

SOIL TYPES

KeB - KLINEVILLE VERY CHANNERY LOAM, 3 TO 8 PERCENT SLOPES, K FACTOR 0.20
 PnB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES, K FACTOR 0.37
 PrA - PENN-REAVILLE SILT LOAMS, 0 TO 3 PERCENT SLOPES, K FACTOR 0.32
 RgB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, K FACTOR 0.37
 NOTE: NONE OF THESE SOILS ARE LISTED AS HYDRIC SOILS

AREA TABULATION

TOTAL TRACT AREA 39.02 AC. (1,699,711 sf)
 AREA WITHIN 100 YEAR FLOODPLAIN 8.89 AC (387,248 sf)
 NET TRACT AREA 30.13 AC. (1,312,463 sf)
 AREA OF EXISTING FOREST COVER IN NET TRACT AREA 2.67 AC. (116,305 sf)

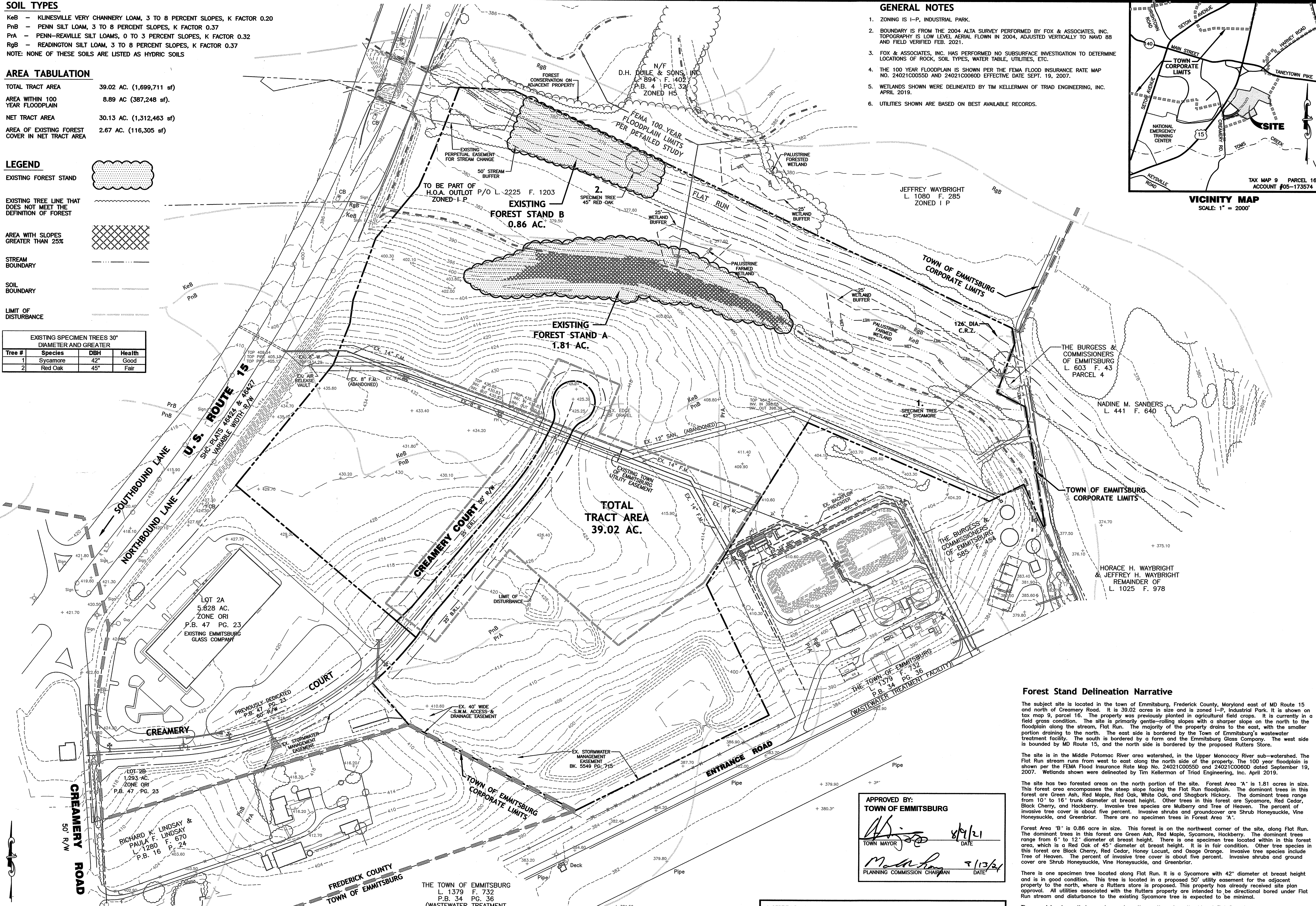
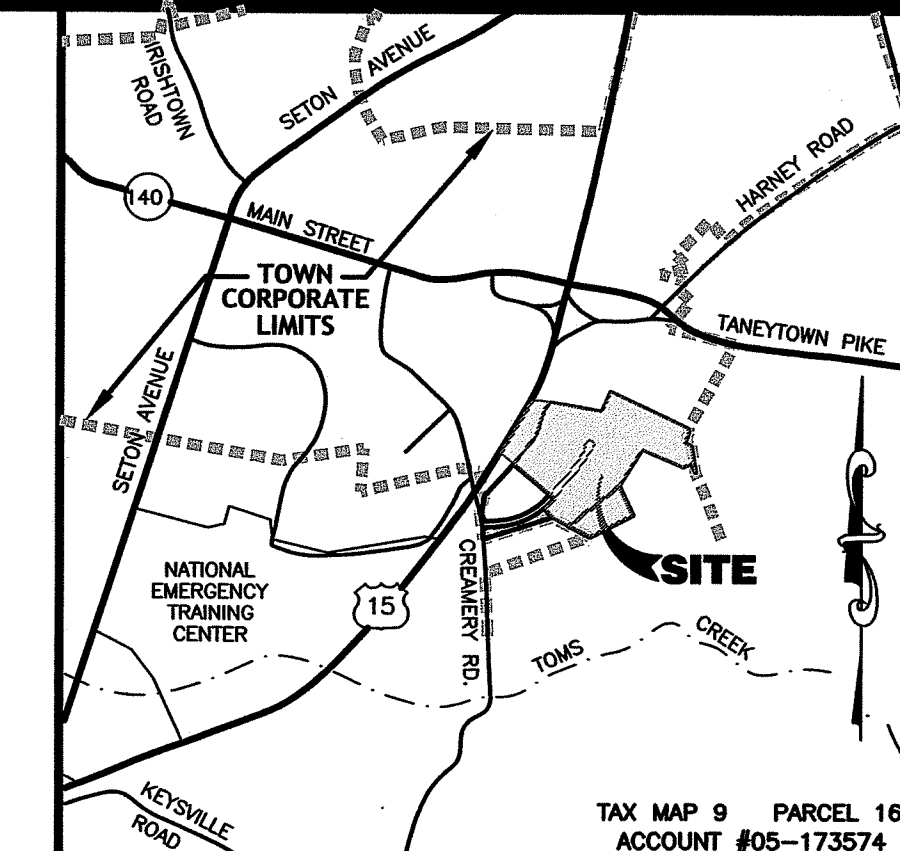
LEGEND

- EXISTING FOREST STAND
- EXISTING TREE LINE THAT DOES NOT MEET THE DEFINITION OF FOREST
- AREA WITH SLOPES GREATER THAN 25%
- STREAM BOUNDARY
- SOIL BOUNDARY
- LIMIT OF DISTURBANCE

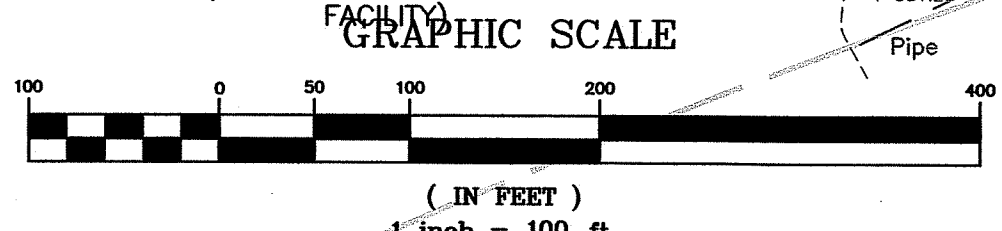
Tree #	Species	DBH	Health
1	Sycamore	42"	Good
2	Red Oak	45"	Fair

GENERAL NOTES

1. ZONING IS I-P, INDUSTRIAL PARK.
2. BOUNDARY IS FROM THE 2004 ALTA SURVEY PERFORMED BY FOX & ASSOCIATES, INC. TOPOGRAPHY IS LOW LEVEL AERIAL FLOWN IN 2004, ADJUSTED VERTICALLY TO NAVD 88 AND FIELD VERIFIED FEB. 2021.
3. FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL TYPES, WATER TABLE, UTILITIES, ETC.
4. THE 100 YEAR FLOODPLAIN IS SHOWN PER THE FEMA FLOOD INSURANCE RATE MAP NO. 24021C0055D AND 24021C0060D EFFECTIVE DATE SEPT. 19, 2007.
5. WETLANDS SHOWN WERE DELINEATED BY TIM KELLERMAN OF TRIAD ENGINEERING, INC. APRIL 2019.
6. UTILITIES SHOWN ARE BASED ON BEST AVAILABLE RECORDS.



OWNER
 EMMITSBURG EAST INDUSTRIAL PARK, LLC
 c/o MR. SHERIDAN E. (DAN) REAVER, JR.
 P.O. BOX 346
 EMMITSBURG, MARYLAND 21727
 PHONE: 240-674-1253



I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01B AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE TOWN OF EMMITSBURG FOREST RESOURCE ORDINANCE.

MARY PATTON 4178 07/28/2021
 REGISTRATION NO. DATE

APPROVED BY:
 TOWN OF EMMITSBURG
 TOWN MAYOR [Signature] 8/1/21 DATE
 PLANNING COMMISSION CHAIRMAN [Signature] 7/13/21 DATE

Forest Stand Delineation Narrative

The subject site is located in the town of Emmitsburg, Frederick County, Maryland east of MD Route 15 and north of Creamery Road. It is 39.02 acres in size and is zoned I-P, Industrial Park. It is shown on tax map 9, parcel 16. The property was previously planted in agricultural field crops. It is currently in a field grass condition. The site is primarily gentle-rolling slopes with a sharper slope on the north to the floodplain along the stream, Flat Run. The majority of the property drains to the east, with the smaller portion draining to the north. The east side is bordered by the Town of Emmitsburg's wastewater treatment facility. The south is bordered by a farm and the Emmitsburg Glass Company. The west side is bounded by MD Route 15, and the north side is bordered by the proposed Rutters Store.

The site is in the Middle Potomac River area watershed, in the Upper Monocacy River sub-watershed. The Flat Run stream flows from west to east along the north side of the property. The 100 year floodplain is shown per the FEMA Flood Insurance Rate Map No. 24021C0055D and 24021C0060D dated September 19, 2007. Wetlands shown were delineated by Tim Kellerman of Triad Engineering, Inc. April 2019.

The site has two forested areas on the north portion of the site. Forest Area "A" is 1.81 acres in size. This forest area encompasses the steep slope facing the Flat Run floodplain. The dominant trees in this forest are Green Ash, Red Maple, Red Oak, White Oak, and Shagbark Hickory. The dominant trees range from 10' to 16' trunk diameter at breast height. Other trees in this forest are Sycamore, Red Cedar, Black Cherry, and Hackberry. Invasive tree species are Mulberry and Tree of Heaven. The percent of invasive tree cover is about five percent. Invasive shrubs and groundcover are Shrub Honeysuckle, Vine Honeysuckle, and Greenbrier. There are no specimen trees in Forest Area "A".

Forest Area "B" is 0.86 acre in size. This forest is on the northwest corner of the site, along Flat Run. The dominant trees in this forest are Green Ash, Red Maple, Sycamore, Hackberry. The dominant trees range from 6' to 12' diameter at breast height. There is one specimen tree located within in this forest area, which is a Red Oak of 45" diameter at breast height. It is in fair condition. Other tree species in this forest are Black Cherry, Red Cedar, Honey Locust, and Osage Orange. Invasive tree species include Tree of Heaven. The percent of invasive tree cover is about five percent. Invasive shrubs and ground cover are Shrub Honeysuckle, Vine Honeysuckle, and Greenbrier.

There is one specimen tree located along Flat Run. It is a Sycamore with 42" diameter at breast height and is in good condition. This tree is located in a proposed 50' utility easement for the adjacent property to the north, where a Rutters store is proposed. This property has already received site plan approval. All utilities associated with the Rutters property are intended to be directional bored under Flat Run stream and disturbance to the existing Sycamore tree is expected to be minimal.

The remaining trees that are shown along the north and south side of Flat Run do not meet the definition of forest in accordance with the Forest Resource Ordinance. These trees do not occupy the 35 ft. width to meet the forest requirement. These trees consist of Sycamore, Green Ash, Red Maple, and Hackberry.

There are no structures on this site. No historic sites were observed. No federal or state rare, threatened or endangered species were observed. There was no evidence of forest management on the site.

The Frederick County Soil Survey identifies the soils as KeB, PnB, PrA, and RgB. None of these soils are included on the prime farmland list. None of these soils are listed as hydric soils.

FOX & ASSOCIATES, INC.
 Est. 1956
 ENGINEERS • SURVEYORS • PLANNERS
 881 MT. AETNA ROAD SUITE 'G' FREDERICK, MD. 21701
 HAGERSTOWN, MD. 21740 PHONE: (301)733-6603
 PHONE: (301)416-7250 FAX: (301)293-6009
 or (301)733-1853 FAX: (301)733-1853
 WWW.FOXASSOCIATESINC.COM E-MAIL: FOX@FOXASSOCIATESINC.COM

FOREST STAND DELINEATION
EMMITSBURG EAST INDUSTRIAL PARK II
 (A SUBDIVISION OF FARM LOT 1, P.B. 51 PG. 125)
 SITUATED EAST OF THE U.S. ROUTE 15 AND CREAMERY COURT INTERSECTION
 TOWN OF EMMITSBURG, ELECTION DISTRICT No. 5
 FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100'

PROJECT NO. 20-31608
 DRAWING NO. D-3161A
 DATE: JUNE 2021
 DRAWN BY: RMD
 CHECKED BY: MFB

SHEET 1 OF 1