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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Comprehensive Planner

DATE: February 7, 2022

RE: Forest Conservation Mitigation Approval for Western Maryland Parkway Warehouse (GP-21-024)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize payment in lieu of planting to satisfy 5.92-acres of the total planting requirement for the Western Maryland Parkway Warehouse development located at the intersection of Western Maryland Parkway and West Washington Street. The second request is to remove 3 specimen trees from the site as a part of its development.

Enclosed for your review are three documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the onsite easement and depicts the specimen trees proposed for removal, and two justification letters from Qualified Professional Clint Rock that make their case for both of these requests.

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 of techniques ranging from onsite retention or planting to the 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.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

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

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

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

December 20, 2021

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

Attention: Travis M. Allen, Comprehensive Planner

Re: Western Maryland Parkway Warehouse – Specimen Tree Variance Request

Mr. Allen,

We are requesting a variance under Article 15 of the Washington County Forest Conservation Ordinance on behalf of our client, WorkSpace PG/Ausblick Development, for the removal of three specimen trees within the limit of disturbance (LOD) associated with the improvements proposed by the Mass Grading &Utility Plan for the Western Maryland Parkway Warehouse project.

The three trees in question are identified as Specimen Tree 17 (T17), Specimen Tree 18 (T18), and Specimen 19 (T19) on the approved Forest Stand Delineation (FS-21-014). T17 is identified as a Black Locust (Robinia pseudoacacia) measuring 32" diameter at breast height (DBH), T18 is identified as a 30" DBH Black Locust, and T19 is identified as a Sycamore (Platanus occidentalis) measuring 35" DBH.

The development of the subject property includes one large warehouse building and associated parking, utility, and landscape improvements. The subject property has a unique shape which limits the area suitable for development to the southernmost portion of the site. The size and dimensions of the proposed building as well as the required parking and stormwater improvements create an 11.25 acre limit of disturbance which will impact the three specimen trees, listed above. Any attempt to preserve the trees would negatively affect the ability to develop the site for the intended use. T17, in particular, is located in an area which provides vehicular access to the rear of the proposed building. Eliminating this access would be detrimental to the truck traffic anticipated by the proposed use and relocating it would encroach on proposed forest conservation easement areas 'E1' and are 'E2'.

We appreciate your consideration on this request. If you have any questions or require additional information, please feel free to contact me.

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect

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100 West Washington Street, Suite 2600
Hagerstown, Maryland 21740

Attention: Travis M. Allen, Comprehensive Planner

Re: Western Maryland Parkway Warehouse – Forest Mitigation

Mr. Allen,

This firm has prepared and submitted a Preliminary/Final Forest Conservation Plan as part of the "Mass Grading & Utilities Plan" for the Western Maryland Parkway Warehouse project in Washington County.

The subject property is 21.52 acres in size and contains 13.55 acres of qualified forest. The Forest Worksheet has been prepared and provided on the Preliminary/Final Forest Conservation Plan based on the project's Limit of Disturbance, which is 19.37 Acres in size and contains 11.25 Acres of the previously mentioned qualified forest. The total reforestation requirement for the Limit of Disturbance is 7.9 acres. 1.98 acres of the remaining qualified forest elsewhere on the subject property is to be placed in a Forest Conservation Easement, which leaves a remaining forest obligation of 5.92 acres to be met by payment in lieu (PIL).

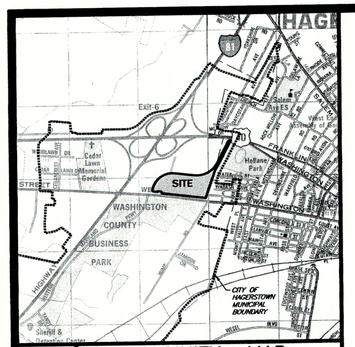
The subject property has a unique shape which limits the area suitable for development to under 12 acres in the southernmost portion of the site. The size and dimensions of the proposed building as well as the required parking and stormwater improvements will require the bulk of this area to be disturbed and does not provide adequate space for planting easements. However, all portions of the subject property outside of the Limit of Disturbance that are not currently encumbered by easement (City of Hagerstown Sewer Easement, L.531, F. 54) are to be placed within a protective easement.

As such, we ask that you consider this request to address the remaining mitigation requirement by means of payment in lieu. Thank you for your consideration. Please feel free to contact me with any questions

Sincerely,

FOX & ASSOCIATES, INC.

Clint Rock, RLA
Landscape Architect



VICINITY MAP

SCALE: 1" = 2000'

TAX MAP 37 PARCEL 821

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

SOIL TYPES ON SITE

SYMBOL	NAME	K-FACTOR	HYDROLOGIC GROUP
HAB [1]	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	B
HCB	HAGERSTOWN-ROCK OUTCROP COMPLEX, 3 TO 8 PERCENT SLOPES	0.32	B
HCC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	0.32	B
HDB	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	0.37	B
SSA [1]	SWANPOND-FUNKSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES	0.43	D

[1] PRIME FARMLAND

Forest Conservation Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	19.37
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	19.37
Land Use Category			
	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	ARA 0 / MDR 0 / IDA 0 / HDR 0 / MPD 0 / CIA 1		
D.	Afforestation Threshold (Net Tract Area x 15%)	D =	2.91
E.	Conservation Threshold (Net Tract Area x 15%)	E =	2.91
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	11.25
G.	Area of Forest Above Conservation Threshold	G =	8.34
Break Even Point			
H.	Break Even Point	H =	4.57
I.	Forest Clearing Permitted Without Mitigation	I =	6.68
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	11.25
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	2.09
M.	Reforestation for Clearing Below the Conservation Threshold	M =	5.81
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	7.90
Q.	Total Afforestation Required	Q =	0.00
R.	Total Planting Requirement	R =	7.90

FOREST PLANTING REQUIREMENT PER WORKSHEET = 7.90 Ac.

TOTAL FOREST RETENTION ON SITE = 1.98 Ac.

REMAINING REQUIREMENT TO BE MET WITH P.I.L. = 5.92 Ac.

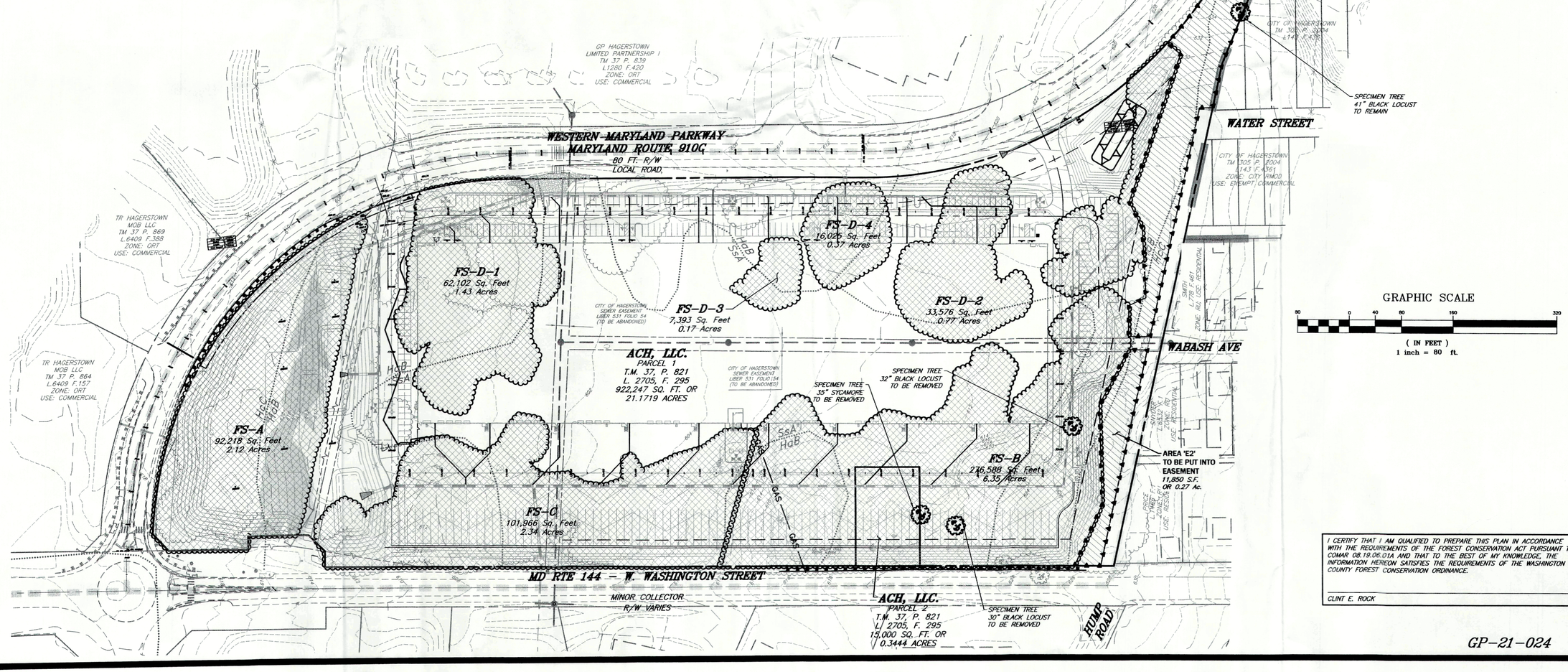
5.92 AC. x 43,560 S.F./AC. x $0.30/S.F. = $77,362.56

LEGEND

- SPECIMEN TREE
- FORESTED AREA
- TREELINE THAT DOES NOT QUALIFY AS FOREST
- EXISTING EDGE OF PAVEMENT
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- WeB / WeD — SOIL TYPE & BOUNDARY
- EXISTING FENCELINE
- PERMANENT FOREST CONSERVATION AREA FENCING. SIGNS TO BE PLACED @ 50' ON CENTER
- PROTECTIVE FENCE AND LIMIT OF EASEMENT

HATCH LEGEND

- INDICATES FOREST TO BE RETAINED
- INDICATES FOREST TO BE REMOVED
- AREAS OF STEEP SLOPES BETWEEN 15% & 25%



GRAPHIC SCALE

50 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

CLINT E. ROCK

GP-21-024

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DRAWN BY

REVISION

DATE

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

WESTERN MD PKWY WAREHOUSE

SITUATE ON WESTERN MARYLAND PARKWAY
CITY OF HAGERSTOWN
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=80'

STATE OF MARYLAND — GREGORY SCOTT POFFENBERGER — 27053 — PROFESSIONAL ENGINEER
12/22/21

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 1/25/22

PROJECT NO. 21-31709
DRAWING NO. D-6776
DATE: JULY, 2021
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 17 OF 18