



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

WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
February 6, 2017, 7:00 PM  
WASHINGTON COUNTY ADMINISTRATION BUILDING  
100 WEST WASHINGTON STREET  
2<sup>ND</sup> FLOOR, ROOM 255

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. January 9, 2017 Planning Commission regular meeting \*

**NEW BUSINESS**

**SITE PLANS**

1. Mennonite Home (SP-16-033) – Proposed Mennonite Home located along the west side of Murgansville Road on 3 acres; Zoning: RT – Residential Transition; Planner: Lisa Kelly \*

**OTHER BUSINESS**

1. Update of Staff Approvals – Tim Lung

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Monday, February 13, 2017, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, March 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, March 20, 2017, 7:00 p.m., Washington County Public Rezoning meeting, Washington County Circuit Court House, Court Room #1, 24 Summit Avenue, 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, 2<sup>nd</sup> Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1**

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
January 9, 2017**

The Washington County Planning Commission held a regular meeting on Monday, January 9, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, Dennis Reeder, and Jeremiah Weddle (arrived at 7:19 p.m.). Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Washington County Department of Plan Review – Tim Lung, Deputy Director; Lisa Kelly, Senior Planner and Cody Shaw, Senior Planner.

**CALL TO ORDER**

The Chairman called the meeting to order at 7:16 p.m.; however, a quorum was not present when the meeting was called to order. Therefore, the order of the official agenda was not followed for this meeting. These minutes have been prepared following the official order of the agenda.

**MINUTES**

**Motion and Vote:** Mr. Wiley made a motion to approve the minutes of the December 5, 2016 regular meeting as amended [correction of date]. The motion was seconded by Mr. Weddle and unanimously approved.

**NEW BUSINESS**

**-PRELIMINARY CONSULTATIONS**

**Pharmacy/Drug Store – Jefferson Boulevard (PC-16-001)**

Ms. Kelly presented for review and comment, a preliminary consultation for a proposed pharmacy/drug store located at the intersection of Jefferson Boulevard and Mapleville Road. A site plan was previously reviewed and approved for an unmanned fuel station on this site. The property is currently zoned BL – Business Local. The preliminary consultation was held on November 10, 2016 with several reviewing agencies. Ms. Kelly briefly highlighted comments given by those agencies in attendance. The City of Hagerstown Utilities has confirmed that water is available to the site and a sprinkler system would be required. The Department of Plan Review & Permitting - Engineering Review stated that a traffic impact study would be required; the State Highway Administration will need to approve the proposed main driveway entrance and any entrance improvements on Maryland Route 66; sight distance must be verified for all access driveways; Paden Avenue is inadequate in width; the County will not support a major commercial development on this parcel without an improvement to the MD 66/Paden Avenue intersection; the developer is encouraged to approach and begin working with affected neighbors regarding changes to Paden Avenue. The State Highway Administration is requiring a complete traffic study and will be focusing on the access onto Mapleville Road. The Department of Plan Review – Land Use will require a site plan, lighting and landscaping will be closely scrutinized due to the residences located nearby. Several other comments were received and were outlined in the Preliminary Consultation Summary provided to the Commission members.

**Discussion and Comments:** There was a brief discussion regarding comments submitted by the Washington County Sheriff's Department. Mr. Reiber questioned if the proposed use is permitted in the current zoning district; Ms. Kelly confirmed that it is allowed. Mr. Weddle asked if screening would be provided between the business and the residences; Ms. Kelly noted that would be addressed during the site plan review. No formal action was required.

## **-SITE PLANS**

### **Container Homes of Maryland (SP-16-041)**

Mr. Shaw presented for review and approval a site plan for property located along the east side of Black Rock Road. The property is currently zoned RV – Rural Village. The functional description for this site is a model container home display. The site is allowed a maximum of two container homes on display; the manufacturing/construction of the container homes is prohibited on this site. The site will have one employee and is served by a private well and private septic system. Hours of operation will be Monday thru Saturday, 8:00 a.m. to 5:00 p.m., by appointment only. Required parking is 3 spaces and 3 spaces will be provided. No lighting will be required; no signage is proposed. The site is exempt from Forest Conservation Ordinance requirements because there will be less than 20,000 square feet of disturbance and exempt from Storm Water Management Ordinance requirements because there will be less than 5,000 square feet of disturbance. All reviewing agency approvals have been received. Mr. Shaw explained that currently there are more than two container homes on the site. Staff is requesting permission to give final approval after the additional container homes are removed from the site.

**Motion and Vote:** Mr. Reeder made a motion to grant staff the authority to approve the site plan after the additional container homes are removed from the site. The motion was seconded by Mr. Weddle and unanimously approved.

### **Emerald Pointe PUD Commercial Area (SP-16-014)**

Ms. Kelly presented for review and approval a site plan for the Emerald Pointe PUD Commercial Area located along the northeast side of the intersection of Marsh Pike and Leitersburg Pike. The property is currently zoned RT(PUD) – Residential Transition/Planned Unit Development. The developer is proposing to construct 2 two-story buildings for office/retail space. Building A will be 36,000 square feet in size and will include a 5,000 square foot restaurant on the first floor. Building B will be 24,600 square feet in size. Also on site will be a 10,800 square foot two-story building that will consist of a bank, coffee shop, and office space. The bank will have a two-lane drive-up window and the coffee shop will also have a drive-up window. The total square footage for all buildings is 71, 400 square feet with a proposed building height of 36 feet maximum. The site will be served by public water and sewer. There will be two access points into the site, one will be a combined access on Leitersburg Pike and one will be onto Marsh Pike. The hours of operation for the bank will be Monday thru Friday (9:00 a.m. to 7:00 p.m.) and Saturday (9:00 a.m. to noon). Office hours will be 8:00 a.m. to 5:00 p.m., retail space hours will be 7 days per week, 9:00 a.m. to 10:00 p.m., restaurant hours will be 10:00 a.m. to 10:00 p.m., 7 days per week, and the coffee shop will be open 7 days per week from 5:00 a.m. to 10:00 p.m. Parking requirements for the site is 340 spaces; 348 spaces will be provided. Handicapped parking will be provided in front of the buildings. Freight and delivery will be one box truck per day. Two dumpsters will provide solid waste disposal. Signs will be building mounted and free standing; lights will be building mounted and light poles throughout the parking lot. Landscaping will be placed throughout the parking lot and along Marsh Pike between the parking spaces and right-of-way to reduce glare onto Marsh Pike. Forest Conservation Ordinance requirements will be met by planting 1.2 acres of trees in the flood plain area adjacent to the site. A two-year Forest Conservation Maintenance Agreement and a Surety or Bond (for the planting area) will be required prior to final approval. Sidewalks will be provided along Marsh Pike and Leitersburg Pike; a golf cart and pedestrian access will also be provided to connect the commercial area with the residential area of the PUD. All agency approvals have been received with the exception of the State Highway Administration.

**Discussion and Comments:** There was a brief discussion regarding comments submitted by the SHA Highway Hydraulics Division. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant for the developer, stated that a meeting will be scheduled with the SHA. Mr. Lung stated that if changes will be required by SHA that affect the physical design or layout of the site, staff could bring the site plan back to the Planning Commission for its review and approval.

**Motion and Vote:** Mr. Reeder made a motion to grant staff the authority to approve the site plan or to bring it back before the Planning Commission depending upon the changes required by the State Highway Administration. The motion was seconded by Mr. Wiley and unanimously approved.

## **-OTHER BUSINESS**

### **Rosewood PUD Revised Development Plan Determination (DP-16-001)**

Mr. Lung presented a request by the developer of Rosewood PUD to determine if a proposed revision to the Rosewood PUD Development Plan would be a major or a minor change. If the Planning Commission considers the change to be minor, the developer is requesting approval of the revised development plan. Mr. Lung gave a brief history of the PUD and the many changes seen over the past 20 years during its development. The developer is proposing to change a 7.62 acre area last approved for commercial uses to residential townhouses. With this proposed change, the total commercial area of the PUD would be 19% and the residential density would be 5.7 dwelling units per acre for a total of 444 units, which would be below the density originally proposed for the PUD. All reviewing agency approvals have been received. A site plan has been submitted for this section of 35 townhouses. Mr. Lung stated that the Planning Commission previously approved a development plan revision for the following townhouse setback requirements: 25 foot front yard, 10 foot rear yard and 7 foot side yard. These setbacks were approved for Phase II-B and will also be applied to these townhouses. Mr. Lung noted that the revised plan calls for a previously approved 20 unit apartment building in Phase II-B to be increased to 24 units.

**Discussion and Comments:** There was a brief discussion regarding previous changes to the recreation area and landscaping which had not been completed in accordance with the approved time schedule. It was noted that this requirement has been addressed. There was also a discussion regarding play areas that were to be completed as part of the approval of Phase II-A. Mr. Lung does not believe this requirement has been met. Mr. Reiber expressed his opinion that the developer does not follow through on the completion of amenities as agreed upon in a timely manner. Members discussed giving approvals contingent upon the installation of play areas or before occupancy permits are issued.

**Motion and Vote:** Mr. Reeder made a motion that the proposed change be considered a minor change and to approve the development plan as presented with the condition that Tot Lot #3 must be completed prior to Mr. Lung signing the site plan for the 35 townhouses discussed this evening. The motion was seconded by Mr. Weddle and unanimously approved.

### **Update of Staff Approvals**

Mr. Lung reported that 30 new submittals were received by the Department of Plan Review during the month of December. Submittals included the following: Engineering/Permitting review - 22 reviews for entrance, grading and utility permits; Development Plan review – 1 standard grading plan and 1 two-year update; Land Use review – 2 simplified plats, 1 subdivision plat, and 2 site plans. Approvals were issued for Plan Review as follows: 8 minor subdivisions; 3 site plans including a parking lot revision to the old Lenox facility, a trailer parking facility, and a residential business; 1 preliminary plat/site plan for Cross Creek Commercial Office Building; 1 grading plan; and 1 two-year update.

Mr. Lung reported that during the 2016 calendar year, the following reviews were completed by the Department of Plan Review: 513 permit reviews (entrance, utility, etc.); 362 land development plan reviews (subdivisions, site plans, etc.); 47 zoning appeals, and 37 zoning service requests.

The Chairman called for a two minute recess before Closed Session.

Mr. Weddle made a motion to go into Closed Session. The motion was seconded by Mr. Wiley and unanimously approved.

## **-CLOSED SESSION**



*To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, and/or performance evaluation of appointees, employees or officials over whom this public body has jurisdiction.*

### **ADJOURNMENT**

Mr. Wiley made a motion to adjourn the Closed Session and the regular meeting. The motion was seconded by Mr. Reeder and so ordered by the Chairman.

### **UPCOMING MEETINGS**

1. Monday, February 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,

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Terry Reiber, Chairman



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT  
PLAN REVIEW DEPARTMENT**

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: MENNONITE HOME  
NUMBER.....: SP-16-033

OWNER.....: MENNONITE HOME  
LOCATION....: MAUGANSVILLE ROAD W/S  
DESCRIPTION.: SITE PLAN FOR MENNONITE HOME REV 2

ZONING.....: RT RESIDENTIAL TRANSITION  
COMP PLAN...: LD Low Density Residential  
PARCEL.....: 02421095400000  
SECTOR.....: 1  
DISTRICT....: 13

TYPE.....: IL  
GROSS ACRES.: 3  
DWEL UNITS..: 0  
TOTAL LOTS..: 0  
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY  
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES  
RECEIVED....: 09/19/2016

FOREST REVIEW FEE.....:\$750.00  
DEVELOPMENT REVIEW FEE...:\$900.00

**SITE ENGINEERING**

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	HN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE...:	1400	
SEWER PLANT.....:	Hagerstown	

STORM WATER MANAGMT TYPE.:  
DRAIN DIRECTION.....:  
FLOOD ZONE.....: C  
WETLANDS.....: N  
TOPOGRAPHY.....:  
BEDROCK.....:  
VEGETATION.....:

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED....: 26%	BUFFER DESIGN MEETS REQUIREMENTS..:
IMPERVIOUS MAXIMUM ALLOWED....: 0%	LANDSCAPING MEETS REQUIREMENTS....:
LIGHTING PLAN MEETS REQUIREMENTS..:	
OPEN SPACE AREA PLANNED-AC....: 0	PEDESTRIAN ACCESS IS ADEQUATE.....:
OPEN SPACE MINIMUM ALLOWED....: 0	BUS ROUTE WITHIN WALKING DIST.....:
TOTAL PARKING SPACES PLANNED..: 24	LOADING AREAS MEET REQUIREMENTS...:
PARKING SPACES-MINIMUM REQ'D..: 23	
PARKING SPACES/DWELLING UNIT..: 0	
RECREATIONAL VEHICLE PARKING..:	

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS...: DUMPSTER  
 MATERIALS STORED ON SITE.....:

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	4	3	3
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

NUMBER OF ACCESS POINTS:1  
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST  
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 13      MILES TO STATION: 0  
 AMBULANCE DIST: M7      MILES TO STATION: 0

**COMMENTS:**

SITE PLAN FOR MENNONITE HOME REV 2  
 TWO YEAR MAINTENANCE AGREEMENT AND SURETY SUBMITTED TO OUR  
 OFFICE 1/9/2017. CHECK AND AGREEMENT SENT TO PLANNING FOR  
 PROCESSING.




SITE PLAN  
for  
MENNONITE HOME

Situate at: 13436 Maugansville Road  
Hagerstown, Maryland 21740

OWNER/DEVELOPER:  
Mennonite Home  
13436 Maugansville Road  
Hagerstown, MD 21740

ATTN: Dale L. Horst  
PHONE: 301-223-4034

FREDERICK  
SEIBERT &  
ASSOCIATES, INC. © 2016





CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS

128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740

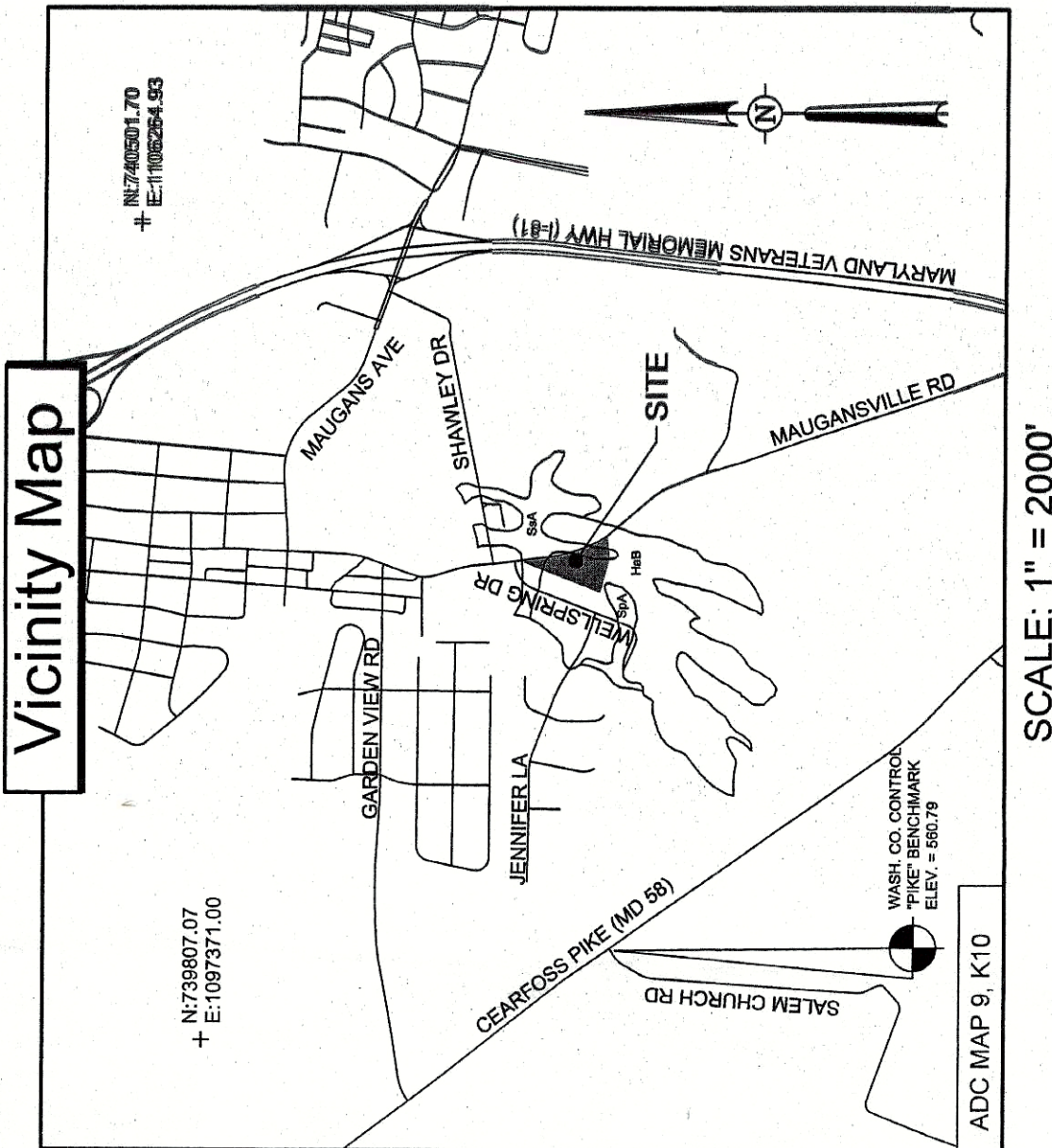
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225

(301) 791-3550 (301) 415-7478 (717) 597-1007 FAX (301) 738-4896

Approvals

<div>MD-ENG-6A 1/89</div> <div>UTILITY NOTIFICATION</div> <div>The Soil Conservation District makes no representation as to the existence or non-existence of any utility lines or structures shown on this plan. The responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that this utility be contacted at:  Phone No. 1-800-297-7777</div>	<div>USDA SCS</div> <div>OWNER / DEVELOPERS CERTIFICATION</div> <div>"We certify all parties responsible for clearing, grading, construction and/or development will be done pursuant to this plan and responsible parties have been trained in the use of the approved training program for the control of soil erosion and sediment."</div> <div>7/12/16 DATE</div> <div>Dale L. Horst PRINTED NAME</div> <div> SIGNATURE</div>
<div>DISTURBED AREA QUANTITY</div> <div>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 3.0 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL TO BE APPROXIMATELY 4413 CU. YDS. OF EXCAVATION AND APPROXIMATELY 4413 CU. YDS. OF FILL.</div> <div>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</div> <div>By: _____ Date: _____ (PLANS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</div> <div>APPROVED: WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING</div>	<div>OWNER / DEVELOPERS CERTIFICATION</div> <div>"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the provisions of the Soil Conservation District of Washington County and the policy on construction practices and erosion control for agriculture and forestry by Washington County (S-3)."</div> <div>7/12/16 DATE</div> <div>Dale L. Horst PRINTED NAME</div> <div> SIGNATURE</div>
<div>SIGNATURE _____ DATE _____</div> <div>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</div> <div>This plan has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for stormwater management. The plan is in accordance with the standards shown on this plan and shall be in accordance with the capacity allocation remaining in the facility.</div>	<div>ENGINEER / ARCHITECT DESIGN CERTIFICATION</div> <div>I hereby certify this plan for soil erosion and sediment control has been prepared in accordance with the standards and specifications for Soil Erosion and Sediment Control.</div> <div>DATE _____ REG. NO. _____ SIGNATURE _____</div> <div>Professional Certification</div> <div>I hereby certify that these documents were prepared or approved by me, _____, a Professional Engineer, License No. 20945, Expiration Date: 2017-06-23, State of Maryland.</div>
<div>SIGNATURE _____ DATE _____ SEAL _____</div> <div>ENGINEERS STORMWATER MANAGEMENT CERTIFICATION</div> <div>"I, _____, and _____, the Consultant, for the Stormwater Management Facility as performed after plans or sections the design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices and standards. The design and construction of the facility has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein, and all plans have been noted and are considered acceptable to the Consultant."</div>	

Vicinity Map



SCALE: 1" = 2000'

Sheet Index

TYPE	NUMBER	TITLE
C-001	SHEET 1	COVER SHEET
C-002	SHEET 2	GENERAL NOTES
C-101	SHEET 3	EXISTING CONDITIONS & DEMO PLAN
C-102	SHEET 4	STORMWATER MANAGEMENT PLAN
C-103	SHEET 5	GRADING AND SEDIMENT EROSION CONTROL PLAN
C-104	SHEET 6	STORMWATER MANAGEMENT PLAN
C-501	SHEET 7	SITE DETAILS AND NOTES
C-502	SHEET 8	SEDIMENT EROSION CONTROL DETAILS AND NOTES
L-101	SHEET 9	LANDSCAPE PLAN
L-501	SHEET 10	LANDSCAPE DETAILS

SWM Narrative

THIS PLAN PROPOSES TO INCREASE THE IMPERVIOUS AREA ON-SITE BY 0.97 ACRES. ACCORDING TO THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, AND SEDIMENTATION STANDARDS, THE INCREASE IN IMPERVIOUS COVERAGE REQUIRES THAT 6521 CF OF TREATMENT BE PROVIDED FOR THE PROJECT.

MICRO DETENTION AREAS HAVE BEEN SELECTED TO TREAT THE SWM ESD TO THE MDP. A TOTAL OF 3.253 AC OF BIO RETENTION AREA WILL PROVIDE 6,709 CF OF TREATMENT VOLUME FOR THE SITE. SEE APPENDIX C OF THE STORMWATER NARRATIVE FOR CALCULATIONS.

PER THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL, ORDINANCE CIV AND OF SHALL BE MANAGED TO PREVENT DOWNSTREAM IMPACTS. CIV HAS BEEN MANAGED AS THE ENTIRE ESDV HAS BEEN MANAGED. OF FOR THE POST DEVELOPMENT CONDITIONS HAVE BEEN MANAGED AS THE POST DEVELOPMENT FLOWS FROM THE SITE HAVE BEEN RETURNED TO PRE-DEVELOPMENT CONDITIONS.

Non - ESD Practices (Chapter 3 - Structural Practices)									
TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	STORAGE @ DRAIN (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY Size (Feet)	CP7 (cfs) (Discharge)	Qp10 (cfs)
BIO-RETENTION	1	1.47	0.52	79	0.1168	GRASS	8.0	3.47	8.73
BIO-RETENTION	2	0.91	0.46	80	0.1048	GRASS	6.0	0.00	0.46

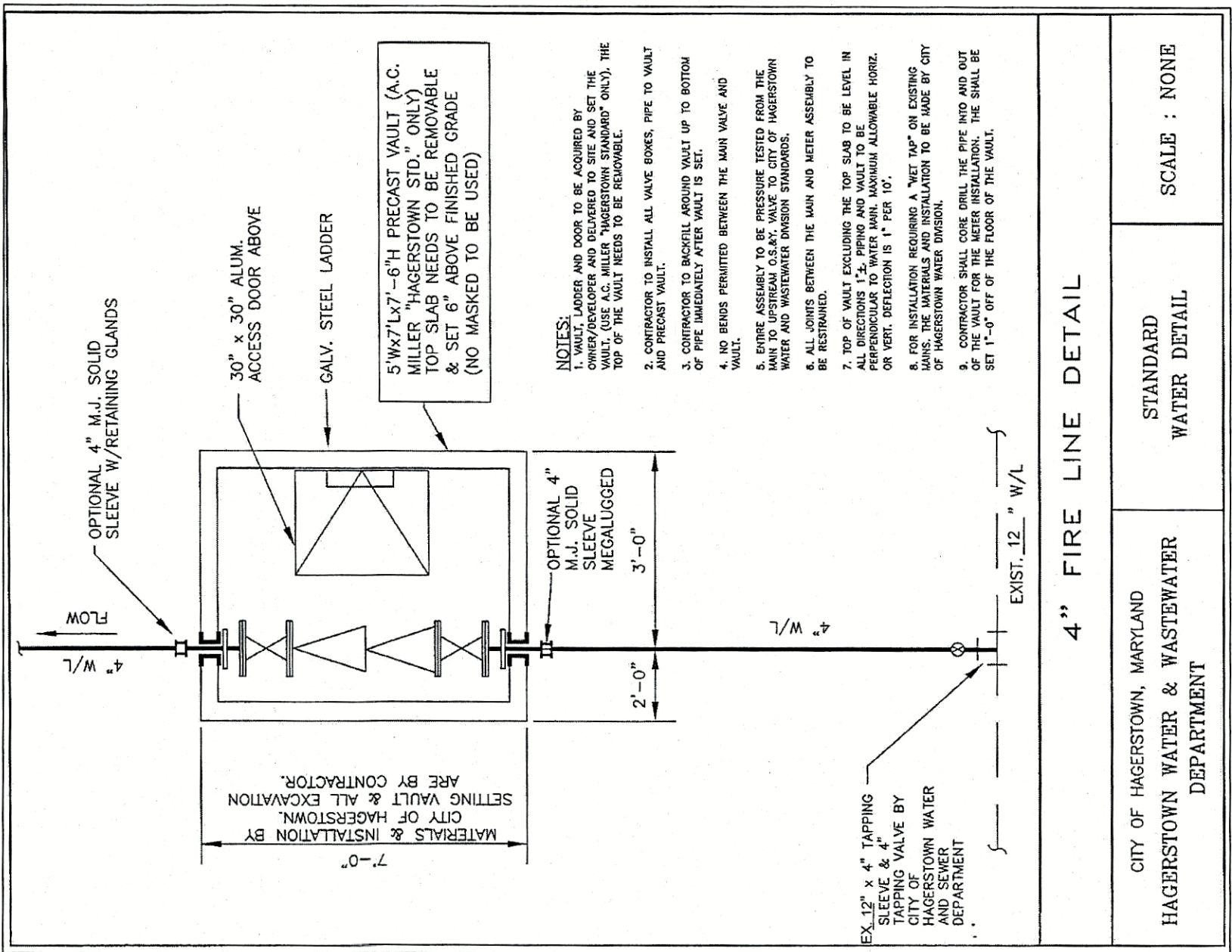
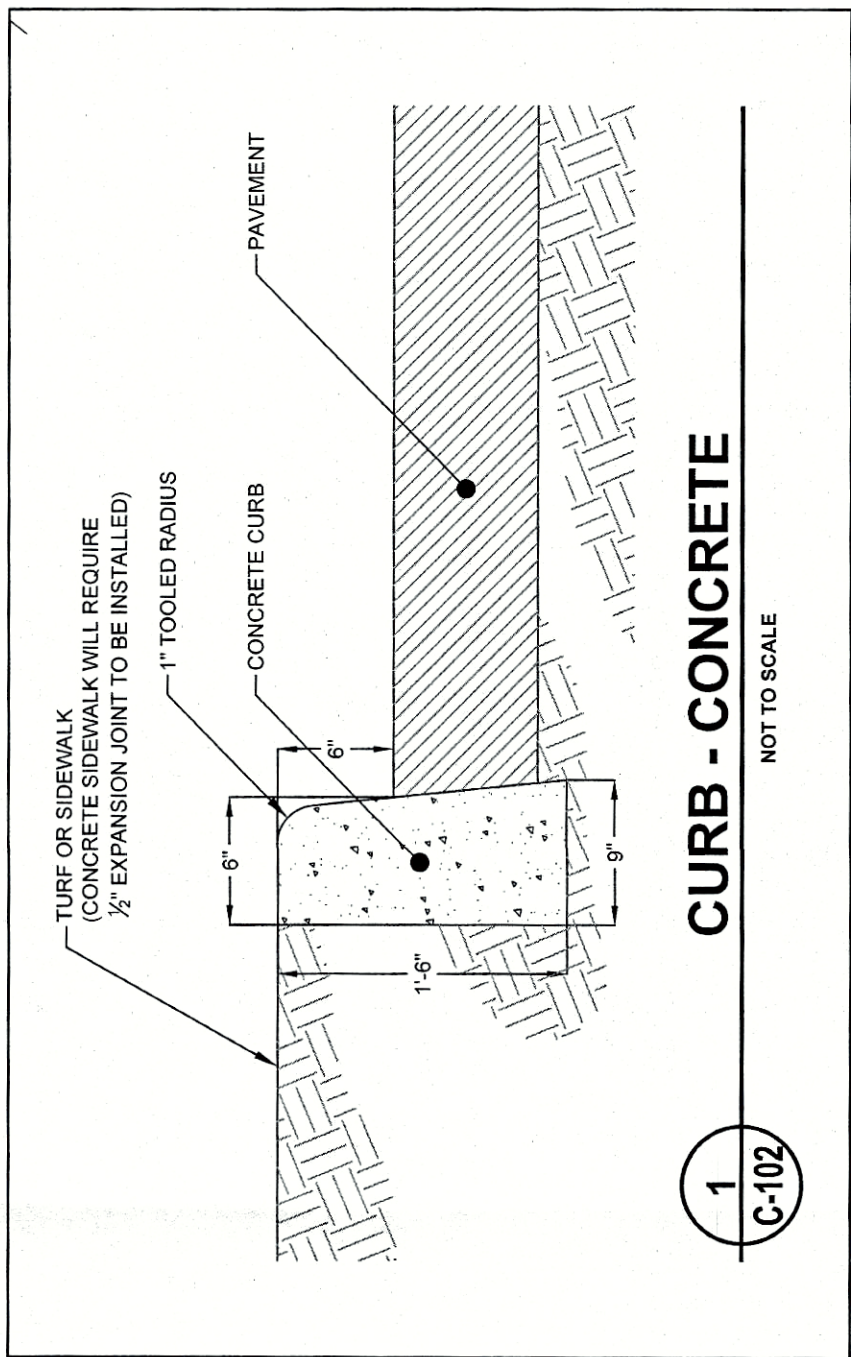
Total DA (cfs)	3.0 AC
Construction Type (cfs one)	Redevelopment
Restoration	

GRADING CHK BY: KDM	DATE: 2016	PROJECT NUMBER: 1853
SEC CHK BY: KDM	DATE: 2016	COVER SHEET
SWM CHK BY: KDM	DATE: 2016	C-001
PLAN CHK BY: KDM	DATE: 2016	SHEET 1 OF 10
DESCRIPTION:		SP-16-033



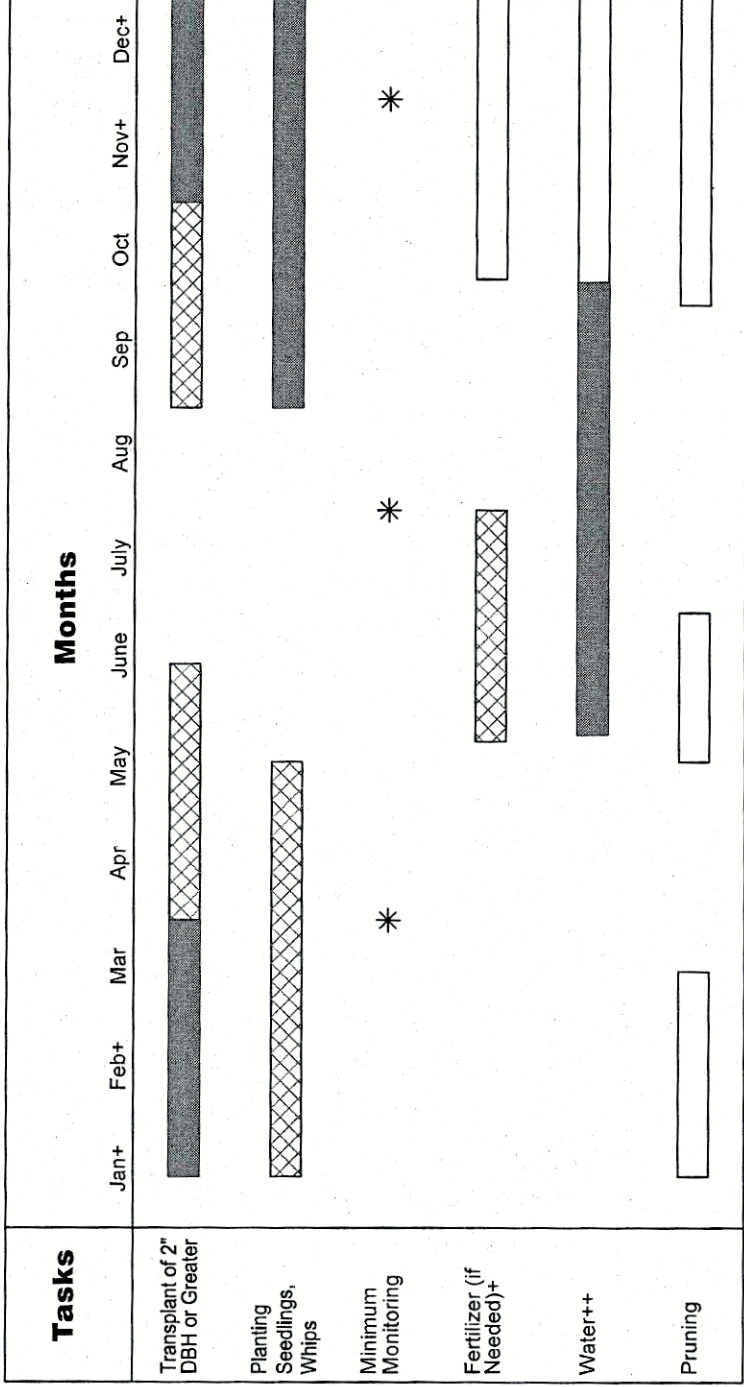








Tree Planting and Maintenance Calendar



LONG TERM PROTECTION NOTES:

1. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.

PLANTING AND MAINTENANCE NOTES

- Owner is to complete all planting work and preparation using the own resources and equipment at specified locations.
- Plant material is to be purchased by the owner from a nursery within one hundred miles of the site. A list of two potential nursery sources is:
- A. East Coast Greens  
Saint Thomas, PA 17252  
(717) 389-4995
- B. Syva Native  
Glen Rock, PA 17327  
(717) 227-9486

3. The cost estimate for bonding purposes is \$5,000.00 (this is based on 30 cents per square foot of the Proposed Afforestation Area (0.45 Ac. or 19,602.0 Sq. Ft.).

4. The plantings shown hereon will be planted by the fall of 2017. If the areas to be planted with trees are overgrown with weeds or tall grasses and invasive plants, the areas shall be cleared and the soil shall be amended with a 2:1:1 ratio of topsoil, compost, and peat moss prior to planting. Note: No planting or moving is allowed in the wetland area.

- Undiscovered sites:  
Disturbance of sites should be limited to the planting field for each planting area.
- The trees to be planted shall be "Class A" trees selected or approved by the owner or developer. "Class A" trees shall be planted in a 1:1 ratio of equal sizes planted. "Class A" trees shall be planted in a 1:1 ratio of equal sizes planted. Note a tree shelter will be necessary more frequent watering.

6. Owner is to water trees and to prevent spread of invasive plants throughout the planting area for the two year maintenance period. Recommended watering is 1 inch of water twice a week to allow water to deeply irrigate the trees.

7. It is the owner or developer's responsibility to notify the Washington County Planning and Zoning Department of the proposed planting project. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.

8. The owner or developer shall make an effort to maintain a 100% survival of the trees planted on the site. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- All temporary protection devices and/or permanent devices shall be put into place prior to the start of construction. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.
- 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 (240-313-2456) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, the owner and/or developer shall have to be made and re-inspected prior to the start of construction.
- Once approval has been granted by the Washington County Planning and Zoning Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.
- All protection devices shall remain in place until all construction has ceased in the immediate vicinity.
- A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized. All temporary protection devices shall be removed and replaced with the permanent protection devices. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2456) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, the owner and/or developer shall have to be made and re-inspected prior to the completion of site stabilization.

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA	
A. Total Tract Area.....	= 3.00 Ac.
B. Forest Area.....	= 0.00 Ac.
C. Non-Forest Area.....	= 3.00 Ac.
LAND USE CATEGORY - CIA	
D. Afforestation Threshold (Net Tract Area x 15%).....	= 0.45 Ac.
E. Conservation Threshold (Net Tract Area x 15%).....	= 0.45 Ac.
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area.....	= 0.00 Ac.
G. Area of Forest Above Conservation Threshold.....	= 0.00 Ac.
BREAK EVEN POINT	
H. Break Even Point.....	= 0.00 Ac.
I. Forest Area to be Cleared.....	= 0.00 Ac.
J. Forest Area to be Retained.....	= 0.00 Ac.
PLANTING REQUIREMENTS	
K. Total Area of Forest Above the Conservation Threshold.....	= 0.00 Ac.
L. Forest Area to be Retained Above the Conservation Threshold.....	= 0.00 Ac.
M. Forest Area to be Retained Below the Conservation Threshold.....	= 0.00 Ac.
N. Total Reforestation Required.....	= 0.00 Ac.
O. Total Reforestation Required.....	= 0.00 Ac.
P. Total Reforestation Required.....	= 0.00 Ac.
or 19,602.0 S.F.	

- Tree location as shown on this afforestation plan are based on the best available information. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.
- The number of 46 trees are required with maintaining a 100% minimum survival rate. The tree selection used on this plan is based on the best available information. The owner or developer shall be responsible for the protection of all trees on the site during the construction period. This includes the installation of protective fencing, the use of tree shields, and the use of other measures to prevent damage to trees. The owner or developer shall also be responsible for the removal of any trees that are damaged or destroyed during the construction period.
- A total number of 46 trees with a 1.5" - 2" caliper shall be planted in lieu of bare root seedlings or whips. Tree species shall be native to the area and have a 100% survival rate.

- NOTES:
- Activities during November through February depend on weather conditions.
  - No fall planting of oaks and pines.
  - The planting and care of trees is most successful when coordinated with the local conditions. This calendar is for basic reforestation and stress reduction activities.

TREE LIST (FOREST CONSERVATION EASEMENT)			
SYMBOL	PLANT	SIZE	ROOT QUANTITY
☉	Acer rubrum	2.5"	11 B & B
☉	Liriodendron tulipifera	2"	7 B & B
☉	Pinus strobus	6 FT	21 B & B
☉	Quercus rubra	2"	7 B & B
Total			46

SHRUB LIST (FOREST CONSERVATION EASEMENT)			
SYMBOL	PLANT	SIZE	ROOT QUANTITY
☉	Juniperus virginiana	Grey Owl Juniper	23 Container
Total			23

PROPOSED AFFORESTATION REQUIRED: 19602 SF

GRAPHIC SCALE

