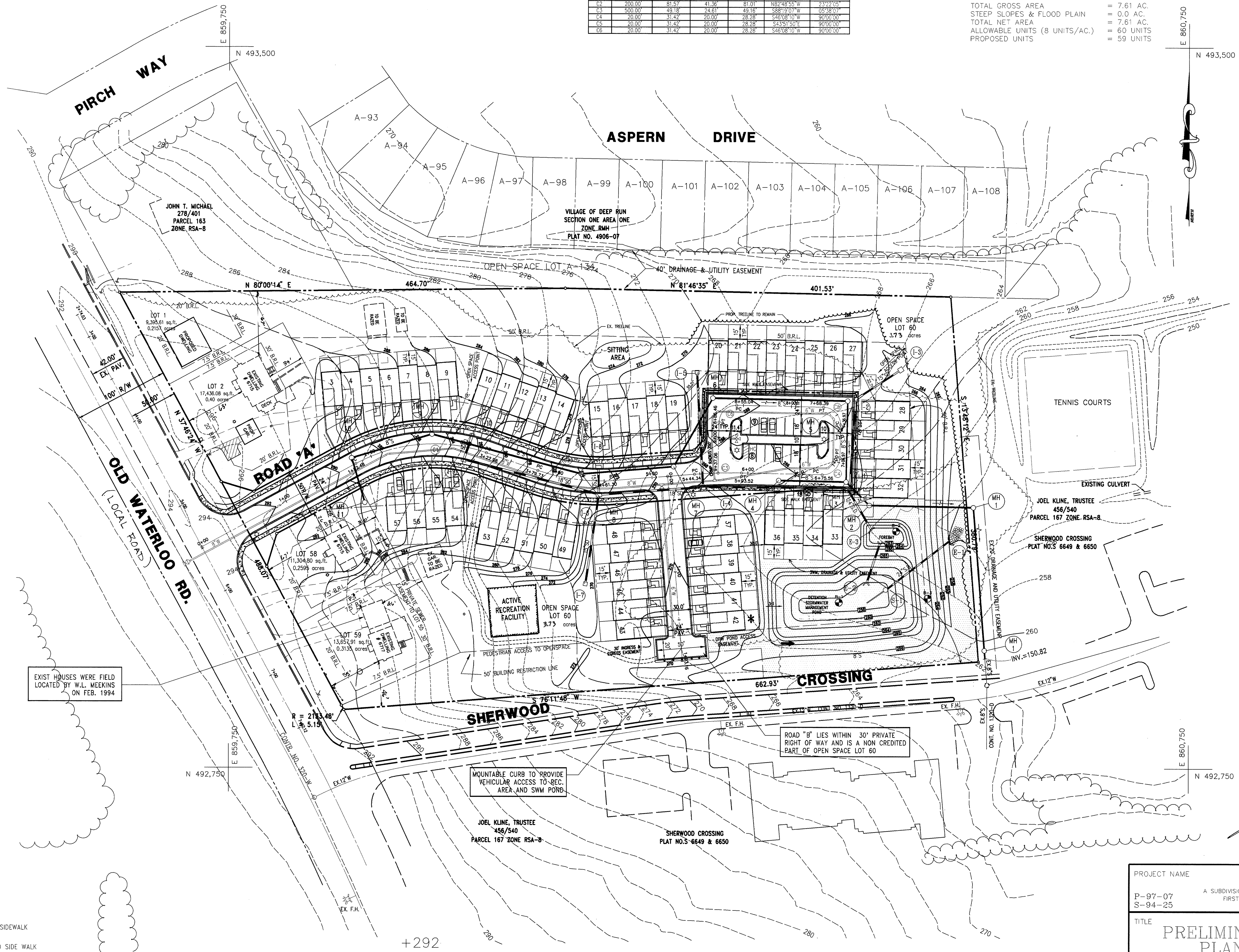




CURVE DATA						
C1	170.00	140.49	74.54	136.53	N85°11'35"E	4721.05'
C2	200.00	81.57	41.36	81.01	N82°48'55"W	2377.05'
C3	500.00	49.18	24.61	49.16	S88°19'07"W	9538.07'
C4	20.00	31.42	20.00	28.28	S46°08'10"W	9070.00'
C5	20.00	31.42	20.00	28.28	S43°31'50"E	9070.00'
C6	20.00	31.42	20.00	28.28	S46°08'10"W	9070.00'

DENSITY TABULATION	
TOTAL GROSS AREA	= 7.61 AC.
STEEP SLOPES & FLOOD PLAIN	= 0.0 AC.
TOTAL NET AREA	= 7.61 AC.
ALLOWABLE UNITS (8 UNITS/AC.)	= 60 UNITS
PROPOSED UNITS	= 59 UNITS



EXIST HOUSES WERE FIELD LOCATED BY W.L. MEEKINS ON FEB. 1994

ROAD "B" LIES WITHIN 30' PRIVATE RIGHT OF WAY AND IS A NON CREDITED PART OF OPEN SPACE LOT 60

MOUNTABLE CURB TO PROVIDE VEHICULAR ACCESS TO REC. AREA AND SWM POND

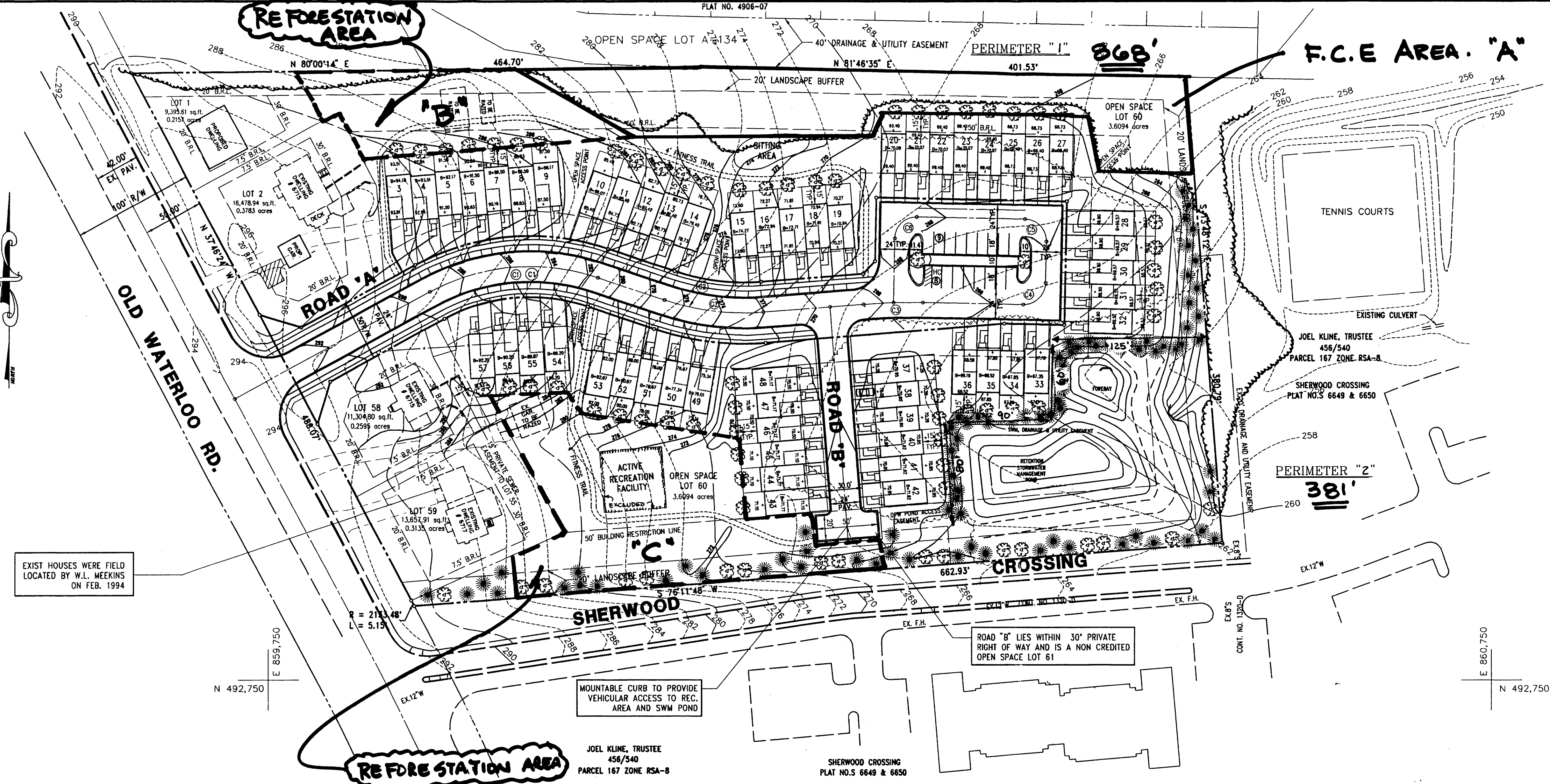
- LEGEND**
- ===== EXISTING SIDEWALK
  - PROPOSED SIDE WALK
  - PROPOSED PATHWAY
  - EXISTING CONTOUR
  - \* NO PARKING ALONG CURB
  - ~~~~~ EXISTING TREE LINE
  - ~~~~~ PROPOSED TREE LINE

**PLAN**  
SCALE: 1" = 50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*James Smith* PLANNING DIRECTOR  
*JA* DATE

PROJECT NAME: THE SANCTUARY LOTS 1-59 A SUBDIVISION OF PARCELS 164,165,166,564,565 & 566 FIRST ELECTION DISTRICT TAX MAP #37 HOWARD COUNTY, MARYLAND.	
TITLE: PRELIMINARY PLAN	DEVELOPER: MR. DAVID WEOSSNER 9305 FURROW AVENUE ELLCOTT CITY, MARYLAND 21042
PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 671-A MAIN STREET LAUREL, MARYLAND 20707 WASH. (301) 953-1221 BALT. (301) 880-3039	OWNER: MR. ROBERT O'LEXY 6693 OLD WATERLOO ROAD COLUMBIA, MARYLAND 20794 OWNER: BUNRATTY INVESTMENTS LTD. P.O. BOX 999 COLUMBIA, MARYLAND 21044 OWNER: MR. CLORIA M. DIETRICH 6715 OLD WATERLOO ROAD COLUMBIA, MARYLAND 20794
DES.: D.C.W.	JOB:
DRW.: AVG	PROJ.: SAN01.DWG
CHK.: D.C.W.	DATE: 1-27-97
SCALE: 1" = 50'	SHEET 2 OF 3





LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	PERIMETER 1	PERIMETER 2	PERIMETER 3
LANDSCAPE TYPE	NONE	A	A	A
LINEAR FEET OF ROADWAY/PERIMETER	488'	868'	240'	460'
CREDIT FOR EX. VEGETATION	-	0	0	0
NUMBER OF PLANTS REQUIRED				
SHADE TREES	-	14	4 (8 EVERGREENS)	7
EVERGREENS	-	0	0	0

SWM AREA LANDSCAPING

CATEGORY	ADJACENT TO ROADWAYS
LANDSCAPE TYPE	B
LINEAR FEET OF ROADWAY/PERIMETER	720'
CREDIT FOR EX. VEGETATION	-
NUMBER OF PLANTS REQUIRED	
SHADE TREES 1:50	14
EVERGREENS 1:40	18

INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	55 (1 PER SFA UNIT)
NUMBER OF TREES REQUIRED	55

PARKING LOT LANDSCAPING

NUMBER OF SPACES	17 (1 PER 10 SPACES)
NUMBER OF TREES REQUIRED	2
NUMBER OF TREES PROVIDED	2



WILLIAM T. BRIDGELAND  
WILDLIFE BIOLOGIST  
2801 Benson Mill Road  
Sparks, Maryland 21152  
(410) 329-3540  
Fax: (410) 472-0705

Mr. David Woessner  
American Land Development & Engineering  
671-A Main Street  
Laurel, MD 20707

December 8, 1998

Re: The Sanctuary Project Preliminary FCP

Dear David,

This report is provided to you to comply with Howard County requirements for submittal of a preliminary Forest Conservation Plan (FCP) for major subdivisions. According to the Howard County Forest Conservation Manual the minimum submission requirements are:

- FCP Plan Sheet showing:
  - Existing environmental conditions shown on FSD Plan
  - Boundaries of proposed open space areas
  - Proposed site improvements (lots, structures, SWM, roads, etc.)
  - Forested areas to be retained and areas cleared
  - Areas to be reforested and planting schedule
  - Limits of disturbance lines and protective measures for undisturbed areas
- Reforestation worksheet calculations.
- Narrative explaining FCP and short and long term management program.
- An established forest conservation easement area that includes priority retention areas, and that meets or exceeds the break-even acreage based on the worksheet. No clearing will be permitted within the easement.

Included here is a preliminary FCP that includes worksheet calculations, a recommended reforestation area, and a general management program. A final FCP can be prepared after the development plan is finalized and the exact location of the reforestation area are determined, and the conservation easement is established.

BACKGROUND INFORMATION

Site information for this report was obtained from a Forest Stand Delineation Report submitted by M.A. Dircke & Co., Inc. in November 1993, and a development plan of The Sanctuary provided by American Engineering.

The Sanctuary property is 7.6 acres located on the west side of Old Waterloo Road just north of Sherwood Crossing, in Howard County. It includes three existing houses, lawn, garden beds, and maturing ornamental shrubs and trees. The FSD report describes two forest stands totaling 1.7 acres. That acreage estimate has since been corrected to 1.9 acres (FS1=1.2 a., FS2= 0.7 a.). The site is completely surrounded by residential development and roads with only a small forested area extending beyond the western boundary. No other sensitive environmental features or critical habitats occur on this site.

PRELIMINARY FOREST CONSERVATION PLAN

FOREST CONSERVATION WORKSHEET CALCULATIONS

Gross site area:	7.6 ac.
Floodplain area:	0.0 ac.
Net tract area:	7.6 ac.
Reforestation threshold value:	20% (R-SA-8)
Reforestation threshold acreage:	1.5 ac.
Existing forest on net tract:	1.9 ac.
Maximum clearing:	1.4 ac.
Forest retained:	0.5 ac.
Reforestation debt:	2.1 ac.
(.25 X 0.4) + (2 X 1.0) =	
Reforestation requirement:	2.1 ac.

CONCLUSION

Based on these calculations, you are required to reforest 2.1 acres in addition to retaining 0.5 acre of the existing forest. This reforestation requirement may be met (in order of preference) on-site, off-site, or by paying a fee in-lieu of reforestation to the county, if they approve. I have outlined potential reforestation areas on the development plan that total approximately 1.7 acres in two separate parcels. Portions of the proposed reforestation areas just meet the minimum 30 foot width requirement, and others include the paved fitness trail and part of Lot 59, which is subject to approval by the county. Even if all of this area is available for reforestation (which also means dedicating it as a conservation easement), 0.4 acres of reforestation would still be needed. If no appropriate off-site property is available, then the only option is to apply for payment of the fee in-lieu for this remainder.

After final determination of the actual reforestation acreage available on-site, I will develop a planting schedule and other specifications for reforestation. The tree species selected will be appropriate for the mixed upland oak association native to the soils, and special maintenance consideration will be given to the likely problems with invasive vines that already exist on-site, and are favored by the extensive edge conditions that will exist in the created forest.

FOREST PROTECTION PLAN (Pertaining to retention area)

The retained forest area will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest in a permanent, recorded, non-developable open space or conservation easement. The legal document establishing this protection will be required to complete the FCP submittal.

Protective measures during the construction stage will focus on protecting the critical root zone of the retained trees along the new forest edge. Once the preliminary limit of clearing is established on the development plan, its location in the field will be determined by measuring along the property boundaries. The final line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on tree species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as thinning, pruning, or vine control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

PERIMETER "3"

163'

— F.C.E.  
- - - RE FORESTATION

TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM

Howard County requires the developer to commit to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. For retention areas, the obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest; necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; education of new land owners or occupants about allowable activities and future responsibilities for the forest; and a final inspection and certification that the forest is intact and the conditions of the FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations.

Please let me know if any further information about this site is needed. Thank you for the opportunity to offer my services.

Respectfully submitted,

*William Bridgeland*  
William Bridgeland  
MD DNR Qualified Professional

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Angela Rutter*  
ANGELA RUTTER  
PLANNING DIRECTOR  
DATE: 12/10/98

"Financial surety for the required landscaping will be posted as part of the DPW Developer's Agreement in the amount of \$ 37,000.00." (51 TREES) EXCLUDES PARKING AND INTERNAL TO BE BONDED AT SDP.

PROJECT NAME THE SANCTUARY  
LOTS 1-60  
A SUBDIVISION OF PARCELS 164,165,166,564,565 & 566  
FIRST ELECTION DISTRICT TAX MAP #37  
S-94-25 HOWARD COUNTY, MARYLAND.

TITLE LANDSCAPING AND FOREST CONSERVATION PLAN

DEVELOPER: MR. DAVID WOESSNER  
9305 FURROW AVENUE  
ELLICOTT CITY, MARYLAND 21042

OWNER: MR. ROBERT O'LEVEY  
6693 OLD WATERLOO ROAD  
COLUMBIA, MARYLAND 20794

OWNER: SUNRATTY INVESTMENTS LTD.  
P.O. BOX 999  
COLUMBIA, MARYLAND 21044

OWNER: MR. GLORIA M. DIETRICH  
6715 OLD WATERLOO ROAD  
COLUMBIA, MARYLAND 20794

PREPARED BY:  
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
671-A MAIN STREET  
LAUREL, MARYLAND 20707  
WASH. (301) 953-1221  
BALT. (301) 680-3039

DES.: D.C.W. JOB:  
DRW.: AVG. PROJ.:  
CHK.: D.C.W. DATE: 12-4-98

SCALE: 1" = 50'  
SHEET 3 OF 3