

Forest Stand Delineation Narrative

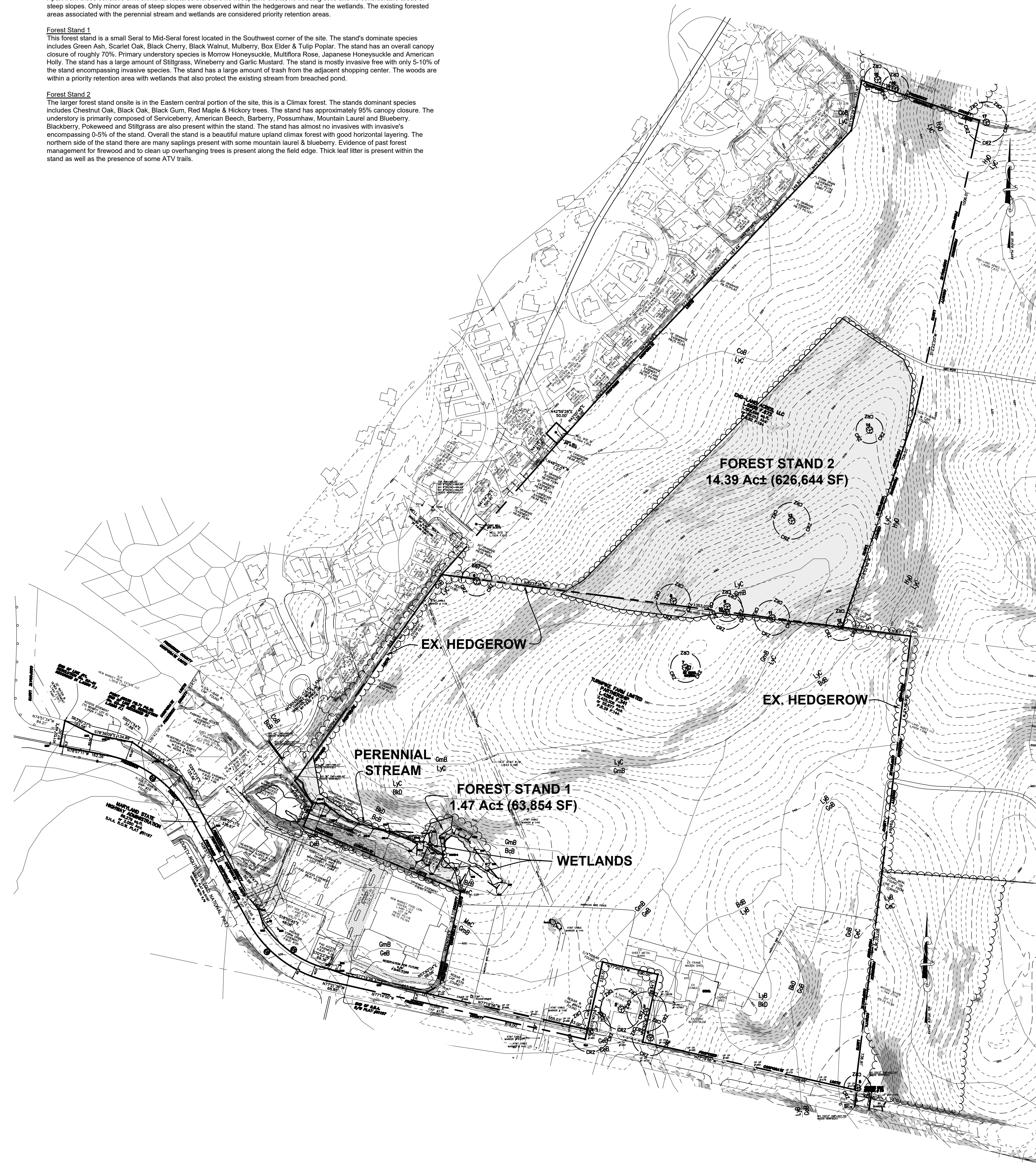
The site consists of two parcels consisting of approximately 91.69 acres. The majority of both parcels are used for Agriculture today and consist of primarily agricultural fields. On each parcel there is an area of forest, with an overall of two areas of forest onsite as shown on the plan, defined as Stand 1 & Stand 2. The site is surrounded by a variety of uses including: residential to the West, Agricultural land to the North and East, Commercial to the Southwest, Limited Industrial to the South, and Resource Conservation to the Southeast. The site fronts onto Old National Pike to the South and also has a potential road connection to Well Spring Way through the residential subdivision known as The Meadow at New Market on the West. As noted above the majority of the site has been used for agricultural purposes but two areas of forest exist on the site, one to the Southwest which is currently partially covered by an existing forest conservation easement (L. 2295 F.174), and another area of forest along the Eastern property line. The remainder of the site has been cleared for farming but several hedgerows exist, including a hedgerow screening the residential subdivision to the West, the common parcel line for the two parcels that create this site, and along the eastern property line running south from the common parcel line. Additionally, there are two areas of forest just beyond the site's boundary to the North and the Southeast but these forested areas are not part of a larger forested corridor. Several Specimen Trees were observed onsite and have been identified on this plan. In addition to the forested areas and Specimen Trees the site contains a perennial stream from wetlands observed in the Southwest corner near existing Forest Stand 1. This perennial stream flows to the west before being piped offsite. Apart from these sensitive environmental features there are no floodplains onsite, no flooding soils and no considerable areas of steep slopes. Only minor areas of steep slopes were observed within the hedgerows and near the wetlands. The existing forested areas associated with the perennial stream and wetlands are considered priority retention areas.

Forest Stand 1

This forest stand is a small Seral to Mid-Seral forest located in the Southwest corner of the site. The stand's dominate species includes Green Ash, Scarlet Oak, Black Cherry, Black Walnut, Mulberry, Box Elder & Tulip Poplar. The stand has an overall canopy closure of roughly 70%. Primary understorey species is Morrow Honeysuckle, Multiflora Rose, Japanese Honeysuckle and American Holly. The stand has a large amount of Stillgrass, Wineberry and Garlic Mustard. The stand is mostly invasive free with only 5-10% of the stand encompassing invasive species. The stand has a large amount of trash from the adjacent shopping center. The woods are within a priority retention area with wetlands that also protect the existing stream from breached point.

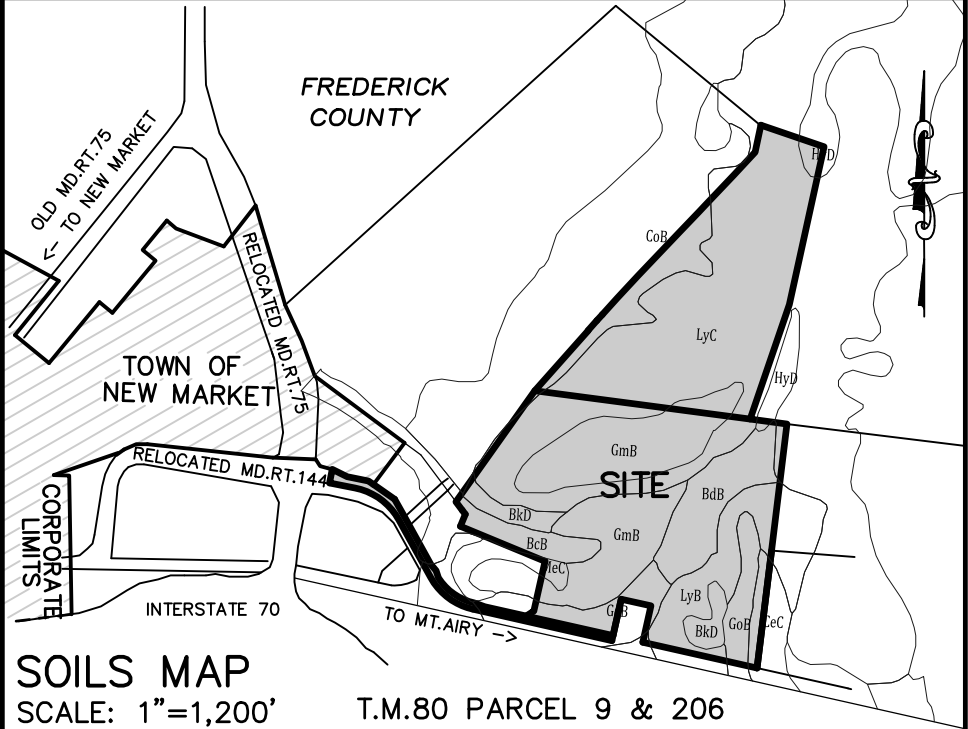
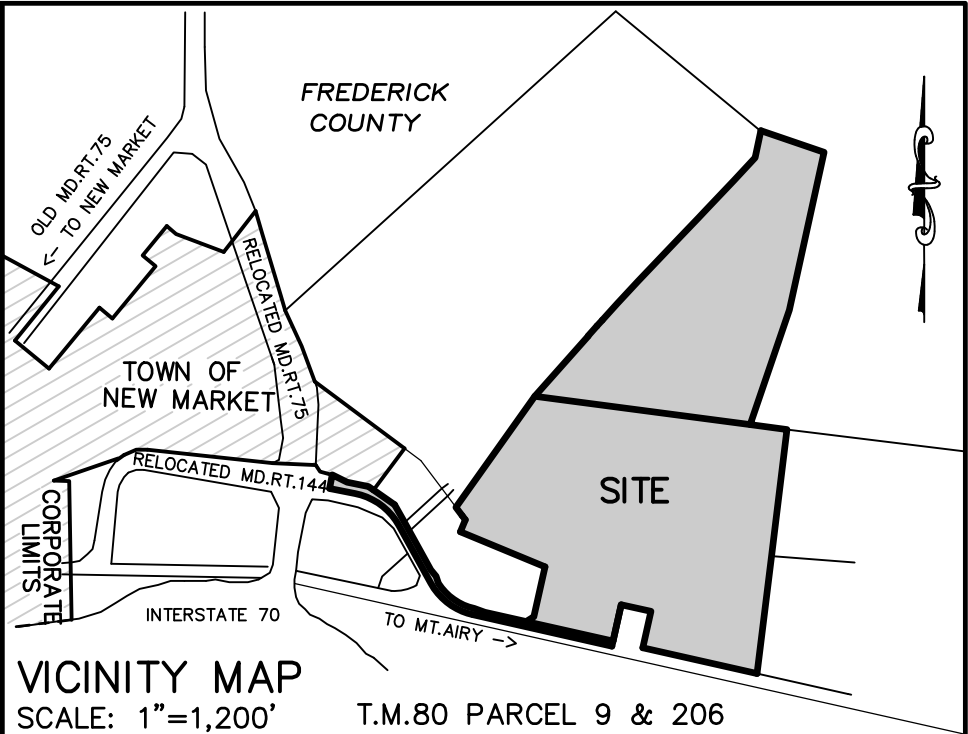
Forest Stand 2

The larger forest stand onsite is in the Eastern central portion of the site, this is a Climax forest. The stands dominant species includes Chestnut Oak, Black Oak, Black Gum, Red Maple & Hickory trees. The stand has approximately 95% canopy closure. The understorey is primarily composed of Serviceberry, American Beech, Barberry, Possumhaw, Mountain Laurel and Blueberry. Blackberry, Pokeweed and Stillgrass are also present within the stand. The stand has almost no invasives with invasive's encompassing 0-5% of the stand. Overall the stand is a beautiful mature upland climax forest with good horizontal layering. The northern side of the stand there are many saplings present with some mountain laurel & blueberry. Evidence of past forest management for firewood and to clean up overhanging trees is present along the field edge. Thick leaf litter is present within the stand as well as the presence of some ATV trails.



SPECIMEN TREES

#	COMMON NAME	SCIENTIFIC NAME	SIZE-DBH	CRZ RADIUS	COND.	NOTES
1	Red Maple	Acer rubrum	47.0'	70.5'	Good	Double-Forked
2	American Sycamore	Platanus occidentalis	46.0'	69'	Excellent	Has lightning rod and rope using
3	American Sycamore	Platanus occidentalis	44.0'	66'	Excellent	Has lightning rod
4	Black Locust	Robinia pseudoacacia	40.0'	60'	Poor	Double Forked at 8'; Fungi Center; Many broken cut stems; holes in trunk
5	White Oak	Quercus alba	30.0'	45'	Excellent	Offsite 3' from fence
6	Black Cherry	Prunus serotina	34.0'	51'	Poor	4-forked at 6'; North Fork Dead; Many broken branches; West Fork Dead/Spine; Significant Decay South to North side of tree due to Farming & wire fence
7	Mulberry Tree	Morus spp.	33.0'	49.5'	Fair	Lots of storm damage
8	Chestnut Oak	Quercus montana	38.0'	57'	Good	Three 28" stems
9	Chestnut Oak	Quercus montana	33.0'	49.5'	Poor	Double-forked; One Fork is dead
10	Red Oak	Quercus rubra	38.0'	57'	Poor	Broken limb, seepage, lightning scars, leans all growth to field
11	Red Oak	Quercus rubra	39.0'	58.5'	Good	Bulk of branches to field
12	Black Cherry	Prunus serotina	33.0'	49.5'	Good	Line tree
13	Chestnut Oak	Quercus montana	41.0'	61.5'	Good	Double-Forked
14	Chestnut Oak	Quercus montana	30.0'	45'	Excellent	
15	White Oak	Quercus alba	30.0'	45'	Good	Offsite
16	White Oak	Quercus alba	30.0'	45'	Good	Offsite
17	White Oak	Quercus alba	46.0'	69'	Poor	Offsite, Huge hole on North side



SOIL TYPES	HSG	Wetsoil	Floodplain
BcB Baile-Glenville	C/D	Yes	No
BdB Benevola	C	No	No
BKD Brinklow-Blocktown	C	No	No
CeB Catoclin-Spoosville	B	No	No
CeC Catoclin-Spoosville	B	No	No
CoB Conestoga and Letort	B	No	No
GeB Glenelg	B	No	No
GmB Glenelg-Mt Airy	B	No	No
GoB Glenville	C/D	Yes	No
HyD Hyattstown-Linganore	D	No	No
LyB Linganore-Hyattstown	C	No	No
LyC Linganore-Hyattstown	C	No	No
MeC Mt Airy	C	No	No

BASE NOTES:

1. NO TITLE REPORT WAS FURNISHED.
2. HORZ. DATUM: MD STATE PLANE, NAD 83/91. PER FREDERICK COUNTY MONUMENTS "MEADOW" AND "CHEVES AV."
3. VERT. DATUM: NAVD 88, PER SAME.
4. ADJOINING PROPERTY INFORMATION TAKEN FROM AVAILABLE TAX RECORDS.
5. IMPROVEMENTS SHOWN HEREON ARE POTOMAC AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE IMPROVEMENT PLANS.
6. NO FLOODPLAIN ON SITE PER FEMA FIRM RATE MAPS #2402100319E & 2402100338E.
7. TOPOGRAPHY IS PROVIDED BY POTOMAC AERIAL SURVEYS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT BEARING CHORD
C1	279.00'	360.00'	44°24'15"	146.93' S55°09'29"E 272.07'
C2	337.94'	400.00'	48°24'25"	179.80' N53°09'24"W 327.98'
C3	349.07'	400.00'	50°00'00"	186.52' N53°57'11"W 338.09'

SITE FEATURES

PERENNIAL AND INTERMITTENT STREAMS:

A Perennial stream was observed in the southwest corner of the site per field inspection by American Land Concepts.

WETLANDS:

Wetlands were observed in the southwest corner of the site per field inspection by American Land Concepts.

SOILS:

BcB: Baile-Glenville silt loams, 0-3% slopes
BdB: Benevola silty clay loam, 0-8% slopes
BKD: Brinklow-Blocktown channery loams, 15-25% slopes
CeB: Catoclin-Spoosville complex, 3-8% slopes
CeC: Catoclin-Spoosville complex, 8-15% slopes
CoB: Conestoga and Letort silt loams, 3-8% slopes
GeB: Glenelg loam, 3-8% slopes
GmB: Glenelg-Mt Airy channery loams, 3-8% slopes
GoB: Glenville silt loam, 3-8% slopes
HyD: Hyattstown-Linganore channery silt loams, 15-25% slopes
LyB: Linganore-Hyattstown channery silt loams, 3-8% slopes
LyC: Linganore-Hyattstown channery silt loams, 8-15% slopes
MeC: Mt. Airy channery loam, 8-15% slopes
(Reference: Frederick County Soil Map Atlas)

HYDRIC SOILS:

BcB

WET SOILS:

BcB, GoB

FLOODPLAIN SOILS:

None

STEEP FLOODIBLE SOILS (Slopes greater than or equal to 15% with a K value greater than 0.35):
K1-BcB, BdB, BKD, GoB, HyD, LyB, LyC Kw-BcB, BdB, GoB

PRIME FARMLAND:

BdB, CeB, GeB, GmB, GoB
LyB is considered "Farmland of Statewide Importance"

HIGH INFILTRATION RATE SOILS:

Group B-CeB, CeC, CoB, GeB, GmB

STEEP SLOPES:

25%+ Slopes exist at the Southeast and Southwest corners of the site and is also present in the hedgerows along the property line to the west, the hedgerows along the east and where the two parcels that compose this site meet.

CRITICAL HABITATS:

None observed.

CULTURAL FEATURES:

None evident. No structures on the site.

HISTORIC SITES:

F-5-124 : Peace and Plenty Rural Historic Landscape. No further action required.
(Reference: MEDUSA Maryland's Cultural Resource Information System)

FORESTED CORRIDORS:

None.

FOREST:

Yes, two contiguous areas of forest exist on site, one in the southwest corner that is partially covered by an existing forest easement (L.2295 F.174) as well as an area in the center of the site that is not within an easement.

100-YR FLOODPLAIN:

None per FEMA floodmaps 2402100319E & 2402100338E.

SITE DISCHARGE/EXISTING DRAINAGE DISCHARGE POINTS:

Site has a ridge line running north to south with drainage to the east, west, as well as towards lowpoints in the Southeast & Southwest.

LEGEND

SLOPES 15-25%

SLOPES >25%

EXISTING TREELINE

SPECIMEN TREE

EXISTING FOREST

SOIL DELINEATION

SAMPLING PLOT LOCATION

WETLANDS & 25' BUFFER

STREAM

EXISTING FOREST

CONSERVATION EASEMENT

L.2295 F.174



125 S. CARROLL STREET
SUITE 100
FREDERICK
MARYLAND 21701
P.301.662.4488
F.301.662.4906
www.harris-smariga.com

REVISIONS:

08/22/23 REVISED PER 07/25/23 & 08/08/23 COMMENTS

FOREST STAND DELINEATION –
OVERALL
ENGLAND WOODS

PROPERTY OF ENG-LAND ACRES, LLC
PER L.6958, F.673, RECORDED AT PB.82 P.194

PROPERTY OF TURNPIKE FARM LIMITED PARTNERSHIP
PER L.4264 F.341, RECORDED AT PB.29 P.144

LOCATED ON OLD NATIONAL PIKE & WELL SPRING WAY
NEW MARKET, MARYLAND
NEW MARKET ELECTION DISTRICT NO. 9
FREDERICK COUNTY, MARYLAND

SCALE:
1" = 200'
DRAWN
BY: LNZ
CHECKED
BY: SFZ

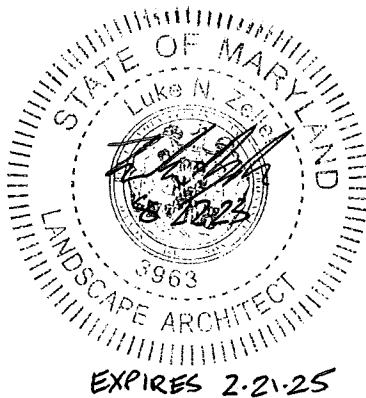
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FEB. 2023
SHEET: 1
OF: 3

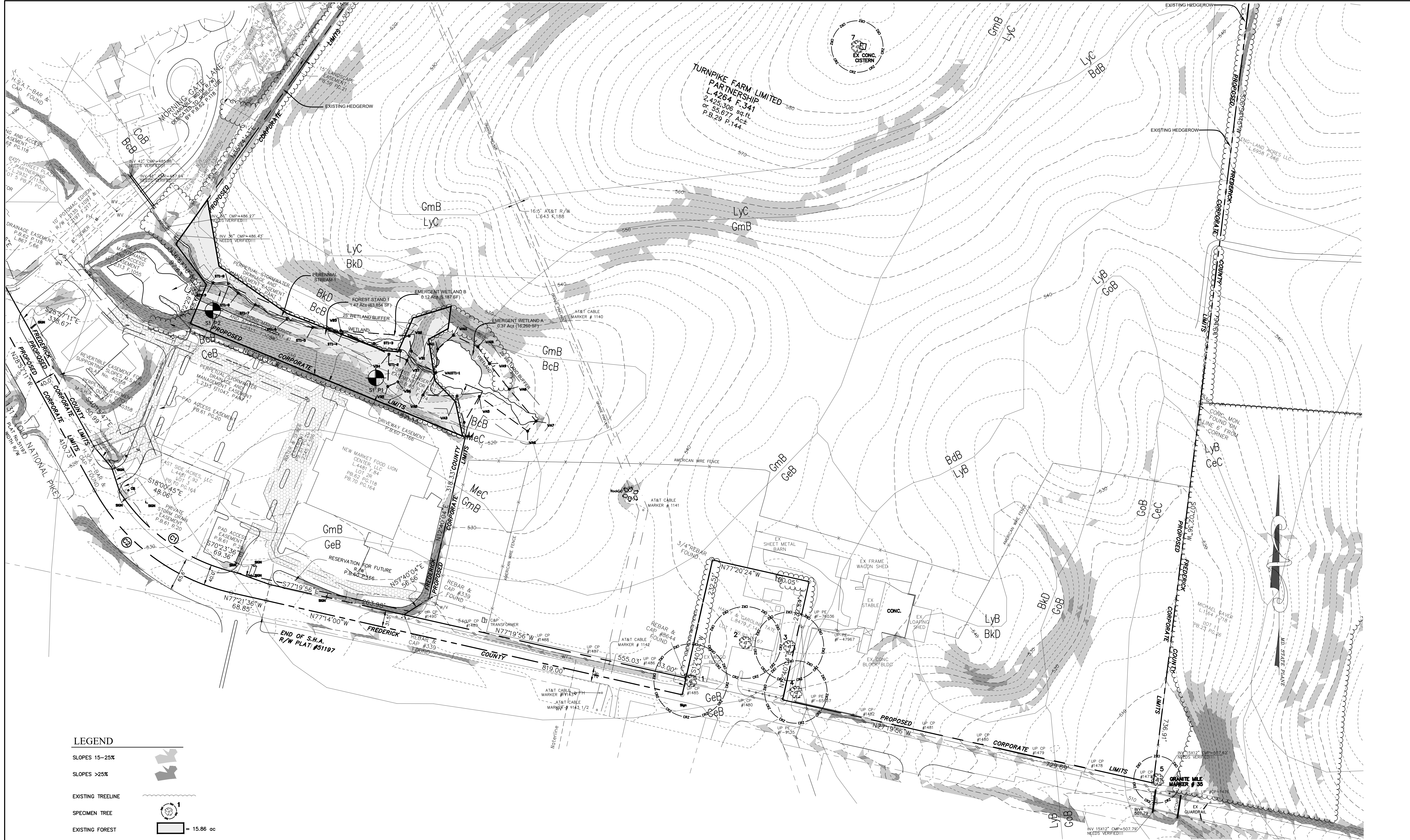
PROJECT:
6357
1

OWNER:
ENG-LAND ACRES
5620 DETRICK ROAD
MOUNT AIRY, MD 21771

OWNER:
TURNPIKE FARM LIMITED PARTNERSHIP
6640 FORD ROAD
FREDERICK, MD 21702

DEVELOPER:
DR ACQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD 21701





LEGEND

SLOPES 15-25%

SLOPES >25%

EXISTING TREELINE

SPECIMEN TREE

EXISTING FOREST

SOIL DELINEATION

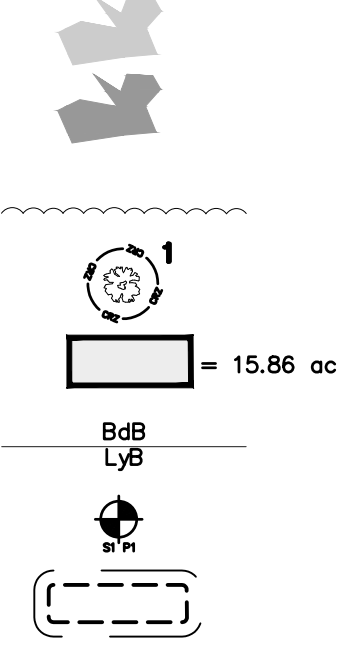
SAMPLING PLOT LOCATION

WETLANDS & 25' BUFFER

STREAM

EXISTING FOREST CONSERVATION EASEMENT

L.2295 F.174



HARRIS SMARIGA
PLANNERS • ENGINEERS • SURVEYORS

125 S. CARROLL STREET
SUITE 100
FREDERICK, MARYLAND 21701
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www.harris-smariga.com

REVISIONS:

08/22/23	REVISED PER 07/25/23 & 08/08/23 COMMENTS

FOREST STAND DELINEATION – SOUTH ENGLAND WOODS

PROPERTY OF ENG-LAND ACRES, LLC
PER L.6958, F.673, RECORDED AT PB.82 P.194

PROPERTY OF TURNPIKE FARM LIMITED PARTNERSHIP
PER L.4264 F.341, RECORDED AT PB.29 P.144

LOCATED ON OLD NATIONAL PIKE & WELL SPRING WAY
NEW MARKET, MARYLAND
FREDERICK COUNTY, MARYLAND

SCALE:
1" = 80'

DRAWN
BY: LNZ

CHECKED
BY: SFZ

DATE:
FEB. 2023

SHEET: 2
OF: 3

PROJECT:
6357

2



LEGEND

- SLOPES 15-25%
- SLOPES >25%
- EXISTING TREELINE
- SPECIMEN TREE
- EXISTING FOREST
- SOIL DELINEATION
- SAMPLING PLOT LOCATION
- WETLANDS & 25' BUFFER
- STREAM
- EXISTING FOREST CONSERVATION EASEMENT L.2295 F.174

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REVISIONS:
08/22/23 REVISED PER 07/25/23 & 08/08/23 COMMENTS

FOREST STAND DELINEATION –
NORTH
ENGLAND WOODS

PROPERTY OF ENG-LAND ACRES, LLC
PER L.6958, F.673, RECORDED AT PB.82 P.194
PROPERTY OF TURNPIKE FARM LIMITED PARTNERSHIP
PER L.4264 F.341, RECORDED AT PB.29 P.144
LOCATED ON OLD NATIONAL PIKE & WELL SPRING WAY
NEW MARKET, MARYLAND
FREDERICK COUNTY, MARYLAND

SCALE:
1" = 80'
DRAWN
BY: LNZ
CHECKED
BY: SFZ
DATE:
FEB. 2023
SHEET: 3
OF: 3
PROJECT:
6357