



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

February 1, 2021, 7:00 PM
VIRTUAL MEETING ONLY

Access to County buildings is currently restricted due to the Governor's State of Emergency declaration due to the COVID-19 pandemic. Therefore, the general public may not attend the physical meeting but will have access to the meeting through the County's Facebook live stream or the Washington County Commissioners' YouTube channel.

CALL TO ORDER AND ROLL CALL

MINUTES

1. January 4, 2021 Planning Commission public rezoning information and regular meeting minutes *

NEW BUSINESS

PRELIMINARY CONSULTATIONS

1. **The Shops at Sharpsburg Pike [PC-20-004]** Concept plan for a proposed mixed-use development located at 10319 Sharpsburg Pike near the I-70 interchange. The property is currently zoned HI (Highway Interchange); however, a change in zoning to MXC (Mixed Use Commercial) will be required in order for the project to move forward as proposed. Planner: Travis Allen *
2. **Arnett Farms Apartments [PC-20-005]** Concept plan for a proposed mixed-use development located at Lot 3, immediately south of the new Walmart near the I-70 interchange; The property is currently zoned HI (Highway Interchange); however, a change in zoning to MXC (Mixed Use Commercial) will be required in order for the project to move forward as proposed. Planner: Jill Baker *

FOREST CONSERVATION

1. **Stoner Family Farms, Lots 1 and 2 [S-20-034]** Request to use natural regeneration to meet Forest Conservation requirements for property located 17904 College Road; Zoning: A(R) – Agricultural Rural; Planner: Travis Allen *

OTHER BUSINESS

1. **Update of Staff Approvals** – Ashley Holloway

ELECTION OF OFFICERS - TENTATIVE

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 1, 2021 – Washington County Planning Commission regular meeting

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

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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 240-313-2430 to make arrangements no later than 10 working 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.



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

PRELIMINARY CONSULTATION DISTRIBUTION

TO: Washington County Health Department (via e-mail)
Washington County Department of Water Quality (via e-mail)
Washington County Plan Review – Land Development (via e-mail)
Washington County Plan Review – Engineering (via e-mail)
Washington County Engineering Department
Washington County Board of Education – (via e-mail)
City of Hagerstown Department of Utilities – (via e-mail)
Washington County Soil Conservation District – (via e-mail)
State Highway Administration
E-911 Emergency Services
Washington County Sheriff Department

FROM: Travis Allen

RE: PC-20-004 – Shops at Sharpsburg Pike

DATE: January 17, 2021

Attached is the preliminary consultation summary for the above referenced project.

TMA/dse

Attachments

cc: Frederick, Seibert & Associates (via e-mail)

PRELIMINARY CONSULTATION

PC-20-004 – THE SHOPS AT SHARPSBURG PIKE

A preliminary consultation was held on Thursday, December 3, 2020 at 1:30 p.m. virtually using Zoom meeting software. Present and participating in the preliminary consultation were the following: Travis Allen, Comprehensive Planner, and Debra Eckard, Administrative Assistant, Washington County Department of Planning & Zoning; Ashley Holloway, Director/Zoning Administrator and Rebecca Calimer, Chief of Plan Review, Division of Plan Review & Permitting; Dee Price, Urban Program Director, and Mark Kendle, Washington County Soil Conservation District; Tim Lung, Environmental Health Program Consultant, Washington County Environmental Health Department; Chad Criswell, Senior Project Manager & Planning Supervisor, Washington County Public Schools; and Trevor Frederick, Frederick, Seibert & Associates.

Mr. Allen presented for review and comment a concept plan for a proposed mixed-use development located at 10319 Sharpsburg Pike near the I-70 interchange. The developer is proposing a mixture of commercial retail uses and multi-family residential uses. The property is currently zoned HI (Highway Interchange); however, a change in zoning to MXC (Mixed Use Commercial) will be required in order for the project to move forward.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Ms. Price stated that typically the Soil Conservation District comments on environmental issues; however, this site has been mass graded and environmental issues were addressed through a previous plan prepared by Fox & Associates, Inc. The Soil Conservation District has no additional comments at this time.

WASHINGTON COUNTY PUBLIC SCHOOLS

Mr. Chad Criswell stated that the current enrollment at South Hagerstown High School is over capacity, enrollment at E. Russell Hicks Middle School is close to being over capacity, and Rockland Woods Elementary School is filling up quickly due to several residential developments that are in progress in this area. The Board of Education is concerned about serving the additional students that would be generated by the proposed multi-family housing units. The build out of this development could contribute to the need for an addition to both the middle and high schools or the need for redistricting students.

There was a brief discussion regarding the mitigation process for this development. Mr. Criswell stated he would defer these inquiries to Ms. Jill Baker, Director of the Department of Planning & Zoning. Mr. Allen stated that based upon the preliminary school test provided to Mr. Frederick, the current enrollment at the elementary and middle schools is below the State rated capacity of 120%; therefore, the developer could mitigate using the County's Alternative Mitigation Contribution process. However, the high school is currently exceeding the State rated capacity of 120%; therefore, the developer would be required to work out a mitigation agreement with the Board of County Commissioners. Mr. Allen noted that the results of the preliminary school test are only indicative of current capacity projections and would likely change by the time the development was actually built.

WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Mr. Tim Lung stated the review of the concept plan is very limited. However, when the plans gets to the site plan and/or subdivision phase, the Health Department would require allocation forms from the

service providers as well as a \$25.00 review fee. Mr. Lung noted there are four properties located along Maryland Route 65 that are not under the control of this developer and are not currently served by public water and sewer. The Health Department wants to ensure that proper provisions will be made to get public water and sewer services to these properties.

WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW – LAND DEVELOPMENT

Ms. Calimer stated there are no comments at this time.

WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW – ENGINEERING

Ms. Calimer stated that a storm water management plan and a mass grading plan have been approved for this site. As the development progresses, it should be verified that the approved conditions are being met. Ms. Calimer also noted that a traffic impact study was previously approved for this site; however, the proposed uses are different than when the study was completed. If the proposed trip generation rates change significantly from the approved traffic impact study, a new study may be required. Ms. Gail Abbott, Senior Plan Reviewer/Floodplain Manager, submitted written comments on November 17, 2020, which are attached and made a part of this summary.

Ms. Calimer noted that in addition to the Traffic Impact Study approval letter dated April 1, 2020, access for the site concept assumes a signalized full movement access point on Sharpsburg Pike. It was noted that the County prefers to see an internal access connection to Remington Drive across the Cross Creek Builders' lot. This will be a requirement if the access point isn't granted by the State Highway Administration on Maryland Route 65. Mr. Frederick stated that a stub off of Lot 5 is currently shown on the concept plan which connects to the Cross Creek Builder's property over to Poffenberger Road. Ms. Calimer acknowledged this connection as shown on the concept plan.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

Written comments were provided by the Washington County Department of Water Quality as follows: Lot 5 shows paving over the sewer easement; the easement prohibits paving over it and Lot 5 was not part of the agreement; they will need to purchase allocation.

Mr. Frederick noted that the comment regarding prohibition of pavement over the sewer easement will need to be addressed. The force main sewer easement runs along the south side of the property where the developer is proposing the stub connection to the Cross Creek Builders property.

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

Mr. Travis stated that Forest Conservation Ordinance requirements were previously met in 2017 by the payment in lieu of planting method. He stated that the proposed concept meets the intent of the Comprehensive Plan's Land Use Plan for this area. It was noted that the MXC zoning requires a minimum of two different types of residential units. The current concept plan shows only multi-family uses for both residential units; therefore, another type of residential use will be required to meet Zoning Ordinance requirements. The density requirement of 12 dwelling units per acre overall has been met with the proposed concept; however, the 24 dwelling units per acre for structures over 3 stories is based on area associated only with the building. This requirement will need to be reviewed more closely and addressed in the future. Ms. Baker will follow up with the consultant.

CLOSING REMARKS

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting. The written summary will be submitted to the Planning Commission and the concept plan will be presented at its regular meeting. Planning Commission comments will be incorporated into the official record and will need to be addressed by the developer as the plan progresses.

Respectfully submitted,

Travis Allen

Travis Allen, Comprehensive Planner

TA/dse
Attachments

November 6, 2020

Mr. Travis Allen
Washington County Division of Plan Review and Permitting
80 West Baltimore Street
Hagerstown, Maryland 21740-6003

Dear Mr. Allen:

Re: PC-20-004 The Shops at Sharpsburg Pike

Thank you for the opportunity to review the above-referenced preliminary consultation sent from your office on November 2, 2020. The preliminary consultation plan for The Shops at Sharpsburg Pike indicates that there are 105 multi-family home units proposed for this subdivision. If approved, in accordance with the Adequate Public Facility Ordinance (APFO), the entire development should be classified as a "Major Subdivision" and subject to mitigation.

Washington County Public Schools' (WCPS) review is twofold. The first review is to comment on the available capacity at the schools that would be impacted by the proposed subdivision. This review is being provided for informational purposes only, as WCPS does not approve APFO or mitigation requests, and will also be provided to the Washington County Director of Planning and Zoning. The information provided in this letter is current as of the date it is being written, but is subject to change in the future and should in no way be considered a fixed value. The second part of the review is to provide comment on the physical design and any potential concerns of the proposed subdivision as related to the day-to-day operations of WCPS. These comments are provided as information only, subject to other agency comments or review and/or future modification by WCPS.

Available Capacity Comments

According to the Washington County APFO, the local-rated capacity (LRC) standard for elementary schools is 90% of state-rated capacity (SRC); and for secondary schools it is 100% of state-rated capacity. By way of this letter, WCPS is notifying the county that this proposed development is located in the Rockland Woods Elementary, E. Russell Hicks Middle, and South Hagerstown High attendance zones. The proposed development has not been previously identified in WCPS Educational Facilities Master Plans, or enrollment projections that identify future student seat capacity needs.

Enrollment

The school enrollments for these attendance zones (in June of 2020 – see attachment), stated as a percentage of the respective local- and state-rated capacities, are shown below:

	Based on Actual June 2020 Enrollment	Current Seats Available per LRC or SRC
Rockland Woods Elementary	98% of LRC	18
E. Russell Hicks Middle	103% of SRC	-33
South Hagerstown High	107% of SRC	-89

Based on the preliminary consultation plan, the total number of future units proposed by this development would be 105 multi-family home dwelling units. Below are the Pupil Generation Rates for the proposed subdivision, as adopted by the Board of County Commissioners on October 29, 2019 (see attachment). Per unit yields are based on the recent trends of:

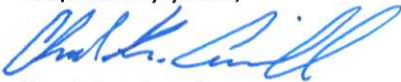
	<u>Elementary</u>	<u>Middle</u>	<u>High</u>
Multi-Family Home:	.31	.11	.16

Based on the above Pupil Generation Rates, the proposed development will generate approximately 33 elementary school, 12 middle school, and 17 high school students. Based on current enrollments only, this development would adversely impact the ability of all three (3) facilities to accommodate the increased number of students. With inadequate funding identified within the County's Capital Improvement Plan to replace, modernize, or construct new facilities, any proposed development may stress current infrastructure and have an adverse effect on schools and existing communities affected by the development. Based on the number of other proposed developments that have already been tested against the APFO (including Westfields, Claggetts Mill, Villas at Gateway, etc.), WCPS would anticipate that this development could cause the enrollment to exceed 120% of SRC at any facility. WCPS recognizes that mitigation agreements with developers and AMC calculations are done at the sole discretion of the Board of County Commissioners and Washington County staff. Future educational capital needs to accommodate increased enrollment from this development, and all prior approved developments, should be considered as part of any Planning Approval process.

Physical Design Comments:

The Department of Facilities Planning and Development and the Department of Transportation have no comment on the layout of the subdivision or the proposed dwelling locations at this point in time. There is limited information available with regards to sidewalks, and the overall layout. Based on the existing development's overall layout, the developer and potential residents of this subdivision should be advised that WCPS would likely provide bus service pickup for the residents of this development on the main entrance lane.

Respectfully yours,



Chad K. Criswell
Senior Project Manager and Planning Supervisor

Copy: Jeff Proulx, Chief Operating Officer (email)
Robert Rollins, III, Director of Facilities Planning and Development (email)
Jill Baker, Washington County Director of Planning and Zoning (email)

BOARD OF EDUCATION OF WASHINGTON COUNTY

Hagerstown, Maryland 21740

June 10, 2020

OFFICIAL ENROLLMENT

as required by Section 5.3 and 5.5 (c) of the current Adequate Public Facilities Ordinance (APFO) for the determination of the available capacity at school facilities.

2019-2020

	School	State Rated Capacity	Local Rated Capacity	Enrollment	
E L E M E N T A R Y	Bester	628	565	553	
	Boonsboro	499	449	616	
	Cascade	278	250	153	
	Clear Spring	386	347	410	
	Eastern	572	515	429	
	Emma K. Doub	297	267	362	
	Fountaindale	365	329	391	
	Fountain Rock	271	244	278	
	Greenbrier	274	247	223	
	Hancock	295	266	229	
	Hickory	268	241	308	
	Jonathan Hager	471	424	401	
	Lincolnshire	545	491	536	
	Maugansville	755	680	748	
	Old Forge	366	329	347	
	Pangborn	745	671	732	
	Paramount	408	367	422	
	Pleasant Valley	225	203	261	
	Potomac Heights	294	265	323	
	Rockland Woods	751	676	658	
	Ruth Ann Monroe	692	623	619	
	Salem Avenue	722	650	753	
	Sharpsburg	249	224	249	
	Smithsburg	431	388	383	
	Williamsport	568	511	574	10,958 Sub-Total Elementary Schools
M I D D L E	Boonsboro	870		699	
	Clear Spring	605		356	
	E. Russell Hicks	841		874	
	Northern	913		794	
	Smithsburg	839		596	
	Springfield	1,096		872	
	Western Heights	998		981	5,172 Sub-Total Middle Schools
H I G H	Barbara Ingram	149		302	
	Boonsboro	1,098		900	
	Clear Spring	656		470	
	Hancock Middle/High	591		242	
	North Hagerstown	1,423		1,306	
	Smithsburg	897		741	
	South Hagerstown	1,240		1,329	
	Wash. Co. Technical	642		606	
	Williamsport	1,094		895	6,791 Sub-Total High Schools
O T H	Marshall Street Ed. Ctr.	90		44	
	Job Development Center	60		32	76 Sub-Total Other Schools
	TOTAL			22,997	

Washington County Public Schools

Pupil Generation Rates 2018/2019

As adopted by the Board of County Commissioners on October 29, 2019 Per Resolution No. RS-2019-24 to the Alternate Mitigation Contribution (AMC) Formula and per Adequate Public Facilities Ordinance (APFO) Section 5.5, “Measuring for Available Capacity” for Housing Developments over five units.

	Elementary	Middle	High
Single Family	.43	.22	.22
Town Home	.32	.11	.14
Multi-Family	.31	.12	.16

CITY OF HAGERSTOWN



DEPARTMENT OF UTILITIES

Water and Wastewater Engineering Division - 1 Clean Water Circle - Hagerstown, MD 21740 - Phone 301-739-8577 ext. 650

DRAWING REVIEW

To: ☐ City of Hagerstown Department of Planning
☒ Washington County Department of Planning
☐ Washington County Department of Permits & Inspections

DATE 12/03/2020

AGENCY: # PC-20-004 WATER & SEWER DEPT. # 1000-16

PROJECT/APPLICANT NAME: Shops at Sharpsburg Pike

LOCATION: 10319 Sharpsburg Pike

WATER:

TYPE OF REVIEW:

- ☒ Site Plan
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Construction Drawings
- ☐ Subdivision Plat (minor)
- ☐ Rezoning Request
- ☐ Re-Plat
- ☐ Development Plan

RECOMMENDATION:

- ☐ Approved as submitted
- ☒ Approved subject to comments
- ☐ Not approved - Resubmit
- ☐ Denied

WATER AVAILABILITY:

- ☐ Existing service(s)
- ☐ New service(s) available upon payment of fees
- ☒ Water available upon extension of main(s)
- ☐ Water service not available

WASTEWATER:

TYPE OF REVIEW:

- ☐ Site Plan
- ☐ Preliminary Plat (minor)
- ☐ Final Plat
- ☐ Construction Drawings
- ☐ Subdivision Plat (minor)
- ☐ Rezoning Request
- ☐ Re-Plat
- ☐ Development Plan

RECOMMENDATION:


- ☐ Approved as submitted
- ☐ Approved subject to comments
- ☐ Not approved - Resubmit
- ☐ Denied

WASTEWATER AVAILABILITY:

- ☐ Existing service(s)
- ☐ New service(s) available upon & payment of fees
- ☐ Sewer available upon extension of main(s)
- ☐ Wastewater service not available
- ☐ Sewer In County Service Area

COMMENTS There is a pre-annexation agreement for this project currently on file with the City. The parcel at 10409 Sharpsburg Pike is connected to City Water; the parcels at 10405 and 10401 have been disconnected from public water. The City would expect a master water meter for the multi-family apartment lot (Lot 6). Lots 4 and 5 could each have their own meter. The City can provide mapping of existing water stubs to the project side of Sharpsburg Pike during the Site Plan Design phase.

CC: ☒ File
☐ WCHD
☐ Applicant
☒ Engineer FSA – Trevor Frederick


Kellen Douglas, Engineer



DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Jill Baker, Director, Planning Department

FROM: Gail Abbott, Senior Plan Reviewer / Floodplain Manager

DATE: November 17, 2020

SUBJECT: PC-20-004 The Shops at Sharpsburg Pike

I have reviewed the above-referenced plan and have the following comments.

1. Any development shall comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance. A Conceptual Stormwater Management plan and mass Grading Plan has been approved for this site. As the development plans progress, it should be demonstrated how the proposed development compares to the assumed conditions approved under Stormwater Concept Plan.
2. A traffic impact study was approved for this site. The peak hour trip generation should be provided for the proposed development. If the proposed trip generation rates significantly change from what was approved in the traffic impact study, and the change results in significant impacts to roadways, a revised TIS submittal or traffic impact statement may be required as determined by the County.

Please contact me if you have any questions.

Copy(ies) to: Lisa Kelly (via E-mail)
Rebecca Calimer (via E-mail)

ZONING DATA

EXISTING ZONING DISTRICT	HI - HIGHWAY INTERCHANGE DISTRICT
PROPOSED ZONING DISTRICT	MXC - MIXED USE COMMERCIAL DISTRICT
EXISTING USE	VACANT LAND
PROPOSED USE	COMMERCIAL, RETAIL
MAXIMUM BUILDING HEIGHT:	
HI	75 FT.
MINIMUM YARD SETBACK (MXC):	
FRONT	25 FT.
*SIDE	10 FT.
*REAR	20 FT.
BUFFER YARDS	ANY MULTI-FAMILY RESIDENTIAL SHALL PROVIDE A 50' BUFFER ALONG ITS COMMON BOUNDARY WITH ANY LOT ZONED FOR OR OCCUPIED BY A SINGLE FAMILY DWELLING.
MXC DESIGN CRITERIA	
RESIDENTIAL USES	A MINIMUM OF 2 TYPES OF RESIDENTIAL USES MINIMUM 15% OF D/U MUST BE MULTI-FAMILY OR 25 UNITS (WHICHEVER IS LESS)
COMMERCIAL USES	MAXIMUM 10% OR 70% WHEN APPLIED TO HI DISTRICT
EMPLOYMENT USES	NOT PERMITTED
OPEN SPACE	MINIMUM 5% NOT INCLUDING FOREST CONSERVATION AREA
DENSITY	12 DWELLING UNITS PER ACRE 24 DWELLING UNITS PER ACRE PERMITTED IN HIGH RISE BUILDINGS- MORE THAN 3 FLOORS AND NO MORE THAN 6 FLOORS

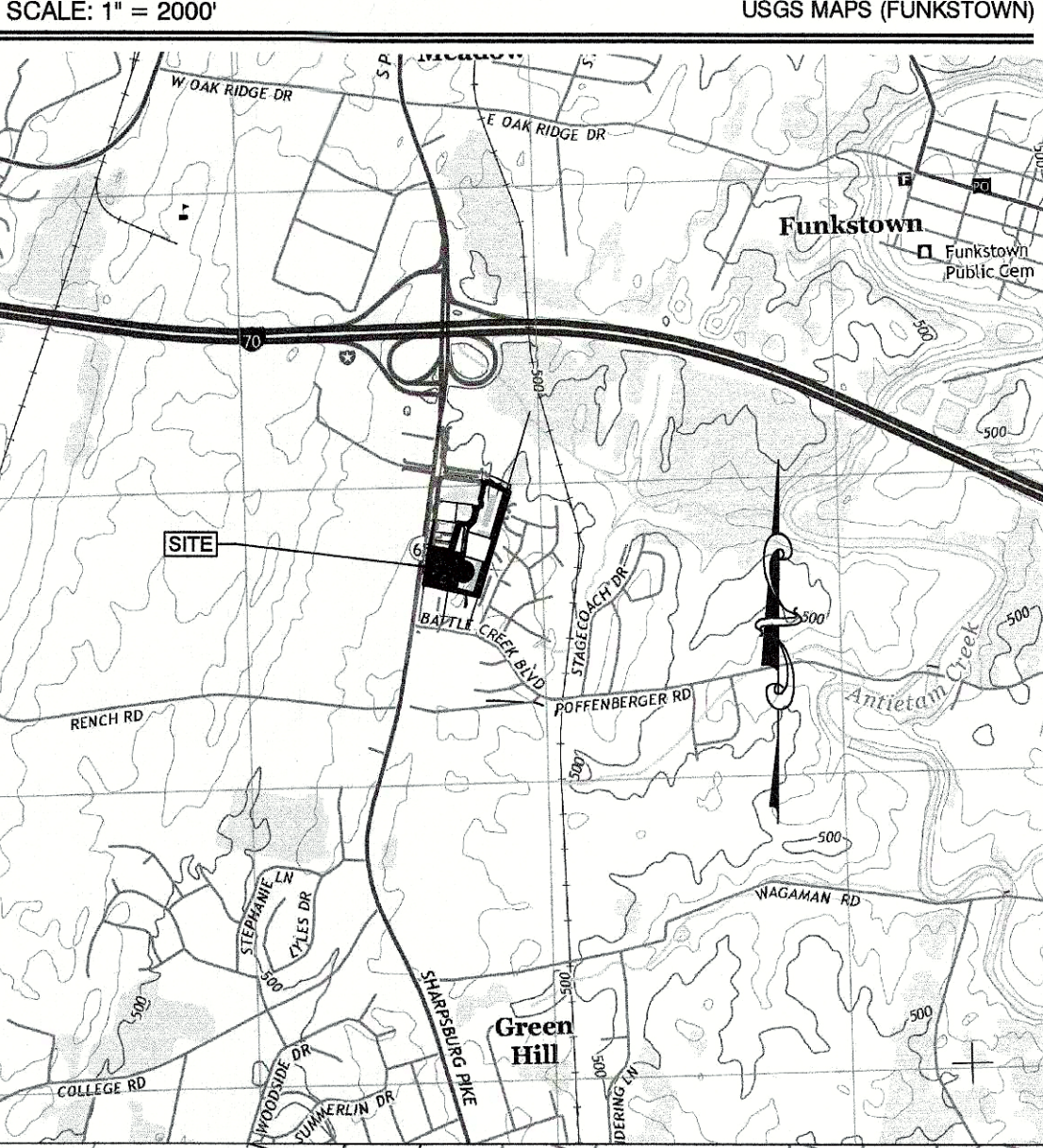
SITE DATA

TAX MAP - GRID - PARCEL	0057-0010-0160
ELECTION DISTRICT	10
ACCOUNT NUMBER	020174
LIBER / FOLIO	05542 / 00213
PLAT NUMBER	10893
AREA SUMMARY:	
PARCEL	9.92 AC +/-
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	24,000 GPD
FOREST CONSERVATION	ADDRESSED PER FINAL PLAT #10768
WATERSHED:	
NAME	ANTEITAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C03050 EFFECTIVE 08/15/2017
DWELLING UNITS	111 (105 MULTI-FAMILY, 6 TOWNHOUSE)
DENSITY	11.2 DWELLING UNITS/AC.
AVERAGE DAILY TRAFFIC	7700
LOT 4	6725
LOT 5	404
LOT 6	571

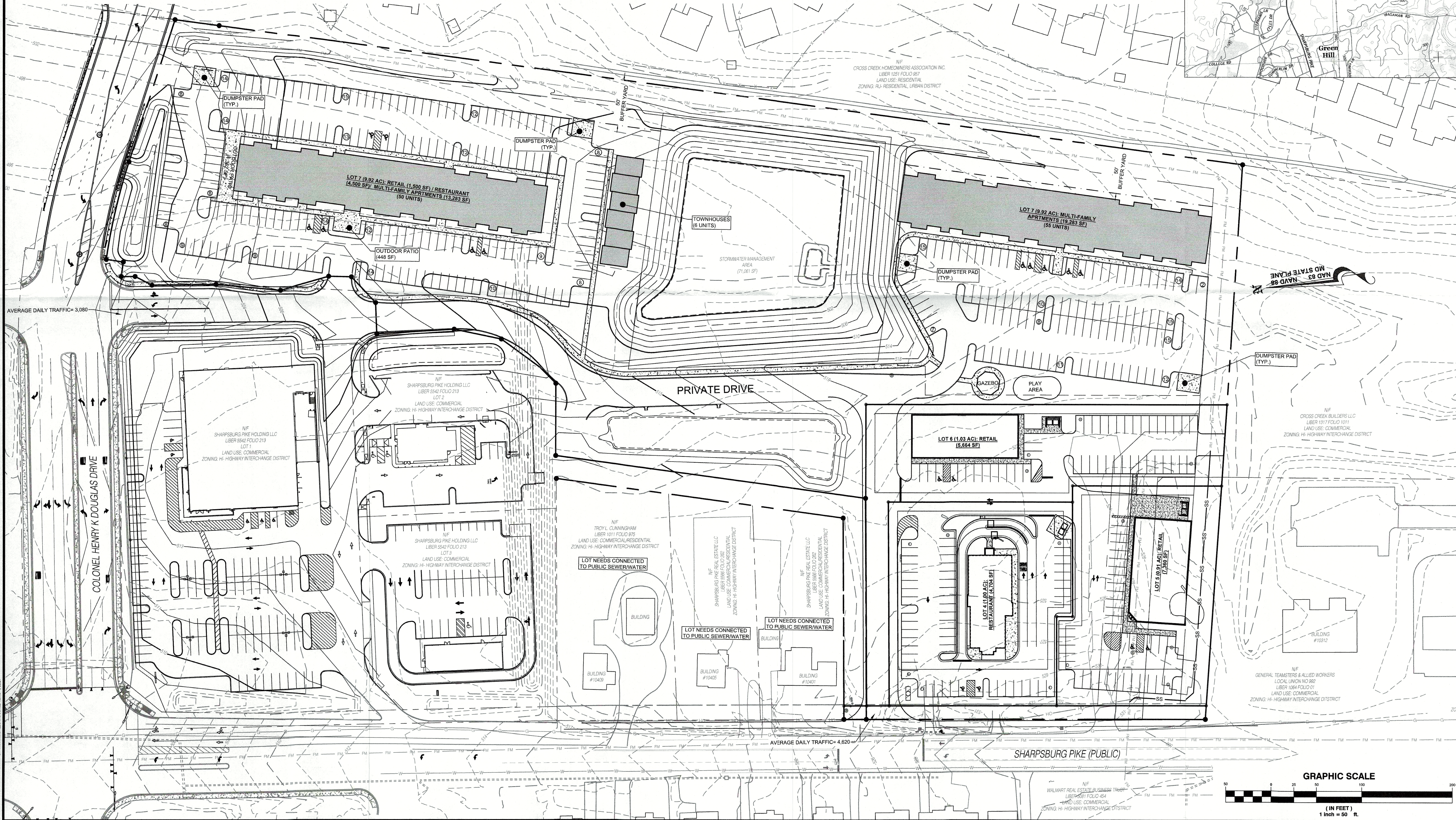
PARKING SUMMARY

REQUIRED PARKING:	
MULTIFAMILY & TOWNHOUSE	2 SPACES PER DWELLING UNIT PLUS OVERFLOW PARKING
DWELLING UNIT OVERFLOW: 0.3 SPACES PER DWELLING UNIT	
2*111 + 0.3*111 = 256 SPACES REQUIRED	
RETAIL (1500 SF)	5 SPACES PER 1000 SQ. FT. OF GLA
1500/5 = 8 PARKING SPACES	
RESTAURANT (4500 SF)	1 SPACES PER 75 SQ. FT. OF GFA
4500/75 = 60 PARKING SPACES	
TOTAL SPACES REQUIRED	324 TOTAL PARKING SPACES REQUIRED
TOTAL SPACES PROVIDED:	
306 TOTAL (285 REGULAR, 11 ADA)	
***VARIANCE REQUIRED TO REDUCE PARKING FROM 324 TO 306	

VICINITY MAP



OWNER:
SHARPSBURG PIKE HOLDINGS LLC
LIBER 5542 FOLIO 213
12.7 +/- AC.
LAND USE: COMMERCIAL
ZONING: HI - HIGHWAY INTERCHANGE DISTRICT



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland.
License # 49808
Expiration Date 05/31/2025

DATE: 12.08.2020

REVISIONS:

NO.	DESCRIPTION	DATE
1	Revised per agency comments	12.08.2020

THE SHOPS AT SHARPSBURG PIKE

RECEIVED

JAN 14 2020

WASHINGTON COUNTY PLANNING DEPARTMENT

PROJECT NO: 5563.APT

OWN BY: Abram Myers

DATE: 09-08-2020

PROJECT MANAGER: Trevor Frederick

EMAIL: trevor@fsa-inc.com

TAX MAP: 0057-0010-0829

SCALE: 1" = 50'

SHEET TITLE: CONCEPT PLAN

C-101

SHEET 01 OF 01



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

PRELIMINARY CONSULTATION DISTRIBUTION

TO: Washington County Health Department (via e-mail)
Washington County Department of Water Quality (via e-mail)
Washington County Plan Review – Land Development (via e-mail)
Washington County Plan Review – Engineering (via e-mail)
Washington County Engineering Department
Washington County Board of Education – (via e-mail)
City of Hagerstown Department of Utilities – (via e-mail)
Washington County Soil Conservation District – (via e-mail)
State Highway Administration
E-911 Emergency Services
Washington County Sheriff Department

FROM: Jill Baker

RE: PC-20-005 – Arnett Farms Apartments

DATE: January 17, 2021

Attached is the preliminary consultation summary for the above referenced project.

JLB/dse

Attachments

cc: Frederick, Seibert & Associates (via e-mail)

PRELIMINARY CONSULTATION

PC-20-005 – ARNETT FARMS APARTMENTS

A preliminary consultation was held on Thursday, December 3, 2020 at 1:30 p.m. virtually using Zoom meeting software. Present and participating in the preliminary consultation were the following: Travis Allen, Comprehensive Planner, and Debra Eckard, Administrative Assistant, Washington County Department of Planning & Zoning; Ashley Holloway, Director/Zoning Administrator and Rebecca Calimer, Chief of Plan Review, Division of Plan Review & Permitting; Dee Price, Urban Program Director, and Mark Kendle, Washington County Soil Conservation District; Tim Lung, Environmental Health Program Consultant, Washington County Environmental Health Department; Kellen Douglas, Engineer, City of Hagerstown Department of Utilities; and Trevor Frederick, Frederick, Seibert & Associates.

Mr. Allen presented for review and comment a concept plan for a proposed mixed-use development located at Lot 3, immediately south of the new Walmart near the I-70 interchange. The developer is proposing a mixture of commercial retail uses and residential uses of mixed types. The property is currently zoned HI (Highway Interchange); however, a change in zoning to MXC (Mixed Use Commercial) will be required in order for the project to move forward.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Ms. Price stated that this site has been mass graded; therefore, there is no need for a sensitive area review at this time. This area is located around the Walmart and has been graded for pads. The Soil Conservation District has no additional comments at this time.

WASHINGTON COUNTY PUBLIC SCHOOLS

Written comments were provided prior to this meeting, are attached to the summary and will be made a part of the official record.

WASHINGTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

Mr. Tim Lung stated the review of the concept plan is very limited. However, when the plans gets to the site plan and/or subdivision phase, the Health Department would require allocation forms from the service providers as well as a \$25.00 review fee.

CITY OF HAGERSTOWN DEPARTMENT OF UTILITIES

Mr. Kellen Douglas stated there is a pre-annexation agreement for this property, which is located inside the City of Hagerstown's Medium Range Growth Area (MRGA). Written comments were provided following the consultation, are attached to this summary, and will be made a part of the official record.

WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW – LAND DEVELOPMENT

Ms. Calimer stated there are no comments at this time.

WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW – ENGINEERING

Written comments were provided prior to the consultation as follows: "Any development shall comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment

Control Ordinance including a Conceptual Stormwater Management plan. A traffic impact study will be required for this development.” Ms. Calimer stated that the Traffic Impact Study will be required during the Development Plan stage.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

Written comments were provided prior to the consultation as follows: “All sewer internal to this lot will be private.”

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

Mr. Allen noted that the note on the concept plan regarding forest mitigation is incorrect. Mitigation for this lot has not been completed yet. In accordance with Plat #10531 under the Worksheet, there is a reference stating that the remaining .43 acre mitigation was set aside to be met at a later time when another development plan was submitted for this lot.

Mr. Frederick asked how a mass grading plan was approved without the mitigation being met. Mr. Allen deferred comments to Mr. Lung who stated that the developer requested the deferment of mitigation of this site, which was approved by the Planning Commission. Mr. Allen noted that all other forest mitigation has been met by using off-site and on-site forest easements and the payment in lieu of option. Only this .43 acre mitigation requirement must be met.

Ms. Jill Baker, Director of the Washington County Department of Planning & Zoning provided written comments following the preliminary consultation as follows (a copy of which is attached):

1. The density proposed by this plan exceeds the maximum density of the MXC district. The maximum residential density in this district is 12 dwelling units (du) per acre (ac). You have proposed 18 du/ac. We believe the confusion may lie in the specific density requirements for “high rise” units. The density for “high rise” units may reach a maximum of 24 du/ac; however, the overall density of the development may only reach 12 du/ac.
2. The Land Use Plan map in the County’s Comprehensive Plan shows this parcel in a commercial land use category. It is apparent from the application, that the focus of this proposal is for residential use with very minimal commercial. This does not comport to the policies of the Comprehensive Plan and is therefore considered inconsistent with the Plan for the County.
3. The property is located within the Medium Growth Range Area designated by the City thereby making water service potentially available. It should be noted that the proposed change in zoning would likely significantly increase the allocation needs of this use. Allocation will be determined at the time of permit application.
4. The primary transportation node through this development shows only a 25 foot right-of-way. Since this does not meet County standards for local road right-of-way designations, it is assumed that you are proposing this node as a private access road. Based on the traffic counts shown in the application, it appears that this node will likely incur a great deal of traffic coming out of the commercial areas to the north. The estimated 1,043 Average Daily Traffic (ADT) shown on the plan is approaching the level of a minor collector. Staff does not believe that a 25 foot wide private road would be in the best interest of this community given the amount of through traffic expected from commercial areas to the north and the traffic generated from the site.
5. In addition to road width, access to public roads in comparison to the number of proposed units (212) seems inadequate. There are other access points to this parcel however they are all private roads that do not meet the same standards as public access roads. They may have easements to

use the private roads but issues with maintenance will likely cause friction between adjacent and incompatible uses.

6. There is no landscaping plan shown in this application. We would expect that there would be a significant amount of landscaping needed to help buffer the high-density residential uses proposed in this plan from the commercial areas that surround this property.
7. The application states that Forest Conservation has already been mitigated. This is incorrect. Per the recorded plat for this parcel (Plat Folio 10525), there is an additional 0.43 acres of mitigation that was deferred to future development. This will be required to be mitigated as part of this proposal.
8. The building setbacks proposed for the townhouse lots and for the multi-family apartments adjacent to Supercenter Drive seem too small. While the townhouse lots may be adjacent to a proposed private road, the traffic counts shown in the application give the indication that there will be a significant amount of through traffic from commercial areas to the north. We are concerned with the safety of homes located this close to transportation facilities that will carry that much traffic. People will expect some use of the open area between the home and road but there does not seem to be enough space to safely use. The apartments along Supercenter Drive have the same problem.
9. This property is located within the school districts of Rockland Woods Elementary, E. Russell Hicks Middle and South Hagerstown High Schools. Currently, both the middle and high schools exceed their State Rated Capacity. In addition, South Hagerstown High School will soon exceed the 120% capacity threshold to use the Alternate Mitigation Contribution (AMC) for Adequate Public Facilities Ordinance (APFO) regulations related to schools. Additional residential development that exceeds the 120% capacity threshold may not use the AMC as a mitigation method and may not be approved until mitigation is negotiated and approved by the Board of County Commissioners.

CLOSING REMARKS

Mr. Frederick asked what the next step would be in the process. Mr. Allen suggested that the developer make changes to the concept plan based on comments presented during the consultation. A summary of the consultations will be prepared, which will then be submitted to the Planning Commission along with the concept plan for its review and comment. Planning Commission comments will be incorporated into the official record and will need to be addressed by the developer as the plan progresses. Following the Planning Commission's review, a rezoning application should be submitted to the Department of Planning and Zoning to begin the rezoning process.

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting.

Respectfully submitted,



Jill Baker, Director

JLB/TA/dse
Attachments

November 6, 2020

Ms. Jill Baker
Washington County Division of Plan Review and Permitting
80 West Baltimore Street
Hagerstown, Maryland 21740-6003

21
RECEIVED
NOV 12 2020
Plan Review/Permitting

Dear Ms. Baker:

Re: PC-20-005 Arnett Farms Apartments

Thank you for the opportunity to review the above-referenced preliminary consultation sent from your office on November 2, 2020. The preliminary consultation plan for the Arnett Farms Apartments indicates that there are 200 multi-family homes and 12 town home units proposed for this subdivision. If approved, in accordance with the Adequate Public Facility Ordinance (APFO), the entire development should be classified as a "Major Subdivision" and subject to mitigation.

Washington County Public Schools' (WCPS) review is twofold. The first review is to comment on the available capacity at the schools that would be impacted by the proposed subdivision. This review is being provided for informational purposes only, as WCPS does not approve APFO or mitigation requests, and will also be provided to the Washington County Director of Planning and Zoning. The information provided in this letter is current as of the date it is being written, but is subject to change in the future and should in no way be considered a fixed value. The second part of the review is to provide comment on the physical design and any potential concerns of the proposed subdivision as related to the day-to-day operations of WCPS. These comments are provided as information only, subject to other agency comments or review and/or future modification by WCPS.

Available Capacity Comments

According to the Washington County APFO, the local-rated capacity (LRC) standard for elementary schools is 90% of state-rated capacity (SRC); and for secondary schools it is 100% of state-rated capacity. By way of this letter, WCPS is notifying the county that this proposed development is located in the Rockland Woods Elementary, E. Russell Hicks Middle, and South Hagerstown High attendance zones. The proposed development has not been previously identified in WCPS Educational Facilities Master Plans, or enrollment projections that identify future student seat capacity needs.

Enrollment

The school enrollments for these attendance zones (in June of 2020 – see attachment), stated as a percentage of the respective local- and state-rated capacities, are shown below:

	Based on Actual June 2020 Enrollment	Current Seats Available per LRC or SRC
Rockland Woods Elementary	98% of LRC	18
E. Russell Hicks Middle	103% of SRC	-33
South Hagerstown High	107% of SRC	-89

Based on the preliminary consultation plan, the total number of future units proposed by this development would be 200 multi-family homes and 12 town homes, for a total of 212 dwelling units. Below are the Pupil Generation Rates for the proposed subdivision, as adopted by the Board of County Commissioners on October 29, 2019 (see attachment). Per unit yields are based on the recent trends of:

	<u>Elementary</u>	<u>Middle</u>	<u>High</u>
Town Home:	.32	.11	.14
Multi-Family Home:	.31	.11	.16

Based on the above Pupil Generation Rates, the proposed development will generate approximately 68 elementary school, 35 middle school, and 34 high school students. Based on current enrollments only, this development would adversely impact the ability of all three (3) facilities to accommodate the increased number of students. With inadequate funding identified within the County's Capital Improvement Plan to replace, modernize, or construct new facilities, any proposed development may stress current infrastructure and have an adverse effect on schools and existing communities affected by the development. Based on the number of other proposed developments that have already been tested against the APFO (including Westfields, Claggetts Mill, Villas at Gateway, etc.), WCPS would anticipate that this development could cause the enrollment to exceed 120% of SRC at any facility. WCPS recognizes that mitigation agreements with developers and AMC calculations are done at the sole discretion of the Board of County Commissioners and Washington County staff. Future educational capital needs to accommodate increased enrollment from this development, and all prior approved developments, should be considered as part of any Planning Approval process.

Physical Design Comments:

The Department of Facilities Planning and Development and the Department of Transportation have no comment on the layout of the subdivision or the proposed dwelling locations at this point in time. There is limited information available with regards to sidewalks, and the overall layout. Based on the existing development's overall layout, the developer and potential residents of this subdivision should be advised that WCPS would likely provide bus service pickup for the residents of this development on the main entrance lane.

Respectfully yours,



Chad K. Criswell
Senior Project Manager and Planning Supervisor

Copy: Jeff Proulx, Chief Operating Officer (email)
Robert Rollins, III, Director of Facilities Planning and Development (email)

BOARD OF EDUCATION OF WASHINGTON COUNTY

Hagerstown, Maryland 21740

June 10, 2020

OFFICIAL ENROLLMENT

as required by Section 5.3 and 5.5 (c) of the current Adequate Public Facilities Ordinance (APFO) for the determination of the available capacity at school facilities.

2019-2020

	School	State Rated Capacity	Local Rated Capacity	Enrollment
E L E M E N T A R Y	Bester	628	565	553
	Boonsboro	499	449	616
	Cascade	278	250	153
	Clear Spring	386	347	410
	Eastern	572	515	429
	Emma K. Doub	297	267	362
	Fountaindale	365	329	391
	Fountain Rock	271	244	278
	Greenbrier	274	247	223
	Hancock	295	266	229
	Hickory	268	241	308
	Jonathan Hager	471	424	401
	Lincolnshire	545	491	536
	Maugansville	755	680	748
	Old Forge	366	329	347
	Pangborn	745	671	732
	Paramount	408	367	422
	Pleasant Valley	225	203	261
	Potomac Heights	294	265	323
	Rockland Woods	751	676	658
	Ruth Ann Monroe	692	623	619
	Salem Avenue	722	650	753
	Sharpsburg	249	224	249
	Smithsburg	431	388	383
	Williamsport	568	511	574
				10,958 Sub-Total Elementary Schools
M I D D L E	Boonsboro	870		699
	Clear Spring	605		356
	E. Russell Hicks	841		874
	Northern	913		794
	Smithsburg	839		596
	Springfield	1,096		872
	Western Heights	998		981
				5,172 Sub-Total Middle Schools
H I G H	Barbara Ingram	149		302
	Boonsboro	1,098		900
	Clear Spring	656		470
	Hancock Middle/High	591		242
	North Hagerstown	1,423		1,306
	Smithsburg	897		741
	South Hagerstown	1,240		1,329
	Wash. Co. Technical	642		606
	Williamsport	1,094		895
				6,791 Sub-Total High Schools
O T H	Marshall Street Ed. Ctr.	90		44
	Job Development Center	60		32
				76 Sub-Total Other Schools
TOTAL				22,997

Washington County

A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

January 13, 2021

Frederick, Seibert and Associates

Attention: Trevor Frederick

128 S. Potomac Street

Hagerstown, MD 21740

Re: Preliminary Consultation comments (PC-20-005); Arnett Farm Apartments

Dear Trevor,

I apologize for the tardiness of these comments. We have reviewed the concept plan submitted for Arnett Farms apartments and have the following comments:

1. The density proposed by this plan exceeds the maximum density of the proposed MXC district. The maximum residential density in this district is 12 dwelling units (du) per acre (ac). You have proposed 18 du/ac. We believe the confusion may lie in the specific density requirements for "high rise" units. The density for "high rise" units may reach a maximum of 24 du/ac, however, the overall density of the development may only reach 12 du/ac.
2. The Land Use Plan map in the County Comprehensive Plan shows this parcel in a commercial land use category. It is apparent from the application that the focus of this proposal is for residential use with very minimal commercial. This does not comport to the policies of the Comprehensive Plan and is therefore considered inconsistent with the Plan for the County.
3. The property is located within the Medium Range Growth Area designated by the City thereby making water service potentially available. It should be noted that the proposed change in zoning would likely significantly increase the allocation needs of this use. Allocation will be determined at the time of permit application.
4. The primary transportation node through this development shows only a 25 ft right-of-way. Since this does not meet County standards for local road right-of-way designations, it is assumed that you are proposing this node as a private access road. Based on the traffic counts shown in the application it appears that this node will likely incur a great deal of traffic coming out of the commercial areas to the north. The estimated 1043 Average Daily Traffic (ADT) shown on the plan is approaching the level of a minor collector. Staff does not believe that a 25 wide, private road would be in the best interest of this community given the amount of through traffic expected from commercial areas to the north and the traffic generated from the site.

5. . In addition to road width, access to public roads in comparison to the number of proposed units (212) seems inadequate. There are other access points to this parcel, however, they are all private roads that do not meet the same standards as public access roads. They may have easements to use the private roads but issues with maintenance will likely cause friction between adjacent and incompatible uses.
6. There is no landscaping plan shown in this application. We would expect that there would be a significant amount of landscaping needed to help buffer the high-density residential uses proposed in this plan from the commercial areas that surround this property .
7. The application states that Forest Conservation has already been mitigated. This is incorrect . Per the recorded plat for this parcel (Plat Folio 10525) there is an additional 0.43 acres of mitigation that was deferred to future development . This will be required to be mitigated as part of this proposal.
8. The building setbacks proposed for the townhouse lots and for the multi-family apartments adjacent to Supercenter Drive seem too small. While the townhouse lots may be adjacent to a proposed private road, the traffic counts shown in the application give the indication that there will be a significant amount of through traffic from commercial areas to the north. We are concerned with the safety of homes located this close to transportation facilities that will carry that much traffic. People will expect some use of the open area between the home and road but there does seem to be enough space to safely use . The apartments along Supercenter Drive have the same problem.
9. This property is located within the school districts of Rockland Woods Elementary, E. Russell Hicks Middle, and South Hagerstown High Schools. Currently, both the middle and high school districts exceed their State Rated Capacity. In addition, South Hagerstown High School will soon exceed the 120% capacity threshold to use the Alternate Mitigation Contribution (AMC) for Adequate Public Facilities Ordinance (APFO) regulations related to schools. Additional residential development that exceeds the 120% capacity threshold may not use the AMC as a mitigation method and may not be approved until mitigation is negotiated and approved by the Board of County Commissioners.

If you have any questions or concerns regarding this comments, please feel free to contact me at (240) 313-2433 or jbaker@wash-co-md.net .

Sincerely,

A stylized, handwritten signature in a dark purple or grey ink, appearing to read "μ j,".

Jill Baker
Director



DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

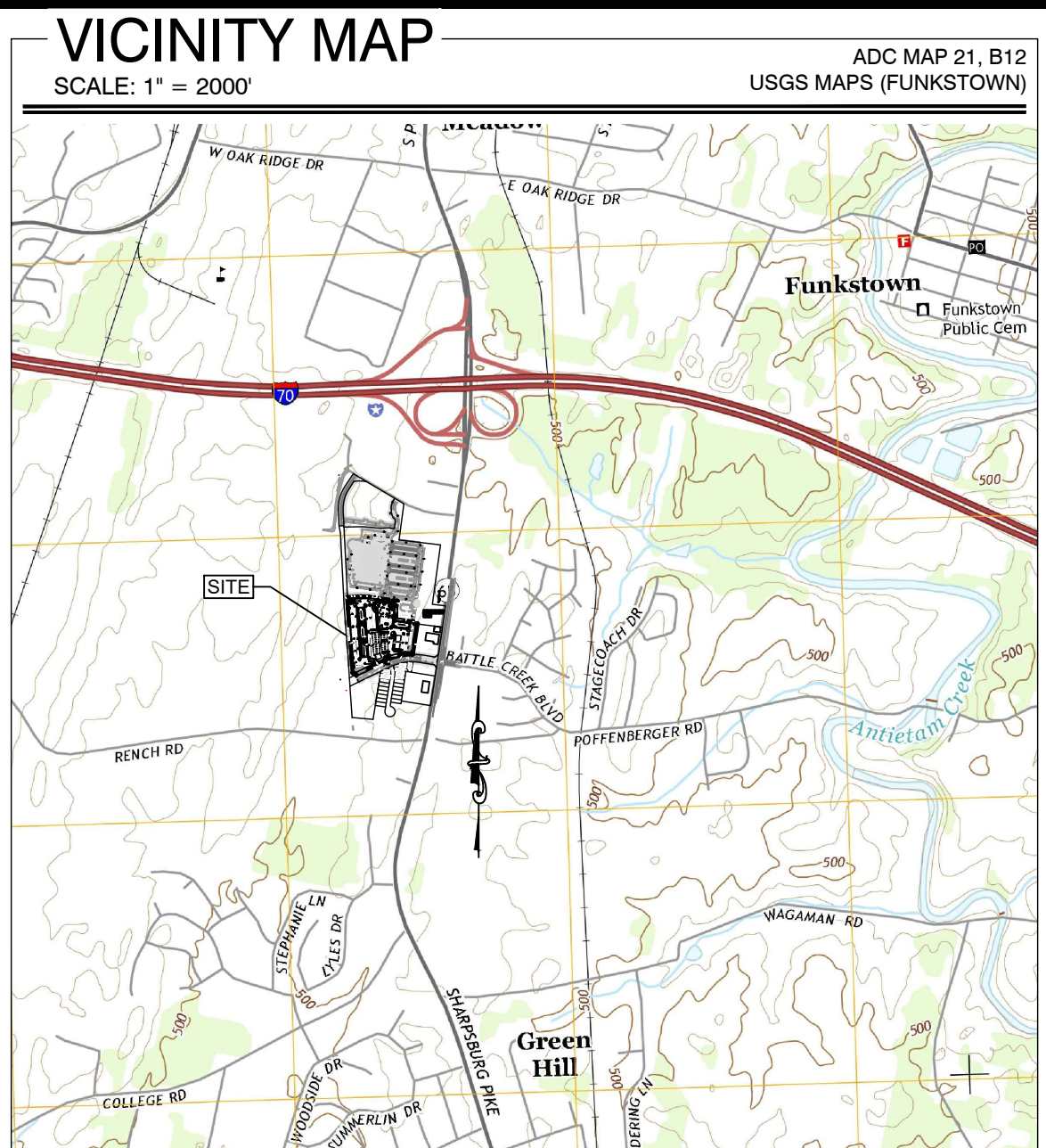
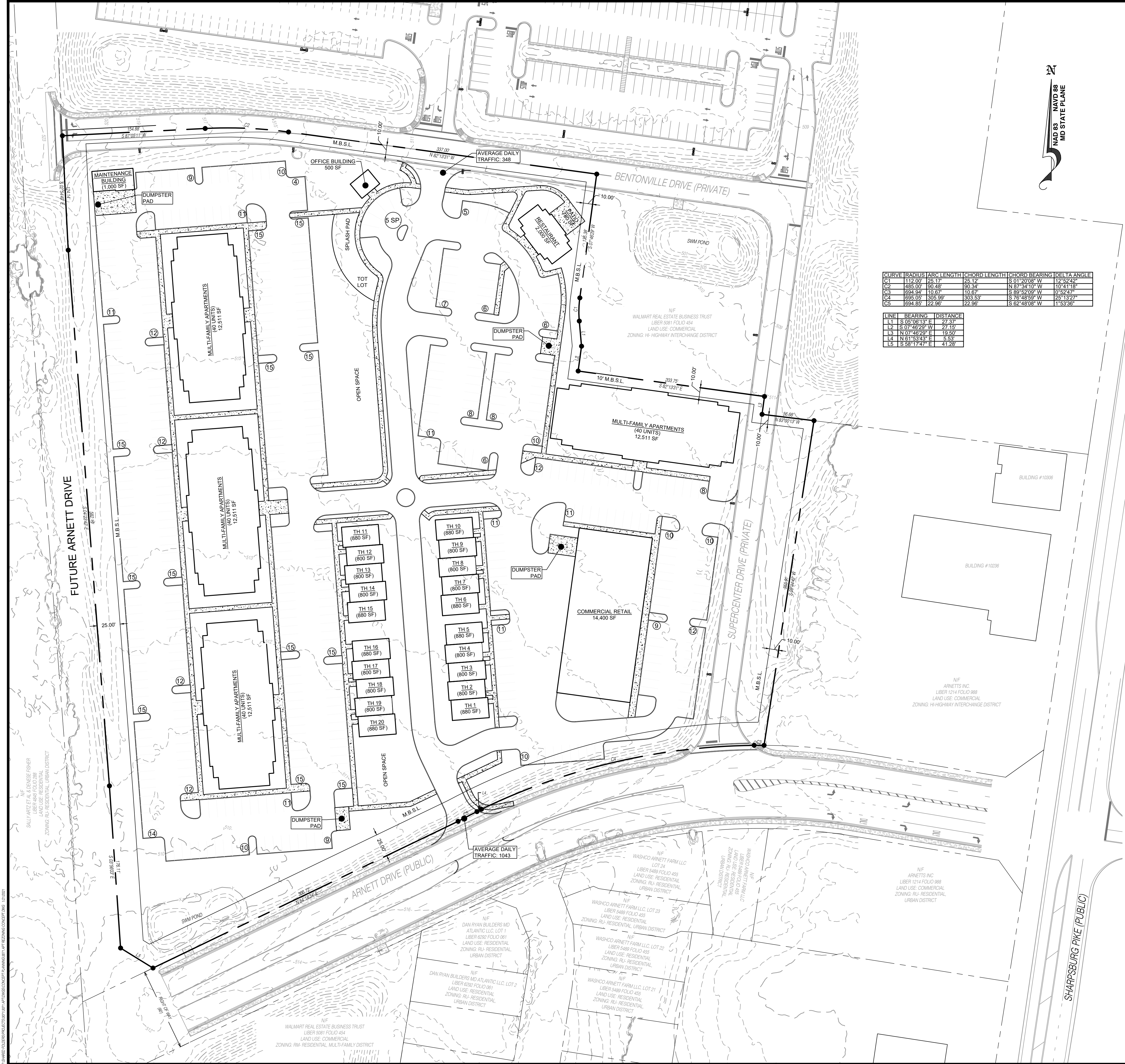
TO: Jill Baker, Director, Planning Department
FROM: Gail Abbott, Senior Plan Reviewer / Floodplain Manager
DATE: November 17, 2020
SUBJECT: PC-20-005 Arnett Farms Apartments

I have reviewed the above-referenced plan and have the following comments.

1. Any development shall comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance including a Conceptual Stormwater Management plan.
2. A traffic impact study will be required for this development.

Please contact me if you have any questions.

Copy(ies) to: Lisa Kelly (via E-mail)
Rebecca Calimer (via E-mail)



ZONING DATA	
EXISTING ZONING DISTRICT	HI - HIGHWAY INTERCHANGE DISTRICT
PROPOSED ZONING DISTRICT	MXC - MIXED USE COMMERCIAL DISTRICT
EXISTING USE	VACANT LAND
PROPOSED USE	RESIDENTIAL OFFICE, RESTAURANT

MAXIMUM BUILDING HEIGHT:	
HI	75 FT.
MXC - COMMERCIAL	XX FT.
MXC - RESIDENTIAL	XX FT.

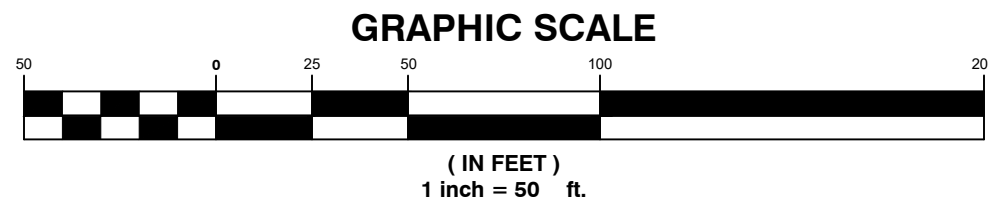
MINIMUM YARD SETBACK:	
FRONT	25 FT.
*SIDE	10 FT.
*REAR	20 FT.
BUFFER YARDS	ANY MULTI-FAMILY RESIDENTIAL SHALL PROVIDE A 50' BUFFER ALONG ITS COMMON BOUNDARY WITH ANY LOT ZONED FOR OR OCCUPIED BY A SINGLE FAMILY DWELLING.

MXC DESIGN CRITERIA	
RESIDENTIAL USES	A MINIMUM OF 2 TYPES OF RESIDENTIAL USES MINIMUM 15% OF DIU MUST BE MULTI-FAMILY OR 25 UNITS (WHICHEVER IS LESS)
COMMERCIAL USES	MAXIMUM 10% OR 70% WHEN APPLIED TO HI DISTRICT
EMPLOYMENT USES	NOT PERMITTED
OPEN SPACE	MINIMUM 5% NOT INCLUDING FOREST CONSERVATION AREA
DENSITY	12 DWELLING UNITS PER ACRE 24 DWELLING UNITS PER ACRE PERMITTED IN HIGH RISE BUILDINGS- MORE THAN 3 FLOORS AND NO MORE THAN 6 FLOORS

SITE DATA	
TAX MAP - GRID - PARCEL	0057-0010-0629
ELECTION DISTRICT	10
ACCOUNT NUMBER	059283
LIBER / FOLIO	05081 / 00417
PLAT NUMBER	10525
AREA SUMMARY:	
PARCEL	14.927 +/- AC (LOT 3: 11.76 AC., PARCEL A: 3.167 AC.)
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	WASHINGTON COUNTY DEPT. OF WATER QUALITY
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	44,000 GPD
FOREST CONSERVATION	2,614 SF; PAY-IN-LIEU FEE \$784.04
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0305D EFFECTIVE 08/15/2017
DWELLING UNITS	176
MULTIFAMILY UNITS	160
TOWNHOUSE UNITS	16
DENSITY	11.8 DWELLING UNITS/ AC.
PROPOSED BUILDING HEIGHT	50 FT.
AVERAGE DAILY TRAFFIC	1391; TRAFFIC IMPACT STUDY REQUIRED

PARKING SUMMARY	
REQUIRED PARKING:	
TOWNHOUSE/MULTIFAMILY	
2 SPACES PER DWELLING UNIT PLUS OVERFLOW PARKING	
TOWNHOUSE OVERFLOW: 0.5 SPACES PER DWELLING UNIT	
APARTMENT OVERFLOW: 0.3 SPACES PER DWELLING UNIT	
352 PARKING SPACES + 56 OVERFLOW SPACES = 408 SPACES REQUIRED	
PROFESSIONAL OFFICE	
1 SPACE PER 300 SF OF GFA = 2 SPACES REQUIRED	
RESTAURANT	
1 SPACE PER 75 SF OF GFA = 27 SPACES REQUIRED	
COMMERCIAL RETAIL	
5 SPACES PER 1000 SF OF GLA = 44 SPACES REQUIRED	
TOTAL SPACES REQUIRED	481 TOTAL PARKING SPACES REQUIRED

PROPOSED PARKING:	
TOTAL PROPOSED SPACES:	493 TOTAL PARKING SPACES PROPOSED
OWNER:	
WASHCO ARNETT FARM LLC	
LOT 3	
LIBER 5081 FOLIO 417	
11.7 +/- AC.	
LAND USE: COMMERCIAL	
ZONING: HI - HIGHWAY INTERCHANGE DISTRICT	



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland.
Expiration Date: 08-30-2025

FSA

FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECT • LAND PLANNERS

108 SOUTH POTOMAC STREET
FARMERSVILLE, MD 21044
301.791.8300

8301 SPRING ROAD
GREENBELT, MD 20740
301.791.8300

DATE	REVISION	DESCRIPTION
2.08.2025	01	Revised per Agency Comments
01.21.2021	01	Revised per planning comments

ARNETT FARM APARTMENTS
SITUATE TO THE WEST OF SHAPPSBURG PIKE
AND AT THE INTERSECTION OF ARNETT DRIVE AND SUPERCENTER DRIVE
HAGERSTOWN
WASHINGTON COUNTY, MARYLAND
WASHCO ARNETT FARM, LLC
1741 DUAL HIGHWAY SUITE B HAGERSTOWN, MARYLAND 21740
(301) 575-5375

PROJECT NO.	3071 APT
DWN BY	DATE
Abram Myers	09-25-2020
PROJECT MANAGER	EMAIL
T. Frederick	trevor@fsa-inc.com
TAX MAP	
0057-0010-0629	
SCALE	1" = 50'
SHEET TITLE	

CONCEPT
PLAN

C-101
SHEET 01 OF 01



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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Comprehensive Planner

DATE: February 1, 2021

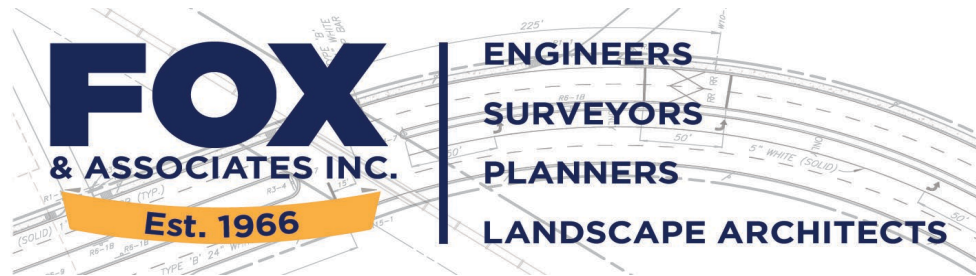
RE: Request to use Natural Regeneration for Stoner Family Farms Lots 1 & 2 (S-20-034)

Attached you will find supporting documentation for a request to utilize natural regeneration to meet forest conservation requirements for this project. The applicant feels that an existing stand of trees on the property, which currently does not qualify as forest, will be capable of meeting the definition of a “forest” under the County’s Forest Conservation Ordinance in a reasonable timeframe without the need for supplemental planting.

Enclosed for your review are two documents in support of the applicant’s request. These include the final forest conservation plan which shows the intended easement location and other plan details, plus a justification letter from Qualified Professional Clint Rock that makes their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite. If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Comprehensive Planner
(240) 313-2432
tallen@washco-md.net



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

August 13, 2020

Washington County Maryland Planning & Zoning Department
100 West Washington Street, Suite 2600
Hagerstown, Maryland 21740

Attention: Travis M. Allen, Comprehensive Planner

Re: Stoner Family Farms, LLC (TM. 57/P. 4) – Forest Mitigation

Dear Travis,

A Preliminary/Final Plat has been submitted for the above-referenced property wherein two new building lots are proposed; Lot 1 (4.01 AC) and Lot 2 (2.97 AC) with a Remaining Lands (79.30 AC). Lot 1 is to be conveyed to a member of the LLC and an exemption request for forest mitigation has been submitted to your office for review.

We have prepared the forest worksheet for Lot 2 which has been provided on the Preliminary/Final Plat and have found the total forest obligation to be 0.59 AC. A Forest Stand Delineation (FS-16-006) had been submitted for this property and approved on June 14, 2016. This delineation determined that no qualified forest cover was present on the property and a recent field investigation confirmed that this is still accurate. However, there is a wooded area in the northeast corner of the property which contains mature trees. This wooded area is likely not adequate in size and tree count to meet the minimum the definition of "Forest" in the Washington County Forest Conservation Ordinance on its own. However, it is part of a larger wooded area located on adjoining properties. It appears that the successional stage of the area directly around this existing wooded area has been halted by the current agricultural operations employed on this property. It is my belief that, if left undisturbed, these areas could easily grow into forest through natural succession.

As such, we feel that Natural Regeneration would be an appropriate means of fulfilling the forest obligation created by the subdivision of proposed Lot 2. Additionally, using \$0.30 per square foot estimated for a planting obligation would suggest an estimated cost of approximately \$8,000.00 to the property owner. As only one lot is proposed to be subdivided for individual sale, the estimated cost of planting seems to be an undue hardship to the property owner.

For these reasons, we ask that you consider this request to allow the use of natural regrowth to fulfill the forest obligation created by the proposed subdivision. Thank you for your consideration of this request. Please feel free to contact me with any questions

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect

SOIL TYPES

H_aB HAGERSTOWN SILT LOAM 0 TO 3 PERCENT SLOPES 37%
H_bB HAGERSTOWN SILTY CLAY LOAM 3 TO 8 PERCENT SLOPES, VERY ROCKY 63%

ADDRESS ASSIGNMENTS

LOT 1 XXXXX COLLEGE ROAD
LOT 2 XXXXX COLLEGE ROAD
REMAINING LANDS 17840 COLLEGE ROAD

NOTE: EACH ADDRESS IS BASED ON THE ENTRANCE AS SHOWN ON THE PLAT. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THE DEPARTMENT OF PLANNING & ZONING FOR A NEW ADDRESS ASSIGNMENT.

AREA TABULATION

GROSS 81.90 Ac.±
LOT 1 PANHANDLE AREA 0.49 Ac.
LOT 1 TOTAL 4.01
LOT 2 2.97 Ac.
REMAINING LANDS 74.92 Ac.±

FOREST CONSERVATION EASEMENT 0.60 Ac.

MITIGATION FOR LOT 2 WILL BE PROVIDED ON LOT 1

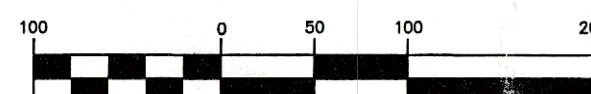
NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (91)
- THERE ARE NO HOUSES, WELL, OR SEPTICS WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY UNLESS SHOWN.
- ZONING IS "A(R)" AGRICULTURAL.
- AN EIGHT (8) FOOT EASEMENT FOR ALL UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
- THE PROPERTY IS IN FLOOD ZONE "X" BY EXAMINATION OF FEMA FLOOD MAP 24043C0284D HAVING AN EFFECTIVE DATE OF AUGUST 15, 2017.
- BEARINGS AND DISTANCES IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
- SETBACKS: FRONT 40'
SIDES 15'
REAR 50'
SEPTIC 10'
- THERE ARE NO FLOODPLAINS OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CRF 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE. THERE ARE NO STEEP SLOPES.
- ACCESSORY STRUCTURES MAY BE CONSTRUCTED IN ACCORDANCE WITH SEC. 4.10 AND SEC. 23.5B.
- DRAINAGE AREA IS LESS THAN 40 ACRES.
- TOPOGRAPHY SHOWN HEREON TAKEN FROM WASHINGTON COUNTY TOPOGRAPHIC GIS DATA.
- PROPOSED WELLS SHALL BE A MINIMUM OF 100' FROM SEPTIC RESERVE AREAS AND 30' FROM DWELLINGS.
- LOT 1 IS INTENDED TO BE CONVEYED TO AN EXISTING PARTIAL OWNERS. AN EXEMPTION FROM THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE HAS BEEN REQUESTED BASED ON AN INTRAFAMILY TRANSFER.

REMAINING LANDS
STONER FAMILY FARMS, LLC
L.1702 F.482
M.57 P.4
74.92 Ac.±

NORTH 698,500
EAST 1,100,800

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNER

STONER FAMILY FARMS, LLC
7604 DAM 4 ROAD
SHARPSBURG, MD 21782
301-613-5438

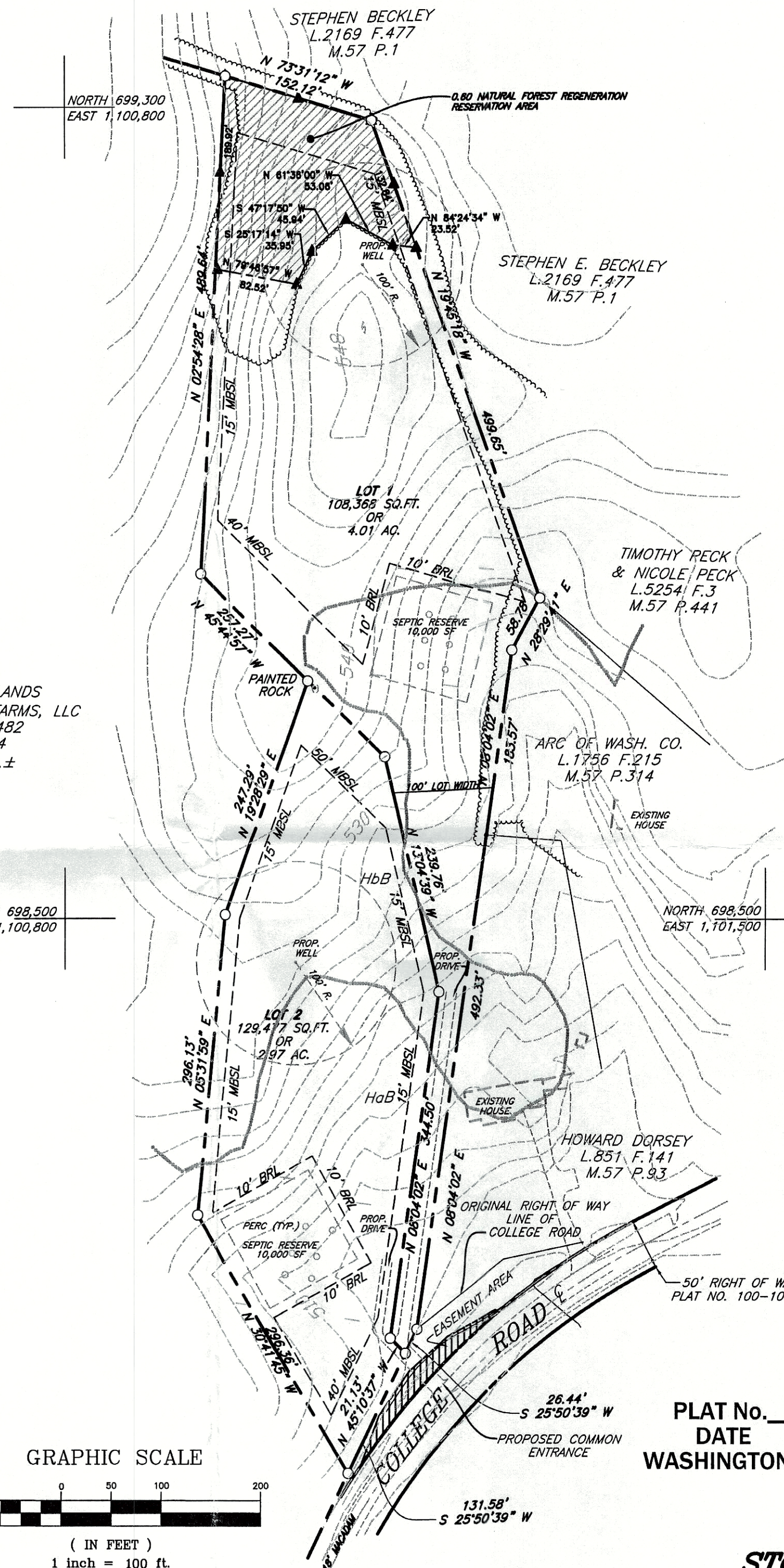
DRAWN BY: A.M.S.
CHECKED BY: G.E.N.
SCALE: 1" = 100'

DATE: NOV. 2020
DATE: NOV. 2020

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853

FOX & ASSOCIATES, INC.
EST. 1966

SHEET 1 OF 2
COUNTY FILE # S-XX-XXX
DISTRICT 02
TAX MAP No. 57
DWG. No. C - 3641



LEGEND

- FOREST COVER TO BE RETAINED AND PROTECTED BY A PERPETUAL CONSERVATION EASEMENT.
- PROTECTIVE SIGNAGE (SEE DETAIL)
- PROTECTIVE FENCING (SEE DETAIL)
- FOREST CONSERVATION EASEMENT BOUNDARY/LIMIT OF DISTURBANCE
- 25% OR GREATER SLOPES
- 15% OR GREATER SLOPES WITH K-VALUE GREATER THAN 0.35
- WOODS LINE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT, THAT IT IS A SUBDIVISION PART OF THE LANDS CONVEYED BY LOIS O. STONER TO STONER FAMILY FARMS, LLC BY DEED DATED SEPTEMBER 25, 2001 AND RECORDED IN LIBER 1702 FOLIO 482. FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

DATE: 11/10/2020
GEORGE E. NAGEL
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21052
EXPIRATION/RENEW DATE: 08/24/2022

RECEIVED

NOV 18 2020

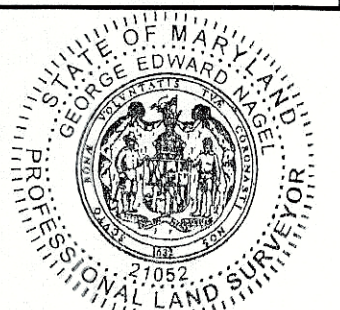
WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT

PRELIMINARY/FINAL PLAT

LOTS 1 & 2

STONER FAMILY FARMS, LLC

SITUATE ALONG THE NORTHWEST SIDE OF COLLEGE ROAD
WASHINGTON COUNTY, MARYLAND



FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE _____ FINAL APPROVAL GOOD FOR SIX MONTHS FROM ABOVE DATE

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.03 (2) UNTIL COMMUNITY SEWERAGE AND WATER HAS BEEN MADE AVAILABLE, NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE CREATED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.03A (2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

DATE _____ COUNTY HEALTH OFFICER _____

WE HEREBY CERTIFY THAT WE ARE THE LEGAL AND TRUE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT THE WE ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET, AND ROAD RIGHTS OF WAY DESIGNATED ON THE PLAT, AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN, AND AGREE THAT THE DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND AND UNDERLYING SAID EASEMENTS, RIGHTS OF WAY, OPEN SPACES AND RECREATION AREAS AND, WITH REGARD TO THE SAID EASEMENTS AND RIGHTS OF WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS OF WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, AND SUCCESSORS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

AND ALL PARTIES AND INTERESTS THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES,
INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2020

WITNESS'S

STONER FAMILY FARMS LLC

Diagram illustrating the installation of anchor bolts and flange streamers for a wall. The diagram shows a cross-section of a wall with a horizontal line representing the wall surface. Above the wall, two vertical lines represent the anchor bolts. The distance between the centerlines of the anchor bolts is labeled "MAXIMUM - 18\" ON CENTER". The anchor bolts are labeled "ANCHORS SHOULD BE SIX(6) FOOT PAINTED STEEL 'T' POSTS." Below the wall, the anchor bolts are shown extending into the foundation. The distance from the face of the wall to the centerline of the anchor bolts is labeled "ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF THREE FEET INTO THE GROUND". The foundation is shown with a hatched pattern. The wall is shown with a horizontal line and a vertical line representing the flange streamers. The flange streamers are labeled "ATTACH FLANGE STREAMERS TO WIRE FENCE".

NOTES

1. FOREST PROTECTION DEVICE ONLY.
2. BOUNDARIES OR RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
3. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
4. SMOOTH WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
5. PROTECTIVE SIGNAGE IS ALSO RECOMMENDED.
6. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION

FOREST RETENTION AREA SIGNS

NOTES:

1. SIGNS REQUIRED TO BE:
 - A) PLASTIC HDPE 0.05 GAGE) OR
 - B) METAL
2. SIGNAGE IS A PERMANENT PROTECTIVE DEVICE AND SHALL BE MAINTAINED.
3. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
4. SIGNS TO BE PLACED APPROXIMATELY 100 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FURTHER APART.
5. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

**MACHINERY, DUMPING
OR STORAGE OF
ANY MATERIALS IS
PROHIBITED**

VIOLATORS ARE SUBJECT TO
FINES AS IMPOSED BY THE
MARYLAND FOREST
CONSERVATION ACT OF

DISTRICT - 02 ACCOUNT # 013452 MAP - 57 GRID - 20 PARCEL - 4
PROPERTY OWNER(S) NAME(S) : STONER FAMILY FARMS, LLC
PERMANENT MAILING ADDRESS: 7604 DAM NUMBER 4 RD, SHARPSBURG, MD 21782
RECIPIENTS NAME(S): RICHARD O. STONER
PROPERTY LOCATION: PROPOSED LOT 1
CURRENT DEED REFERENCE(S) LIBER 1702 FOLIO 482

1 (WE), RICHARD O. STONER, MANAGING MEMBER OF STONER FAMILY FARMS, LLC, THE OWNER(S) OF THE REAL PROPERTY LOCATED AT 1706 LAPPANS ROAD AND DESCRIBED IN THE ABOVE REFERENCED DEED(S) HEREBY DECLARE MY (OUR) INTENTION TO INVOKE THE ESTATE-RELATED TRANSFER EXEMPTION FOR THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE WASHINGTON COUNTY FOREST CONSERVATION PROGRAM AND COMAR 08.19.01.04, FOR A PERIOD OF AT LEAST FIVE (5) CONSECUTIVE FULL TAXABLE YEARS FOLLOWING THE DATE OF RECORDATION OF THIS DOCUMENT.

THIS DECLARATION GRANTS AN EXEMPTION FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF THE OWNER, OR AN IMMEDIATE FAMILY MEMBER OF THE OWNER IDENTIFIED ABOVE BASED ON THE WASHINGTON COUNTY FOREST CONSERVATION PROGRAM. IF THE LAND DOES NOT REMAIN IN THE POSSESSION OF AN IMMEDIATE FAMILY MEMBER FOR A PERIOD OF FIVE (5) YEARS THE OWNER MUST NOTIFY THE WASHINGTON COUNTY PLANNING COMMISSION AND MAY LOSE THIS EXEMPTION. IF THE OWNER MAKES APPLICATION FOR AN ACTIVITY REGULATED UNDER THE FOREST CONSERVATION PROGRAM, CLEARS MORE THAN 20,000 SQUARE FEET OF FOREST, OR VIOLATES THE REQUIREMENTS OF A PREVIOUS FOREST CONSERVATION PLAN ON ALL OR PART OF THE LOT WITHIN THE FIVE (5) YEAR PERIOD, WASHINGTON COUNTY MAY REQUIRE THE OWNER TO MEET THE FOREST CONSERVATION THRESHOLD ESTABLISHED IN THE FOREST CONSERVATION PROGRAM AND COMAR 08.19.03, AND MAY ALSO ASSESS A NONCOMPLIANCE FEE FOR FORESTED AREAS CUT IN VIOLATION OF THIS EXEMPTION.

I (WE) DECLARE, UNDER THE PENALTIES OF LAW, THAT THIS DECLARATION, INCLUDING ANY ACCOMPANYING FORMS AND STATEMENTS, HAS BEEN EXAMINED BY ME (US) AND THE INFORMATION CONTAINED HEREIN, TO THE BEST OF MY (OUR) KNOWLEDGE, INFORMATION, AND BELIEF, IS TRUE, CORRECT, AND COMPLETE.

SIGNATURE(S): RICHARD O. STONER, STONER FAMILY FARMS, LLC. DATE _____
MANAGING MEMBER

IN COMPLIANCE WITH COMAR 26.03.01.05.B. (1) AND (2) THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

STONER FAMILY FARMS LLC

GENERAL NOTES:

1. THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE (FCO). ANY DEVIATION FROM THIS APPROVED PLAN MAY MAKE THE OWNER/DEVELOPER SUBJECT TO FINES AND PENALTIES PURSUANT TO ENFORCEMENT ACTION TAKEN BY THE APPROVING AUTHORITY.
2. FOX & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE SURVIVABILITY OF THE EXISTING FOREST DUE TO CIRCUMSTANCES BEYOND OUR CONTROL, (I.E. ACTS OF NATURE, IMPROPER TREE PROTECTION, OR THE LACK OF FOREST MAINTENANCE).
3. NO DISTURBANCE TO THE EXISTING FOREST AREAS SHALL BE PERMITTED EXCEPT AS SHOWN ON THIS PLAN.
4. AFTER ALL BOUNDARIES AND THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND THE FOREST PROTECTIVE DEVICES INSTALLED WHERE APPLICABLE, AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING AT THE SITE SHALL TAKE PLACE. THE OWNER, HIS CONTRACTOR OR PROJECT MANAGER, AND APPROPRIATE LOCAL INSPECTORS SHOULD ATTEND. IT IS THE OWNER'S RESPONSIBILITY TO NOTIFY THE WASHINGTON COUNTY PLANNING DEPARTMENT AT LEAST FIVE (5) DAYS IN ADVANCE OF THE INSPECTIONS.
5. ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED PROFESSIONAL AND APPROVED BY THE COUNTY APPROVING AUTHORITY.

LONG TERM PROTECTION
THE AREAS SHOWN HEREON AS FOREST RETENTION AREAS OR FOREST PLANTING AREAS SHALL BE PLACED IN A PERPETUAL FOREST CONSERVATION EASEMENT. THIS EASEMENT, RECORDED WITH THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND PLACES RESTRICTIONS TO RUN WITH THE LAND AND BE IN PERPETUITY AND PROHIBITS ANY CLEARING OF EXISTING FOREST. IT FURTHER PROHIBITS ANY USE WHICH IS INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST. FURTHERMORE, THE USE OF THE FOREST CONSERVATION EASEMENT AREAS ARE LIMITED TO THOSE ACTIVITIES THAT ARE CONSISTENT WITH FOREST CONSERVATION SUCH AS RECREATIONAL ACTIVITIES, FOREST MANAGEMENT, AND WILDLIFE MANAGEMENT. THE PROTECTIVE SIGNAGE AND FENCING SHALL BE PERMANENT AND SHALL PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATIONS OF THESE RESTRICTIONS. FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

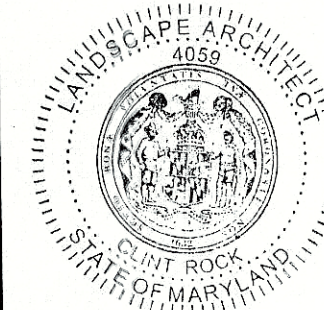
PLAT No. _____
DATE _____
WASHINGTON COUNTY

OWNER
STONER FAMILY FARMS, LLC
7604 DAM 4 ROAD
SHARPSBURG, MD 21782
301-613-5438

DRAWN BY: <i>A.M.S.</i>	DATE: <i>NOV. 2020</i>
CHECKED BY: <i>G.E.N.</i>	DATE: <i>NOV. 2020</i>
SCALE: $1" = 100'$	

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01B AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST RESOURCE ORDINANCE.

11-18-20



Net Tract Area						A =	2.97
A.	Total Tract Area					B =	0.00
B.	Deductions					C =	2.97
C.	Net Tract Area						
Land Use Category							
	Input the number "1" under the appropriate land use zoning, and limit to only one entry						
	ARA	MDR	IDA	HDR	MPD	CIA	
	0	1	0	0	0	0	
D.	Afforestation Threshold (Net Tract Area x 20%)					D =	0.59
E.	Conservation Threshold (Net Tract Area x 25%)					E =	0.74
Existing Forest Cover							
F.	Existing Forest Cover within the Net Tract Area					F =	0.00
G.	Area of Forest Above Conservation Threshold					G =	0.00
Break Even Point							
H.	Break Even Point					H =	0.00
I.	Forest Clearing Permitted Without Mitigation					I =	0.00
Proposed Forest Clearing							
J.	Total Area of Forest to be Cleared					J =	0.00
K.	Total Area of Forest to be Retained					K =	0.00
Planting Requirements							
L.	Reforestation for Clearing Above the Conservation Threshold					L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold					M =	0.00
N.	Credit for Retention above the Conservation Threshold					N =	0.00
P.	Total Reforestation Required					P =	0.00
Q.	Total Afforestation Required					Q =	0.59
R.	Total Planting Requirement					R =	0.59
**PIL Calculation		Convert Planting Requirement to: Sq. Ft.				25874.64	
		If Project is inside a Priority Funding Area:				7762.39	
		If Project is outside of a Priority Funding Area:				9314.87	

NOTES:

1. ALL TEMPORARY PROTECTION DEVICES (WIRE TREE PROTECTION DEVICES AND PERMANENT DEVICES (SIGNAGE) TO BE PUT IN PLACE.
2. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED AFTER BOUNDARIES OF THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON SITE. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE WASHINGTON COUNTY PLANNING DEPARTMENT (240-313-2430) INSPECTION OF THESE DEVICES PRIOR TO THE START OF CONSTRUCTION WITH AT LEAST FIVE (5) DAYS NOTICE.
3. CLEARING AND/OR GRADING OF SITE FOR CONSTRUCTION OF STREETS AND/OR LOTS, UTILITY AND SEPTIC AREAS.
4. PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
6. TEMPORARY PROTECTION DEVICES TO BE REMOVED AFTER CONSTRUCTION HAS TAKEN PLACE.
7. AND TO HAVE ALL PERMANENT DEVICES PUT IN PLACE (SIGNAGE).
8. A POST CONSTRUCTION MEETING WILL BE REQUIRED AFTER CONSTRUCTION IS COMPLETED ON INDIVIDUAL LOTS WITHIN THE VICINITY OF THE FOREST RETENTION AREAS. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE A MEETING WITH THE WASHINGTON COUNTY PLANNING DEPARTMENT (240-313-2430).

LOTS 1 & 2

STONER FAMILY FARMS, LLC

SITUATE ALONG THE NORTHWEST SIDE OF COLLEGE ROAD
WASHINGTON COUNTY, MARYLAND

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853

82 WORMAN'S MILL CT. STE
FREDERICK, MARYLAND 217
PHONE: (301)895-0880
FAX: (301)293-8009

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& ASSOCIATES INC.
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DISTRICT 02
TAX MAP No. 57
DWG. No. C - 3641