

# SOIL TYPES

KeB - KILNESVILLE 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

# LEGEND

PROTECTIVE SIGNAGE

EXISTING TREE LINE THAT DOES NOT MEET THE DEFINITION OF FOREST

FOREST CONSERVATION AREA

AREA WITH SLOPES GREATER THAN 25%

STREAM BOUNDARY

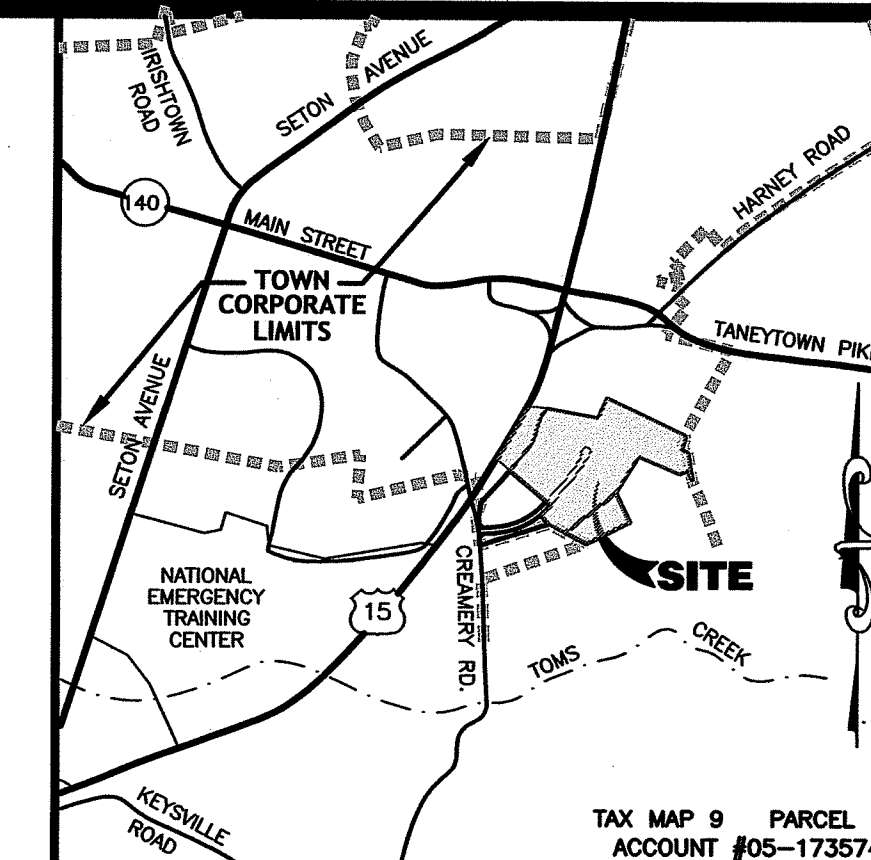
SOIL BOUNDARY

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. 24021C00055D AND 24021C00060D EFFECTIVE DATE SEPT. 19, 2007.
5. WETLANDS SHOWN WERE DELINEATED BY TIM KELLERMAN OF TRIAD ENGINEERING, INC. APRIL 2019.
6. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY NOT REPRESENT WHAT THE ULTIMATE DEVELOPMENT WILL BE. THE FINAL RECORDED LOTS WILL BE IN CONFORMANCE WITH THE TOWN OF EMMITSBURG ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
7. UTILITIES SHOWN ARE BASED ON BEST AVAILABLE RECORDS.



VICINITY MAP  
SCALE: 1" = 2000'



FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
HAGERSTOWN, MD 21740  
PHONE: (301) 733-8503  
or (301) 416-7250  
FAX: (301) 733-1853

DRAWN BY

REVISION  
07/28/21  
06/25/21  
REVISED PER COMMENTS RECEIVED AT 7/28/21 PC MEETING  
REVISED PER TOWN COMMENTS FROM 08/10/21

DATE

PRELIMINARY FOREST CONSERVATION PLAN  
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: RND  
CHECKED BY: MFB

SHEET 1 OF 2

# 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

THE TOWN OF EMMITSBURG  
L. 1379 F. 732  
P.B. 34 PG. 36  
(WASTEWATER TREATMENT FACILITY)

APPROVED BY:  
TOWN OF EMMITSBURG

*[Signature]* 8/9/21  
TOWN MAYOR DATE  
*[Signature]* 8/13/21  
PLANNING COMMISSION CHAIRMAN DATE

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.

*[Signature]* 4178 07/28/2021  
MARY PATTON REGISTRATION NO. DATE

# AREA TABULATION

Total Tract Area	39.02 ac. (1,699,711 sf)
Deductions	8.89 ac. (387,248 sf)
Net Tract Area	30.13 ac. (1,312,463 sf)
Existing Forest Area	2.67 ac. (116,305 sf)
Forest Removal	0.56 ac. (24,393 sf)
Forest to be Retained	2.11 ac. (91,912 sf)
Reforestation Required	1.12 ac. (48,787 sf)
Afforestation Required	1.85 ac. (80,586 sf)
Total Mitigation Required	2.97 ac. (129,373 sf)

# Forest Conservation Proposal

The applicant proposes to satisfy the requirements of the Forest Resource Ordinance by placing a Forest Conservation Easement on part of the existing forest and by paying a fee-in-lieu for the remaining mitigation requirement to the Town of Emmitsburg.

# Forest Ordinance Notes

1. 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.
2. 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.
3. 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.
4. Limits of Disturbance: The limits of disturbance will be the area not encumbered by the Forest Conservation Easements.



FOREST CONSERVATION NOTES:

1. 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.
2. PROTECTION DEVICES:
- A. PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER PLANTING AND SHALL BE MAINTAINED DURING ANY CONSTRUCTION, AND/OR LAND CLEARING ACTIVITIES.
- B. PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND AN OCCUPANCY PERMIT HAS BEEN ISSUED.
- C. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS, TO TREES IS PROHIBITED.
- D. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
3. 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.
4. FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
- A. CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
- 1) STRESS REDUCTION: FOLLOW PROCEDURES OUTLINED IN SECTION 3.2.2. OF THE FOREST CONSERVATION TECHNICAL MANUAL, THIRD EDITION.
- 2) REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MCM, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT.
9. FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, SOIL CHARACTERISTICS, WATERTABLES, UTILITIES, ETC.

SEQUENCE OF CONSTRUCTION

1. INSTALL SHORT TERM FOREST PROTECTION DEVICES FOR FOREST RETENTION AREAS.
2. HOLD PRE-CONSTRUCTION MEETING & INSPECTION. ATTENDEES MUST INCLUDE A TOWN OF EMMITSBURG PLANNING STAFF REPRESENTATIVE, DEVELOPER AND CONTRACTOR.
3. OBTAIN APPROPRIATE PERMITS AND BEGIN SITE DEVELOPMENT.
4. CONTACT THE TOWN OF EMMITSBURG, DEPARTMENT OF PLANNING, AND HOLD FINAL INSPECTION AFTER CONSTRUCTION IS COMPLETE.
5. REMOVE SHORT TERM PROTECTION DEVICES AFTER CONSTRUCTION IS COMPLETE AND ALL AREAS WITHIN 100' OF FOREST RETENTION AREAS ARE STABILIZED.
6. ESTIMATED PROJECT TIMELINE:  
LOT 8 - SUBMIT FOR SITE PLAN / ESTIMATED DEVELOPMENT: 2022  
REMAINING LOTS - TBD, BASED ON MARKET.

LONG TERM PROTECTION

ALL RETAINED 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.

Forest Conservation Worksheet 4.4

Forest Conservation Worksheet

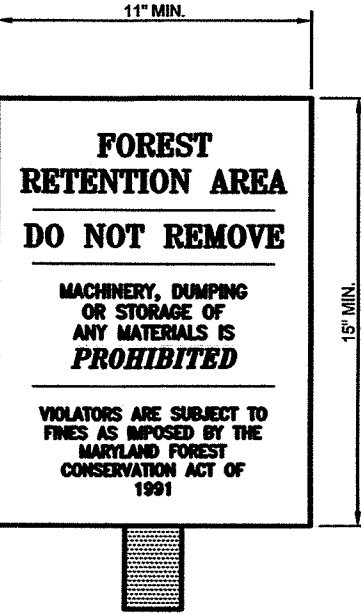
Net Tract Area									
A.	Total Tract Area						A =	39.02	
B.	Deductions (100 year floodplain)						B =	8.89	
C.	Net Tract Area						C =	30.13	
Land Use Category									
Input the number "1" under the appropriate land use zoning, and limit to only one entry									
	ARA	MDR	IDA	HDR	MPD	C/A			
	0	0	0	0	0	1			
D.	Afforestation Threshold ( Net Tract Area x 15% )						D =	4.52	
E.	Conservation Threshold ( Net Tract Area x 15% )						E =	4.52	
Existing Forest Cover									
F.	Existing Forest Cover within the Net Tract Area						F =	2.67	
G.	Area of Forest Above Conservation Threshold						G =	0.00	
Break Even Point									
H.	Break Even Point						H =	2.67	
I.	Forest Clearing Permitted Without Mitigation						I =	0.00	
Proposed Forest Clearing									
J.	Total Area of Forest to be Cleared						J =	0.56	
K.	Total Area of Forest to be Retained						K =	2.11	
Planting Requirements									
L.	Reforestation for Clearing Above the Conservation Threshold						L =	0.00	
M.	Reforestation for Clearing Below the Conservation Threshold						M =	1.12	
N.	Credit for Retention above the Conservation Threshold						N =	0.00	
P.	Total Reforestation Required						P =	1.12	
Q.	Total Afforestation Required						Q =	1.85	
R.	Total Planting Requirement (P+Q)						R =	2.97	
Miscellaneous Credits									
S1.	Street tree/landscape S1 = 1/4[Canopy area of each planted tree + planted shrub coverage]						S1 =	0.00	
S2.	Tree Save Credits S2 = 1/4[Canopy area of existing trees and non-priority forest saved during construction, but not protected by easement]						S2 =	0.00	
SWM and Rain Gardens S3 = 20-yr. growth canopy-area of									
S3.	SWM Facilities and Rain Gardens						S3 =	0.00	
S4.	Total Miscellaneous Credits S4 = S1 + S2 + S3						S4 =	0.00	
Mitigation Summary									
T.	Area of Existing Forest under Easement						T =	2.11	
T = Total Area of Forest to be Retained (K)									
U.	Area of Planted Forest (Forsetation) under Easement						U =	0.00	
(Total acres to be planted in forest)									
V.	Total Miscellaneous Credits (S4)						V =	0.00	
W.	Total on-site mitigation owed (W = T + U + V)						W =	2.11	
X.	Balance of mitigation owed (X = R - U - V)						X =	2.97	

FEE IN LIEU CALCULATIONS

		Acres	SF
Total Area of All Lots		34.9	1,520,244
Total Mitigation Required		2.97	129,373
Fee In Lieu Calculation			
Total SF Mitigation	Cost per SF	Total Fee Required	
129,373	\$0.30	\$38,811.96	
Lot #	Lot Area (AC)	% of total lot area	Fee in Lieu Requirement Per lot
3	2.9	8%	\$3,225.06
4	2.9	8%	\$3,225.06
5	8.6	25%	\$9,563.98
6	12.4	36%	\$13,789.92
7	3.7	11%	\$4,114.74
8	4.4	13%	\$4,893.20
TOTAL	34.9	100%	\$38,811.96

NOTE: FINAL FEE WILL BE DETERMINED AT THE TIME OF FINAL FOREST CONSERVATION PLAN APPROVAL.

FOREST RETENTION SIGNS



PROTECTIVE SIGNAGE

NOTES:

1. SIGNS REQUIRED TO BE:  
A) PLASTIC HDPE 0.05 GAGE OR  
B) METAL.
2. SIGNS TO BE MAINTAINED FOR THE LONGER OF EITHER:  
A) THE MAINTENANCE AGREEMENT PERIOD, OR  
B) LOT END-USER REMOVES THEM.
3. SIGNS TO BE INSTALLED EVERY 100' ON CENTER.
4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
5. POSTS ARE REQUIRED TO BE:  
A) 6\"/>



FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

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DRAWN BY

REVISION

DATE

PRELIMINARY FOREST CONSERVATION PLAN


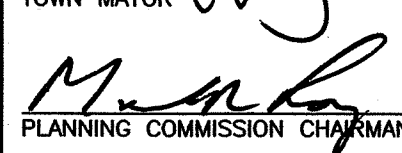
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(A SUBDIVISION OF FARM LOT 1, P.B. 51 PG. 125)

SITUATED EAST OF THE U.S. ROUTE 15 AND CREAMERY COURT INTERSECTION  
TOWN OF EMMITSBURG, ELECTION DISTRICT No. 5  
FREDERICK COUNTY, MARYLAND

SCALE: AS SHOWN

APPROVED BY:  
TOWN OF EMMITSBURG

  
TOWN MAYOR  
8/9/21  
DATE  
  
PLANNING COMMISSION CHAIRMAN  
8/13/21  
DATE

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



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

SHEET 2 OF 2