

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Morgan Landing
Date: May 1, 2006
FOREST CONSERVATION WORKSHEET
MORGAN PROPERTY

5-Aug-02

NET TRACT AREA:

A. Total tract area ...	3.52
B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	3.52

LAND USE CATEGORY: (from Trees Technical Manual)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

G. Afforestation Threshold ...	15%	x F =	0.53
H. Conservation Threshold ...	20%	x F =	0.70

EXISTING FOREST COVER:

I. Existing forest cover	3.42
J. Area of forest above afforestation threshold	2.89
K. Area of forest above conservation threshold	2.72

BREAK EVEN POINT:

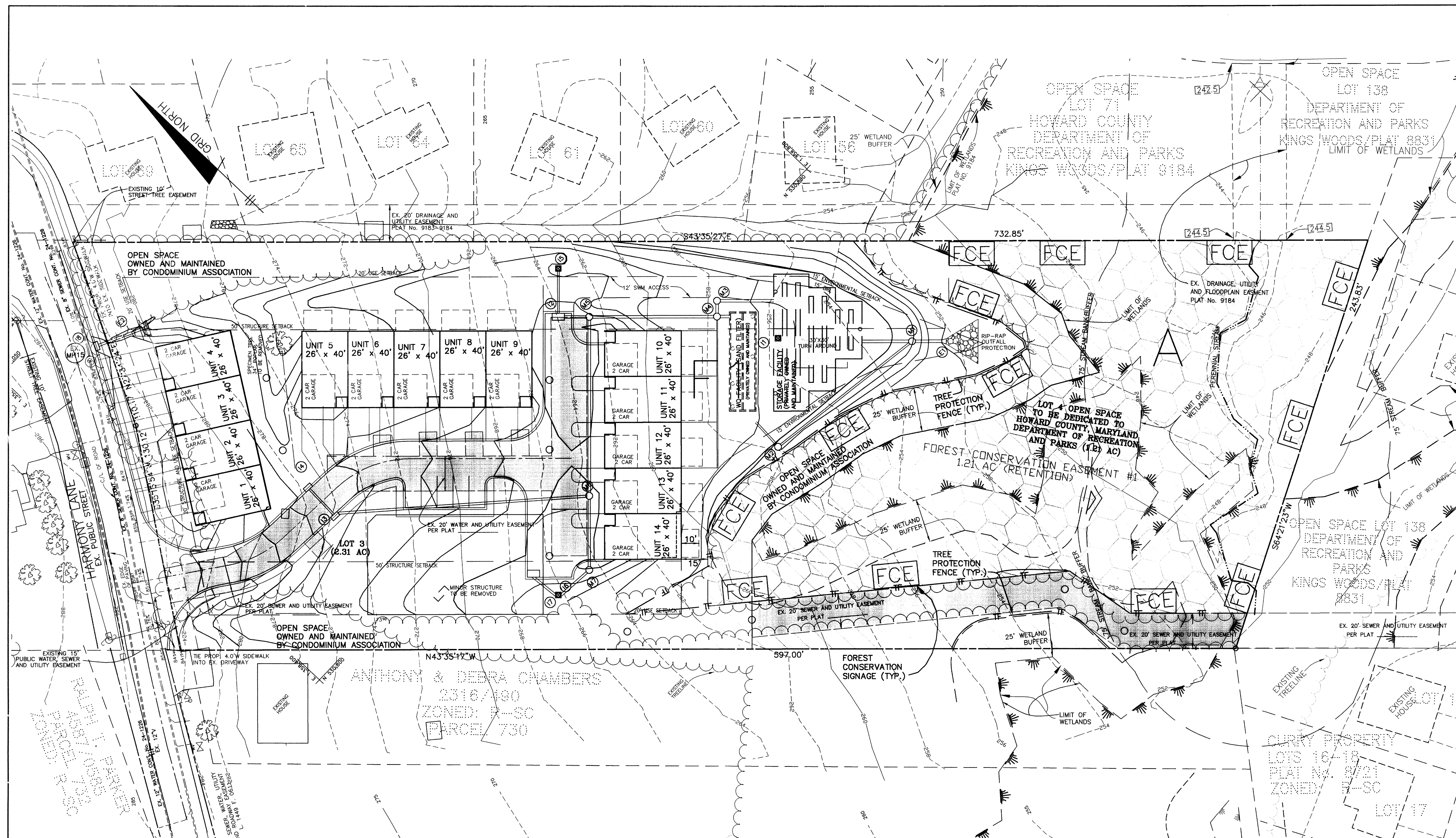
L. Forest retention above threshold with no mitigation ...	1.25
M. Clearing permitted without mitigation	2.17

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	2.21
O. Total area of forest to be retained	1.21

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.55
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.51
S. Total reforestation required	0.05
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.05



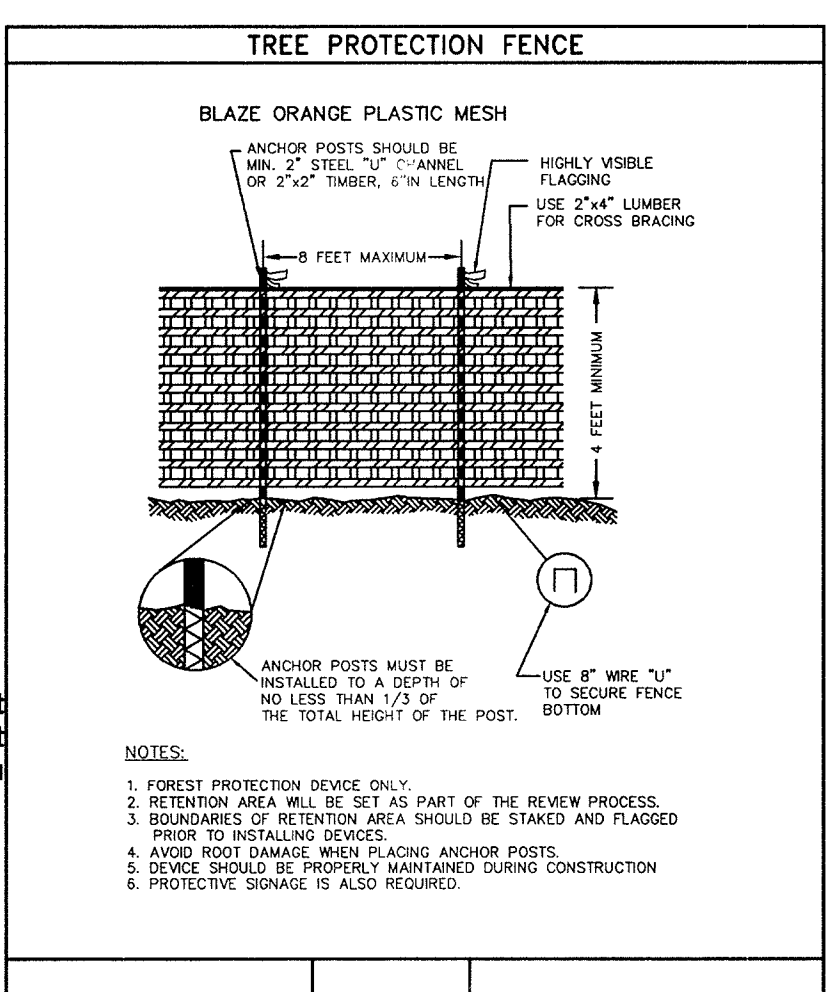
FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992
MIN. 11'
SIGNAGE NOT TO SCALE

LEGEND

- SOILS CLASSIFICATION: *Abc1*
- SOILS DELINEATION: [Symbol]
- EXISTING CONTOURS: [Symbol]
- LIMIT OF WETLANDS: [Symbol]
- EXISTING WOODS LINE: [Symbol]
- EXISTING STRUCTURE: [Symbol]
- PROPOSED STRUCTURE: [Symbol]
- FOREST CONSERVATION EASEMENT: [Symbol]
- FOREST CONSERVATION SIGNAGE: [Symbol]
- NATURAL CONSERVATION AREA: [Symbol]

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits.
- Permanent signage will be posted at a 50-100 foot intervals along all FCE limits.
- The Forest Conservation Act requirements for this project will be met through the retention of 1.21 acres of onsite, net tract area forest within the limits of a Forest Conservation Easement and a fee-in-lieu payment for the 0.05 acre reforestation obligation.

PLAN VIEW
SCALE: 1" = 30'



NOTES:

- SUBJECT PROPERTY ZONED R-SC PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN APPROVAL (SDP-06-146). THIS INCLUDES STREET TREES ALONG THE PUBLIC AND PRIVATE ROAD.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS. THE SITE DEVELOPMENT PLAN WILL BE SUBJECT TO THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF THE PLAN SUBMISSION. THE BUILDING PERMIT WILL BE SUBJECT TO THE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF THE PERMIT SUBMISSION.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE FULLFILLED BY THE RETENTION OF 1.21 ACRES OF EXISTING FOREST AND THE PAYMENT OF \$1,089.00 TO THE FOREST CONSERVATION FUND FOR 0.05 ACRES OF REQUIRED REFORESTATION. SURETY FOR 1.21 ACRES OR RETENTION IN THE AMOUNT OF \$10,541.52 (0.20X52,707.60 SQ. FT.) HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR F-06-223.

SITE DATA

GROSS AREA	ACRES	3.52
NET TRACT AREA (NTA):	3.52	
EXISTING FOREST ON (NTA):	3.42±	
CONSERVATION THRESHOLD:	0.70	
FOREST TO BE CLEARED:	2.21±	
FOREST TO BE RETAINED	1.21	
REFORESTATION OBLIGATION	0.05±	
ONSITE FORESTATION AVAILABLE	0.0	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/26/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/26/07
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE

Forest Conservation Easement
1.21 acres
to be retained

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACOE Wildlife Disturbance
Certification # 00000104413
[Signature]

<p>BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 www.bei-engineering.com</p>	
<p>OWNER: LARRY E. AND MARVIN G. MORGAN 7991 JONES ROAD JESSUP, MD 20794</p>	<p>PROJECT: MORGAN'S LANDING LOT 3 AND OPEN SPACE LOT 4 CONDOMINIUM UNITS 1-14 AND OPEN SPACE</p>
<p>DEVELOPER: MORGAN'S LANDING, LLC. 11807 WOLLINGFORD COURT CLARKSVILLE, MD 21029 410-792-2565</p>	<p>LOCATION: TAX MAP No. 47, GRID No. 15 PARCEL No. 783 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
<p>DATE: MAY, 2006 MARCH, 2007</p>	<p>TITLE: FOREST CONSERVATION PLAN</p>
<p>Design: bfc Draft: bfc Check: DAM</p>	<p>PROJECT NO. 1572 SCALE: AS SHOWN DRAWING 1 OF 1</p>