



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING
COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
March 2, 2015, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. February 2, 2015 regular Planning Commission meeting minutes *

OLD BUSINESS

1. Rural Business Rezoning (RZ-14-002) – Planner: Jill Baker (TENTATIVE)
2. Comprehensive Plan Update – Planner: Jill Baker

SITE PLANS

1. Rubble Site 2 (SP-15-007) Site plan for phase II of the rubble landfill solar project along the west side of Kemps Mill Road; Zoning: EC – Environmental Conservation; Planner: Cody Shaw *

FOREST CONSERVATION

1. Seneca Ridge – Request to vacate forest easement – Planner: Tim Lung *

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, April 6, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

WASHINGTON COUNTY PLANNING COMMISSION
February 2, 2015

The Washington County Planning Commission held its regular meeting on Monday, February 2, 2015 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, David Kline, and Ex-officio Leroy E. Myers, Jr.. Staff members present were: Washington County Department of Planning & Zoning Jill Baker, Chief Planner and Debra Eckard, Administrative Assistant; and Washington County Department of Plan Review & Permitting - Tim Lung, Chief Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

The Chairman announced that the agenda item for the Rural Business Rezoning has been removed from this evening's agenda.

MINUTES

Motion and Vote: Commissioner Myers made a motion to approve the minutes of the January 5, 2015 meeting minutes as presented. The motion was seconded by Mr. Wiley and unanimously approved.

OTHER BUSINESS

Staff Report Discussion

Mr. Lung reported that the County will be conducting a major software upgrade of its Permits Plus automated permit and plan review processing system which is used for tracking projects. This also serves as a portal for the public to access information on plat and permit submittals made to the County. The upgraded software will make the system more user-friendly and provide more flexibility in the way reports are designed and the tracking of projects. Staff is seeking the Commission's input relative to information that members would like to have on the staff reports for ease in reviewing plans.

Discussion and Comments: Mr. Reiber expressed his opinion that information is not always provided to determine if all regulations are being met, if staff is recommending approval or disapproval of a project, or other concerns that the staff may have on the project.

Commissioner Myers expressed his concern with regard to the timing and dissemination of information to the public through the Permits Plus system. He believes that the contractor and developer have the right to some level of confidentiality up to a certain time in the process. Ms. Baker stated that the Public Information Act is the guidance that is followed by the County and she believes this issue needs to be addressed with the County Attorney's Office. There was a brief discussion with regard to information that is currently available to the public through the Permits Plus system and when information should be released to the public. Staff will follow-up with the County Attorney's Office.

It was determined that Commission members would like the staff report to include any items that have not been addressed to the satisfaction of the approving agencies and a statement indicating that the plan complies with all regulations.

There was a brief discussion regarding agency approvals and when projects are presented to the Planning Commission. Mr. Wiley stated that the Commission, in the past, has approved plans with contingencies and given staff the authority for final approval of a project. This is generally done when staff believes no major issues will arise. Mr. Lung noted that the Planning Commission established a policy

whereby on time sensitive projects the Commission would consider scheduling a special meeting to approve a project.

There was a brief discussion regarding the Development Advisory Committee (DAC), why it was established, and the role it plays in the development review process. There was a discussion with regard to how the DAC has changed over time and projects that no longer need to go before the DAC. Mr. Reiber asked that the Planning Commission's policy for staff approval of projects be sent to all members.

Comprehensive Plan Update

Ms. Baker gave a brief update on the Comprehensive Plan. Staff has been researching public engagement tools that are available to get the public involved and interested in this project. Many of these tools are quite expensive, ranging in price from \$7,000 to \$20,000. Staff has decided to take the initiative to design a website with assistance from personnel in the County's Information Technologies department. Staff has been working to finalize the Stakeholder's list as well as reviewing and evaluating the previous recommendations of the SWOT Analysis. There was a brief discussion with regard to engaging citizens and government officials from each of the municipalities. Ms. Baker noted that staff has contacted the Board of Education's Director of Secondary Education to engage students in this process. Presentations are being planned for 7th and 10th grade social studies and government classes in April and May throughout Washington County schools. Presentations are also planned for the Fall semester at Hagerstown Community College.

Ms. Baker presented the idea of appointing a citizen's advisory committee to help with review of the document and make recommendations. All members present believe that appointing a separate group implies an authority that does not exist and they do not want an advisory committee.

Ms. Baker announced that a lunch meeting with the Board of County Commissioners has been scheduled on February 24th at 1:00 p.m. in the Department of Planning & Zoning's conference room. This meeting is intended to brief the County Commissioners on plans for the Comprehensive Plan update and the upcoming kick-off events. Planning Commission members are invited to attend.

Ms. Baker announced that the annual Home Show will be held on March 20th and 21st in the Hagerstown Community College ARCC building. Washington County will have 4 booths set up. The Department of Planning & Zoning is planning to distribute postcards informing citizens of the Comp Plan Update as well as asking citizens to complete a brief survey. There was a brief discussion relative to the types of social media that will be used throughout this process.

ADJOURNMENT

Mr. Wiley made a motion to adjourn the meeting at 8:15 p.m. The motion was seconded by Commissioner Myers and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, March 2, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,

Terry Reiber, Chairman



**WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

S I T E P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: RUBBLE SITE 2
NUMBER.....: SP-15-007

OWNER.....: WASHINGTON COUNTY COMMISSIONERS
LOCATION.....: KEMPS MILL ROAD W/S
DESCRIPTION..: SITE PLAN FOR RUBBLE LANDFILL SOLAR PROJECT PHASE

ZONING.....: EC ENVIRONMENTAL CONSERVATION
COMP PLAN...: EC Environmental Conservation
PARCEL.....: 04813070600000
SECTOR.....: 1
DISTRICT.....: 2

TYPE.....: CM
GROSS ACRES.: 100
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: 02/17/2015

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$0.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	PUBLIC
SERVICE AREA.....	CN	
PRIORITY.....	1	1
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	Conococheague	

STORM WATER MANAGMT TYPE.: EXISTING SWM POND
DRAIN DIRECTION.....: SW
FLOOD ZONE.....: A
WETLANDS.....: N/A
TOPOGRAPHY.....: VACANT MEADOW
BEDROCK.....: —
VEGETATION.....: Existing trees

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 7% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: N/A LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS.: Y
 PARKING SPACES-MINIMUM REQD.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.:

RESIDENTIAL AMENITY PLANS....: N/A

SOLID WASTE DISPOSAL PLANS...: N/A

MATERIALS STORED ON SITE.....: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	5	4	4
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 N/A
 2 N/A
 3 N/A
 4 N/A
 5 N/A
 6 N/A
 7 N/A
 8 N/A
 9 N/A
 10 N/A

NUMBER OF ACCESS POINTS:1

COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 2 MILES TO STATION: 1.7
 AMBULANCE DIST: 29 MILES TO STATION: 1.3

COMMENTS:

SITE PLAN FOR RUBBLE LANDFILL SOLAR PROJECT PHASE II

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR PROPOSED SOLAR
 POWER GENERATION. THIS PLAN INVOLVES PLACING SOLAR PANELS
 ON TOP OF AN EXISTING RUBBLE SITE.

THIS WILL BE PHASE II OF THE PROJECT. PHASE I WAS PRESENTED
 TO THE PLANNING COMMISSION ON 12/1/14 AND WAS UNANIMOUSLY
 APPROVED.

THIS SITE WILL HAVE NO EMPLOYEES.

FOREST CONSERVATION IS BEING ADDRESSED VIA AN EASEMENT ON
 2.25 ACRES OF EXISTING FOREST ON SITE.

SITE LANDSCAPING IS BEING ADDRESSED WITH THE PREVIOUSLY
 MENTIONED FOREST CONSERVATION EASEMENT IN ADDITION TO
 EXISTING TREES ON SITE.



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMO

TO: Washington County Planning Commission
FROM: Tim Lung, Chief of Plan Review
DATE: February 18, 2015
SUBJECT: Seneca Ridge Forest Conservation Area Revision Request

Attached is a request from Renn Engineering Inc on behalf of the Seneca Ridge Homeowners Association to vacate portions of previously established on-site forest conservation areas within the existing Seneca Ridge residential community.

Seneca Ridge is a residential development located along the north side of Maugans Ave west of I-81. The development consists of existing single family dwellings and townhouses. There are also apartments proposed as part of this development. Forest conversation requirements for this development were addressed on the plat and site plan approved in late 2003, and consist of 9 afforestation planting areas totaling 8.4 acres scattered throughout the development. These areas are owned by the homeowners association. The homeowners association is requesting permission to eliminate two portions of these previously approved areas, a total of 0.80 acres, for the purpose of expanding the recreational amenities within the development. The homeowners association is proposing to pay the fee in lieu of planting to make up for the elimination of this area. A more detailed explanation of the proposal is provided in the applicant's attached letter.

Fee in lieu of planting is number 11 out of 11 preferred techniques for mitigation outlined in Article 10 of the Forest Conservation Ordinance. The ordinance requires that the applicant prove that the other techniques of mitigation cannot be "reasonably accomplished" before the Planning Commission may consider approving the use of payment of fee in lieu of afforestation. The applicant has provided a response to each of the preferred techniques in the attached letter.

Staff offers the following comments in regard to the request:

- Staff is of the opinion that the applicant has provided sufficient justification as to why the preferred on-site planting or retention cannot be accomplished and that fee in lieu of planting would be an appropriate means of mitigation in this case.
- Staff acknowledges that the purpose of the request to vacate some of the existing forest easement area is to provide additional recreation area for the residents as a needed amenity in a high density residential development and for that reason does not oppose leniency in the progression thru the mitigation choices.

- Staff recommends that the applicant provide a detailed plan of the proposed recreation areas including provision for access and any necessary screening of the adjoining residents.
- Although the original afforestation areas were planted according to the approved plan and the surety released, many of the trees have not survived despite the owner's obligation to maintain these forested areas on a long term bases. As a condition of the approval of any chosen mitigation option, it is the Staff's recommendation that the applicant/property owner/responsible party be required to bring the remaining forest conservation area in the townhouse section of the development into compliance by replanting with larger nursery stock and make a sincere effort at maintenance and nurturing to produce the forest cover originally intended. This condition would include the creation of a new two year maintenance agreement and the posting of the necessary sureties.

EASEMENT & RIGHT-OF-WAY LEGEND

- FOREST CONSERVATION EASEMENT
- SANITARY SEWER EASEMENT
- WATERLINE EASEMENT
- DRAINAGE EASEMENT
- DEDICATED RIGHT-OF-WAY

MD GRID NAD 27



REMAINING LANDS
SHEET 4
FOREST AREA
PROPOSED TO
BE VACATED

FOREST AREA
PROPOSED TO
BE VACATED

INTERSTATE 81

SHEET 4
SHEET 3

BOXFORD LANE

DANBY PLACE

SENECA RIDGE DRIVE

SHEET 2

S.W.M.
AREA NO. 1

SHEET 2

S.W.M.
AREA NO. 2

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**Renn
Engineering,
Inc.**

Engineers-Planners-Surveyors

Licensed in the States of
MD, NJ, PA, VA, and WV

934 Sweeney Drive, Suite 7
Hagerstown, MD 21740

Phone: (240)-347-4900
Fax: (301)-797-4075

9 February 2015

Terry Reiber, Chairman
Washington County Planning Commission
80 West Baltimore Street
Hagerstown, MD 21740

**RE: Seneca Ridge Homeowners Association
Proposal to Vacate Portions of
Previously Established Forest
Conservation Easements
W.C. Plat Numbers 7546-7551
REI Project No. 141036**

Dear Chairman Reiber,

Renn Engineering has been contacted by the Homeowners Association (HOA) of Seneca Ridge to investigate the possibility of vacating a portion of the Forest Conservation Easements encumbering this property. Prior to contacting our firm, the Seneca Ridge HOA discussed this at their meetings and through majority vote decided to move forward with this request. The purpose of seeking this vacation is to expand the existing play area (Tot Lot, Adult Area, and Pre-Teen Area) immediately behind townhouse lots numbered 8 through 10. Additionally, the Home Owners Association also wishes to vacate a portion of the existing Forest Conservation Easement that currently encumbers a triangular area immediately adjacent to townhouse lots 24 and 25. The proposed vacation of the Forest Easement in this area is to allow installation of a gazebo for use by community residents. The areas upon which the Seneca Ridge HOA is requesting the vacation were originally proposed to be planted areas. The planting was completed, inspected by County Staff at the end of the maintenance period, and the previously posted surety released upon completion of the final inspection by County Staff. The number of children in the area and the lack of suitable play area have resulted in the forest being severely degraded. Although the decision to pursue this vacation was made by the elected Seneca Ridge HOA Board, acting on behalf of all lot owners, the HOA has also sent letters to the property owners who are contiguous to the area of the proposed vacation. A copy of the sample letters and the distribution list relating to same are attached to this correspondence.

RECEIVED

FEB 13 2015

**DIVISION OF PLAN
REVIEW & PERMITTING**

The entire Seneca Ridge subdivision, meaning single family lots, townhome lots, and the apartment site, contain nine (9) separate Forest Conservation Areas totaling 8.3683 acres. These easements are depicted on Washington County Plat Numbers 7546 through 7551. The platted Forest Conservation Easements proposed to be altered include areas 'D' and 'E' as depicted on the referenced Record Plats. Area 'D' contains 1.3970 acres of Forest Conservation area currently and under our proposal would be reduced to 0.717 acres, a reduction of 0.68 acres. Area 'E' contains 0.6400 acres of Forest Conservation currently and under our proposal would be reduced to 0.5200 acres, a reduction of 0.12 acres. The total amount of Forest Conservation Easement Area to be vacated under this proposal would be 0.800 acres. Please see the enclosed exhibits depicting the limits of the vacation proposed.

In an effort to provide your office and the Planning Commission with as much information as possible, below is a listing of the Preferred Mitigation Techniques as they appear in the Ordinance and a response or explanation pertaining to each technique as to what efforts the Seneca Ridge HOA expended to mitigate the forest areas requested to be vacated.

(1) Selective clearing and supplemental planting on site; *The subdivision as originally recorded, accomplished on-site planting and retention to insure compliance with the requirements of the Forest Conservation Ordinance. The on-site plantings were installed, inspected; the proper sureties put in place, and said surety ultimately released by the County. The large number of children within the development didn't have an adequate space to play and have used the area currently encumbered by the forest conservation easement and the high volume activity of neighborhood children has led to the forest conservation area been severely degraded. The Home Owners Association (HOA) has acknowledged this and therefore seek the approval of the Planning Commission to mitigate the on-site forest in some other way.*

(2) Onsite afforestation or reforestation using transplanted or nursery stock that is greater than 1.5 inches diameter measured at 4.5 feet above the ground; *The record plats for the Seneca Ridge Development do not include any other non-encumbered areas that could be considered for use as an on-site reforestation area. Unfortunately, there are no areas on the subject site where mitigation, in the form of planting, can be accomplished.*

(3) Onsite afforestation or reforestation, using whip and seedling stock; *The record plats for the Seneca Ridge Development do not include any other non-encumbered areas that could be considered for use as an on-site reforestation area. Unfortunately, there are no areas on the subject site where mitigation, in the form of planting, can be accomplished.*

(4) Credit from an approved Forest Mitigation Bank that created new forest cover. The credit applied to the mitigation requirement is equal to 100% of the credit secured from the Forest Mitigation Bank; *The applicant would consider pursuing this means of mitigation but is unaware of any Forest Mitigation Bank that is currently in place in the County that is available for use. Planning staff was contacted as to the existence of any such Forest Mitigation Banks. Staff responded on 1-20-2015 with the following:*

" Since the banking amendments to the Forest Conservation Ordinance were approved, no applications to establish banks, either for new planting or on existing forest, have been received or approved."

(5) Offsite afforestation or reforestation, arranged by the applicant on private lands using transplanted or nursery stock that is greater than 1.5 inches diameter measured at 4.5 feet above the ground; ***The applicant would consider pursuing this means of mitigation but is unaware of any private lands that are currently available for use. The applicant's representative did contact Elmer Weibley of the Soil Conservation District to inquire if any private landowners had contacted the District with such an interest and Mr. Weibley responded that no such inquiries have been made in recent years.***

(6) Offsite afforestation or reforestation arranged by the applicant on public lands using transplanted or nursery stock that is greater than 1.5 Inches diameter measured at 4.5 feet above the ground; ***The applicant would consider pursuing this means of mitigation but is unaware of any public lands that are currently available for use. Contact was made to the Town of Keedysville and the Town of Hancock and both entities have no intention currently to create a planted forest on Town owned property.***

(7) Offsite afforestation or reforestation, arranged by the applicant on private lands using whip and seedling stock; ***The applicant would consider pursuing this means of mitigation but is unaware of any private lands that are currently available for use. The applicant's representative did contact Elmer Weibley of the Soil Conservation District to inquire if any private landowners had contacted the District with such an interest and Mr. Weibley responded that no such inquiries have been made in recent years.***

(8) Offsite afforestation or reforestation, arranged by the applicant on public lands using whip and seedling stock; ***The applicant would consider pursuing this means of mitigation but is unaware of any public lands that are currently available for use. Contact was made to the Town of Keedysville and the Town of Hancock and both entities have no intention currently to create a planted forest on Town owned property.***

(9) Landscaping of areas under an approved landscaping plan which establishes a forest that is at least 35 feet wide and covering 2,500 square feet or more of area; ***There are no areas on the subject site, other than those areas that the applicant is seeking to be vacated, that meet the width and area requirements stipulated above.***

(10) Credit from an approved Forest Mitigation Bank that protected existing forest. The credit shall not exceed 50% of the area of existing forest protected; ***The Town of Hancock is currently working to establish the previously encumbered forest area within Kirk Woods Park as a Forest Bank as defined by the Forest Conservation Ordinance. The Seneca Ridge HOA has contacted the Town of Hancock to request a portion of their encumbered Forest Conservation Area within Kirk Woods Park be used to mitigate the vacation of the existing forest conservation easement area currently proposed. The Town of Hancock is receptive to allowing this to occur. Additionally, Planning staff was contacted as to the existence of any such other Forest Mitigation Banks. Staff responded on 1-20-2015 with the following:***

" Since the banking amendments to the Forest Conservation Ordinance were approved, no applications to establish banks, either for new planting or on existing forest, have been received or approved."

(11) Natural regeneration on site. ***There are no areas on the Seneca Ridge site that would be suitable for natural regeneration.***

(12) Off site protective easements on existing forested areas not currently protected in perpetuity as identified on an approved Forest Stand Delineation that incorporates a long-term binding protective agreement, as applicable and described in C.O.M.A.R. 08.19.05.02 ***The applicant has contacted the Town of Hancock to request a portion of their encumbered Forest Conservation Area within Kirk Woods Park be used to mitigate the vacation of the existing forest conservation easement area currently proposed. The Town of Hancock is receptive to selling an easement to the Seneca Ridge HOA. The Town of Hancock Forest Conservation Area is not a County recognized Forest Bank as the application to accomplish has not been made available as of 1-21-2015 from the County to allow the Town of Hancock to be a recognized , Forest Conservation Ordinance defined, Forest Bank.***

(13) Payment of fee in lieu instead of afforestation and reforestation according to Article 11. ***The Seneca Ridge HOA would welcome the opportunity to use the Payment in Lieu of method as mitigation for the requested vacation.***

Should the Planning Commission act favorably on this request, and given the discussion the Seneca Ridge HOA and their representatives have had with potential mitigation area providers, the Seneca Ridge HOA would propose the use of mitigation techniques 10 or 12 or 13. Technique 13 (payment in lieu of) would be the Seneca Ridge HOA preferred method.

In closing, should you have any questions or require additional information please don't hesitate to contact this office.

Sincerely,

RENN ENGINEERING, INC.



Stephen C. Cvijanovich
Vice President

Copy to: Seneca Ridge HOA

ALL WORK PERFORMED ON THIS SURVEY AND PLAT WAS DONE UNDER MY RESPONSIBLE CHARGE.

M. E. Renn Nov. 21, 2014

MICHAEL E. RENN
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21318
EXPIRES 01-11-15

DATE



FOREST
CONSERVATION
EASEMENT AREA
TO BE VACATED



FOREST
CONSERVATION
EASEMENT AREA D
1.3970 ACRES
PER W.C.
PLAT NO. 7547

EXISTING FOREST CONSERVATION EASEMENT
PER W.C. PLAT NO. 7547



REMAINING
FOREST
CONSERVATION
EASEMENT AREA
D-2 0.393 ACRES

EXISTING
OPEN SPACE AREA
USED AS TOT LOT

REMAINING
FOREST
CONSERVATION
EASEMENT AREA
TO BE VACATED
D-1 0.324 ACRES

FOREST
CONSERVATION
EASEMENT AREA
TO BE VACATED
0.68 ACRES

FOREST TO
BE VACATED

VAC-FOREST ESMT-D

PORION OF
FOREST CONSERVATION EASEMENT 'D'
TO BE VACATED
ORIGINALLY PLATTED UNDER
W.C. PLAT NO. 7547

RENN
ENGINEERING, INC.
ENGINEERS PLANNERS SURVEYORS
934 SWEENEY DRIVE SUITE 7
HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-739-5660 OR 240-347-4900
EMAIL : ADMIN@RENNENGINEERING.COM

DIVISION OF PLAN
REVIEW & PERMITTING

RECORDED
30' WIDE
SANITARY SEWER
EASEMENT

FEB 13 2015

DRAWN BY: M.E.R. PROJECT NO.: 141036 SCALE: 1"=60' DATE: 10/23/14 FILE NO. BA-2122

ALL WORK PERFORMED ON THIS SURVEY AND PLAT WAS DONE UNDER MY RESPONSIBLE CHARGE.


M.E.R.

Nov. 21, 2014

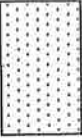
MICHAEL E. RENN
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21318
EXPIRES 01-11-15

DATE
RECEIVED

FEB 13 2015

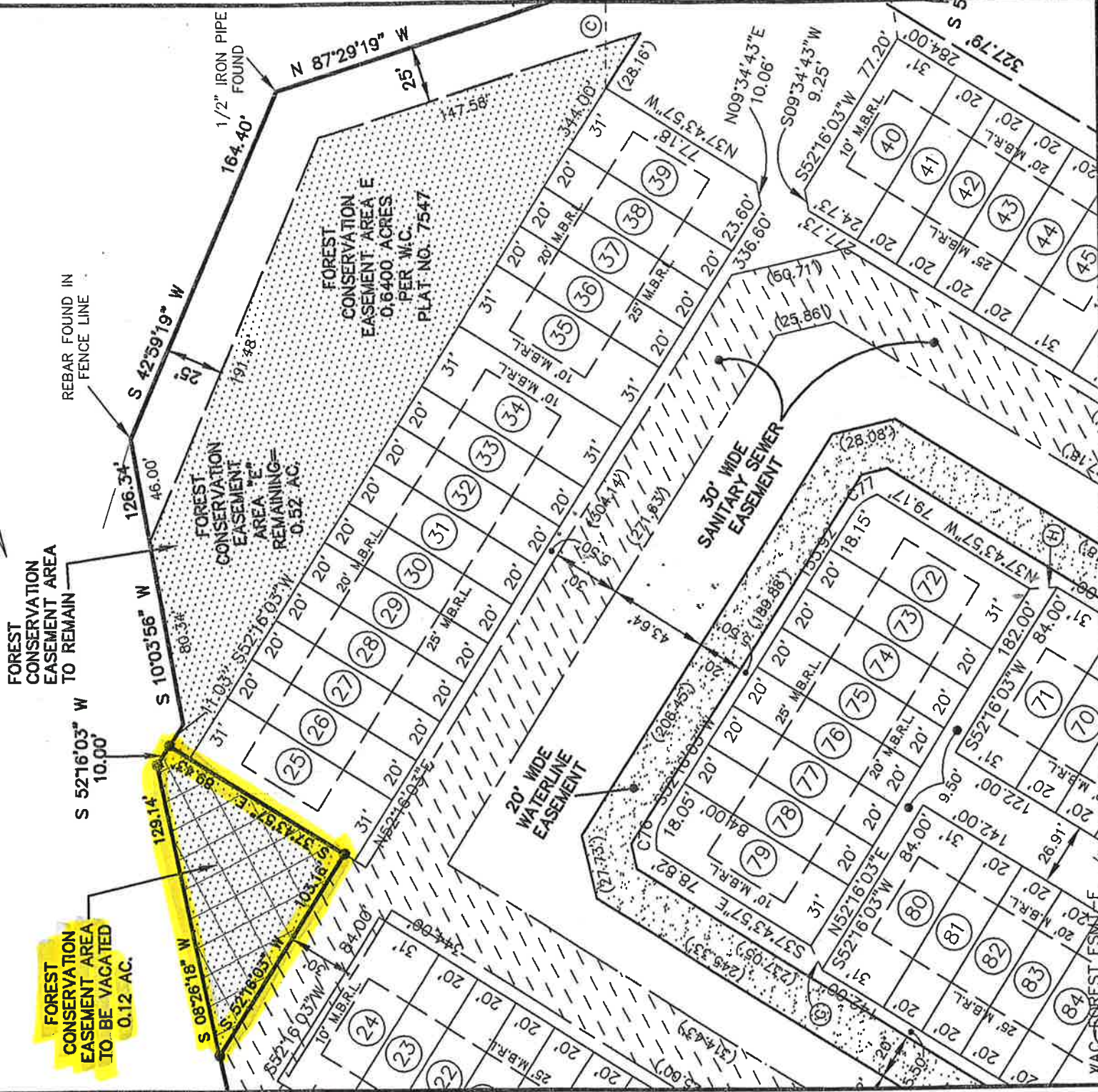


FOREST CONSERVATION EASEMENT
AREA TO BE VACATED



EXISTING FOREST CONSERVATION EASEMENT
PER W.C. PLAT NO. 7547

DIVISION OF PLAN
REVIEW & PERMITTING MD



PORION OF
FOREST CONSERVATION EASEMENT 'E'
TO BE VACATED
ORIGINALLY PLATTED UNDER
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ENGINEERS PLANNERS SURVEYORS
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HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-739-5660 OR 240-347-4900
EMAIL : ADMIN@RENNENGINEERING.COM

Seneca Lots

Lot Number	Owner	Premises Address	Owner's Address
1	Derek L. Nelson and Betsy Chew	18351 Roycroft Dr. Hagerstown 21740-0000	18351 Roycroft Dr. Hagerstown, MD 21742
2	James S. Nastek	18349 Roycroft Dr Hagerstown, MD 21740-0000	18349 Roycroft Dr. Hagerstown, MD 21740-1662
3	Troy H. Hebron	18347 Roycroft Dr. Hagerstown 21740-0000	18347 Roycroft Dr. Hagerstown, MD 21740
4	Ayite E. Adjangba	18345 Roycroft Dr. Hagerstown 21740-0000	12462 Fallen Timbers Circle Hagerstown MD 21740-1078
5	Whitney Pillow Beverly R	18343 Roycroft Dr Hagerstown 21740-0000	18343 Roycroft Dr. Hagerstown MD 21740
6	Tara and Ariel Bell	18341 Roycroft Dr. Hagerstown 21740-0000	18341 Roycroft Dr Hagerstown MD 21740
7	FTK339 LLC	183339 Roycroft Dr. Hagerstown 21740-0000	14547 Pebblestone Dr. Silver Spring MD 20905-5975
8	Kyle Jason and Shelley N	18337 Roycroft Dr Hagerstown 21740-0000	18337 Roycroft Dr. Hagerstown, MD 21740
9	James H. Vaigneur JR	18335 Roycroft Dr. Hagerstown 21740-0000	17830 Justice Ct. Hagerstown, MD 21740-2414
10	Steven M. Weaver	18331 Roycroft Dr. Hagerstown 21740-0000	18331 Roycroft Dr. Hagerstown, MD 21740-1662
24	Kena Kweku Asare	18301 Roycroft Dr. Hagerstown 21740-0000	18301 Roycroft Dr. Hagerstown MD 21740-1662
25	Shaheen Fatima	18275 Roycroft Dr. Hagerstown 21740-0000	19223 Rock Maple Dr Hagerstown MD 21742-0000

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FEB 13 2015
DIVISION OF PLAN
REVIEW & PERMITTING

**Renn
Engineering,
Inc.**

Engineers-Planners-Surveyors

Licensed in the States of
MD, NJ, PA, VA, and WV

934 Sweeney Drive, Suite 7
Hagerstown, MD 21740

Phone: (240)-347-4900
Fax: (301)-797-4075

9 February 2015

Steven M. Weaver
18331 Roycroft Dr.
Hagerstown, MD 21740

**RE: Seneca Ridge Homeowners Association
Proposal To Vacate Previously
Established Forest Conservation Easements
REI Project No. 141036**

Dear Homeowner,

The Seneca Ridge Homeowners Association (HOA) has contacted our firm, Renn Engineering, Inc. to investigate the possibility of vacating a portion of existing Forest Conservation Easements encumbering HOA Property within the Seneca Ridge Community. It is the desire of the HOA to vacate a portion of this easement and expand the available open space to allow for a larger play area for the community's children. The extent of the easement proposed to be vacated is highlighted on the attached drawing. As a property owner contiguous to the requested easement vacation you are being advised as to the HOA's desire to accomplish this. While no action is required on your part, the HOA simply wanted to inform you of this desired action. The approval of this request lies with the Washington County Planning Commission and the request to vacate a portion of the subject easement is tentatively scheduled to be heard by the Planning Commission at their regular meeting of March 2, 2015. Should you have any questions or wish to discuss the easement vacation proposed by the HOA please don't hesitate to contact me at 240-347-4900 by phone or at stevec@rennengineering.com via email or by mail at:

Stephen C. Cvijanovich
c/o Renn Engineering, Inc.
934 Sweeney Drive, Suite 7
Hagerstown, MD 21740

In closing, we encourage comments on this proposal from you and I am able to discuss this proposed vacation at your convenience.

Sincerely,

RENN ENGINEERING, INC.



Stephen C. Cvijanovich
Vice President

CC- Seneca Ridge HOA

RECEIVED

FEB 13 2015

**DIVISION OF PLAN
REVIEW & PERMITTING**

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9 February 2015

Troy H. Hebron
18347 Roycroft Dr.
Hagerstown, MD 21740

**RE: Seneca Ridge Homeowners Association
Proposal To Vacate Previously
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REI Project No. 141036**

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Stephen C. Cvijanovich
Vice President

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9 February 2015

Derek L. Nelson and Betsy Chew
18351 Roycroft Dr.
Hagerstown, MD 21740

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Vice President

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9 February 2015

Tara and Ariel Bell
18341 Roycroft Dr.
Hagerstown, MD 21740

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REI Project No. 141036**

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Vice President

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9 February 2015

Ayite E. Adjangba
12462 Fallen Timbers Circle
Hagerstown, MD 21740

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REI Project No. 141036**

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Vice President

CC- Seneca Ridge HOA

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9 February 2015

Kyle and Shelley Johnson
18337 Roycroft Dr.
Hagerstown, MD 21740

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Proposal To Vacate Previously
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REI Project No. 141036**

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Stephen C. Cvijanovich
Vice President

CC- Seneca Ridge HOA

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Hagerstown, MD 21740

Phone: (240)-347-4900
Fax: (301)-797-4075

9 February 2015

Whitney Pillow
18343 Roycroft Dr.
Hagerstown, MD 21740

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REI Project No. 141036**

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Vice President

CC- Seneca Ridge HOA

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9 February 2015

James S. Nastek
18349 Roycroft Dr.
Hagerstown, MD 21740

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REI Project No. 141036**

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Vice President

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Hagerstown, MD 21740

Phone: (240)-347-4900
Fax: (301)-797-4075

9 February 2015

James H. Vaigneur JR.
17890 Justice Ct.
Hagerstown, MD 21740

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REI Project No. 141036**

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Hagerstown, MD 21740

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9 February 2015

FTK339 LLC
14547 Pebblestone Dr.
Silver Spring, MD 20905

**RE: Seneca Ridge Homeowners Association
Proposal To Vacate Previously
Established Forest Conservation Easements
REI Project No. 141036**

Dear Homeowner,

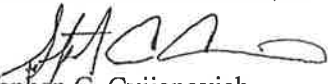
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Stephen C. Cvijanovich
Vice President

CC- Seneca Ridge HOA

221372

MICHAEL E. RENN
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21318
EXPIRES 01-11-15

MICHAEL E. RENN
PROFESSIONAL LAND
MD REG. NO. 21318
EXPIRES 01-11-15

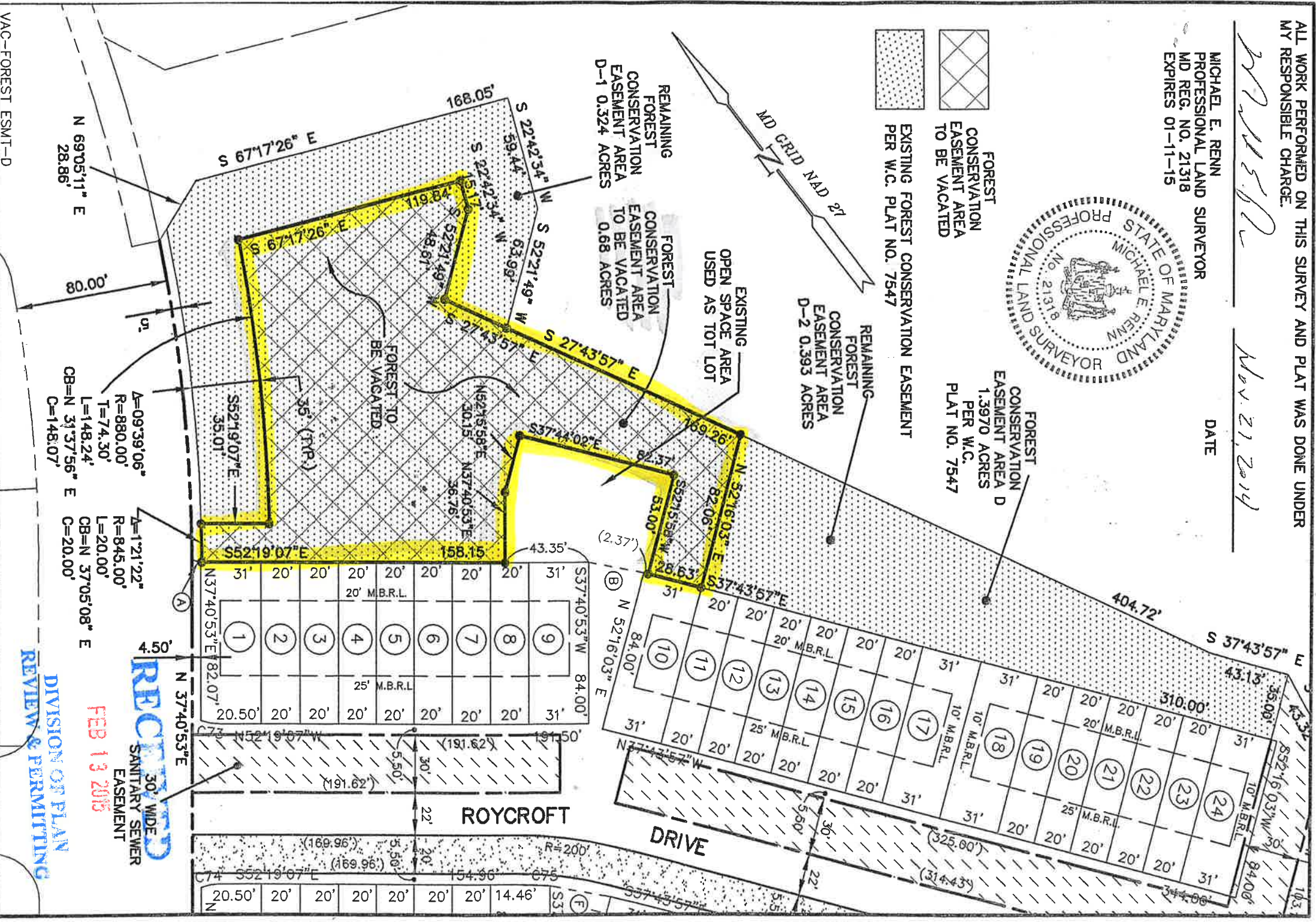


**FOREST
CONSERVATION
EASEMENT AREA
TO BE VACATED**

MD GRID NAD 27

REMAINING FOREST CONSERVATION EASEMENT AREA D-1 0.324 ACRES	FOREST— CONSERVATION EASEMENT AREA TO BE VACATED 0.68 ACRES

REMAINING FOREST CONSERVATION EASEMENT AREA D-1 0.324 ACRES	FOREST— CONSERVATION EASEMENT AREA TO BE VACATED 0.68 ACRES



VAC-FOREST ESMT-D

PORTION OF
FOREST CONSERVATION EASEMENT 'D'
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THE
LIBRARY
OF THE
MUSEUM
OF
ART AND
ARCHITECTURE
OF THE
METROPOLITAN MUSEUM OF ART
NEW YORK

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SANITARY SEWER
EASEMENT

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ENGINEERS PLANNERS SURVEYORS

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HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-739-5660 OR 240-347-4900
EMAIL : ADMIN@RENNENENGINEERING.COM

DRAWN BY:	M.E.R.	PROJECT NO.:	141036	SCALE:	1"=60'	DATE:	10/23/14	FILE NO.	BA-2122
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9 February 2015

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18301 Roycroft Dr.
Hagerstown, MD 21740

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Vice President

RECEIVED

FEB 13 2015

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9 February 2015

Shaheen Fatima
19223 Rock Maple Dr.
Hagerstown, MD 21742

**RE: Seneca Ridge Homeowners Association
Proposal To Vacate Previously
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REI Project No. 141036**

Dear Homeowner,

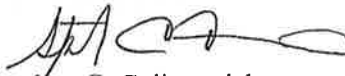
The Seneca Ridge Homeowners Association (HOA) has contacted our firm, Renn Engineering, Inc. to investigate the possibility of vacating a portion of existing Forest Conservation Easements encumbering HOA Property within the Seneca Ridge Community. It is the desire of the HOA to vacate a portion of this easement and expand the available open space to allow for installation of a gazebo for use by the community's residents. The extent of the easement proposed to be vacated is highlighted on the attached drawing. As a property owner contiguous to the requested easement vacation you are being advised as to the HOA's desire to accomplish this. While no action is required on your part, the HOA simply wanted to inform you of this desired action. The approval of this request lies with the Washington County Planning Commission and the request to vacate a portion of the subject easement is tentatively scheduled to be heard by the Planning Commission at their regular meeting of March 2, 2015. Should you have any questions or wish to discuss the easement vacation proposed by the HOA please don't hesitate to contact me at 240-347-4900 by phone or at stevec@rennengineering.com via email or by mail at:

Stephen C. Cvijanovich
c/o Renn Engineering, Inc.
934 Sweeney Drive, Suite 7
Hagerstown, MD 21740

In closing, we encourage comments on this proposal from you and I am able to discuss this proposed vacation at your convenience.

Sincerely,

RENN ENGINEERING, INC.


Stephen C. Cvijanovich
Vice President

CC- Seneca Ridge HOA

RECEIVED

FEB 13 2015

**DIVISION OF PLAN
REVIEW & PERMITTING**

ALL WORK PERFORMED ON THIS SURVEY AND PLAT WAS DONE UNDER MY RESPONSIBLE CHARGE.

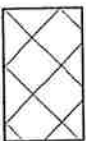
Michael E. Renn

MICHAEL E. RENN
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21318
EXPIRES 01-11-15

Nov. 21, 2014

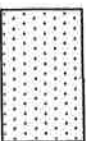
RECEIVED

FEB 13 2015

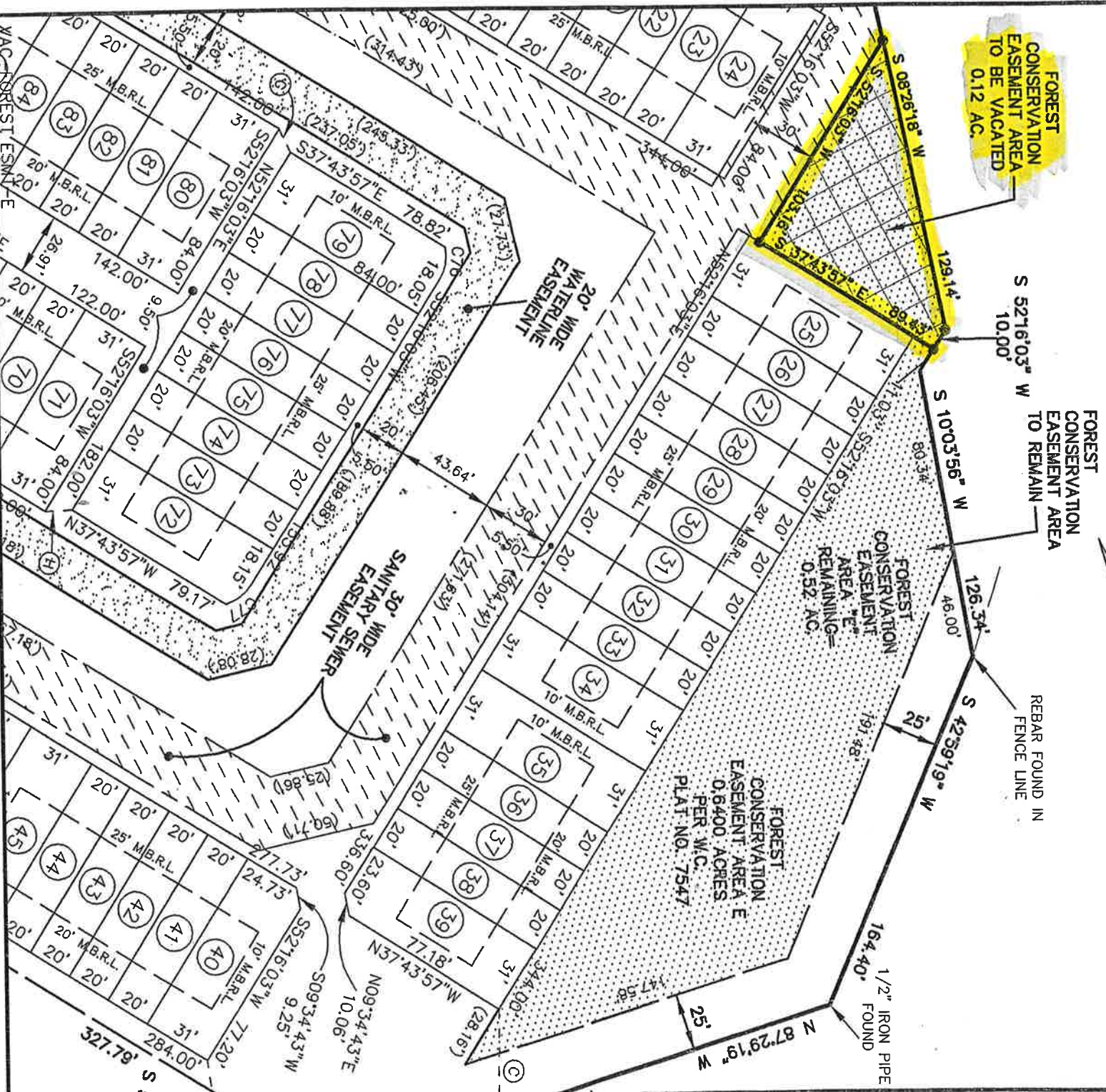


FOREST CONSERVATION EASEMENT
AREA TO BE VACATED

**DIVISION OF PLAN
REVIEW & PERMITTING**



EXISTING FOREST CONSERVATION EASEMENT
PER W.C. PLAT NO. 7547



**PORTION OF
FOREST CONSERVATION EASEMENT 'E'
TO BE VACATED
ORIGINALLY PLATTED UNDER
W.C. PLAT NO. 7547**

RENN

ENGINEERING, INC.
ENGINEERS PLANNERS SURVEYORS

934 SWEENEY DRIVE SUITE 7
HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-739-5660 OR 240-347-4900
EMAIL: ADMIN@RENNENGINEERING.COM

DRAWN BY: M.E.R. PROJECT NO.: 141036 SCALE: 1"=60' DATE: 10/23/14 FILE NO. BA-2123