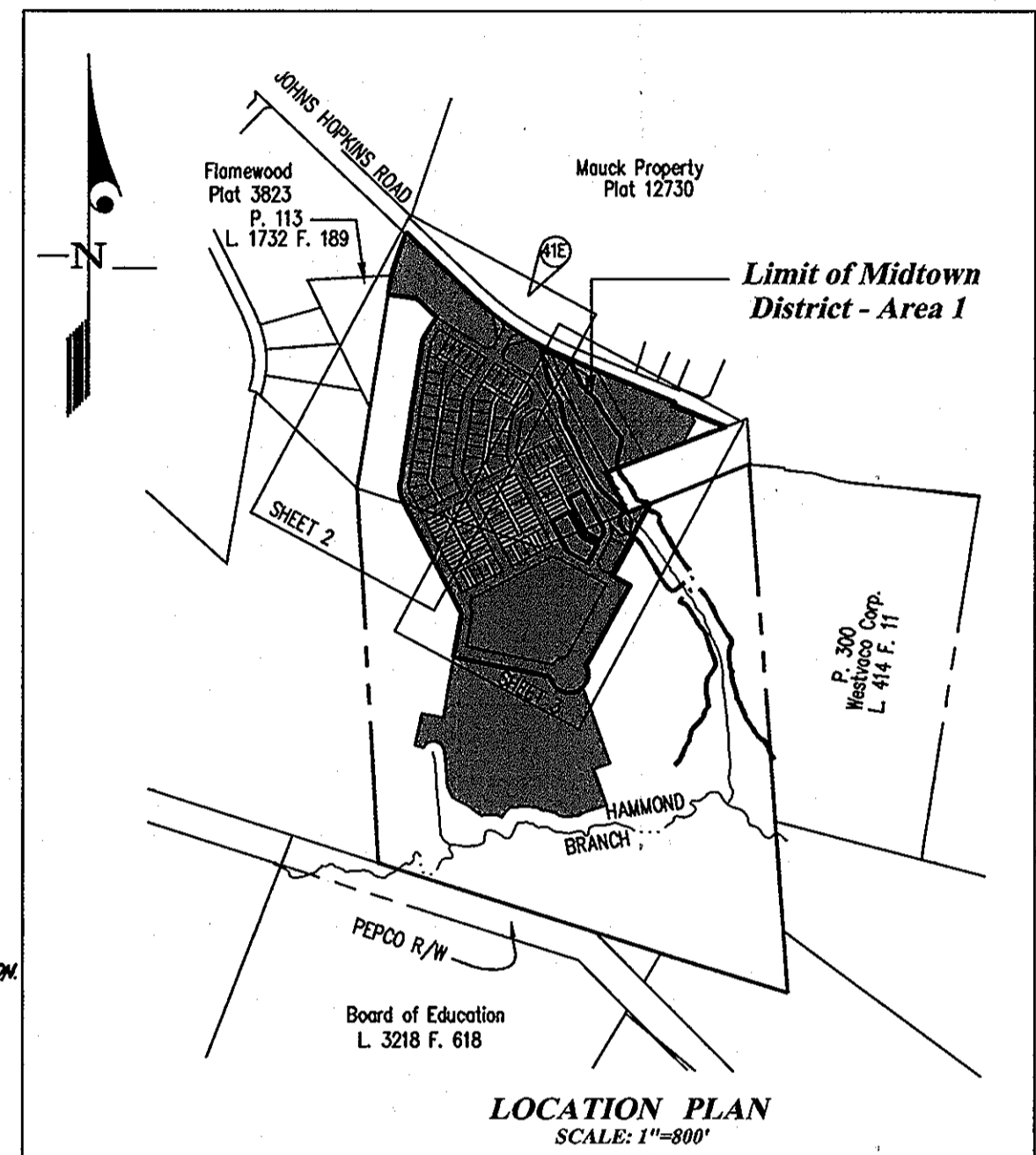
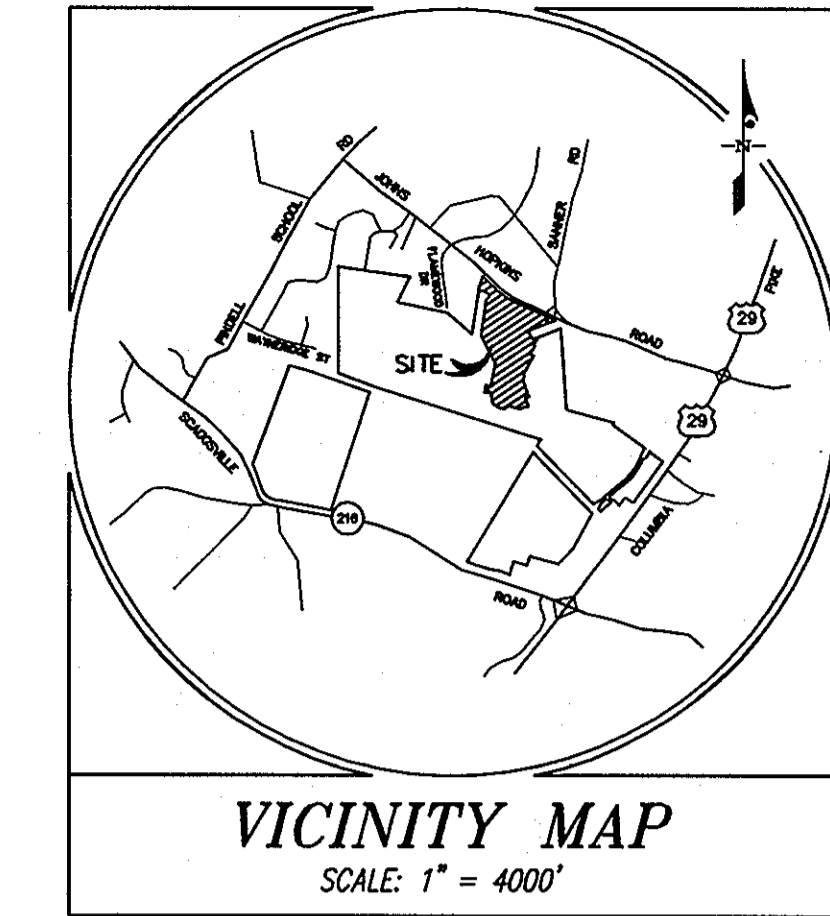
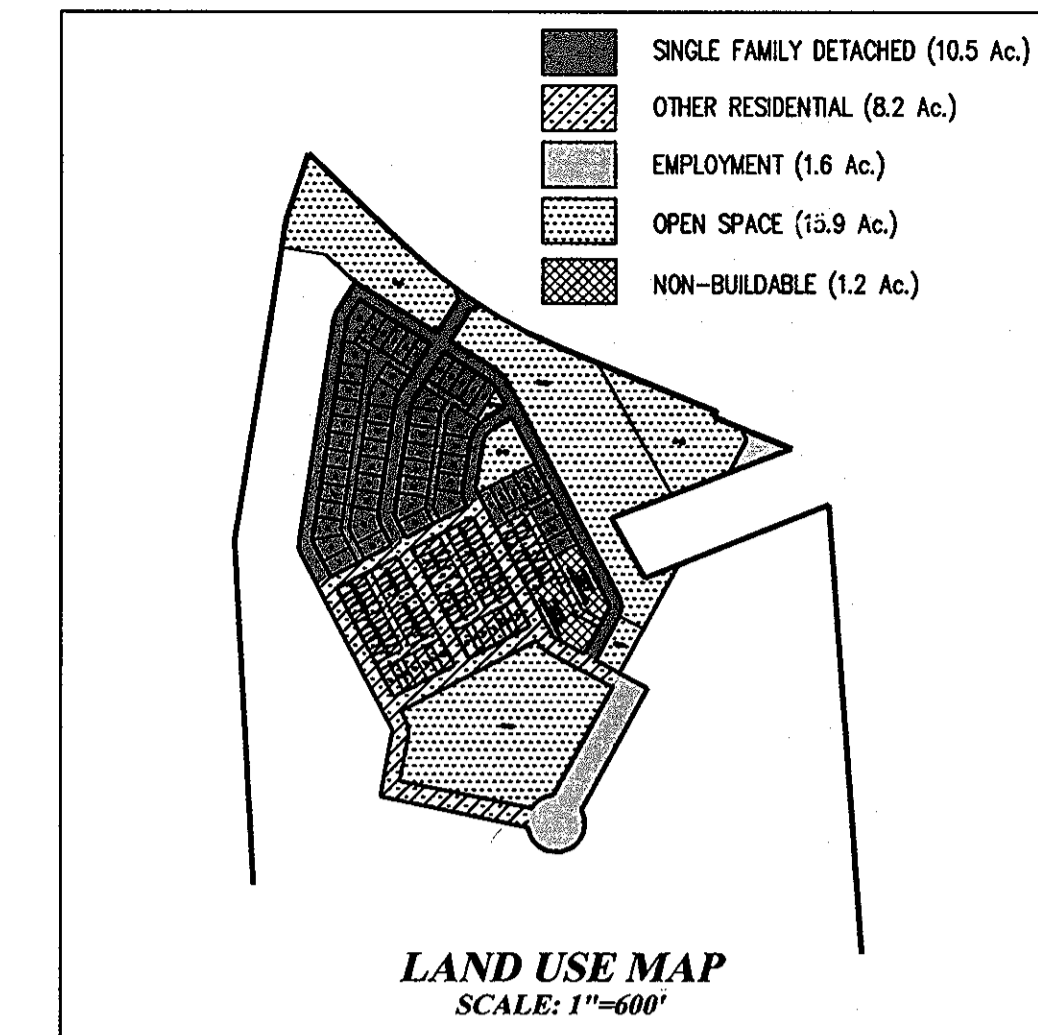


L:\CADD\DRAWINGS\02001\PHASE 2 (02001)\Preliminary\02001PP1.DWG 11/20/2002 02:58:48 PM EST

General Notes:

- 1. Zoning: Site is being developed under MXD-3 regulations, per ZB995M, Approved on 2/8/01. Underlying Zoning is RR-DEO.
2. The previous Department of Planning and Zoning file numbers: S 01-17, ZB-995M, PB-353, WP-01-111, WP-02-54, WP-03-02 and P 02-12.
3. This project is in conformance with the latest Howard County standards unless waivers have been approved.
4. The Cemetery Inventory Maps do not show any cemeteries within the project limits.
5. The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
6. This property was brought into the Metropolitan District on August 20, 2001.
7. All Roads in this Development are public. All areas indicated as alley will be private.
8. Site Analysis
Gross Site Area: 507.9 Acres ±
Total Area of Phase 2: 37.4 Acres ±
Area of Open Space: 15.9 Acres ±
Area of 100 Year Floodplain in Phase Two: 2.38 Acres ±
Area of Roadway (Public): 8.8 Acres ±
Area of Roadway (Private): 1.7 Acres ±
Area of Lots: 9.8 Acres ±
Area of Non-Buildable Parcels: 1.2 Acres ±
Area of extended grading: 71.98 Acres ±
Number of Lots: 65 SFD, 65 SFA, 7 Open Space, 3 Non-Buildable Parcels, 5 Common Open Areas
9. Open Space Requirements:
Minimum Open Space Requirement for Project is 35%
Total Open Space Provided: 13.1 Acres ± (35%)
Total Open Space Required: 15.9 Acres ± (42.5%)
Recreational Open Space Required: 3.7 Acres (10%)
Recreational Open Space Provided: 6.1 Acres (16.3%)
The excess open space area may be used to fulfill the minimum open space requirement for future phases.
10. Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1968.
11. Topography indicated was taken from aerial topography prepared during March 1997 by 3D1.
12. Boundary information shown is based upon a field survey prepared by Gutschick, Little, and Weber, P.A. on or about June, 2001.
13. Wetland delineation by Exploration Research, Inc. approved by the Corps of Engineers JD 63787-3 on 5/14/98. Notice of intent to issue a permit is covered by MDE Tracking #01-NI-0344/200165421.
14. The 100-year flood plain limits were determined by the floodplain study prepared by Gutschick, Little and Weber, P.A. as part of this Preliminary Plan submission.
15. Horizontal and vertical datum is based on Howard County Station 41E.
16. Existing utilities were taken from available Howard County records.
17. Public water and sewer to be utilized. Existing Water Contract Number: 44-1605 Existing Sewer Contract Number: 20-3506
18. Traffic Study was prepared and submitted as part of S 01-17, which was signed by the Planning Board on August 8, 2001.
19. Sediment and erosion control measures will be included with Final Plans and Site Development Plans. No sediment control devices will encroach beyond the L.O.D. shown.
20. Parking requirements will be determined and provided at the Site Development Plan stages.
21. Street trees will be provided per the comprehensive Sketch Plan criteria at the Final Plan stage.
22. All buffering and other landscaping requirements/features will be shown at the Site Development Plan stage and will be provided in accordance with the Comprehensive Sketch Plan criteria.
23. Perennial stream buffers are determined by land use adjoining the open space (i.e. Employment = 50' buffer, Residential = 75' buffer). All uses adjoining an intermittent stream = 50' buffer.
24. Stormwater management is being provided at an on site facility. The facility will be a wet pond utilizing extended detention for 1 year storm event management and a permanent pool for water quality. Recharge requirements will be provided on site. The pond will be publicly owned, and maintained. No non-structural practices are proposed under this Preliminary Plan.
25. As a consequence of the Sketch Plan approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations.
26. As stated in the Decision and Order for this plan, The Planning Board shall review and approve site development plans for all single family attached and multi-family residential uses, and all employment and open space use development for the subject Maple Lawn Farms project. This and other Preliminary Subdivision Plans submitted for this project shall not be approved by DPZ until funding test evolution restrictions enunciated by the Zoning Board on page 22-23 of its decision on the PIP are met consistent with the requirements of Section 127.E.4.c.2 of the Zoning Regulations.
27. Minimum building setback restrictions from property lines and the public road rights-of-way lines for all SFD and SFA residential lots will be in accordance with the Comprehensive Development Criteria approved per S-01-17 and PB-353.
28. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year flood plain areas, except as permitted under WP-02-54 and WP-03-02.
29. Open space lots may contain active recreational facilities as allowed by the approved Comprehensive Development Criteria.
30. Phasing for this project is in accordance with the Decision and Order for Zoning Board Case No. ZB-995M and the Decision and Order for PB Case No. 353 (Comprehensive Sketch Plan, S-01-17).
31. Development for this phase will be done in accordance with the Comprehensive Development Criteria approved with S-01-17 and PB-353.

PRELIMINARY PLAN
MAPLE LAWN FARMS
Midtown District - Area 1
Lots 1 thru 132 and Parcels 'A', 'B' and 'C'



SUMMARY OF MINIMUM SETBACKS FOR RESIDENTIAL LAND USE AREAS PER APPROVED PDP AND CSP DEVELOPMENT CRITERIA

- THE FOLLOWING MINIMUM STRUCTURE SETBACKS SHALL APPLY FOR STRUCTURES FROM THE PROJECT BOUNDARY:
• 50-FOOT MINIMUM OPEN SPACE BUFFER ADJACENT TO EXISTING RESIDENTIAL COMMUNITIES.
• 100-FOOT MINIMUM SETBACK FOR RESIDENTIAL UNITS FROM JOHN'S HOPKINS ROAD.
• 50-FOOT MINIMUM SETBACK FOR COMMERCIAL BUILDINGS FROM JOHN'S HOPKINS ROAD AND A 20-FOOT MINIMUM SETBACK FOR PARKING FROM JOHN'S HOPKINS ROAD.

STRUCTURE SETBACKS
The minimum required setbacks for SINGLE FAMILY DETACHED structures shall be as follows:

Table with columns: Lot Type, Minimum Front Setback, Minimum Side Setback, Minimum Rear Setback. Rows include Cottage, Manor, Villa, and Estate with specific setback values.

- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:
• A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT-OF-WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRUCH ON TO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE.
• SPACING BETWEEN DWELLING UNITS SHALL BE A MINIMUM OF 8'. GARAGES HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE, PROVIDED THEY COMPLY WITH ALL BUILDING AND FIRE CODE REGULATIONS.
• OPEN DECKS MUST BE A MINIMUM OF 10' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS.
• FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE R.O.W.) SHALL BE 30' APART.
• STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY PLANNING BOARD.

STRUCTURE SETBACKS
The minimum required setbacks for OTHER RESIDENTIAL structures shall be as follows:

Table with columns: Lot Type, Minimum Front Setback, Minimum Side Setback, Minimum Rear Setback (To Principal Structure, To Rear Garage, Minimum Front, Side and Rear Setback from Sanner Road). Rows include Single-Family Attached, Live-Work, Semi-detached, Two-Family, and Apartment.

- EXCEPTIONS TO FRONT SETBACK REQUIREMENTS:
• EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES:
• PORCHES MAY ENCRUCH INTO THE FRONT YARD TO WITHIN 2' FROM THE PROPERTY LINE OR RIGHT-OF-WAY FOR ALL OTHER RESIDENTIAL LOT TYPES.
• STOOPS AND STEPS MAY ENCRUCH INTO THE FRONT AND SIDE YARDS TO WITHIN 1' FROM THE FRONT PROPERTY LINE FOR ALL OTHER RESIDENTIAL TYPES.
• GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN 1' FROM THE FRONT PROPERTY LINE; NOT GREATER THAN 48" IN HEIGHT ALONG THE FRONT PROPERTY LINE AND NOT GREATER THAN 72" ALONG THE SIDE AND REAR PROPERTY LINES.

- ACCESS:
• PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF ALLEYS, USING PERPETUAL RECIPROCAL EASEMENTS.
BUILDING HEIGHT:
• MAXIMUM BUILDING HEIGHT IN THE OTHER RESIDENTIAL LAND USE AREAS SHALL BE 50' FOR ATTACHED, SEMI-DETACHED, OR TWO-FAMILY DWELLING UNITS, AND 60' FOR LIVE-WORK UNITS AND APARTMENTS.
COVERAGE:
• NO COVERAGE REQUIREMENTS ARE IMPOSED IN OTHER RESIDENTIAL LAND USE AREAS.
PARKING:
• NO LESS THAN TWO PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED, LIVE-WORK, SEMI-DETACHED, AND TWO-FAMILY DWELLING UNIT.
HOUSING FOR ELDERLY AND/OR HANDICAPPED PERSONS:
• IN THE EVENT A FACILITY QUALIFIES UNDER FEDERAL, STATE OR COUNTY PROGRAMS INTENDED TO PROMOTE HOUSING FOR THE ELDERLY OR HANDICAPPED, THE PARKING REQUIREMENTS MAY BE MODIFIED TO PROVIDE FOR FOUR PARKING SPACES FOR EVERY TEN DWELLING UNITS PARTICIPATING IN SUCH PROGRAM.

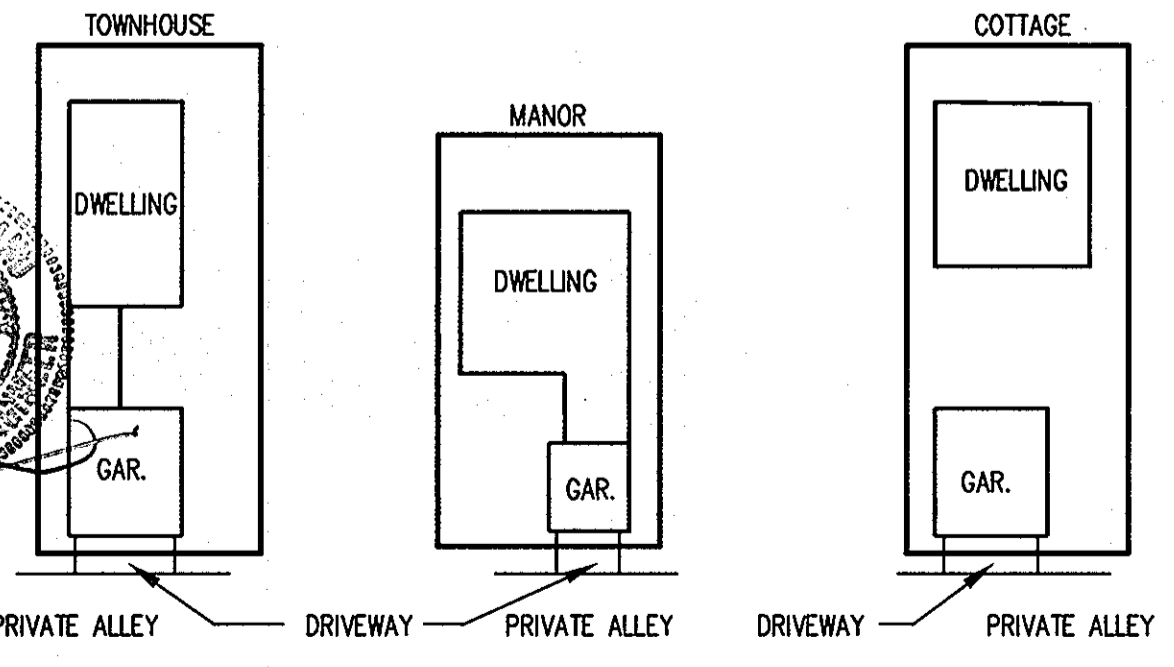
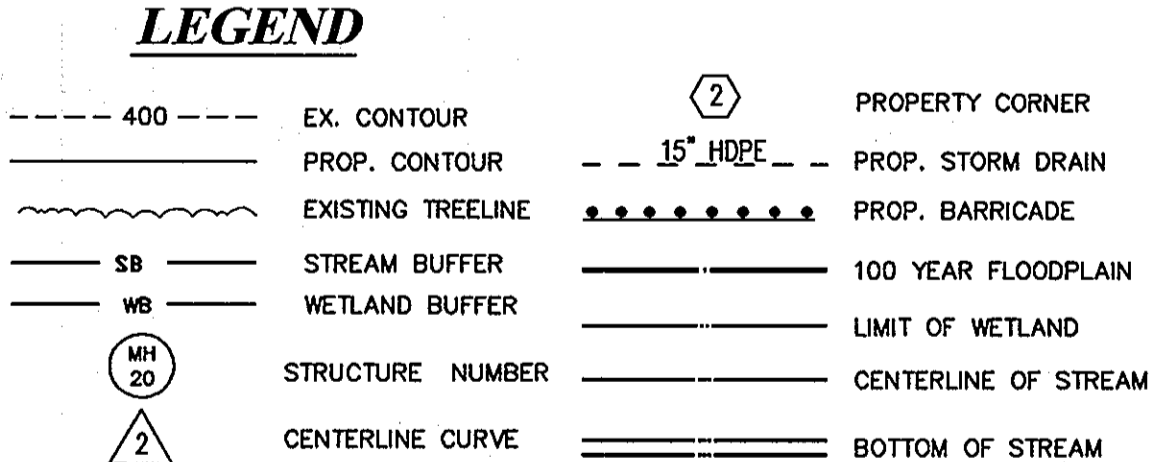
Lot Information table with columns: Lot Type, Lots, Minimum Lot Size, Min. Lot Width at Front BRL. Rows include Cottage, Manor, Villa, Estate, and Townhouse.

SHEET INDEX

- 1. COVER SHEET
2. PRELIMINARY PLAN
3. PRELIMINARY PLAN
4. PRELIMINARY GRADING PLAN
5. PERIMETER LANDSCAPING PLAN
6. FOREST CONSERVATION PLAN
7. FOREST CONSERVATION DETAILS AND NOTES

WP-01-111
On May 2, 2001, WP-01-111 was granted for the following:
• Additional points of access allowed onto Sanner Road other than those permitted by 16.119(f)(1), subject to further analysis and approvals at later plan stages.
• Residential lots are allowed to front on neighborhood parks instead being limited frontage on public R/W's as in 16.120(c)(2), subject to adequate private alley access.

WP-03-02
On Oct. 11, 2002, WP-03-02 was granted to allow:
• Grading within the 75' stream buffer and floodplain as shown on the revised grading exhibit submitted 9/6/02 (waiver from Section 16.116 (a)(2)(ii) and Section 16.115 (c)(2) respectively.
• Elimination of truncation at right-of-way corners of residential lots and other parcel corners at right-of-ways where necessary to achieve the traditional neighborhood design (waiver from Section 16.119 (e)(5)).
The disturbance within the floodplain and stream buffer is subject to obtaining the necessary permits from MDE and DNR. Elimination of the truncations is subject to having adequate sight and intersection distance as determined by the DPZ, Development Engineering Division.



OVERALL DEVELOPMENT TRACKING CHART table with columns: PHASE NO., FILE REF. NO., GROSS ACREAGE, NON-BUILDABLE ACREAGE, S.F.D. AC. (%), O.R. AC. (%), EMP. AC. (%), O.S. AC. (%), PUB. RD. ACREAGE, PRIV. RD. ACREAGE, SFD UNITS, O.R. UNITS (APT./S.F.A.), S.F.D. DENSITY, O.R. DENSITY, EMP. BLDG. AREA, EMP. F.A.R. Rows include Phase 1 and 2, and overall totals.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 12/20/02

THE LIMITS OF THIS PRELIMINARY PLAN COVERS ALL THE DEVELOPMENT PROPOSED BY S-01-17 AS ANNUAL PHASE 2 (ALLOCATION YEAR 2005) WHICH IS ALSO THE 120 RESIDENTIAL UNITS ALLOWED BY PDP PHASE 1/STAGE 1. COUNTY FILE # P 03-01

Project information block including GLW Gutschick Little & Weber, P.A. contact info, OWNER: G & R Maple Lawn, Inc., COVER SHEET: MAPLE LAWN FARMS Midtown District - Area 1, SCALE: AS SHOWN, ZONING: MXD-3, DATE: DEC, 2002, SHEET: 1 OF 7.

CURVE DATA CHART									
STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
ROAD G	1	4401.07	4419.51	45.00	9.35	18.44	18.31	S 20°21'54" W	23°28'28"
ROAD G	2	7462.89	7491.43	45.00	14.72	28.45	27.98	S 09°29'29" E	36°13'38"
ROAD H	3	3494.88	4423.32	45.00	9.38	18.44	18.31	S 20°21'54" W	23°28'28"
ROAD H	4	2463.00	3433.88	45.00	45.00	70.62	63.64	N 77°05'48" E	90°00'00"
ROAD H	4	10433.81	11422.27	45.00	14.72	28.45	27.98	S 09°29'29" E	36°13'38"
ROAD I	6	7498.07	2433.97	68.00	18.41	35.96	35.54	N 42°45'15" W	30°17'35"
ROAD J	9	8473.24	8441.39	45.00	14.72	28.45	27.98	N 09°29'29" W	36°13'38"
ROAD J	10	8462.80	10452.18	83.00	36.98	69.52	67.57	S 32°38'54" E	48°02'09"

COORDINATE TABLE		
PT. NO.	NORTH	EAST
1	545300	1338671
2	545002	1338982
18	544051	1338646
19	544094	1338638
20	544779	1338742
21	544805	1338752
22	544901	1338812
23	544985	1338725
24	545006	1338588
25	545096	1338602

Future Residential
(Allocation Year 2006)

Future Residential
(Allocation Year 2006)

NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS-OF-WAY LINES FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA PER IS-01-17 AND PB-353.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
12/20/02
DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

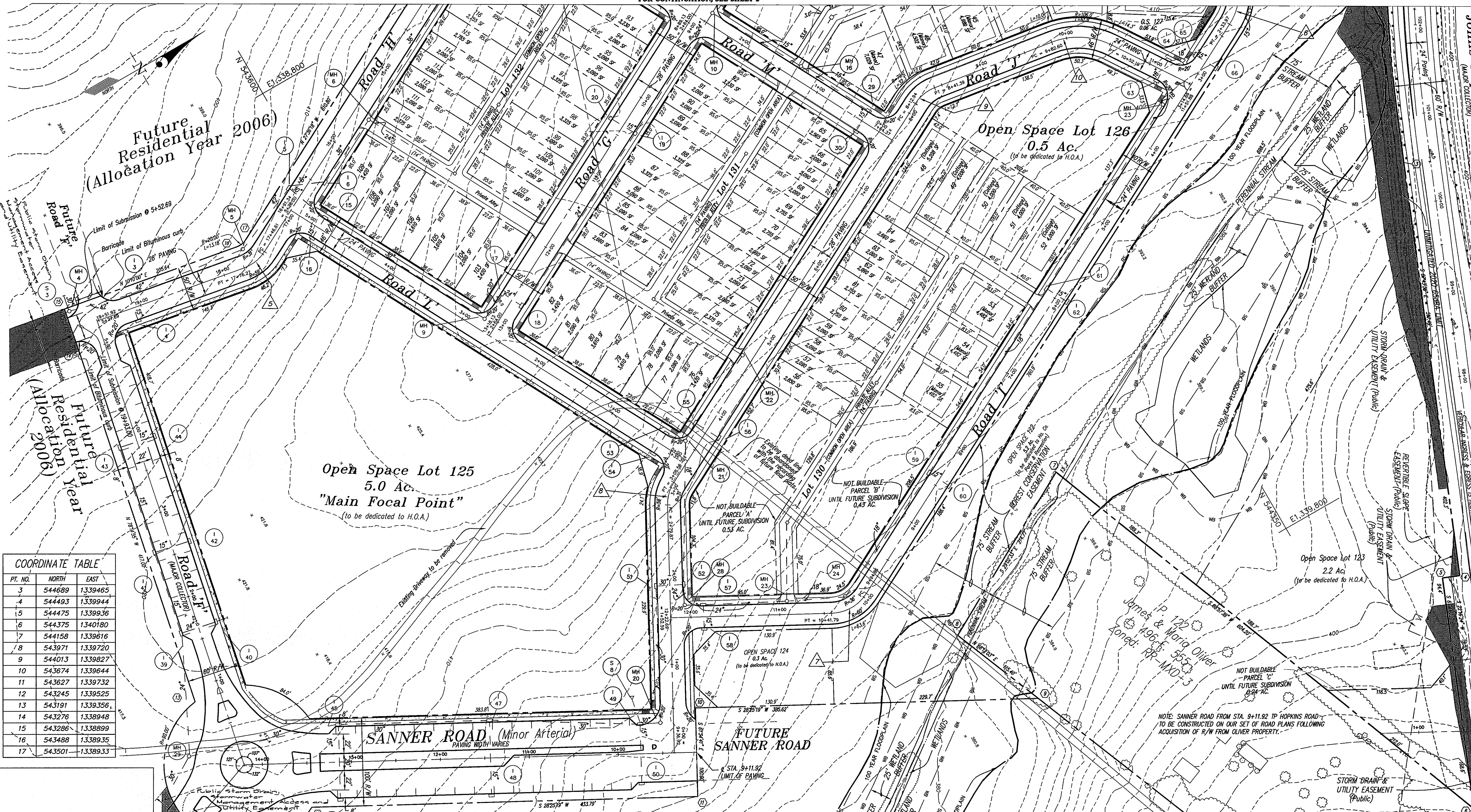
PREPARED FOR:
G & R Maple Lawn, Inc., et. al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD. 21208
Attn: Charlie O'Donovan
410-484-8400

PRELIMINARY PLAN
MAPLE LAWN FARMS
Midtown District - Area 1
Lots 1 thru 132 and Parcels 'A', 'B' and 'C'
P. 121 (L. 4213 F. 95), P. 450 (L. 1908 F. 623), P. 205 (L. 894 F. 596)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	02001
DATE	TAX MAP - GRID	SHEET
DEC., 2002	41: 15,16,21 & 22	2 OF 7

FOR CONTINUATION, SEE SHEET 2

Johns Hopkins Road
(MAJOR COLLECTOR)



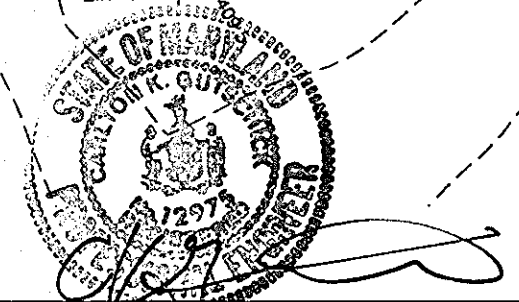
COORDINATE TABLE

PT. NO.	NORTH	EAST
3	544689	1339465
4	544493	1339944
5	544475	1339936
6	544375	1340180
7	544158	1339616
8	543971	1339720
9	544013	1339827
10	543674	1339644
11	543627	1339732
12	543245	1339525
13	543191	1339356
14	543276	1338948
15	543286	1338899
16	543488	1338935
17	543501	1338933

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Handwritten Signature
PLANNING DIRECTOR

12/26/02
DATE



NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS-OF-WAY LINES FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED PER S-01-17 AND PB-353.

CURVE DATA CHART

STREET NAME	CURVE	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
ROAD I	5	17466.61	17276.27	45.00'	15.39'	28.57'	28.13'	N 08°34'08" W	37°45'18"
ROAD I	6	1498.07	2433.97	68.00'	18.41'	35.56'	35.54'	N 42°45'15" W	37°17'55"
ROAD I	7	9494.66	10141.79	48.00'	23.54'	46.94'	46.09'	N 07°24'51" E	56°01'57"
ROAD J	8	9479.87	3426.36	45.00'	13.75'	26.69'	26.29'	N 44°35'28" W	35°39'23"
ROAD J	9	9473.94	1841.39	45.00'	14.72'	28.45'	27.88'	S 09°29'29" E	38°13'58"
ROAD J	10	9482.60	10132.19	83.00'	36.98'	69.52'	67.57'	S 32°38'24" W	48°02'08"

NOTE: JOHN'S HOPKINS ROAD WEST OF SANNER ROAD IS A MAJOR COLLECTOR. JOHN'S HOPKINS ROAD EAST OF SANNER ROAD IS A MINOR ARTERIAL.

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
G & R Maple Lawn, Inc., et. al.
Suite 410, Woodholme Center
1829 Reisterstown Road
Baltimore, MD. 21208
Attn: Charlie O'Donovan
410-484-8400

PRELIMINARY PLAN
MAPLE LAWN FARMS
Midtown District - Area 1
Lots 1 thru 132 and Parcels 'A', 'B' and 'C'
P. 121 (L. 4213 P. 95), P. 450 (L. 1908 P. 623), P. 205 (L. 894 P. 596)

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	MXD-3	02001
DATE	TAX MAP - GRID	SHEET
DEC., 2002	41: 15,16,21 & 22	3 OF 7

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LEGEND

- SP — STREAM BUFFER
- WB — WETLAND BUFFER
- 100 YR FLOOD PLAN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- — — — — LIMIT OF DISTURBANCE
- - - - - EXISTING CURB
- 15%-25% SLOPES
- STEEP SLOPES
- 25% OR GREATER SLOPES

STEEP SLOPE AREAS

	15-25% SLOPE	25% OR GREATER
Area 1	45,825.9 SQ. FT.	0.0 SQ. FT.
Area 2	46,492.3 SQ. FT.	13,663.7 SQ. FT.
Area 3	19,150.6 SQ. FT.	138.5 SQ. FT.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE
 12/10/02

THE STORMWATER MANAGEMENT FACILITIES BEING PROPOSED ARE ALL WET PONDS. THE 1 YEAR STORM EVENT WILL BE MANAGED USING EXTENDED DETENTION AND WATER QUALITY WILL BE PROVIDED BY A PERMANENT POOL. ALL OF THE FACILITIES HAVE AN 'A' HAZARD CLASSIFICATION AND WILL BE PUBLICLY OWNED AND MAINTAINED.

COUNTY FILE # P 03-01

<p>GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-985-2524 FAX: 301-421-4186</p>					
	<p>PREPARED FOR: G & R Maple Lawn, Inc., et. al. Suite 410, Woodholme Center 1829 Reisterstown Road Baltimore, MD, 21208 Attn: Charlie O'Donovan 410-484-8400</p>	<p>GRADING PLAN MAPLE LAWN FARMS Midtown District - Area 1 Lots 1 thru 132 and Parcels 'A', 'B' and 'C' P. 121 (L.4213 F.95), P. 450 (L.1908 F. 623), P. 205 (L.894 F. 596)</p>	<p>SCALE 1"=100'</p> <p>DATE DEC., 2002</p>	<p>ZONING MXD-3</p> <p>TAX MAP - GRID 41; 15,16,21 & 22</p>	<p>G. L. W. FILE NO. 02001</p> <p>SHEET 4 OF 7</p>
<p>Drawings\02001\02001pp4.dwg DES. DEV DRN. JAU CHK. DEV</p>	<p>DATE</p>	<p>REVISION</p>	<p>BY</p>	<p>APP'R.</p>	<p>P-03-01</p>

- NOTES**
- STREET TREES WILL BE PROVIDED AT FINAL PLAN STAGE.
 - INTERNAL PLANTING, PARKING LOT LANDSCAPING AND STORMWATER MANAGEMENT BUFFERING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS.
 - THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SCHEDULE PLAN CRITERIA. THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG A PERIMETER EDGE:
 SHADE TREE: 1:80 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 SMALL ORNAMENTAL DECIDUOUS TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - THE BUFFERS SHOWN FOR SCHEDULE 'D' ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, ACCORDING TO THE COMPREHENSIVE SCHEDULE PLAN CRITERIA. THE FOLLOWING ARE THE MINIMUM PLANTING TO BE PROVIDED ALONG BUFFER TYPE 'D':
 SHADE TREE: 1:50 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 BUFFER STORMWATER MANAGEMENT FROM A ROADWAY OR PERIMETER RESIDENTIAL PROPERTIES:
 SHADE TREE: 1:40 LINEAR FEET OF MEASURED PERIMETER EDGE AND
 EVERGREEN TREE: 1:20 LINEAR FEET OF MEASURED PERIMETER EDGE.
 - AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.

NOTE OF EXPLANATION
 THE PERIMETERS SHOWN HEREON COINCIDE WITH THE LIMITS OF PHASE II. THE AREAS THAT HAVE "EXTENDED GRADING" AS SHOWN ON THE CONCEPT GRADING AND FOREST CONSERVATION PLANS ARE BEING GRADED FOR EARTHWORK BALANCE PURPOSES ONLY. THOSE AREAS WILL BE DEVELOPED UNDER FUTURE YEAR PLANS AND WILL HAVE THE LANDSCAPE PERIMETERS SHOWN AT THE TIME WHEN ROADS, LOTS, UTILITIES AND OTHER IMPROVEMENTS ARE ALSO BEING ADDED.

RESIDENTIAL LANDSCAPE PERIMETER REQUIREMENTS SCHEDULE				
RESIDENTIAL LOT LINE	LENGTH OF SIDE PERIMETER	BUFFER REQUIRED	NUMBER OF PLANTS REQUIRED **SHADE EVERGREEN TREES **SHRUBS	HOW LANDSCAPING WILL BE PROVIDED - DEFER TO SDP -
R-1	120	'B' BUFFER	2 3	
R-2	100	'B' BUFFER	2 3	
R-3	100	'B' BUFFER	2 3	
R-4	105	'B' BUFFER	2 3	
R-5	130	'B' BUFFER	2 3	
R-6	90	'B' BUFFER	2 2	
R-7	95	'B' BUFFER	2 2	
R-8	90	'B' BUFFER	2 2	
R-9	95	'B' BUFFER	2 2	
R-10	95	'C' BUFFER	2 5	
R-11	100	'C' BUFFER	2 5	
R-12	100	'C' BUFFER	2 5	
R-13	100	'C' BUFFER	2 5	
R-14	95	'C' BUFFER	2 5	
R-15	95	'C' BUFFER	2 5	
R-16	95	'C' BUFFER	2 5	
R-17	95	'C' BUFFER	2 5	

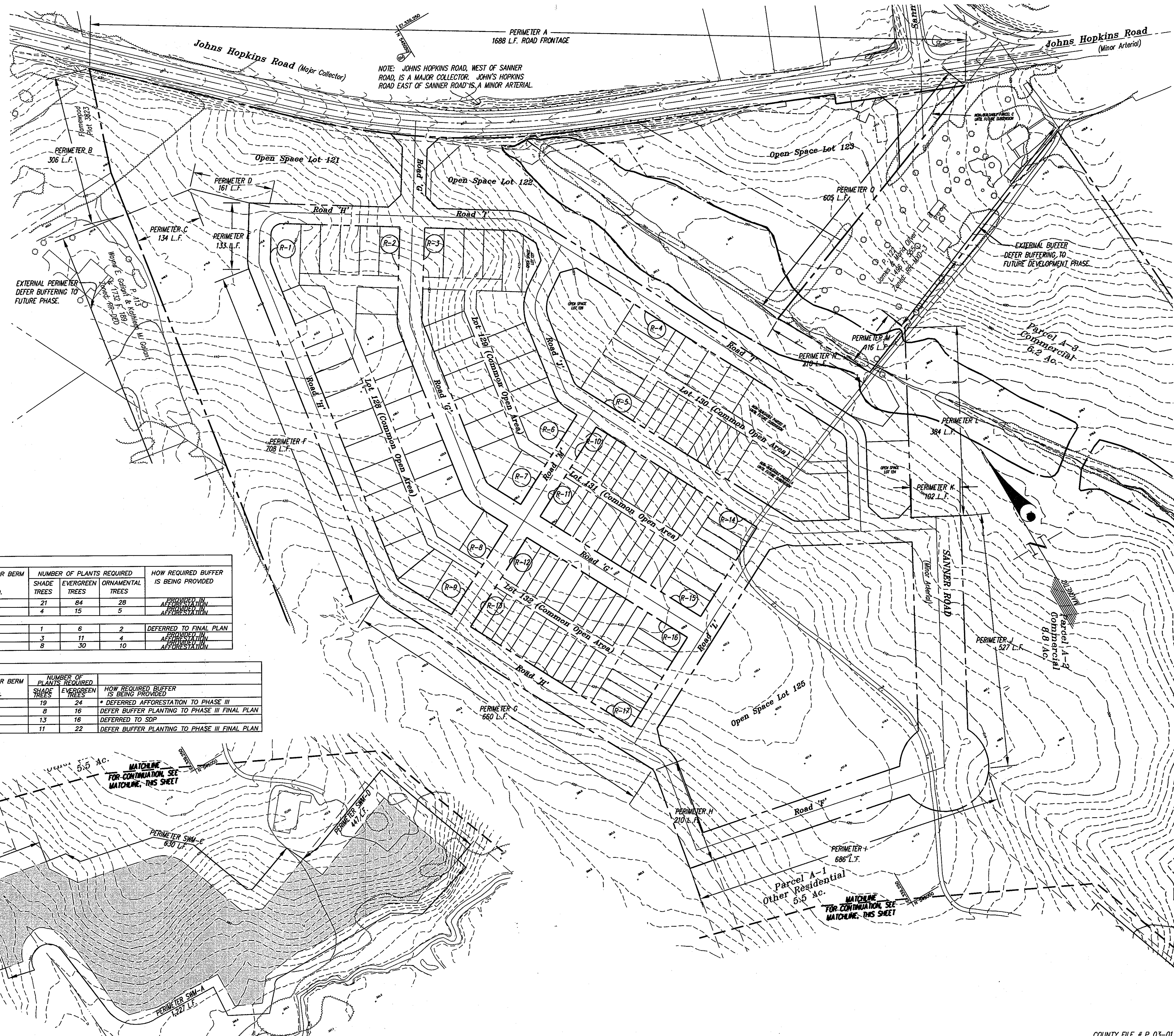
*Shade trees are not required in the front yard where the building fronts a thoroughfare with street trees. Where there is no thoroughfare (such as an attached open or parking/drive aisle) trees shall be spaced to conform with the spacing of the adjoining thoroughfare and not less than 40' on center.
 **Shrubs are not required where the building fronts a thoroughfare and the sidewalk abuts the storefront. Where the sidewalk does not continuously abut the storefront, 1 shrub per 4 linear feet of storefront shall be required.

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART				
BUILDING TYPE	FRONT YARD		SIDE AND REAR YARD	
	NUMBER OF PLANTS REQUIRED SHADE TREES	NUMBER OF PLANTS REQUIRED SHRUBS	NUMBER OF PLANTS REQUIRED SHADE TREES	NUMBER OF PLANTS REQUIRED SHRUBS
SINGLE FAMILY ATTACHED	NONE REQUIRED	1:4' OF LOT WIDTH AT BRL	NONE REQUIRED	NONE REQUIRED
COTTAGE	NONE REQUIRED	1:4' OF LOT WIDTH AT BRL	1 PER LOT	1:4' OF SIDE & REAR BUILDING LENGTHS
MANOR	NONE REQUIRED	1:4' OF LOT WIDTH AT BRL	1 PER LOT	1:4' OF SIDE & REAR BUILDING LENGTHS

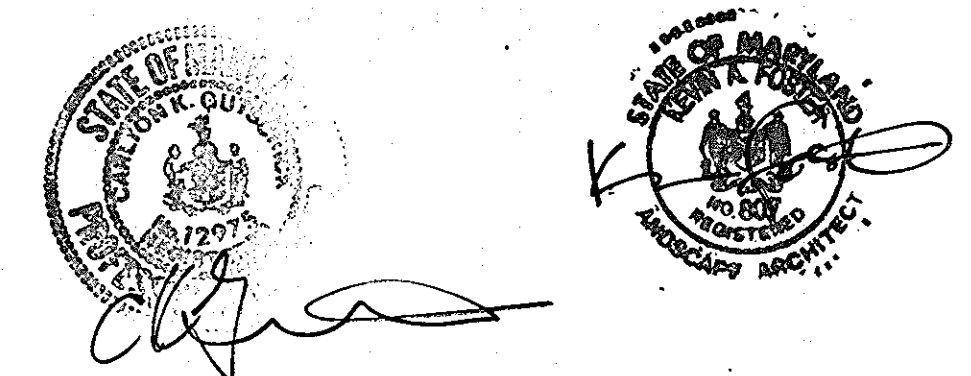
PERIMETER PLANTING SCHEDULE - SCHEDULE A										
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	
P-A	OPEN SPACE	ROADWAY	'B' Buffer	1688'	NO	NO	21	84	28	PROVIDED IN AFFORESTATION
P-B	OPEN SPACE	RESIDENTIAL (S.F.D.)	'A' Buffer	306'	NO	NO	4	15	5	PROVIDED IN AFFORESTATION
Perimeter C thru Perimeter L are internal perimeters, and not applicable to this table.										
P-M	OPEN SPACE	COMMERCIAL	'C' Buffer	116'	NO	NO	1	6	2	DEFERRED TO FINAL PLAN
P-N	OPEN SPACE	RESIDENTIAL	'A' Buffer	210'	NO	NO	3	11	4	PROVIDED IN AFFORESTATION
P-O	OPEN SPACE	RESIDENTIAL	'A' Buffer	605'	NO	NO	8	30	10	PROVIDED IN AFFORESTATION

STORMWATER MANAGEMENT AREA LANDSCAPING - SCHEDULE D										
PERIMETER	PROPOSED LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	
SWM-A	SWM	AFFORESTATION AREA	'B' Buffer	1,227 L.F.	280' L.F.	NO	19	24		* DEFERRED AFFORESTATION TO PHASE III
SWM-B	SWM	ROADWAY	'B' Buffer	326' L.F.	NO	NO	8	16		DEFER BUFFER PLANTING TO PHASE III FINAL PLAN
SWM-C	SWM	RESIDENTIAL	'B' Buffer	630' L.F.	NO	NO	13	16		DEFERRED TO SDP
SWM-D	SWM	ROADWAY	'B' Buffer	447' L.F.	NO	NO	11	22		DEFER BUFFER PLANTING TO PHASE III FINAL PLAN

*NOTE: THE 1,227' L.F. OF SWM-A PERIMETER (LESS THE 280' L.F. OF EXC. TREES) SHALL BE PLANTED SO THAT THE PROVIDED TREES QUALIFY AS BOTH REFORESTATION AND 'B' TYPE BUFFER. THE FOREST PLANTING SHALL BE ADJUSTED IN SIZE AND VARIETY ALONG THE EDGE TO PROVIDE THE BUFFER PLANTINGS.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR DATE
 12/20/02

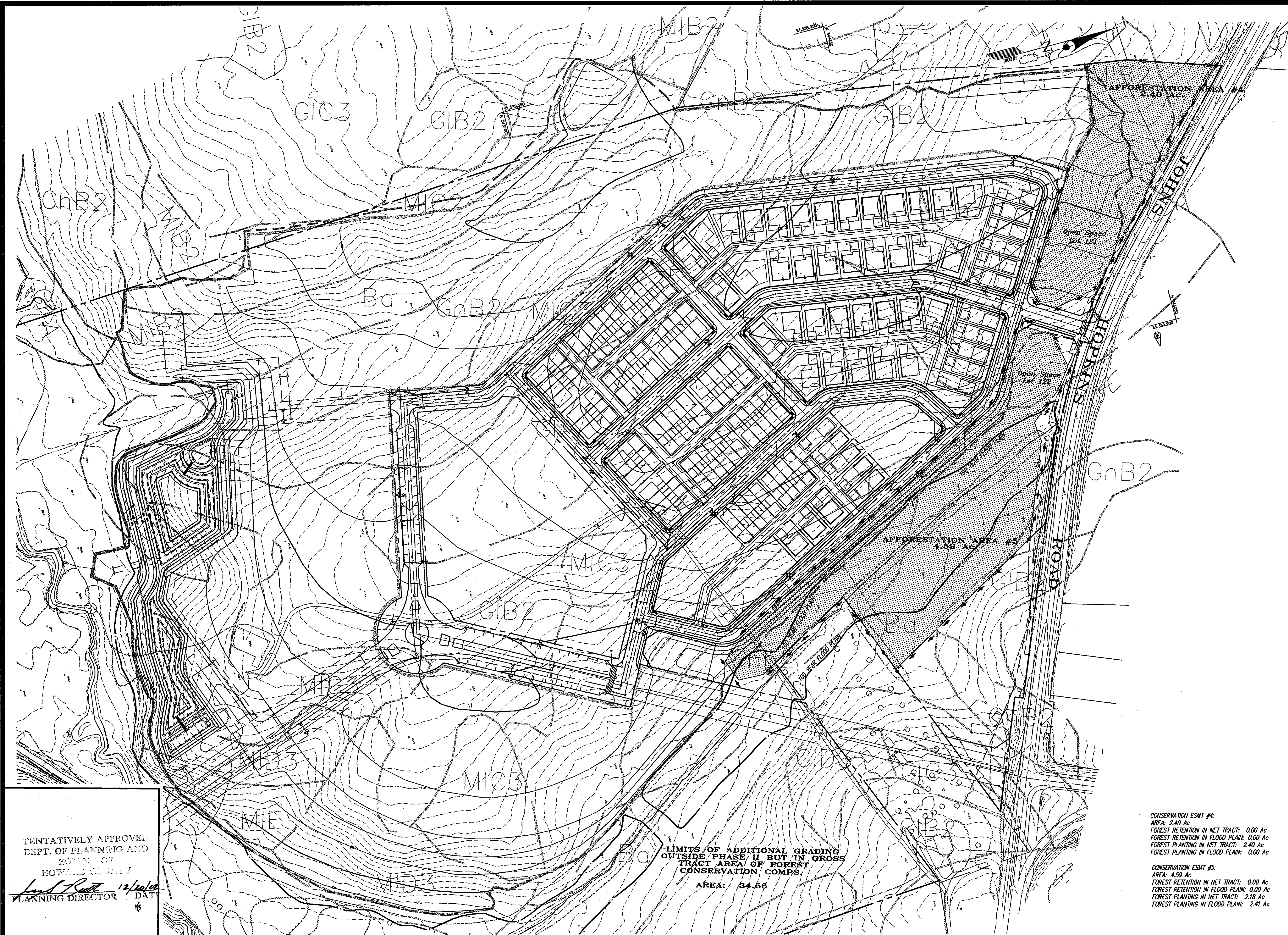


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PREPARED FOR:
 G & R Maple Lawn, Inc., et. al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD, 21208
 Attn: Charlie O'Donovan
 410-484-8400

PERIMETER LANDSCAPING PLAN
MAPLE LAWN FARMS
 Midtown District - Area 1
 Lots 1 thru 132 and Parcels 'A', 'B' and 'C'
 P. 121 (L. 4213 F. 95), P. 450 (L. 1908 F. 623), P. 205 (L. 894 F. 596)

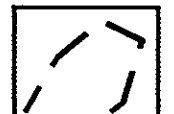

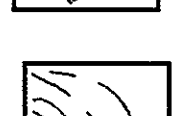




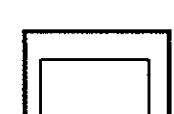
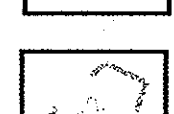
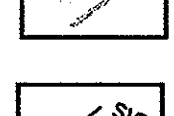



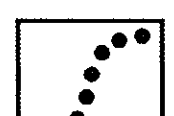
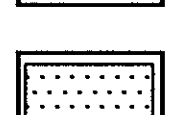
SCALE	ZONING	G. L. W. FILE NO.
1"=100'	MXD-3	02001
DATE	TAX MAP - GRID	SHEET
DEC., 2002	41: 15, 16, 21 & 22	5 OF 7



SITE DATA

GROSS AREA - PHASE I: 71.98
 NET TRACT AREA: 69.60

LEGEND

-  LIMITS OF PHASE II
-  LIMITS OF ADDITIONAL GRADING OUTSIDE PHASE II, BUT IN GROSS TRACT AREA OF F.C. COMPS
-  EXISTING TOPOGRAPHY
-  PROPOSED CONTOURS
-  EXISTING TREE LINE
-  15-25% STEEP SLOPES
25% AND GREATER
-  EXISTING STRUCTURES
-  SOILS
-  STREAM BUFFER
-  WETLANDS
-  FLOODPLAIN
-  LIMIT OF DISTURBANCE
-  TREE PLANTING AREA
-  TREE PROTECTION SIGN
-  FOREST CONSERVATION EASEMENT LINE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Paul R. Katz 12/20/02
 PLANNING DIRECTOR DATE

LIMITS OF ADDITIONAL GRADING
 OUTSIDE PHASE II BUT IN GROSS
 TRACT AREA OF FOREST
 CONSERVATION COMPS.
 AREA: 34.55

CONSERVATION ESMT #4:
 AREA: 2.40 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 2.40 Ac
 FOREST PLANTING IN FLOOD PLAIN: 0.00 Ac

CONSERVATION ESMT #5:
 AREA: 4.59 Ac
 FOREST RETENTION IN NET TRACT: 0.00 Ac
 FOREST RETENTION IN FLOOD PLAIN: 0.00 Ac
 FOREST PLANTING IN NET TRACT: 2.18 Ac
 FOREST PLANTING IN FLOOD PLAIN: 2.41 Ac



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DES.	LMM	DRN.	LMM	CHK.	CKG	DATE	REVISION	BY	APPR.

PREPARED FOR:
 G & R Maple Lawn, Inc., et. al.
 Suite 410, Woodholme Center
 1829 Reisterstown Road
 Baltimore, MD, 21208
 Attn: Charlie O'Donovan
 410-484-8400

PRELIMINARY FOREST CONSERVATION PLAN
MAPLE LAWN FARMS
 Midtown District
 Lots 1 thru 132 and Parcels 'A', 'B' and 'C'
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1'-10'	MXD-3	02001
DATE	TAX MAP - GRID	SHEET
DEC., 2002	41: 15.16 21 AND 22	6 OF 7

FOREST CONSERVATION WORKSHEET

I. SITE DATA

A. GROSS SITE AREA - PHASE II	71.98
B. AREA WITHIN 100-YEAR FLOOD PLAIN	2.38
C. NET TRACT AREA	69.60
D. LAND USE CATEGORY	MXD

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	69.60
B. REFORESTATION THRESHOLD (15% x A)	10.44
C. AFFORESTATION MINIMUM (15% x A)	10.44
D. EXISTING FOREST ON NET TRACT AREA	0.00
E. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.00
F. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.00

III. AFFORESTATION CALCULATIONS

A. NET TRACT AREA	69.60
B. AFFORESTATION MINIMUM (15% x A)	10.44
C. EXISTING FOREST ON NET TRACT AREA	0.00
D. FOREST AREAS TO BE CLEARED (On Net Tract Area)	0.00
E. FOREST AREAS TO BE RETAINED (On Net Tract Area)	0.00
F. TOTAL AFFORESTATION REQUIRED	10.44
G. TOTAL AFFORESTATION TO BE PROVIDED	6.99

IV. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS:

BASED ON THE ABOVE CALCULATIONS, NO REFORESTATION PLANTING IS REQUIRED FOR PHASE II. HOWEVER, 10.44 ACRES OF AFFORESTATION PLANTING IS REQUIRED FOR THIS PHASE OF THE PROJECT. 6.99 ACRES OF AFFORESTATION IS PROPOSED FOR THIS PHASE, WHICH, ALONG WITH THE 4.56 ACRES EXCESS FROM PHASE I, EXCEEDS THE REQUIREMENT BY 1.11 ACRES. THE EXCESS FOREST PLANTING WILL BE CARRIED FORWARD TO FULFILL FUTURE AFFORESTATION REQUIREMENTS.

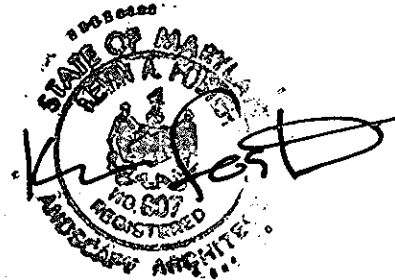
FUTURE AFFORESTATION AND REFORESTATION WILL BE PROVIDED INCREMENTALLY AS THE DEVELOPMENT PROGRESSES. A RUNNING ACCOUNTING OF THE PROGRESS OF AFFORESTATION OR REFORESTATION WILL BE PROVIDED DURING EVERY STEP TO SHOW THAT PROGRESSION OF THIS AFFORESTATION IS ON TRACK.

TABULATION OF PROPOSED FOREST CONSERVATION AREAS

FOREST CONSERVATION ESMT	4	5	TOTAL
CREDITED			
FOREST PLANTING PROVIDED IN THE 100-YR FLOOD PLAIN	0.00 sf 0.00 Ac	104,981 sf 2.41 Ac	104,981 sf 2.41 Ac
CREDITED			
FOREST PLANTING PROVIDED OUTSIDE THE 100 YR FLOOD PLAIN	104,329 sf 2.40 Ac	94,972 sf 2.18 Ac	199,301 sf 4.58 Ac
NON-CREDITED			
FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0.00 sf 0.00 Ac	0.00 sf 0.00 Ac	0.00 sf 0.00 Ac
CREDITED			
FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.00 sf 0.00 Ac	0.00 sf 0.00 Ac	0.00 sf 0.00 Ac
TOTAL AREA OF EACH FOREST CONSERVATION AREA	104,329 sf 2.40 Ac	199,453 sf 4.59 Ac	304,282 sf 6.99 Ac

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DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 12/20/02
1/6



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DES: LMM DRN: LMM CHK: CKG

DATE

REVISION

BY

APP'R.

PREPARED FOR:

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PRELIMINARY FOREST CONSERVATION DETAILS AND NOTES

MAPLE LAWN FARMS

Midtown District
Lots 1 thru 132 and Parcels 'A', 'B' and 'C'

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	MXD-3	02001
DATE	TAX MAP - GRID	SHEET
DEC., 2002	41: 15,16 21, 22	7 of 7

RETENTION / AFFORESTATION / REFORESTATION SUMMARY TABLE FOR MAPLE LAWN FARM PROJECT

PHASE NO.	GROSS AC.	FLOODPLAIN AC.	NET TRACT AREA	EXG FOREST IN AC.	FOREST CLEARED	FOREST RETAINED	EXCESS RETENTION	REF/AFF. REQUIRED	CREDITED PLANTING PROVIDED	EXCESS FOREST CONS (Planting+Retention)	COMMENTS
1	51.98	3.4	48.58	9.45	0.51	8.94	0.63	0.00	3.93	4.56	Per F-03-07
2	71.98	2.38	69.6	0.00	0.00	0.00	0.00	10.44	6.99	-3.45	Per P-03-01
TOTAL	123.96	5.78	118.18	9.45	0.51	8.94	0.63	10.44	10.92	1.11	

THE SURETY AMOUNT FOR FOREST RETENTION AREA OUTSIDE THE FLOOD PLAIN IS 0.00 Ac (0.00 S.F. x \$ 0.20)=\$0.00
THE SURETY AMOUNT FOR FOREST PLANTING IS FOR 6.99 Ac (304,282 sf x \$ 0.50)=\$ 152,141.00
THE TOTAL SURETY AMOUNT IS \$152,141.00

TREE PLANTING AND MAINTENANCE CALENDAR

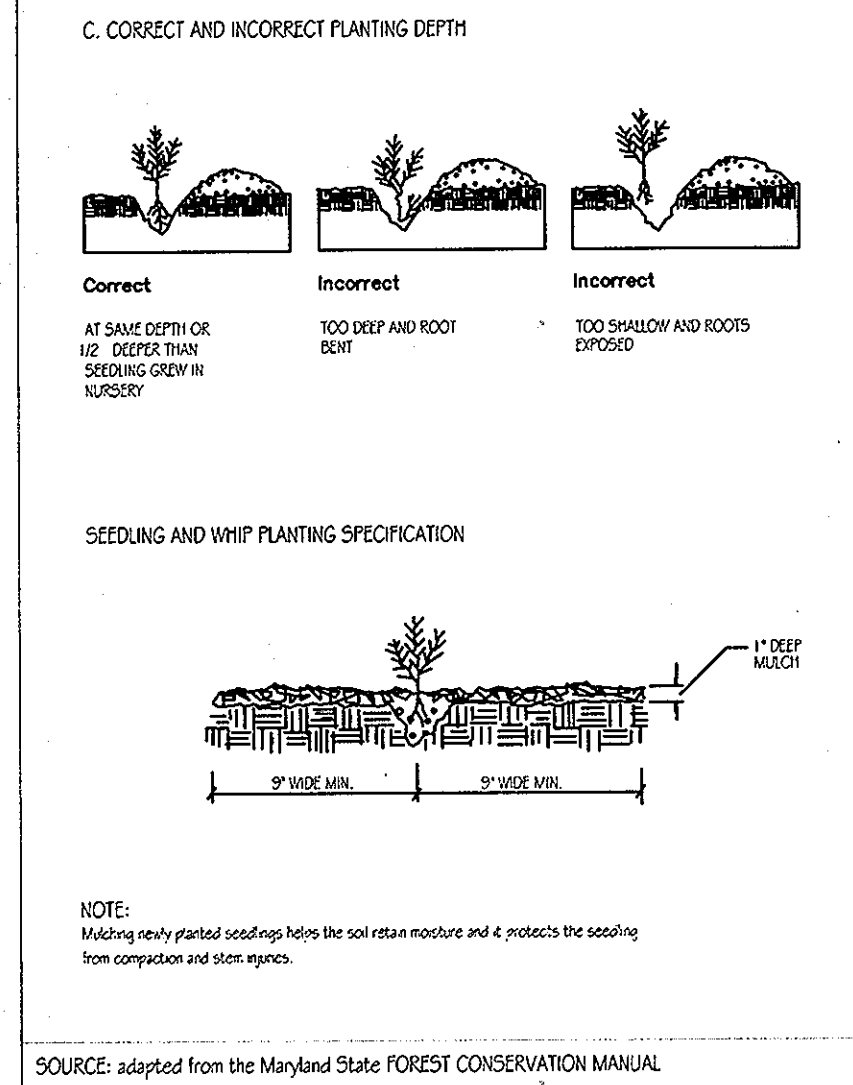
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" OSH OR GREATER												
PLANTING SEEDLINGS, WHIPS												
MINORIAL MONITORING		*			*				*			
FERTILIZER (IF NEEDED)												
WATER ++												
PLANTING												

KEY
* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- GREATLY RECOMMENDED
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
+ DEPENDANT UPON SITE CONDITIONS
++ DEPENDANT UPON SITE CONDITIONS; WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

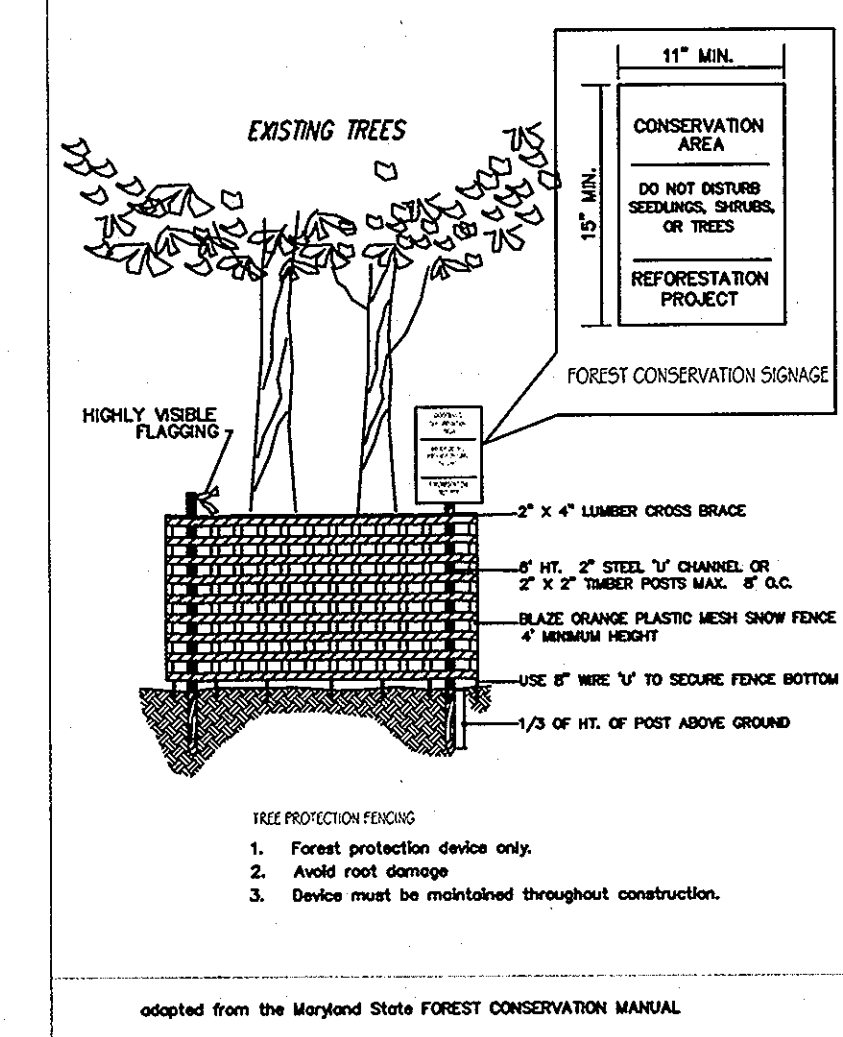
NOTE:
The planting and care of trees is most successful when coordinated with the local climatic conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

SOURCE: adapted from the Maryland State FOREST CONSERVATION MANUAL

HANDLING AND PLANTING OF SEEDLING(4)



TREE PROTECTION FENCE NOT TO SCALE



NOTES:

- THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
- FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST PLANTING LOCATION NO.	ESMT #4	ESMT #5
AREA TO BE PLANTED (IN AC.)	2.40	4.59
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	240	459
CREDIT FOR LANDSCAPE TREES	N/A	N/A
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED*	240	459

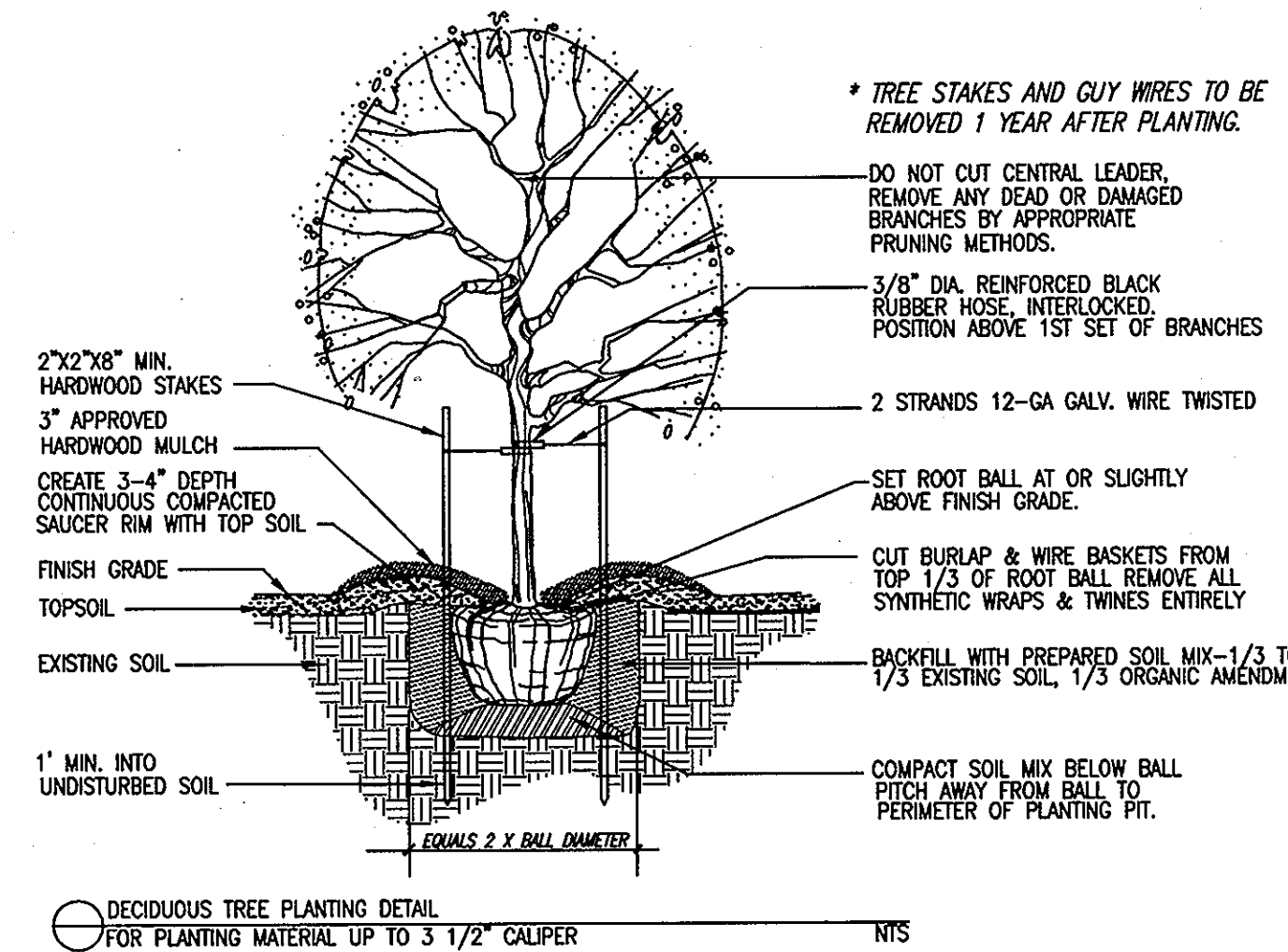
*ALTERNATE PLANTING DENSITY. THE REQUIRED QUANTITY TO BE PLANTED SHALL BE INCREASED BY A FACTOR OF:
A. 2x FOR PLANTING WITH 1" CAL. TREES
B. 7x FOR PLANTING WITH SEEDLINGS

FOREST CONSERVATION PLANT LIST

PLANT NAME (BOTANICAL/COMMON)	FOREST PLANTING AREA	
	4	5
ACER NEGUNDO/BOX ELDER	20	40
ACER RUBRUM/RED MAPLE	22	42
CERCIS CANADENSIS/EASTERN REDBUD	22	41
FRAXINUS PENNSYLVANICA/GREEN ASH	22	42
LIRIODENDRON TULIPIFERA/TULIP TREE	22	42
PLATANUS OCCIDENTALIS/AMERICAN SYCAMORE (PLANETREE)	22	42
QUERCUS ALBA/WHITE OAK	22	42
LIQUIDAMBAR STYRACIFLUA/SWEET GUM	22	42
QUERCUS RUBRUM/RED OAK	22	42
QUERCUS BICOLOR/SWAMP WHITE OAK	22	42
SALIX NIGRA/BLACK WILLOW	22	42

NOTES:

- THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2" CAL. TREES AT 20' X 20' SPACING. FOR PLANTING WITH 1" CAL. TREES OR WITH SEEDLINGS, THE ABOVE SHALL BE INCREASED BY THE FOLLOWING FACTOR.
A. 2x FOR 1" CAL. TREES AT 15' X 15' SPACING.
B. 7x FOR SEEDLINGS AT 8' X 8' SPACING.
- ALL 1" AND 2" CAL. TREES SHALL BE B&B OR CONTAINER GROWN.
- ALL SEEDLINGS SHALL BE 1-YEAR OR OLDER, 1/4" TO 1/2" CAL. AND WITH ROOTS NO LESS THAN 8" LONG OR IN CONTAINERS.



CONSTRUCTION PERIOD PROTECTION PROGRAM

- The limit of forest retention shall be staked and flagged.
- A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant and the appropriate Howard County inspectors.
- Forest protection devices and signs (see details) shall be installed prior to any clearing or grading. The protection devices and signs shall be maintained during the entire construction period. None of the devices shall be anchored or attached in any way to the trees to be saved. The maintenance time frame may be extended to accommodate subsequent phases of development.
- Equipment, vehicles and building materials shall not be within the protected area. Activities strictly to implement any reforestation planting and maintenance (i.e. watering, fertilizing, thinning, pruning, removal of dead and diseased trees where necessary, etc.) of the conservation area are permitted. Clearing for the purpose of sodding or planting grass is not permitted within the forest conservation area once it's established.
- At the end of the construction period, the designated qualified professional shall convey certification to the administrator of the Howard County Forest Conservation Program that all forest retention areas have been preserved, all reforestation and/or afforestation plantings (if applicable) have been installed as required by the forest conservation plan, and that all protection measures required for the post-construction period have been installed.

Upon review of the final certification document for completeness and accuracy, the program coordinator will notify the owner of release from the construction period obligations. The 2-year (min.) post-construction management and protection period then commences.

FOREST CONSERVATION PROGRAM SEQUENCE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE LIMITS OF GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS (SEE DETAIL ON THIS SHEET) AND FOREST PROTECTION DEVICES ALONG THE FCE AREAS. (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES) SEE ALSO THE SEDIMENT CONTROL PLANS FOR OTHER PROTECTION MEASURES.
- COMMENCE SITE CONSTRUCTION.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION OBLIGATION.

GENERAL NOTES

- This afforestation plan is provided in accordance with the requirements of Subtitle 12 "Forest Conservation" of the Howard County Code.
- Implementation of this plan must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and practices.
- The owner is responsible for a 2-year (min.) post-construction maintenance period which involves activities necessary to ensure survival and growth of the conservation area. Two inspections per year by a qualified professional at beginning and end of the growing season, are recommended in order to take remedial steps as necessary. If, after one year, the possibility exists that the original planting (if applicable) will not meet survival rate standards, the applicant may choose to establish reinforcement plantings.
- At the end of the post-construction management and protection period, certification by a qualified consultant will be required before the owner can be released from his/her forest conservation obligation to the administrator of the Howard County Forest Conservation program.
- The contractor is responsible for the location of any existing utilities. The repair of any utilities damaged by the contractor shall be at the contractor's expense.
- Street trees provided at Final Plan Stage. Landscape and Buffering requirements to be provided at Site Plan Stage.
- The forest conservation easements shown on this plan will be established to fulfill the requirements of the Forest Conservation Program. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- The forest conservation requirements per Section 16.1202 of the Howard County Code and the Forest Conservation manual for Phase 2 of this project with an afforestation obligation of 10.44 acres will be fulfilled with afforestation planting in the amount of 6.99 acres, plus the 4.56 acres of excess afforestation in phase 1 with 1.11 acres of afforestation, planting being done in advance as forest conservation credit for future phases of this project.