## SOIL LEGEND

| | | HYD. SOIL GROUP |
|---|---|---|
| AmD. | AIRMONT COBBLY LOAM, 3–8% SLOPES, EXTREMELY STONY (1) | C |
| BbD. | BAGTOWN COBBLY LOAM, 15–25% SLOPES, RUBBLY (1) | C |
| CcB. | CATOCTIN–MYERSVILLE CHANNERY LOAMS, 3–8% SLOPES | C |
| CcC. | CATOCTIN–MYERSVILLE CHANNERY LOAMS, 8–15% SLOPES | C |
| DeB. | DEKALB–ROCK OUTCROP COMPLEX, 3–8% SLOPES | C |
| DgF. | DEKALB–BAGTOWN–ROCK OUTCROP COMPLEX, 25–65% SLOPES | C |
| MwB. | MYERSVILLE GRAVELLY LOAM, 3–8% SLOPES (3) | B |
| MwC. | MYERSVILLE GRAVELLY LOAM, 8–15% SLOPES | B |
| RhB. | ROHRERSVILLE–LANTZ SILT LOAMS, 0–8% SLOPES (1) (2) (4) | D |
| ThD. | THURMONT GRAVELLY LOAM, 15–25% SLOPES (1) | B |
| WrD. | WEVERTON VERY FLAGGY LOAM, 15–25% SLOPES | B |
| WrE. | WEVERTON VERY FLAGGY LOAM, 25–45% SLOPES | B |

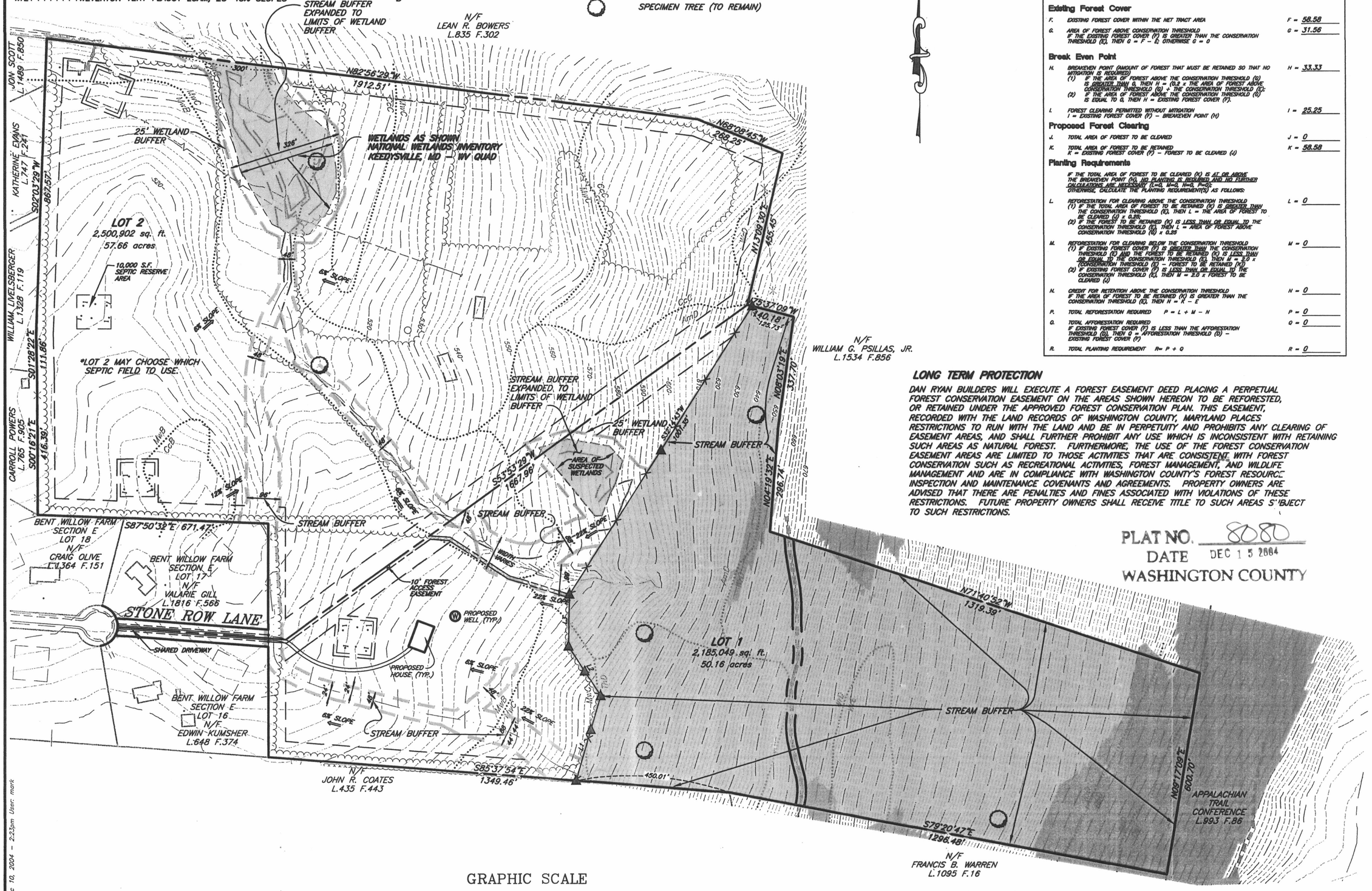
NOTES:

(1) RESTRICTED SOIL
(2) HYDRIC SOIL
(3) PRIME FARMLAND
(4) +.35 K FACTOR

## LEDGEND

FOREST EASEMENT 33.33 Ac.
PROTECTIVE SIGNAGE
PROTECTIVE FENCE
SPECIMEN TREE (TO REMAIN)

| FOREST EASEMENT LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 258.74 | N16°03'57"E |
| L2 | 174.64 | N32°30'07"W |
| L3 | 152.25 | N01°10'21"E |




## FOREST CONSERVATION WORKSHEET 2.2

NOTE: USE 0 FOR ALL NEGATIVE NUMBERS THAT RESULT FROM THE CALCULATIONS.

**Net Tract Area**

A. TOTAL TRACT AREA — A = 108.07

B. DEDUCTIONS (CRITICAL AREA, AREA RESTRICTED BY LOCAL ORDINANCE OR PROGRAM) — B = 0

C. NET TRACT AREA  NET TRACT AREA = TOTAL TRACT (A) – DEDUCTIONS (B) — C = 108.07

**Land Use Category:** MEDIUM DENISTY RESIDENTIAL

D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 20 %) — D = 21.61

E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 25 %) — E = 27.02

**Existing Forest Cover**

F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA — F = 58.58

G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD
IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F – E; OTHERWISE G = 0 — G = 31.56

**Break Even Point**

H. BREAKEVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED) — H = 33.33
(1) IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H = (0.3 x THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) + THE CONSERVATION THRESHOLD (E);
(2) IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (F).

I. FOREST CLEARING PERMITTED WITHOUT MITIGATION — I = 25.25
I = EXISTING FOREST COVER (F) – BREAKEVEN POINT (H)

**Proposed Forest Clearing**

J. TOTAL AREA OF FOREST TO BE CLEARED — J = 0

K. TOTAL AREA OF FOREST TO BE RETAINED — K = 58.58
K = EXISTING FOREST COVER (F) – FOREST TO BE CLEARED (J)

**Planting Requirements**

IF THE TOTAL AREA OF FOREST TO BE CLEARED (K) IS AT OR ABOVE THE BREAKEVEN POINT (H), NO PLANTING IS REQUIRED AND NO FURTHER CALCULATIONS ARE NECESSARY (L=0, M=0, N=0, P=0); OTHERWISE, CALCULATE THE PLANTING REQUIREMENT(S) AS FOLLOWS:

L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD — L = 0
(1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (J) x 0.25;
(2) IF THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) x 0.25

M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD — M = 0
(1) IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E) AND THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x (CONSERVATION THRESHOLD (E) – FOREST TO BE RETAINED (K));
(2) IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x FOREST TO BE CLEARED (J)

N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD — N = 0
IF THE AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = K – E

P. TOTAL REFORESTATION REQUIRED  P = L + M – N — P = 0

Q. TOTAL AFFORESTATION REQUIRED — Q = 0
IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = AFFORESTATION THRESHOLD (D) – EXISTING FOREST COVER (F)

R. TOTAL PLANTING REQUIREMENT  R= P + Q — R = 0

## LONG TERM PROTECTION

DAN RYAN BUILDERS WILL EXECUTE A FOREST EASEMENT DEED PLACING A PERPETUAL FOREST CONSERVATION EASEMENT ON THE AREAS SHOWN HEREON TO BE REFORESTED, OR RETAINED UNDER THE APPROVED FOREST CONSERVATION PLAN. THIS EASEMENT, RECORDED WITH THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND PLACES RESTRICTIONS TO RUN WITH THE LAND AND BE IN PERPETUITY AND PROHIBITS ANY CLEARING OF EASEMENT AREAS, AND SHALL FURTHER PROHIBIT ANY USE WHICH IS INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST. FURTHERMORE, THE USE OF THE FOREST CONSERVATION EASEMENT AREAS ARE LIMITED TO THOSE ACTIVITIES THAT ARE CONSISTENT WITH FOREST CONSERVATION SUCH AS RECREATIONAL ACTIVITIES, FOREST MANAGEMENT, AND WILDLIFE MANAGEMENT AND ARE IN COMPLIANCE WITH WASHINGTON COUNTY'S FOREST RESOURCE INSPECTION AND MAINTENANCE COVENANTS AND AGREEMENTS. PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATIONS OF THESE RESTRICTIONS. FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

PLAT NO. 8080
DATE DEC 15 2004
WASHINGTON COUNTY

GRAPHIC SCALE
200 0 100 200 400
( IN FEET )
1 inch = 200 ft.

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 WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

Chad R. Cadieux 12/10/04
CHAD R. CADIEUX — DATE

## OWNER/DEVELOPER

DAN RYAN BUILDERS
60 THOMAS JOHNSON DR.
FREDERICK, MD 21702
PHONE: 301–696–0200
FAX : 301–696–0441

# PRELIMINARY/FINAL FOREST CONSERVATION PLAN

LOT 1 & 2

# DAUGHERTY PROPERTY

SITUATED ON THE EAST SIDE OF STONE ROW LANE
WASHINGTON COUNTY, MARYLAND

SHEET 3 OF 4

| | |
|---|---|
| DRAWN BY: CRC | DATE: MARCH, 2004 |
| CHECKED BY: R.E.T. | DATE: MARCH, 2004 |
| SCALE: 1"=200' | |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82 WORMAN'S MILL CT. STE. 'G'
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DISTRICT 8
TAX MAP No. 81
DWG. No. C – 2529


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