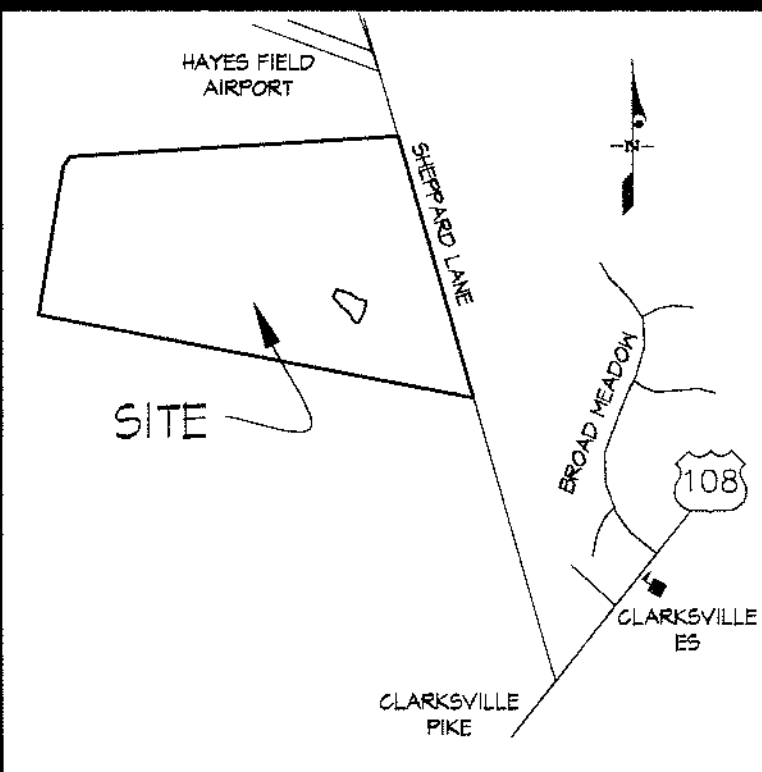


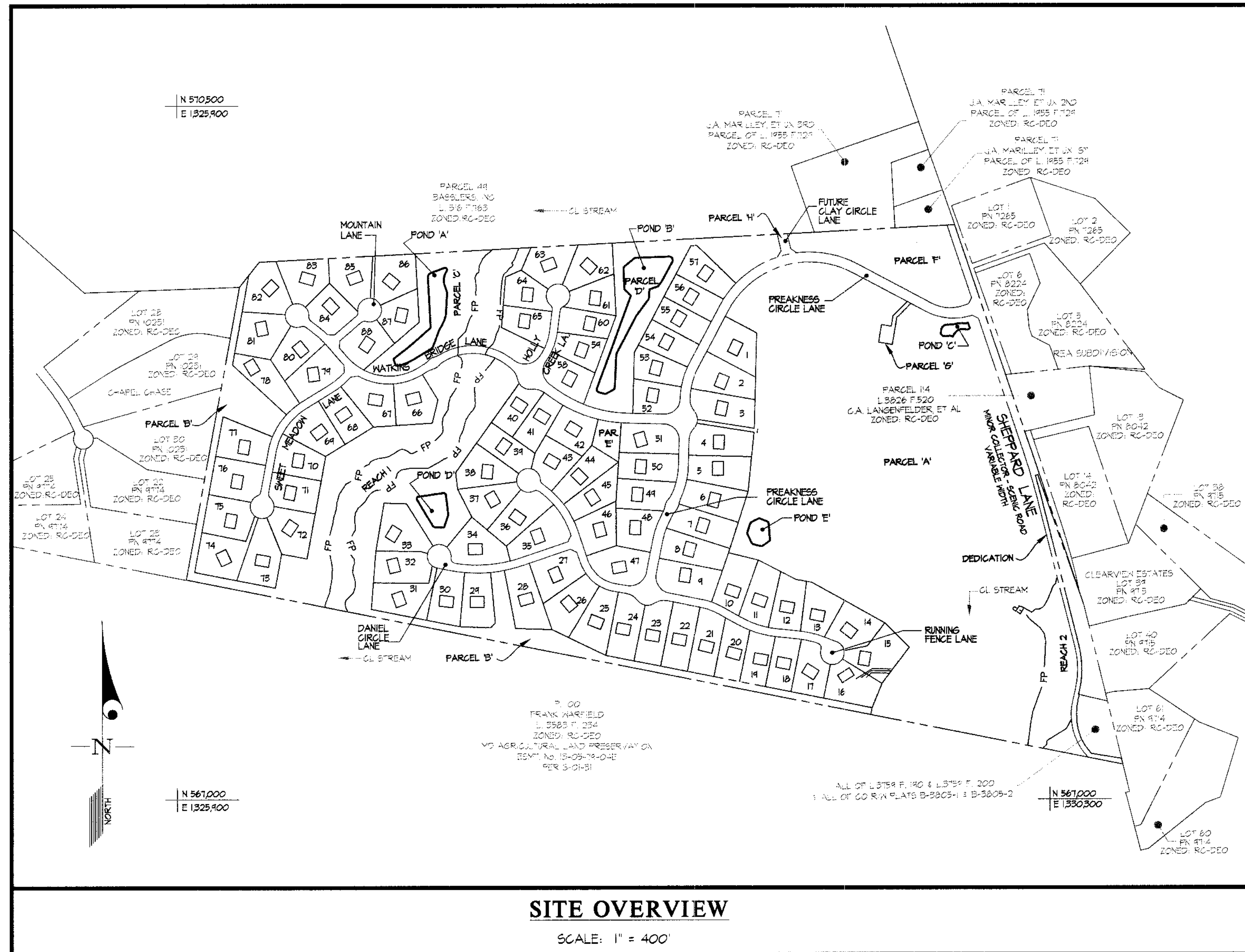
GENERAL NOTES - PRELIMINARY PLAN

- ZONING: "RC - DEO" PER THE 02/02/04 COMPREHENSIVE ZONING PLAN
- THE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-01-31 & NP-02-14 (SEE NOTE #20 BELOW)
- FOREST STAND DELINEATION BY GUTSCHICK, LITTLE AND WEBER, APRIL 2001
- WETLANDS DELINEATION BY EXPLORATION RESEARCH, INC. APRIL, 2001
- TRAFFIC STUDY IS BY THE TRAFFIC GROUP, INC. MARCH/APRIL 2001
- A NOISE STUDY IS NOT REQUIRED AS PER SECTION 5.2.9. OF THE HOWARD COUNTY VOLUME III DESIGN MANUAL
- WALNUT GROVE FARM IS LISTED AS SITE NO. 18 ON THE HOWARD COUNTY INVENTORY OF HISTORIC SITES. THE EXISTING HISTORIC STRUCTURES WILL REMAIN AS PART OF PRESERVATION PARCEL "A"
- ON 10/3/01, THE HOWARD COUNTY PLANNING BOARD APPROVED THE CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN FOR THE PROTECTION OF THE "WATKINS CEMETERY". THE "WATKINS CEMETERY" LOCATED ON THE SITE IS LISTED AS SITE NO. 28-4 ON THE HOWARD COUNTY CEMETERIES AND GRAVE SITES INVENTORY. THE EXISTING CEMETERY WILL BE CONTAINED WITHIN PRESERVATION PARCEL "G"
- SHEPPARD LANE IS LISTED AS A SCENIC ROAD ON THE HOWARD COUNTY SCENIC ROADS MAP.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- WATER AND SEWER ARE PRIVATE AND PROVIDED BY PROPOSED WELL AND SEPTIC SYSTEMS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. AND WERE USED FOR THIS PROJECT.
- ALL ROADS WITHIN THIS DEVELOPMENT ARE PUBLIC AND HAVE BEEN DESIGNED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS. STREET TREES WILL BE PROVIDED PER THE SUBDIVISION REGULATIONS AT THE FINAL PLAN STAGE.
- STORM WATER MANAGEMENT QUALITY CONTROL (MVC) IS PROVIDED BY 4 PERMANENT POOL FACILITIES AND BY FROCKET POND QUANTITY CONTROL (CPV) IS PROVIDED BY 4 -HYR/24HR EXTENDED DETENTION FACILITIES. ALL FACILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED. (SEE POND SUMMARIES SHEET 2 & 3)
- BOUNDARY SHOWN IS FROM EXISTING DEEDS AND AVAILABLE PUBLIC RECORDS.
- THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVED AREAS, PARCEL "A" - EQUESTRIAN FARM, PARCELS "B" - "F" - ENVIRONMENTAL PROTECTION & SWM, PARCEL "G" - CEMETERY PRESERVATION. THE PRESERVATION AREAS, AS DESIGNED, WILL FUNCTION FOR THEIR INTENDED USE, AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO PRESERVATION AREAS INCLUDING UNIQUE & SENSITIVE ENVIRONMENTAL ELEMENTS AND EXISTING ADJACENT FARM OPERATIONS. THE LOCATION AND SHAPE OF THE PRESERVATION PARCELS WILL PRESERVE THE QUALITY OF THE LANDSCAPE, PARTICULARLY AS VIEWED FROM SCENIC SHEPPARD LANE.
- PRESERVATION PARCEL EASEMENT HOLDERS:
PARCEL "A" - AGRICULTURAL LAND PRESERVATION PROGRAM OF HOWARD COUNTY, MARYLAND
PARCELS "B" THRU "E" - HOWARD COUNTY & HOME OWNERS ASSOCIATION
PARCEL "F" - HOWARD COUNTY
PARCEL "G" - HOWARD COUNTY & HOME OWNERS ASSOCIATION
- ALL PARCELS ARE TO BE PRIVATELY OWNED
- PARCEL "H" DEDICATED TO ADJACENT PARCEL 49 FOR THE PURPOSE OF A PUBLIC ROAD. THE DENSITY FOR BULK PARCEL "H" IS UTILIZED WITHIN THIS SUBDIVISION AND WILL NOT BE TRANSFERRED TO PARCEL 49.
- WAIVER PETITION, NP-02-14, TO WAIVE SECTION 16.116(A) TO ALLOW GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN 25 FEET OF A WETLAND AND WITHIN 75 FEET OF A PERENNIAL STREAM, AND SECTION 16.115(C)(2) TO ALLOW CONSTRUCTION ACTIVITY AND DISTURBANCE WITHIN THE 100 YEAR FLOOD PLAIN, FOR THE PURPOSE OF CONSTRUCTING A PUBLIC ACCESS PLACE ROAD CROSSING TO SERVE 21 RESIDENTIAL BUILDING LOTS, WAS APPROVED SUBJECT TO CONDITIONS AS STATED IN THE WAIVER PETITION APPROVAL LETTER DATED SEPTEMBER 13, 2001
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY GLW PA. DATED, (NOV., 2002).
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ASS., IN JULY OF 2004, AND HAS BEEN INCLUDED WITH THIS SUBMISSION.
- THE FLOOD PLAIN STUDY FOR REACH 1 & 2 WAS PREPARED BY GLW PA., IN FEBRUARY 2005. REACH 1 IS THE LARGER TRIBUTARY RUNNING SOUTH-NORTH ALONG THE WESTERN PORTION OF THE SITE. REACH 1 WAS EXTENSIVELY MODELED WITHIN THAT REPORT. REACH 2 IS THE SMALLER TRIBUTARY RUNNING SOUTH-NORTH ALONG THE WEST SIDE OF SHEPPARD LANE AT THE SOUTHEASTERN CORNER OF THE SITE. THE FLOOD PLAIN W.S.E.L. FOR REACH 2 WAS TAKEN FROM THE EXISTING HOWARD COUNTY CLYDES BRANCH STUDY APPROVED UNDER CAPITAL PROJECT D-1028 AND RE-DELINEATED USING THE LATEST AERIAL TOPOGRAPHY.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH THE FINAL SITE DEVELOPMENT PLANS. NO SEDIMENT CONTROL DEVICES WILL EXTEND BEYOND THE LIMITS OF DISTURBANCE ESTABLISHED BY THIS PLAN.
- THE MINIMUM PRINCIPAL STRUCTURE SETBACKS FOR THESE SFD UNITS ARE:
- FRONT TO PUBLIC ROW = 50'
- SIDE TO PUBLIC ROW = 30'
- FRONT/SIDE TO OTHER = 10'
- REAR TO OTHER = 30'
- MINIMUM WIDTH AT BRL = 100'
- FRONT/SIDE/REAR TO A COLLECTOR/ARTERIAL ROAD = 75'
- A SHARED SEWAGE DISPOSAL SYSTEM IS BEING USED FOR ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 16 AND 33.
- THIS SUBDIVISION IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS SINCE S-01-31 RECEIVED SIGNATURE APPROVAL PRIOR TO 10/23/01. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- TO FULFILL THE FOREST CONSERVATION OBLIGATION FOR THE DEVELOPMENT OF THIS SITE, AT LEAST 40.58± ACRES OF FOREST CONSERVATION EASEMENTS WHICH COMPRISES OF 5.54± ACRES OF NET TRACT RETENTION AND 34.94± ACRES OF SUPPLEMENTAL PLANTING (AFFORESTATION/REFORESTATION) MUST BE RECORDED AT FINAL PLAN STAGE.

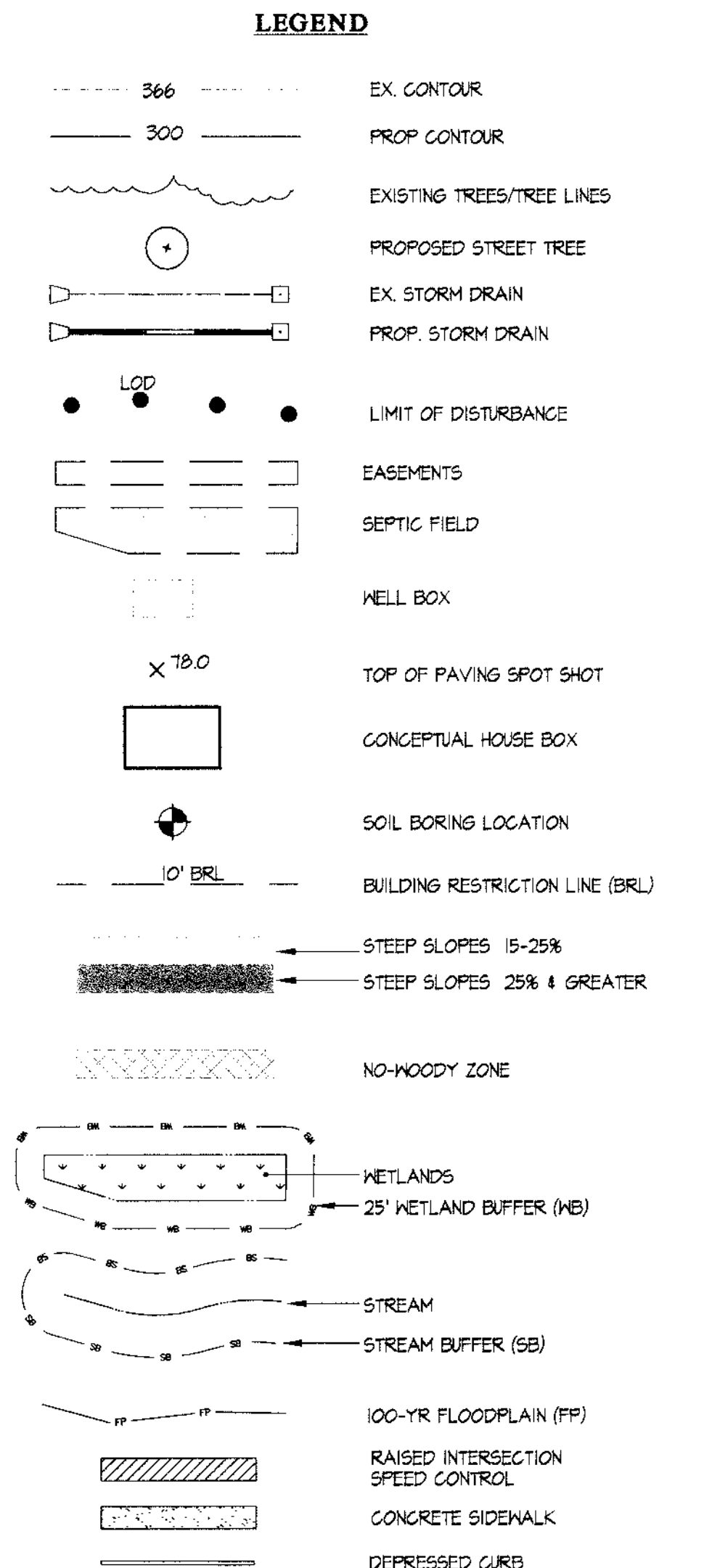
PRELIMINARY PLAN FOR WALNUT GROVE



VICINITY MAP
SCALE: 1" = 2000'



SITE OVERVIEW
SCALE: 1" = 400'



GENERAL NOTE 30 - SITE DATA TABLE

A. GROSS AREA OF PROPERTY TRACT = 202.44± AC.	G. BASE DENSITY = 41 LOTS (RC-CLUSTER 1 LOT PER 4.25 AC.)
B. 100-YEAR FLOOD PLAIN AREA = 8.84± AC. AREA OF STEEP SLOPES = 2.41± AC. (NOT WITHIN 100-YR FLOOD PLAIN)	H. MAXIMUM DENSITY ALLOWED = 45 LOTS (RC-CEO CLUSTER 1 LOT PER 2.0 ACRES)
C. NET AREA OF PROPERTY TRACT = 191.11± AC.	I. DENSITY SHOWN = 84 LOTS (1 EX. HOME OF PARCEL A + 83 PROPOSED SFD LOTS)
D. AREA OF PROPOSED PUBLIC ROAD ROW (ON SITE) = 11.39± AC. SHEPPARD LANE ROW DEDICATION = 2.12± AC. TOTAL AREA OF PUBLIC ROW DEDICATION = 13.51± AC.	J. CEOS REQUIRED = 42 (84-41+2)
E. AREA OF PROPOSED LOTS AND/OR PARCELS = 184.08± AC.	K. OPEN SPACE REQUIRED (NONE) = 0.00 AC. OPEN SPACE PROVIDED (NONE) = 0.00 AC. (PER SECTION 16.121 (a)(2))
F. PRESERVATION PARCEL A (BUILDABLE) = 63.43± AC. PRESERVATION PARCEL B (NONBUILDABLE) = 21.01± AC. PRESERVATION PARCEL C (NONBUILDABLE) = 6.72± AC. PRESERVATION PARCEL D (NONBUILDABLE) = 6.20± AC. PRESERVATION PARCEL E (NONBUILDABLE) = 0.50± AC. PRESERVATION PARCEL F (NONBUILDABLE) = 4.68± AC. PRESERVATION PARCEL G (CEMETERY-NONBUILDABLE) = 0.21± AC. BULK PARCEL H (NONBUILDABLE) = 0.14± AC. TOTAL AREA OF PRESERVATION PARCELS = 102.84± AC. TOTAL AREA NON-BUILDABLE PRESERVATION PARCELS = 39.41± AC. TOTAL AREA OF RESIDENTIAL LOTS = 86.10± AC.	L. TOTAL NUMBER OF PROPOSED SFD BUILDABLE LOTS = 88 TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS = 1 TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS = 6

APPROVED FOR THE PLANNING BOARD
DATE: 3/31/05
K
CWA

SHEET INDEX

- COVER SHEET
- PRELIMINARY/GRADING PLAN
- PRELIMINARY/GRADING PLAN
- PRELIMINARY/GRADING PLAN
- PRELIMINARY FOREST CONSERVATION & LANDSCAPE ANALYSIS BUFFER
- PRELIMINARY FOREST CONSERVATION NOTES & TABULATIONS

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE AREA
31	41,345 SF	2,817 SF	45,718 SF
74	44,256 SF	2,076 SF	47,180 SF

Approved: For Private Water & Private Sewerage Systems, Howard County Health Department
Robert J. Weber
Howard County Health Officer
3/18/05
Date

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 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PREPARED FOR OWNER FRANK J. DEFRANCIS REVOCABLE TRUST JOSEPH A. DEFRANCIS, TRUSTEE 5192 SHEPPARD LANE CLARKSVILLE, MARYLAND 21039	DEVELOPER WALNUT GROVE LLC C/O GOODER BUILDERS 10705 CHARTER DRIVE SUITE 320 COLUMBIA, MARYLAND 21044	COVER SHEET WALNUT GROVE Lots 1 thru 88, and Preservation Parcels "A" thru "G" and Non-Buildable Bulk Parcel "H" L.2927 F.487	SCALE AS SHOWN	ZONING RC-DEO	G. L. W. FILE NO. 00153
	DATE MAR/2005	TAX MAP - GRID PARCEL 74 28 - 18,17	SHEET 1 OF 6	HOWARD COUNTY, MARYLAND	ELECTION DISTRICT No. 5	DATE 3/18/05

CENTERLINE CURVE TABLE - WATKINS BRIDGE LANE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1	245.22'	300.00'	145.57'	331.16'	N 88° 04' 03" W	61° 00' 00"
2	424.12'	300.00'	256.22'	389.61'	N 81° 04' 03" W	81° 00' 00"
3	100.53'	480.00'	50.45'	100.35'	N 46° 54' 03" W	12° 00' 00"

CENTERLINE CURVE TABLE - MEADOW LANE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
4	146.13'	400.00'	73.84'	145.31'	S 41° 53' 53" W	20° 22' 51"
5	243.22'	350.00'	155.83'	242.72'	S 34° 21' 44" E	48° 00' 00"

CENTERLINE CURVE TABLE - DANIEL CIRCLE LANE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
6	366.52'	700.00'	187.56'	362.35'	S 26° 12' 00" W	30° 00' 00"

CENTERLINE CURVE TABLE - HOLLY CREEK LANE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
7	146.61'	300.00'	74.80'	145.15'	N 21° 25' 57" E	28° 00' 00"

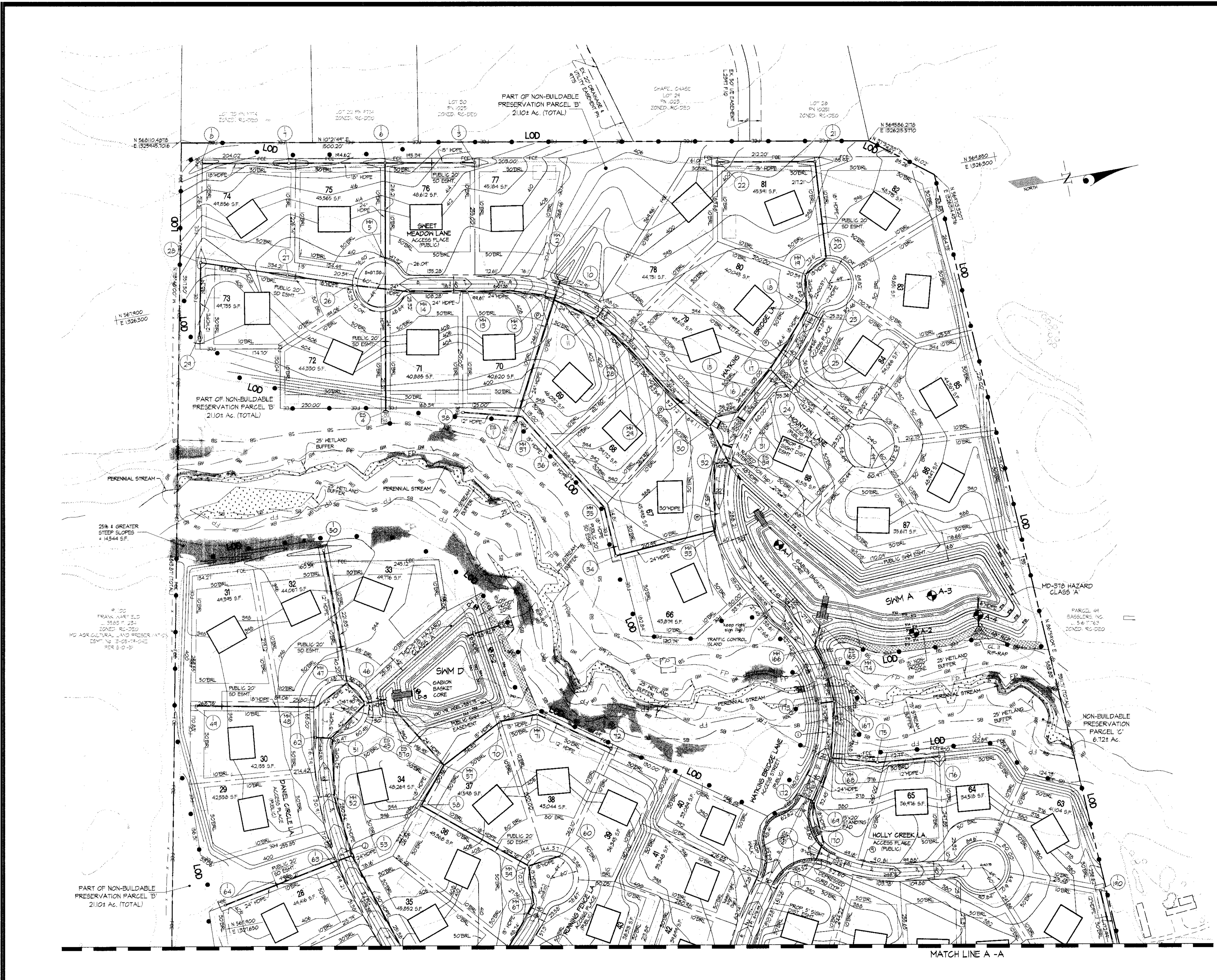
- NOTES:
- THIS AREA DESIGNATES PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AND PRIVATE SHARED SEWERAGE EASEMENTS OF 850,844 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SHARED SEWERAGE EASEMENT BEFORE RECORD PLAT APPROVAL. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - ALL EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 - ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF THE WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE.
 - TOPOGRAPHY IS FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE SMYDER, INC. ON JANUARY 4, 2002. FIELD RUN TOPOGRAPHY BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 2004 IN THE AREAS OF THE SHARED SEWERAGE DISPOSAL AREAS.
 - BOUNDARY INFORMATION IS BASED ON BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2002 BY GUTSCHICK, LITTLE & WEBER, P.A.
 - PROPERTY TABULATION:
 - A. TAX PARCEL 74
 - B. TOTAL ACREAGE: 202.44 AC.
 - EXISTING MACADAM DRIVEWAY IN THE SEWERAGE DISPOSAL AREA WILL BE REMOVED AND REGRADED WITH COMPACTIBLE FILL.
 - ALL BUILDINGS IN THE SEWERAGE DISPOSAL AREAS WILL BE REMOVED, WELLS SEALED & ABANDONED PRIOR TO REMOVAL.
 - ALL EXISTING WELLS ON SITE WILL BE PROPERLY ABANDONED AND SEALED BY LICENSED WELL DRILLER PRIOR TO RECORD PLAT APPROVAL.
 - GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WELL PERMIT ISSUANCE.
 - ALL SEALED WELLS ARE REQUIRED TO BE A MINIMUM OF 25 FEET FROM ANY PART OF A SEPTIC AREA.

STORMWATER MANAGEMENT POND A
 Type (per MDE) - Wet Extended Detention Pond (P3)
 MDE 37B Hazard Class A
 Total Drainage Area To Facility = 34.10 acres
 CN = 71
 T_c = 0.205 hrs
 Gross NQV Required = 1.07 ac-ft
 Rev Required = 0.28 ac-ft
 Rev Provided By Roadside Swales
 - See Recharge Justification for more information.
 Net NQV Required = 1.07 - 0.28 = 0.8 ac-ft
 NQV Provided = 1.3 ac-ft
 NQV Permanent Pool (NSEL) = 373.00
 CPV Required = 1.3
 CPV Provided = 1.43
 CPV (NSEL) = 374.30
 Unmanaged Hydrograph Centroid into Pond: 13.09 hrs
 Managed Hydrograph Centroid Leaving Pond: 34.2 hrs
 1-hr Lag Provided: 34.2 - 13.09 = 21.1 hrs
 1-hr (Op = 0.57 cfs) (NSEL = 374.30)
 10-hr (Op = 48.8 cfs) (NSEL = 375.25)
 100-hr (Op = 131.7 cfs) (NSEL = 375.68)
 5 ft Aquatic Bench = 374.00
 12 ft Safety/Maintenance Bench = 374.00
 Outfall: Precast Riser Structure to 48" RCP
 3' Orifice - Invert = 383.00
 10' Weir = 386.00
 4.5' Orifice - Invert = 373.00
 33.67' Weir = 374.50
 T.O.D. = 378.00

STORMWATER MANAGEMENT POND D
 Type (per MDE) - Wet Extended Detention Pond (P3)
 MDE 37B Hazard Class A
 Total Drainage Area To Facility = 29.4 acres
 CN = 71
 T_c = 0.212 hrs
 Gross NQV Required = 0.86 ac-ft
 Rev Required = 0.16 ac-ft
 Rev Provided By Roadside Swales
 - See Recharge Justification for more information.
 Net NQV Required = 0.86 - 0.16 = 0.45 ac-ft
 NQV Provided = 0.84 ac-ft
 NQV Permanent Pool (NSEL) = 383.00
 CPV Required = 0.68 ac-ft
 CPV Provided = 0.70 ac-ft
 CPV (NSEL) = 384.50
 1-hr (Op = 0.31 cfs) (NSEL = 384.77)
 10-hr (Op = 22.12 cfs) (NSEL = 386.50)
 100-hr (Op = 71.28 cfs) (NSEL = 387.75)
 5 ft Aquatic Bench = 382.00
 12 ft Safety/Maintenance Bench = 384.00
 Outfall: Precast Riser Structure to 48" RCP
 3' Orifice - Invert = 383.00
 10' Weir = 386.00
 T.O.D. = 390.00

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 3/18/05
 DATE

Approved: For Private Water and Private
 Sewerage Systems, Howard
 County Health Department
 Robert J. Walker
 County Health Officer
 3/18/05
 Date



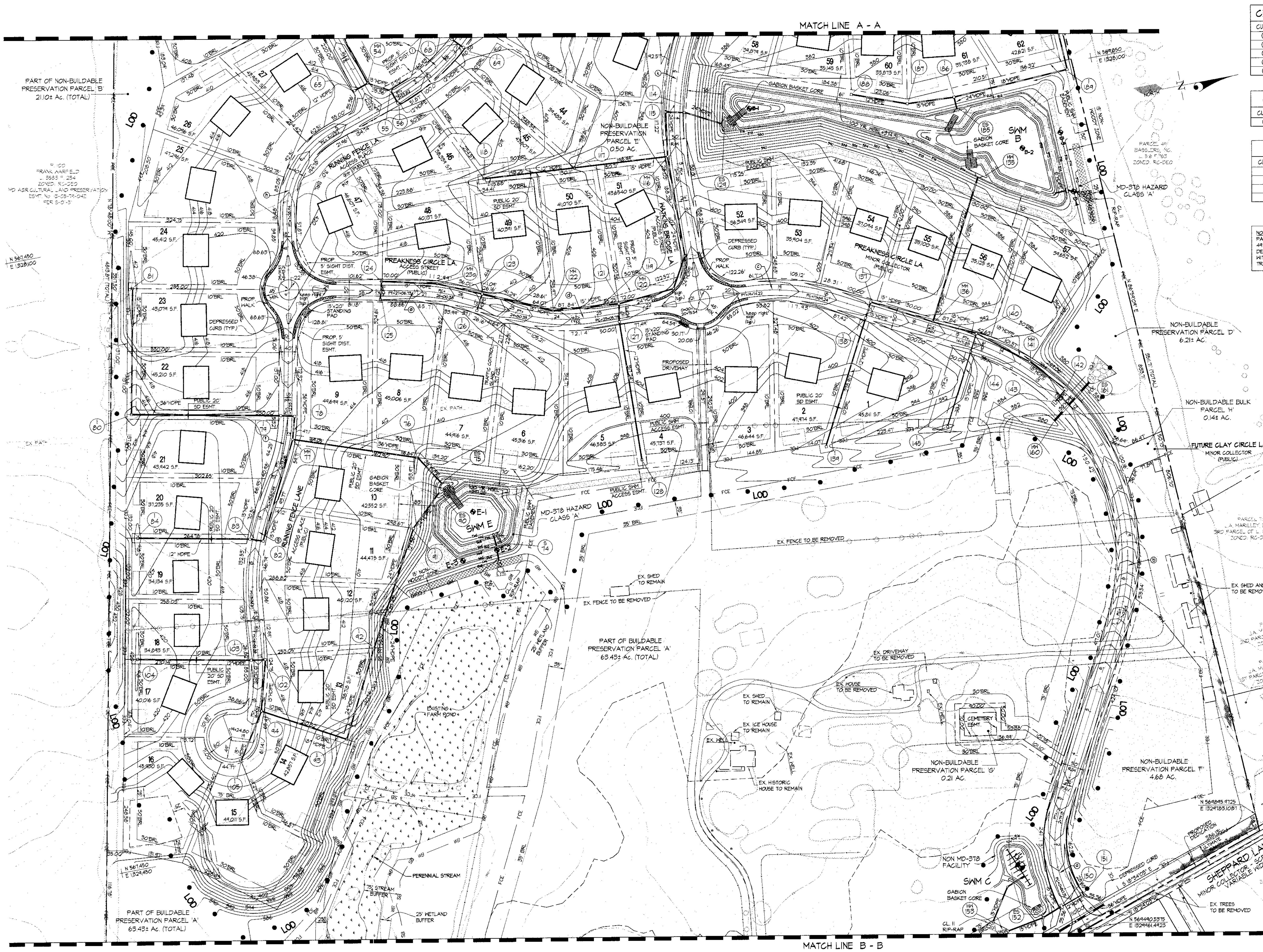
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/YA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR
 OWNER: FRANK J. DEFARNO REVOCABLE TRUST
 JOSEPH A. DEFARNO, TRUSTEE
 5192 SHEPPARD LANE
 CLARKSVILLE, MARYLAND 21039
 DEVELOPER: WALNUT GROVE L.L.C.
 C/O GOODER BUILDERS
 10705 CHARTER DRIVE
 SUITE 320
 COLUMBIA, MARYLAND 21044

PRELIMINARY / GRADING PLAN
WALNUT GROVE
 Lots 1 thru 88, and Preservation Parcels "A" thru "G"
 and Non-Buildable Bulk Parcel "H"
 L.2927 F.487
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	RC-DEO	00153
DATE	TAX MAP - GRID	SHEET
MAR/2005	PARCEL 74 28 - 18,17	2 OF 6



CENTERLINE CURVE TABLE - PREAKNESS CIRCLE LANE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
(A)	148.22'	245.00'	105.25'	143.41'	N 25° 14' 04" W	46° 24' 46"
(B)	769.46'	440.00'	490.00'	642.96'	S 72° 55' 44" W	90° 00' 00"
(C)	164.98'	400.00'	94.17'	183.33'	S 14° 40' 51" W	26° 24' 46"
(D)	174.53'	400.00'	88.68'	173.15'	S 13° 55' 57" W	25° 00' 00"
(E)	106.34'	400.00'	53.44'	106.03'	S 15° 48' 54" W	15° 15' 17"

CENTERLINE CURVE TABLE - WATKINS BRIDGE LANE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
(C)	385.12'	650.00'	185.12'	380.08'	N 71° 34' 03" W	34° 00' 00"

CENTERLINE CURVE TABLE - RUNNING FENCE LANE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
(A)	100.55'	320.00'	50.68'	100.12'	S 64° 48' 00" E	18° 00' 00"
(B)	205.28'	500.00'	104.42'	204.42'	S 72° 35' 47" E	23° 35' 35"
(C)	216.42'	200.00'	120.17'	206.02'	S 44° 48' 00" E	62° 00' 00"
(D)	337.12'	450.00'	171.26'	337.15'	S 40° 18' 00" E	43° 00' 00"

NOTE:
 PARCEL 'H' DEDICATED TO ADJACENT PARCEL 44 FOR THE PURPOSE OF A PUBLIC ROAD. THE DENSITY FOR BULK PARCEL 'H' IS UTILIZED WITHIN THIS SUBDIVISION AND WILL NOT BE TRANSFERRED TO PARCEL 44.

STORMWATER MANAGEMENT POND B
 Type (per MDE): Wet Extended Detention Pond (P3)
 MDE 37B Hazard Class A
 Total Drainage Area To Facility = 24.0 acres
 CN = 75
 Tc = 0.280 hrs.
 Gross Inflow Required = 0.80 ac-ft
 Rev Provided By Roadside Swales
 See Recharge Justification for more information.
 Net Inflow Required = 0.80 - 0.21 = 0.6 ac-ft
 Inflow Provided = 1.2 ac-ft
 Inflow/Permanent Pool Inflow = 372.00
 C/PV Required = 1.03 ac-ft
 C/PV Provided = 1.03 ac-ft
 C/PV Inflow = 373.00
 Unmanaged Hydrograph Centroid into Pond: 13.05 hrs
 Managed Hydrograph Centroid into Pond: 34.8 hrs
 Lag Provided: 13.05 - 34.8 = 21.8 hrs
 1-YR (Op = 0.76 cfs) (MSEL = 373.00)
 10-YR (Op = 30.88 cfs) (MSEL = 373.50)
 100-YR (Op = 133.86 cfs) (MSEL = 374.05)
 5 ft. Aquatic Bench = 371.00
 12 ft. Safety/Maintenance Bench = 375.00
 Outfall: Precast Riser Structure to 48" RCP
 4" Office - Invert = 372.00
 28.67' Inlet = 373.00
 T.O.D. = 376.00

STORMWATER MANAGEMENT POND C
 Type (per MDE): Retention System (P6)
 Non - MDE 37B Facility
 Total Drainage Area To Facility = 1.2 acres
 CN = 68
 Tc = 0.233 hrs.
 Gross Inflow Required = 0.05 ac-ft
 Rev Provided By Roadside Swales
 See Recharge Justification for more information.
 Net Inflow Required = 0.05 - 0.01 = 0.04 ac-ft
 Inflow Provided = 0.11 ac-ft
 Inflow/Permanent Pool Inflow = 344.00
 10-YR (Op = 0.81 cfs) (MSEL = 374.50)
 100-YR (Op = NA) (MSEL = NA)
 Low-flow Outfall: Perforated Underdrain
 High-flow Outfall: 15" Gross Inlet = 344.00
 Media Depth: 4.42'
 T.O.D. = 400.00

STORMWATER MANAGEMENT POND E
 Type (per MDE): Wet Extended Detention Pond (P3)
 MDE 37B Hazard Class A
 Total Drainage Area To Facility = 30.1 acres
 Proposed Drainage Area Treated = 175 acres
 CN = 66
 Tc = 0.364 hrs.
 Gross Inflow Required = 0.45 ac-ft
 Rev Provided: 0.12 ac-ft
 Rev Provided By Roadside Swales
 See Recharge Justification for more information.
 Net Inflow Required = 0.45 - 0.12 = 0.34 ac-ft
 Inflow Provided = 0.51 ac-ft
 Inflow/Permanent Pool Inflow = 344.50
 C/PV Required = 0.34 ac-ft
 C/PV Provided = 0.34 ac-ft
 C/PV Inflow = 346.00
 10-YR (Op = 0.58 cfs) (MSEL = 346.00)
 100-YR (Op = 41.56 cfs) (MSEL = 346.67)
 100-YR (Op = 84.04 cfs) (MSEL = 347.28)
 5 ft. Aquatic Bench = 344.00
 12 ft. Safety/Maintenance Bench = 345.00
 Outfall: Precast Riser Structure to 48" RCP
 2.25' Office - Invert = 344.50
 20" Inlet = 346.00
 T.O.D. = 344.50

Approved: For Private Water and Private Sewerage Systems, Howard County Health Department
 Robert J. Weber
 County Health Officer
 3/18/05
 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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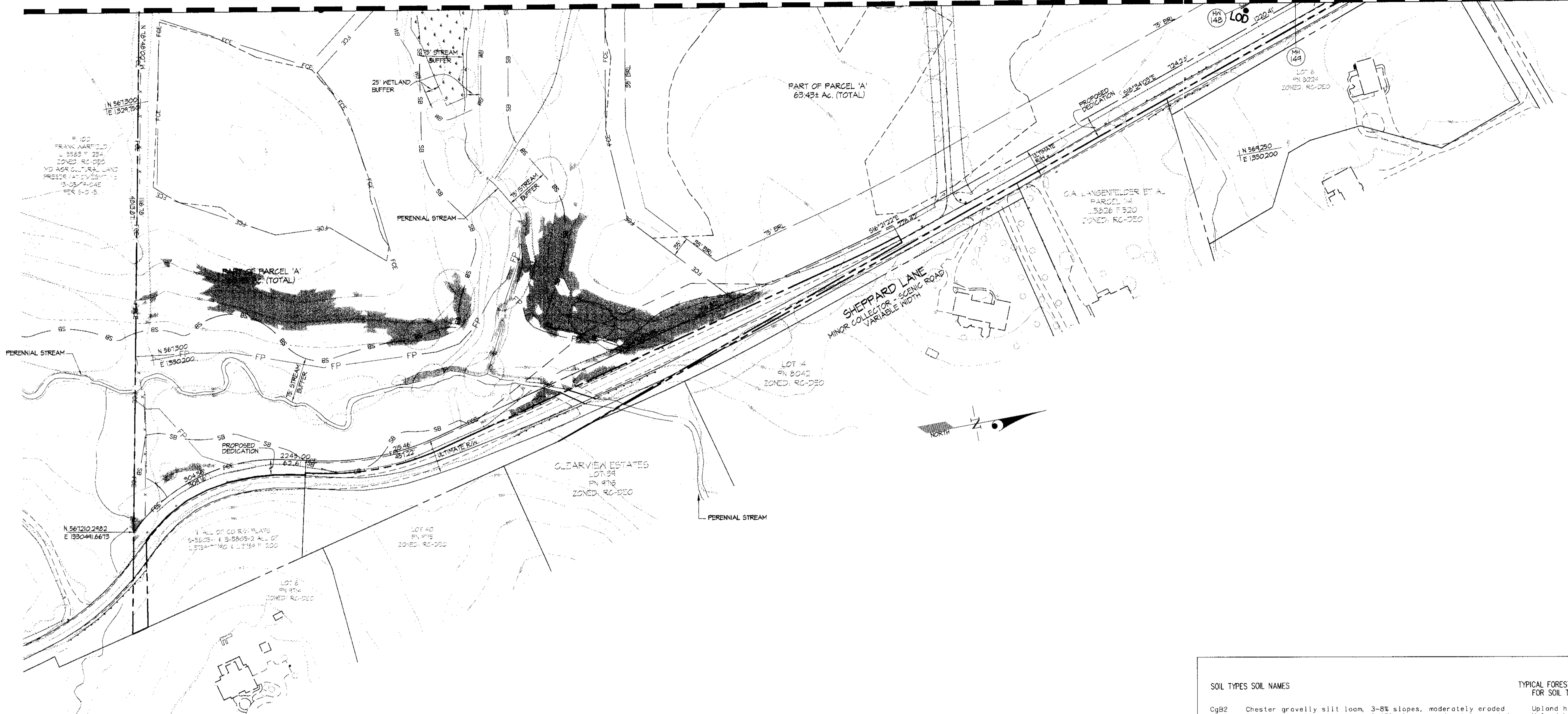
DES.	DRN.	CHK.	MJT	DATE	REVISION	BY	APPR.

PREPARED FOR
 OWNER: FRANK J. DEFRANCO REVOCABLE TRUST
 JOSEPH A. DEFRANCO, TRUSTEE
 5192 SHEPPARD LANE
 CLARKSVILLE, MARYLAND 21039
 DEVELOPER: WALNUT GROVE L.L.C.
 C/O GOODER BUILDERS
 10705 CHARTER DRIVE
 SUITE 320
 COLUMBIA, MARYLAND 21044

PRELIMINARY / GRADING PLAN
WALNUT GROVE
 Lots 1 thru 88, and Preservation Parcels "A" thru "G"
 and Non-Buildable Bulk Parcel "H"
 L.2927 F.487
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	RC-DEO	00153
DATE	TAX MAP - GRID	SHEET
MAR/2005	PARCEL 74 28 - 18,17	3 OF 6

MATCH LINE B - B



GENERAL NOTES

- THIS AREA DESIGNATES PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AND PRIVATE SHARED SEWERAGE EASEMENTS OF 250,244 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SHARED SEWERAGE EASEMENT BEFORE RECORD PLAT APPROVAL. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF THE WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE.
- TOPOGRAPHY IS FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE SYNDER, INC. ON JANUARY 9, 2002. FIELD RUN TOPOGRAPHY BY GUTSCHICK, LITTLE & WEBER, P.A. IN JANUARY, 2004 IN THE AREAS OF THE SHARED SEWERAGE DISPOSAL AREAS.
- BOUNDARY INFORMATION IS BASED ON BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2002 BY GUTSCHICK, LITTLE & WEBER, P.A.
- PROPERTY TABULATION:
A. TAX PARCEL, 74
B. TOTAL ACRES, 202.44 AC
- EXISTING MACADAM DRIVEWAY IN THE SEWERAGE DISPOSAL AREA WILL BE REMOVED AND REGRADED WITH COMPACTIBLE FILL.
- ALL BUILDINGS IN THE SEWERAGE DISPOSAL AREAS WILL BE REMOVED, WELLS SEALED & ABANDONED PRIOR TO REMOVAL.
- ALL EXISTING WELLS ON SITE WILL BE PROPERLY ABANDON AND SEALED BY LICENSED WELL DRILLER PRIOR TO RECORD PLAT APPROVAL.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO ANY WELL PERMIT ISSUANCE.
- ALL SEALED WELLS ARE REQUIRED TO BE A MINIMUM OF 25 FEET FROM ANY PART OF A SEPTIC AREA.

SOIL TYPES	SOIL NAMES	TYPICAL FOREST COVER FOR SOIL TYPE	WOODLAND SUITABILITY INDEX	HYDROLOGIC SOIL GROUPS
CgB2	Chester gravelly silt loam, 3-8% slopes, moderately eroded	Upland hardwoods	30	B
CgC2	Chester gravelly silt loam, 8-15% slopes, moderately eroded	Upland hardwoods	30	B
ChA	Chester silt loam, 0-3% slopes	Upland hardwoods	30	B
ChB2	Chester silt loam, 3-8% slopes, moderately eroded	Upland hardwoods	30	B
ChC2	Chester silt loam, 8-15% slopes, moderately eroded	Upland hardwoods	30	B
ChD2	Chester silt loam, 15-25% slopes, moderately eroded	Upland hardwoods	31	B
Ce	Comus silt loam	Oak, Hickory, Beech, Locust and Maple	4	B
Eka	Elloak silt loam, 0-3% slopes	mixed hardwoods, mainly oaks	30	C
EkB2	Elloak silt loam, 3-8% slopes, moderately eroded	mixed hardwoods, mainly oaks	30	C
EkC2	Elloak silt loam, 8-15% slopes, moderately eroded	mixed hardwoods, mainly oaks	30	C
G1A	Glenelg loam, 0-3% slopes	mixed hardwoods, mainly oaks	30	B
G1B2	Glenelg loam, 3-8% slopes, moderately eroded	mixed hardwoods, mainly oaks	30	B
G1C2	Glenelg loam, 8-15% slopes, moderately eroded	mixed hardwoods, mainly oaks	30	B
G1D2	Glenelg loam, 15-25% slopes, moderately eroded	mixed hardwoods, mainly oaks	31	B
GnA	Glenville silt loam, 0-3% slopes	water tolerant hardwoods	12	C
GnB2	Glenville silt loam, 3-8% slopes, moderately eroded	water tolerant hardwoods	12	C
Ha	Haitboro silt loam	wetland oaks, holly and maple	2	D
MgB2	Manor Gravelly loam, 3-8% slopes, moderately eroded	mixed upland hardwoods, mainly oaks	43	B
MgC2	Manor Gravelly loam, 8-15% slopes, moderately eroded	mixed upland hardwoods, mainly oaks	43	B
M1A	Manor loam, 0-3% slopes	mixed upland hardwoods, mainly oaks	43	B
M1B2	Manor loam, 3-8% slopes, moderately eroded	mixed upland hardwoods, mainly oaks	43	B
M1D2	Manor loam, 15-25% slopes, moderately eroded	mixed upland hardwoods, mainly oaks	44	B
M1D3	Manor loam, 15-25% slopes, severely eroded	mixed upland hardwoods, mainly oaks	44	B
M1E	Manor loam, 25-45% slopes	mixed upland hardwoods, mainly oaks	44	B
MnD	Manor very stony loam, 3-25% slopes	mixed upland hardwoods, mainly oaks	44	B
MnF	Manor very stony loam, 25-60% slopes	mixed upland hardwoods, mainly oaks	45	B

*Indicates a hydric soil or **hydric inclusions.

NOTE: FOR SOILS DELINEATION SEE SHEET 5.

APPROVED FOR RECORDATION AND RECORDATION OF THIS PLAN BY THE COUNTY HEALTH OFFICER

[Signature] 3/18/05

Approved: For Private Water and Private Sewerage Systems, Howard County Health Department

[Signature] 3/18/05

County Health Officer

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

PREPARED FOR

OWNER FRANK J. DEFRANCO REVOCABLE TRUST JOSEPH A. DEFRANCO, TRUSTEE 5192 SHEPARD LANE CLARKSVILLE, MARYLAND 21039	DEVELOPER WALNUT GROVE LLC C/O GOODER BUILDERS 10705 CHARTER DRIVE SUITE 320 COLUMBIA, MARYLAND 21044
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PRELIMINARY / GRADING PLAN

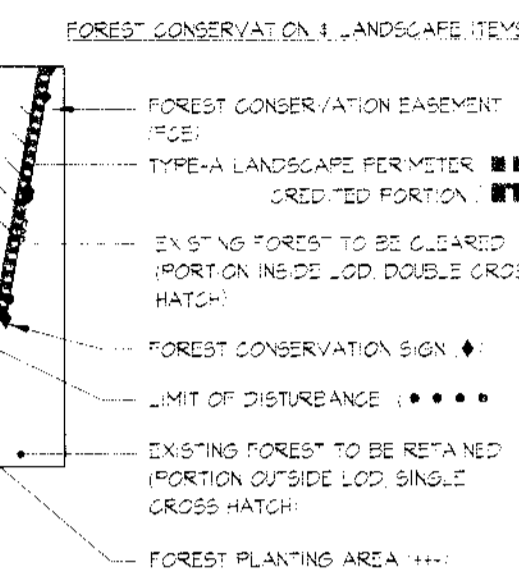
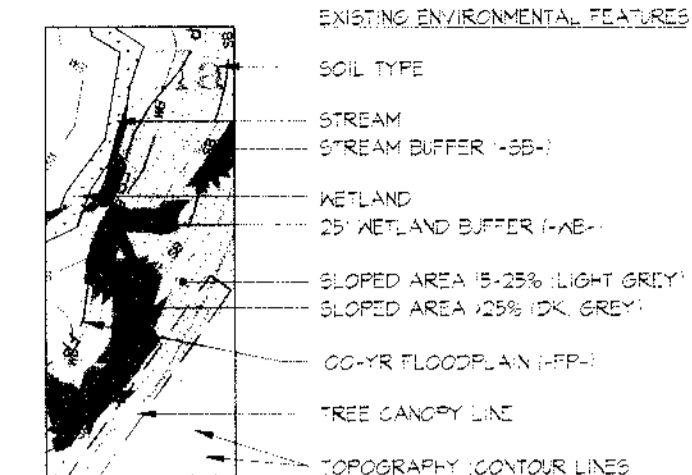
WALNUT GROVE
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ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

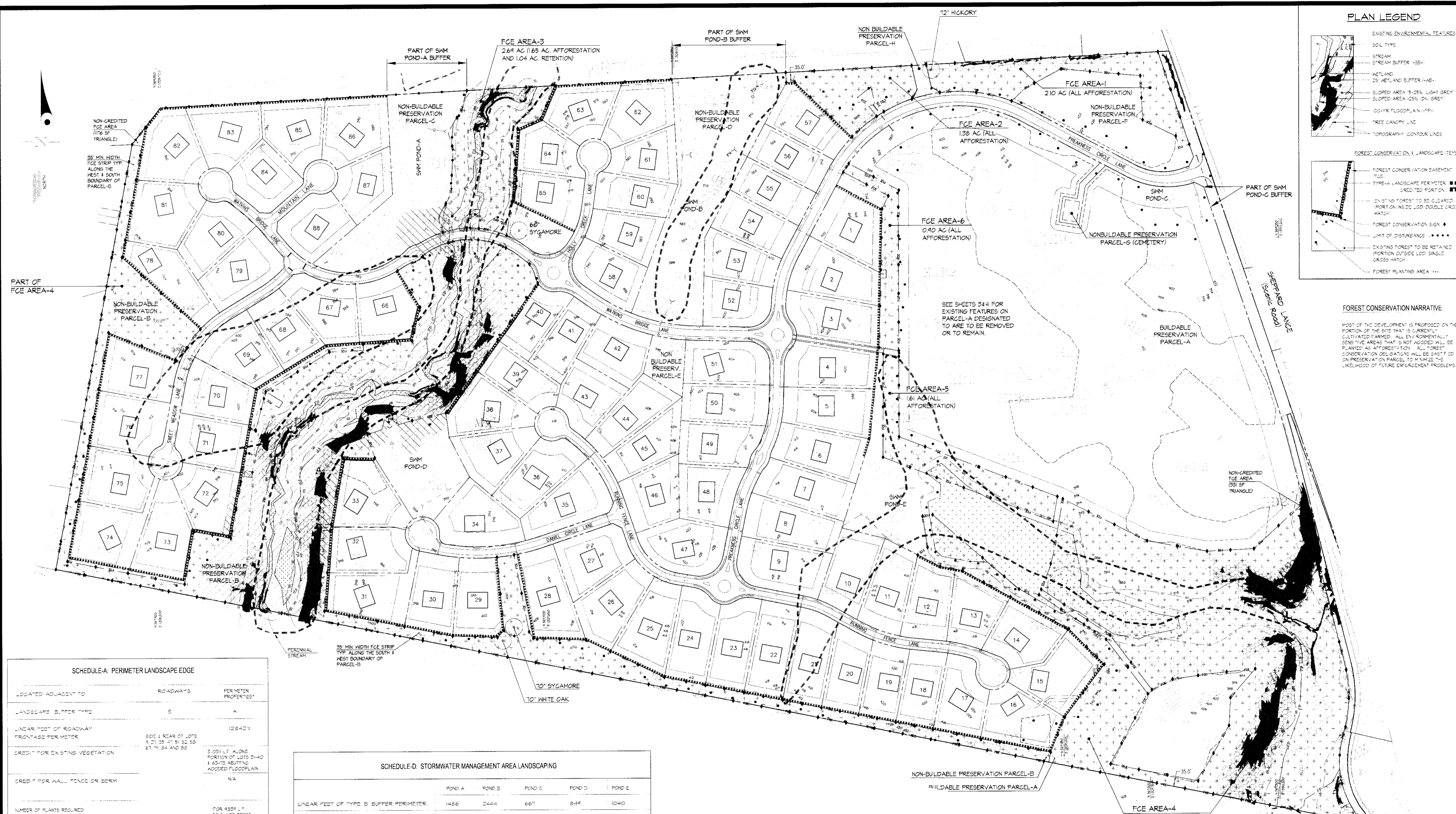
SCALE	ZONING	G. L. W. FILE No.
1" = 100'	RC-DEO	00153
DATE	TAX MAP - GRID	SHEET
MAR/2005	28 - 18,17	4 OF 6

PLAN LEGEND



FOREST CONSERVATION NARRATIVE

MOST OF THE DEVELOPMENT IS PROPOSED ON THE PORTION OF THE SITE THAT IS CURRENTLY CULTIVATED FARMED. ALL ENVIRONMENTALLY SENSITIVE AREAS THAT IS NOT ADDED WILL BE PLANTED AS AFFORESTATION. ALL FOREST CONSERVATION OBLIGATIONS WILL BE SHOWN ON PRESERVATION PARCEL TO MINIMIZE THE LIKELIHOOD OF FUTURE ENFORCEMENT PROBLEMS.



SCHEDULE-A: PERIMETER LANDSCAPE EDGE

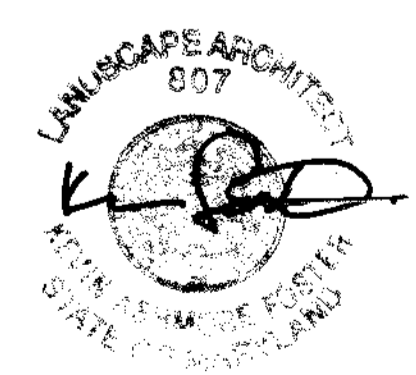
LOCATED ADJACENT TO	ROADWAY'S	PER METER PROPERTIES
LANDSCAPE BUFFER TYPE	B	A
LINEAR FEET OF ROADWAY FRONTAGE PER METER	SIDE & REAR OF LOTS 81, 82, 83, 84, 85, 86, 87, 88 AND 89	12,642'
CREDIT FOR EXISTING VEGETATION	3.05% LT ALONG PORTION OF LOTS 81-84 & 85-88 ABUTTING ADJACENT FLOODPLAIN	
CREDIT FOR WALL, FENCE OR BERM	N/A	
NUMBER OF PLANTS REQUIRED	70% 4554 L.F., 5% SHADE TREES, 5% EVERGREEN TREES, 5% SHRUBS	
NUMBER OF PLANTS PROVIDED	TO BE PROVIDED AT FINAL PLAN STAGE AND THE SURETY POSTED WITH THE DEVELOPER'S AGREEMENT	TO BE PROVIDED AT FINAL PLAN STAGE AND THE SURETY POSTED WITH THE DEVELOPER'S AGREEMENT

SCHEDULE-D: STORMWATER MANAGEMENT AREA LANDSCAPING

	POND A	POND B	POND C	POND D	POND E
LINEAR FEET OF TYPE 'B' BUFFER PERIMETER	1486	2444	667	848	1040
NUMBER OF SHADE TREES REQUIRED	30	48	13	7	21
NUMBER OF EVERGREEN TREES REQUIRED	39	61	11	1	26
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	NONE	NONE
CREDIT FOR OTHER LANDSCAPING	N/A	N/A	N/A	N/A	N/A
NUMBER OF SHADE TREES PROVIDED	TO BE PROVIDED AT FINAL PLAN STAGE AND THE SURETY POSTED WITH THE DEVELOPER'S AGREEMENT				
NUMBER OF EVERGREEN TREES PROVIDED	TO BE PROVIDED AT FINAL PLAN STAGE AND THE SURETY POSTED WITH THE DEVELOPER'S AGREEMENT				
NUMBER OF OTHER TREES PROVIDED (AS SUB.)	TO BE PROVIDED AT FINAL PLAN STAGE AND THE SURETY POSTED WITH THE DEVELOPER'S AGREEMENT				

NOTE: FOR INFORMATION ON SOIL TYPES SEE SHEET 4.

NOTE: THE PERIMETER LANDSCAPE INFORMATION PROVIDED ON THIS SHEET IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE AT FINAL PLAN STAGE TO RESPOND TO DEVELOPMENT PLAN REVISIONS.



TENTATIVELY APPROVED
 PART OF PLAN AND LAND
 3/31/05 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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NO.	REVISION	DATE	BY	APP'R.

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PRELIMINARY FOREST CONSERVATION PLAN & LANDSCAPE BUFFER ANALYSIS

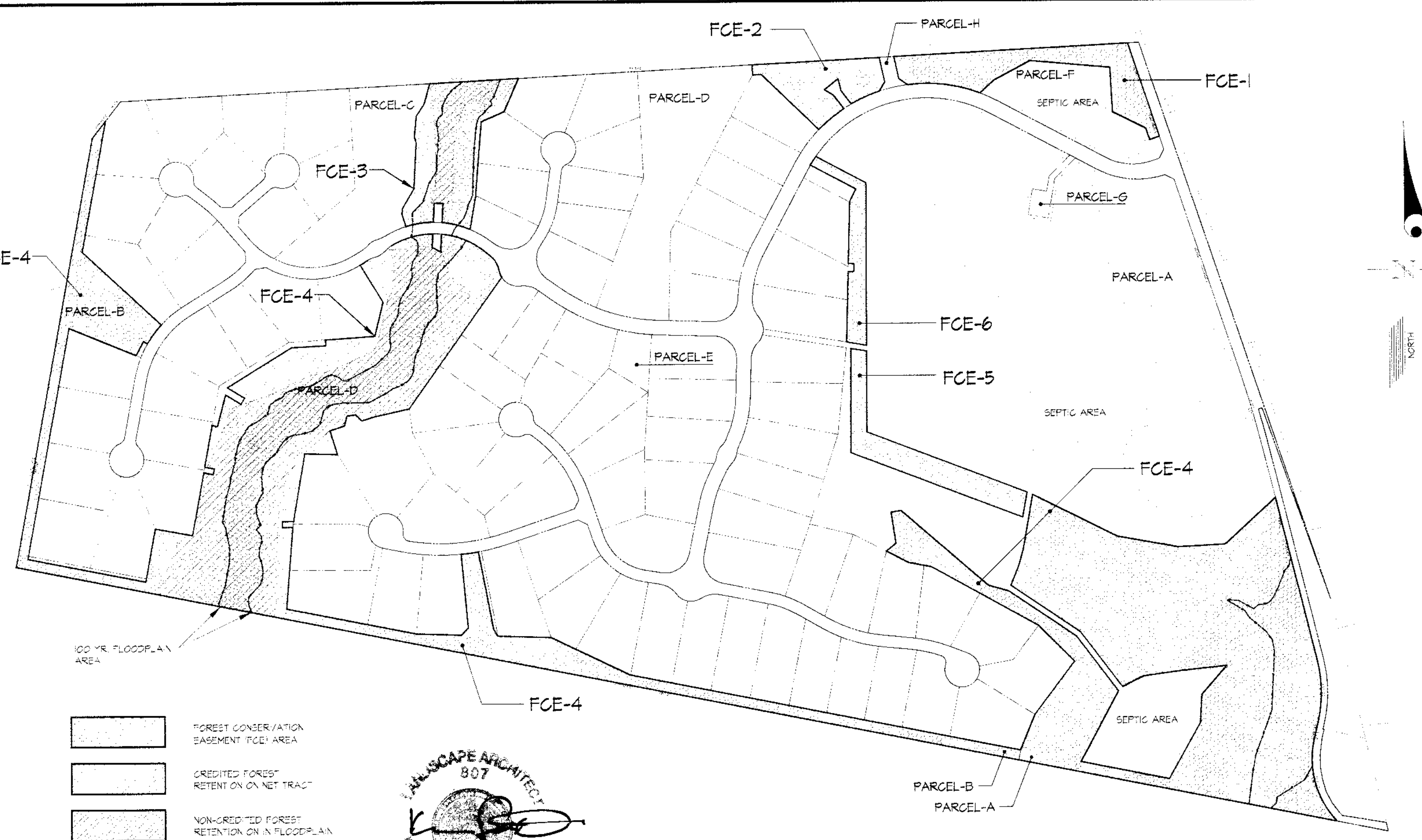
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FOREST RESOURCES DIAGRAM
SCALE: 1" = 200'



FOREST CONSERVATION AREA DIAGRAM
SCALE: 1" = 200'

FOREST CONSERVATION WORKSHEET

1. SITE DATA

GROSS SITE AREA	202.44± AC
AREA WITHIN 100-YEAR FLOOD PLAIN	8.86± AC
NET TRACT AREA	193.60± AC
LAND USE CATEGORY	RESIDENTIAL - RURAL MEDIUM DENSITY

2. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	193.60± AC
B. REFORESTATION THRESHOLD (25% x A)	48.40±
C. AFFORESTATION THRESHOLD (20% x A)	38.72±
D. EXISTING FOREST ON NET TRACT AREA	7.37±
E. FOREST AREAS ON NET TRACT TO BE CLEARED	1.28±
F. FOREST AREAS ON NET TRACT TO BE RETAINED	5.99±

3. AFFORESTATION CALCULATIONS

A. NET TRACT AREA	193.60± AC
B. AFFORESTATION THRESHOLD (20% x A)	38.72±
C. EXISTING FOREST ON NET TRACT AREA	7.37±
D. FOREST AREAS ON NET TRACT TO BE CLEARED	1.28±
E. FOREST AREAS ON NET TRACT TO BE RETAINED	5.99±

4. REQUIRED FOREST CONSERVATION

A. AFFORESTATION UP TO THRESHOLD (3B - 3C)	31.36± AC
B. REFORESTATION FOR CLEARING BELOW THRESHOLD (3D x 2)	2.56±
C. TOTAL CONSERVATION PLANTING AREA REQUIRED (4A + 4B)	34.91±
D. TOTAL FOREST CONSERVATION EASEMENT AREA REQUIRED (3E + 1C)	40.50±

5. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS

RETENTION OF EXISTING FOREST ON NET TRACT	5.99± AC
ON-SITE FOREST PLANTING (ON PRESERVATION PARCELS)	34.91± AC
TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE RECORDED (MIN)	40.58± AC

* ALL PRESERVATION PARCELS ARE INCLUDED IN THE GROSS SITE AREA FOR CALCULATION PURPOSES SINCE THERE'S A CHANGE IN USE (E.G. COMMUNITY SEPTIC FIELDS, SWM & UTILITIES) ON ALL THE PARCELS EXCEPT PARCELS E. THEREFOR, THIS SUBDIVISION IS COMPLYING WITH RURAL CLUSTER OPTION-B OF APPENDIX 1 OF THE FOREST CONSERVATION MANUAL.

FOREST CONSERVATION EASEMENT AREA TABULATION

FOREST CONSERVATION EASEMENT (FCE) AREA NUMBER	1	2	3	4	5	6	TOTAL
PARCEL WHERE FCE IS LOCATED	F	D	C	A & B	A	A	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC)	N/A	N/A	0.27	5.32	N/A	N/A	5.59
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC)	N/A	N/A	0.77	3.99	N/A	N/A	4.76
FOREST PLANTING AREA (IN AC)	2.10	1.38	1.65	27.35	1.61	0.90	34.99
NATURAL REGENERATION AREA (IN AC)	N/A	N/A	0.00	0.05	N/A	N/A	0.05
TOTAL AREA IN CONSERVATION EASEMENT (IN AC)	2.10	1.38	2.89	36.71	1.61	0.90	45.39

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST CONSERVATION LOCATION NO.	1	2	3	4	5	6	TOTAL
AREA TO BE PLANTED (IN AC)	2.10	1.38	1.65	27.35	1.61	0.90	34.99
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC)	210	138	165	2735	161	90	3499
CREDIT FOR EXISTING AND PROPOSED LANDSCAPE TREES	TO BE DETERMINED WHEN PERIMETER LANDSCAPE TREES ARE PROVIDED AT FINAL PLAN STAGE						
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED*	TO BE DETERMINED AT FINAL PLAN STAGE						

* FOR PLANTING WITH 1" CAL. TREES, THE REQUIRED QUANTITY SHALL BE DOUBLED.

- FOREST CONSERVATION PROGRAM SEQUENCE**
(TO BE PERFORMED AT FINAL PLAN STAGE)
- OBTAIN ALL NECESSARY PERMITS.
 - STAKE-OUT LIMITS OF DISTURBANCE.
 - FIELD VISIT TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SCHOOL SITE GRADING AND CONSTRUCTION.
 - INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE THAT INVOLVES CLEARING AND/OR RETENTION OF TREES.
 - COMMENCE SITE CONSTRUCTION.
 - INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
 - 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 SURETY.

- GENERAL NOTES**
- THIS REFORESTATION 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 EMPLOYED IN AFFORESTATION/FORESTATION TECHNIQUES AND PRACTICES.
 - AT FINAL PLAN STAGE, THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PROGRAM WHICH INCLUDES ACTIVITIES NECESSARY TO INSURE SURVIVAL AND GROWTH OF THE PLANTED TREES. THE 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. IN AFTER ONE YEAR, THE LIABILITY EXTENDS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY PROPOSE 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 DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
 - THE PROPOSED FOREST CONSERVATION EASEMENTS (FCE) SHOWN ON THESE PLANS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 1220 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION AREAS, THE CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FCE, HOWEVER, THE INITIAL DRAWING TO DEVELOP THE SITES (AT SUBSEQUENT PLAN STAGES) AND FOREST MANAGEMENT PRACTICES AS DEFINED IN THE EFFECTIVE FOREST CONSERVATION EASEMENT ARE ALLOWED TO FULFILL THE FOREST CONSERVATION OBLIGATION FOR THE DEVELOPMENT OF THIS SITE. AT LEAST 40 SQUARE ACRES OF FOREST CONSERVATION EASEMENTS WHICH COMPOSES OF 5.99± AC NET TRACT RETENTION AND 34.99± AC OF SUPPLEMENTAL PLANTING (AFFORESTATION/PREFORESTATION) MUST BE MAINTAINED AT FINAL PLAN STAGE.

- CONSTRUCTION PERIOD PROTECTION PROGRAM**
(TO BE PERFORMED AT FINAL PLAN STAGE)
- 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 SUPERVISOR IN CHARGE OF THE 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.
 - 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 WHILE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SOEDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
 - AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION 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.

