

Maryland State Archives



NO.	DELTA	RADIUS	ARC	CHORD LENGTH	CHORD BEARING
FC1	03°21'33"	582.70	341.77	341.72	S48°44'20"E
FC2	04°47'21"	577.70	483.11	482.97	N48°00'22"W
FC3	39°10'41"	50.00	34.19	33.53	N70°01'31"E
FC4	78°40'29"	50.00	68.66	63.39	N89°46'25"E

NO.	DELTA	LENGTH
FL1	S17°09'08"E	65.40'
FL2	S17°09'08"E	51.40'
FL3	S71°52'20"E	95.49'
FL4	S75°36'50"E	716.90'

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Easement Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Easement Plan is accurate and complete.

Date: Sept. 8, 2005
 Signature: Richard E. Rice
 Name: Richard E. Rice

SEQUENCE OF FOREST PROTECTION

- Mark the boundaries of the Forest Conservation Planning areas.
- Call the Washington County Planning Department 240-313-2430 to arrange for a preconstruction meeting and site inspection, providing a minimum of 5 days notice.
- Complete the planting according to the specifications and schedule in the approved Forest Conservation Plan.
- Install temporary and permanent protection devices according to the approved Forest Conservation Plan (Fencing and signage).
- Call the Washington County Planning Department 240-313-2430 to arrange for a postconstruction inspection.
- Perform corrections in planting area as needed and arrange for follow up inspection to initiate two year maintenance period.

OWNERS, DEVELOPERS AND CONTRACTORS SHALL INSURE THAT FOREST CONSERVATION EASEMENT AREAS AND PLANTING ARE PROTECTED FROM DISTURBANCE DURING DWELLING CONSTRUCTION AND OTHER SITE CONSTRUCTION ACTIVITIES ON EACH LOT AT ALL TIMES.

FOREST CONSERVATION EASEMENT AND AFFORESTATION AREA #2
 3.08 AC.

FOREST CONSERVATION EASEMENT
 9.36 Ac.± REQUIRED PER WORKSHEET
 4.64 Ac.± AREA OF AFFORESTATION
 4.72 Ac.± AREA OF PAYMENT IN LIEU
 PREVIOUSLY APPROVED, OCTOBER 2003.
 \$20,560.32 PAYMENT IN LIEU MADE, OCTOBER 2003.

FOREST CONSERVATION EASEMENT AND AFFORESTATION AREA #3
 0.96 AC.

Forest Conservation Easement areas shown hereon are designated for new forest planting according to the approved Forest Conservation Plan for Freedom Hills in compliance with the requirements and standards of the Washington County Conservation Ordinance. Following the planting according to the approved Forest Conservation Plan easement areas shall be maintained according to the practices and schedule contain in the maintenance agreement that was approved by with the Forest Conservation Plan. Easement areas are not to be disturbed by any regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with violation of these restrictions. Owners of lots affected by the Forest Conservation Easement shall take precautions to protect forest in easement areas from unauthorized disturbance. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest or inhibition of its natural growth processes are permitted in these areas. Access to easement areas and over access rights of way shown on this plot is necessary and permitted to Washington County as reasonable times for periodic inspection of easement areas.

This note or reference to its existence on this plot shall be included in each and every deed of conveyance for every lot shown on this plot.

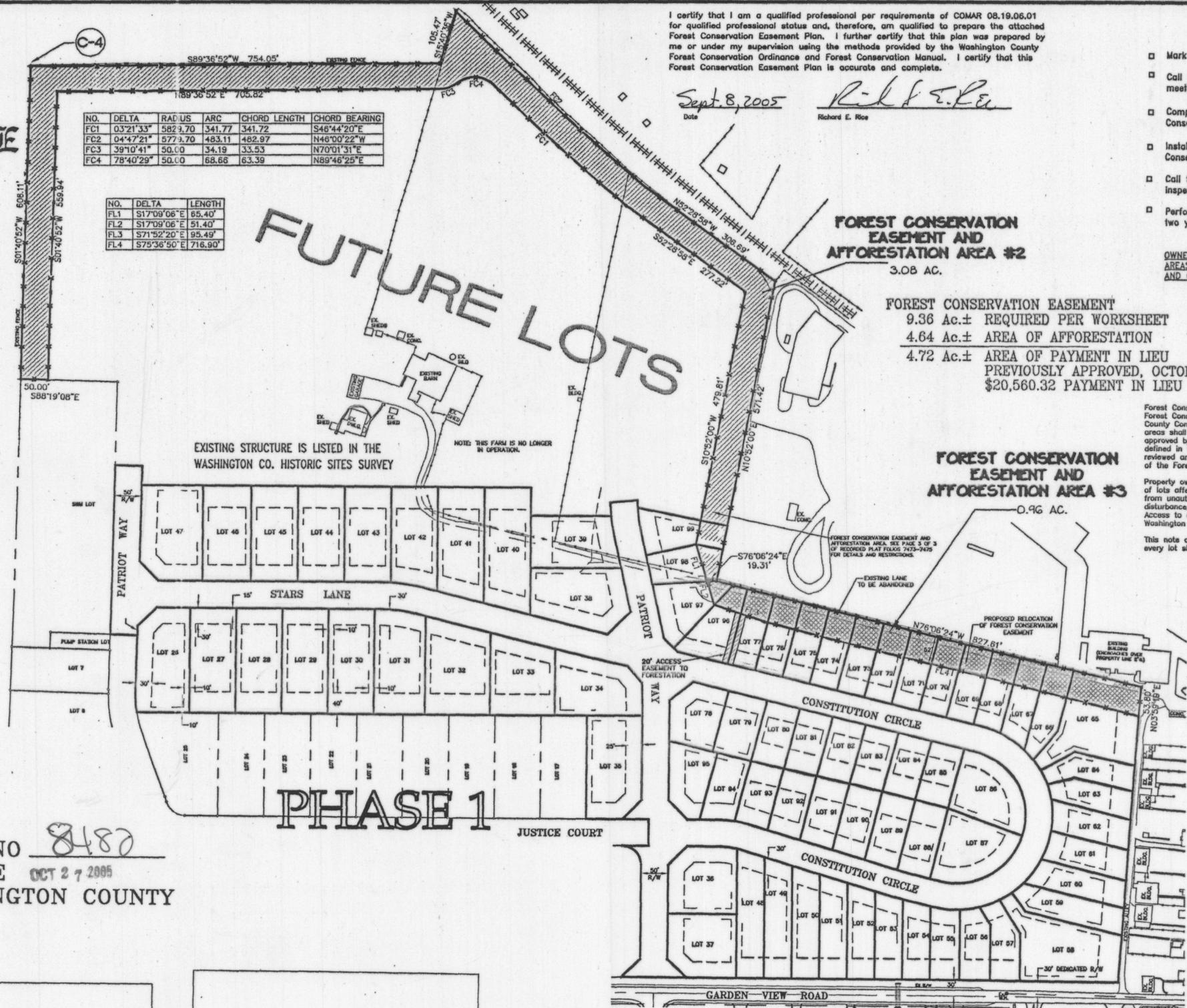
ACREAGE TABLE

REMAINING LANDS FROM PHASE I	= 46.69 Ac.±
- LOT 26-99	= 21.27 Ac.±
- NEW STREET R/W	= 3.41 Ac.±
REMAINING LANDS	= 22.01 Ac.±

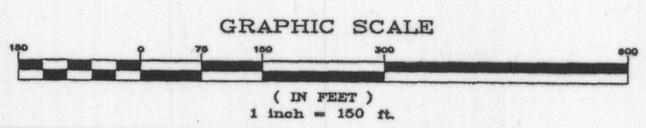
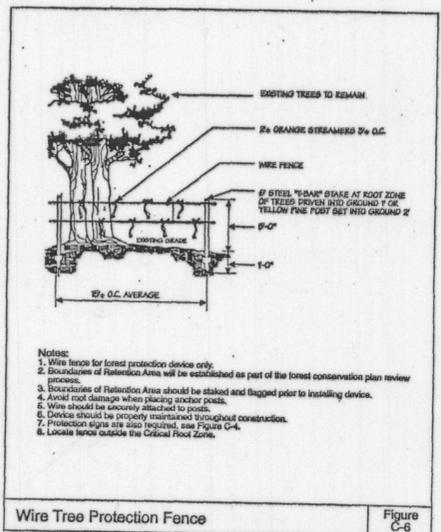
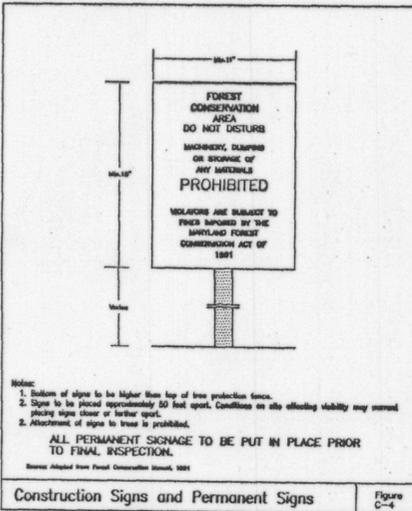
FOREST CONSERVATION WORKSHEET
 Version 2.2

NET TRACT AREA:		
A. Total Tract Area	A = 62.37 Ac.	
B. Deductions (netted areas, area subtracted by local ordinances or programs)	B = 3.08 Ac.	
C. Net Tract Area (Net Tract Area (A) - Deductions (B))	C = 59.29 Ac.	
LAND USE CATEGORY: HDR		
D. Afforestation Threshold (Net Tract Area (C) x 15%)	D = 8.89 Ac.	
E. Conservation Threshold (Net Tract Area (C) x 20%)	E = 11.86 Ac.	
EXISTING FOREST COVER:		
F. Existing Forest Cover within the Net Tract Area	F = 0.00	
G. Area of Forest Above Conservation Threshold	G = 0.00	
H. Break Even Point	H = 0.00	
I. Forest Clearing Permitted without Mitigation	I = 0.00	
J. Total Area of Forest to be Cleared	J = 0.00	
K. Total Area of Forest to be Retained	K = 0.00	
L. Reformation for Clearing Above the Conservation Threshold	L = 0.00	
M. Reformation for Clearing Below the Conservation Threshold	M = 0.00	
N. Credit for Retention Above the Conservation Threshold	N = 0.00	
O. Total Afforestation Required	O = 0.00	
P. Total Afforestation Required	P = 0.00	
Q. Total Planting Requirement	Q = 0.00 Ac.	
R. Total Planting Requirement	R = 0.00 Ac.	

Notes: Use 0 for all negative numbers that result from the calculations. 407,721.6 Sq. Ft.



PLAT NO 8487
 DATE OCT 27 2005
 WASHINGTON COUNTY



TAX MAP 24-14-516 DISTRICT 13
 DRAWING NUMBER 3 OF 3
 DRAWN BY: MDH DATE: 08-17-05
 CHECKED BY: DATE:
 SCALE: 1" = 150'

FREDERICK SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
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 10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 (717) 887-1067

JOB NUMBER: 8881.07CP

Amended
 Forest Conservation Easement Plan
 for the
 Final Plat of Subdivision
 Lots 26 through 99
 of
 Freedom Hills
 situate along the north side
 of Garden View Drive
 WASHINGTON COUNTY, MARYLAND

P114167 S-05-145 MSA 2167 6277-3