITHIN THE NET TRACT.
 - NATIONAL WETLAND MAPPING SHOWS WETLANDS IN THE PERENNIAL STREAM CHANNEL AND IN A NARROW BAND WEST AND NORTH OF AN EXISTING POND. WETLAND AND BUFFER AREA IS 1.7 AC.
 - ONE EXISTING HOUSE AND ONE HORSE BARN EXISTS WITHIN THE NET TRACT. NO DEBRIS WAS IDENTIFIED IN THE FORESTED AREA.
 - NO HISTORIC STRUCTURES OF OTHER HISTORIC RESOURCES, TREES, OR CEMETARIES.
- WATERSHED NAME AND DNR NUMBER: BRIGHTON DAM, 02131108
- FOREST RETENTION PRIORITIES, PER SECTION 16.1208(a)(1-5).
 - (1). THE NET TRACT AREA IS A STREAM VALLEY FORMED BY ONE INTERMITTENT STREAM WITH A 50' WIDE STREAM BUFFER ON BOTH SIDES AND A PERENNIAL STREAM WITH A 100' WIDE STREAM BUFFER ON BOTH SIDES.
 - (2). NATIONAL WETLANDS MAPPING SHOWS LENIAL WETLANDS IN THE STREAM CHANNEL ACROSS FORESTED AREA AND IN ASSOCIATION WITH A POND.
 - (3). THE NET TRACT AREA IS A FOREST THAT ESTABLISHES AND ENHANCES CRITICAL HABITAT BUFFERS AND FOREST CORRIDORS FOR WILDLIFE MOVEMENT THAT IS BETWEEN 300' AND 700' WIDE.
 - (4). THE NET TRACT INCLUDES 1.7 ACRES OF FOREST ON 25% STEEP SLOPES.
 - (5). THE NET TRACT IS ADJACENT TO EXISTING STATE FORESTS THEREBY INCREASING THE OVERALL AREA OF CONTIGUOUS FOREST COVER.
- CLASSIFICATION OF FOREST STANDS AND OTHER VEGETATION.
 - THE NET TRACT FOREST AND ASSOCIATED VEGETATION IS CLASSIFIED AS ONE STAND: TULIP POPLAR ASSOCIATION.
- FOREST STAND DESCRIPTION: THE TYPICAL COVER OF FOREST IN THE NET TRACT IS TULIP POPLAR/OAK. CANOPY CLOSURE IS 80-95%. DOMINANT SPECIES IS OAK SPECIES, 18-24" DBH WITH RED MAPLE AS CO-DOMINANT. FLOOR IS HEAVY LEAF LITTER WITH LESS THAN 5% INVASIVES.
- WOODLAND SUITABILITY REQUIREMENTS
 - SOIL EROSION HAZARD: SLIGHT - MODERATE
 - EQUIPMENT LIMITATION: SLIGHT - MODERATE
 - SEEDLING MORTALITY: SLIGHT - MODERATE
 - WIND THROW HAZARD: SLIGHT - MODERATE
 - TREES TO PLANT: HARDWOODS, POPLAR, PINES.
 - RELATION TO OFF-SITE FOREST: SURROUNDED BY MATURE FOREST TO THE NORTH AND WEST, RESIDENTIAL USES TO THE SOUTH, EAST AND SOUTHWEST AND PUBLIC STREET TO THE SOUTH.
- CONCLUSION: SITE SUITABLE FOR CONTINUED FOREST RETENTION AND FOREST MANAGEMENT.



- GENERAL NOTES:
- OWNER: ALLEN CURTIS LAWSON DEED REFERENCE: LIBER 17798 AT FOLIO 007 DATE: AUGUST 31, 2016 GRANTOR: ALLEN CURTIS LAWSON, P.R. OF ESTATE OF FRANCIS K. HARRISON
 - TAX MAP: 20 GRID: 3 PARCEL: 39
 - NEAREST POTABLE WATER SUPPLY: DAMASCUS DISTANCE: 7.3 MILES ±.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2402700400, EFFECTIVE NOVEMBER 6, 2013.
 - ON-SITE TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY AND SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/2011) PER HOWARD COUNTY SURVEY CONTROL STATIONS: HO.CO.#20B2 N.588.346.297 E.1, 287,505.647 E.1, 287,859.638 HO.CO.#20CA N.587.91 G.088 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 100G13 COMPREHENSIVE ZONING REGULATIONS. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
 - THERE ARE NO HISTORIC SITES OR CEMETRIES ON THIS PROPERTY.
 - NOTE: EXISTING WIRE FENCE SHALL BE REMOVED FROM WITHIN THE FOREST EASEMENT PRIOR TO SIGNATURE APPROVAL OF THE SDP.
 - THERE IS AN EXISTING DWELLING / STRUCTURE LOCATED ON THIS PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
 - THE SEPTIC SYSTEM WAS FIELD LOCATED BY ALAN SHARP ON 12/19/18.

FOREST SURETY NOTE
THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1209 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. NO SURETY IS REQUIRED FOR ESTABLISHING A FOREST CONSERVATION RETENTION BANK.

KEY	NAME	SIZE	CONDITION
#1 RO	RED OAK; <i>Quercus rubra</i>	36"	FAIR
#2 WO	WHITE OAK; <i>Quercus alba</i>	39"	FAIR
#3 WO	WHITE OAK; <i>Quercus alba</i>	41"	FAIR
#4 WO	WHITE OAK; <i>Quercus alba</i>	40"	FAIR
#5 WO	WHITE OAK; <i>Quercus alba</i>	54"	FAIR

LEGEND

- EDGE OF EXISTING FOREST PER HOWARD COUNTY MAPPING
- SPECIMEN
- EXISTING FOREST FOR BANKING WITHIN THE NET TRACT
- SOIL BOUNDARY
- SOIL SYMBOL
- FOREST PROTECTION SIGNING
- WETLANDS AND 25' BUFFER
- 25% SLOPES

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
BrD	BRINKLOW-CHANNERY	B	NO	0.20	15-25%
GaC	GAILA LOAM	B	NO	0.20	8-15%
GgB	GLENELG LOAM	B	NO	0.20	3-8%
GgC	GLENELG LOAM	B	NO	0.20	8-15%
GmB	GLENNVILLE SILT LOAM	B	NO	0.20	3-8%
MaD	MANOR LOAM	B	NO	0.20	15-25%
OcC	OCCOQUAN LOAM	B	NO	0.20	8-15%

FOREST CONSERVATION NARRATIVE
October 8, 2018

- THE PURPOSE OF THIS PLAN IS TO ESTABLISH A FOREST CONSERVATION BANK.
- REASONS FOR CLEARING: NO SPECIMEN TREES OR FOREST ARE PROPOSED FOR REMOVAL.
- CONSTRUCTION PERIOD PROTECTION: NO CONSTRUCTION IS PROPOSED.
- POST CONSTRUCTION PROTECTION AND MANAGEMENT: NO CONSTRUCTION IS PROPOSED.

ON-SITE FOREST CONSERVATION EASEMENT NOTE
THE FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1209 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING, GRADING OR CONSTRUCTION IS PROHIBITED. THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR RECALCULATION OF FOREST CONSERVATION REQUIREMENTS AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOIL INFORMATION	D. EXISTING VEGETATION	E. STAND CHARACTERISTICS	F. FOREST AREA IN SENSITIVE ENVIRONMENTS (Acres)	G. HABITAT VALUE
F-1	CHESTNUT OAK	7.94	BrD GaC GgB GgC GmB MaD OcC	Hardwood Oak 95%	1. Size (Diam) 18-24" 2. Age 20-30 yrs 3. General Conditions Good	0%	Good

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9-13-20
DIRECTOR DATE

[Signature] 8/12/2020
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7.13.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

11" MIN
FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

RETENTION SIGN NOTE: SPACE SIGNS 100' APART MAXIMUM

OWNER
ALLEN CURTIS LAWSON
17660 HARDY ROAD
MOUNT AIRY, MARYLAND 21771

DEVELOPER
CHARLES A. & DENISE D. SHARP
4003 JENNINGS CHAPEL ROAD
BROOKVILLE, MARYLAND 20833
(410) 465-4630

DATE: 01/08/19
07/12/19

REVISIONS:
COMMENTS TRANSFER

SITE DEVELOPMENT PLAN
FOREST RETENTION MITIGATION BANK

LAWSON PROPERTY
LIBER 17798 AT FOLIO 007

TAX MAP: 20
GRID NO: 3
PARCEL NO: 39

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: 1" = 100'
DATE: OCTOBER, 2018
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

SDP-19-03 (FC and S)