



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

December 7, 2015, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING

100 WEST WASHINGTON STREET

2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

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

OLD BUSINESS

1. Community Rescue Service (SP-15-027) Site plan for proposed ambulance station on east side of Oliver Drive near I-81/Maugans Avenue interchange; Zoning: HI – Highway Interchange; Planner: Cody Shaw *

NEW BUSINESS

MODIFICATIONS

1. Taylor Farms III, LLC (SV-15-012) Request to create a stand-alone simplified parcel, not for development, for property located east of Maryland 63, south of Wright Road; Zoning: IG (Industrial General); Planner: Tim Lung *

FOREST CONSERVATION

1. Town of Boonsboro – Establish a Forest Bank for the Town of Boonsboro on property located along the east side of Monroe Road and north of Shepherdstown Pike [Maryland Route 34]; Planner: Fred Nugent *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, January 4, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

****a t t a c h m e n t s***

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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WASHINGTON COUNTY PLANNING COMMISSION
November 2, 2015

The Washington County Planning Commission held its regular meeting on Monday, November 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, Dennis Reeder, Clint Wiley, Andrew Bowen and Ex-officio Leroy E. Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review - Tim Lung, Deputy Director.

CALL TO ORDER

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

MINUTES

Motion and Vote: Commissioner Myers made a motion to approve the minutes of the October 5, 2015 Planning Commission regular meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Wiley abstaining from the vote.

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the October 19, 2015 Planning Commission public rezoning meeting as presented. The motion was seconded by Commissioner Myers and unanimously approved with Mr. Wiley abstaining from the vote.

OLD BUSINESS

RZ-15-002 – Heritage Huyett LLC

Ms. Baker presented for review and recommendation a zoning map amendment request for property located at 16422 National Pike, which consists of two parcels totalling approximately 90 acres in size. The property is currently zoned RT (Residential Transition). The applicant is requesting the back portion of the property to be zoned PI (Planned Industrial) and the front portion of the property to be zoned BL (Business Local). The applicant is claiming a mistake in the zoning of the property during the last comprehensive rezoning of the Urban Growth Area that was adopted by the Board of County Commissioners in July 2012.

Discussion and Comments: Mr. Bowen expressed his opinion that most of the interested parties who appeared at the public rezoning information meeting seemed to have questions about traffic issues, but were not opposed to the proposed rezoning.

During the public information meeting, Kyle Waters of 16400 National Pike, stated that his driveway is currently a County owned right-of-way. Commissioner Myers stated that he has discussed this issue with staff and was told that the right-of-way is not owned by the County; it is owned by Mr. Groh.

Motion and Vote: Mr. Bowen made a motion to recommend approval of the map amendment request as presented to the Board of County Commissioners. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Wiley abstaining from the vote because he was not present at the public rezoning information meeting.

RZ-15-004 – Bob and Mary Rotz

Mr. Goodrich presented for review and recommendation a zoning map amendment request for property located at 9729 Garis Shop Road. The applicant is requesting a change in the zoning on their 1 acre parcel of land that contains their home from A(R) – Agricultural Rural to A(R) with the RB (Rural Business) floating zone. The adjacent 31 acre parcel containing Antietam Recreation [also owned by Mr. and Mrs. Rotz] is currently zoned A(R) with the RB floating zone. During the public rezoning information meeting, Mrs. Rotz stated that she has

always considered the two parcels part of the business and believes that both properties should be zoned AR with the RB floating zone. She noted that many camp related activities take place on the 1 acre parcel. Mr. Goodrich stated there are specific criteria in Sections 5E.4 and 5E.6(c)1-6 of the Zoning Ordinance that should be considered when evaluating this request and they were enumerated in a memo to the Planning Commission provided with the agenda.

Discussion and Comment: Commissioner Myers asked if Mrs. Rotz's claim that there was an oversight on the zoning of this property during the comprehensive rural rezoning of 2005 was accurate. In response Mr. Goodrich stated that during the comprehensive rezoning, staff contacted all property owners by letter that were identified as having a business on their property and would be affected by a zoning change. Owners were asked to verify the use of their property. He stated that the Rotzs were contacted and no response was received indicating that the house was on a separate parcel and being used as part of the business. Commissioner Myers asked if the Rotzs had responded, would both parcels have been zoned Rural Business. Mr. Goodrich stated that if the County had known that both parcels were being used for the business, both would have probably been zoned RB. Commissioner Myers asked if there is a mechanism in place to help citizens, in cases like this one, through the process without spending a lot of money. Mr. Goodrich explained an abbreviated process that the County has for a Map Line Adjustment; however, this is a case where this process would not have been appropriate. He noted that staff worked with Mrs. Rotz throughout the process; however, he noted he lacked authority to waive the application fee. Mr. Goodrich said he advised Mrs. Rotz that a request to waive the application fee could be presented to Mr. Murray, County Administrator, but she chose not to pursue it.

Motion and Vote: Mr. Bowen made a motion to recommend approval of the application request to the Board of County Commissioners. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Wiley abstaining from the vote because he was not present at the public rezoning information meeting.

RZ-15-005 – Emerald Pointe, Inc.

Mr. Goodrich presented for review and recommendation an amendment to the concept and development plan for Emerald Pointe PUD. He noted that written correspondence from the public was included in the agenda packets and additional correspondence was distributed just prior to this evening's meeting. Mr. Goodrich discussed the traffic counts and letter from the traffic consultant submitted by Mr. Divelbiss. He also briefly reviewed the history of the PUD concept and development plan and the proposed changes.

Discussion and Comments: Mr. Bowen expressed his concern with regard to safety at the intersection of Gentry Drive and Marsh Pike. He believes there will be a dramatic change in traffic at this intersection. Mr. Goodrich stated that the traffic study indicates that a traffic signal is not warranted when the commercial development begins but will be warranted when it is completed. Mr. Reiber expressed his opinion that traffic issues are a major concern in this area and that improvements to alleviate these issues should be addressed at the beginning of the commercial construction. Commissioner Myers suggested that the Planning Commission, as part of its approval, recommend that access to and from Marsh Pike be prohibited and traffic only be permitted access onto Leitersburg Pike until the increase in traffic from the commercial development warrants the light at this intersection. Mr. Reiber pointed out that by restricting access from Marsh Pike, traffic counts would be skewed on Marsh Pike and therefore, the traffic light would not be warranted. Mr. Bowen expressed his opinion that a flashing beacon is probably warranted at this time, which would require the infrastructure to be put in place now. Commissioner Myers believes that the developer would be willing to install the infrastructure at this time. Mr. Lung stated that in January 2015, the Planning Commission reviewed the revised development plan, at which time Mr. Rob Slocum, Director of the Division of Engineering and Construction Management, expressed his opinion that when Eastern Boulevard is relocated and connects to Maryland Route 60 across from Marsh Pike, a traffic signal will be needed at that intersection. He does not believe that a second signal will be beneficial only 650 feet away at Gentry Drive. This issue has been discussed with the State Highway Administration, the consultant and the developer. Both the County and SHA believe that the traffic study needs to identify a definitive threshold that would warrant where and when traffic signals are needed. The flashing beacon was also discussed and Mr. Slocum expressed his opinion that this is not a good idea; however, he recommends that the developer install the below grade wiring and mechanisms so when the signal is warranted, it can be installed quickly. Mr. Reeder shares the same concerns for traffic issues in this area and expressed his opinion that the infrastructure for the traffic signal should be put in place now.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the concept and development plan amendment to the Board of County Commissioners. The Planning Commission also recommends that the underground infrastructure for the traffic signal at Gentry Drive and Marsh Pike be installed at the onset of the commercial development. The motion was seconded by Mr. Bowen and approved with Mr. Reeder, Mr. Bowen and Mr. Reiber voting "Aye", Commissioner Myers abstaining from the vote and Mr. Wiley abstaining from the vote because he was not present at the public rezoning information meeting.

OTHER BUSINESS

Staff Approvals

Mr. Lung reported that Staff received 44 new projects during the month of October, which included grading plans, grading permits and entrance permits. A 74 lot single-family residential subdivision, Harper Park on Paradise Road, was received. Staff approved the following projects:

- Site plan for Crosspoint Shopping Center (Bob's Furniture)
- GTI
- Section 17, Van Lear Manor (14 lots)

He also noted that a minor site plan for a car wash at the old Sharrett Auto site was received. There will be a major re-development of the site.

Mr. Lung stated that on November 9th an open house will be conducted at the Hagerstown library from 6-8 p.m. for review of the updated flood plain maps. Approximately 4,400 postcards have been mailed to property owners who will be affected by the changes.

Planning Commission Member Recommendation

Mr. Goodrich reminded members that at the end of the October 19th public rezoning information meeting, the Planning Commission recommended two applicants to fill the vacant position on the Planning Commission. This is a ratification of that recommendation.

Motion and Vote: Mr. Bowen made a motion to recommend Jeremiah Weddle and Dr. Edward Wurmb, IV to the Board of County Commissioners to fill one vacancy on the Planning Commission. The motion was seconded by Mr. Reeder and unanimously approved.

WORKSHOP

Ms. Baker introduced Alex Rohrbaugh, planner for the City of Hagerstown Planning Department. The City is in the process of updating its Comprehensive Plan and has developed amendments to the land use maps. The City has updated its census information, population projections, housing projections, etc. Ms. Baker noted that the City is adjusting its Land Use Plan to the County's Land Use Plan so there is consistency between the two.

Ms. Baker stated that there were approximately 166 individual amendments proposed by the City as part of their update to their Land Use Plan. Ms. Baker noted that all but 3 of the proposed changes were consistent with the County's current Land Use Plan. Members began with a review of the areas found to be inconsistent with the County Plan. First is an area of land along the east side of Eastern Boulevard, south of Maryland Route 64 that currently contains Ewing Oil. A portion of the property is zoned BG (Business General) and a portion is zoned IG (Industrial General) by the County. The City, in its Comprehensive Plan, is recommending a Commercial General classification for this property. It is likely that this parcel will be annexed into the City at some point in time; therefore, County staff has no objection to the proposed classification. Mr. Rohrbaugh expressed his opinion, that if the property is annexed, commercial development would occur on this site in keeping with the surrounding neighborhood along Eastern Boulevard.

Discussion and Comments: Mr. Reiber stated that he does not want to impede the current owners of the property from expanding their business.

The next area discussed was Robinwood Drive between JFK Drive and Rosebank Way (listed as #132 on the City packet). This amendment consists of two parts, one on the north side of Robinwood Drive and another that spans Robinwood Drive to the North and South. The part on the north side of Robinwood Drive is currently zoned RS (Residential, Suburban). There are currently 5 houses located in the area but are completely surrounded by commercial uses. While this is inconsistent with the County Plan, the increased pressure from new commercial development in the area will likely cause these parcels to eventually be used commercially. The other part that spans Robinwood Drive is zoned RS and BL (Business Local). The City's proposal to apply a commercial land use is partially inconsistent. While the portion on the northside of Robinwood and part of the area across the road are currently commercial, the two parcels that lie on the East and West side of Rosebank Way contain apartment complexes. The City is recommending this area to be designated as commercial general; however, the County believes that a high density residential designation is more appropriate.

Discussion and Comments: Mr. Rohrbaugh believes this recommendation was an oversight and the City should re-evaluate its recommendation. He believes the recommendation should be changed to a high-density residential classification in order to accommodate the existing uses.

The last area to be discussed is along Virginia Avenue, in the vicinity where a property was recently rezoned by the County. The City is expanding the width of commercial zoning along Virginia Avenue where commercial development would be appropriate. The property is currently being used for agriculture; however, both the City and the County anticipate that this area will eventually develop as a residential use and would be annexed into the City. Staff has no objection to this recommendation.

Ms. Baker started a review of proposed changes to the City's Medium Range Growth Area (MRGA). Mr. Rohrbaugh noted that all municipalities are required by the State of Maryland to establish a growth area. The first MRGA area proposed to be amended is a portion of the Holcim property which consists of two parcels, approximately 120 acres in size. The City is recommending to expand the MRGA to include these two parcels. This would also provide annexation potential for the City. Mr. Rohrbaugh noted that an area on the west side of Eastern Boulevard will be designated as Parks, Rec and Open Space by the City due to proposed plans for a County park in the future.

The next area reviewed was in the Friendship Technology Park area along Downsville Pike. This area contains 14 parcels and approximately 465 acres, which are currently used for commercial and institutional businesses. The City is proposing this expansion due to existing water agreements between the City of Hagerstown and Potomac Edison [now the Board of Education property]. Ms. Baker noted there are 3 parcels along the west side of Maryland Route 63 containing approximately 142 acres of vacant land which is currently zoned HI (Highway Interchange) and 4 parcels along the east side of Maryland Route 63 containing approximately 94 acres of vacant land currently zoned ORI (Office, Research, and Industry). Staff has no objection to the proposed boundary line expansion.

The next area reviewed was in the vicinity of Sharpsburg Pike and Poffenberger Road and is also proposed for expansion of the MRGA boundary. This area contains numerous parcels of land consisting of approximately 630 acres of land that is currently zoned for low and high density residential, general commercial and institutional development. The City is proposing this expansion due to numerous pre-annexation agreements with developments such as Carriage Hills, Cross Creek, Claggett's Mill and the proposed Walmart. There is a large area of vacant land with development potential which fronts I-70 behind Carriage Hills and Claggett's Mill.

The last area under review is broken up into two different parts. First, Ms. Baker discussed an area consisting of 3 parcels of land, approximately 255 acres, along Broadfording Road, Salem Road and Cearfoss Pike, which the City of Hagerstown is planning to retract from its MRGA. The property is currently zoned RT (Residential Transition) and is used for farming. There is currently no public water or public sewer service in this area. Development potential on these three parcels would be limited due to limited access, flood plain issues, etc.

The second part proposed to be retracted from the MRGA is approximately 1100 acres of land at the northeast quadrant of Maryland Route 63 and US Route 40 (aka Hopewell Valley North). This area contains several parcels of land and is predominantly used for agriculture with a moderate amount of residential development. The property is currently zoned PI (Planned Industrial) and acts as an industrial reserve area for future development. The City proposes to keep approximately 490 acres of "Hopewell Valley North" inside the MRGA boundary as an

industrial reserve area. The City is proposing this retraction because this area is unlikely to develop in the 20 year horizon period of both Comprehensive Plans. The City believes the expansion of the MRGA in the Sharpsburg Pike/ Downsville Pike area is more likely to develop in the same time period. Mr. Rohrbaugh explained that properties outside the MRGA would still be eligible for water and sewer services. Under the annexation process, exceptions can be granted to allow properties to receive water from the City, such as a failing well, projects that could make improvements to City's system or major economic development projects as agreed on by the City and County. Mr. Rohrbaugh explained that the lack of infrastructure, conditions of Broadfording Road and the fact that the properties are used for agriculture and likely to remain that way for the next 20 years influenced the City's recommendation to retract this area from the MRGA boundary. He also explained that the City needs to keep its MRGA basically the same size due to water resource concerns. He noted that the Wilson plant in Williamsport is close to breaching its permitted capacity as set by MDE. There was a brief discussion regarding sewer service in this area. Ms. Baker and Mr. Rohrbaugh explained that the County and City, respectively, will be updating the Water Resources element of both Comprehensive Plans. Mr. Rohrbaugh noted that the City constantly monitors and limits its waste water allocations each year.

Discussion and Comments: Mr. Wiley expressed his opinion that good economic development decisions are needed to insure we are allocating our capacity to its fullest potential and getting the "most bang for the buck". Mr. Rohrbaugh stated that the City is encouraging the re-development of vacant and under-developed properties.

Planning Commission members thanked Mr. Rohrbaugh for the City's cooperation and the opportunity to review the proposed changes. Mr. Rohrbaugh thanked Commission members for their review and comments.

ADJOURNMENT

Mr. Bowen made a motion to adjourn the meeting at 8:55 p.m. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, December 7, 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



ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt Aetna Rd
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853

November 19, 2015

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

Re: CRS 9/14/15 PC Approval Motion

Dear Board Members,

As part of the approval motion for the Community Rescue Service site plan on 9/14/15, a condition was placed on the approval that the buffer yard plantings be replaced with a ten foot high, white, vinyl, privacy fence. Since that meeting, I have researched privacy fences and had discussions with Long Fence. I have been informed that vinyl, privacy fencing is not available at that height. Fencing over six feet in height must be designed per the building code for 90 mph wind loads. The vinyl fencing will not withstand those loads and is not manufactured at this height. Long Fence is recommending the wood privacy fence per the attached detail. As you can see on this detail, this is a substantial structure with 6x6 posts, 6' on center, buried 5' to meet the required wind loads.

This project will be presented again at the December Planning Commission meeting. We're requesting that your previous motion be revised to allow the use of the attached wood, ten foot privacy fence. Thank you for your time and consideration of this request.

Sincerely,
FOX & ASSOCIATES, INC.

Gordon Poffenberger, P.E.
Director of Engineering

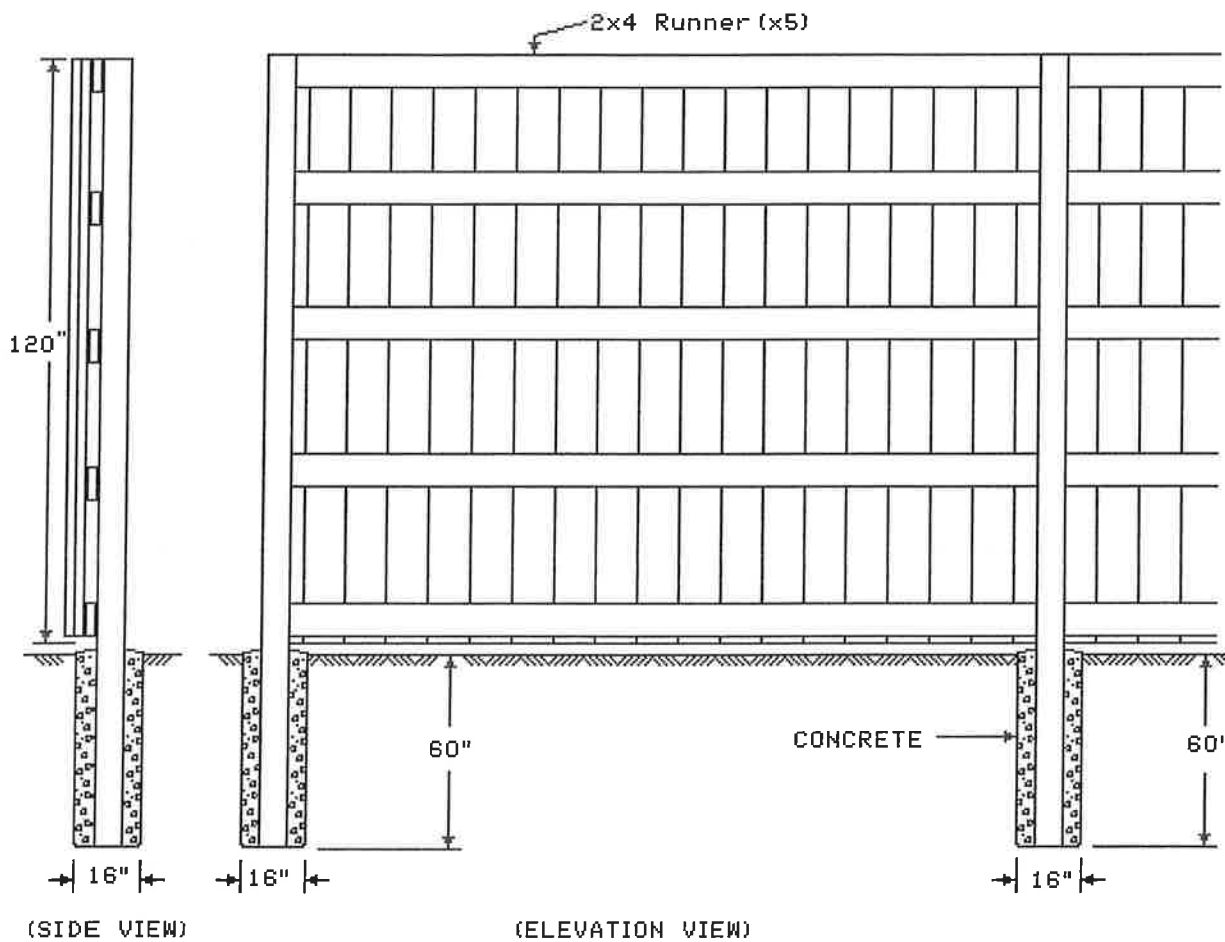
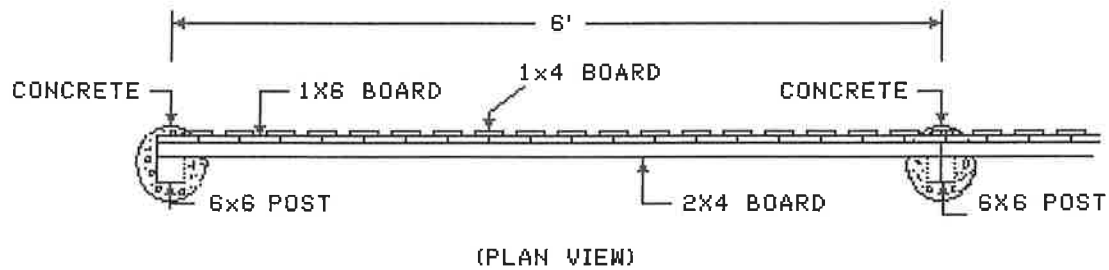
C: Dave Hays, CRS via email
file

RECEIVED

NOV 20 2015

**DIVISION OF PLAN
REVIEW & PERMITTING**

BOARD AND BATTEN FENCE



LONG® FENCE

LONG FENCE COMPANY, INC.
8545 EDGEWORTH DRIVE
CAPITOL HEIGHTS, MD 20743
(301) 350-2400

Board and Batten 12' high
Maugansville CRS

DRAWN BY: JMO 07/06/94

SCALE: NONE

PAGE:

REVISED: PJO 10/05/15

FILE: Maugansv

1 of 1

**WASHINGTON COUNTY PLANNING COMMISSION
September 14, 2015**

The Washington County Planning Commission held its regular meeting on Monday, September 14, 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, Dennis Reeder, David Kline and Ex-officio Leroy E. Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review -Tim Lung, Deputy Director; Lisa Kelly and Cody Shaw, Senior Planners.

Community Rescue Service (SP-15-027)

Mr. Shaw presented for review and approval a site plan for Community Rescue Service for property located along the east side of Oliver Drive (Tax Map 24, Parcel 1165). The site is currently zoned HI (Highway Interchange). The owner is proposing to construct an ambulance rescue station on 1.42 acres. The number of employees will be two per shift and the hours of operation will be 24 hours/day, 7 days/week. Ten parking spaces are required and ten parking spaces will be provided. The site is served by public water and sewer. All landscaping and lighting requirements meet County standards. Forest Conservation requirements were addressed by paying a payment-in-lieu fee per recorded plat #5563. All agency approvals have been received.

Mr. Shaw explained that the Planning Commission previously approved a site plan (SP-13-029), which was appealed to the Board of Zoning Appeals who upheld the Planning Commission's approval of the subdivision plat. Another appeal was then filed in the Circuit Court where Judge Dwyer overturned the Board of Zoning Appeals' decision. Judge Dwyer made a ruling that an additional 75 foot buffer was required. The current plan shows the buffer as required by Judge Dwyer.

Discussion and Comments: Mr. Raj Patel, representing Diamond Development Corporation who owns the Microtel hotel located next to the CRS site, was present at the meeting and was given the opportunity by the Planning Commission to make the following comments. He stated that the I-81 off-ramps and Maugans Avenue are backed-up with or without the opticoms in place. He noted that the State Highway Administration has identified the site in question for storm water management; therefore, he believes the buffer requirements are inadequate and the building and parking lot are inadequate for this site. Mr. Patel expressed his opinion that the proposed landscaping trees will block the view of the hotel from I-81. He believes that the sirens, air horns, and other related noise will be disturbing to him and his family as residents of the hotel as well as guests staying at the hotel. The glare and flashing lights will be a distraction to motorists on I-81. Mr. Patel stated that he has had a traffic study prepared for this area that shows traffic issues and he believes that the site plan should be disapproved.

Mr. Reiber noted that the courts did not make any ruling on the traffic issues, only on the buffering of the property. It was noted that both the State Highway Administration and the County's Engineering Department have approved the site plan without any concerns relative to traffic issues. Commissioner Myers expressed his concern with regard to the site being a designated storm water management area. Mr. Lung stated that the State Highway Administration, as part of its plans for widening and improvements to I-81, identified areas that may be needed to address storm water management. Mr. Shaw noted that SHA made that comment when the initial plan was submitted; however, they did not make that comment on the current plan. Commissioner Myers stated he would like this verified. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, stated that a long-term study identified this property as a potential storm water management site; however, no funds have been set aside to purchase these identified sites and SHA has given their approval on this site plan. Commissioner Myers expressed his concern that Mr. Patel's traffic study identifies a problem in this area that is not being acknowledged. He is also concerned that the screening ordered by the Court and its placement is not acceptable to Mr. Patel and would not be in the best interest of Mr. Patel's business.

Excerpt from September 14, 2015 Approved Minutes

Mr. Kline stated that he would not object to moving the location of the landscaping trees if Mr. Patel is dissatisfied. Mr. Reeder asked a representative of the Community Rescue Service, who was in attendance at the meeting, if there is a set protocol for the use of sirens and lights as the ambulance leaves the station. The representative stated that the station averages 4 calls per day, and of those 4 calls, 1/3 of them are dispatched as non-emergency calls which do not allow the acclamation of lights or audible devices on the vehicle. He noted that the State of Maryland will not allow CRS to issue an order to the operators that they can turn the lights on but cannot use the siren. However, Maryland law does not prohibit CRS from instructing their operators to use no audible devices or lights until they approach the intersection of Maugans Avenue and Oliver Drive. The representative also noted that every call that would be run from this location would use the same intersections that are currently used from their current location in Maugansville. Therefore, there would be net zero change in traffic flow if CRS moves to this location. The representative from CRS stated that they also have a completed traffic study in case an attempt was made to use traffic safety concerns to stop the site plan. He explained that in the original letter written by Sheriff Mullendore citing traffic and safety concerns, the Sheriff was unaware that opticoms were already in place and being utilized.

Mr. Reiber expressed his opinion that as long as the sirens and lights are used within the parameters of the State regulations this should not be an issue. Because traffic issues are not a concern of the State Highway Administration and County staff, he has no objections to this plan moving forward.

Commissioner Myers asked if the Planning Commission could waive the buffer requirement ordered by the Court. Mr. Lung stated that based on Section 19.8 of the Zoning Ordinance, the Planning Commission does not have the authority to waive the buffer requirement. The applicant would need to take that request to the Board of Zoning Appeals. Mr. Lung noted that in lieu of plantings, the Planning Commission could require a fence at a maximum height of 10 feet to be installed.

Motion and Vote: Mr. Kline made a motion to approve the site plan with the requirement that a vinyl fence be constructed 74 feet from the property line bordering the hotel with plantings on the outside of the fence that will not grow higher than 10 feet. The motion was seconded by Mr. Reeder and unanimously approved. Commissioner Myers requested that the record indicate that he voted "yes" in favor of the site plan approval; but, he still has concerns with regard to the traffic study and storm water management issues discussed during this meeting.

(Correction: Following the meeting, staff verified that the site plan had been routed to the State Highway Administration (SHA) for "Observation and Comment", not "Approval". SHA did not initially comment on the submittal; however, in response to an e-mail from staff following the Planning Commission meeting, SHA verified that they had no objection to the approval of the site plan.)



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMO

TO: Washington County Planning Commission

FROM: Tim Lung, Deputy Director-Plan Review

DATE: November 20, 2015

SUBJECT: Variance Request SV-15-012 Taylor Farm III LLC

The subject property contains 42 acres and is located east of MD Route 63 Greencastle Pike and south of Wright road. The property is zoned IG-Industrial General. The applicant wishes to develop 33.61 ac of the property for a "truck facility" associated with DOT foods. The applicant wishes to retain 4.99 ac of the original parcel. A subdivision plat would be required to achieve this. The parcel to be retained is located in the north east corner of the property fronting Wright Road and is almost entirely within the 100 year flood plain. There is also extensive forest cover as identified on an approved Forest Stand Delineation. Any development potential of this parcel would be extremely limited due to the environmental features. It is the applicant's intent to retain this property for conservation purposes and a possible forest conservation bank.

The applicant is proposing to use the simplified subdivision plat process to create this parcel (parcel A). The remaining lands would be utilized for the DOT Foods development.

According to Section 318 of the Subdivision Ordinance, the simplified plat process is primarily intended for the purpose of conveyance of land between adjacent and abutting property owner for property enlargement, not for development and not to create new parcels. In this case the applicant wishes to create a stand allow parcel via the simplified plat process. Such use of the simplified plat process is addressed in section 318.D (Use of the simplified plat procedure is limited to the following) : D. Other purposes not specified above may be considered individually by the Planning Commission.

Staff is not opposed to the request, conditioned upon the following:

1. The simplified plat shall contain the required owner's statement per section 318.3.A attesting that the property (Parcel A) is NOT APPROVED FOR DEVELOPMENT.
2. A site plan will be required prior to approval of any development on the remaining lands.
3. The owner shall provide future right of way dedication of a minimum of 25' from the centerline of Wright Road for the entire frontage of Parcel A and the Remaining Lands.

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

SV-15-012



Washington County

MARYLAND

RECEIVED

NOV 18 2015

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

DIVISION OF PLAN
REVIEW & PERMITTING

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Taylor Farm III LLC c/o Sassan Shadr

MAILING ADDRESS 72 W WASHINGTON ST. HAGERSTOWN MD 21740

TELEPHONE 301 573 5375
(home) (work) (cell)

PROPERTY OWNER

NAME SAME AS ABOVE

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME FSA c/o ED SCHREIBER

ADDRESS 128 S. POTOMAC ST. HAGERSTOWN MD 21740

TELEPHONE 301 791 3650

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 48 GRID 21 PARCEL 922

PROPOSED LOT ACREAGE 9 TOTAL SITE ACREAGE 42

ZONING DISTRICT IG ROAD FRONTAGE (FT) 1000' plus

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

3/03/2015

1 of 7

LOCATION / ADDRESS

EAST SIDE OF MD RT 63 GREENCASTLE PIKE
SOUTH OF THE WESTERN MD RAILROAD & WRIGHT ROAD

EXISTING AND PROPOSED USE OF PROPERTY

EXISTING VACANT LAND & FOREST
PROPOSED TRUCK FACILITY & FOREST

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER NO

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 318

MODIFICATION IS TO ALLOW CREATE A LOT FOR CONSERVATION
PURPOSES AND NOT FOR DEVELOPMENT BY WAY OF
SIMPLIFIED PLAT.

STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

This modification request is to create a 9 acre Parcel (For Conservation Purposes and Not for Development) via the simplified plat process. The parcel is being created out of a larger 42 acre parcel owned by the applicant of which 24 acres, predominately cropland, will be developed for DOT Foods. The DOT foods property or remaining lands is a total of 33 acres of which 9 acres will be placed in a forest conservation easement. The 9 acre parcel which is subject of this request is comprised of forest, wetlands and floodplain which cannot be developed. This can be seen on the attached photos. The current owner/developer of the property would like to hold onto the 9 acre parcel and place the acreage in a forest conservation easement/bank for future forest mitigation. The simplified plat is the safest way to convey this as any other method provides the connotation that development is possible.

Ed Schreiber
Project Development

FREDERICK, SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERING ■ LAND SURVEYING ■ LAND PLANNING ■ LANDSCAPE ARCHITECTURE
128 S. Potomac St. / Hagerstown, MD 21740
(301) 791-3650 / FAX (301) 739-4956
www.fsa-md.com

To the best of my knowledge, the information provided in this application and other material submitted is correct.

Applicant's Signature

Date

x 

11/18/15

Property Owner's Signature

Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____







316. WITHDRAWAL

A final plat, upon written request of the applicant, shall be withdrawn from consideration by the Commission, provided the written request is received prior to the expiration date.

317. GUARANTEE OF PUBLIC IMPROVEMENTS PRIOR TO RECORDING FINAL PLAT

Prior to final plat approval, and if deemed necessary by the Commission, the developer or subdivider shall provide the Commission with a certification from the Board of County Commissioners that he has obtained bonds or has insured final completion of all public improvements required by Article V of this Ordinance.

318. SIMPLIFIED PLAT PROCEDURE⁶⁰

1. The simplified plat procedure is designed to provide an abbreviated subdivision review and approval process. New parcels created by the simplified procedure are intended to be conveyed to and used in conjunction with existing parcels of record. There shall be a common property line between the new parcel and the existing adjacent and abutting parcel that will be vacated at the time of subdivision. Following simplified subdivision approval, the joined parcels shall be considered a single unit and require additional subdivision approval to be separated or transferred individually.

The simplified plat procedures shall not be used to create new parcels for development with principal structures or uses, either immediately or in the future. The simplified plat procedure shall not be used to bypass the preliminary and final plat procedures contained in Section 303-317 which are designed for the purpose of evaluating a parcel's suitability for development as an independent unit.

Use of the simplified plat procedure is limited to:


- A. Subdivision for conveyance of land between adjacent and abutting property owners for property enlargement. The parcel or parcels to be conveyed may contain existing accessory structures or be intended for construction of new accessory structures as long as there is a common property line with the parcel containing an existing principal structure or use.

⁶⁰ Sections 318.1, 318.2, 318.3 amended 5/25/99 (Case No. SO-99-02)

Applicant is
REQUESTING TO CREATE
A PARCEL FOR CONSERVATION
PURPOSES AND NOT FOR DEVELOPMENT.

Adjustment of property lines and/or correction of deed discrepancies.

- C. Acquisition in fee simple of utility or access rights of way. In cases where the parcel(s) created for this purpose are not combined with an existing adjacent parcel, the new parcel shall meet the applicable lot dimension and road frontage requirements specified in the current subdivision and zoning ordinances.

 D. Other purposes not specified above may be considered individually by the Planning Commission.

2. The simplified plat shall contain the following information:

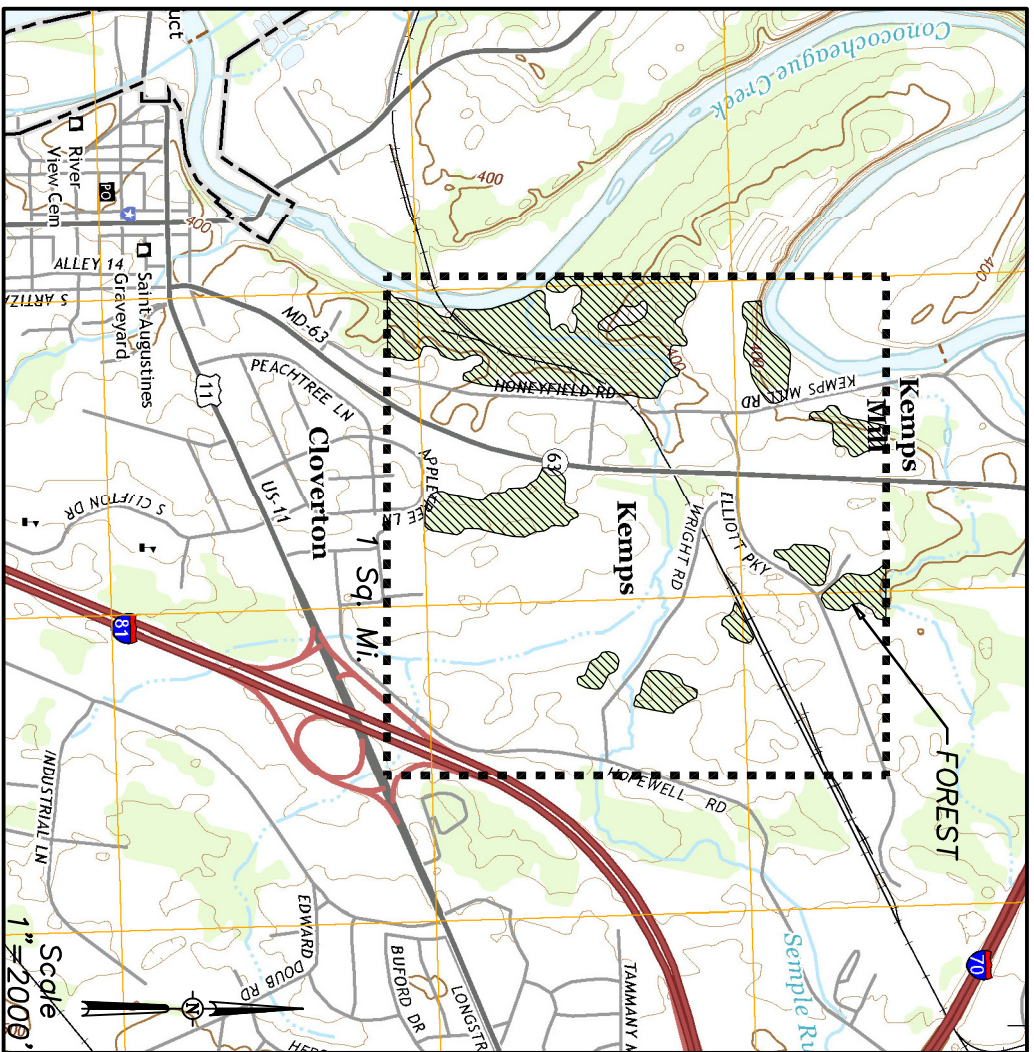
- A. Vicinity plan drawn to an appropriate scale that will show existing or mapped streets and municipal boundaries within 1000 feet of the subdivision.
- B. The boundaries and acreage, before and after subdivision, of the tract of land from which the parcel or parcels are proposed to be subdivided from and/or added to. The frontage and point of access for remaining land should be clearly shown on the plat.
- C. Name and address of the owner of the land to be subdivided and the name and address of the property owner to receive the subdivided parcel(s), if different from that of the owner.
- D. Scale shown graphically and numerically, north point, and date.
- E. Sufficient data to readily determine the bearings and length of every lot and boundary line. Dimensions shall be given as total dimensions, corner to corner, and shall be shown in feet and hundredths of a foot. Ditto marks shall not be used.
- F. Tract boundary lines, right of way lines of streets, easements, and other rights of way.
- G. Owners of adjoining land.
- H. All existing improvements, including health facilities, located within the boundaries of the subdivision, and off-site improvements located within one hundred (100) feet of the boundaries of the subdivision.
- I. In those plats for conveyance of land between adjacent property owners, all descriptive lines being vacated shall be shown as thin dotted or

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

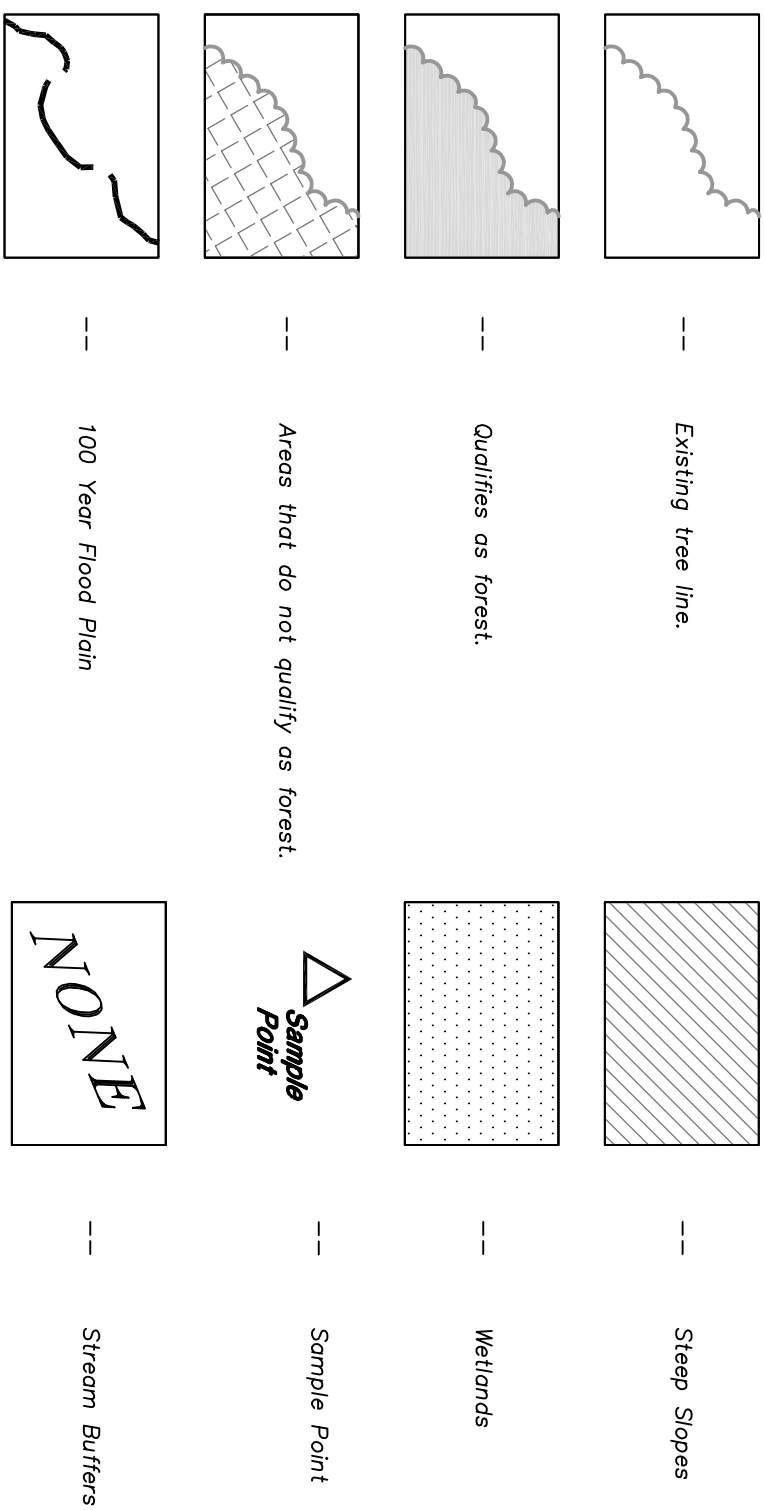
The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
✓	_____	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. Please include this checklist.
✓	_____	A filing fee of \$115.00 when no Engineering or outside agency review is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: Washington County Treasurer. Include fee worksheet.
/	_____	Twelve (12) sketch plans, drawn to scale, showing:
/	_____	a. dimensions & shape of proposed lot with acreage;
/	_____	b. size & location of existing and/or future structures;
/	_____	c. existing/proposed roadways and associated access right of way or easements;
/	_____	d. existing/proposed entrance/exit to property;
/	_____	e. natural or topographic peculiarities of the lot in question.
/	_____	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

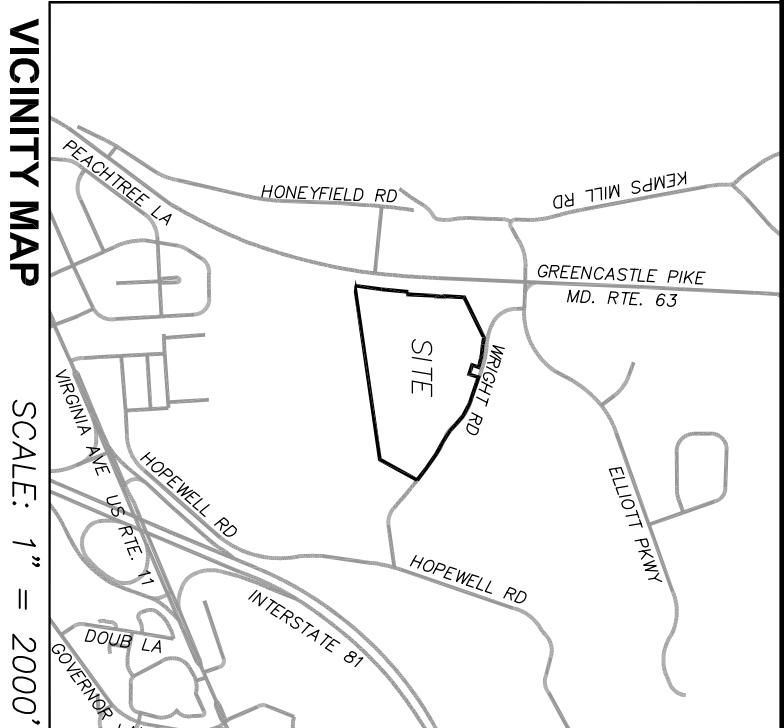
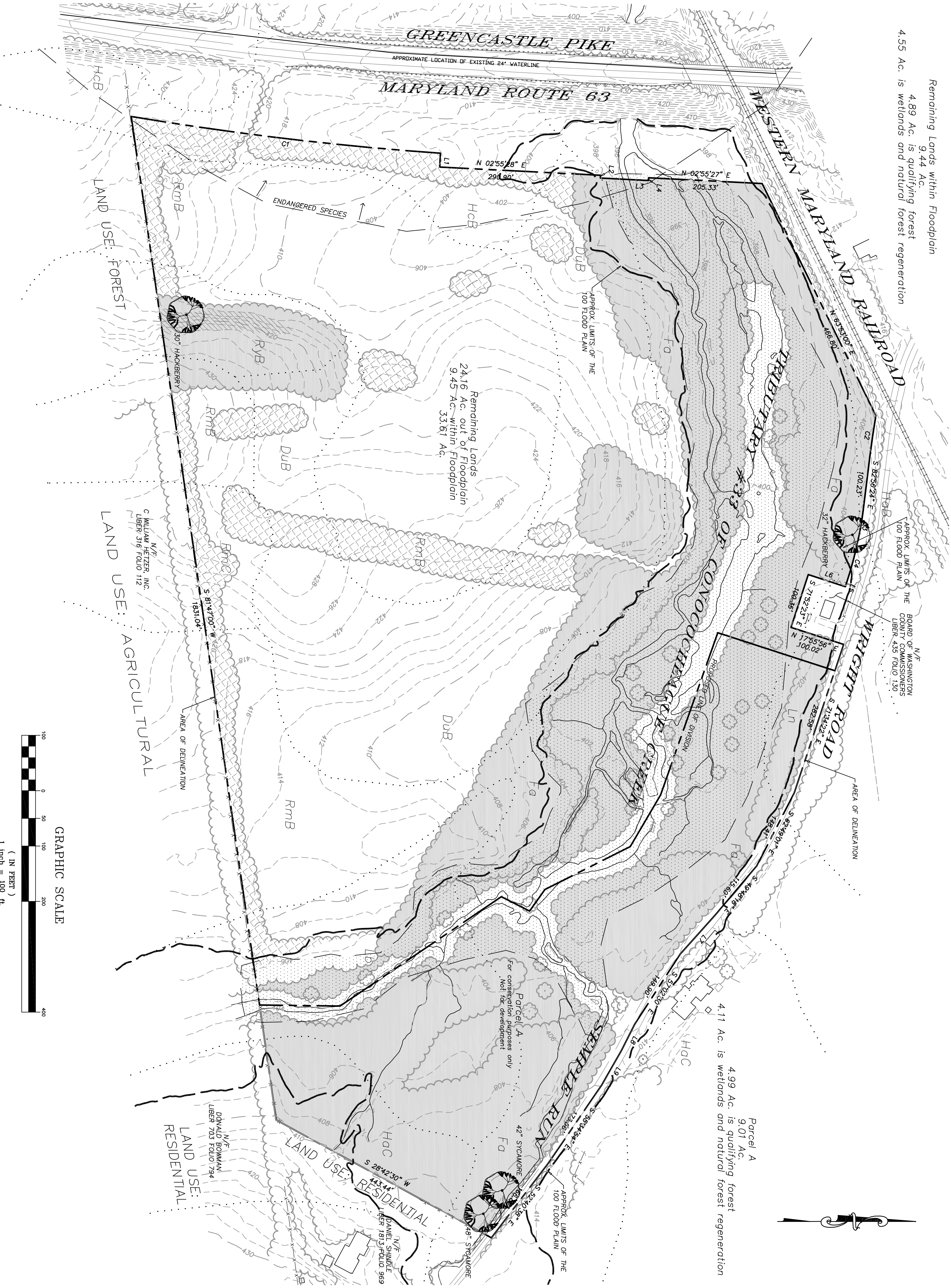
OWNER:
TAYLOR FARM III, LLC
72 W. WASHINGTON ST.
HAGERSTOWN, MD 21740



U.S.G.S. TOPOGRAPHIC MAP
HAGERSTOWN, MARYLAND



SOILS KEY			
SOILS	NAME	AGE/AGE	PERCENTAGE
DUB	Bottom silt loam, 3 to 8 percent slopes, very rocky	8.63 Ac.	20%
Fo	Fairplay (mud) silt loam	14.18 Ac.	33%
HdB	Hagerstown silt loam, 3 to 8 percent slopes	0.15 Ac.	12%
HdC	Hagerstown silt loam, 8 to 15 percent slopes	1.25 Ac.	5%
HdB	Hagerstown-Rock outcrop complex, 3 to 8 percent slopes	1.26 Ac.	22%
Lb	Lappans (mud) loam	4.08 Ac.	10%
Ln	Landside silt loam	0.55 Ac.	1%
RmB	Ryder-Duffield channel silt loams, 3 to 8 percent slopes	10.78 Ac.	25%
RmC	Ryder-Duffield channel silt loams, 8 to 15 percent slopes	0.70 Ac.	2%
R/B	Ryder-Rock outcrop complex, 3 to 8 percent slopes	1.03 Ac.	2%



1

1

CONCEPT PLAN OF PARCEL A AND REMAINING LANDS

for

TAYLOR FARM III, LLC

DOT FOODS AND SASSAN SHAOOL

SITUATE ALONG THE SOUTHERN SIDE OF WRIGHT ROAD

EAST OF GREENCASTLE PIKE MARYLAND ROUTE 63

AND WEST OF HOPEWELL ROAD

WASHINGTON COUNTY, MARYLAND

DWG. NO.

JOB NO.

TAX MAP

DWN BY

CHK BY

SCALE

6857

48-21-922

TEJ

DATE

11.03.15

DATE

1" = 100'

FREDERICK SEIBERT & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS • ENVIRONMENTAL

128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740

20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225

101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

(301) 791-8650

(301) 416-7478

www.fsa-inc.com

(717) 867-1007

(717) 701-8111

REVISIONS:

DATE:



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM

TO: PLANNING COMMISSION

FROM: FRED NUGENT, PARKS AND ENVIRONMENTAL PLANNER

RE: FOREST BANKING APPLICATION – Town of Boonsboro

This is the first application we have received for a Forest Bank, under Section 20 of the Forest Conservation Ordinance.

If approved, the applicant will place a permanent forest conservation easement on the property, and make the easement rights available on the open market to developers to utilize to meet forest mitigation requirements.

In order of preference; Forest Banking in the form of retained forest comes after all other options, such as retention on site, planting on site, retention off site, off site planting, etc., have been established as not appropriate for the development.

Forest Banking in the form of a retained forest is therefore a more highly preferred method than the Payment in Lieu option.

Your approval will allow this application to proceed to the Board of County Commissioners.

FOREST STAND DELINEATION SUMMARY

FOR
Town Of Boonsboro

Situate along the
East side of Monroe Road & North of Shepherdstown Pike
in
Washington County, MD



Prepared By:
FREDERICK, SEIBERT & ASSOCIATES, INC.
128 South Potomac Street
Hagerstown, MD. 21740
(301) 791-3650

FSA# 6825.0
September 21, 2015
Shannon L. Stotler

Introduction

This Forest Stand Delineation Report ("FSD") describes the forest resources and related environmental features associated with the property under evaluation. The purpose of the FSD is to determine the most suitable and practical areas for the forest conservation during the preliminary design and review stages of development. It uses a combination of resource mapping and field assessment to inventory and describe existing forest and locate priority areas for retention, reforestation, or affectation on the site.

Following approval of the FSD, a Forest Conservation Plan ("FCP") will be submitted for approval. The FCP will address forest protection techniques, and reforestation and afforestation, if any. Accordingly, an important component of the FSD is the identification of priority areas for retention and protection. A critical element of the subsequent FCP is the discussion of techniques for retention employed in the development plan, including a demonstration that the development plan cannot be reasonably altered in certain cases where priority areas are to be disturbed. Requirements associated with defining and addressing priority retention areas are found in the Washington County, Maryland Forest Conservation Ordinance.

Site Location and Conditions

This site is located in ED 06, west of Boonsboro, MD and north of the intersection of Monroe Road and Shepherdstown Pike, in Washington County, MD. It is identified as Parcel 153 on Tax Map 73 and is approximately 152 +/- acres per tax records. It is also located on ADC map page # 32 of Washington Co., Maryland Grid 672137.5 N – 1122529.1 E (NAD83). This FSD delineates the property north of the small stream call Tributary # 97 on F.E.M.A. Flood Insurance Rate Map Community Panel No. 240070 0170 A. This property is bordered by Monroe Road to the west and agricultural property to the north and east. To the south it is bordered by the town of Boonsboro waste water treatment plant. The topography is gently rolling terrain with forested rock breaks located throughout the property. This property is currently be used for pasture and hay fields. There is a yard waste dumping site on this property as well.

Methodology

Digital air photos were reviewed to locate probable forest stand locations. The County soil survey was reviewed to identify on-site soils. The site was visited on August 13, 2015 to identify, delineate and characterize the forest stands and habitat features.

The 1/10-acre fixed plot sampling procedure, having a 37.2 foot radius, was used to assess forest stand conditions. Structural diversity data was collected at each sampling point using a one hundredth acre plot having an 11.8 foot radius. The basal area of each sampling plot was measured with a 10 factor prism. The sampling data and structure analysis information was collected and summarized on stand summary sheets.

Site Map



Soils - Slopes

The Washington County Soils Survey 2001 shows the soils which underlie the site consist of:

Erosion Factor	Prime Farmland	Soil Unit
< 0.35	PF	Cp – Combs silt loam, 0 to 3% slopes
> 0.35	PF	HaA – Hagerstown silt loam, 0 to 3% slopes
> 0.35	PF	HaB – Hagerstown silt loam, 3 to 8% slopes
> 0.35		HaC – Hagerstown silt loam, 8 to 15% slopes
< 0.35		HbB – Hagerstown silty clay loam, 3 to 8% slopes, very rocky
< 0.35		HcB – Hagerstown-Rock outcrop complex, 3 to 8% slopes
< 0.35		HcC – Hagerstown-Rock outcrop complex, 8 to 15% slopes
< 0.35		HcD – Hagerstown-Rock outcrop complex, 15 to 25% slopes
< 0.35		MsC – Murrill gravelly loam, 8 to 15% slopes

In the Washington County Soils Survey 2001 under Table 22-Physical Properties of the soils none of the soils listed above have a K or erodability factor greater than .35 and three of the soils are considered prime farmland. There are no steep slopes found on this property.

Soils Map



1 inch = 800 feet

Flood Plain

There is a small flood plain located along the southern portion of this property along Tributary # 97 per F.E.M.A. Flood Insurance Rate Map Community Panel No. 240070 0170 A, dated May 1, 1978, Flood Zone C.

Wetland

There were no non-tidal wetlands observed on this site during the day of the sampling. The U.S. Fish and Wildlife Service National Wetlands Inventory Map do not show any non-tidal wetlands.

Critical Habitats/Endangered Species/Cultural Features/Historic Sites

No critical habitat of any kind was identified on the site. No endangered species or habitant was observed on this site. No cultural features or historic sites were present.

Insects and Disease

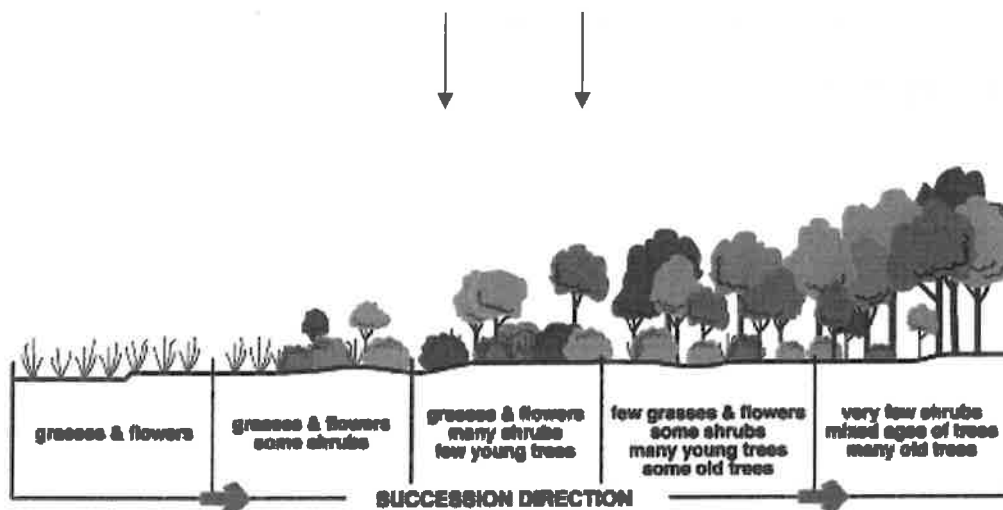
No insects or disease were noticed during the site visit. Walking through the stand several areas had some dying trees. Most likely this is taking place because many of the dead trees are pioneer species that only live for 70 to 80 years.

Forest Stand Summary Of Stand A

Size: 53.48 +/- Acres
Sample Plots: 10
Forest Structure: 16 (Priority forest structure)

The following diagram illustrates forest succession and this stand is in the early to mid-successional stage. It has many young trees with some older mature trees scattered through out the stand.

This Stand is Here.



It has a mixture of a few mature hardwoods in the over story like Yellow Oak, White Oak, Black Walnut, Ash and Hickory. The mid-story contains most of the pioneer species like Common Hackberry, Black Cherry, Black Locust, Ailanthus and Box Elder. This stand is not found in an association according to the Forest Conservation Manual. It is a typical forest stand found along old fence lines, rock out crops and abandoned farm fields. This is a poor stand of trees with some mature trees in the over story and a low stocking of trees in the mid-story due to the years of cattle crazing throughout this stand.

There were eleven specimen trees in this stand a 36" Ash (not in good health), 40" Silver Maple (not in good health), 38" Bitternut Hickory, 46" Silver Maple, 30" Silver Maple, 38" Silver Maple, 32" White Ash, 38" White Ash, 38" White Ash, 36" White Ash and 36" Black Walnut. (See FSD Drawing for Location). Most of these trees appear to be good health. It is a good recommendation that they be put in the forest conservation easement.

The dominant species within the plot are Common Hackberry, Box Elder, Black Walnut, Ash and Hickory and the size class of the trees range from 6 to 29.9" dbh. The basal area in trees greater than 7" dbh is 81 square feet per acre. There is near 100% canopy closure and there is an average of 5.6 tree species per plot, a good level of species diversity.

The under story has 50% cover with 2.6 different species sampled, a low level of diversity characteristic of this forest stand being used for grazing in the past. The dominant species in the under story include Box Elder, Common Hackberry, Ash and Grapevine. There is 100% herbaceous coverage. Invasive species cover 16.4% of the plot and is mostly Multi-flora Rose and some Ailanthus in the mid-story. A recommendation to control the Multi-flora Rose would help improve this stands diversity by allowing more species to grow in the under story. As this stand has numerous areas that have an abundant stock that will become forest if fenced and left to naturally regenerate, there is evidence of this occurring already. Since the Town of Boonsboro intends to place the qualifying areas in a Conservation Easement it is recommended to show these areas as qualifying forest.

Using the forest structure analysis for the April – October time period, this stand has an average value of 16, which is a priority forest structure. This stand has characteristics of Priority 2 areas for forest retention due to the size of this stand and the habitat it provides for the wildlife with all the agriculture land use that surrounds this property.

Picture of Stand A



Forest Stand Summary Worksheet

Property Name: Town of Boonsboro

Prepared By: Shannon Stotler

Date: August 19, 2015

Stand Variable	Stand # A	Stand #
1. Dominant & Co dominant Species	Common Hackberry, Black Walnut, Ash, Hickory, Box Elder	
2. Success ional Stage	Pioneer	
3. Basal area in sq. ft. per acre	81	
4. Size class of dominant species	6-29.9"	
5. Percent of canopy closure	100%	
6. Number of tree species per plot	5.6	

7. Common under story species (3' to 20' ft tall)	Box Elder, Grape Vine, Common Hackberry, Ash	
8. % of under story cover (3' to 20')	50%	
9. # of woody plant species per plot (3' to 20')	2.6	
10. Common herbaceous species (0' to 3' ft tall)	Grasses, False Nettle, Raspberry, Honey Suckle	
11. % of herbaceous & woody plant cover 0' to 3' tall	100%	
12. Major invasive species & average % cover per plot	Multi-flora Rose 15.3% Ailanthus 1.1%	
13. # of standing dead trees 6" dbh or greater per plot	1.3	
14. % dead & downed woody debris Per plot	30%	
15. Comments		

FOREST STRUCTURE ANALYSIS – STAND # A

The following parameters will be measured and evaluated at each site according to Figure D-2. Each parameter for each forest stand will be given a value of 3, 2, 1, or 0. Three represents the most valuable structure and, zero the least valuable. Upon completion of the sampling, the person preparing the FSD will calculate the forest structure value for each stand. This analysis along with the other forest stand data will be used to determine the retention potential of the stand.

To determine the total habitat values use the following scale:

Range of total habitat numbers from samples taken April – October:

15 – 21 Priority forest structure
7 - 14 Good forest structure
0 - 6 Poor forest structure

In the winter and late fall; from November – March, only numbers 1, 3,4,5,7 can be measured. During that time, the range of total habitat numbers will be:

11 – 15 Priority forest structure
6 - 10 Good structure
0 - 5 Poor forest structure

1. Percent Canopy Closure
 of trees with a DBH greater
 than 7"

5. Size Class of Dominant Trees

Greater than 20"	3
7" - 19.9"	2
3" - 6.9 "	1
Less than 3"	0

2. Number of under story Shrubs 1/100 acre

6 or more	3
4 - 5	2
2 - 4	1
0 - 1	0

3. Number of Dead Trees/tenth acre plot

3 or more	3
2	2
1	1
0	0

- #### 4. Percent of Dead and Downed Woody Material Present

15% - 100%	3
5% - 14%	2
0%— 1%	1
0%	0

6. Percent of under story Herbaceous Coverage

75% - 100%	3
25% - 74%	2
5% - 24%	1
0% - 4%	0

7. Number of Tree Species with a DBH greater than 7"/plot

6 or more	3
4 - 5	2
2 - 4	1
0 - 1	0

Forest Sampling Data Worksheet

Property: Town of Boonsboro

Prepared By: SLS

Stand #: A Plot#: 1

Plot Size: 10th Acre

Date: August 13, 2015

[illegible]

Total Trees / Size Class		4		4		7					15					
No. & dbh of standing dead snags > 6" dbh						3					3					
% of Canopy Closure						Basal Area Sq. Ft. / Acre	Invasive Cover		Plot Successional Stage:							
Y	Y	Y	Y	Y	100	70	19%		Pioneer							
% of Understory Cover (3'-20')						List of common under story species 3' - 20'										
N	Y	N	N	N	20	Box Elder Ash										
% of Herbaceous Cover (0'-3')						List of herbaceous species 0' - 3'										
Y	Y	Y	Y	Y	100	Grasses										
% Downed Wood						List of major invasive species per plot (all Layers)										
N	N	Y	Y	N	40	Multi-Flora Rose 19%										
# of Shrub Species (1/100 ac. plot)																
0	1	1	1	0	3											

Forest Sampling Data Worksheet

Property: Town of Boonsboro

Prepared By: SLS

Stand #: A Plot#: 2

Plot Size: 10th Acre

Date: August 13, 2015

	SIZE CLASS OF TREES > 20' HEIGHT WITHIN SAMPLE PLOT										
Tree Species	No. Trees 2-5.9" dbh		No. Trees 6-11.9" dbh		No. Trees 12-19.9" dbh		No. Trees 20-29.9" dbh		No. Trees >30" dbh		Total
	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	
B. Cherry			1								1
Ash		2									2
C.Hackberry		5	2		5						12
Hickory	1	1	1								3
B.Walnut			4								4
Box Elder			1	1	1						3

Forest Sampling Data Worksheet

Hickory	1										1				
Total Trees / Size Class	4		4		8		1				17				
No. & dbh of standing dead snags > 6" dbh															
% of Canopy Closure						Basal Area Sq. Ft. / Acre	% Invasive Cover	Plot Successional Stage							
Y	Y	Y	Y	Y	100	110	29%	Pioneer							
% of Understory Cover (3'-20')						List of common under story species 3' – 20'									
N	Y	N	N	Y	40	Ailanthus Grapevine									
% of Herbaceous Cover (0'-3')						List of herbaceous species 0' – 3'									
Y	Y	Y	Y	Y	100	Grasses False Nettle									
% Downed Wood						List of major invasive species per plot (all layers)									
N	N	N	N	N	0	Multi-Flora Rose 14% Ailanthus 18%									
# of Shrub Species (1/100 ac. plot)															
0	1	1	1	0	3										

Forest Sampling Data Worksheet

Property: Town of Boonsboro

Prepared By: SLS

Stand #: A Plot#: 5

Plot Size: 10th Acre

Date: August 13, 2015

SIZE CLASS OF TREES > 20' HEIGHT WITHIN SAMPLE PLOT											
Tree Species	No. Trees 2-5.9" dbh		No. Trees 6-11.9" dbh		No. Trees 12-19.9" dbh		No. Trees 20-29.9" dbh		No. Trees >30" dbh		Total
	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	
C.Hackberry		2	3		4						9
White Oak			1								1
Ash					1						1

Hickory			4							4			
B. Walnut					1		1			2			
Total Trees / Size Class		2		8		6		1		17			
No. & dbh of standing dead snags > 6" dbh													
% of Canopy Closure				Basal Area [sq. Ft. / Acre]		% Invasive Cover		Plot Successional Stage:					
Y	Y	Y	Y	Y	100	100	22%	Pioneer					
% of Understory Cover (3'-20')				List of common under story species 3' - 20'									
Y	Y	N	N	Y	60	White Cedar Black Walnut							
% of Herbaceous Cover (0'-3')				List of herbaceous species 0' - 3'									
Y	Y	Y	Y	Y	100	Grasses Poke Berry Honey Suckle Raspberry							
% Downed Wood				List of major invasive species per plot (all Layers)									
Y	N	N	N	N	20	Multi-Flora Rose 22%							
# of Shrub Species (1/100 ac. plot)													
1	0	0	0	1	2								

Forest Sampling Data Worksheet

Property: Town of Boonsboro

Prepared By: SLS

Stand #: A Plot#: 6

Plot Size: 10th Acre

Date: August 13, 2015

SIZE CLASS OF TREES > 20' HEIGHT WITHIN SAMPLE PLOT											
Tree Species	No. Trees 2-5.9" dbh		No. Trees 6-11.9" dbh		No. Trees 12-19.9" dbh		No. Trees 20-29.9" dbh		No. Trees >30" dbh		Total
	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	
Hickory		1			1						2
Ash	1	1	1		2						5

C.Hackberry		2	1							3			
A.Elm		2								2			
W.Cedar		2	1		1					4			
Pear			2							2			
Total Trees / Size Class		9		5		4				18			
No. & dbh of standing dead snags > 6" dbh													
% of Canopy Closure						Basal Area [sq. Ft. / Acre]	% Invasive Cover	Plot Successional Stage:					
Y	Y	Y	Y	Y	100	90	5%	Pioneer					
% of Understory Cover (3'-20')						List of common under story species 3' – 20'							
Y	Y	N	N	N	40	Ash Grapevine Common Hackberry Red Cedar							
% of Herbaceous Cover (0'-3')						List of herbaceous species 0' – 3'							
Y	Y	Y	Y	Y	100	Japanese Silt Grass False Nettle							
% Downed Wood						List of major invasive species per plot (all Layers)							
N	N	N	N	N	0	Multi-Flora Rose 5%							
# of Shrub Species (1/100 ac. plot)						Comments:							
0	0	0	0	0	0								

Forest Sampling Data Worksheet

Property: Town of Boonsboro

Prepared By: SLS

Stand #: A Plot#: 7

Plot Size: 10th Acre

Date: August 13, 2015

SIZE CLASS OF TREES > 20' HEIGHT WITHIN SAMPLE PLOT											
Tree Species	No. Trees 2-5.9" dbh		No. Trees 6-11.9" dbh		No. Trees 12-19.9" dbh		No. Trees 20-29.9" dbh		No. Trees >30" dbh		Total
	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	
Ash			1		2		1				4

Forest Sampling Data Worksheet

Prepared By: SLSPlot Size: 10th Acre

Date: August 13, 2015

[illegible]

	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	D/Cd	Other	Total				
B. Walnut	2	1	2		2						7				
Box Elder		3	2	1							6				
Ash			1				1				2				
B. Cherry		1	1								2				
C. Hackberry		1			1						2				
B. Locust	1										1				
A. Elm			1								1				
Total Trees / Size Class	9		8		3		1				21				
No. & dbh of standing dead snags > 6" dbh			1								1				
% of Canopy Closure						Basal Area Sq. Ft. / Acre	% Invasive Cover	Plot Successional Stage							
Y	Y	Y	Y	Y	100	70	8%	Pioneer							
% of Understory Cover (3'-20')						List of common under story species 3' - 20'									
N	Y	Y	Y	Y	80	Box Elder Black Walnut Grape Vine									
% of Herbaceous Cover (0'-3')						List of herbaceous species 0' - 3'									
Y	Y	Y	Y	Y	100	Grasses Raspberry									
% Downed Wood						List of major invasive species per plot (all layers)									
N	Y	Y	N	N	40	Multi-Flora Rose 8%									
% of Shrub Species (100 ac. plot)						List of shrub species									
0	0	0	1	1	2										

Forest Sampling Data Worksheet

Property: Town of Boonsboro

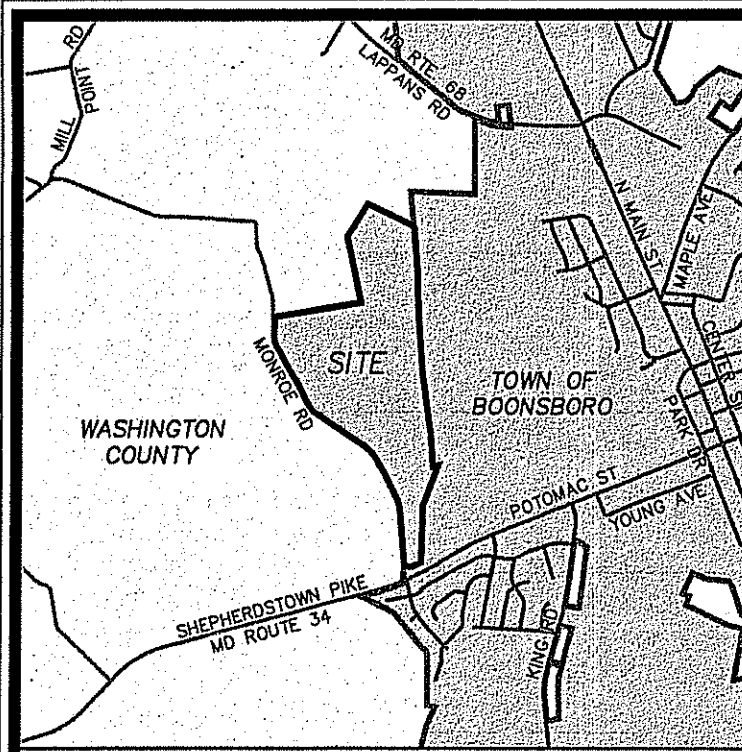
Prepared By: SLS

Stand #: A Plot#: 10

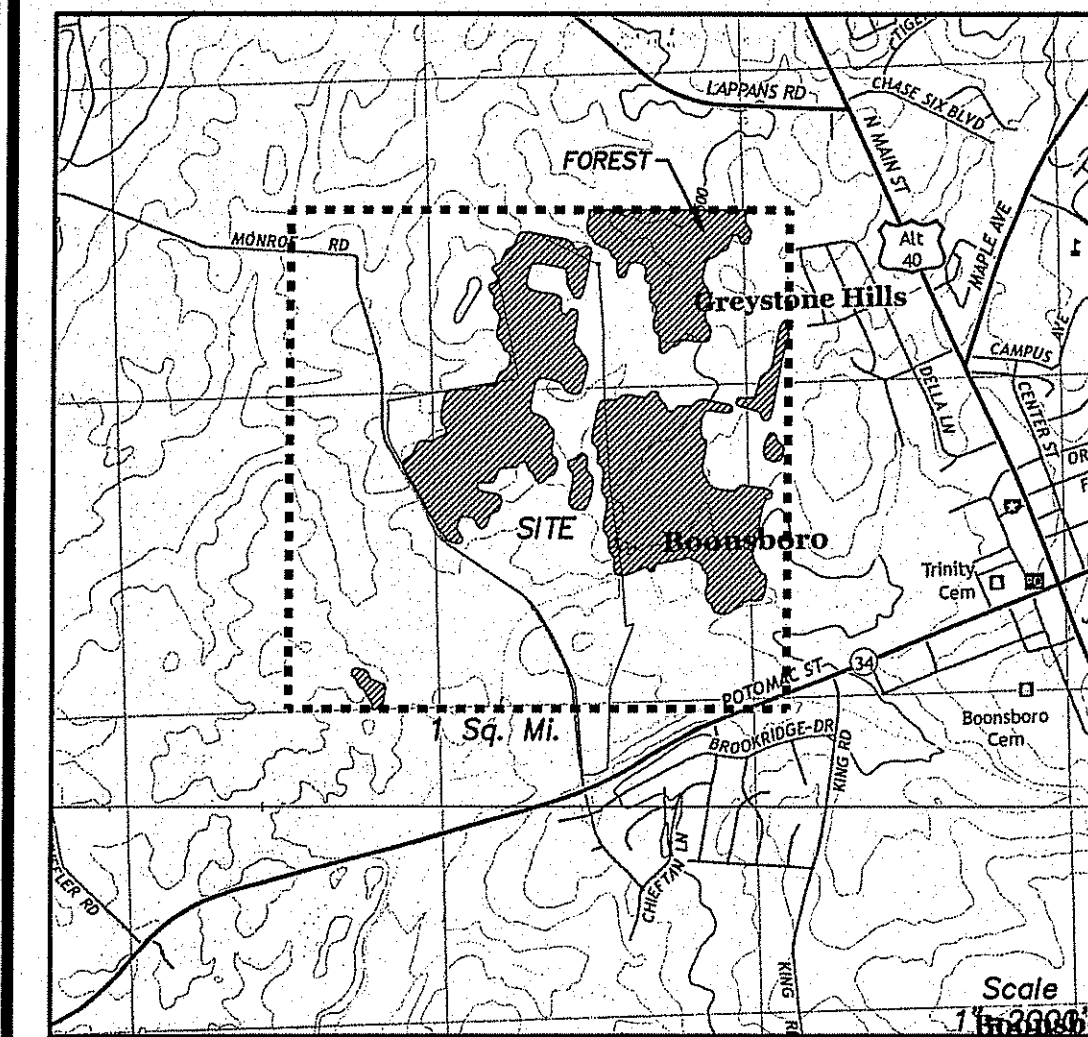
Plot Size: 10th Acre

Date: August 13, 2015

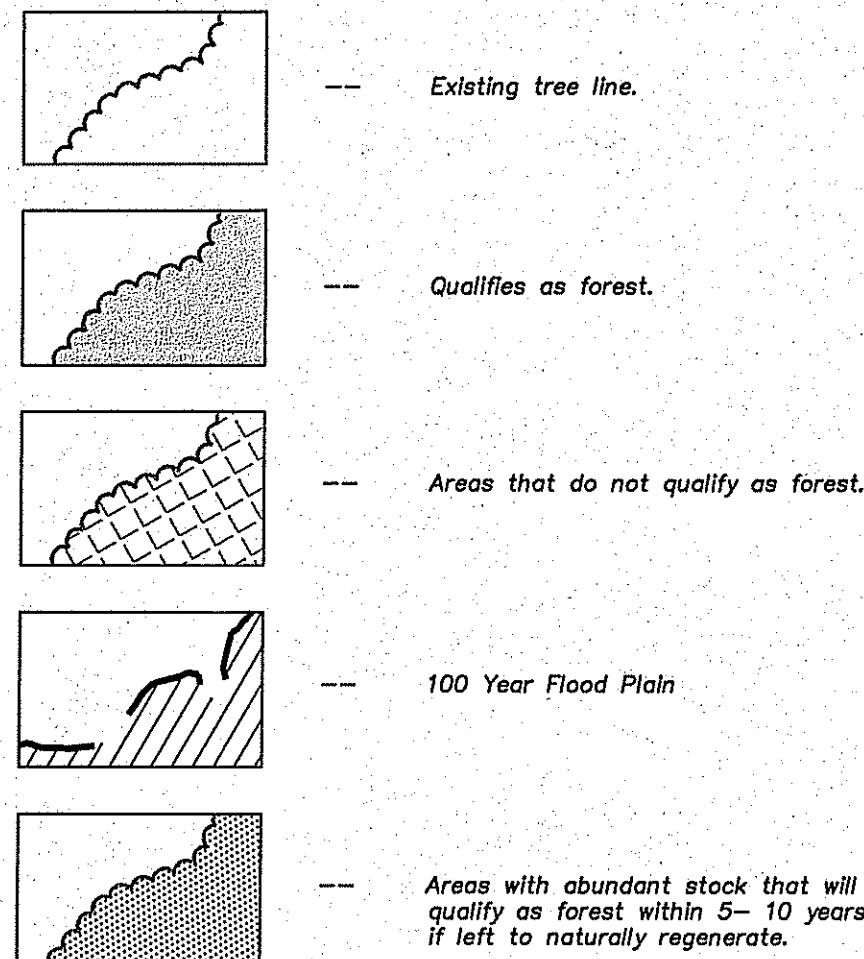
SIZE CLASS OF TREES > 20' HEIGHT WITHIN SAMPLE PLOT						
Tree	No. Trees	No. Trees	No. Trees	No. Trees	No. Trees	



VICINITY MAP SCALE: 1" = 3,000'



U.S.G.S. TOPOGRAPHIC MAP
FUNKSTOWN & KEEDYSVILLE, MARYLAND



NONE	Steep Slopes
NONE	Wetlands
Sample Point	Sample Point
NONE	Stream Buffers

SOILS	NAME	ACREAGE	PERCENTAGE	K-FACTOR
Op	Combs silt loam	5.44 Ac.	4%	0.28
HaA	Hagerstown silt loam, 0 to 3 percent slopes	23.05 Ac.	17%	0.37
HaB	Hagerstown silt loam, 3 to 8 percent slopes	12.05 Ac.	9%	0.37
HaC	Hagerstown silt loam, 8 to 15 percent slopes	6.01 Ac.	5%	0.37
HbB	Hagerstown silty clay loam, 3 to 8 percent slopes, very rocky	19.74 Ac.	15%	0.32
HbC	Hagerstown-Rock outcrop complex, 3 to 8 percent slopes	13.08 Ac.	10%	0.32
HcC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	49.15 Ac.	37%	0.32
HdC	Hagerstown-Rock outcrop complex, 15 to 25 percent slopes	2.92 Ac.	2%	0.32
MeC	Murrill gravelly loam, 8 to 15 percent slopes	0.34 Ac.	less than 1%	0.28

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 Stand Delineation 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 Stand Delineation is accurate and complete.

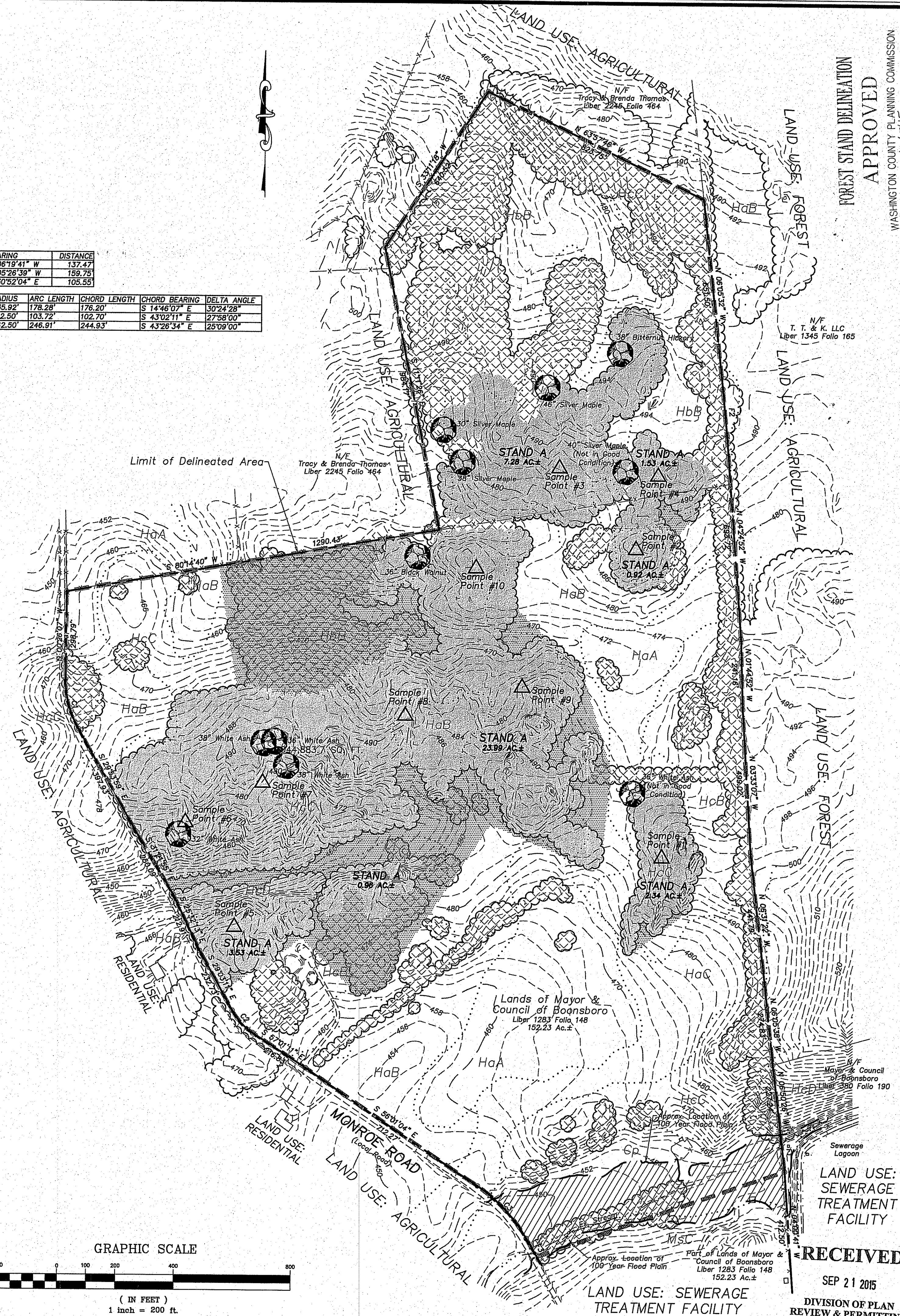
Shannon Stoller 0-27-15
Shannon Stoller Date

NOTES:
1. No soils on site are classified as hydric soils in the Maryland Department of Natural Resources Forest Conservation Manual.
2. There are no critical habitats, cultural features or historic sites present.
3. To qualify as a forest, the tree cover must meet the Forest Conservation Ordinance definition of a Forest: The areas must be a biological community dominated by trees and other woody plants covering at least 10,000 square feet or greater. Forested areas must have at least 100 live trees per acre with at least 50% of those having a two (2) inch or greater diameter at 4.5 feet above the ground.

TOTAL DELINEATED
AREA = 131.78 AC. ±
TOTAL DELINEATED
FOREST:
40.55 Ac. ± (Sept. 2015)
± 12.93 Ac. ± (Natural regeneration in 5-10 years)
53.48 Ac. ±

LINE	BEARING	DISTANCE
F1	N 06°19'41" W	137.47'
F2	N 05°26'39" W	159.75'
F3	S 30°52'04" E	105.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.92'	178.28'	176.20'	S 14°46'07" E	30°24'28"
C2	212.50'	103.72'	102.70'	S 43°02'11" E	27°58'00"
C3	562.50'	246.91'	244.93'	S 43°26'34" E	25°09'00"



FOREST STAND DELINEATION
APPROVED

WASHINGTON COUNTY PLANNING COMMISSION
DATE: 10/15/15
FILE # 15-15-019
(File is not in)

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ASSOCIATES, INC. © 2015

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20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013
(301) 791-5555 (301) 791-5556 (301) 791-5557 Fax (301) 791-5558

FOREST STAND DELINEATION
FOR
THE TOWN OF BOONSBORO

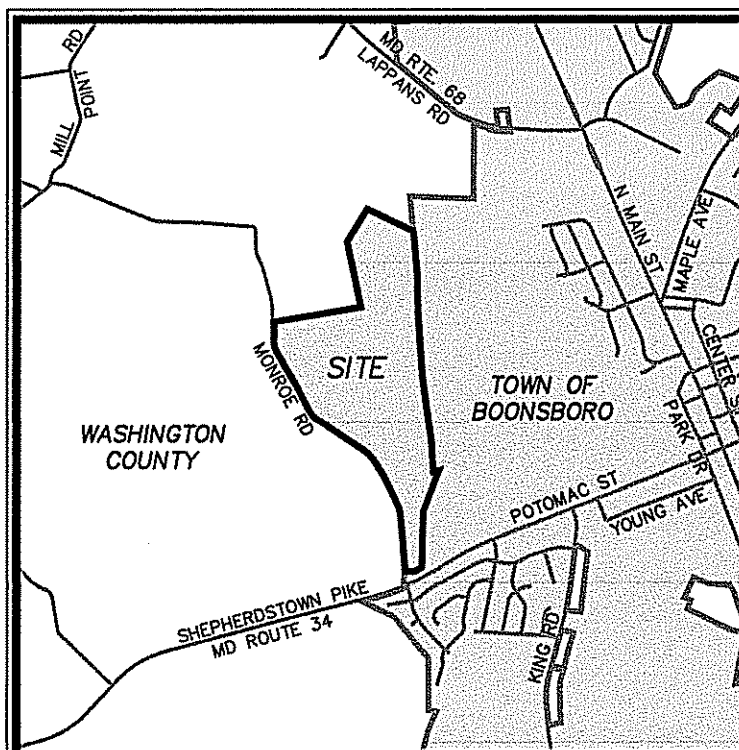
SITUATE ALONG THE EASTERN SIDE OF MONROE ROAD
AND NORTH OF MD ROUTE 34 SHEPHERDSTOWN PIKE
TOWN OF BOONSBORO
WASHINGTON COUNTY, MARYLAND

SHEET NO.:

1

1

RECEIVED
SEP 21 2015
DIVISION OF PLAN
REVIEW & PERMITTING



VICINITY MAP SCALE: 1" = 3,000'

General Notes:

Forest areas shown hereon have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a 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. 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 forest areas.

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

The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

GENERAL NOTES:

Clearing of forested areas shown on this plat have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a 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 the violation of these restrictions. 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 forested areas.

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

The Retention Area shown on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention Area shall be limited to forest conservation practices and recreational activities which are consistent with the preservation of the Retention Area as a natural forest land, as stipulated by the same ordinance.

NOTES:

1. THIS FOREST CONSERVATION EASEMENT AREA WAS REVIEWED AND APPROVED FOR QUALIFIED FOREST UNDER FSD, FS-15-019 AND APPROVED ON 10-5-15.
2. THIS FOREST BANK IS APPROVED FOR CREDITS OF EXISTING FOREST ONLY.

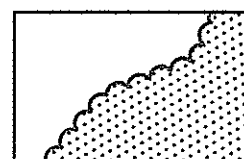
OWNER:
BOONSBORO MAYOR & COUNCIL
BOONSBORO, MD 21713

SITE LOCATION:
6819 MONROE ROAD
BOONSBORO, MD 21713

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 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 Plat is accurate and complete.

Shannon Stotler
Date

10-9-15
Date



Areas with abundant stock that will qualify as forest within 5-10 years if left to naturally regenerate.

LINE	BEARING	DISTANCE
F1	S 24°35'42" W	146.43'
F2	S 04°58'51" E	162.87'
F3	S 77°00'41" E	83.01'
F4	N 88°19'37" E	101.03'
F5	N 10°08'08" E	108.80'
F6	N 32°18'11" E	257.30'
F7	S 80°29'41" W	288.55'
F8	N 05°54'12" W	170.98'
F9	N 18°40'48" W	91.01'
F10	N 22°22'33" E	73.69'
F11	N 87°19'57" E	140.24'
F12	S 18°47'45" E	191.28'
F13	S 50°43'52" E	236.81'
F14	N 22°29'20" W	80.71'
F15	S 88°18'46" W	290.95'
F16	S 80°14'40" W	763.00'
F17	S 08°43'15" E	411.68'
F18	S 82°04'29" W	196.35'
F19	S 15°45'01" W	147.92'
F20	S 55°38'13" W	256.24'
F21	S 29°53'59" E	210.52'
F22	S 31°21'55" E	250.09'
F23	S 25°32'13" E	212.91'
F24	S 29°03'11" E	165.92'
F25	N 54°38'43" E	327.24'
F26	S 44°42'42" E	276.60'
F27	N 70°48'38" E	88.52'
F28	N 33°14'36" E	670.03'
F29	S 66°53'05" E	373.38'
F30	N 57°06'26" E	52.09'
F31	N 04°30'47" E	307.81'
F32	N 16°34'25" W	373.46'
F33	N 49°17'05" W	293.04'
F34	N 03°27'34" E	154.97'
F35	N 46°40'54" E	62.47'

PLAT NO _____
DATE _____
WASHINGTON COUNTY

Certificate of Approval
FINAL APPROVAL GRANTED

DATE: _____

By: _____
Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

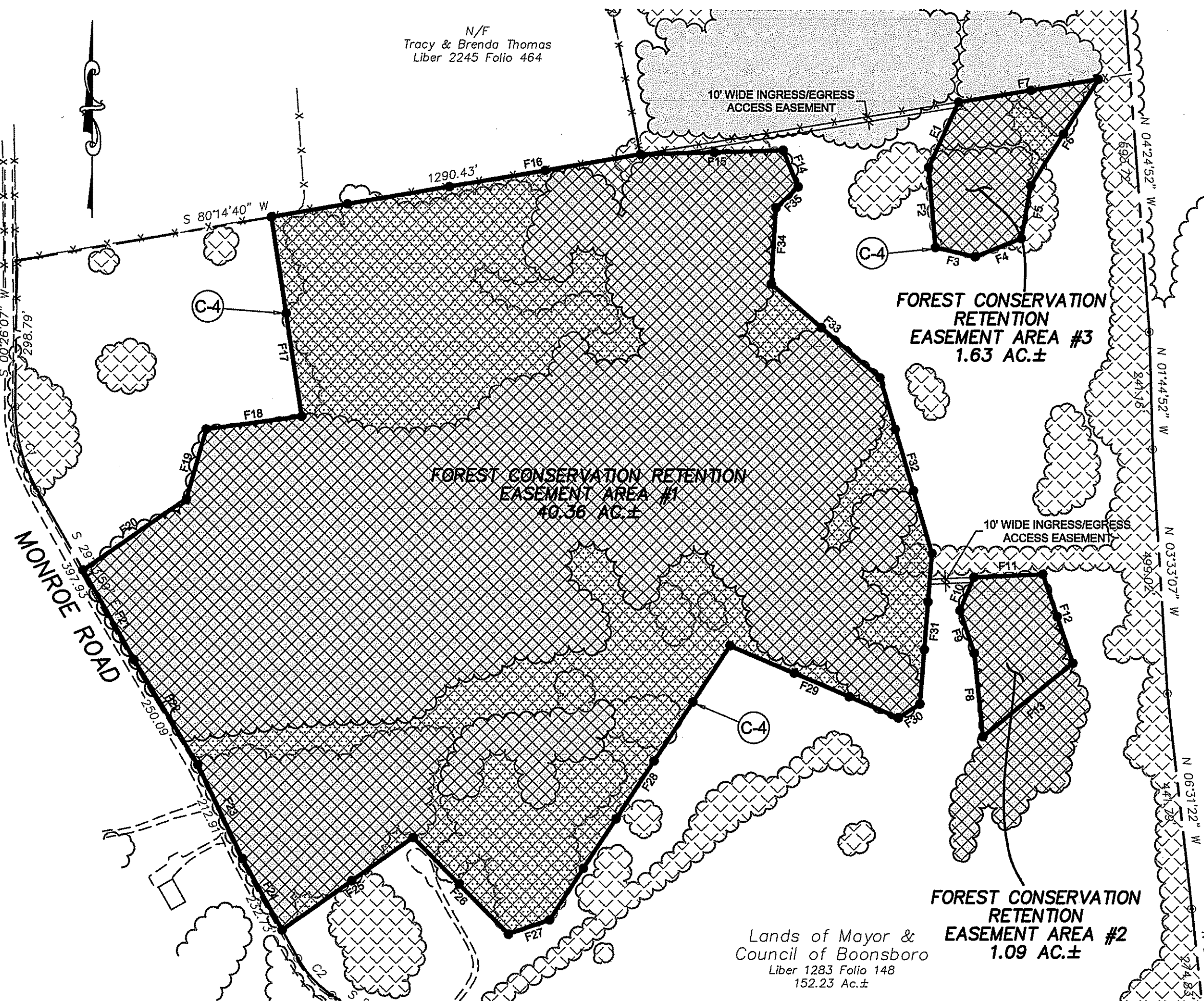
FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or permanent devices shall be put into place.
 - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
 - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
 - All temporary fencing shall be in place prior to any grading or land clearing.
 - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
 - Attachment of signs or any other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.
3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.
4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

- Notes:
1. Bottom of signs to be higher than top of tree protection fence.
 2. Signs to be placed approximately 50 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
 3. Attachment of signs to trees is prohibited.
- RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL.
- AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION.
- Source: Washington County Forest Conservation Ordinance, 1993

Construction Signs and Permanent Signs

Figure C-4



TAX MAP 73-3-153 DISTRICT 06

DRAWING NUMBER 1 OF 1

DRAWN BY: DWH DATE: 10-8-2015

CHECKED BY: DATE:

SCALE: 1" = 200'

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(301) 791-3650 (1717) 597-1007 (1717) 701-8111 FAX (301) 739-4858

JOB NUMBER 6825

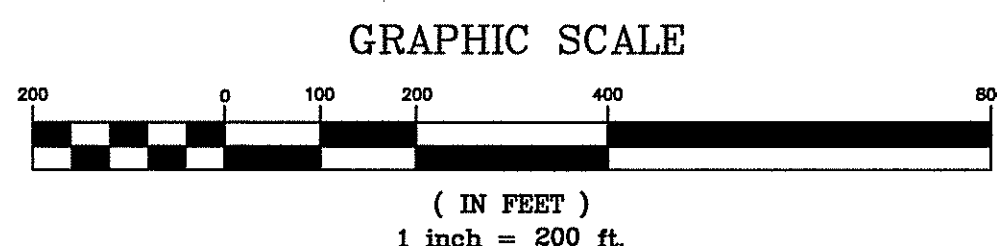
Preliminary / Final Forest Conservation
Retention Easement Plat

for

TOWN OF BOONSBORO

situate along the east side of Monroe Road and
north of Shepherdstown Pike Maryland Route 34
Town of Boonsboro

WASHINGTON COUNTY, MARYLAND



(IN FEET)
1 inch = 200 ft.