

**FOREST CONSERVATION WORKSHEET "Version 4.0 (Frederick County)**

- Note: 1. Use 0.00 acres for all negative numbers that result from the calculations.  
 2. Carry all calculations to the nearest .01 acre. (Field measurements may be to the nearest 1/8 inch, but shall be expressed to the nearest .01 acre. Example: 43.2 acres of existing forest shall be expressed as 43.20 acres.)  
 3. For Afforestation and Conservation Threshold values, see 1-21-41 of the FRO.

**Net Tract Area**  
 A. Total (Gross) Tract Area A = 7.03 ac.  
 B. Deductions (Critical Area, 100 yr. floodplain, Road dedication for existing roads and easements) B = 0.07 ac.  
 C. Net Tract Area = Net Tract Area - Total Deductions (B) C = 6.96 ac.  
**D. Land Use Category - GENERAL COMMERCIAL (GC) Afforestation Threshold (Net Tract Area [C] x 15%)**  
 "For all development projects in Frederick Co."  
 E. Conservation Threshold (Net Tract Area [C] x 15%) Use "Standard Method % values."  
 (Standard Method % values are those established by the Maryland State Forest Conservation Act of 1991) E = 1.04 ac.

**Existing Forest Cover**  
 F. Existing Forest Cover within the Net Tract Area F = 0.00 ac.  
 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 = 0.00 ac.) G = 0.00 ac.

**Break-even Point**  
 H. Break-even Point (Amount of forest that must be retained so that no mitigation is required)  
 (1) If the Area of Forest Above the Conservation Threshold (G) is greater than 0, then H = (0.2 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 = Existing Forest Cover (F) - Break-even Point (H) I = 0.00 ac.

**Proposed Forest Clearing & Retention:**  
 J. Total Area of Forest to be Cleared "All forest area not protected by easement" J = 0.00 ac.  
 K. Total Area of Forest to be Retained K = Existing Forest Cover (F) - Forest to be Cleared (J) K = 0.00 ac.  
 "All K must be in a protective FRO easement."

**Planting Calculations** If the Total Area of Forest to be Retained (K) is at or above the Break-even Point (H), no planting and no further calculations are necessary. (L = 0.00 acres, M = 0.00 acres, N = 0.00 acres and P = 0.00 acres). Otherwise, calculate the planting requirements as follows:  
 L. Reforestation for Clearing Above the Conservation Threshold  
 (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  
 (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  
 If the area of Forest to be Retained (K) is greater than the Conservation threshold (E), then then N = Total Area of Forest to be Retained (K) - Existing Forest Cover (E).  
 O. Total Afforestation Required P = L + M - N P = 0.00 ac.  
 Q. Existing Forest Cover (F) is less than the Afforestation threshold (D), then Q = Afforestation threshold (D) - Existing Forest Cover (F) Q = 1.04 ac.  
 R. Total Afforestation Requirement R = P + Q R = 1.04 ac.

**\*Miscellaneous** These credits are allowed as per the criteria and limitations listed in § 1-21-44 MISCELLANEOUS CREDITS OF THE FRO  
 \*S1. Street Tree/Landscape S1 = 1/4 (Canopy area of each planted tree + planted shrub coverage), where a standard street/landscape tree is measured @ 30" mature diameter  
 \*S2. "Tree Saver" Credits S2 = 1/4 (Canopy area of existing trees and non-priority forest saved during construction, but not protected by easement)  
 \*S3. SIM and Rain Gardens S3 = 20xv; growth canopy area of SIM Facilities and Rain Gardens  
 \*S4. Total Miscellaneous Credits S4 = S1 + S2 + S3; however, Total Miscellaneous Credits (S4) may not exceed 25% of Total Afforestation Requirement (R).  
 S4 = 0.00 ac.

**\*Mitigation Summary:**  
 T. Area of Existing Forest under Easement T = Total Area of Forest to be Retained (K) T = 0.00 ac.  
 U. Area of Planted Forest (Reforestation) under Easement (Total acres to be planted in forest) U = 0.00 ac.  
 V. Total Miscellaneous Credits (S4) V = 0.00 ac.  
 W. Total on-site mitigation owed (W = T + U + V) W = 0.00 ac.  
 X. Balance of providing balance of mitigation owed: X =  
 Y. Method of providing balance of mitigation owed:  
 1. Transfer of Forest Banking Credit (new forest credit @ 1:1 ratio OR existing credit @ 1:2 ratio)  
 2. Payment of fee-in-lieu \$50.54 per sq. ft. for property outside priority funding areas; \$0.432 per sq. ft. for property within priority funding areas.  
 Y1 = 1.04 ac.  
 Y2 =  
 Y3 =  
 Z. Total Mitigation Provided (Z = W + Y) (for "Y2, use acres of mitigation provided via fee).  
 Z = 1.04 ac.

**Updated November, 2011**

FRO REQUIREMENTS TABLE	
TOTAL TRACT AREA (FROM WORKSHEET 4.0) = 7.03 ACRES	
NET TRACT AREA (FROM WORKSHEET 4.0) = 6.96 ACRES	
AFFORESTATION THRESHOLD (D) (15%) = 1.04 ACRES	
CONSERVATION THRESHOLD (E) (15%) = 1.04 ACRES	
EX. FOREST WITHIN NET TRACT AREA (F) = 0.00 ACRES	
TOTAL PROPOSED CLEARING (J) = 0.00 ACRES	
TOTAL FOREST RETAINED (K) = 0.00 ACRES	
TOTAL REFORESTATION (M)(2) = 0.00 ACRES	
TOTAL AFFORESTATION REQUIRED (Q) = 1.04 ACRES	
TOTAL PLANTING REQUIREMENTS (R) = 1.04 ACRES	

**FREDERICK COUNTY FRO TRACKING DATA**

- INTENDED LAND USE OF LOT: GENERAL COMMERCIAL
- PROJECT LOCATION:
  - MARYLAND GRID: N: 602,825 E: 1,173,800
  - TAX MAPS 501 & 65, PARCELS 549 & 49
  - SUB-WATERSHED: CATOCIN CREEK (02140305)
- NET TRACT AREA: 6.96 AC.
- DISTURBED AREA:
  - TOTAL: 6.96 AC.
  - SENSITIVE AREAS:
    - FEMA 100 YEAR FLOODPLAIN: 0 AC.
    - ALL STREAMS AND 50' BUFFERS: 0 AC.
    - HABITATS OF ENDANGERED SPECIES: 0 AC.
    - STEEP SLOPES OF 25% OR MORE: 0 AC.
- FOREST AREA:
  - EXISTING: 0 AC.
  - RETAINED: 0 AC.
  - ON-SITE: 0 AC.
  - OFF-SITE: N/A
- PLANTING AREA (ACRES):
  - REFORESTATION: 0 AC.
    - ON-SITE: 0 AC.
    - OFF-SITE: 0 AC.
  - AFFORESTATION: 0 AC.
    - ON-SITE: 0 AC.
    - OFF-SITE: 1.04 AC.
- OFF-SITE LOCATION:
  - MARYLAND GRID: T.B.D
  - TAX MAP: N/A, PARCEL: T.B.D.
- LONG TERM PROTECTION (EASEMENT AREA): 0 AC.
  - TOTAL ACRES: 0 AC.
  - SENSITIVE AREAS: 0 AC.
- APPROVED COST ESTIMATE: N/A
- 1.04 AC. OF AFFORESTATION
- STREAM BUFFER PROTECTION:
  - AVERAGE LENGTH: N/A
  - AVERAGE WIDTH: N/A
- FOREST BANKING:
  - EXISTING FOREST CREDITS REQUIRED = 2.08 ACRES
  - NEW FOREST CREDITS REQUIRED = 1.049 ACRES

OPEN SPACE PARCEL SECTION TWO, PLAT GLENBROOK P.B. 71 P. 114

FINAL PLAT "GLENBROOK" LOTS 1-11 AND 40-48 SECTION ONE, PLAT 1 P.B. 71 P. 112  
 OPEN SPACE PARCEL "A"

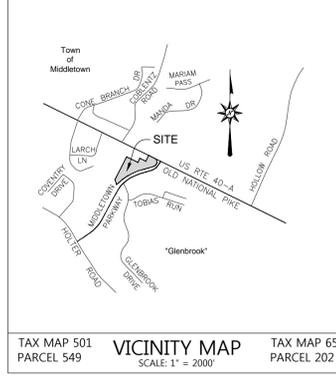
**FOREST STAND DELINEATION NARRATIVE**

THE 2 PROPERTIES ARE CURRENTLY OWNED BY NANCY R. NEWTON, ET. AL. AND ARE DESIGNATED ON TAX MAP 65 AS PARCEL 214 AND ON TAX MAP 501 AS PARCEL 549. AN ADDITION PLAT (XXX-XXX) TO COMBINE BOTH PROPERTIES INTO ONE IS CURRENTLY UNDER REVIEW. THE CURRENT ZONING OF THE PROPERTY IS GC (GENERAL COMMERCIAL). THE TOTAL TRACT AREA IS 7.03 ACRES AND THE NET TRACT AREA IS 6.96 ACRES. THE SITE HAD BEEN PLANTED PREVIOUSLY WITH CROPS, BUT NOW LIES FALLOW. THERE IS NO EXISTING FOREST ON SITE AND THERE ARE NO SPECIMEN TREES LOCATED ON THE SITE. BASED UPON THE FOREST CONSERVATION WORKSHEET, THE TOTAL MITIGATION REQUIREMENT FOR THIS PROJECT IS 1.04 ACRES. THE MITIGATION REQUIREMENT WILL BE MET BY PURCHASING OFF-SITE BANKING CREDITS. IF THE FOREST IS NEW THEN THE PURCHASE RATIO WILL BE 1:1 OR 1.04 ACRES. IF THE FOREST IS EXISTING THEN THE PURCHASE RATION WILL BE 2.0 TO 1 OR 2.08 ACRES.

**FOREST CONSERVATION PLAN CERTIFICATION**

I certify that I am qualified to prepare 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 Frederick County Forest Resource Ordinance.

Jeff Swope, Maryland State Approved Forest Resource Qualified Professional



TAX MAP 501 PARCEL 549	VICINITY MAP SCALE: 1" = 200'	TAX MAP 65 PARCEL 202
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 A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

**DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN CROSS STONE COMMONS NEWTON PROPERTY**  
 Situated on Middletown Parkway and U.S. Alt. 40  
 TOWN OF MIDDLETOWN  
 MIDDLETOWN ELECTION DISTRICT NO. 3  
 FREDERICK COUNTY, MARYLAND

**OWNER**  
 NANCY R. NEWTON, ET. AL.  
 800 EAST MAIN STREET  
 MIDDLETOWN, MD 21769  
 (301) 371-5752

**DEVELOPER**  
 MIDDLETOWN VALLEY INVESTMENT PARTNERS, LLC  
 2661 RIVA ROAD, SUITE 300  
 ANNAPOLIS, MD 21401  
 (410) 266-5100

DATE	BY	REVISIONS

ISSUE DATES		BASE:	
REVIEW:	11/8/13	DRAWN:	JNS
BID:		DESIGNED:	JNS
PERMIT:		CHECKED BY:	DSM
CONSTRUCTION:		DATE CHECKED:	
SCALE:	1" = 50'	DRAWING:	
PROJECT NO.:	12706		1 of 1