

March 2, 2016

Mr. John Canoles
Eco-Science Professionals, Inc.
P.O. Box 5006
Glen Arm, MD 21057

RE: Metro Station at Owings Mills Hotel
Forest Buffer Protection Plan

Dear Mr. Canoles:

The above referenced, preliminary Forest Buffer Protection Plan (FBPP) was submitted to Environmental Impact Review (EIR) on February 16, 2016 as part of an application for a Forest Buffer variance to impact approximately 3,120 square feet (sf) of Forest Buffer Easement. The preliminary FBPP proposes planting of 8,400 sf of Forest Buffer as mitigation for the loss of the impacted forest buffer and to replace 3,250 sf of previously required mitigation that was to occur where the hotel is now proposed.

EIR has reviewed the preliminary FBPP and has the following comments that must be incorporated into the final FBPP:

1. All remaining open Forest Buffer Easement onsite not shown to be planted by previous FBPP # 09-004 shall be planted with native deciduous canopy trees that are a minimum 1-inch caliper or 5-6 feet in height planted at 200 stems per acre. To that end, it is suggested that you inspect the site to delineate and quantify these planting areas within the Forest Buffer as well as determine if planting areas on the previously approved FBPP (FBP 09-004) are still acceptable, especially those that have been impacted by construction activities to date.
2. Revise the Binding 3-Year Maintenance Agreement to specify Forest Buffer Protection Plan, not Forest Conservation.
3. The FBPP must show permanent "Forest Buffer-Do Not Disturb" signs to be posted at 75 foot intervals or at any turn in the Forest Buffer Easement using our standard sign and post specifications.
4. An itemized cost estimate must be provided as required in the variance.
5. The following note must appear on all plans and plats submitted for this project:
"A variance was granted on March 2, 2016 by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of

Mr. John Canoles
Metro Station at Owings Mills Hotel
Forest Buffer Protection Plan
March 2, 2016
Page 2

Water Quality, Streams, Wetlands and Floodplains to impact 3,120 square feet of Forest Buffer in order to construct a hotel. Conditions were placed on this approval to minimize impacts to water quality including onsite Forest Buffer planting and posting of protective signage.”

EIR will expedite review of the final FBPP.

If you have any questions regarding this correspondence, please contact me at 410-887-3980.

Sincerely yours,

Glenn Shaffer, Supervisor
Environmental Impact Review

c. Mr. Steve Warfield, Matis Warfield, Inc.