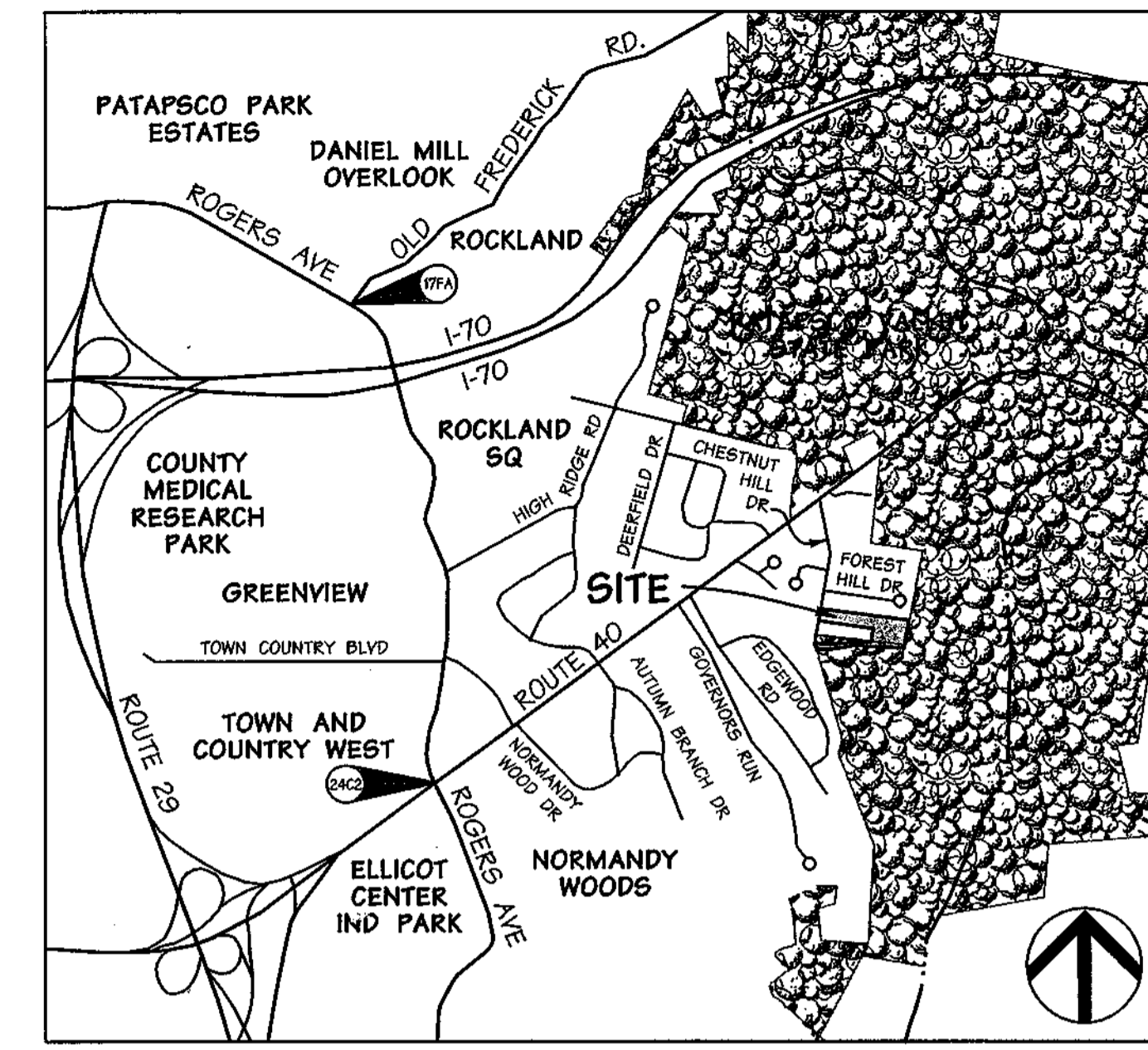


Sheet Index	
SHEET	DESCRIPTION
1	FINAL FOREST CONSERVATION PLAN
2	FINAL FOREST CONSERVATION NOTES AND DETAILS



VICINITY MAP

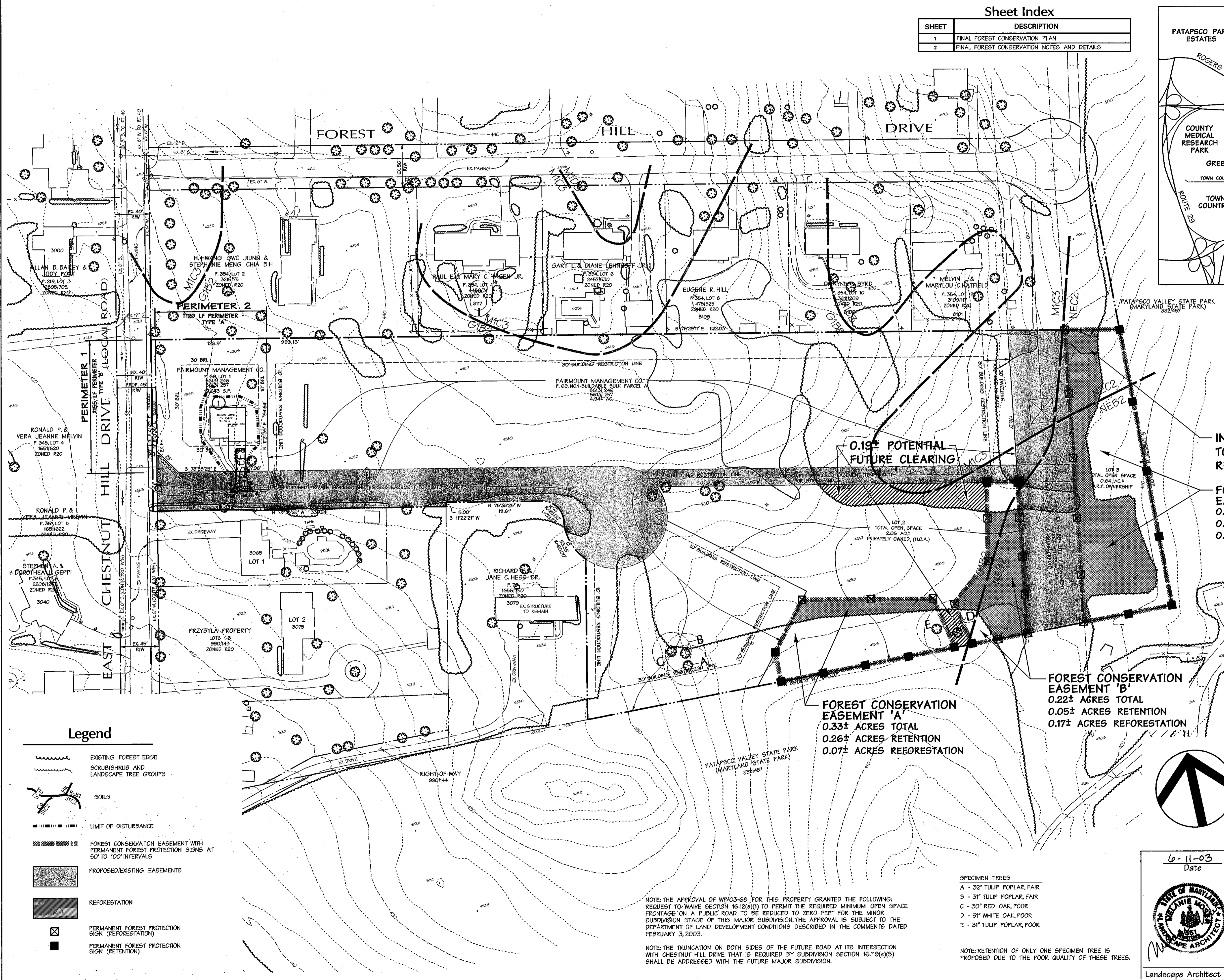
SCALE: 1"=2000'

BENCHMARK

DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NAVD83 (VERTICAL) DATUMS

17FA:	24C2:
NORTHING: 594948.349	NORTHING: 596648.312
EASTING: 1564626.768	EASTING: 1566038.195
ELEVATION: 476.20'	ELEVATION: 354.03'



INVASIVE EXOTIC VEGETATION TO BE REMOVED IN ALL REFORESTATION AREAS

FOREST CONSERVATION EASEMENT 'C'
0.64± ACRES TOTAL
0.32± ACRES RETENTION
0.32± ACRES REFORESTATION

0.19± POTENTIAL FUTURE CLEARING

FOREST CONSERVATION EASEMENT 'A'
0.33± ACRES TOTAL
0.26± ACRES RETENTION
0.07± ACRES REFORESTATION

FOREST CONSERVATION EASEMENT 'B'
0.22± ACRES TOTAL
0.05± ACRES RETENTION
0.17± ACRES REFORESTATION

- DATA SOURCES:
- EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLUSH BY 30' L.C. DATED JANUARY 15, 2001.
 - BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED JANUARY 2002.
 - EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD SURVEY BY DMW DATED JAN. 2002.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Howard C. ... CHIEF, DEVELOPMENT ENGINEERING DIVISION
Cindy ... CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 6/2/03

Date	No.	Revision	Description

OWNER: FAIRMOUNT MANAGEMENT COMPANY
 946-A MARIWICH COURT
 ELLENSBURG, MD 21794
 410-781-3400

DEVELOPER: FACHUBA HOME BUILDERS, LLC
 946-A MARIWICH COURT
 ELLENSBURG, MD 21794
 410-781-3400

DMW
 Draft-McCune-Walkers, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3353
 Fax: 296-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

6-11-03
 Date

Melanie ...
 LANDSCAPE ARCHITECT

PROFESSIONAL SEAL: MELANIE MOSELEY, 6551, LANDSCAPE ARCHITECT

Legend

- EXISTING FOREST EDGE
- SCRUB/SHRUB AND LANDSCAPE TREE GROUPS
- SOILS
- LIMIT OF DISTURBANCE
- FOREST CONSERVATION EASEMENT WITH PERMANENT FOREST PROTECTION SIGNS AT 50' TO 100' INTERVALS
- PROPOSED/EXISTING EASEMENTS
- REFORESTATION
- PERMANENT FOREST PROTECTION SIGN (REFORESTATION)
- PERMANENT FOREST PROTECTION SIGN (RETENTION)

NOTE: THE APPROVAL OF WP-03-66 FOR THIS PROPERTY GRANTED THE FOLLOWING: REQUEST TO WAIVE SECTION 16.12(a)(1) TO PERMIT THE REQUIRED MINIMUM OPEN SPACE FRONTAGE ON A PUBLIC ROAD TO BE REDUCED TO ZERO FEET FOR THE MINOR SUBDIVISION STAGE OF THIS MAJOR SUBDIVISION. THE APPROVAL IS SUBJECT TO THE DEPARTMENT OF LAND DEVELOPMENT CONDITIONS DESCRIBED IN THE COMMENTS DATED FEBRUARY 3, 2003.

NOTE: THE TRUNCATION ON BOTH SIDES OF THE FUTURE ROAD AT ITS INTERSECTION WITH CHESTNUT HILL DRIVE THAT IS REQUIRED BY SUBDIVISION SECTION 16.119(a)(5) SHALL BE ADDRESSED WITH THE FUTURE MAJOR SUBDIVISION.

SPECIMEN TREES

- A - 32" TULIP POPLAR, FAIR
- B - 31" TULIP POPLAR, FAIR
- C - 30" RED OAK, POOR
- D - 51" WHITE OAK, POOR
- E - 31" TULIP POPLAR, POOR

NOTE: RETENTION OF ONLY ONE SPECIMEN TREE IS PROPOSED DUE TO THE POOR QUALITY OF THESE TREES.

PROVISION NAME	SECTION/AREA	LOT/PARCEL #	P. 69
CHESTNUT CREST			
PLAT OR REF	BLOCK #	ZONE	TAXING MAP SECT. DISTRICT
5615/246	20	R20	15

TITLE: CHESTNUT CREST Lots 1-3, and Non-Buildable Bulk Parcel A FINAL FOREST CONSERVATION AND LANDSCAPE PLAN

Des By: MM Scale: 1"=50' Proj. No: 00091.f
 Dm By: AJS Date: 06-02-03
 Ck By: Approved

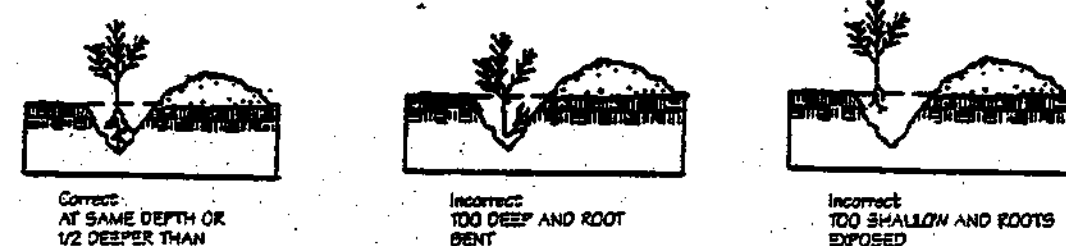
1 OF 2

Seeding and Whip Planting

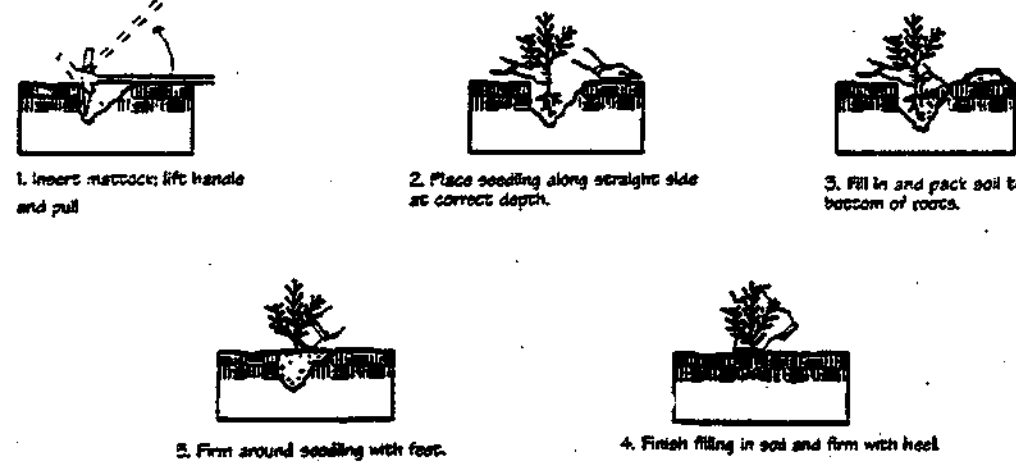


Note: 1. Mulching newly planted seedlings helps the soil retain moisture and protects the seedling from compaction and stem injuries. The site shall be inspected at the end of the two year period to ascertain survivorship and provide for replacement if necessary.

Correct and Incorrect Planting Depth



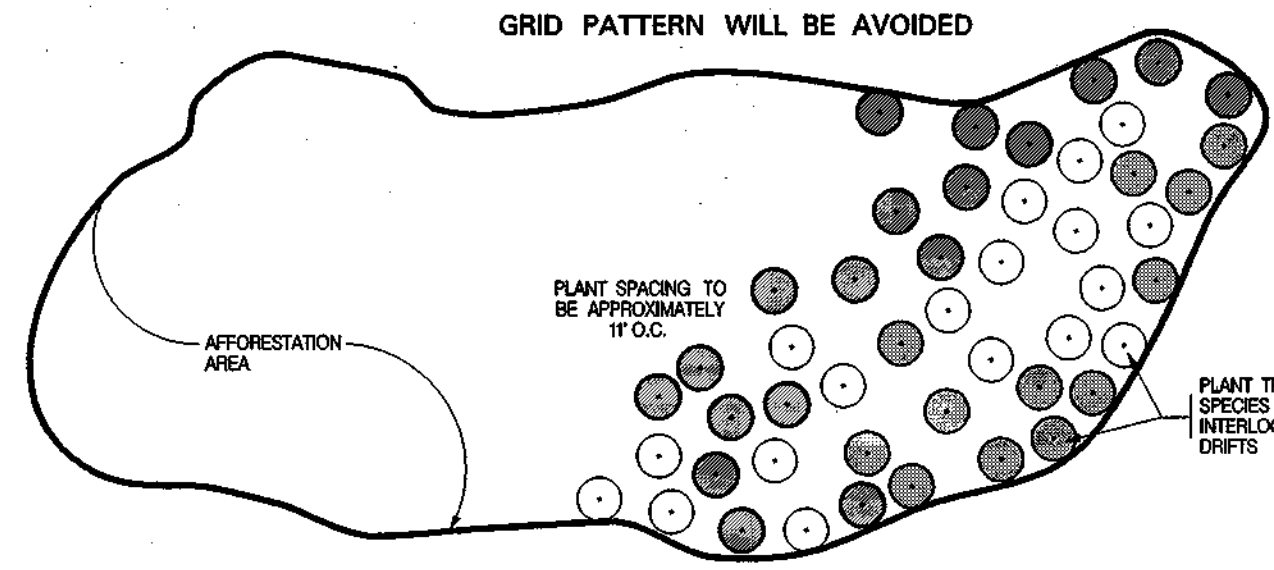
Mattoc Planting



Source: Adapted from Forest Conservation Manual, 1991

Seeding and Whip Planting Techniques

Figure C-18



Planting Design Schematic Not To Scale

GOALS AND OBJECTIVES

The goals and objectives of this Forest Conservation plan are to identify forest clearing, retention, and forest establishment associated with the development of this property under the Forest Conservation Act.

Approximately 0.63 acres of forest retention is proposed under this phase. Approximately 0.19 acres of forest on the net tract area remains outside the easement and may be cleared under future phases of the development...

Zone 1 (Upland) Plants required -186 (Approx. 0.56 acres x 350 whips/acre)

Table with columns: Species, Common name, Size, Quantity, Stage, Stratum, Remarks. Lists various tree species like Coralis canadensis and Quercus rubra.

NOTE: SMALL SIZE PLANT MATERIAL SHALL BE PROTECTED IN TREE SHELTERS

FOREST CONSERVATION EASEMENT CHART

Table with columns: EASEMENT, RETENTION, REFORESTATION, TOTAL AREA. Shows percentages and acres for different zones.

A TOTAL FOREST CONSERVATION SURETY WILL BE REQUIRED IN THE AMOUNT OF \$17,685.36, \$5,480.56 FOR RETENTION (0.63 ACRES RETENTION AT \$0.20/S.F.) AND \$12,196.80 FOR REFORESTATION (0.56 ACRES REFORESTATION AT \$0.50/S.F.).

SCHEDULE A PERIMETER LANDSCAPE EDGE

Table with columns: CATEGORY, ADJACENT TO ROADWAYS, ADJACENT TO PERIM. PROPERTIES. Lists landscaping requirements for different landscape types.

NOTES: 1. LANDSCAPE REQUIREMENTS ARE PROVIDED AS A PART OF SITE DEVELOPMENT PLAN, 50P-05-09.

THE REQUIRED STREET TREES ALONG CHESTNUT HILL DRIVE SHALL BE PROVIDED WITH THE FUTURE RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND OPEN SPACE LOT 2.

PRECONSTRUCTION MEETING/CONSTRUCTION PERIOD PRACTICES

Before construction begins, a required preconstruction meeting shall be held. The principle contractor, engineer, Howard County Inspector and a qualified forest professional familiar with the plan shall be present. All items pertaining to forest retention, tree preservation, and construction period practices shall be discussed.

POST CONSTRUCTION MANAGEMENT/MAINTENANCE BY CONTRACTOR

All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the forest retention area will not be removed. All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

ALL FOREST RETENTION & REFORESTATION AREAS SHOWN ON THIS PLAN TO BE PLACED IN FOREST CONSERVATION EASEMENT

STANDARDS AND SPECIFICATIONS FOR PLANTING

1. PLANT MATERIAL SELECTION: Nursery grown plant materials greater than 1" caliper should meet or exceed the requirements of the American Nurseryman Specifications, Inc. should be typical of the species and variety, have a normal habit of growth, be first quality, sound, vigorous, well-branched, have healthy, well-developed root systems, and be free of disease, insect pests and mechanical injuries.

2. PLANTING SITE PREPARATION: Plants shall not be disturbed outside the area necessary for planting individual specimens and the removal of exotic invasive plant material. These areas should be stabilized as shown on the temporary seeding notes on sheet 8.

3. PLANTING PERIOD: All material shall be planted between September 15 and May 31. Material shall not be installed when ground is frozen.

4. PLANT MATERIAL STORAGE: Plants should be planted within 24 hours of delivery if possible. Plant material which are left unattended for more than 24 hours shall be protected from direct sun and weather and kept cool. Nursery stock shall not be left unattended for more than two weeks.

5. ON-SITE INSPECTION: Prior to planting, planting stock shall be inspected by the landscape architect or other qualified professional familiar with this plan. Plant material not conforming to standard nurseryman specifications for size, form, vigor, roots, trunk wounds, insects and disease should be replaced.

6. TOPSOIL FOR PLANTING SOIL: A. On-site material or imported from same source as topsoil used on site for finish grading. 1. Uniform composition, free of subsoil, clay lumps, stones, stumps, roots or similar objects larger than 1 inch. 2. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, johnsongrass, nutcracker, poison ivy, Canada thistle, or others as specified. 3. All topsoil shall be tested by a recognized laboratory for pH and soluble salts. A pH of 4.5 to 7.5 is required. Soluble salts should not be higher than 500 parts per million.

7. ADDITIVE FOR BACKFILL MIX

A. Wood Residues:

- 1. Source shall be well composted, not chemically treated. 2. Physical properties - grading: U.S. Sieve, Dry Weight Percent Passing. Table showing sieve sizes (No. 4, 10, 20, 40, 60, 100, 200) and percent passing.

3. Organic content by ash analysis: 90 - 100 percent dry weight

4. Chemistry:

- a. Saturation Extract Conductivity (EC) - Nil - 3.5
b. Reaction (pH) - 3.0 - 5.5
5. Salinity: Maximum saturation extract conductivity 1.0 millimhos per cm at 25 degrees centigrade.

B. Sand

1. Physical Properties - Grading:

- U.S. Sieve, Dry Weight Percent Passing. Table showing sieve sizes (No. 4, 10, 20, 40, 60, 100, 200) and percent passing.

2. Chemistry:

- Saturation Extract Conductivity (EC) - Nil - 3.0
Sodium Absorption Ratio (SAR) - Nil - 6.0
Boron - ppm in saturation extract solution - Nil - 1.0
Reaction (pH) - 6.0 - 7.5
Available calcium - sodium acetate extractable - ppm - Nil - 2000
dry weight

C. Triple Superphosphate: Commercial product containing 19 to 20 percent available phosphoric acid.

8. MULCH

- A. Shredded long fiber hardwood.
B. Mulch shall have been shredded within the last six (6) months.

9. PLANTING MIX

- A. Planting mix shall be prepared at approved on-site staging area using approved on-site existing soil. Mix minimum quantities of 20 cubic yards or sufficient mix for entire job if less than 20 cubic yards is required.

B. Thoroughly mixed in the following proportions for tree and shrub planting mix:

- 5 cu Existing soil
2 cu Sharp sand
3 cu Wood residue
4.5 lbs. Triple superphosphate
2 lbs. Dolomite limestone (optional for acid loving plants)

10. LAYOUT AND EXCAVATION OF PLANTING AREAS

- A. Plants shall be placed in each zone at random locations shown at spacing as indicated on the plan.

B. The Landscape Architect or qualified professional will check location of plants in the field and shall adjust to exact position before planting begins.

C. Subsoil shall be worked when moisture content is equal to excessive compaction will occur, nor when it is so dry that clods will not readily break. Water shall be applied, if necessary, to bring soil to an optimum moisture content before tilling and planting.

D. Tree pits shall not be excavated more than 24 hours in advance of planting operation. Tree pits shall be excavated to the following dimensions:

- Excavation for: Width, Depth.
Can + 12 in. Ball + 12 in. Can + 4 in. Ball + 4 in.
Excavation for: Width, Depth.
Ball or Can + 8 in. Can + 4 in., not less than 12 in.

11. PREPARING PLANT MATERIALS FOR PLANTING

A. Container stock shall be removed carefully after cans have been out on two sides with approved cutter. Do not use spade to cut cans. Do not lift or handle container plants by tops, stems or trunks at any time.

B. Do not bid or handle any plant with wire or rope at any time so as to damage bark or break branches. Lift and handle plants only from bottom of ball.

C. Balled and burlapped (B&B) plants shall have firm balls of earth. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations. B&B material shall be dug only when dormant. Pre-dug stored B&B material shall be inspected and approved at the storage site.

D. Do not force roots for bare rooted trees into excavated pits - custom dig pits to receive roots without deformation.

12. MIXING

A. Mix soil base, amendments and chemical additives by mechanical means.

B. Soil and sand bases shall be completely pulverized and free of lumps of aggregated material. Moisture content of base materials shall not be such that chemical granular or pelletized additives become dissolved during the mixing process.

C. Mix media in quantities of not less than 20 cubic yards or mix total quantity required if less than 50 cubic yards. The Contractor shall be responsible for continuity between batches.

D. Contrasting backfill mix with unamended soil in backfill mixing lots shall be avoided.

13. INSTALLATION OF CONTAINERIZED PLANT MATERIAL

A. Scarify the walls and bottom of all plant pits immediately prior to the placement of plant and backfill mix. The Contractor shall remove all glazing of soil caused by an auger or mechanical hole digger.

B. Wells around trees and shrubs: after planting is complete, form a soil well 3 inches high around each plant, extending to the outer limit of the plant pit in accordance with planting details shown on the Drawings.

C. Smooth planted areas to conform to specified grades after full settlement as occurred. Contractor shall bear responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings or specifications, obstructions on the site or prior work done by another party, which Contractor feels precludes establishing proper drainage, shall be brought to the attention of the Landscape Architect in writing.

D. Water all plants immediately again after planting.

E. Spread mulch in required areas to the compacted depth of 2 inches.

F. Install tree shelters around new plantings.

GUARANTEE:

A MINIMUM SURVIVAL RATE OF 75% IS TO BE GUARANTEED BY THE DEVELOPER AT THE END OF THE TWO YEAR MAINTENANCE PERIOD.

NOTE:

1. THE PRECISE LOCATION OF PLANT MASSINGS WILL BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT.

2. GRID PATTERNS WILL BE AVOIDED

3. PLANT MATERIAL MAY BE GROUPED IN CLUSTERS OF NO MORE THAN 5 TO 7 WHIPS OF THE SAME PLANT. PLANTS WILL BE INSTALLED IN A RANDOM FASHION.

4. ALL PROPOSED SPECIES ARE TREES. NO SHRUBS SHALL BE PLANTED

FOREST CONSERVATION CALCULATIONS

CLEAR SITE DATA

Table with columns: Category, Value. Includes Gross Site Area (5.1), Area Within Residue Parcel/lot & Roe Easement (5.47), Net Tract Area (2.64), Land Use Category (HR).

INFORMATION FOR CALCULATIONS

Table with columns: Category, Value. Includes Net Tract Area (2.64), Reforestation Threshold (0.53), Afforestation Minimum (0.40), Existing Forest on Net Tract Area (0.32), Forest Areas to be Cleared (0.19), Forest Areas to be Retained (0.63).

REFORESTATION CALCULATIONS

Table with columns: Category, Value. Includes Net Tract Area (2.64), Reforestation Threshold (0.53), Existing Forest on Net Tract Area (0.32), Forest Areas to be Cleared (0.19), Forest Areas Retained Above Reforestation Threshold (0.63), Forest Areas Cleared Above Reforestation Threshold (0.19), Forest Areas Cleared Below Reforestation Threshold (0.00), Forest Areas Retained Below Reforestation Threshold (0.00).

CLEARING BELOW THE THRESHOLD

IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF E IS LESS THAN D), THE FOLLOWING CALCULATIONS APPLY:

Table with columns: Category, Value. Includes Reforestation for Clearing Above Threshold (0.05), Reforestation for Clearing Below Threshold (0.00), Credit for Retention Above Threshold (0.10).

TOTAL REFORESTATION REQUIRED

0.00

TOTAL REFORESTATION PROVIDED

0.56

DATA SOURCES:

- 1. EXISTING TOPO INFORMATION SHOWN IS FROM AERIAL TOPOGRAPHY, FLOWN BY 3DL, LLC DATED JANUARY 13, 2001.
2. BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED JANUARY 2002.
3. EXISTING UTILITIES SHOWN ARE FROM EXISTING HOWARD CO. RECORDS AND FIELD SURVEY BY DMW DATED JAN. 2002.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Signature: Chief, Development Engineering Division, dated 6/25/18

Signature: Chief, Division of Land Development, dated 6/20/18

Table with columns: Date No., Revision Description. Shows revision history.

OWNER: FAIRMOUNT MANAGEMENT COMPANY, 346-A MARIWICH COURT, ELDERSBURG, MD 21794, 410-781-3400

DEVELOPER: RACHUBA HOME BUILDERS, LLC, 346-A MARIWICH COURT, ELDERSBURG, MD 21794, 410-781-3400

DMW Draft McCreary-Walker, Inc. 300 East Pennsylvania Avenue, Towson, Maryland 21286 (410) 596-3333 Fax: 206-4706

A Team of L.L. Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Table with columns: SUBDIVISION NAME, SECTION AREA, LOT/FACEL #, P. 69. Includes Chestnut Crest, 5613/246, 20, K20, 1B, 2.

TITLE CHESTNUT CREST Lots 1-3, and Non-Buildable Bulk Parcel A FINAL FOREST CONSERVATION & LANDSCAPE NOTES AND DETAILS

Table with columns: Des By, Scale, Proj. No., Dwn By, Date, Chk By, Approved. Includes MM, 1"=50', 00091.f, M, 06-02-03, 2 OF 2.

