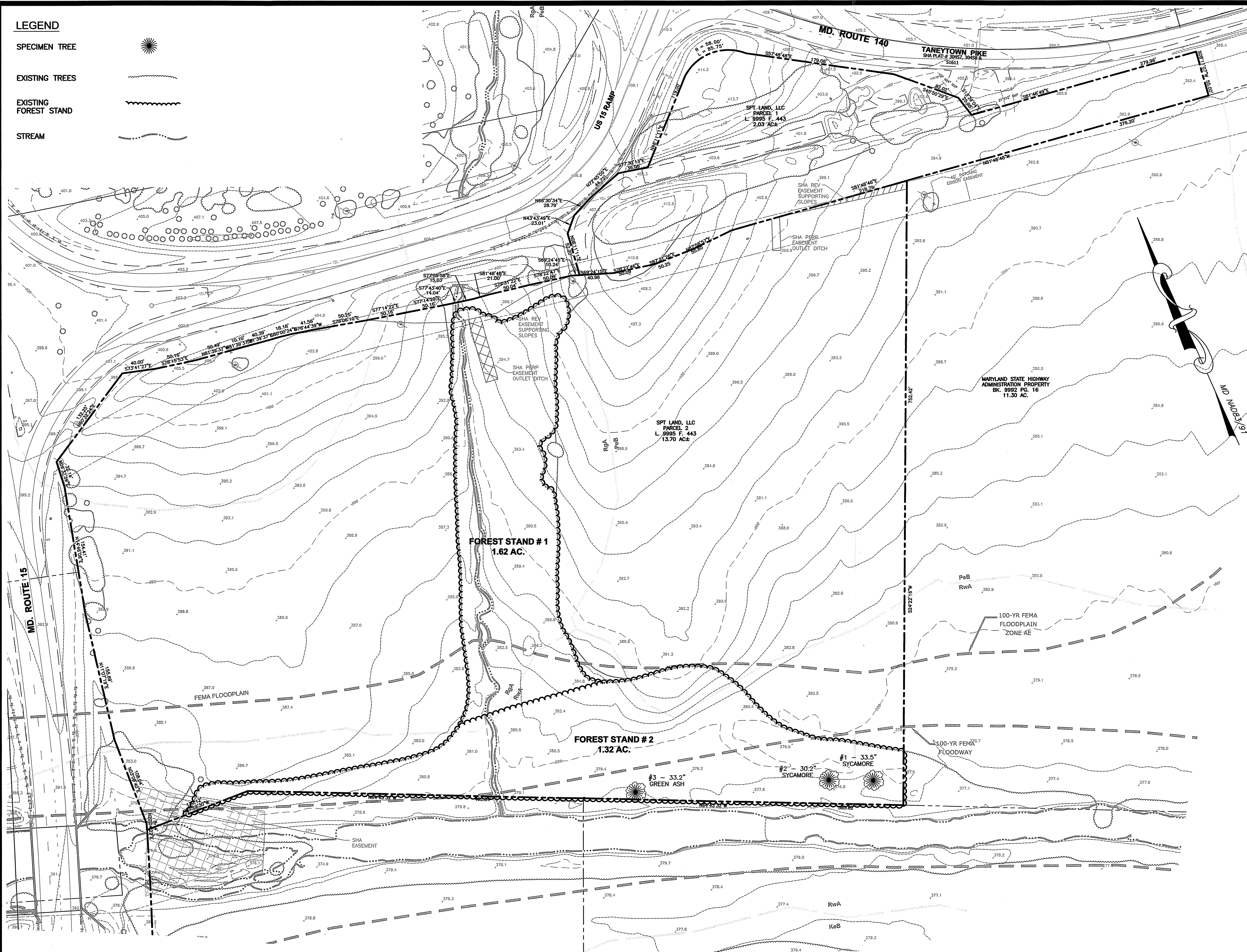
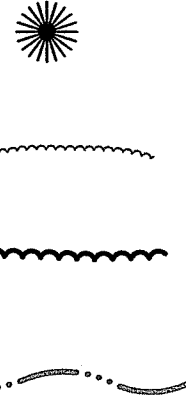


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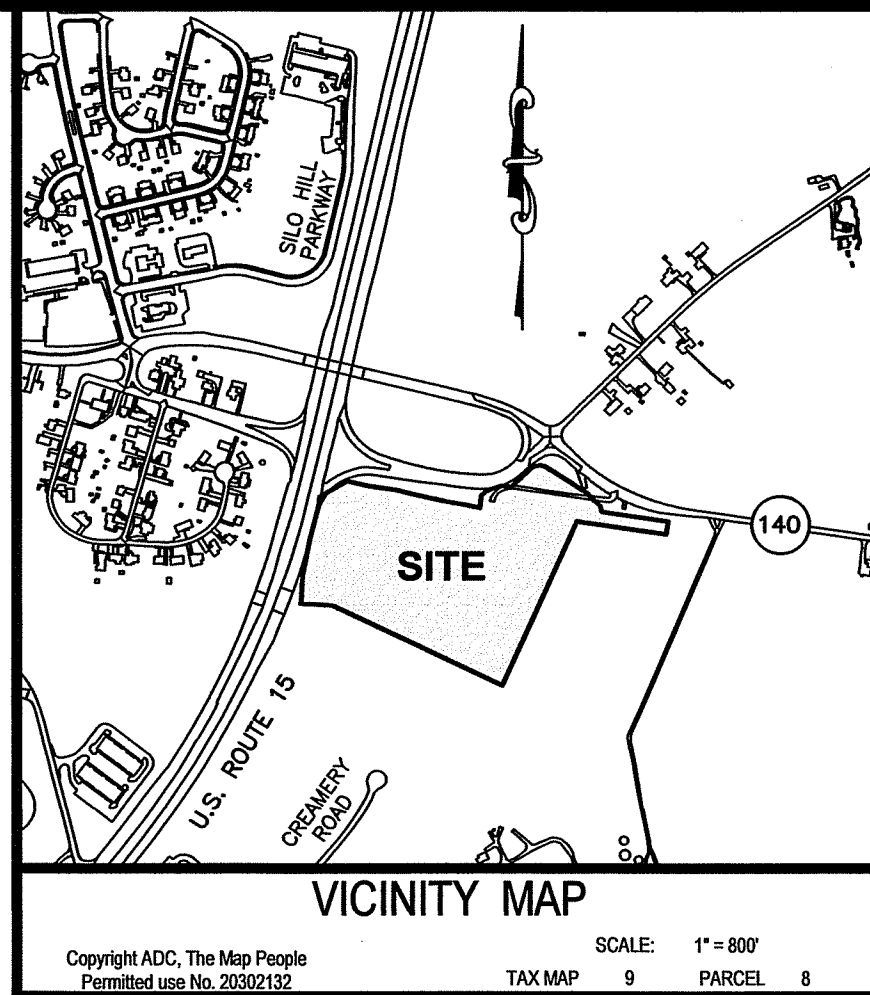


M&G REALTY, INC.
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PENNSYLVANIA 17404

<u>SOIL TYPES</u>	<u>SOIL GROUP</u>
PeB - PENN CHANNERY LOAM, 3 TO 8 PERCENT SLOPES	-
RgA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES	-
RwA - ROWLAND SILT LOAM, 0 TO 3 PERCENT SLOPES	-

(IN FEET)
1 inch = 60 ft.

1. **Site Information:** The site is shown on Tax Map 9, Parcels 8 and 148, Tax ID #05-158680 and 05-179467. The site is on the southeast corner of MD Route 15 and MD Route 140, on the east side of Emmitsburg, Maryland. The property is recorded as Parcels 1 and 2, Bk. 9995, Pg. 443. The property has been surveyed in the NAD83 and NAVD88 Coordinate systems.
2. **Zoning:** The site is zoned B-2, General Business zoning district.
3. **Area Tabulation:** Total Site: 15.73 acres
4. **Use:** The site is currently vacant in a field and forest condition. The proposed use is to build a Rutter's convenience store and gas station.
5. **Floodplain:** The 100 year floodplain is shown per FEMA Frederick County Maryland Flood Insurance Rate Map Community Panel #24021C0060D.
6. **Wetlands:** There wetlands are field located and shown on the plan.
7. **Subsurface Investigation:** Fox & Associates, Inc. has performed no subsurface investigation to determine locations of rock, soil type, water table, utilities, etc.



The subject site is comprised of Parcel 1 and Parcel 2 on the southeast corner of MD Route 140 and U.S. Route 15, in Emmitsburg, Maryland. Parcel 1, Bk. 9995, Pg. 443, is 2.03 ac. in size. Parcel 2, Bk. 9995, Pg. 443, is 13.70 ac. in size. The property is owned by SPT Land, LLC. The property is shown on Tax Map 9, Parcels 8 and 148. The project is 15.73 acres in size and is located in the B-2, General Business zoning district. There are no existing structures on the site. 2.94 acres of the site is in a forested condition and the remaining 12.79 acres of the site is open field grass. The site will be served by public water and sewer.

The site is in the Middle Potomac River Area, Upper Monocacy River watershed. The 100 year floodplain is shown per the Frederick County, FEMA Flood Insurance Rate Map, panel # 24021C0060D. There is a perennial stream on the property flowing from north to south and joining Flat Run Creek just south of the property. The wetlands are field located and shown on the plan.

The site slopes from the high portion on the north near MD Route 140 down to the southern portion of the site along Flat Run. The property has a total elevation drop of approximately 34 feet. The property slopes generally in the 4 to 5 percent range with a small steeper slope area to 10 percent approaching Flat Run. The property is bordered on the north by MD Route 140, on the east and south by undeveloped property zoned B-2.9 (General Business), and on the west by U.S. Route 15.

2.94 acres of the property is in a wooded condition comprised of two forest stands. Forest Stand #1 along the tributary to Flat Run is in poor condition. It consists of thick undergrowth and intermediate succession tree species. The dominant overstory trees are comprised of Hackberry, Mulberry, Box Elder and Green Ash. Additional overstory species present in fewer numbers are Red Cedar, Red Maple and Black Walnut. The dominant tree species diameters are primarily in the 6 inch to 12 inch range. These are typical tree species in the county for lowland, secondary succession with intermediate species. There is a small perennial stream running north to south through this part of the forest stand. The second stand is comprised of a mature forest. The overstory in the stand consists of saplings of four overstory species and native and invasive shrubs and vines. The invasive shrubs include Strub Honeysuckle, Japanese Honeysuckle, grape vine and green briar. It is a thick understory that is difficult to walk through in some areas. There are deer trails throughout the stand. The overstory trees have approximately 5% invasive species. The understory shrubs have a higher percentage of invasive species particularly along the perimeter of the stand where there is additional sunlight.

Forest Stand #2 along Flat Run is a more mature hardwood forest in good condition. It has a more open understory and consists of intermediate and mature succession tree species. The dominant overstory trees are comprised of Green Ash, Sycamore, Hackberry and Red Maple. The dominant tree species diameters are primarily in the 8 inch to 24 inch range. Additional overstory species present in fewer numbers are Black Walnut, Box Elder, Mulberry and Red Cedar. These tree species diameters are primarily in the 4 inch to 10 inch range. These are typical tree species in the county for lowland, secondary succession with intermediate and mature species. Flat Run is a small stream approximately 15 feet in width which runs from east to west just off the subject property boundary. There was no evidence observed of disease or insect infestation. The understory in the stand consists of saplings of the overstory species and perennials, shrubs and vines. The native shrub noted is Spicebush and perennials include violets and Virginia bluebells. There are limited invasive shrubs along the perimeter of the stand which receives more sunlight. They include Shrub Honeysuckle, Japanese Honeysuckle and green briar. The understory is relatively open and easy to walk through and there are deer trails throughout the stand. The dominant overstory trees have no invasive species present. There are a few Mulberry trees along the perimeter adjacent to the field. The understory shrubs and perennials have less than 1% invasive species present.

Three specimen trees were noted in the forest stand. They are 33.5 inch Sycamore (#1), 30.2 inch sycamore (#2), and 33.2 inch diameter Green Ash (#3). The locations are shown and labeled on the Forest Stand Delineation Plan. Sycamore #1 is in poor condition. It has less than half of its canopy area due to the loss of many lower limbs and all the limbs on the west side of the tree. There are grape vines ascending into the canopy which reduce sunlight and nutrients available to the tree. Sycamore #2 is in poor to fair condition. It has lost the lower 2/3 of the trunk have died and fallen off. The rest of the tree seems sound. Green Ash #3 is in poor health condition. It has a divided trunk at six feet above the ground increasing the chance of splitting during storms. Many limbs have died and dropped from the canopy. Many grape vines are growing into the canopy reducing sunlight and nutrients.

The three trees will be impacted by the location of the proposed sewer force main line. This force main line services all of the Town property on the east side of Route 15. The force main cannot be moved due to the location of the stormwater management area and the location of the wetlands. To compensate for the removal of the specimen trees, existing forest area will be placed in a Forest Conservation Easement, a portion of the floodplain will be planted in forest, and forest banking credits will be purchased to meet forest mitigation requirements.

No rare, threatened, or endangered species were observed on site. No significant disease presence was noted. No critical habitats were observed. There are no historical structures on the site and no structures within the forest stands.

The Frederick County Soil Survey (2002) identifies the soil on the project site as PeB - Penn channelry loam, 3 to 8 percent silt, RGA, Readington silt loam, 0 to 3 percent silt, and RWA, Rowland silt loam, 0 to 3 percent silt. None of the soils are on the prime farmland soil list. None of the soils are listed as a hydric soil. The soils are not erodible due to the K factor of erosion being less than 0.35.

FOX
& ASSOCIATES INC
Est. 1966

FOX & ASSOCIATES, INC.

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DRAWN BY

REVISION

DATE _____

COMBINED PRELIMINARY / FINAL FOREST CONSERVATION PLAN

RUTTER'S STORE # 84

SITUATED ON THE SOUTHEAST CORNER OF MD. ROUTE 140 AND MD. ROUTE 15
TOWN OF EMMITSBURG ELECTION DISTRICT No. 5

FREDERICK COUNTY, MARYLAND

SCALE: 1" = 60'

SEMTD. 4/26/19



PROJECT NO. 18-31407

DRAWING NO. D-3467

DATE: APRIL 2019
 DEPARTMENT: IWE

DRAWN BY: JWE
CHECKED BY: REL

CHECKED BY: _____

SHEET 1 OF 3

LEGEND

LIMITS OF DISTURBANCE

PROTECTIVE SIGNAGE

SPECIMEN TREE

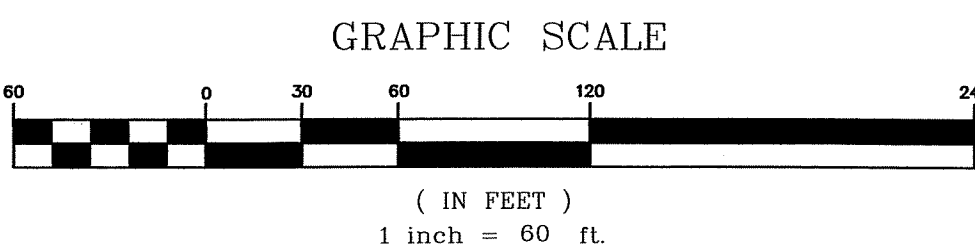
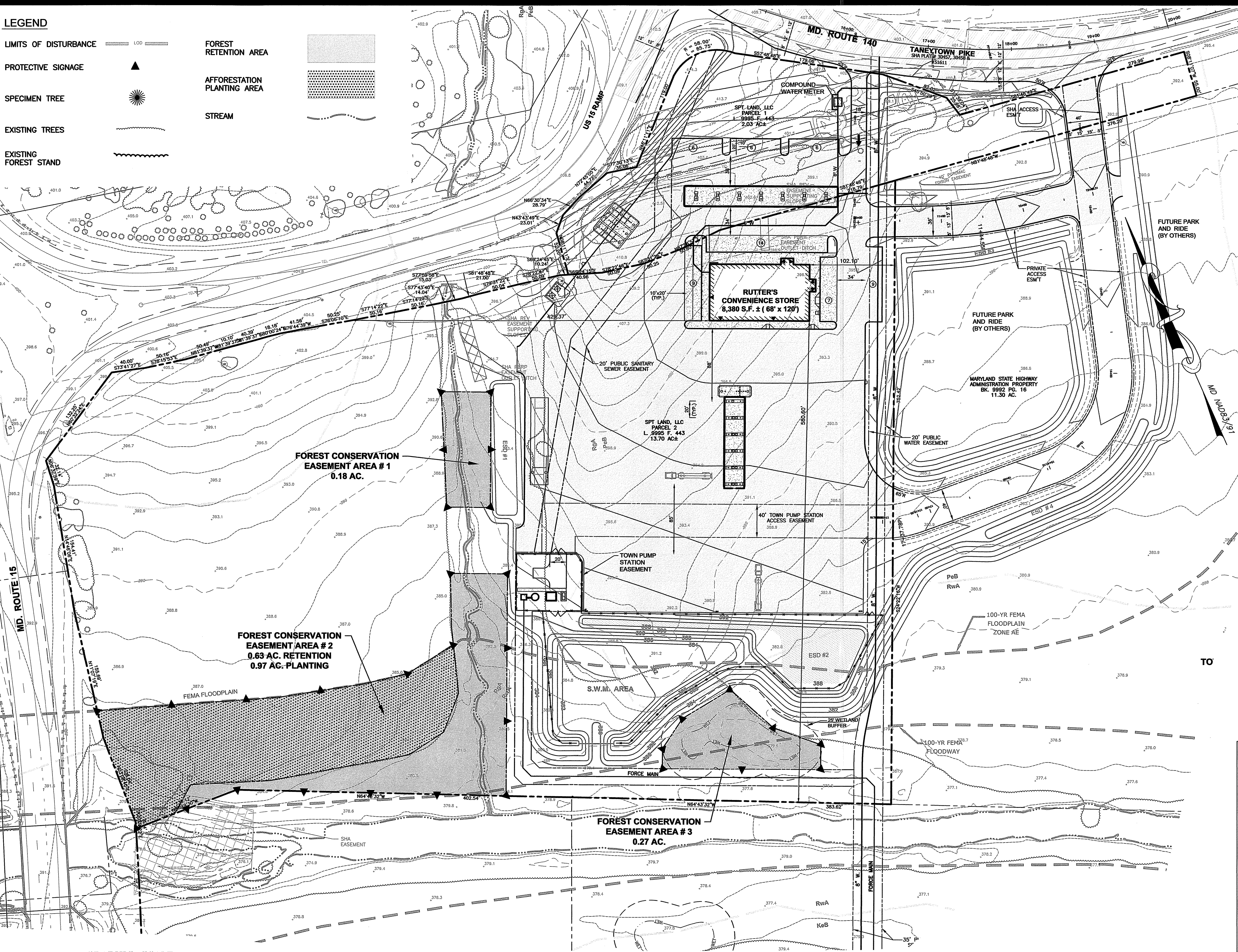
EXISTING TREES

EXISTING FOREST STAND

FOREST RETENTION AREA

AFFORESTATION PLANTING AREA

STREAM



OWNER :
SPT LAND, LLC
1201 OLD NATIONAL PIKE
NEW MARKET, MARYLAND 21774

DEVELOPER :
M&G REALTY, INC.
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PENNSYLVANIA 17404

SPECIMEN TREE SCHEDULE

KEY	DIAMETER at 4.5 ft.	SPECIES	CONDITION (See note below)	DISPOSITION
1	33.5"	SYCAMORE	Poor	To be removed
2	30.2"	SYCAMORE	Poor to Fair	To be removed
3	33.5"	GREEN ASH	Poor	To be removed

Note: The three specimen trees are in poor to fair health condition. They are in declining health due to age, loss of lower limb structure, presence of invasive vines, and a divided (split) trunk. The trees and critical root zones are within the path of the proposed force main sewer line which will service the Town properties on the east side of Route 15. The specimen trees cannot be retained in a Forest Conservation Easement area. See the description of the specimen tree health condition in the Forest Stand Delineation Narrative, for more detailed information.

Forest Resource Ordinance Notes

- Long Term Deed of Easement:** The Owner/Developer shall execute a long-term protective FRO Deed of Easement with the Town of Emmitsburg for the areas shown hereon as forest retention and/or forestation.
- Pre-construction Meeting:** The Owner/Developer shall schedule and hold a pre-construction meeting with the Town of Emmitsburg Department of Planning and Zoning prior to any site disturbance.
- Two-Year FIPA:** The Owner/Developer shall execute a two (2) year Forest Improvements and Protection Agreement (FIPA) with the Town of Emmitsburg.
- Forest Easements:** These perpetual Forest Easements are established in accordance with the Town of Emmitsburg Forest Resource Ordinance (FRO), as specifically set forth in the terms of the recorded FRO easements.
- Limits of Disturbance:** The limits of disturbance will be the area not encumbered by the Forest Conservation Easements.

AREA TABULATION

Total Tract Area	15.73 ac.
Deductions	0.00 ac.
Net Tract Area	15.73 ac.
Existing Forest Area	2.94 ac.
Forest Removal	1.86 ac.
Reforestation Required	2.71 ac.
Afforestation Required	0.00 ac.
Total Mitigation Required	2.71 ac.
Retention Provided	1.08 ac.
Forest Planting Provided	0.97 ac.
Banking Credits Provided	0.66 ac.
Total Forest Mitigation Provided	2.71 ac.

Forest Conservation Worksheet

Net Tract Area		B-2 District	
A.	Total Tract Area	A =	15.73
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	15.73
Land Use Category			
Input the number "1" under the appropriate land use zoning, and limit to only one entry			
ARA	MDR	IDA	HDR
0			
		MPD	CIA
		0	1
D.	Afforestation Threshold (Net Tract Area x 15%)	D =	2.36
E.	Conservation Threshold (Net Tract Area x 15%)	E =	2.36
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	2.94
G.	Area of Forest Above Conservation Threshold	G =	0.58
Break Even Point			
H.	Break Even Point (0.2 x G) + E	H =	2.48
I.	Forest Clearing Permitted Without Mitigation (F - H)	I =	0.46
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	1.86
K.	Total Area of Forest to be Retained	K =	1.08
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.15
M.	Reforestation for Clearing Below the Conservation Threshold	M =	2.56
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required (L + M - N)	P =	2.71
Q.	Total Afforestation Requirement	Q =	0.00
R.	Total Planting Requirement (P + Q)	R =	2.71

FOREST CONSERVATION PROPOSAL

The Forest Resource Ordinance mitigation requirement for the property will be met by placing a portion of the existing forest area in Forest Conservation Easements, by planting forest in the floodplain area, and by the transfer of Forest Banking Credits.



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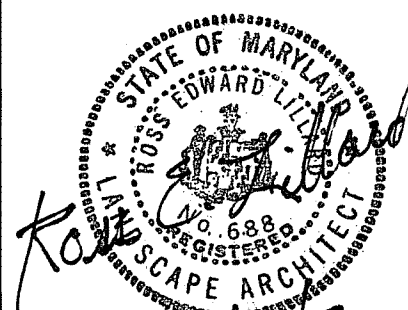
WWW.FOXASSOCIATESINC.COM Email: FOX@FOXASSOCIATESINC.COM

COMBINED PRELIMINARY / FINAL FOREST CONSERVATION PLAN

RUTTER'S STORE # 84

SITUATED ON THE SOUTHEAST CORNER OF MD. ROUTE 140 AND MD. ROUTE 15
TOWN OF EMMITSBURG, ELECTION DISTRICT No. 5
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 60'



PROJECT NO. 18-31407
DRAWING NO. D-3467
DATE: APRIL 2019
DRAWN BY: JWE
CHECKED BY: REL

SHEET 2 OF 3

PLANTING SCHEDULE FOR FOREST CONSERVATION PLANTING AREA #2
0.97 AC. x 450 / AC. = 436 CONTAINER GROWN SEEDLING TUBES
(OR LARGER) WITH A TUBE CAVITY WIDTH OF 1.5" MINIMUM

QTY	BOTANICAL NAME	COMMON NAME
75	ACER RUBRUM	RED MAPLE
55	CELTIS OCCIDENTALIS	HACKBERRY
50	PLANTANUS OCCIDENTALIS	SYCAMORE
55	LIRIODENDRON TULIPIFERA	TULIP POPLAR
40	QUERCUS BICOLOR	SWAMP WHITE OAK
30	JUGLANS NIGRA	BLACK WALNUT
35	PRUNUS SEROTINA	BLACK CHERRY
30	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
30	CERCIS CANADENSIS	RED BUD
36	AMELANCHIER CANADENSIS	SERVICEBERRY
436	TOTAL TREE SHELTERS REQUIRED ON DECIDUOUS TREES	

CONDITION NOTE

STOCKING RATE: 450 CONTAINER GROWN SEEDLINGS
PER ACRE WITH TREE PROTECTORS AT 9.5' x 9.5'
APPROXIMATE SPACING
SURVIVAL REQUIREMENT: 65% OR 290 TREES/ACRE

PLANT SUBSTITUTION LIST :
OVERSTORY

1. BETULA LENTA, BLACK BIRCH
2. QUERCUS PALUSTRIS, PIN OAK

UNDERSTORY

1. CORNUS RACEMOSA, GRAY DOGWOOD
2. ARONIA MELANOCARPA, BLACK CHOKEBERRY

* NOTE :
SUBSTITUTION SPECIES MAY BE USED IF THE PRIMARY SPECIES ARE COMMERCIALY UNAVAILABLE. SUBSTITUTIONS ARE NOT TO BE MADE BASED ON PRICE. SUBSTITUTIONS SHALL BE MADE WITH THE CONSENT OF A QUALIFIED PROFESSIONAL AND THE APPROVING AUTHORITY.

FOREST CONSERVATION NOTES:

- THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE TOWN OF EMMITSBURG FOREST CONSERVATION ORDINANCE (FCO). ANY DEVIATION FROM THIS APPROVED PLAN MAY MAKE THE OWNER/DEVELOPER SUBJECT TO FINES AND PENALTIES PURSUANT TO ENFORCEMENT ACTION TAKEN BY THE APPROVING AUTHORITY.
- PROTECTION DEVICES:
 - PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER PLANTING AND SHALL BE MAINTAINED DURING ANY CONSTRUCTION, AND/OR LAND CLEARING ACTIVITIES.
 - PROTECTION DEVICES SHALL REMAIN IN PLACE FOR A MINIMUM OF TWO YEARS OR UNTIL CONSTRUCTION IS COMPLETE AND SURVIVAL HAS BEEN MET.
 - ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS, TO TREES IS PROHIBITED.
 - NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS. ONLY THOSE ACTIVITIES WHICH ARE IN COMPLIANCE WITH THE TWO-YEAR MAINTENANCE AGREEMENT ARE PERMITTED WITHIN FOREST CONSERVATION EASEMENT AREAS UNTIL SURVIVAL IS MET.
- ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED PROFESSIONAL AND THE APPROVING AUTHORITY.
- FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
 - CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
 - STRESS REDUCTION: FOLLOW PROCEDURES OUTLINED IN SECTION 3.2.2. OF THE FOREST CONSERVATION TECHNICAL MANUAL, THIRD EDITION.
 - REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT.
- FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL CHARACTERISTICS, WATERTABLES, UTILITIES, ETC.

SURETY

1. THE OWNER/DEVELOPER SHALL:

PROVIDE FINANCIAL SECURITY OR A MONETARY GUARANTEE IN THE AMOUNT OF THE APPROVED COST ESTIMATE TO THE TOWN OF EMMITSBURG, MARYLAND IN THE FORM OF A BOND OR AN IRREVOCABLE LETTER OF CREDIT DRAWN ON A LOCAL BANK.

2. IF AFTER THE TWO (2) YEAR MAINTENANCE PERIOD, THE REQUIREMENTS AND SURVIVAL HAVE BEEN MET, THE MAINTENANCE AGREEMENT FOLLOWED, AND THE PROTECTION DEVICES REMOVED, THE SURETY SHALL BE RELEASED UPON FINAL INSPECTION.

LONG TERM PROTECTION

ALL RETAINED AND/OR PLANTED FOREST SHALL BE SUBJECT TO A PERPETUAL FOREST CONSERVATION EASEMENT, AS SHOWN ON THE FINAL PLAT(S) FOR THIS PROJECT. IN ACCORDANCE WITH THE TOWN OF EMMITSBURG FOREST CONSERVATION ORDINANCE AND THE EXECUTED FOREST CONSERVATION AGREEMENT, THE FOREST CONSERVATION EASEMENT IS FOR THE CREATION AND MAINTENANCE OF NATURAL FOREST AREAS. ANY ACTIVITIES THAT ARE INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST ARE PROHIBITED. ALL FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

PLANTING SPECIFICATIONS

- SITE SPECIFIC SOIL SAMPLING SHALL BE PERFORMED BY THE CONTRACTOR IN THE PLANTING AREA TO DETERMINE NECESSARY SOIL AMENDMENTS FOR THE PLANT MATERIALS SPECIFIED.
- EXISTING SOIL SHALL BE TREATED, IF NECESSARY, TO ELIMINATE ANY HARMFUL HERBICIDES OR PESTICIDES THAT MAY BE PRESENT. SOIL AMENDMENTS SUCH AS LIME AND FERTILIZER SHALL BE ADDED IF NECESSARY. WITH SOME HERBICIDES, SUCH AS ATRIZINE, IT MAY BE NECESSARY TO WAIT A MINIMUM OF ONE YEAR AFTER THE LAST APPLICATION TO PLANT THE SITE.
- COMPACTED OR DISTURBED AREAS WITHIN THE PLANTING AREA, IF NECESSARY, SHALL BE TREATED BY INCORPORATING NATURAL MULCH WITHIN THE TOP TWELVE (12) INCHES OF SOIL.
- THE SITE SHOULD BE MOWED, IF POSSIBLE AND ALL EXISTING EXOTIC (NOT NATIVE TO MARYLAND) AND/OR INVASIVE TREES, SHRUBS, AND VEGETATION SHALL BE REMOVED FROM THE PLANTING AREA.
- INSTALL 24" X 24" BIODEGRADABLE WEED PRO WEED CONTROL TREE MATS OR EQUIVALENT FOR EACH INDIVIDUAL TREE TO CREATE A WEED BLOCKADE TO CONTROL COMPETING VEGETATION. TREE MATS ARE TO BE INSTALLED WITH A MINIMUM OF FOUR STAPLES.
- TREES SHALL BE PACKAGED AND HANDLED IN TRANSPORT AND IN THE FIELD SO AS TO RETAIN MOISTURE IN THE ROOTS.
- TREES SHALL BE AS SPECIFIED IN THE PLANTING SCHEDULE AND SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS PROVIDED HEREIN.
- PHOTODEGRADABLE TREE PROTECTORS SHALL BE INSTALLED ON DECIDUOUS TREES ONLY.
- DEER REPELLENT SHALL BE APPLIED TO THE AFFORESTATION PLANTINGS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PROTECTIVE DEVICES, SUCH AS FENCING OR SIGNAGE, SHALL BE INSTALLED AROUND THE PERIMETER OF THE PLANTING AREA AS SPECIFIED ONCE PLANTING HAS OCCURRED.
- REMOVE TREE PROTECTORS AND STAKES AFTER THE TWO YEAR MAINTENANCE PERIOD.
- DEVIATION FROM THESE SPECIFICATIONS MAY BE MADE ONLY WITH APPROVAL OF THE PLAN PREPARER AND THE APPROVING AUTHORITY.

TREE PLANTING AND MAINTENANCE CALENDAR

	*J	*F	M	A	M	J	J	A	S	O	N	*D
PLANT SEEDLINGS, CONTAINER AND B&B	X	X	X	X	X	X				X	X	X
MONITORING	CONTROL OF INVASIVE SPECIES (MOW OR SPRAY AS NEEDED)											
				X			X				X	
						X	X	X				
FERTILIZE (AS NEEDED)						X	X	X				
WATER (AS NEEDED)	X	X	X	X	X	X	X	X	X	X	X	X

LEGEND :

* - DEPENDENT ON GROUND CONDITIONS.

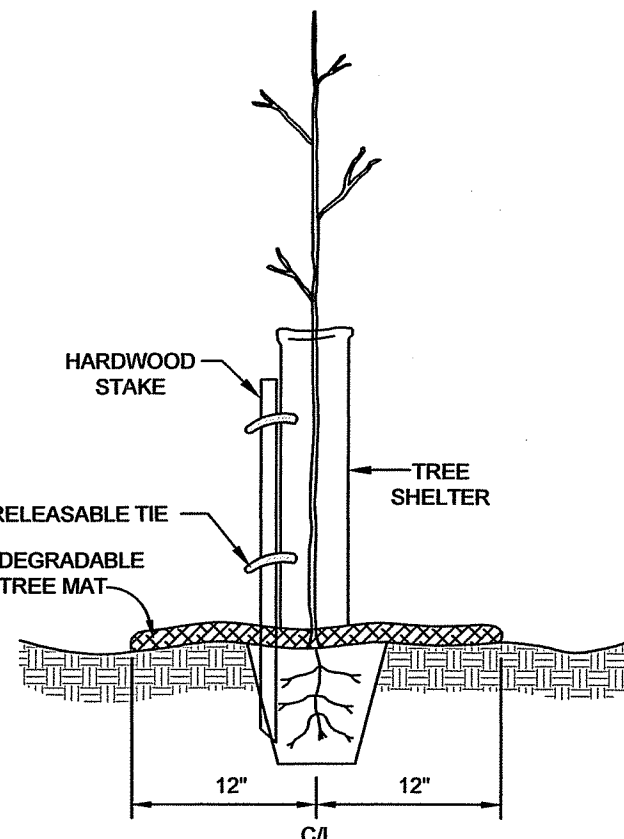
X - ACTIVITIES RECOMMENDED DURING THESE MONTHS.

THE PLANTING OF TREES SHALL BE COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES THE RECOMMENDED TIME FRAMES FOR REFORESTATION.

SEQUENCE OF CONSTRUCTION

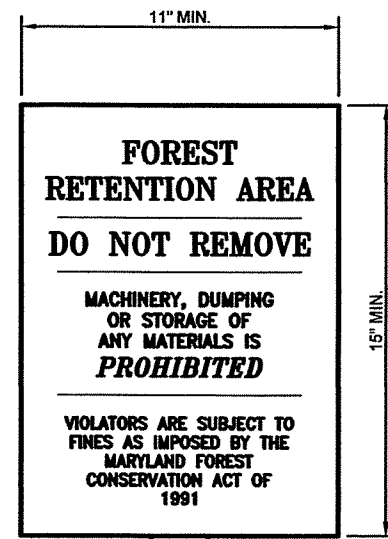
- INSTALL SHORT TERM FOREST PROTECTION DEVICES FOR AFFORESTATION AREAS AND INDIVIDUAL TREES TO BE RETAINED.
- HOLD PRE-CONSTRUCTION MEETING & INSPECTION. ATTENDEES MUST INCLUDE A TOWN OF EMMITSBURG PLANNING STAFF REPRESENTATIVE, DEVELOPER AND CONTRACTOR.
- OBTAIN APPROPRIATE PERMITS AND BEGIN SITE DEVELOPMENT.
- PREPARE THE APPROPRIATE AREA FOR PLANTING.
- PERFORM PLANTING.
- CONTACT THE TOWN OF EMMITSBURG, DEPARTMENT OF PLANNING, AND HOLD INITIAL INSPECTION.
- CONTACT THE TOWN OF EMMITSBURG PLANNING DEPARTMENT AND HOLD 1-YEAR INSPECTION.
- HOLD 2-YEAR INSPECTION.
- REMOVE SHORT TERM PROTECTION DEVICES* AND RECEIVE FINAL BOND RELEASE IF THE PLANTINGS AND ANY REINFORCED PLANTINGS MEET SURVIVAL REQUIREMENTS.
* FENCING AND/OR SIGNAGE TO REMAIN IN PLACE FOR THE LONGER OF EITHER
 - TWO-YEAR MAINTENANCE PERIOD.
 - CONSTRUCTION IS COMPLETE AND ALL AREAS WITHIN 100' OF FOREST RETENTION AREAS AND/OR PLANTED AREAS ARE STABILIZED.
 - 50% OF THE SIGNAGE SHALL REMAIN PERMANENT.

Seedling Planting Detail
N.T.S.



PROTECTIVE SIGNAGE

FOREST RETENTION SIGNS



NOTES:

- SIGNS REQUIRED TO BE:
 - PLASTIC HDPE 0.05 GAGE OR
 - METAL.
- SIGNS TO BE MAINTAINED FOR THE LONGER OF EITHER:
 - THE MAINTENANCE AGREEMENT PERIOD, OR
 - LOT END-USER REMOVES THEM.
- SIGNS TO BE INSTALLED EVERY 100' ON CENTER.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- POSTS ARE REQUIRED TO BE:
 - 6" PAINTED METAL "T" POSTS,
 - 6"x2" STEEL "U" CHANNEL, OR
 - 6"x2"x2" TIMBER.
- POSTS MUST BE INSTALLED TO A DEPTH OF 2' INTO THE GROUND.

OWNER :

SPT LAND, LLC
1201 OLD NATIONAL PIKE
NEW MARKET, MARYLAND 21774

DEVELOPER :

M&G REALTY, INC.
2295 SUSQUEHANNA TRAIL, SUITE C
YORK, PENNSYLVANIA 17404



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DRAWN BY

REVISION

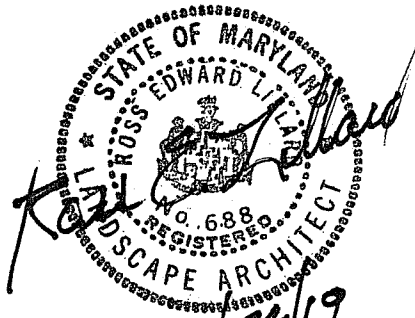
DATE

NOTES AND DETAILS

RUTTER'S STORE # 84

SITUATED ON THE SOUTH-EAST CORNER OF MD. ROUTE 140 AND MD. ROUTE 15
TOWN OF EMMITSBURG, ELECTION DISTRICT No. 5
FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN



PROJECT NO. 18-31407
DRAWING NO. D-3467
DATE: APRIL 2019
DRAWN BY: JWE
CHECKED BY: REL

SHEET 3 OF 3