



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

AGENDA

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
May 4, 2015, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255**

CALL TO ORDER AND ROLL CALL

MINUTES

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

OLD BUSINESS

1. MB Realty Group, Inc. (RZ-15-001) – Recommendation for the proposed map amendment to rezone property located at the corner of Jefferson Boulevard and Warrenfeltz Lane from RT (Residential Transition) to BL (Business Local) – Planner: Justin Lindley *

**NEW BUSINESS
MODIFICATIONS**

1. Overdale Estates (SV-15-004) – Modification request to allow proposed driveways with 510', 445' and 261' separations and to allow a panhandle length of 432 feet for Lot 1 in the proposed subdivision located along the south side of Jefferson Boulevard; Zoning: A(R) – Agricultural Rural; Planner: Cody Shaw *

PRELIMINARY CONSULTATIONS

1. Roy E. Petre Animal Waste Staging Facility (PC-15-002) – Proposed animal waste staging facility located along the north side of Rench Road; Zoning: RU – Residential Urban; Planner: Tim Lung *

SITE PLANS

1. Grumbacker Lane Warehouse (SP-14-002) Site plan for proposed warehouse building along the south side of Partnership Court on 18.54 acres; Zoning: PI – Planned Industrial; Planner: Lisa Kelly *
2. Resh Road South Landfill Solar Project (SP-15-017) Site plan for proposed Resh Road South Landfill Solar Project for property located along the south side of Resh Road; Zoning: EC – Environmental Conservation; Planner: Cody Shaw *

OTHER BUSINESS

1. James Shifler – Request to remove Planning Commission conditions from a recorded plat; Planner: Tim Lung *
2. Rosewood Planned Unit Development Revised Final Development Plan, Preliminary/Final Plat and Site Plan (Capitol Lane townhouses) located along the north side of Varsity Lane – Request for staff authority to approve; Planner: Tim Lung *
3. Comprehensive Plan Update – Planner: Jill Baker
4. Rural Business Rezoning – Planner: Jill Baker
5. Capital Improvements Plan – Planner: Steve Goodrich *

ADJOURNMENT

UPCOMING MEETINGS

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

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

***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.*

WASHINGTON COUNTY PLANNING COMMISSION
March 2, 2015

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

Commission members present were: Chairman Terry Reiber, Clint Wiley, Drew Bowen, Dennis Reeder, David Kline, and Ex-officio Leroy E. Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Terry Irwin, Deputy Director; Tim Lung, Chief Planner; and Cody Shaw, Senior Planner.

CALL TO ORDER

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

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

MINUTES

Motion and Vote: Commissioner Myers made a motion to approve the minutes of the February 2, 2015 meeting minutes as presented. The motion was seconded by Mr. Wiley and unanimously approved.

SITE PLANS

Rubble Site 2 (SP-15-007)

Mr. Shaw presented for review and approval a site plan for a proposed solar power generation field on the existing rubble landfill site located along the west side of Kemps Mill Road. This will be phase 2; phase 1 was presented and approved by the Planning Commission on December 1, 2014. The leased site is approximately 11 acres in size and is currently zoned EC – Environmental Conservation. There will be no employees; however, a daily service vehicle will check the site. Forest Conservation Ordinance requirements are being addressed via an easement on 2.25 acres of existing forest on site. Storm water discharge will be directed to an existing storm water management pond on site. Staff has no objection to the plan; however, staff is asking that the Planning Commission grant staff the authority to approve the plan after all agency approvals have been obtained.

Motion and Vote: Mr. Reeder made a motion to approve the site plan contingent upon approvals from all reviewing agencies. The motion was seconded by Mr. Wiley and unanimously approved.

FOREST CONSERVATION

Seneca Ridge

Mr. Lung presented a request from Renn Engineering, Inc. on behalf of the Homeowner's Association (HOA) for Seneca Ridge located off of Mougans Avenue just west of I-81. Seneca Ridge is an established residential development with a mix of existing single family dwellings, townhouses and proposed apartment units. The overall plan for Seneca Ridge was approved in 2003; and as part of the plan a Forest Conservation Easement was established on site with nine afforestation planting areas for a total of 8.4 acres scattered throughout the development. The Homeowner's Association is requesting that a portion of the previously approved Forest Conservation Easement planting areas be eliminated including a .68 acre and .12 acre area. Mr. Lung noted that the HOA is proposing to use these areas for additional residential amenities, which include an additional play area and a gazebo/patio area. The Zoning Ordinance establishes setbacks for play areas in developments which will apply to the new play area; there are no setback requirements for the gazebo/patio area. A scaled drawing will be required to insure that the setbacks for the play area are met per the Zoning Ordinance. The Homeowner's Association notified all adjoining property owners with regard to the proposed changes and received no comments or objections. Mr. Lung stated that when a Forest Conservation Easement area is eliminated it must

be replaced or mitigated for in some other manner per guidelines established in the Forest Conservation Ordinance (FCO). The Forest Conservation Ordinance provides a list of mitigation priorities, the last of which is the payment-in-lieu of planting. The HOA is proposing to use the payment-in-lieu method to mitigate for the areas that are being eliminated and have provided a detailed justification explaining why this method has been chosen. Staff does not take exception to the request. Mr. Lung asked that if this request is approved, a condition be placed on the approval that supplemental planting be required to bring the existing Forest Conservation Easement areas up to standard. He explained that some of the original plantings did not survive beyond the two year inspection period due to being mowed or trampled down.

Discussion and Comments: There was a brief discussion regarding Staff's request for supplemental planting. It was noted that trees did not survive after the two year inspection period due to residents mowing them down or being trampled by children playing in those areas. There was a discussion with regard to the trees being replaced by nursery stock rather than whips or seedlings.

Motion and Vote: Mr. Wiley made a motion to approve the request to vacate the proposed Forest Conservation Easement areas as presented contingent upon the HOA providing supplemental plantings [using nursery stock trees] to meet FCO specifications in the existing Forest Conservation areas. The motion was seconded by Commissioner Myers and unanimously approved.

OTHER BUSINESS

Comprehensive Plan Update

Ms. Baker gave a brief update on the Comprehensive Plan. She reported that the luncheon held on February 24th with the Planning Commission, Board of County Commissioners and Planning staff went very well and thanked the members that were able to participate. Staff is finishing the SWOT [Strengths, Weakness, Opportunities, Threats] Analysis and anticipates presenting the findings to the Planning Commission next month. Background studies are being developed in order to provide trends and analysis of previous history. Staff is working with the County's PR office to begin the public engagement process, including handouts for the Home Show scheduled on March 21st and 22nd. Due to the development of a new website for the County, a website devoted only to the Comprehensive Plan has not been approved. A subpage from the Planning Department's website will be developed and should be ready sometime in April. Staff has made contact with some of the public schools to schedule presentations to students in 7th and 10th grades; we will continue contacting the remaining public and private schools this week. Workshops for the Planning Commission should begin in late Spring or early Summer.

Discussion and Comments: There were brief discussions regarding population changes and growth and development throughout the County.

ADJOURNMENT

Mr. Wiley made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Commissioner Myers and so ordered by the Chairman.

UPCOMING MEETINGS

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

Respectfully submitted,

Terry Reiber, Chairman



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

Case #: RZ-15-001

Memorandum for Record

Memorandum To: Planning Commission

From: Justin Lindley
Comprehensive Planner

Subject: Spot Zoning

The following information is presented for consideration by the Planning commission for their request on a definition of spot zoning in Maryland.

While the state of Maryland and Washington County do not specifically define “spot zoning”, Maryland case law has set precedence for interpreting spot zoning. Multiple court case opinions have defined spot zoning as “putting a small area into a zone that is different from the surrounding area”.

Huff v. Board of Zoning Appeals of Baltimore County, 214 Md. 48, 57, 133 A.2d 83, 88 (1957)

“When a zoning ordinance or an amendment puts a small area in a zone different from that of the surrounding area, we have what may be called ‘spot zoning’, using the term in a descriptive sense.”

Tennison v Shomette, 38 Md. App. 1, 379 A.2d 187 (1977)

“Spot zoning occurs when a small area in a district is placed in a different zoning classification than the surrounding property.”

Spot zoning can occur in Maryland as long as it is considered valid. If the zoning is inconsistent with the Comprehensive Plan and is made solely for the benefit of a private interest, it is invalid. If the zoning is consistent with the Comprehensive Plan and benefits the public health, safety, and welfare, then it is considered valid.

Huff v. Board of Zoning Appeals of Baltimore County, 214 Md. 48, 57, 133 A.2d 83,88 (1957)

“[Spot Zoning] may be invalid or valid. If it is an arbitrary and unreasonable deviation of the small area to a use inconsistent with the

uses to which the rest of the district is restricted and made for the sole benefit of the private interests of the owner, it is invalid... On the other hand, if the zoning of a small parcel is in accord and in harmony with the comprehensive zoning plan and is done for the public good – that is, to serve one or more of the purposes of the enabling statute, and so bears a substantial relationship to the public health, safety, morals and general welfare, it is valid.”

Tennison v. Shomette, 38 Md. App. 1, 379 A.2d 187 (1977)

“Spot zoning is not valid *per se*. Rather; its validity depends on the facts of each individual case. While spot zoning is illegal if it is inconsistent with an established comprehensive plan and is made solely for the benefit of a private interest, it is a valid exercise of the police power where the zoning is in harmony with the comprehensive plan and bears a substantial relationship to the public health, safety, and general welfare.”

There has also been case law relating to similar circumstances of this case where applicants wish to establish small commercial districts within residentially zoned areas. Case law opinions have supported the creation of small commercial districts within a residential district to serve the immediate community with uses such as grocery stores, drug stores, barbershops, and gas stations for the accommodation and convenience of the residential zone is a valid reason for spot zoning. However, it is important to emphasize that the use must be for the main benefit of the local community of the district versus the general public and must be compatible with the adopted policies of the Comprehensive Plan.

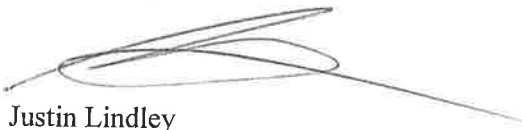
Temmink v. Board of Zoning Appeals for Baltimore County, 204 Md. 551, 105 A.2d 219(1954)

“There is no inherent objection to the creation of small districts within a residential zone for the operation of such establishments as grocery stores, drug stores, barbershops, and even gasoline stations, for the accommodation and convenience of the residents of the residential zone.”

Alvey v. Hedin, 243 Md. 334, 342, 221 A.2d 62, 66 (1966)

“...the need which must exist to justify spot zoning must be a need for a service or facility by the residents of the area in which the commercialization is to be allowed and the not the more general need of the public”

Respectfully Submitted,



Justin Lindley
Comprehensive Planner

Lori S. Monnett
20470 Jefferson Blvd
Hagerstown, MD 21742

April 20, 2015

Re: Rezoning Case No. RZ-15-001

To: Planning Commission Members

I have resided at 20470 Jefferson Boulevard since 2001. At that time my husband and I purchased the home knowing that Jefferson Boulevard was a busy road but we feel in love with the house and property including the woods that are behind the home. Indeed we got more than we bargained for with the Meritus relocation which did increase the traffic in front of our home considerably.

I was born and raised here and have been a citizen for 48 years. My parents were members of the community. My father was a proud business owner. I have always supported my local economy and businesses whenever possible and the potential growth of Hagerstown and Washington County.

Sadly, I have to look at the state of my town. So many abandoned businesses in shopping centers and the downtown area. Sometimes I still miss the beautiful farms that used to be a part of our rural outskirts. I drive by and feel saddened by the cookie cutter homes and shopping centers that sit in place of a flourishing farm. I do not reside in a cookie cutter home. My house is a 1924 Post Victorian Four Square with original outbuildings.

I am deeply opposed to the re-zoning of Map 38, Grid 23, Parcel Number 113 being turned from a residential transaction to a business local zone. This is a beautiful wooded area where deer and wildlife flourish. The back of my home is like living the woods. We enjoy all of the beauty, tranquility and privacy that provides. The traffic in the front of my home was always part of the just living there and was accepted as long as I could count on the back view remaining the same.

I guess I would ask this, if this business is truly committed to investing in our community then why would they not relocate to one of the many abandoned business locations in the many shopping centers already available? Repurpose vs. rezone seems to be a better option. Many of the few businesses currently on Jefferson Boulevard have thankfully taken over old business locations. I ask that you continue to maintain the delicate balance and oppose the rezoning. Thank you.

Sincerely,



Lori S. Monnett

April 20, 2015

12010 Warrenfetz Lane
Hagerstown, MD 21742

Testimony for Case #: RZ-15-001
Hearing on April 20, 2015, 7:00 p.m.
Court Room #1
Washington County Court House

To the Planning Commission:

My name is Seth Wilson. I am a resident of 12010 Warrenfetz Lane, Hagerstown, MD, identified in Exhibit B of the Staff Report and Analysis as P. 1754.

I would like the following facts added to the record for consideration:

1. On October 31, 1986, the Board of Appeals of Washington County in Case No. AP-1812 stated in its Opinion that Map 38 Block 23 Parcel 682 (obscured by the word SITE in Exhibit B) was zoned Residential, Rural.
2. On March 31, 1988, the Board of Appeals for Washington County in Case No. AP-2026 stated in its Opinion that Map 38 Block 23 Parcel 682 was zoned Residential, Rural (with an existing non-conforming use).
3. With the understanding that the subject parcel (P. 113) was in a Residential category (Residential, Rural, and then Residential, Transitional), numerous improvements have been made to the properties identified as P. 1396, P. 576, P. 1754, and P. 682 since the time of these opinions. The latest of these is a substantial addition to the home on P. 1754 begun in 2014 (Washington County Building Permit No. 2014-04864).
4. Warrenfetz Lane is a private road.
5. Table 2 of the Staff Report and Analysis shows that there has been little change in traffic since 1990 and that traffic has been declining since 2000.
6. The statement that land to the north "is largely farmland" conveniently ignores the single family residence on P. 149.
7. According to the Store Locator feature of the Dollar General web site, there are 5 existing Dollar General stores within five miles of the subject parcel, including one located at 22945 Jefferson Blvd.

To the best of my knowledge, the railroad tracks were present before zoning was established and all of the homes surrounding the subject parcel were built after the railroad tracks were in place. It is my belief that development north of the railroad tracks has been hampered by the lack of convenient rights of way.

I agree with the Recommendation of the Staff Report and Analysis.

Respectfully,


Seth Wilson

Exhibit 2

To whom it may concern:

I think it is absolutely ridiculous to even consider building a Dollar General store on the corner of Jefferson Blvd. and Warrenfeltz Ln. The reason I moved to this part of town was to get away from all of the hustle and bustle that you have to deal with on the other side of town. There are already 3 Dollar General stores within 3 or so miles of that location. A Dollar General is probably just the beginning of what they would want to build on that property if it were to be approved. There is no need or want for anything like that on this side of the town. My neighbors and I like the rural setting in this location and wish to keep it that way. I am asking to please appeal the zoning of the Dollar General.

RECEIVED
APR 21 2015
WASHINGTON COUNTY
PLANNING DEPARTMENT

Sincerely,



Jeffrey Smith

RECEIVED

APR 17 2015

DIVISION OF PLAN
REVIEW & PERMITTING

To whom it may concern:

I oppose the rezoning of the property at the corner of Jefferson Blvd and Warrenfeltz Lane for a Dollar General. I feel there is enough traffic at this residential area. This will only add more unnecessary congestion to the area.

Sincerely,

Jeffrey T Smith Sr

Jeffrey Todd Smith Sr.

11919 Greenhill Dr.

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APR 20 2015

WASHINGTON COUNTY
PLANNING DEPARTMENT

Eckard, Debra S.

From: Seth Wilson <email.sethw@gmail.com>
Sent: Tuesday, April 21, 2015 1:53 AM
To: Eckard, Debra S.
Cc: Seth Wilson
Subject: RZ-15-001

Hello. During the rezoning meeting earlier tonight, Mr. Reeder said the comment period on RZ-15-001 would remain open for a while. Can you provide a schedule that shows the important dates for providing comments and when the subsequent meetings will occur during which RZ-15-001 will be considered? I believe this would be the next meeting of the Planning Commission and then subsequent to that, the meeting of the County Commissioners in which they address RZ-15-001.

Will property owners be mailed notices of these important meetings and ongoing opportunities to comment like they were the hearing today (April 20)?

Also, will the record be updated on line? How can I view the complete record? The record published here was very helpful to me in preparing my testimony:

<http://www.washco-md.net/documents/Forweb.pdf>

But this record is now incomplete. In particular there was an e-mail mentioned during the hearing that is not part of this record. I would like to see that e-mail as well as any supplemental material that is submitted.

Can the Planning Commission provide the date of the letter it mailed to the property owners about tonight's meeting? I would appreciate knowing what that date was because I am having trouble finding the original letter.

Lastly, I would like to provide additional comments for the record here. Please let me know that the following statements have been put into the record:

I wish to object to Mr. Kuczynski's characterization of the objection of those who attended as being an opposition to a Dollar General store. In particular, my point in discussing the number of Dollar General stores was not to object to a Dollar General store per se, it was to argue that, with five of these stores within a five mile radius, the neighborhood was already well served with such retail shopping establishments. Indeed, the nearby area that was grandfathered into zoning as a commercial land use has only ever supported the addition of a small office building, which I believe was probably constructed by the property's owner for its convenience rather than trying to acquire some other commercial property to put its office on.

There may have been one or two objections that were specifically directed at the idea of a Dollar General store, but I feel most of the complaints were directed at the notion of any use that would conform to a Commercial or Business Local zoning area. Certainly the concerns about drainage expressed by my father, James Wilson, would apply to any commercial development of the property, for example. And even the complaints about the Dollar General I feel were probably just poorly stated expressions that rezoning was unnecessary because there were enough shopping areas nearby. The fact that the property could be used for any type of Business Local use is not a point in its favor. There might be any number of uses that are even worse than a Dollar General store.

I think the developer needs to answer the question about the buffer zone, too, whether or not it was included in the area proposed to be rezoned. As I understand it, the buffer zone needs to be part of the commercially-zoned parcel. I think as presented, the developer was planning to have the Residential-zoned remainder of the original parcel serve as a buffer to the Residential-zoned parcels surrounding the original parcel and no buffer in the commercially-zoned parcel. Calling a Residential-zoned area a buffer to Residential-zoned areas makes no sense to me.

Mr. Kuczynski's argument that a commercial space would be better for traffic than residential development defies common sense. Even if an additional four homes were placed on the property, which would match what is on the other side of the street but would be highly unlikely given the geographical realities of the parcel, that would likely be less than 10 cars with normal family usage patterns, versus who knows how many cars in and out at all times of day. I don't remember the number of parking spaces that was mentioned during the hearing, but it was a lot more than 10. Turning left to get back to Robinwood Drive, which would be my guess for the direction of most of the traffic, would really be impossible at certain times of day, as mentioned in the hearing, and would probably lead to a lot of people simply turning right and then turning around at the end of Warrenfeltz Lane, or in my father's driveway since his is the first house on the lane. Traffic does back up from Robinwood Drive to Warrenfeltz Lane at certain times already.

Thank you for this additional chance to respond.

Seth Wilson
12010 Warrenfeltz Lane
Hagerstown, MD 21742
301-797-6367



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMO

Date: 4/22/2015

To: Washington County Planning Commission

From: Cody Shaw, Senior Planner

RE: **MODIFICATION REQUEST FOR OVERDALE ESTATES** (Jefferson Blvd.) (SV-15-004)

Attached you will find for your review a modification request to allow proposed driveways with 510', 445' and 261' separations on Jefferson Blvd. Section 402 of the Washington County Subdivision Ordinance states that the minimum separation of driveways on a principal aerial road shall be 750'. Requests for this action require Planning Commission approval.

The applicant is also requesting a modification to allow a panhandle length of 432 feet for Lot 1 in the proposed subdivision. Section 405.11.G.5 of the Washington County Subdivision Ordinance states that the maximum length of a panhandle lot shall be 400'. The applicant is requesting that the Planning Commission approve the increase of the 400' maximum to 432'.

The proposed modification requests were sent to Plan Review & Permitting – Engineering, the Department of Emergency Services, the Maryland State Highway Administration, and the Smithsburg Fire Department for commenting. All of the reviewing agencies had no comment or objection to the approval of the modification requests.

If you have comments regarding the proposed modifications and/or the applicant's requests, please call or e-mail me at: (240) 313-2442 or cshaw@washco-md.net.

Cody L. Shaw
Senior Planner

SV-15-004



Washington County
MARYLAND

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

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Mansoor & Janet Shaool

MAILING ADDRESS c/o WASHCO, 72 W. Washington St, Hagerstown MD 21740

TELEPHONE 301-791-4882
(home) (work) (cell)

PROPERTY OWNER

NAME Same As Applicant

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME Fox & Associates, Inc.

ADDRESS 981 Mt. Aetna Rd, Hagerstown, MD 21740

TELEPHONE 301-733-8503

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 51 GRID 3 PARCEL 30

PROPOSED LOT ACREAGE 2.5 Plus TOTAL SITE ACREAGE 20.2 Ac.

ZONING DISTRICT AR ROAD FRONTAGE (FT) 1049'

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

WWW.WASHCO-MD.NET

SU-15-004

LOCATION / ADDRESS

South Side of Maryland Route 64

EXISTING AND PROPOSED USE OF PROPERTY Existing - Agricultural
Proposed - Residential

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 402

MODIFICATION IS TO ALLOW Proposed driveways with 510', 445' and 261' separation. 750' is required.

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

Two common drives are proposed. The existing drive will also be a common drive to minimize the amount of access points. Lots 1 & 2 driveway will be 510' from the existing. Lots 5 & 6 driveway will be 445' from the existing drive and 261' from the existing drive on the adjoining property. The stopping site distance for all drives meet the requirements of the State Highway. Along this highway there are numerous single lots with their own driveways which is much more of a safety impact than what we propose. The adjacent existing drive serves a farm and a couple homes which would have low volume of traffic. These lots will only generate 8 trips per day, per lot, which is a low volume.

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.



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MAR 17 2015

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

DIVISION OF PLAN
REVIEW & PERMITTING

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Mansoor and Janet Shaool

MAILING ADDRESS 72 W. Washington St, Hagerstown, MD 21740

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

PROPERTY OWNER

NAME Same

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME Fox & Associates, Inc.

ADDRESS 981 Mt. Aetna Rd, Hagerstown, MD 21740

TELEPHONE 301-733-8503

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 51 GRID 3 PARCEL 30

PROPOSED LOT ACREAGE 6.18 TOTAL SITE ACREAGE 19.65

ZONING DISTRICT AR ROAD FRONTAGE (FT) _____

LOCATION / ADDRESS

South side of Maryland Route 64

EXISTING AND PROPOSED USE OF PROPERTY

Existing - Agricultural
Proposed - Residential

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION

405-11.G

MODIFICATION IS TO ALLOW

Panhandle length of 432'

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

The portion of the actual 25' strip is 310'. At the road there is a wedge of land approximately 0.65 acres. This would be buildable but we opted to use it as a forest easement, thus making the length of the drive to where it meets the body of the lot is 432'; which exceeds the 400' required. In order to utilize the septic area that passed and to keep a uniform layout, this is what we propose.

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMORANDUM

TO: Cody Shaw, Planner

FROM: Mark Stransky, PE, CFM, Plan Reviewer (240.313.2406) *yes*

DATE: April 2, 2015

RE: Overdale Estates SV-15-004

County staff has reviewed the modification request for above-referenced project and is providing the following comments:

1. Access for all lots requires SHA access permit approval. SHA should provide comment as to whether the reduced access spacing will be acceptable to them.

Copy(ies) to: Rebecca Calimer, Plan Reviewer

Shaw, Cody

From: Lewis, Kevin
Sent: Tuesday, April 07, 2015 4:58 PM
To: Shaw, Cody
Subject: Overdale Estates (SV-15-004)

Cody,

In review of SV-15-004, I have no comments to add to the proposed request.

Kevin.

Kevin L. Lewis, Director

Washington County Government
Division of Emergency Services
16232 Elliott Parkway
Williamsport, Maryland 21795



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMO

Date: 3/17/2015

To: Washington County Land Development Engineering
Maryland State Highway Administration
Washington County Department of Emergency Services
Smithsburg Fire Department

From: Cody Shaw, Senior Planner

RE: Modification Request for Overdale Estates (Jefferson Blvd) (SV-15-004)

Priority: Please respond within 30 days of the above date

The Maryland State Highway Administration (SHA) has no objection to Washington County approving the Modification Request for Overdale Estates as shown.

*Mark P. McHugh
4/15/15*

Attached you will find for your review a modification request to allow proposed driveways with 510', 445' and 261' separations on Jefferson Blvd. Section 402 of the Washington County Subdivision Ordinance states that the minimum separation of driveways on a principal aerial road shall be 750'. The applicant is requesting that the Planning Commission approve the reduced driveway separations stated above.

The applicant is also requesting a modification to allow a panhandle length of 432 feet for Lot 1 in the proposed subdivision. Section 405.11.G.5 of the Washington County Subdivision Ordinance states that the maximum length of a panhandle lot shall be 400'. The applicant is requesting that the Planning Commission approve the increase of the 400' maximum to 432'.

In making its decision, the Washington County Planning Commission values your input and comments related to how these modification requests may impact your department.

If you have comments regarding the applicant's requests, please call or e-mail me at: (240) 313-2442 or cshaw@washco-md.net.

Cody L. Shaw
Senior Planner

PRELIMINARY CONSULTATION DISTRIBUTION

TO: Washington County Health Dept.
Washington County PR&P Engineering
Washington County Soil Conservation District

FROM: Tim Lung

DATE: April 16, 2015

RE: Preliminary Consultation - PC-15-002- Roy Petre-
Animal Waste Storage Facility--N/S Rensch Road

Please find attached the preliminary consultation for the above referenced project.

TAL/msb

Attachments

**Cc: Terry Irwin, Deputy Director, Plan Review & Permitting
Hans Kefauver, Natural Resource Conservation Service
Roy Petre & Gilson Martin, Owner/Operator**

**PRELIMINARY CONSULTATION
PC-15-002 – ROY PETRE ANIMAL WASTE STORAGE FACILITY- N/S OF
RENCH ROAD**

A preliminary consultation was held on Thursday, April 16, 2015 at 1:30 p.m. in the offices of the Washington County Plan Review and Permitting Department, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for a proposed 598,117 gallon animal waste storage facility to be constructed on the Petre farm, located in the Hagerstown Urban Growth Area on the north side of Rench Road, west of Col H.K. Douglas Drive.

Present and participating in the consultation were: Tim Lung, Chief of Plan Review, Mark Stransky, Plan Reviewer & Flood Plain Manager, Gail Abbott, Plan Reviewer, Mist Brandenburg, Office Associate, Washington County Plan Review and Permitting Department; Dee Price, Washington County Soil Conservation District; Hans Kefauver, Natural Resource Conservation Service; Jeff Semler, University of Maryland Extension; Roy Petre & Gilson Martin, Owner/Operator.

OPENING COMMENTS

Mr. Tim Lung stated that the Washington County Zoning Ordinance Article 22, Division IX requires that a Preliminary Consultation be held when an animal husbandry or animal waste facility is proposed. The proposed facility is located in the Urban Growth Area and exceeds the 3,000 ton annual manure production, thus requiring a Preliminary Consultation. Subsequent to this consultation the proposal will be reviewed by the Planning Commission at their May meeting. Mr. Lung confirmed that Mr. Kefauver would be representing Mr. Petre and Mr. Gilson regarding questions related to the waste storage facility.

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. – ENGINEERING REVIEW

Mr. Mark Stransky was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Mr. Stransky stated that:

1. Stormwater management is not required for this project.
2. A grading plan and grading permit are not required for this project.

Mr. Stransky stated further that his comments were clarified by MDE (Maryland Department of the Environment) via a letter delineating which agricultural activities were exempt from SWM (stormwater management), grading plans and grading permits. Based on their letter, this type of waste facility would not be considered an agricultural structure for the purposes of SWM.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Ms. Dee Price and Mr. Hans Kefauver were present and provided the following comments. Ms. Price stated that she did not review the proposed plan; Mr. Elmer Weibley and contractual engineer Roger Thomas reviewed the plan. Ms. Price reiterated that Mr. Kefauver was representing Mr. Petre and would be answering questions on his behalf. Mr. Kefauver stated that the proposed plan has been reviewed and approved by WCSCD engineers to meet the NRCS (Natural Resources Conservation Service) standards and specifications. Mr. Lung inquired if a

sensitive area review was required. Mr. Kevaufer stated that the proposed plan was not subject to sensitive area review since it is an agricultural use.

UNIVERSITY OF MARYLAND EXTENSION

Mr. Jeff Semler was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary.

“Roy Petre and his farm operator Gilson Martin wish to construct an animal waste storage facility to ensure compliance with Maryland Nutrient Management Regulations. Specifically, the waste storage facility is required to provide over winter storage of animal wastes by January 1, 2016 at which time a complete prohibition on winter spreading from November 15 through March 1 of each year will become mandatory. There is an outdated existing storage facility at the farm that is not adequate in size to meet this requirement.

The farm is located in the Hagerstown Urban Growth Area and produces 3,787 tons of animal waste annually. Washington County Soil Conservation District (WCSCD) has approved the provided construction drawings certifying that the proposed structure meets current standards and specifications of the USDA, Natural Resources Conservation Service District (NRCS). The local County Animal Husbandry Ordinance refers to the USDA Soil Conservation service as the agency whose standards must be met. Since the ordinance was written the name has changed to NRCS but it is the same organization.

In accordance with county zoning regulations concerning animal husbandry facilities, a nutrient management plan is required for the construction of livestock facilities. This property has a completed plan written by Patrick Groft, (Cert. #2157).

I have reviewed all documents and completely support the approval for construction of this structure. This is a responsible environmental next step for this operation as well the most appropriate Best Management Practice to mitigate odors in the urban rural interface.”

Mr. Semler stated that as required by the Animal Husbandry Ordinance, he reviews all of the NMP (Nutrient Management Plans) on properties that apply for animal husbandry. Mr. Lung inquired if there would be a new NMP drafted once the structure has been constructed. Mr. Semler responded affirmatively. Mr. Lung stated that the ordinance requires the Plan Review and Permitting Dept. to retain a copy of both the NMP and the WMP (Waste Management Plan). Mr. Semler will forward a copy of each plan to the department.

WASHINGTON COUNTY HEALTH DEPARTMENT

Ms. Kimmy Armstrong provided the following response via e-mail on 4/10/15. “I received the packet for the Preliminary Consultation for Roy Petre today and looked at it. No comments, everything looks fine as far as we are concerned.”

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. - LAND USE

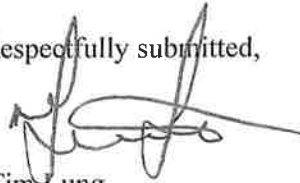
Mr. Tim Lung was present and provided the following comments. Mr. Lung confirmed that an existing earthen manure storage facility would be replaced by the newly constructed tank. He stated that his concern was regarding verification of distance to the nearest residence not on the property. The ordinance specifies a minimum setback of 300 ft. from the property line, 250 ft. from a public road right-of-way and 500 ft. from any dwelling, school, church or institution for

human care. He stated that according to his measurements the requirements have been met, even if the Planning Commission would double the setback per section 22.95 (b). Mr. Lung inquired as to whether there were any odor reducing technologies being employed. Mr. Semler responded that they were incorporated in the WMP and that tank 'crust over' was also being utilized. Mr. Lung inquired as to where the spreading would occur. Mr. Semler stated that all the fields recommended for application were included in the NMP. Mr. Lung confirmed that this is solely a dairy operation, no swine or poultry are involved. The minutes will be prepared for the May Planning Commission agenda.

CLOSING COMMENTS

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting. If there are any discrepancies in the report, the Plan Review Staff should be contacted. The written summary will be submitted to the Planning Commission and their comments shall also be incorporated within and be made a part of the record of comments and issues, which need to be addressed by the developer as he proceeds through the approval process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tim Lung', written over a horizontal line.

Tim Lung
Chief of Plan Review

TAL/msb
Attachments



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMORANDUM

TO: Benjamin Postles, PE, AET Consulting

FROM: Mark Stransky, PE, CFM, Plan Reviewer (240.313.2406) *MS*

DATE: April 13, 2015

RE: Gilson Martin (Roy Petre) Waste Storage Structure PC-15-002

County staff has reviewed the above-referenced project and is providing the following comments:

1. Stormwater management is not required for this project.
2. A grading plan and grading permit are not required for this project.

Copy(ies) to: Tim Lung, Deputy Director



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230

410-537-3000 • 1-800-633-6101 • www.mde.maryland.gov

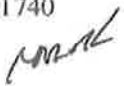
Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Secretary

Anthony G. Brown
Lieutenant Governor

November 25, 2014

Mr. Mark Stransky
Washington County
Dept. of Land Development Engineering
100 West Washington Street
Hagerstown, MD 21740

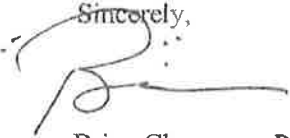
Dear Mr. Stransky: 

The purpose of this letter is to distribute the Maryland Department of the Environment's (MDE) "Erosion and Sediment Control, Stormwater Management, and NPDES (National Pollutant Discharge Elimination System) Permit Guidance" dated November 2014 for agricultural practices and agricultural structures. The attached policy includes several definitions (e.g., practices, structures, and farms), establishes which practices and structures should be required to implement sediment control and stormwater management, and provides suggestions for how these regulatory programs are to be applied. This document reflects input from many individuals and agencies statewide and MDE would like to thank you for your prior participation.

A prior draft was distributed at the beginning of 2014 to Maryland's Soil Conservation Districts (SCD), local government stormwater management agencies, and the agricultural community. Based on comments made back in the Spring from these and other organizations and input from MDE's Attorney General's Office, MDE has finalized the guidance that is being provided today. MDE believes a clear distinction needs to be made with regard to what constitutes agriculturally related activities and commercial or industrial operations. It is also important to make sure NPDES stormwater permit obligations are understood to ensure compliance with the federal Clean Water Act. This policy guidance addresses all of these issues and reflects MDE's interpretation of current erosion and sediment control and stormwater management laws.

I would like to thank you again for your prior involvement and for your patience throughout the last several months. If you have any questions, please do not hesitate to call me at 410-537-3554 or email brian.clevenger@maryland.gov.

Sincerely,



Brian Clevenger, Program Manager
Sediment, Stormwater, and Dam Safety Program

Cc: Robert M. Summers, MDE, Secretary

Attachment

**Maryland Department of the Environment
Agricultural Practices and Agricultural Structures
Erosion and Sediment Control, Stormwater Management, and
NPDES Permit Guidance
November 2014**

Agricultural Practices

Agricultural land management practices (also referred to as “conservation practices”) properly implemented are valuable tools for protecting water quality as well as conserving related soil and water resources. To facilitate their use, the Maryland Department of the Environment (MDE) is providing guidance that meets the requirements of the State Erosion and Sediment Control Law, the State Stormwater Management Law, and the federal National Pollutant Discharge Elimination System (NPDES) General Discharge Permit for Stormwater Associated with Construction Activity (General Permit). This guidance will in time be replaced by formal regulation changes.

Agricultural land management practices (conservation practices) are defined in the Code of Maryland Regulations (COMAR 26.17.01.01 B.2) for the purposes of erosion and sediment control as follows:

“Those methods and procedures used in the cultivation of land in order to further crop and livestock production, and the conservation of related soil and water resources.”

For this guidance, agricultural land management and conservation practices are categorized as follows:

1. Traditional farming activities such as plowing, disking, cultivating, planting, and harvesting;
2. Natural Resources Conservation Service (NRCS) Agricultural Land Management Practices listed in the Field Office Technical Guide (FOTG); and
3. Non-cost Shared Best Management Practices described in the Verification Procedures Manual published by the Maryland Department of Agriculture (MDA).

NRCS and MDA will maintain and make available their respective lists of practices. While not clearly stated in the regulations, these conservation practices are intended for application on a farm or agricultural operation defined as:

“...a business or activity where a person tills, crops, keeps, pastures, or produces an agricultural product, including but not limited to livestock, poultry, plants, trees, sod, food, feed, or fiber by in ground, out of ground, or other culture.”

When these practices are implemented according to the following conditions, erosion and sediment control, stormwater management, and the requirements of the General Permit will be met:

1. Under direction of the appropriate Soil Conservation District (SCD) and/or NRCS, conservation practices listed under categories 2 and 3 above must be designed, constructed, and maintained in accordance with their respective standards and guidelines.
2. The conservation practices must be incorporated within an approved Soil Conservation and Water Quality Plan for the farm or portion of the farm where the installation occurs. The appropriate SCD will determine the adequacy of the conservation plan, review the proposed conservation practice and its consistency with the plan, and approve the practice installation.
3. Landowners intending to implement a conservation practice must meet all other statutory requirements listed in the Environment Article in the Maryland Annotated Code. Determination of other permits or approvals required shall precede any construction of an agricultural or conservation practice.

Agricultural Structures

Section 4-102 of the Environment Article, Maryland Annotated Code (Sediment Control) exempts agricultural structures from erosion and sediment control requirements. Section 4-204 of the Environment Article (Stormwater Management) states that "...unless exempted, a person may not develop any land for residential, commercial, industrial, or institutional use without submitting a stormwater management plan to the county or municipality that has jurisdiction, and obtaining approval of the plan..." While COMAR 26.17.02.01 B. states that Maryland's stormwater management regulations do not apply to agricultural land management practices, no exemption exists for agricultural structures. Further, construction (including parking areas and access roads not used for on-site agricultural operations) that creates a land disturbance of an acre or more must be covered by the General Permit as required by the federal Clean Water Act (CWA). These overlapping authorities have caused inconsistencies among SCDs and local government stormwater management agencies with the way agricultural structures are addressed. Therefore, MDE is providing its policy and guidance below for how agricultural structures are to be regulated for stormwater management. This policy will provide statewide consistency for determining appropriate runoff control requirements according to the above quoted law and regulations.

Definitions

For purposes of this guidance for erosion and sediment control and stormwater management, an agriculture structure is defined as:

"A building that is integral to the operation of the farm it is built on and is used for:

1. The storage of equipment or materials used on the farm;
2. The storage of the farm's products; or
3. The basic processing of farm products including cutting, drying, and packing necessary to store and market these products."

Examples of structures meeting this definition include barns for hay and equipment storage, livestock production and shelter buildings, milking operations, etc. These agricultural structures are considered integral to the operation of the farm and erosion and sediment control is not required.

However, the construction of structures disturbing land area of 5,000 square feet or more whose primary purpose is to support commercial or industrial activities is not exempt from either State erosion and sediment control or stormwater management requirements. Commercial and industrial activities include, but are not limited to: retail sales operations, processing operations that produce wastewater, and facilities with public parking areas and access roads.

Regulatory Requirements

Any structure disturbing land area less than 5,000 square feet is exempt from both erosion and sediment control and stormwater management requirements. Access roads and parking areas are included in the area of disturbance. However, access roads constructed under NRCS Practice 560 for implementing farm operations will meet erosion and sediment control and stormwater management requirements. Agricultural structures as defined previously are exempt from State erosion and sediment control plan requirements. The construction of all structures, regardless of use, disturbing a land area of 5,000 square feet or more is subject to State and local stormwater management requirements. Stormwater management requirements are administered primarily by local governments.

The construction of any structure, regardless of intended use, that will create an earth disturbance of one acre or more (including parking areas and access roads) is subject to the NPDES Notice of Intent (NOI) process for coverage under the General Permit. The General Permit requires both erosion and sediment control and stormwater plan approval and implementation. Because the General Permit is a federal CWA requirement, exemption from erosion and sediment control under State law for agricultural structures does not apply.

Coordination - Use of Standard Plans

The Stormwater Management Subtitle of the Environment Article requires that each Maryland county and municipality administer an acceptable stormwater management program according to COMAR. These localities therefore, are responsible for receiving, approving, and enforcing stormwater management plans for the purposes of this guidance. SCDs perform the majority of the erosion and sediment control review and approval work in the State and typically have good working relationships with the agricultural community. Because of these relationships, MDE has suggested that counties and SCDs work together to determine how agricultural structures can be implemented in an efficient manner. One tool for bringing about more efficient management is the use of standard plans addressing one or more of the regulatory requirements.

Standard sediment control plans for small land disturbing activities have been used in Maryland for decades. A model stormwater management standard plan was also developed when MDE implemented the 2000 Maryland Stormwater Design Manual and has served as the basis of numerous local versions. Moreover, MDE provided the SCD, local government stormwater, and

agricultural communities a standard plan for agricultural structures in 2013 to help the Lower Eastern Shore counties address poultry growing operations. MDE previously developed a standard stormwater management plan that could be used to address agricultural structures. The use of a standard plan is optional. However, all of the above examples can be used to develop a similar vehicle to satisfy the erosion and sediment, stormwater management, and NPDES permit obligations that are summarized in Table 1. SCDs and county stormwater management agencies are encouraged to consider the use of a standard plan.

Table 1.

**Agricultural Practices and Agricultural Structures
Erosion and Sediment Control, Stormwater Management, and
NPDES Stormwater Permit Requirements**

Activity*	Erosion and Sediment Control Required	Stormwater Management Required	NPDES General Permit for Construction Activity Required
Agriculture Practices**			
● <5000 square feet	No	No	No
● 5000 sq. ft. to 1 acre	No	No	No
● >1 acre	No	No	No
Agricultural Structures			
● <5000 square feet	No	No	No
● 5000 sq. ft. to 1 acre	No	Yes	No
● >1 acre	Yes	Yes	Yes***

*"Activity" refers to the area disturbed during construction and operation and may include access roads, staging areas, parking areas, etc. All small land disturbing activities need to be considered when determining appropriate controls.

**Provided that the practice is part of a farm's Soil Conservation and Water Quality Plan and the appropriate Soil Conservation District (SCD) has reviewed and approved the practice to be used.

***A Notice of Intent (NOI) is to be submitted to MDE for permit coverage.



UNIVERSITY OF
MARYLAND
EXTENSION

Solutions in your community

Washington County Office
7303 Sharpsburg Pike
Boonsboro, Maryland 21713
TEL 301-791-1304
FAX 301-791-1048
jsemler@umd.edu

TO: Tim Lung
Washington Co. Administrative Annex
80 West Baltimore Street
Hagerstown, MD 21740

FROM: Jeff Semler
Extension Educator
Agriculture and Natural Resources

DATE: April 15, 2015

SUBJECT: Manure Storage Construction Plan

Roy Petre and his farm operator Gilson Martin wish to construct an animal waste storage facility to ensure compliance with Maryland Nutrient Management Regulations. Specifically the waste storage facility is required to provide over winter storage of animal wastes by January 1, 2016 at which time a complete prohibition on winter spreading from November 15 through March 1 of each year will become mandatory. There is an outdated existing storage facility at the farm that is not adequate in size to meet this requirement.

The farm is located in the Hagerstown Urban Growth area and produces 3,787 tons of animal waste annually. Washington County Soil Conservation District (WCSCD) has approved the provided construction drawings certifying that the proposed structure meets current standards and specifications of the USDA, Natural Resources Conservation Service District (NRCS). The local County Animal Husbandry Ordinance refers to the USDA Soil Conservation service as the agencies whose standards must be met. Since the ordinance was written the name has changed to NRCS but it is the same organization.

In accordance with county zoning regulations concerning animal husbandry facilities, a nutrient management plan is required for construction of livestock facilities. This property has a completed plan written by Patrick Groft, (Cert. # 2157).

I have reviewed all documents and completely support the approval for construction of this structure. This is a responsible environmental next step for this operation as well the most appropriate Best Management Practice to mitigate odors in the urban rural interface.

JS/jws

cc: Soil Conservation District

CONCEPT PLAN SUMMARY

ROY E. PETRE
18248 COL. HENRY K. DOUGLAS DRIVE
HAGERSTOWN, MD 21740

PROPOSED PROJECT DESCRIPTION: Mr. Petre and his farm operator Gilson Martin are going to construct a animal waste storage facility to ensure compliance with Maryland Nutrient Management Regulations. Specifically the waste storage facility is required to provide over winter storage of animal wastes by January 1, 2016 at which time a complete prohibition on winter spreading from November 15 through March 1 of each year will become mandatory. There is an outdated existing storage facility at the farm that is not adequate in size to meet this requirement.

The farm is located in the Hagerstown Urban Growth area and produces 3,787 tons of animal waste annually. Washington County Soil Conservation District (WCSCD) has approved the provided construction drawings certifying that the proposed structure meets current standards and specifications of the USDA, Natural Resources Conservation Service (NRCS). The local County Animal Husbandry Ordinance refers to the USDA Soil Conservation Service as the agencies whose standards must be met. Since the ordinance was written the name has changed to NRCS but it is the same organization. After construction WCSCD will certify that the construction meets applicable standards as well.

The specifics of this project are below:

1. Site information:

- a. Address-18248 Col. Henry K. Douglas Drive, Hagerstown MD, 21740
- b. Tax Account ID- 22-10-017084
- c. Tax Map 57, Grid 09, Parcel 99
- d. Election District 2b
- e. There are no streams, ponds or floodplains on the subject property
- f. Soil types, topography, and locations of rock outcroppings are detailed on the provided maps

2. Farm operation consists of:

- a. 100 milk cows
- b. 100 heifers
- c. 15 dry cows
- d. 300 sheep
- e. 200 lambs

3. Current waste management:

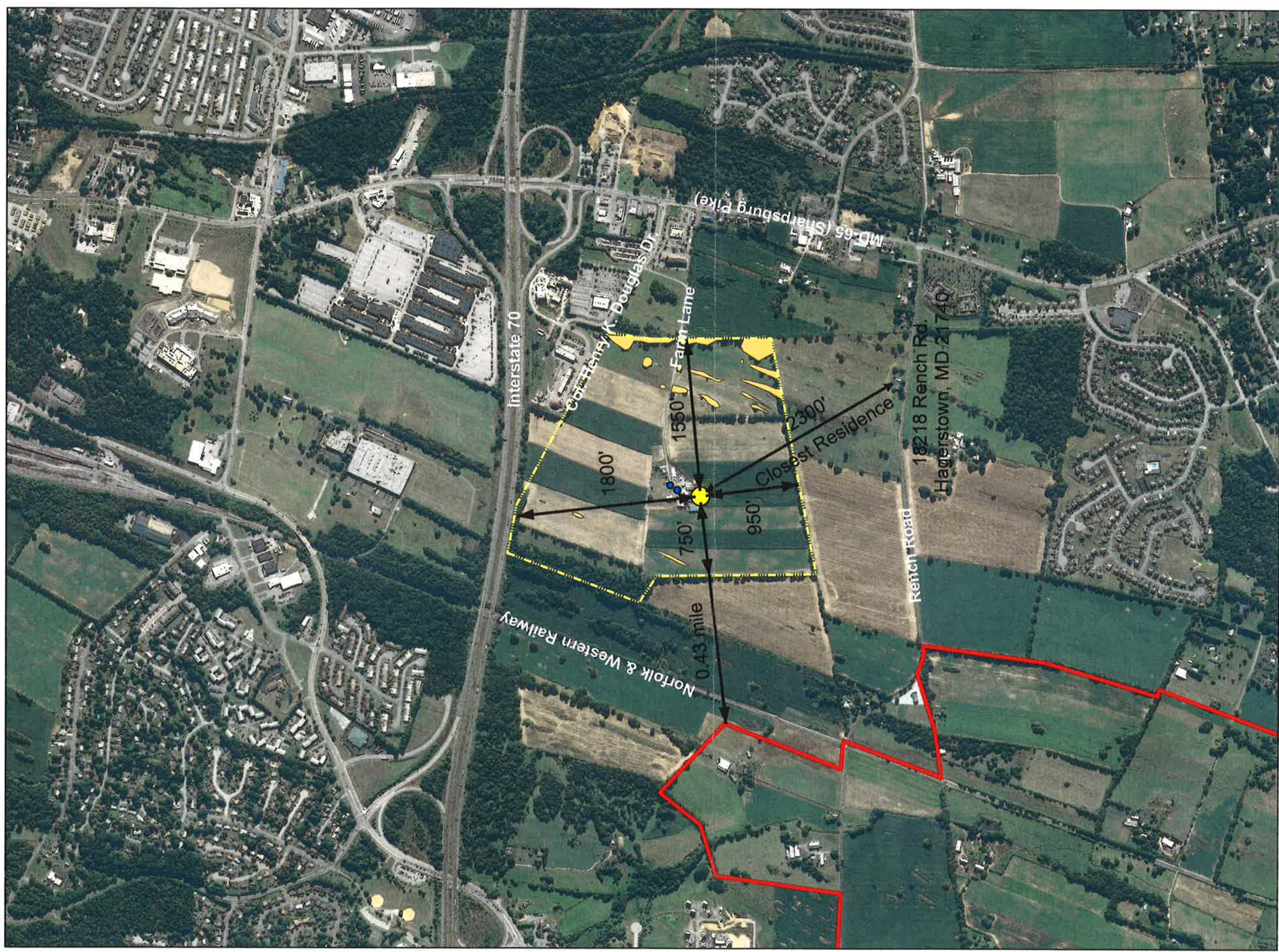
- a. Liquid Manure is collected/stored in existing earthen manure storage facility
- b. Wash water from milking operation is collected in a fiberglass tank
- c. Bedpack manure is stored in the animal barns until it can be land applied
- d. Heifers and ewes self-apply manure to the available pasture acreage

4. Planned waste management:

- a. Existing earthen manure storage facility and wash water tank will be decommissioned
- b. A 12' deep x 100' circular concrete tank will be installed. Capacity is 598,117gallons, (79,749 cubic feet)

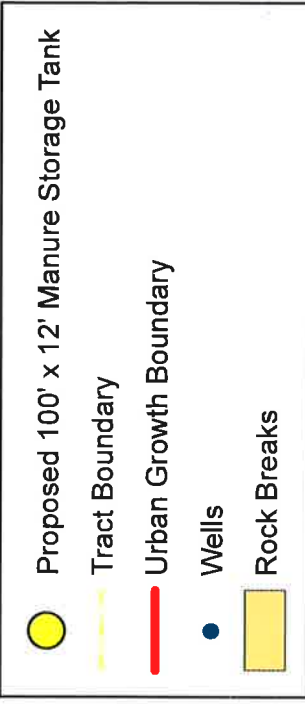
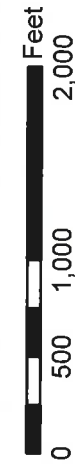
- c. New storage facility will collect wash water, manure from barnyards runoff from barnyards and the heifer barn feed ally providing 5 months of manure storage and will be land applied in accordance with the approved Nutrient Management Plan
- d. Solid waste from the two existing heifer barns will be stacked or stored as bedpack and land applied in accordance with the approved Nutrient Management Plan
- e. Existing barns will have roof guttering installed to exclude runoff from barnyard areas
- f. All animal waste will be land applied in accordance with the approved Nutrient Management Plan

Roy E. Petre/Gilson Martin - Proposed Manure Storage Tank Concept Plan

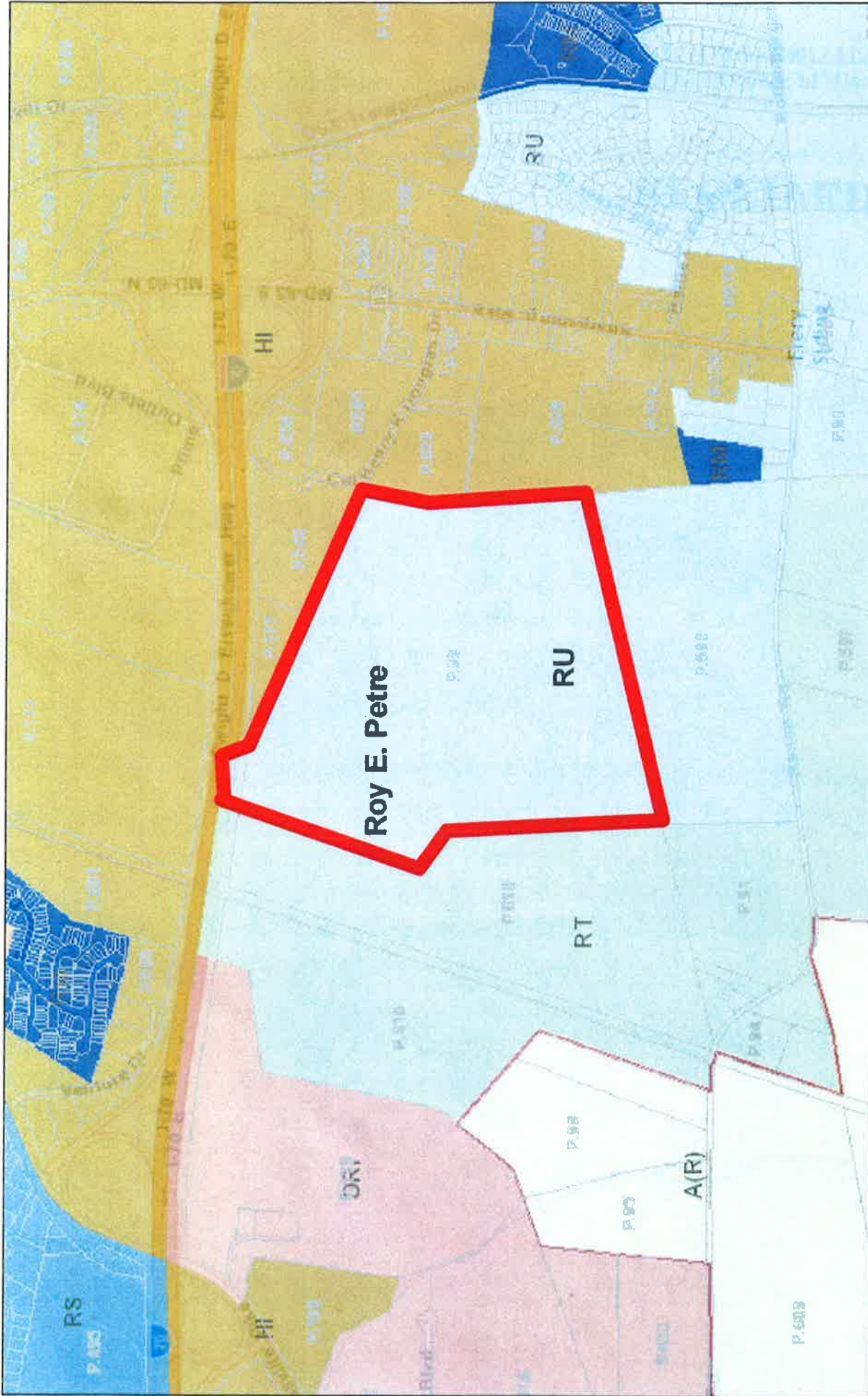


18248 Col. Henry K. Douglas Drive
 Hagerstown, MD 21740
 Account Identifier: 22-10-017084
 Map 57 Grid 09 Parcel 99
 Election District 2b

No floodplains, No streams, No ponds



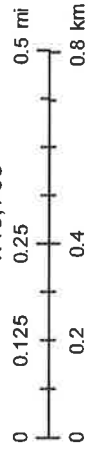
Roy E. Petre / Gilson Martin



March 27, 2015

- GISLayers.GISADMIN.Parcels
- Growth Area Boundaries

1:15,799



Washington County Planning Department
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,

DA-15-111

Washington County GIS Office - 2015

SAFETY REGULATIONS

ALL EXCAVATION AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MARYLAND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MOSHA) STANDARDS AS SET FORTH IN THE LATEST VERSION OF THE CODE OF MARYLAND REGULATIONS

THERE WILL BE NO CHANGES IN SPECIFICATION, DIMENSIONS, OR MATERIALS UNLESS APPROVED BY THE ENGINEER RESPONSIBLE FOR THIS DRAWING.

THE DRAWINGS ARE PREPARED COOPERATIVELY BY THE AET FOR THE NAMED LANDOWNER. CONSTRUCTION FOUND NOT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS SHALL VIOLATE THE COOPERATIVE AGREEMENT AND ALL DRAWINGS, SPECIFICATIONS, AND QUANTITIES ESTIMATE SHALL IMMEDIATELY BE RETURNED TO THE ENGINEER.

GILSON MARTIN

313 - WASTE STORAGE STRUCTURE

(WASHINGTON SOIL CONSERVATION DISTRICT)

GENERAL NOTES:

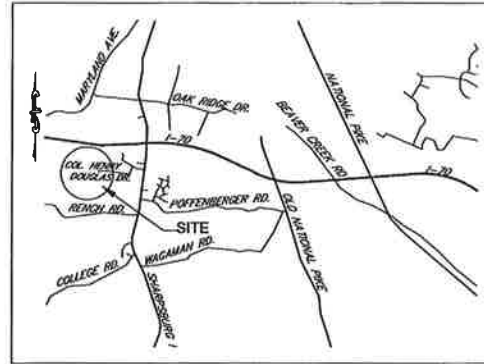
- PLEASE CONTACT AET CONSULTING (717-792-1274) AT LEAST 3 DAYS PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, WSCD @ 410-398-4411 X.3
- A CONSERVATION TECHNICIAN SHALL SET CUT/GRADE STAKES AT THE CONTRACTORS REQUEST
- A CONSERVATION TECHNICIAN MUST BE PRESENT AT THE TIME OF PIPE INSTALLATION, CONCRETE POURS, AND BACKFILL.

CRITICAL INSPECTION ITEMS

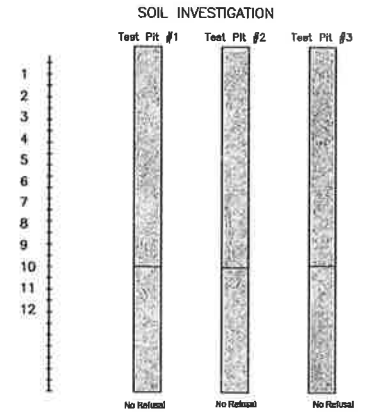
(UNROOFED CONCRETE WASTE STORAGE FACILITY AND/OR FEEDING AREA)

- THE LANDOWNER WILL ARRANGE FOR A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, WSCD, AET AND LANDOWNER TO REVIEW THE PLANS, STANDARDS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
- THERE WILL BE NO CHANGES IN SPECIFICATIONS, DIMENSIONS, OR MATERIALS UNLESS APPROVED BY THE ENGINEER RESPONSIBLE FOR THIS DRAWING.
- THE DRAWINGS ARE PREPARED COOPERATIVELY BY AET FOR NAMED OWNER/OPERATOR. CONSTRUCTION FOUND NOT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS SHALL VIOLATE THE COOPERATIVE AGREEMENT AND ALL DRAWINGS, SPECIFICATIONS, AND QUANTITIES ESTIMATE SHALL IMMEDIATELY BE RETURNED TO AET.
- THE FOLLOWING IS A LIST OF ITEMS THAT MUST BE INSPECTED BY THE TECHNICIAN-IN-CHARGE. IF COST SHARE IS INVOLVED, PAYMENT MAY BE FORFEITED IF THE TECHNICIAN-IN-CHARGE DOES NOT INSPECT ALL OF THE BELOW:

- PRE-CONSTRUCTION MEETING: DATE: INITIALS:
- VERIFY LAYOUTS: DATE: INITIALS:
- VERIFY ALL SUBGRADES: DATE: INITIALS:
- VERIFY ALL SUBGRADE MATERIALS CR-6, ETC.: DATE: INITIALS:
- VERIFY REINFORCING STEEL GRATE, SIZE AND PLACEMENT: DATE: INITIALS:
- FOOTINGS: DATE: INITIALS:
- WALLS AND/OR CURBS: DATE: INITIALS:
- FLOOR: DATE: INITIALS:
- INSPECT ALL CONCRETE IN ACCORDANCE WITH SPECIFICATIONS: DATE: INITIALS:
- FOOTINGS: DATE: INITIALS:
- WALLS AND/OR CURBS: DATE: INITIALS:
- FULL DIMENSION WALL TIES: DATE: INITIALS:
- FLOOR: DATE: INITIALS:
- PROPER CURING OF CONCRETE: DATE: INITIALS:
- PATCHING WALL TIES, HOLES AND HONEYCOMBING: DATE: INITIALS:
- SUBSURFACE DRAINAGE (IF APPLICABLE): DATE: INITIALS:
- TRENCH GRADE: DATE: INITIALS:
- DRAIN TUBING MATERIAL: DATE: INITIALS:
- STONE ENVELOPE: DATE: INITIALS:
- BACKFILL PLACEMENT: DATE: INITIALS:
- PROPER OUTLET AND RODENT GUARD: DATE: INITIALS:
- BACKFILL PLACEMENT AND COMPACTION: DATE: INITIALS:
- SAFETY FENCE AND PUSHOFF GUARD: DATE: INITIALS:
- ALL DISTURBED AREAS SEEDED AND MULCHED: DATE: INITIALS:
- OTHER ITEMS SHOWN ON PLANS: DATE: INITIALS:



VICINITY MAP
1" = 1000'



Duffield Silty Loam - Hydraulic Group B, Moderately Well drained.
Lower limit of water table is greater than 12 feet.

Shrink Swell Potential: Moderate

TP1: 0-1' Topsoil, fine loamy
1-10' clay loam, no stone or channers, fine clay
Dry Hole - ability to the depth needed

TP2: 0-10' blockier clay, bright
Dry Hole

TP3: 0-1' Topsoil
1'-10' heavier blockier clay, still bright colored
no channers
Dry Hole

No water or seeps encountered during excavation.

"NO SEASONAL HIGH WATER TABLE"

Open Air Manure Storage Safety Tips

Injuries and fatalities occur in confined space manure storages that are enclosed, such as beneath animal quarters, or below-ground reception and pump out pads, and in non-enclosed storages, such as earthen, lined and concrete manure pits and ponds. Non-enclosed manure storages are open to the atmosphere but still meet the definition of a confined space in terms of occupational safety and health.

In the case of open air manure storage pits and ponds, some hazards can include:

- A thick liquid and floating crust that make swimming, buoyancy or even moving around very difficult.
- Sloped and slippery slopes that can make getting out of manure storages difficult or impossible.
- Localized layers of hazardous gases existing above manure surfaces, especially on hot, humid days with little to no breeze.
- A speeding up of manure gas release from movement, agitation, removal or additional of manure to a storage pond.
- Not having sufficient oxygen to breathe if a person is "breathing" in manure because of an inability to get out.
- Not being able to see into depths of manure like you can with water.
- A slow response time for adequate emergency actions because of site isolation and remoteness.

Safety guidelines to follow:

- Make sure everyone that needs to be near manure storage structures understand the hazards that exist, including the effects that the various gases has on them.
- Make sure the open air manure storage has a fence installed around the perimeter and access gates are locked to keep unauthorized personnel from entering the area.
- The open air storage should have manure draining hazard signs and no trespassing signs on all sides of the storage.
- If you must go into the fenced area of the open manure storage, consider wearing a safety harness with the line attached to a safely anchored solid object or anchor.
- Never work alone. The second person's role is to summon help in an emergency and assist with rescue without entering the storage.
- Rescue equipment, such as a flotation device and lifelines, should be attached to every manure pump.
- Move slowly around manure storages as the ground can sometimes be uneven and may cause a person to trip or stumble.
- Hydranters and non-essential workers should stay away from pump out or other accessible areas.
- There should be no horseplay near the open manure pit or pumping equipment.
- If equipment malfunctions during agitating or pumping of the manure, shut all equipment off and remove it from the storage before servicing or repairing.
- If you feel unsure or uncomfortable with what you are getting ready to do near the open manure pit, stop back, contact someone and review the situation before proceeding.
- Test gas, and oxygen deficiency gas monitors can be used to determine if unsafe conditions exist.
- Be prepared to call 911 if an emergency happens. Being prepared means accurately describing the incident, number of victims, and giving specific directions to the site of the emergency.

SHEET	TITLE
1.....	TITLE SHEET
2.....	EXISTING CONDITIONS PLAN
3.....	SITE PLAN
4.....	DETAILS
5.....	SEDIMENT CONTROL NOTES & DETAILS

ENGINEER'S APPROVAL

I CERTIFY THAT DESIGN MEETS NRCS-MD CONSERVATION PRACTICE STANDARD FOR WASTE STORAGE FACILITY-313

Benjamin C. Posthos 3/13/2015
SIGNATURE DATE

Benjamin C. Posthos 32701
PRINTED NAME CERTIFICATION NO.

OWNER/CONTRACTOR STATEMENT

I CERTIFY THAT THIS DESIGN HAS BEEN EXPLAINED TO ME BY A REPRESENTATIVE OF AET CONSULTING, AND I UNDERSTAND THE CONTENTS, ALL CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS, I FURTHER UNDERSTAND THAT ALL CONSTRUCTION WILL BE UNDER THE SUPERVISION OF THIS OFFICE.

OWNER'S SIGNATURE DATE

CONTRACTOR'S SIGNATURE DATE

CONCUR That Plans MEET NRCS PRACTICE STD. 313

Roger Thoma
CERT NO. 11046
WCSO ENGINEER

**MARYLAND DEPARTMENT OF ENVIRONMENT
GENERAL PERMIT**

ALL LAND DISTURBANCES IN EXCESS OF ONE (1.0) ACRE WILL REQUIRE THE OWNER/APPLICANT TO OBTAIN A GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE MARYLAND DEPARTMENT OF ENVIRONMENT. THE APPROVED GENERAL PERMIT MUST BE PRESENTED TO A WASHINGTON SOIL CONSERVATION DISTRICT REPRESENTATIVE AT THE PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING ANY WORK ON THE SITE. PLEASE CONTACT THE WSCD WITH ANY QUESTIONS.

CONSTRUCTION NOTIFICATION

The Contractor/Owner is to notify AET CONSULTING at least 72 hours prior to construction to facilitate any scheduling, layout, or preliminary mobilization necessary to ensure proper construction inspection to enable appropriate certification of the project.

It is the Landowner's responsibility to obtain all County, State, and Federal permits that may be needed, and to maintain this structure and related regulations.

THERE WILL BE NO CHANGES IN SPECIFICATION, DIMENSIONS OR MATERIALS UNLESS APPROVED BY THE ENGINEER RESPONSIBLE FOR THIS DRAWING. THE DRAWINGS ARE PREPARED COOPERATIVELY BY AET FOR THE NAMED OWNER. CONSTRUCTION FOUND NOT IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATION SHALL VIOLATE THE COOPERATIVE AGREEMENT AND ALL DRAWINGS, SPECIFICATIONS AND QUANTITIES ESTIMATE SHALL IMMEDIATELY BE RETURNED TO THE ENGINEER.

AS-BUILT STATEMENT

PRACTICE MEETS OR EXCEEDS NRCS STANDARDS AND SPECIFICATIONS.

SIGNATURE CONSTRUCTION DATE

SIGNATURE INSPECTED BY DATE

DURING AGITATION

DEADLY GASES POSSIBLE

IF YOU FEEL UNCOMFORTABLE OR UNWELL DURING AGITATION, STOP WORK IMMEDIATELY AND CALL 911. DO NOT ENTER THE STORAGE.

**Know what's below.
Call before you dig.**

"AET MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES."

HLS engineering land + designing the future

HANOVER LAND SERVICES, INC.

Hanover Office: 505 Millkiller Street, Hanover, PA 17331, Ph: (717) 637-5674, Fax: (717) 637-5674

Maryland Office: 2001 Meadow Drive, Westminster, MD 21158, Ph: (410) 857-0210

www.hanoverlandservices.com

REVISIONS		
NO.	DATE	DESCRIPTION



AET CONSULTING, INC.
P.O. BOX 275
THOMASVILLE, PA 17364
Ph: (717) 632-5883

PLAN PREPARATION			
DRAWN BY:	JEM	DATE:	05-2-14
DESIGNED BY:	DAB	JOB NO.	6449-14
CHECKED BY:	KDB	FILE NO.	E-5716

TITLE SHEET

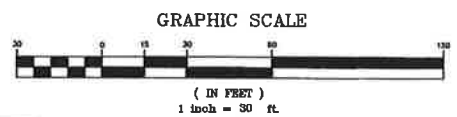
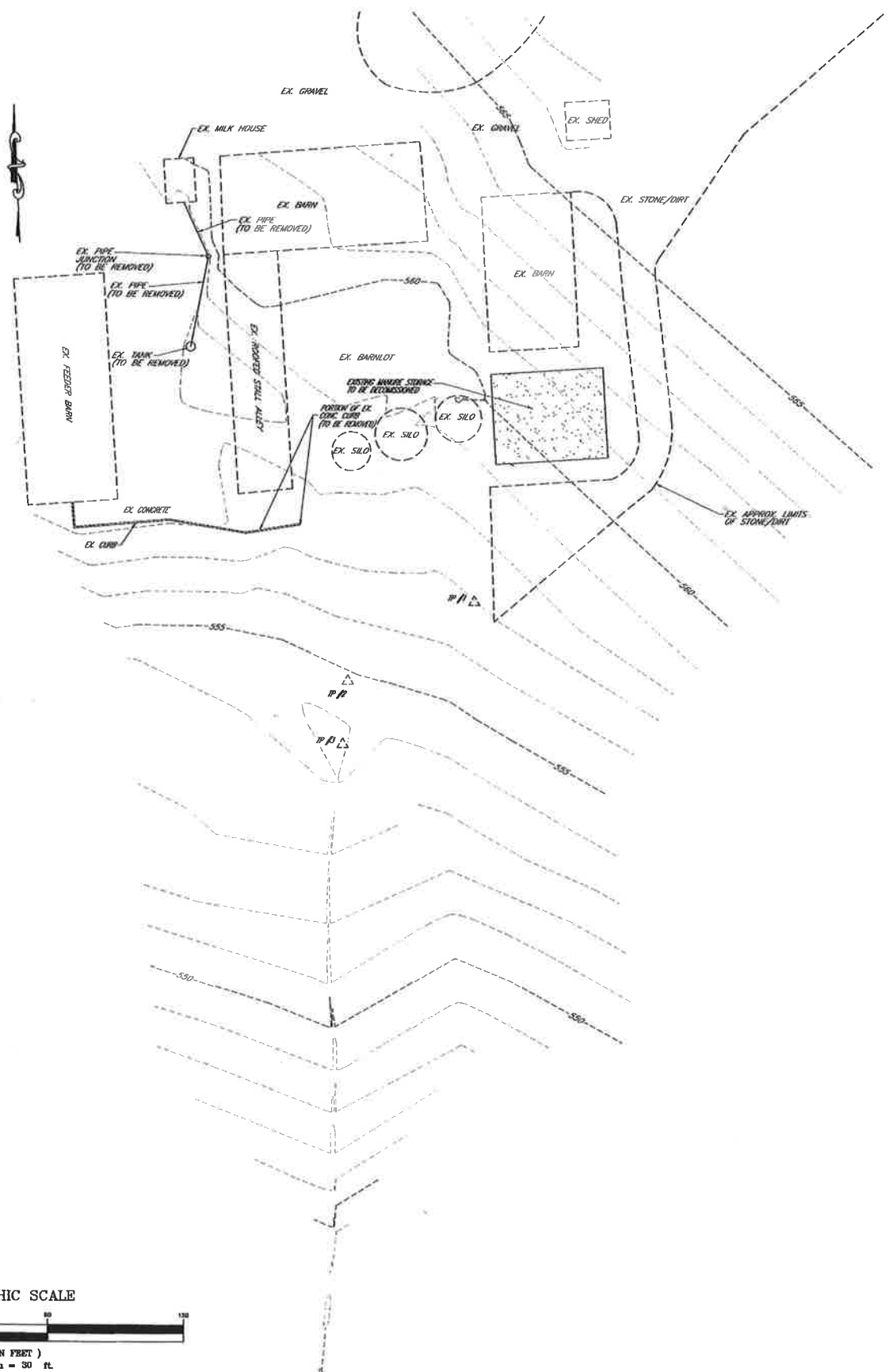
GILSON MARTIN

COL. HENRY DOUGLAS DR.
WASHINGTON COUNTY - MARYLAND

SCALE
1" = 30'

SHEET NO.
1 OF 5

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Roger J. Rowe, P.E.
 CERT. NO 11046

HLS engineering land → designing the future

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 585 McAllister Street
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 Fax: (717) 633-1987
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Maryland Office:
 2301 Meadow Drive
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DRAWN BY:	JEM	DATE:	05-2-14
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EXISTING CONDITIONS PLAN

GILSON MARTIN
 COL. HENRY DOUGLAS DR.
 WASHINGTON COUNTY - MARYLAND

SCALE
 1" = 30'
 SHEET NO.
 2 OF 5

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CONCRETE CONSTRUCTION SPECIFICATIONS

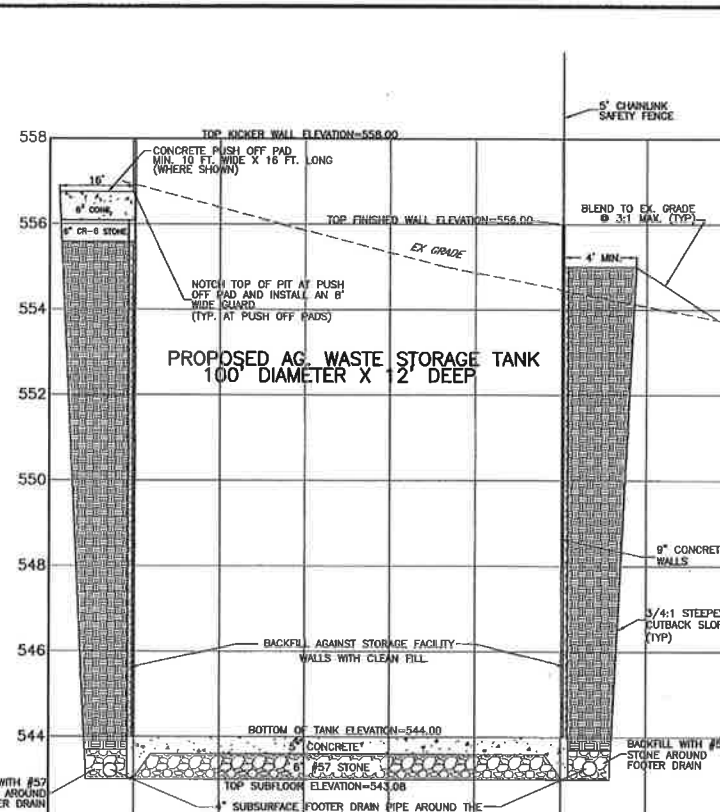
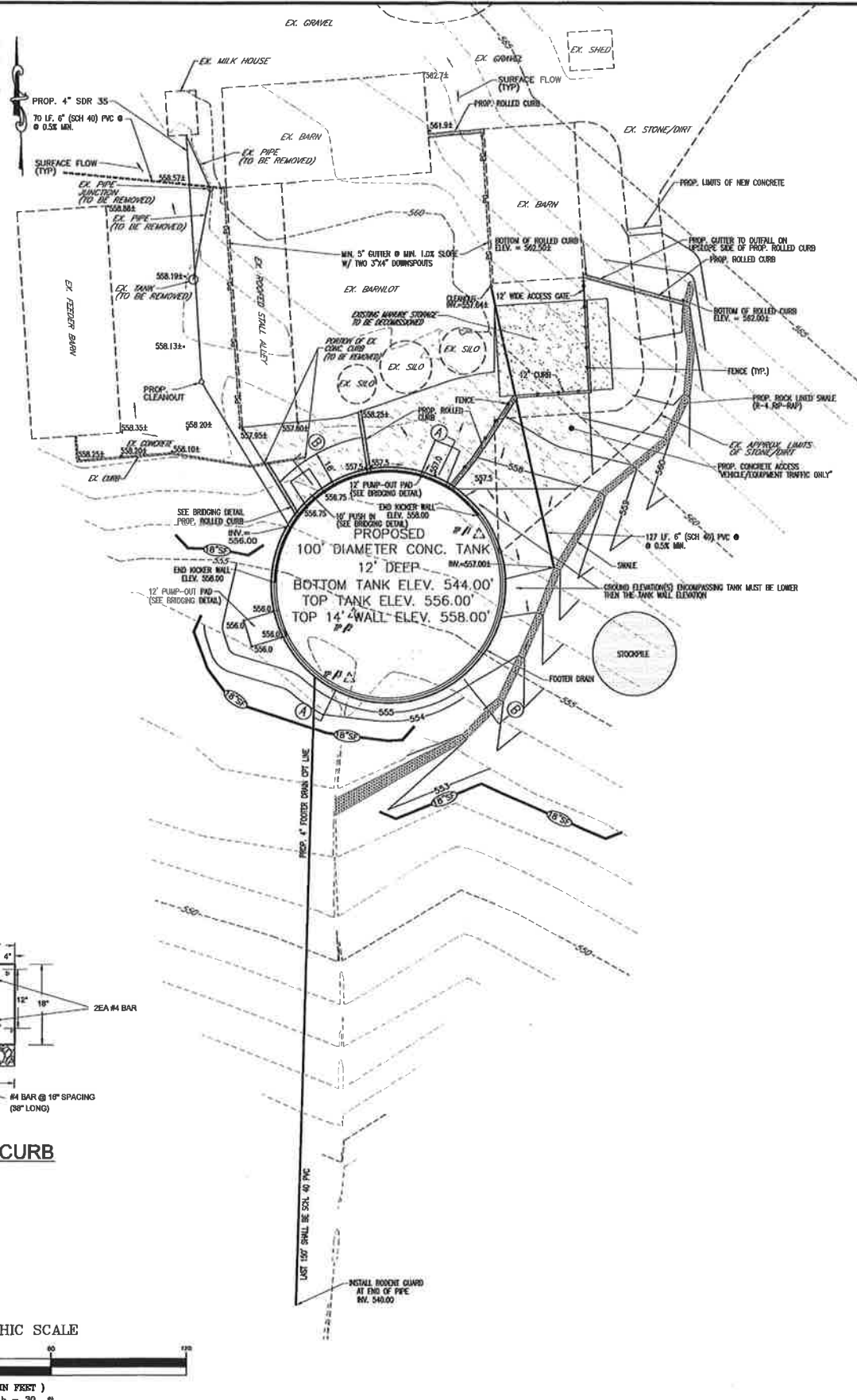
FLAT WORK ONLY REVISED 4/14

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2. ANY CHANGES IN THE PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE DESIGN APPROVER PRIOR TO BEING MADE.
3. CONCRETE SHALL HAVE TYPE IA OR IA CEMENT, 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, 5% AIR ENTRAINMENT AND A SLUMP OF 3 TO 5 INCHES.

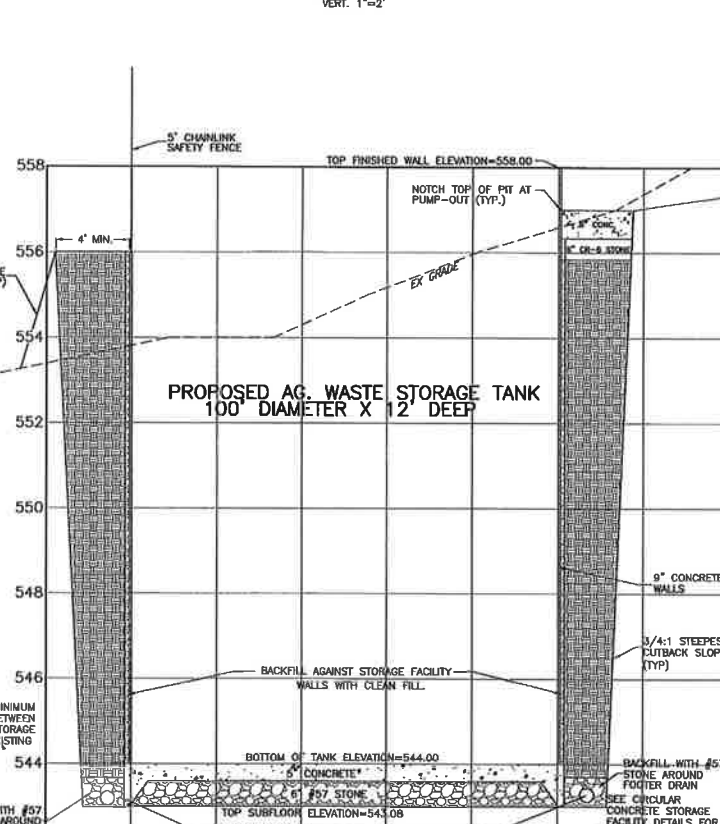
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FORMED CONCRETE REVISED 4/14

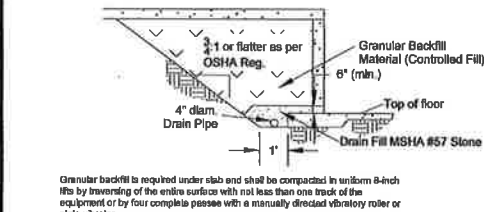
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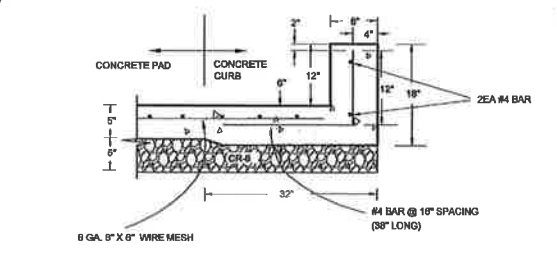
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HOR. 1\"/>



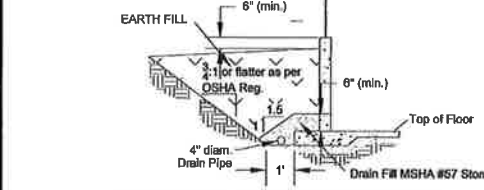
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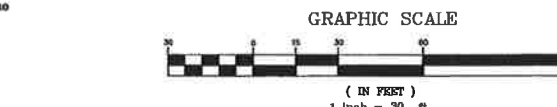
WALL BACKFILL DETAIL - CONTROLLED FILL



12\"/>



WALL BACKFILL DETAIL - TYPICAL



GRAPHIC SCALE
(IN FEET)
1 Inch = 30 ft.

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HANOVER LAND SERVICES, INC.
Hanover Office: 585 McMiller Street, Hanover, PA 17331
Maryland Office: 2001 Meridian Drive, Westminster, MD 21158

REVISIONS table with columns: NO., DATE, DESCRIPTION

AET CONSULTING, INC.
P.O. BOX 275, THOMASVILLE, PA 17364
Ph: (717) 652-5883

PLAN PREPARATION table with columns: DRAWN BY, DESIGNED BY, CHECKED BY, DATE, JOB NO., FILE NO.

SITE PLAN
GILSON MARTIN
COL. HENRY DOUGLAS DR.
WASHINGTON COUNTY - MARYLAND

SCALE
1\"/>

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ANIMAL WASTE MANAGEMENT SYSTEM PLAN

Prepared by:
Washington County SCD
1260 Maryland Avenue, Suite 101
Hagerstown, MD 21740

For: Gilson Martin (Farm Operator)
Roy E. and Martha E. Petre (Prop. Owners)
Address: 18248 Col. Henry K. Douglas Dr.
Hagerstown, MD 21740

This Animal Waste Management System Plan for Roy Petre's farm was prepared at the request of and with the involvement of Gilson Martin, the operator. The plan was based on recommendations contained in his Nutrient Management Plan (required by Maryland State Law) and decisions and choices made by Gilson Martin. The animal waste management system is planned to manage waste generated by the dairy operation on the farm in a manner that prevents or minimizes degradation of soil, water, air, plant, and animal resources, and protects public health and safety.

I. SITUATION:

A. Location: 18248 Col. Henry K. Douglas Drive, Hagerstown, MD 21740

B. Enterprise: Dairy and sheep operation

1. Type of facilities: Liquid manure storage structure for dairy cows.
2. Type of bedding: Bedpack using straw (250 lbs./day) and ground limestone (500 lb./day)
3. Current manure handling: Manure is stored in earthen manure storage, which handles approximately 4 weeks worth of waste. A fiberglass tank (10,000-gallon capacity) collects the wash water from the milk house. There is no storage structure for bedpack manure.
4. Percent time animals are confined: During the winter months, milk cows, dry cows, calves, and sheep are confined 100%, and heifers are confined 80%. During the summer months, milk cows are confined 80%, dry cows are confined 70%, heifers are confined 50%, and sheep are on pasture.

C. Animal Type and Number: 15 dry cows, 100 heifers, 100 milk cows, 300 sheep, and 200 lambs.

D. Acreage available for manure application: 368.6 ac.

II. CURRENT CONDITIONS: All cows are confined 100% through the winter, except for heifers which are allowed approximately 20% access to pasture. Liquid manure is collected in the earthen manure storage and wash water is collected in a fiberglass tank. There is no storage structure for bedpack manure; bedpack is collected in the barns until it can be spread on fields. Heifers and ewes self-apply manure to the pasture acreage and grazed fields; occasionally heavier deposits are scraped up and applied to the adjacent crop fields.

III. PLANNED SOLUTION: The existing earthen storage, wash water fiberglass tank, and existing pipe will be decommissioned. The planned solution is to construct a 12' x 100' circular concrete tank southwest of the current earthen structure. This structure will collect wash water, runoff from the barnyards, and manure from the barn and the heifer barn feed alley. This will give the client a storage capability of approximately 5 months. The solid waste generated in the two heifer barns will be stored as bedpack or stacked

outside in accordance with Maryland Nutrient Management Guidelines. One heifer barn will store approximately 6 months of solid manure and the second barn will hold approximately 3 months. Existing barns will be guttered to exclude runoff from the barnyard areas.

IV. GEOGRAPHIC AREA:

- A. Soil at storage area is:
Duffield Silt Loam (DsB)
- B. Soils in waste application areas are:
Duffield Silt Loam (DsB, DsC), Fairplay Silt Loam (Fa), Funkstown Silt Loam (Ft), Hagerstown Silt Loam (HaA, HaB, HaC), Hagerstown Silty Clay Loam (HbB, HbC), Hagerstown Rock Outcrop Complex (HcB, HcC), Lappans Loam (Lb), Swanpond Silt Loam (SpA, SpB), Swanpond-Funkstown Silt Loam (SsA)
- C. Watershed Information
 - 1. Watershed name/code: County Wide/Antietam ; 0121/0127
 - 2. Stream name/class: Fairplay/I and Funkstown/IV
 - 3. Urban growth area: Yes

V. NUTRIENT MANAGEMENT

- A. Test all manure for nutrient value. Use all manure sources before commercial fertilizer. Soil test regularly. Follow test results.
- B. Follow the Nutrient Management Plan developed by AET Consulting, Inc. attached to this plan.
- C. Labs available for testing manure:
 - 1. Spectrum Analytic, Inc.
P.O. Box 639
Washington Court House, OH 43160
Phone: 1-800-321-1562
 - 2. A&L Eastern Agriculture Labs, Inc.
7621 Whitepine Road Richmond, Va. 23234
Phone (804)743-9401
 - 3. Waters Agricultural Laboratories
2101 Calhoun Rd.

Highway 81
Owensboro, KY 42301
Phone: 270-685-4039

4. Area fertilizer companies

D. Application:

1. For maximum nutrient value, manure should be injected or spread and disked into the soil.
2. Rate of manure application should be based on realistic yield goals and not exceed the nutrient recommendations from the Nutrient Management Plan provided by the local extension service. Application rates should be reduced on ground where incorporation is not feasible.
3. Application equipment should be calibrated annually. This service can be provided by The U of MD Cooperative Extension Service.
4. Also refer to "Timing of Nutrient Application" section of the Nutrient Management Plan.

VI. SYSTEM COMPONENTS:

- A. Existing Components: Earthen manure structure and small fiberglass tank.
- B. The existing earthen storage, wash water fiberglass tank, and existing pipe will be decommissioned. The planned solution is to construct a 12' x 100' circular concrete tank southwest of the current earthen structure. This structure will collect wash water, runoff from the barnyards, and manure from the barn and the heifer barn feed alley. This will give the client a storage capability of approximately 5 months. The solid waste generated in the two heifer barns will be stored as bedpack or stacked outside in accordance with Maryland Nutrient Management Guidelines. One heifer barn will store approximately 6 months of solid manure and the second barn will hold approximately 3 months. Existing barns will be guttered to exclude runoff from the barnyard areas.

VII. COMPONENT DETAILS: See design

VIII. WASTE UTILIZATION

- A. Days of storage: Approximately 150 days (Varies according to management, actual waste production, and changes in climate.)

- B. Storage period: Manure will be scraped into a storage structure and stored there until used according to the Nutrient Management Plan. Spreading period:

APPROXIMATE DATES TO EMPTY STORAGE STRUCTURE

April 15 - Nutrients to be applied before planting of spring seeded crops*
 October 15 – Nutrients to be applied before planting small grain, and on hay, pasture*

*See Nutrient Management Plan for detailed guidance on application rates for specific fields.

- C. Heifer barn bedpack will be stored outside in accordance with MDA Nutrient Management Regulations.
- D. Do not spread manure on snow covered or frozen ground and follow MDA Nutrient Management regulations.
- E. Do not spread manure within 100 feet of a flowing stream and within 50 feet of a watercourse.
- F. The guidelines for manure testing, spreading, and odor control shall apply to all land that receives manure from structure or structures covered by this plan.
- G. The critical periods for storage are: November 15 to March 1
- Winter and spring months when the ground is very wet, snow covered, or frozen and crops cannot utilize the nutrients.
 - Summer months when fields are unavailable for spreading manure.
 - Empty facility completely during application period. Waste should be pumped when it reaches 2' from the top of the structure to maintain free board and ensure the storage of 25 year storm events, which will help prevent the tank from overflowing. **NEVER ALLOW STRUCTURE TO OVERFLOW.**
 - Keep good records of waste being utilized in each field and timing of application.

X. OPERATION & MAINTENANCE:

A. Safety *

1. Fencing should be provided to prevent livestock and people from entering the ag waste facility.
2. All waste storage structures must be posted with a ~caution~ sign

Example, DANGER - Keep Out If you do not have a sign, one can be provided

3. Manure produces gases - caution should be taken so as not to be overcome by such gases *(Gas masks are not adequate protection)

B. To reduce odor problems during spreading:

1. Avoid spreading when wind will blow towards populated areas.
2. Avoid spreading just before weekends and holidays when people are more likely to be outdoors.
3. Spread in the morning when the air is warming and rising, rather than in the afternoon.
4. Animal wastes applied to the soil surface should be incorporated within 24 hours of application to reduce odor, minimize surface runoff and maximize nutrient availability to the subsequent crop Optimum incorporation time is 12 hours.
5. Injection of animal wastes beneath the soil surface is the preferred method of application

C. Structure Maintenance *

1. Check backfill areas around structure (concrete, steel, timber, etc) often for excessive settlement. Determine if the settlement is caused by backfill consolidation, piping, or failure of the structure walls or floor. Necessary repairs must be made Refer to safety items.
2. Check walls and floor often - minimum of 2 times a year when facility is empty - for cracks and/or separations. Make needed repairs immediately. Refer to safety items in section IX, part a.
3. Outlets of foundations and sub-drains should be checked frequently and kept open. The outflow from these drains should be checked when the facility is being used to determine if there is leakage from the storage structure into these drains. Leakage may be detected by the color and smell of the out-flowing liquid, by lush dark-green growth of vegetation around the outlet, by the growth of algae in the surface ditch, or by the vegetation being killed by the out-flowing liquid. If leakage is detected, repairs should be planned and made to prevent the possible contamination of groundwater. Refer to safety items in section IX, part a when planning and making repairs.
4. To prevent erosion, a good vegetative cover should be established and maintained on berms and embankments. Plantings should be clipped 3 times a year to kill noxious weeds and encourage vigorous growth. If the vegetative cover is damaged, berms and embankments will be re-vegetated as soon as possible.
5. Fences should be inspected and maintained in order to exclude livestock from the berms and embankments and to exclude

unauthorized entry by people.

6. Check the channels and berms of the clean water diversions around the barnyard, buildings and storage structure frequently. Channels must be protected from erosion and berms must be maintained at the proper height to ensure adequate capacity. These channels and berms should not be used as haul roads unless they are designed and constructed for this purpose.
7. Check frequently for burrowing animals around buildings, structures, and in the berms and embankments. Remove them when they are found and repair any damage.
8. Inspect haul roads and approaches to and from the storage facility frequently to determine the need for stone, gravel or other stabilizing material.
9. Do not allow runoff from loading areas and from spills to flow into streams or road ditches.
10. Examine and repair all warning and hazard signs as needed.
11. Install and maintain a marking gauge post, which clearly shows the design one-half and full levels for manure storage pits, ponds, and lagoons.
12. Clear blockages from roof gutters and outlets as needed.

D. Fly Control *

1. If a fly problem occurs, owner/operator will consult an ag. chemical company and use a larvicide.

E. Miscellaneous *

1. A Soil Conservation District representative may make an annual inspection.
2. Owner/operator has reviewed the Office of Environmental Programs (OEP) permit letter.
3. Owner/operator fully understands that cost-share agencies can ask for a refund of money received, if an operation and maintenance plan is not followed by the owner/operator.
4. If any part of the ag. waste system should show signs of imminent failure, or if it would fail, immediately contact the Washington County Soil Conservation District at 301-797-6821 for guidance in reducing and/or preventing damage to property and the environment.

The farm operator is responsible for the proper installation, operation, and maintenance of the waste management system. The system was designed by AET Consulting, Inc. using the best available current technology. The system will be inspected, properly maintained, and operated in a safe manner if it is to function as planned and designed.

Landowner/ Operator Certification:

I have reviewed the Animal Waste Management System Plan for this operation. If receiving cost-share assistance through state or federal programs, I understand that this document will become part of the agreement package and/or contract for that program. If changes to this Animal Waste Management System Plan are necessary I will contact the Washington County SCD.

Signature: *Wilson D. Martin*
Owner/operator

Date: 3/31/15

Signature: *Emilio Wong*
SCD representative

Date: 3-27-15

Signature: *[Signature]*
NRCS

Date: 3-27-15

NUTRIENT MANAGEMENT PLAN

developed by:

AET Consulting, Inc.

March 17, 2015

2015

Washington County

prepared for:

Gilson Martin
10420 Sharpsburg Pike
Hagerstown, MD 21740

Plan Type: NMP – Dairy

Plan Period: March 2015 through February 2016

The following recommendations, contained in the **SUMMARY SECTION** of this plan, should be followed and adhered to based on fertilizer blend availability. Alternative crop scenarios have been listed in the Field Specific Information, they include nutrient recommendations at the maximum nutrient tolerances (withstanding certain exceptions) handed down by the University based on the soil test results for the prescribed crop



agricultural, environmental & technical consulting

www.aetagconsulting.com

TABLE OF CONTENTS

SECTION 1

Farm Plan Identification

SECTION 2

**Animal Information &
Manure Management**

SECTION 3

**Soils Information
&
Analysis of Results**

SECTION 4

**2015 Field Specific Information
w/ corresponding Farm Map(s)
including the UM maximum nutrient
recommendation allowances based
on soil test results**

SECTION 5

Summary of Nutrient Recommendations

Appendix

Record Keeping

Farm Plan Identification

PLAN IDENTIFICATION

This nutrient management plan will expire in February 2015. The plan will need revised on or before the expiration date. Any substantial changes, before this expiration date will need to be documented and revisions made by a certified consultant. A copy of this revision must be kept with your nutrient management records.

A Nutrient Management Annual Implementation Report must be submitted, each year, to the Maryland Department of Agriculture on or before March 1st.

Operator information:

Gilson Martin
10420 Sharpsburg Pike
Hagerstown, MD 21740

301- 797-0190

Consultant information:

Patrick Groft
PO Box 275
Thomasville, PA 17364
(717) 632-5893
Certification #: 2157
License Number: 2175

Date Nutrient Management Plan Developed:

March 17, 2015

Nutrient Management Plan Narrative:

This Plan was meant to cover the 2015 growing season. Crop fields, pasture fields and hay fields are addressed in this plan. Commercial fertilizer supplements the manure in order to meet the nutrient needs of the crops.

County Location: Washington

CODE: 0124 WS CODE: 02140502 (Antietam Creek)
CODE: 0127 WS CODE: 02140503 (Marsh Run)
CODE: 0125 WS CODE: 02140504 (Concocheaque)
CODE: 0123 WS CODE: 02140501 (Upper Potomac)

Property ID	Acct ID Acres	Farm Name	Acres	County	Watershed
2210017084	139.04	Home	137.7	Washington	0124 / 0127
2210059275 2210059283 2210000335 2210042003	9.62 33.24 8.47 2.85	Arnett	49.2	Washington	0127
2202020637 2210000432 2210046041 2210050340	98.3 24 26 123.31	Artz	72.9	Washington	0127
2216007404 2216025593 2216022055	12.19 12.17 44.06	Faquet, Kline and Murry	48.9	Washington	0127

2210055733	65.93	R&H	41.5	Washington	0124
2202013460	133.31	St.James	86.4	Washington	0127
2202013452	79.3	Stoner Family Farm	98.5	Washington	0127
2202020963 2202013657	7 ^(tax info not found) 5.44	Sterling Road	8.8	Washington	0127
2220007745	103.11	Neck Road	67.2	Washington	0123

TOTAL ACRES UNDER PLAN 608.1

PLAN MAINTENANCE

This nutrient management plan was written for the fall of 2015 growing season and will need updated for the Spring of 2016-growing season. In addition, if any of the following events occur the plan will need to be updated before the 2016-growing season.

1. A change in crop rotation or field acres.
2. Modification of the sidedress application of Nitrogen based on PSNT results.
3. Adjustments to the nutrients applied or manure additions.
4. Changes in animal unit numbers or changes in housing of animals on the farm.
5. New manure analysis taken (minimum of once every 2 years).
6. New soil analysis taken.

If high P levels exist, BMPs should be applied and nutrient rates should be reduced.

Each spring the planter should be calibrated to ensure the correct rate of starter is applied.

Soil samples should be collected at least every other year to maximize utilization of soil nutrients.

Crop rotation is important to prevent soil borne diseases and to use soil nutrients efficiently. Split applications of nitrogen on environmentally sensitive sites reduce potential for runoff and leaching. Utilization of a Pre-Sidedress Nitrogen Test (PSNT) or tissue test can help determine additional N requirements during the growing season.

Application of nutrients should be timed as close as possible to crop growth or uptake and placed near the root zone for efficient crop use. Application to saturated, frozen or snow-covered ground should be avoided unless a crop covers the ground.

OPERATOR RECORD KEEPING REQUIREMENTS:

1. All nutrient management plans and updates for the last 3 years.
2. A record of crops and actual yields for the last 5 years.

3. Analysis of nutrients (all forms) applied to plants and/or crop acreage.
4. Soil analysis results for the entire agricultural operation.
5. Record of timing, location, and amounts of all nutrient applications.
6. Receipts related to the purchase of nutrients.
7. Documentation to justify any changes from the Nutrient Management Plan as written.
8. **If operator is an applicator of nutrients to 10 acres or more**; operator must hold a current Maryland Nutrient Applicator's Voucher.

The operator has the primary responsibility for plan implementation, installation of the agreed upon Best Management Practices outlined in the plan and required by the Water Quality Improvement Act (WQIA). The operator also has the responsibility of maintaining all practices associated with the nutrient management plan and all record keeping associated with the WQIA Regulations.

**Animal Information &
Manure Management**

MANURE MANAGEMENT

Dairy Operation: The manure produced, by the dairy animals, is directed to the manure storage. The current storage handles approximately 4 weeks worth of waste. A fiberglass tank (10,000-gallon capacity) is used for wash water from milk-house. Multiple applications of manure must be accomplished throughout the year.

Sheep: The sheep have access to pasture. Adjacent crop fields are planted to small grain. These fields are used for grazing by the sheep. A barn was built in 2012 to house the lambs year round and Ewes during winter months.

Refer to the Animal Waste Quantity Worksheets for specific information.

Animal Information					
Animal Type	Start	End	Weight lbs.	Number	Manure Generation*
Milk Cow	1/1/15	12/31/15	1300	100	750,719 gallons 961 tons (pasture)
Dry Cow	1/1/15	12/31/15	1400	15	See above gallons 146 tons (pasture)
Heifer	1/1/15	12/31/15	700	100	699 ton 424 tons(pasture)
Sheep	1/1/15	12/31/15	170	300	127 ton 260 tons (pasture)
Lambs	1/1/15	12/31/15	80	200	134 tons collected

- See Animal Waste Management Plan Report. A copy of this report is in the plan.

Manure Storage, Usage, and Handling			
Manure Type	Manure Used in the Farm Operation	Storage, Handling & Application	Manure Exported
Liquid Storage	750, 719 gal. This figure includes separate ww (165,000 gal)	<ul style="list-style-type: none"> • Small storage on site, handles manure generated and wash water is directed to separate holding tank. Not all of the barnlot is directed to storage. • Manure is applied at a rate of 4200 and 3000 gal/ac 	0
Dairy/sheep Pen-pack	961 ton	<ul style="list-style-type: none"> • There is no storage structure for solid manure • Manure is applied at a rate of 12 ton/ac 	0
Pasture	1393 ton	<p>Manure is animal self applied to pasture acreage and grazed fields. Occasionally the heavier deposits are scraped-up and applied to the adjacent crop fields.</p> <p>Sheep have access to pasture and adjacent small grain crop fields.</p>	0

A manure analysis should be taken at the time manure is being removed from the buildings. Manure will be sampled at least twice a year until a base line of nutrients is established.

Application of nutrients should be timed as close as possible to crop growth or uptake and placed near the root zone for efficient crop use. See Field Information Section for incorporation details. Application to saturated, frozen or snow-covered ground should be avoided unless a crop covers the ground.

Manure stockpiles should be stored in an appropriate roofed structure or covered with an impermeable cover. If no structure is available, manure should be in a 6-foot conical pile.

When choosing a site to stockpile manure, wetlands and low lying areas should be avoided, as should any site that would allow runoff from stockpile to enter into any ditch, stream, or other surface water body.

The following is a list of conditions to be followed when applying manure:

- 100 ft. setback is need for mechanical application from streams. This can be reduced if these addition measures are taken:
 - 35 ft setback is permissible for mechanical application, when there is 35 feet of vegetative buffer.
- Additional set back may be required based on the results of the P Site Index.

Best Management Practices Recommendation:

- Need to improve on storage capacity; storage must be large enough to contain manure from November 15th to March 1st.

**Soils Information
&
Analysis of Results**

ANALYSIS OF SOIL TEST RESULTS

Soil tests were taken by Cumberland County Co-op. The soil lab used to analyze the soil sampled was Spectrum Analytic. A copy of the test results are enclosed.

The soil testing revealed **2** crop fields with **Phosphorus levels above a FIV 150**.

FIELDS w/ Phosphorus FIV Levels \geq150					
FARM	FIELD	ACRES	FIV LEVEL	PMT RESULT	N or P Based *
Home	3b	6.4	213	45 Low	P
	12	10.5	175	17 low	P
TOTALS	2	16.4			

Low: 0-50 PMT result- total phosphorus applications should be limited to no more than a three-year crop P removal rate applied over a three year period

Med: 51-100 PMT result- Phosphorus applications should be limited to the amount of P expected to be removed from the field by the crop harvest immediately following P application or soil-test based P application recommendations.

High: > 100 PMT result- No phosphorus should be applied to this site

The Phosphorus Management Tool

The Objective of the University of Maryland Phosphorus Management Tool was to develop a phosphorus site index (PSI) that uses readily available information to evaluate the relative risk of P transport from agricultural fields, including vegetable and row crop production and pasture based systems where P may be applied either as inorganic or organic fertilizer. Furthermore, the PSI should be applicable within all physiographic provinces present in Maryland. Phosphorus transport is controlled by site characteristics (e.g. hydrology and slope), climate, and P sources (e.g. manure, inorganic fertilizer, and soil P). The revised PSI, or the University of Maryland – Phosphorus Management Tool (UM-PMT), seeks to include new science relative to site and source factors and highlight management decisions so that the learning opportunities associated with performing a P index are more pronounced. The overall objective is to identify critical areas where there is a high P loss potential due to both a high transport potential and a large source of P, and also to encourage the use of management practices in those critical source areas that protect water quality.

Soil Test

The nutrient status of the soil is one of the most important components of a nutrient management plan. A soil test is a laboratory procedure that measures the plant-available portion of soil nutrients. This measurement is used to predict the amount of nutrient or nutrients that will be available during the growing season. Soil test results form the basis for nutrient recommendations. Traditional soil tests include tests for pH, phosphorus, potassium, nitrogen, soil organic matter, and electrical conductivity. You should sample each field area where animal waste nutrients are to be applied. If different field areas have different soil types, past cropping histories, or different production potentials, you should sample and manage these areas separately. You can use soil test results to characterize soil conditions and to determine the agronomic nutrient application rate for animal waste application.

Description

Soil sampling determines the average nutrient concentration in a field, and allows you to measure nutrient variability in the field. When you know the variability, you can adjust the fertilizer application rates to more closely meet the supplemental nutrient needs of a crop, which can increase crop yield, reduce commercial fertilizer costs, and reduce environmental risk.

Send all samples to an accredited laboratory for analyses. An accredited laboratory is one that has been accepted in one or more of the following programs:

- State-certified programs;
- The North American Proficiency Testing Program (Soil Science Society of America); and
- Laboratories participating in other programs whose tests are accepted by the Land Grant University in the state in which the tests are used as the basis for nutrient application.

The analytical results from a soil test extraction are relatively meaningless by themselves. You and/or your Certified Nutrient Management Specialist must interpret soil nutrient levels in terms of the soil's ability to supply the nutrients to crops. Most soil test laboratories use qualitative terms such as "low," "medium or optimum," and "high or very high," which are related to quantities of nutrients extracted, to label the results.

Soil testing is a chemical evaluation of the nutrient-supplying capability of a soil at the time of sampling. Poor soil-sampling procedures account for more than 90% of all errors in fertilizer recommendations based on soil tests. The test is only as good as the sample, so you must handle the sample properly for it to remain a good sample. A testing program can be divided into four steps: 1) taking the sample, 2) analyzing the sample, 3) interpreting the sample analyses, and 4) making the fertilizer recommendations.

Take samples as close as possible to planting or to the time of crop need for the nutrient, approximately two to four weeks before planting or fertilizing the crop. It usually takes one to three weeks from the time you sample for you to receive the results. Very wet, very dry, or frozen soils will not affect results, but obtaining samples during these climatic conditions is very difficult. Do not sample snow-covered fields because the snow makes it difficult to recognize. Avoid unusual areas in the field because your sample may not be representative.

You may need to sample once every year and fertilize for the potential yield of the intended crop, especially for mobile nutrients. Whether you need an analysis of a nutrient depends on such things as mobility in the soil and the nutrient requirements of the crop.

See the actual soil test results which follow this page, along with the soil test conversions to the Fertility Index Value (FIV).

**2015 Field Specific Information
w/ corresponding Farm Map(s)**
including the UM maximum nutrient
recommendation allowances based on soil test results

FIELD OR MANAGEMENT UNIT SPECIFIC INFORMATION

A soil conservation plan should be implemented as time and resources allow. The conservation plan helps to minimize soil erosion which translates into reducing the amount of phosphorus lost with movement of soil and/or sediment.

All crop yield determinations were based on the records and information provided by the operator.

Nutrients - On Farm Sources (available for crop production):

Nutrient Source	Amount Available	Rate of Application	Nutrients Supplied N - P₂O₅ - K₂O (lbs/acre)
Liquid	750,719 gal	4200 gal/ac 3000 gal/ac	22-38-73 15-27-52 (48hr incorporation)
Solid Penpack	961 ton	12 ton/ac	38-48-218 (48hr incorporation)
Liquid and Solid	See above	4200 g/a + 12 t/a	60-86-291 (48hr incorporation)

Split applications of nitrogen on environmentally sensitive sites reduce potential for runoff and leaching. Utilization of a Pre-Sidedress Nitrogen Test (PSNT) or tissue test can help determine additional N requirements during the growing season.

The Phosphorus Management Tool

The Objective of the University of Maryland Phosphorus Management Tool was to develop a phosphorus site index (PSI) that uses readily available information to evaluate the relative risk of P transport from agricultural fields, including vegetable and row crop production and pasture based systems where P may be applied either as inorganic or organic fertilizer. Furthermore, the PSI should be applicable within all physiographic provinces present in Maryland. Phosphorus transport is controlled by site characteristics (e.g. hydrology and slope), climate, and P sources (e.g. manure, inorganic fertilizer, and soil P). The revised PSI, or the University of Maryland – Phosphorus Management Tool (UM-PMT), seeks to include new science relative to site and source factors and highlight management decisions so that the learning opportunities associated with performing a P index are more pronounced. The overall objective is to identify critical areas where there is a high P loss potential due to both a high transport potential and a large source of P, and also to encourage the use of management practices in those critical source areas that protect water quality.

Application of nutrients should be timed as close as possible to crop growth or uptake and placed near the root zone for efficient crop use. Application to saturated, frozen or snow-covered ground should be avoided unless a crop covers the ground.

PSNTs are excellent for evaluating nitrogen application on corn later in the season. The results

of these tests can confirm the need for additional nitrogen at sidedress time.

FSNTs (Fall Soil Nitrate Test)

Recent research has demonstrated that winter wheat and barley grain yields and economic return to fertilizer application are not reliably improved by fall nitrogen application when an adequate amount of nitrate already exists in the soil.

Regulations effective October 2012 require that farmers who plant wheat and barley for grain production must test for soil nitrate concentration before they may apply nitrogen in the fall.

The Fall Soil Nitrate Test (FSNT) is a test that measures the concentration of nitrate in the soil as an indicator of whether a fall nitrogen application is needed at the time of planting wheat and barley.

Wheat: if FSNT is greater than or equal to 8 ppm, no fall N application is recommended

Barley: if FSNT is greater than or equal to 11 ppm, no fall N application is recommended

Fall Application: (September 10 thru November 15th)

When applying or recommending nutrients in the fall, the consultant and operator, or the certified farm operator, shall use the following management guidelines. The guidelines address chemical fertilizer and natural organic fertilizer use separately.

Chemical Fertilizer Use:

1. Chemical fertilizer may be recommended and applied as a starter fertilizer, provided rates and subsequent applications are made in accordance with recommendations for small grains and fall seeded crops.
2. The application of liming materials with out nitrogen may be recommended in the fall or winter.

Manure Use:

1. Manure may be applied as a starter fertilizer if the rates and timing follow the recommendations for fall seeded crops found in Section I-B of the Maryland Nutrient Management Manual. (Example: For small grains, this is a maximum of 30 pounds of available nitrogen/acre)
2. Manure application above the fall recommended rate for fall seeded crops (greater than 30 pounds/acre of nitrogen) is allowed at fall planting (up to the University of Maryland's recommended rate of the fall crops" phosphorus removal requirements) only if storage is inadequate, and it is necessary to avoid application during the winter.
3. To avoid application during the winter, when storage is inadequate and manure is not stackable (greater than 60% moisture, such as dairy slurry), manure application may be made during the fall at levels up to the next year's

warm season crops' phosphorus removal requirements. Applications shall either be made into existing vegetative cover, or a cool season grass or cereal grain shall be planted as a cover crop.

Winter Application: (November 16 thru February 28th)

Manure may be applied in the winter only if the farm operation has inadequate storage, a non-stackable manure, and no other reasonable option to manage it. Application shall be made in accordance with MDA's restrictions.

Nutrient Applicators Vouchers are required by the State of Maryland for anyone who applies nutrients of any type to 10 acres or more. This includes manure and commercial fertilizer such as starter used in the planter. If certification has not already been obtained please note it is required.

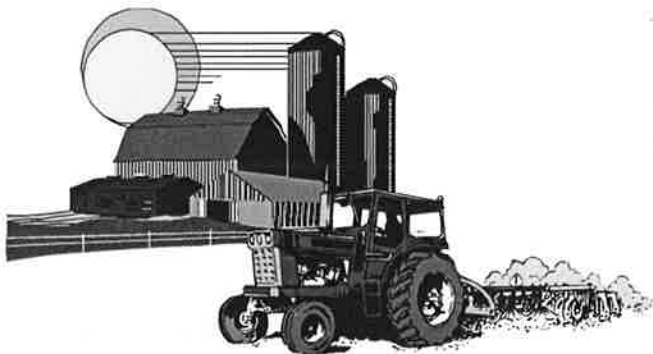
Nutrient Management Regulation Changes for 2014

- Pasture and hay fields are subject to a 10-foot nutrient application setback (both mechanical and self-applied) from all streams, water bodies and areas of water flow.
- Sacrifice lot with less than 75% grass or grass legume mix need to maintain a 35-foot setback from all streams, water bodies and areas of water flow.
- Operators are responsible for sediment and erosion control of stream crossings. Livestock must travel across a stream crossing designed to prevent erosion and sediment loss. Operators must gate a crossing area wider than 12 feet.
- **CAFO REQUIREMENT:** All manure applications to any crop field must have a minimum of a 35 foot set back from all streams, water bodies and areas of water flow if there is vegetation within the 35 foot set back. **If there is no** vegetation (i.e. a ditch) the minimum set back is 100 feet from all streams, water bodies and areas of water flow.

Summary of Nutrient Recommendations

ITEMS Farmer Needs For Nutrient Mgmt Inspections

ITEM	“ √ ”
All nutrient management plans and updates for the last 3 years.	
A record of crops and actual yields for the last 5 years.	
Analysis of nutrients (all forms) applied to plants and/or crop acreage.	
Soil analysis results for the entire agricultural operation.	
Receipts related to the purchase of nutrients.	
Documentation of when and where nutrients were applied to specified fields; in reference to amounts, farm, and field location.	
Documentation to justify any changes from the Nutrient Management Plan as written.	
Documentation of manure spreader calibrations; how and when each spreader was calibrated.	
A current Annual Implementation Report (AIR) filed with the Department of Agriculture.	
If operator is an applicator of nutrients to 10 acres or more; operator must hold a current Maryland Nutrient Applicator's Voucher.	



Additional Plan Notes

Farmer/Operator: Gilson Martin

1.	To satisfy TOTAL recommendation for many crops, it may be necessary to adjust SUGGESTED TIMING AND METHODS of application, (i.e. broadcast, topdress, sidedress, row, etc.) to be compatible with available equipment and materials.
2.	These recommendations assume that the highest level of N management will be utilized and that N losses due to leaching, volatilization and denitrification are minimized due to best management practices.
3.	For conventional tillage, ag-lime recommendations are based upon the amount of oxides required for the surface 8" of soil. Lime should be thoroughly mixed with the soil by plowing and disking. If recommended amount of oxides exceeds 1.5 tons of lime per acre (assuming 50% total oxides), ½ should be plowed down and the remainder applied after plowing and disking in thoroughly.
4.	If topdressing ag-lime without tillage, reduce the total amount of oxides recommended by 50 percent. When topdressing ag-lime, and soil mixing is not possible, do not apply more than 1500 lbs per acre of oxides in any one application. The balance can be applied the next year. It would be best to do a soil test before making the second application.
5.	Split-application of nitrogen is required for optimal production and nitrogen use efficiency of small grain crops and canola and for the protection of ground water resources.
6.	Split-application of nitrogen is required for optimal production and nitrogen use efficiency of established pasture and hay land and for the protection of ground water resources.
7.	When applying organic nutrient sources such as manures and sewage sludge/biosolids on alfalfa and clover, the optimal split- application is ½ the total rate in early spring (March) and ½ after the first cutting. If wet spring conditions eliminate the early spring application, apply ½ the total rate after the first cutting and 1/4 the total rate after both the third and fourth cuttings.
8.	A starter fertilizer is normally suggested for corn, even on those soils testing high to very high in phosphate and/or potash, and where little to no total P2O5 & K2O is recommended by a soil test. A starter is often beneficial in stimulating early plant growth, especially on cold, wet soil. A good starter fertilizer should supply 15-30 lbs/A of N, P2O5, and K2O.
9.	Proper timing of nutrient applications is important. Apply nutrient sources as close to planting or nutrient demand as possible so that nutrients are absorbed by plants quickly and not allowed to runoff into surface water or leach into ground water.
10.	When applying liquid wastes, application rate should not exceed the soil's infiltration rate.
11.	When potash recommendations for alfalfa/alfalfa-grass mixes and clover/clover-grass mixes are 300 lbs per acre or more, apply half after the first cutting and half after the 4th cutting (late August or early September).
12.	For the maintenance of cool-season grasses (4 tons per acre yield goal), such as orchardgrass, bromegrass, tall fescue, reed canary grass and perennial ryegrass, the TOTAL N recommendation ranges from 150-160 lbs per acre. Fifty to 60 lbs per acre should be topdressed in February or March and additional 50 lbs per acre topdressed after the first cutting or grazing cycle and again in August.]
13.	For the maintenance of cool-season grasses, such as orchardgrass, bromegrass, tall fescue, reed canary grass and perennial ryegrass (5 tons per acre yield goal), the TOTAL N recommendation ranges from 195-205 lbs per acre. Sixty five to 75 lbs per acre should be topdressed in February or March and additional 65 lbs per acre topdressed after the first cutting or grazing cycle and again in August.]
14.	For the maintenance of cool-season grasses, orchardgrass, bromegrass, tall fescue, reed canary grass and perennial ryegrass (6 tons per acre yield goal) the TOTAL N recommendation ranges from 240-250 lbs per acre. Eighty to 90 lbs per acre should be topdressed in February or March and additional 80 lbs per acre topdressed after the first cutting or grazing cycle and again in August.
15.	Split application of nitrogen is required for optimal production and nitrogen use efficiency of summer annual forages, like forage-type sorghums, sudangrass, sorghum-sudangrass hybrids and millet, and for the protection of ground water resources.

16. To avoid possible boron toxicity damage to crops, apply boron in the broadcast fertilizer rather than in bands or as a sidedressing. Boron may be broadcast pre-plant as a soluble spray alone or with other compatible soluble chemicals.
17. The late summer topdress application for fescue, orchardgrass, reed canarygrass, bromegrass, timothy and perennial ryegrass, should be applied between mid-August and early September, depending on the sufficient rainfall to move the N into the soil.
18. Late fall nitrogen application (mid to late October in the mountains of western Maryland and late October to mid November elsewhere in Maryland (approximately the killing frost date)) stimulates root growth and leads to a more vigorous stand. This application must be a commercial nitrogen source where all N is readily available, manure or other organic sources of nitrogen are not recommended for the late fall application. If late fall application is not made, add 40-50 lb.N/ac to the greenup application
19. For wheat, barley; and wheat and barley double cropped with soybeans, the fall nitrogen rated depends on the residual soil nitrate concentration. Consult University of Maryland Extension Brief, EBR-15 for more details. If the Fall Soil Nitrate Test indicates nitrogen insufficiency, up to 30 pounds of nitrogen may be applied.
20. When surface applying the following nitrogen fertilizers, adjust rates as follows: if UAN is surface broadcast, increase rate by 15-20%; if UAN is dribbled or streambed, increase rate by 5-10%; if granulated urea is broadcast, increase rate by 25%.



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: GRUMBACKER LANE WAREHOUSE
NUMBER.....: SP-14-002

OWNER.....: BOWMAN 2000 LLC
LOCATION....: SOUTHSIDE OF PARTNERSHIP COURT
DESCRIPTION.: PROPOSED WAREHOUSE BUILDING REV 1

ZONING.....: PI PLANNED INDUSTRIAL
COMP PLAN...: PR Preservation
PARCEL.....: 05609086800000
SECTOR.....: 1
DISTRICT....: 2

TYPE.....: IN
GROSS ACRES.: 8.54
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 01/07/2014

FOREST REVIEW FEE.....:\$760.00
DEVELOPMENT REVIEW FEE...:\$1,677.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	PUBLIC
SERVICE AREA.....	HN	CN
PRIORITY.....	1	1
NEW HYDRANTS.....	1	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	Conococheague	
STORM WATER MANAGMT TYPE..:	SWM POND	
DRAIN DIRECTION.....	S	
FLOOD ZONE.....	C	
WETLANDS.....	N	
TOPOGRAPHY.....	FLAT	
BEDROCK.....		
VEGETATION.....		

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 20% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 100 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 100
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: INSIDE COLLECTION - PRIVATE HAUL
 MATERIALS STORED ON SITE...: N/A

COMMUNITY FACILITIES

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

PROPOSED NEW ROAD NAMES

- 1 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: 2 MILES TO STATION: 2
 AMBULANCE DIST: 29 MILES TO STATION: 2

COMMENTS:
 PROPOSED WAREHOUSE BUILDING REV 1



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: RESH SOUTH LANDFILL SOLAR PROJECT
NUMBER.....: SP-15-017

OWNER.....: WASHINGTON COUNTY COMMISSIONERS
LOCATION....: RESH ROAD S/S
DESCRIPTION.: SITE PLAN FOR RESH ROAD SOUTH LANDFILL SOLAR

ZONING.....: EC ENVIRONMENTAL CONSERVATION
COMP PLAN...: EC Environmental Conservation
PARCEL.....: 02321016000000
SECTOR.....: 1
DISTRICT....: 13

TYPE.....: CM
GROSS ACRES.: 190
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 04/20/2015

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

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....		
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	<i>N/A</i>	

STORM WATER MANAGMT TYPE.: NON-ROOF TOP DISCONNECTIONS
DRAIN DIRECTION.....: **S**
FLOOD ZONE.....: C
WETLANDS.....: *N/A*
TOPOGRAPHY.....: VACANT MEADOW
BEDROCK.....: **—**
VEGETATION.....: **—**

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 1% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: N
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS.: Y
 PARKING SPACES-MINIMUM REQ'D.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: N/A


SOLID WASTE DISPOSAL PLANS...: N/A

MATERIALS STORED ON SITE...: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	4	2	2
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

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

NUMBER OF ACCESS POINTS: 0

COUNTY HISTORIC INVENTORY SITE #: I305
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 13 MILES TO STATION: 2.6
 AMBULANCE DIST: M7 MILES TO STATION: 2.6

COMMENTS:

SITE PLAN FOR RESH ROAD SOUTH LANDFILL SOLAR PROJECT

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR PROPOSED SOLAR POWER GENERATION. THIS PLAN INVOLVES PLACES SOLAR PANELS ON TOP OF A VACANT MEADOW (CLOSED LANDFILL).

THIS SITE WILL HAVE NO EMPLOYEES.


THE SITE IS EXEMPT FROM FOREST CONSERVATION DUE TO THE FACT THAT DISTURBANCE IS LESS THAN 20,000 SQ FT.

SITE LANDSCAPING IS BEING ADDRESSED USING EXISTING TREES LOCATED ON THE SITE.



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMO

TO: Washington County Planning Commission
FROM: Tim Lung, Chief of Plan Review 
DATE: April 22, 2015
SUBJECT: Request to remove subdivision approval condition-James Shifler

In 1990 the planning Commission approved the re-platting of an existing lot to permit the existing septic system to be divided by a new lot line with part of the system being located on the adjacent farm. The request was approved with the condition that if the existing septic system fails or the lot or farm is sold outside of the family, a new septic system must be constructed. A note to that effect is included on the recorded subdivision plat.

Mr. James Shifler, owner of the subject lot is requesting that this condition be removed because he wishes to sell the property to a non family member and does not wish to construct a new septic system. According to Mr. Shifler, the adjacent farm was sold outside of the immediate family to Mr. Gary Holtz in 2009, without regard to the restriction.

A copy of the Planning Commissions minutes for July 2, 1990 is attached along with a copy of the applicant's request letter, existing plat and deed of conveyance.

Plan Review Staff Offers the following comments:

- There is an approved perc area and 10,000 sq ft septic reserve area located entirely within the lot.
- The existing system will remain as is with a portion located on the adjacent property and will include a recorded easement. If the existing system fails, a new system may be located within the lot on the approved reserve area.
- The current owner of the adjacent farm, Mr. Gary Holtz supports the request.
- The Washington County Health Department is not opposed to the removal of the restriction.
- A subdivision re-plat will be necessary to remove the note regarding the conditions of conveyance.
- Staff is not opposed to the request.

Washington County Planning Commission

80 W Baltimore St

Hagerstown, MD 21740

To: Tim Lung

I am writing this letter on behalf of my client James Shifler. Mr Shifler is requesting the removal of "Note 7" on the subdivision plat (please see attached) for the property at 19523 Roxbury Rd, Boonsboro, MD dated December 4, 1990.

Mr. Shifler is requesting to remove note 7 from the subdivision plat so the property can be transferred with a clear and insurable title to current and future prospects interested in purchasing the property. The note has been ignored for many years as the remaining farm lands were purchased by Gary Holtz, a non-family member, in December 2009. Also, my understanding is when a note such as #7 is attached to a subdivision plat it usually contains an expiration date, this note does not appear to have an expiration date.

Regards,

Cindy Zang

 4/14/15
James Shifler Date

 4/15/15
Gary Holtz Date

OTHER BUSINESS:



James Shifler:

Mr. Goodrich informed the Commission that a request had been received from James Shifler for the Commission to approve the concept of replatting a lot so that the existing septic area would be divided by the new lot line and part would be located on the adjacent farm, also owned by Mr. Shifler. Mr. Shifler is proposing to reconfigure his 1.32 acre lot to exclude the existing farm lane so it will be located entirely on the farm. The staff is of the opinion that this proposal is acceptable and equitable to all parties with the condition: that if the existing septic system fails or the lot or farm is sold outside of the family, a new septic system must be constructed by Mr. Shifler completely within the boundaries of the lot. Mr. West made a motion to adopt the staff's recommendation and support the proposed concept. Seconded by Mrs. Johnson. So ordered.

Site Plans:

Crestwood Galleria:

Mr. Lung informed the Commission that the site plan for Crestwood Galleria was withdrawn from the agenda per the consultant's request. No action was taken by the Commission.

Sortronics:

Mrs. Pietro presented the site plan for Sortronics, Inc. The site is located along the southeast side of Western Maryland Parkway. Zoning is Industrial General. The developer is proposing to construct two additional warehouses with office space to the existing site. The existing building consists of 14,000 square feet with proposed warehouse #1 being 9400 square feet and proposed warehouse #2 consisting of 20,250 square feet. The site will be served by public water and sewer. A total of 44 parking spaces are provided. Proposed lighting will be building mounted. There is an existing sign to the front of the existing building. Access to the site will be via a combined entrance/exit and an exit only onto Western Maryland Parkway. The staff has requested that additional landscaping be added between this site and the adjacent site to the north to make landscaping adequate. All agency approvals have been received.

Mr. Iseminger asked why the developer is proposing an exit only. Mrs. Pietro said it's due to the angular parking with easier access off the site. Mr. Iseminger suggested that additional landscaping be added to the front of the building in order to break up the parking area.

Mr. Iseminger made a motion to grant site plan approval conditional on additional landscaping being added to the front of the building. Seconded by Mr. Spickler. So ordered.

Agricultural Land Preservation District Applications:

Diane and Robert Elder:

Mr. Seifarth presented the Agricultural Land Preservation District application for the Elders. The farm is located along Durberry Road, 2 miles southeast of Leitersburg. The farm consists of 110.10 acres and has 87.11% Class I, II and III soils.

William and Martha Price:

Mr. Seifarth presented the Agricultural Land Preservation District application for the Prices. The farm is located at the intersection of Spickler and Broadfording Roads, approximately 4 miles northeast of Clear Spring. The farm encompasses 149.64 acres and has 84.42% Class I, II and III soils.

THIS DEED, Made this 22nd day of February, 1991, by JAMES E. SHIFLER of Washington County, Maryland, WAYNE S. SHIFLER of Kings County, New York, and DALE R. SHIFLER of San Francisco County, California, Grantors.

WITNESSETH: That for no monetary consideration, We, the said Grantors, do hereby grant and convey unto JAMES E. SHIFLER and D. R. ANN SHIFLER, his wife, all that lot or parcel of land situate along the south side of Roxbury Road approximately 1.5 miles east of its intersection with Barnes Road in Election District 6, Washington County, Maryland, and being more particularly described in a resurvey dated August, 1990 by Frederick Seibert and Associates, Inc., as follows:

BEGINNING at an iron pin along the southeast marginal line of Roxbury Road, said iron pin being the point of beginning of the lands conveyed by James E. Shifler, Dale R. Shifler and Wayne S. Shifler to James E. Shifler by deed dated August 23, 1988 and recorded in Liber 890, folio 652 among the Land Records of Washington County, Maryland, thence with new bearings and distances to redefine this lot and continuing along the south side of Roxbury Road South 66 degrees 09 minutes 30 seconds West 187.12 feet to a railroad spike set in or near the centerline of said road, thence leaving said road and running South 2 degrees 13 minutes 13 seconds West 206.22 feet to an iron pin set, thence continuing in a straight line South 2 degrees 13 minutes 13 seconds West 46.51 feet to an iron pin set, thence South 65 degrees 51 minutes 51 seconds East 138.19 feet to an iron pin set, thence north 30 degrees 34 minutes 37 seconds East 127.76 feet to an iron pin set, thence North 1 degree 34 minutes 31 seconds East 302.07 feet to an iron pin set along the south side of Roxbury Road, thence along said road South 34 degrees 05 minutes 53 seconds West 32.92 feet to the place of beginning; CONTAINING 1.36 acres of land more or less;

SAID lands being further shown on the attached replat of subdivision for James Shifler consisting of two pages approved by the Washington County Planning Commission a copy of which is attached hereto and made a part hereof.

SAID land is conveyed subject to and together with the restrictions and conditions shown thereon as well as to any and all other easements or rights of way of record and applicable thereto.

BEING a portion of the property which was conveyed to the Grantors herein by James E. Shifler and D.R. Ann Shifler, his wife, by Deed to be recorded among the Land Records of Washington County, Maryland immediately preceding this Deed;

AND ALSO BEING a portion of the lands conveyed by Shifler Farms, Inc. to James E. Shifler, Dale R. Shifler and Wayne S. Shifler by deed dated January 1, 1988 and recorded in Liber 874, folio 25 among the Land Records of Washington County, Maryland.

TOGETHER with the buildings and improvements thereon, and the rights, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT to all easements, rights of way, covenants, conditions and restrictions of record, if any, applicable thereto.

AND We do hereby covenant that, except as to any applicable conditions, restrictions or easements, We will warrant generally the property hereby conveyed and that We will execute such other and further assurances as may be requisite.

WITNESS our hands and seals.

WITNESS:

Kimberly A. Bryan

James E. Shifler (SEAL)
James R. Shifler

Allen J. Shifler

Wayne S. Shifler (SEAL)
Wayne S. Shifler

Mollie Behrens-Brighton

Dale R. Shifler (SEAL)
Dale R. Shifler

RT (Land Records) DJW 984, p. 0859, MSA_CE18_934. Date available 09/28/2005. Printed 03/09/2015.

DEDICATION FOR INDIVIDUALS (Parcels A, B & C)

WE, the undersigned, do hereby dedicate to ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said 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 I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to 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 my/our grantees, assigns, successors, heirs, and personal representatives.

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 N/A and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

I/We do hereby assent to this plan of subdivision

Witness our hands and seals this 22 day of August, 19 90

D.R.A. Shifler James E. Shifler (SEAL)

Witness:

Abel Shifler Baron Ripacomb (SEAL) Witness

INTERIM FACILITIES PROVISION CERTIFICATION

In compliance with COMAR 10.17.01.05.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 a 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.

D.R.A. Shifler James E. Shifler (SEAL)

Abel Shifler Baron Ripacomb (SEAL) Witness

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWERAGE SYSTEM

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in COMAR 10.17.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in COMAR 10.17.03.A (2) until community sewerage and water have been made available. Not more than one principal building may be erected or constructed on a lot or lots contained in the minimum ownership areas established by COMAR 10.17.03.A (2) until community sewerage has been made available.

Date 12-5-90 Signature John D. Keill (SEAL) County Health Officer

LAND SURVEYOR'S CERTIFICATION

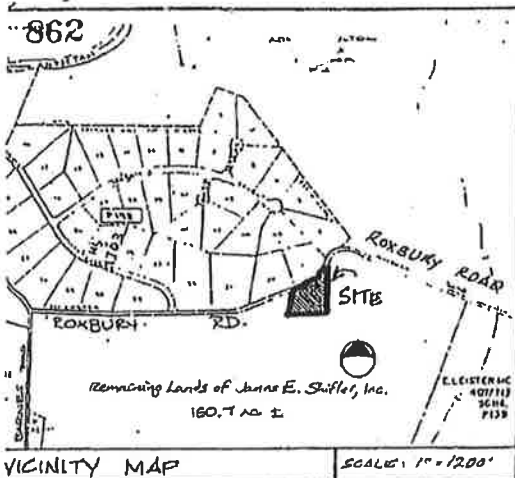
I hereby certify that the plan shown hereon is correct; that it is a subdivision (Parcel A) of part of the lands conveyed by James E. Shifler, Dale R. Shifler and Wayne S. Shifler to James E. Shifler by deed dated August 23, 1988 and recorded in the Land Records of Washington County, in Liber 890, folio 652; also a subdivision (Parcel B and C) of part of the lands conveyed by Shifler Farms, Inc. to James E. Shifler, Dale R. Shifler and Wayne S. Shifler by deed dated January 1, 1988 and recorded in the Land Records of Washington County, Maryland in Liber 874, folio 25 and that stones marked and/or bars marked have been placed as indicated.

Date 9-11-90 Signature Frank J. [unclear]

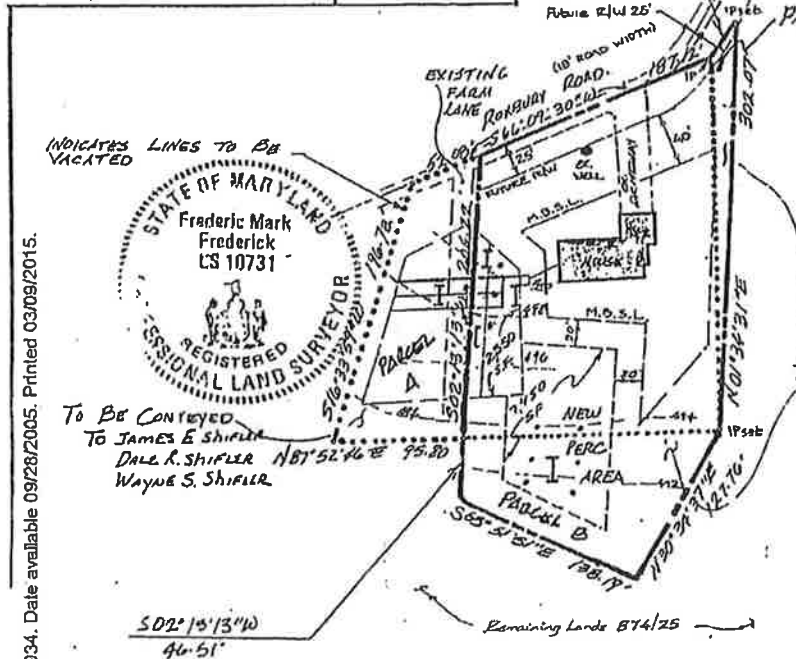
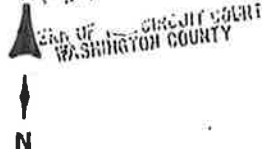
GENERAL NOTES

- 10,000 sq. ft. is hereby reserved for sewage disposal area. There shall be no permanent physical objects permitted in this area.
- There is a 10 ft. side drainage and utilities easement along all front lot lines and an 8 ft. drainage and utilities easement on all the rear lot lines hereby reserved unless otherwise shown hereon.
- Contours and bearings based on field survey and true North.
- Soil type is FwB2.
- Minimum Building Setbacks: Front yard - 80'; Side yard - 15'; Rear yard - 50'; or as shown hereon. Zoned A - Agricultural.
- Underground features shown hereon are as indicated by the owner.
- A variance was granted by the Planning Commission on July 2, 1990 to allow this lot to be subdivided as shown hereon with the understanding that a water supply system must be constructed in the new parcel by Mr. Shifler and/or his heirs at such time as this lot or the adjoining farm as sold to any individual not a member of the immediate family or the existing system fails.
- As additional right-of-way 25' in width as measured from the centerline of Foxburn Rd is hereby dedicated for the purpose of the possible future widening of said road.

110304 UUMB-3



00986 00862



ORIGINAL AC.	1.32 Act
LESS PARCEL A	0.32 Act
+ PARCEL B	0.30 Act
+ PARCEL C	0.06 Act
NEW LOT	1.30 Act
- RW	0.09 ac ±
NET	1.27 ac ±

WASHINGTON DISTRICT COURT (Land Records) G.W. 984, p. 0862, MSA, CE18_934. Date available 09/28/2005. Printed 03/09/2015.

To BE CONVEYED
To JAMES E SHIFLER
DALE R. SHIFLER
Wayne S. Shifler

To BE CONVEYED TO
JIM SHIFLER

CERTIFICATE OF APPROVAL
FINAL APPROVAL GRANTED
DATE DECEMBER 4, 1990
WASHINGTON COUNTY PLANNING COMMISSION
BY James P. Brittain

OWNERS: Dale Shifler Wayne Shifler
2441 Jackson St. 155 Garfield 4A
San Francisco, CA Brooklyn, NY

James Shifler
19523 Roxbury Road
Boonsboro, MD

PRELIMINARY/FINAL
PLAT OF RESUBDIVISION
FOR
JAMES SHIFLER
situate along the south side
of Roxbury Road
Washington County, MD

DISTRICT NO. 6 TAX MAP 63-19-113 JOB NO. 1089.0

DRAWING NO. 1 OF 2

DRAWN BY: JKW DATE: 8-7-90

CHECKED BY: _____ DATE: _____

SCALE: 1" = 100'

FREDERICK, SEIBERT ASSOCIATES, INC.
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND
PHONE: (301) 791-3650



FOX & ASSOCIATES, INC.

981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 733-8503 OR 416-7250
FAX: (301) 733-1853

ENGINEERS•SURVEYORS•PLANNERS

April 21, 2015

Washington County
Division of Plan Review & Permitting
80 West Baltimore Street
Hagerstown, MD 21740

Attention: Tim Lung, Senior Planner

Re: Rosewood PUD Revised Final Development

Dear Tim,

Attached please find (12) copies of the referenced plan. Due to changing market conditions, the plan has been revised to change the Capital Lane Office Park back to residential townhome lots. This change will result in a decrease in the PUD commercial area from 28.8% to 21.7% and an increase in overall residential units from 355 to 405. A plan showing this revision was taken to the Planning Commission last spring.

Our client would like to present this revised Final Development Plan to the Planning Commission at the May meeting and request that the preliminary plat/site plan that will be submitted this week be allowed a staff level approval. We will be meeting with the pertinent review agencies to discuss this change between now and the May PC mtg. As you know, the street and infrastructure have already been constructed based on the previously approved townhome lots.

Please feel free to call me with any questions.

Sincerely,

FOX & ASSOCIATES, INC.

Gordon Poffenberger, P.E.
Director of Engineering

C: file

gave a brief presentation and provided handouts for Commission members. He requested that the Planning Commission withhold approval of the site plan pending review of the buffer requirements.

Motion and Vote: Mr. Ecker made a motion to table the site plan approval request until the May 5th meeting of the Planning Commission. The motion was seconded by Mr. Reeder and unanimously approved.

FOREST CONSERVATION

Mr. Nugent gave a brief presentation regarding a proposed Forest Banking program. He reviewed all of the techniques for mitigation and stressed the importance of on-site mitigation of existing forest. Afforestation is the next preferred method of mitigation with the payment-in-lieu being the least preferred method. Mr. Nugent explained that changes would be needed to the Forest Conservation Ordinance.

Discussion and Comments: There was a brief discussion regarding the forest banking program and the use of property which is already in another easement program. Commission members expressed their opinions that trees being planted for mitigation should be of a larger caliber instead of the whips that are currently being planted in most areas. There was a brief discussion regarding the survival of tree plantings, inspections performed to insure survival, the cost to developers involved in requiring larger caliber trees, and natural regeneration of forests.

Mr. Reiber expressed his opinion that the 1 ½ " caliber trees to be used for replanting (per the current text) is too small. Mr. Kline expressed his opinion that natural regeneration is the best method for reforestation of an area. A workshop will be held at a later date to discuss the proposed forest banking program further.

OTHER BUSINESS

Lauren Stephens

Mr. Lung presented for review and approval a request for a waiver from the public water and sewer requirement in the RS (Residential Suburban) zoning district under Section 8.6 of the Zoning Ordinance. The property is located along Edward Doub Road, south of Sterling Road. The site contains 5.67 acres and is currently zoned RS (Residential Suburban). The owner is proposing to subdivide one residential lot from the property. Mr. Lung informed Commission members that lot 1 was subdivided in 1981, lot 2 was subdivided in 1990, and lot 3 was subdivided in 2008. All three of these lots are served by on-site well and septic. As part of the comprehensive rezoning of the Urban Growth Area (UGA) in 2012, a text amendment was adopted that requires all new development within the UGA to be served by public water and public sewer. However, the Planning Commission has the authority to waive this requirement after consultation and advice from the Health Department. Prior to a decision to grant or not grant a waiver of this requirement, the Planning Commission shall consider specific items as defined in the Zoning Ordinance. Mr. Lung stated that if the waiver is granted, a subdivision plat must be submitted to the Department of Plan Review & Permitting for approval. A note, called the "Interim Facilities Certification", will be required to be shown on the subdivision plat. Essentially, this note says that at such time as public facilities are available, the owner must hook on. Mr. Lung explained where the nearest connections for water and sewer are currently located. The City of Hagerstown Water Department has informed Mr. Lung that an existing water line in the area is substandard and they would not allow a connection to this line. He also noted that gravity sewer flow from the existing manhole in the area is unattainable according to the County's Department of Water Quality.

Discussion and Comments: Mr. Reiber asked how many more lots could be subdivided from this property. Mr. Schreiber of Frederick, Seibert & Associates, the consultant, stated that there is currently two panhandle lots that have been subdivided from the original tract of land. He noted that there is approximately 100 feet of road frontage along Doub Road, thus allowing only two additional panhandles on the property.

Motion and Vote: Mr. Wiley made a motion to approve the waiver request. The motion was seconded by Mr. Ecker and unanimously approved.



Rosewood Planned Unit Development (PUD) Development Plan

Mr. Lung presented for review a revision to the approved Final Development Plan for the Rosewood PUD located along Robinwood Drive. The applicant is requesting that the Planning Commission make a

- have to meet sign location standards, which require a 25 foot setback from the property line. Mr. Reeder expressed his opinion that this would be a good time to address security issues with the bulk tank field area.

OLD BUSINESS (March agenda items)

Washington County's Agricultural Land Preservation Programs

Mr. Goodrich stated that a report of the County's Land Preservation programs must be submitted to the Maryland Department of Planning every three years in order to "certify" the programs. When programs receive a certified status, the County retains more of the collected agricultural transfer tax, which is collected on conveyances of agriculturally assessed property from one owner to another where there is no agreement that the property will stay in agricultural use.

2015-2024 Capital Improvements Program

Mr. Goodrich provided a list of all projects that are proposed to be funded in the FY 2015 capital budget. A budget hearing will be conducted on May 6th by the Board of County Commissioners.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the CIP based on its consistency with the Washington County Comprehensive Plan. The motion was seconded by Mr. Ecker and unanimously approved with Commissioner McKinley abstaining from the vote.

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 9:40 p.m. The motion was seconded by Commissioner McKinley and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, April 21, 2014, 7:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Court House, 95 West Washington Street, Court Room #1, Hagerstown, Maryland
2. Monday, May 5, 2014, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Hagerstown, Maryland

Respectfully submitted,



Terry Reiber, Chairman



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM TO : Washington County Planning Commission

FROM : Stephen T. Goodrich, Director
Department of Planning and Zoning

SUBJECT : PROPOSED CIP (2016 – 2025) AND
2002 COMPREHENSIVE PLAN CONSISTENCY

DATE : April 23, 2015

Each year the Planning Commission reviews the proposed Capital Improvement Program with regard for consistency with the adopted Comprehensive Plan. The information attached as well as additional analysis to be presented during the May 4 meeting is provided to assist in that evaluation.

The Capital Improvement Plan is a long term (10 years) program for funding and scheduling capital projects. It is updated each year during the budget process according to prioritized needs and available revenue. The first year of the plan is the Capital Budget and is the County's proposal for actual spending on capital projects in FY 16. Attached to this memo is a summary list of CIP projects by category. There is a column on each page of the summary list titled **Budget Year 2016**. An entry in this column indicates funding for that project in the coming budget year. There is also a separate list of only these projects. These are the projects that are to be reviewed for their consistency with the Comprehensive Plan

While the proposed CIP and budget is very project and schedule specific, the Comprehensive Plan is rarely so. Instead, the Comprehensive Plan recommends prioritization of spending on capital projects in order to implement the Plan's goals. As you are well aware, the Plan designates the Urban Growth Area where spending on infrastructure and programs that support continued growth and new development are encouraged. This accomplishes the Plan's goal of focusing growth in areas where infrastructure exists or can economically be improved to support it. This supports the complimentary goals for the Rural Areas of the County where new urban type

development is discouraged in order to relieve pressure on and preserve agricultural, environmental, historic and open space resources. Capital projects in the rural areas should maintain existing services and infrastructure at a level that provides safety for citizens or programs that would protect the rural environment.

As further assistance, also provided are the twelve planning visions required to be included in all local Comprehensive Plans by the Land Use Article of the Annotated Code of Maryland.

1. Quality of Life and Sustainability: a quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. Growth Areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically located new centers.
4. Community Design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. Transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. Economic Development: economic development and natural resources-based businesses that promote employment opportunities for all income levels within

the capacity of the state's natural resources, public services, and public facilities are encouraged.

9. Environmental Protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. Resource Conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. Stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. Implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

With these guidelines in mind the Planning staff is comfortable and confident in recommending to the Planning Commission that the proposed FY 2016-2025 CIP is consistent with the goals of the adopted 2002 Comprehensive Plan. Additional analysis and discussion will be provided during the meeting to support this recommendation.

Washington County, Maryland
Capital Improvement 10yr Detail - Draft 2
Fiscal Year 2016 - 2025

Page	Project	Budget Year		Ten Year Capital Program																
		Total	Prior Appr.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025							
	Airport																			
	Capital Equipment - Airport	4,276,710	416,710	332,000	364,000	371,000	378,000	365,000	392,000	399,000	406,000	413,000	420,000							
	Fuel Farm Relocation	1,882,000	0	0	0	869,000	1,013,000	0	0	0	0	0	0							
	Land Acquisition - Airport	4,386,000	816,000	0	0	0	0	0	0	0	0	1,770,000	1,800,000							
	T-Hanger 1, 2 and 3 Replacement	327,000	0	31,000	31,000	32,000	32,000	33,000	34,000	34,000	29,000	35,000	36,000							
	Taxiway C and Roadway Loop Rehab	1,957,000	180,000	1,807,000	0	0	0	0	0	0	0	0	0							
	Taxiway T Construction	949,000	0	0	0	0	0	165,000	784,000	0	0	0	0							
	Runway 9/27 Rehabilitation	2,524,000	0	0	0	0	0	0	224,000	1,140,000	1,160,000	0	0							
	Taxiway F and H Rehabilitation	600,000	0	0	0	0	0	0	0	0	0	0	600,000							
	Air Traffic Control Tower Replacement	259,000	171,000	16,000	0	33,000	0	39,000	0	0	0	0	0							
	Passenger Terminal Hold Room Expansion	1,966,000	202,000	0	1,764,000	0	0	0	0	0	0	0	0							
	T-Hanger Roof Replacement	113,000	0	33,000	8,000	8,000	9,000	9,000	9,000	9,000	9,000	9,000	10,000							
	Airport Total	19,269,710	1,785,710	2,219,000	2,167,000	1,313,000	1,432,000	631,000	1,443,000	1,582,000	1,604,000	2,227,000	2,866,000							
	Bridges																			
	Hopewell Road Culvert 02/01	292,100	5,100	287,000	0	0	0	0	0	0	0	0	0							
	Bridge Inspection & Inventory	703,525	164,525	153,000	0	21,000	0	165,000	0	23,000	0	177,000	0							
	Dogsireat Road Bridge W5932P	1,038,400	166,400	0	872,000	0	0	0	0	0	0	0	0							
	Spur Road Culvert 07/16	287,000	46,000	241,000	0	0	0	0	0	0	0	0	0							
	Old Roxbury Road Bridge W5372	4,133,077	900,077	26,000	1,040,000	1,060,000	1,107,000	0	0	0	0	0	0							
	Poffenberger Road Bridge W4011	736,900	685,900	51,000	0	0	0	0	0	0	0	0	0							
	Poffenberger Road Bridge W4012	1,407,000	1,305,000	102,000	0	0	0	0	0	0	0	0	0							
	Hopewell Road Culvert 02/02	228,100	10,100	218,000	0	0	0	0	0	0	0	0	0							
	Keedyville Road Bridge W5651	1,672,600	257,600	763,000	652,000	0	0	0	0	0	0	0	0							
	Crystal Falls Drive Bridge W3051	1,356,500	405,500	0	458,000	493,000	0	0	0	0	0	0	0							
	Wright Road Culvert 02/06	181,000	2,000	179,000	0	0	0	0	0	0	0	0	0							
	Rinehart Road Culvert 14/03	346,000	0	0	0	0	33,000	313,000	0	0	0	0	0							
	Kretzinger Road Culvert 14/01	329,000	0	0	0	0	33,000	296,000	0	0	0	0	0							
	Frog Eye Road Culvert 11/06	634,000	0	0	0	0	0	0	0	0	0	0	0							
	Cleaning and Painting of Steel Bridges	416,000	5,000	0	416,000	0	0	0	0	0	0	0	0							
	Wright Road Culvert 02/05	225,000	0	220,000	0	0	0	0	0	0	0	0	0							
	Keefer Road Bridge 15/20	198,000	0	0	0	0	38,000	160,000	0	0	0	0	0							
	Burnside Bridge Road Culvert 01/03	324,000	0	0	0	0	33,000	291,000	0	0	0	0	0							
	Greenspring Furnace Road Culvert 15/15	412,000	0	0	0	0	0	33,000	379,000	0	0	0	0							
	Harpers Ferry Road Culvert 11/02	549,000	0	0	0	0	0	33,000	516,000	0	0	0	0							
	Back Road Culvert 11/03	306,000	0	0	0	0	0	33,000	273,000	0	0	0	0							
	Long Hollow Road Culvert 05/07	311,000	0	0	0	0	0	0	33,000	278,000	0	0	0							
	Hoffman's Inn Road Culvert 05/06	311,000	0	0	0	0	0	0	33,000	278,000	0	0	0							
	Henline Road Culvert 05/05	456,000	0	0	0	0	0	0	33,000	423,000	0	0	0							
	Bridge Scour Repairs	436,000	0	204,000	0	0	0	0	0	0	232,000	0	0							
	Bowie Road Culvert	300,000	0	0	0	0	0	0	0	34,000	266,000	0	0							
	Rensburg Road Culvert	306,000	0	0	0	0	0	0	0	34,000	272,000	0	0							
	Lanes Road Culvert 15/12	300,000	0	0	0	0	0	0	0	34,000	266,000	0	0							
	Greenbrier Road Culvert 16/14	329,000	0	0	0	0	0	0	0	34,000	295,000	0	0							
	Taylor's Landing Road Bridge W7101	36,000	0	0	0	0	0	0	0	0	0	36,000	36,000							
	Mooresville Road Culvert 15/21	361,000	0	0	0	0	0	0	0	0	0	0	325,000							

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Page	Project	Budget Year			Ten Year Capital Program									
		Total	Prior Appr.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
	Welly Church Road Culvert 14/06	36,000	0	0	0	0	0	0	0	0	0	0	0	36,000
	Willow Road Culvert 05/10	331,000	0	0	0	0	0	0	0	0	0	0	0	295,000
	Bridges Total	19,288,202	3,953,202	2,444,000	3,438,000	1,574,000	1,244,000	1,324,000	1,267,000	1,138,000	1,331,000	285,000	1,290,000	
	Drainage													
	Stream Restoration at Various Locations	2,315,194	881,194	0	0	424,000	0	44,000	448,000	0	46,000	472,000	0	
	Stormwater Retrofits	8,218,900	1,254,900	860,000	878,000	894,000	912,000	928,000	945,000	962,000	290,000	295,000	0	
	Shank Road Drainage	159,000	0	0	0	0	159,000	0	0	0	0	0	0	
	Hoffmaster and Harpers Ferry Road Drainage	696,000	0	0	0	896,000	0	0	0	0	0	0	0	
	Harpers Ferry Road Drainage, 3600 Block	391,000	0	0	0	0	65,000	326,000	0	0	0	0	0	
	Brookfield Avenue Drainage	113,000	0	0	0	0	113,000	0	0	0	0	0	0	
	Broadfording Church Road Culvert	240,000	0	0	0	0	240,000	0	0	0	0	0	0	
	Pondsville Road Drainage	166,000	0	10,000	156,000	0	0	0	0	0	0	0	0	
	Drainage Total	12,499,094	2,136,094	870,000	1,034,000	2,214,000	1,489,000	1,298,000	1,393,000	962,000	336,000	767,000	0	
	Education													
	Board of Education													
	Relocatable Classrooms	1,160,000	0	0	0	0	0	0	224,000	228,000	232,000	236,000	240,000	
	Capital Maintenance - BOE	54,385,000	9,884,000	4,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,501,000	4,500,000	
	E. Russell Hicks Middle School (Reno/Addition)	26,578,000	0	0	0	0	0	0	0	0	2,289,000	3,635,000	6,494,000	
	Jonathan Heger Elementary School	19,874,000	9,778,000	7,554,000	2,542,000	0	0	0	0	0	0	0	0	
	Sharpsburg Elementary School- Replacement	20,339,000	0	0	0	1,315,000	8,470,000	8,437,000	2,117,000	0	0	0	0	
	Western Heights Middle School Modernization	28,557,000	0	0	0	0	0	0	2,249,000	9,770,000	7,429,000	9,109,000	0	
	Concepts for High School Capacity	5,767,000	0	0	0	0	0	0	616,000	1,254,000	1,131,000	1,446,000	1,320,000	
	Concepts for Elementary Capacity	3,866,000	0	0	0	0	0	0	0	0	638,000	708,000	2,520,000	
	Board of Education Total	160,526,000	19,662,000	11,554,000	7,042,000	5,815,000	12,970,000	12,937,000	9,706,000	18,041,000	17,565,000	30,160,000	15,074,000	
	Hagerstown Community College													
	Campus Operations Building	6,548,000	0	0	0	0	0	0	1,183,000	3,045,000	2,320,000	0	0	
	Student Center Expansion	8,241,800	5,942,800	2,299,000	0	0	0	0	0	0	0	0	0	
	Learning Resource Center Renovation	3,010,000	0	3,010,000	0	0	0	0	0	0	0	0	0	
	Police, Fire and Emerg Svcs Training Facility	14,239,000	0	0	710,000	9,114,000	4,415,000	0	0	0	0	0	0	
	Central Utility Plant Upgrade	3,411,500	68,000	3,343,500	0	0	0	0	0	0	0	0	0	
	Teacher Education Center	2,765,000	0	0	0	0	0	0	0	0	0	539,000	2,226,000	
	Advanced Technology Center Renovation	791,000	0	791,000	0	0	0	0	0	0	0	0	0	
	ARCC Air Conditioning	2,415,000	0	0	0	0	0	178,000	2,237,000	0	0	0	0	
	Campus Road & Parking lot overlays	2,443,000	0	0	0	0	0	0	0	0	0	0	2,443,000	
	Hagerstown Community College Total	43,864,300	6,010,800	9,443,500	7,100,000	9,114,000	4,415,000	178,000	3,420,000	3,045,000	2,320,000	539,000	4,669,000	
	Public Libraries													
	Hancock Public Library Replacement	3,884,000	257,000	10,000	10,000	10,000	10,000	10,000	90,000	1,565,000	1,902,000	0	0	
	Public Libraries Total	3,884,000	257,000	10,000	10,000	10,000	10,000	10,000	90,000	1,565,000	1,902,000	0	0	
	Education Total	208,274,300	25,929,800	21,007,500	7,762,000	14,939,000	17,395,000	13,125,000	13,216,000	22,671,000	21,787,000	30,699,000	19,743,000	
	General Government													
	Bond Issuance Costs	1,112,499	103,499	97,000	98,000	99,000	99,000	100,000	102,000	103,000	103,000	104,000	104,000	
	Financial System Management & Upgrades	927,333	559,333	102,000	31,000	32,000	32,000	33,000	34,000	34,000	35,000	35,000	35,000	

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				FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	
	General - Equipment and Vehicle Replacement Program	2,245,489	244,489	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	201,000	200,000
	Systemic Improvements-Buildings	2,366,000	365,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	201,000	200,000
	County Admin Bldg Renovations	4,422,100	3,940,100	482,000	0	0	0	0	0	0	0	0	0	0
	Information Systems Replacement Program	2,111,885	156,885	153,000	156,000	159,000	173,000	187,000	187,000	202,000	217,000	232,000	236,000	240,000
	Broadband Wireless Network Infrastructure	180,520	71,520	36,000	36,000	37,000	0	0	0	0	0	0	0	0
	Tree Forestation	158,000	40,000	0	21,000	0	22,000	0	22,000	0	22,000	23,000	0	30,000
	General Government Total	13,523,826	5,480,826	1,270,000	742,000	727,000	726,000	720,000	760,000	754,000	793,000	777,000	774,000	774,000
	Parks & Recreation													
	BR Capital Equipment Replacement Program	830,481	327,481	51,000	0	53,000	54,000	55,000	56,000	57,000	58,000	59,000	59,000	60,000
	North Central County Park	48,000	0	0	0	0	0	0	0	0	0	0	0	48,000
	Regional Park Equip. Replacement	122,000	61,000	61,000	0	0	0	0	0	0	0	0	0	0
	Chestnut Grove Park, Overlay Parking lot	43,000	0	0	0	0	43,000	0	0	0	0	0	0	0
	Park Land Acquisition	304,000	202,000	102,000	0	0	0	0	0	0	0	0	0	0
	Tennis Courts, Resurfacing	165,000	60,000	41,000	21,000	21,000	22,000	0	0	0	0	0	0	0
	Parks & Recreation Total	1,512,481	650,481	255,000	21,000	74,000	119,000	55,000	56,000	57,000	58,000	59,000	59,000	108,000
	Public Safety													
	Communication Tower(s) various locations	534,000	0	204,000	0	106,000	0	110,000	0	114,000	0	0	0	0
	Detention Center Building Improvements	550,000	0	550,000	0	0	0	0	0	0	0	0	0	0
	Emergency Svcs Equip & Vehicle Program	1,084,983	481,983	298,000	305,000	0	0	0	0	0	0	0	0	0
	Law Enforcement - Fleet Replacement Program	5,958,000	408,000	510,000	520,000	530,000	540,000	550,000	560,000	570,000	580,000	590,000	590,000	600,000
	Public Safety Total	8,126,983	889,983	1,562,000	825,000	636,000	540,000	660,000	560,000	684,000	580,000	590,000	590,000	600,000
	Railroad Crossings													
	Railroad Crossing Improvements	1,865,137	605,137	0	0	0	289,000	0	300,000	0	311,000	0	0	360,000
	Railroad Crossings Total	1,865,137	605,137	0	0	0	289,000	0	300,000	0	311,000	0	0	360,000
	Road Improvement													
	Pavement Maintenance and Rehab Program	49,129,359	9,064,359	4,065,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
	Robinwood Corridor II	11,923,300	11,056,300	867,000	0	0	0	0	0	0	0	0	0	0
	Eastern Boulevard Extended	2,874,000	0	0	0	0	0	0	0	0	0	890,000	348,000	1,636,000
	Southern Boulevard I	9,397,100	6,941,100	2,034,000	422,000	0	0	0	0	0	0	0	0	0
	E. Oak Ridge Drive/South Pointe Signal	345,000	0	0	0	0	0	116,000	0	229,000	0	0	0	0
	Eastern Boulevard Widening Phase I	8,967,100	8,253,100	714,000	0	0	0	0	0	0	0	0	0	0
	Eastern Boulevard Widening Phase II	7,339,300	836,300	0	1,010,000	1,890,000	1,496,000	2,107,000	0	0	0	0	0	0
	Transportation ADA	1,587,206	806,206	0	86,000	86,000	86,000	86,000	85,000	86,000	87,000	89,000	89,000	90,000
	Eastern Blvd. at Antietam Dr improvements	2,283,000	502,000	367,000	1,414,000	0	0	0	0	0	0	0	0	0
	Professional Boulevard Extended - Phase II	7,003,500	1,434,500	0	0	0	0	2,232,000	2,312,000	457,000	568,000	0	0	0
	Professional Boulevard Extended - Ph II/Bridge over Antietam Creek	8,771,000	1,522,000	0	1,691,000	3,258,000	2,300,000	0	0	0	0	0	0	0
	Valley Mall Area Road Improvements Phase II	1,060,000	220,000	0	0	0	0	0	840,000	0	0	0	0	0
	Battery Backup Op and Enhancements	274,000	60,000	0	0	0	0	0	0	0	0	0	0	0
	Medical Campus Road Signal	432,000	0	0	432,000	0	0	0	0	0	0	0	0	0
	Colonel Henry K. Douglas Drive Extended Phase I	1,002,000	0	0	0	0	0	0	0	0	0	0	0	1,002,000

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				FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025			
	Professional Boulevard Extended - Phase III	1,572,000	0	1,000,000	572,000	0	0	0	0	0	0	0	0	0	0	0
	Professional Boulevard Extended - Phase IV	1,862,000	0	0	0	0	0	0	220,000	616,000	1,026,000	0	0	0	0	0
	Crayton Boulevard Extended	2,269,000	0	1,071,000	1,092,000	106,000	0	0	0	0	0	0	0	0	0	0
	HWY Equip and Vehicle Replacement Program	5,688,820	1,003,820	510,000	150,000	530,000	378,000	385,000	392,000	570,000	580,000	590,000	600,000	600,000	600,000	600,000
	Highway Maintenance Shop - Western Section	380,000	51,000	102,000	89,000	138,000	0	0	0	0	0	0	0	0	0	0
	HWY Western Section - Fuel Tank Replacement	875,000	0	100,000	100,000	100,000	200,000	200,000	175,000	0	0	0	0	0	0	0
	Road Improvement Total	125,034,685	41,750,685	11,044,000	11,058,000	10,108,000	8,460,000	9,346,000	8,420,000	6,368,000	6,125,000	5,027,000	7,328,000	7,328,000	7,328,000	7,328,000
	Solid Waste															
	Contingency - Solid Waste	295,500	11,500	0	26,000	27,000	27,000	28,000	28,000	29,000	29,000	30,000	30,000	30,000	30,000	30,000
	Close Out Cap - Rubble Fill	2,108,400	81,400	0	0	0	0	0	0	2,027,000	0	0	0	0	0	0
	Resh Road Gas Trench	1,840,000	800,000	0	1,040,000	0	0	0	0	0	0	0	0	0	0	0
	40 West Truck Loading Facility Rehab & Upgrades	208,000	100,000	0	0	0	108,000	0	0	0	0	0	0	0	0	0
	40 West Pavement Rehab and Bridge Repair	672,000	0	0	0	0	0	0	672,000	0	0	0	0	0	0	0
	Seal Coating Closed Facilities	826,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	40 West Partial Capping	3,051,000	0	0	0	0	3,051,000	0	0	0	0	0	0	0	0	0
	City County Upgrades	1,200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200,000
	NPDES Compliance Upgrades	77,000	0	77,000	0	0	0	0	0	0	0	0	0	0	0	0
	City/County Landfill Gas Study	26,000	0	26,000	0	0	0	0	0	0	0	0	0	0	0	0
	Solid Waste Total	10,303,900	992,900	103,000	1,066,000	27,000	3,186,000	28,000	700,000	2,056,000	855,000	30,000	1,260,000	1,260,000	1,260,000	1,260,000
	Transit															
	Fixed Route Bus Replacement Program	4,923,600	924,600	0	0	0	2,114,000	842,000	0	1,043,000	0	0	0	0	0	0
	ADA Bus Replacement	1,012,000	136,000	72,000	0	76,000	89,000	107,000	0	0	133,000	172,000	227,000	227,000	227,000	227,000
	Vehicle Maintenance Program	3,118,629	343,629	255,000	260,000	265,000	270,000	275,000	280,000	285,000	290,000	295,000	300,000	300,000	300,000	300,000
	Heavy Duty Vehicle Lifting System	47,000	0	47,000	0	0	0	0	0	0	0	0	0	0	0	0
	RouteMatch Notification Module	27,000	0	27,000	0	0	0	0	0	0	0	0	0	0	0	0
	Fuel Monitoring System	16,000	0	16,000	0	0	0	0	0	0	0	0	0	0	0	0
	Transit Total	9,144,229	1,404,229	417,000	260,000	341,000	2,473,000	1,224,000	280,000	1,328,000	423,000	467,000	527,000	527,000	527,000	527,000
	Water Quality															
	General Building Improvements	1,257,000	101,000	0	0	0	540,000	616,000	0	0	0	0	0	0	0	0
	Laboratory Rehab of Ventilation System	265,000	0	0	0	265,000	0	0	0	0	0	0	0	0	0	0
	WQ Equip/Vehicle Replacement Program	1,148,977	125,977	94,000	96,000	98,000	99,000	102,000	103,000	105,000	107,000	109,000	110,000	110,000	110,000	110,000
	Smithsburg WwTP - ENR Upgrades	16,448,970	5,253,970	0	0	0	0	5,595,000	5,600,000	0	0	0	0	0	0	0
	Pump Station Upgrades - Various Stations	1,777,700	747,700	510,000	520,000	0	0	0	0	0	0	0	0	0	0	0
	Conococheague WwTP - ENR Upgrades	34,982,410	19,298,410	7,765,500	7,918,500	0	0	0	0	0	0	0	0	0	0	0
	Replace PO 2 Pump Station	1,324,000	0	0	1,324,000	0	0	0	0	0	0	0	0	0	0	0
	PE Pump Station & Force Main	1,515,000	0	0	1,515,000	0	0	0	0	0	0	0	0	0	0	0
	Antietam WwTP - ENR Upgrades	2,298,000	1,108,000	0	0	0	0	0	0	0	0	0	0	0	0	0
	New Roof at Conococheague WwTP	258,000	0	128,000	130,000	0	0	0	0	0	0	0	0	0	0	0
	General WwTP Improvements	3,401,000	0	0	0	0	0	0	0	1,021,000	0	1,180,000	1,200,000	1,200,000	1,200,000	1,200,000
	Collection System Rehabilitation Project	3,574,000	0	204,000	0	795,000	810,000	0	0	285,000	580,000	0	900,000	900,000	900,000	900,000
	Sandy Hook WwTP	798,000	0	0	0	0	0	0	0	798,000	0	0	0	0	0	0
	Heavy Sewer EQP and VEH Replacement	693,000	124,000	103,000	89,000	91,000	38,000	39,000	40,000	41,000	42,000	43,000	43,000	43,000	43,000	43,000

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	Replace Grinder Pumps	727,000	41,000	26,000	27,000	82,000	84,000	85,000	87,000	88,000	90,000	91,000	
	PO 1 Pump Station Upgrade	1,530,000	0	0	0	0	0	0	0	0	0	0	0
	WQ Water Main and Meter Replacement	1,466,105	102,105	104,000	106,000	0	0	0	0	580,000	472,000	0	0
	Sandy Hook Water Treatment Plant EQP	108,000	0	0	0	108,000	0	0	0	0	0	0	0
	General WTP Improvements	968,151	11,151	0	0	0	0	251,000	0	0	0	600,000	0
	Sharpsburg Water Treatment Plant	212,000	0	0	212,000	0	0	0	0	0	0	0	0
	Mt Aetha Water System Improvements	560,000	0	0	0	0	0	560,000	0	0	0	0	0
	Hightfield/Sharpsburg Water Storage Tank	342,000	0	0	0	0	0	0	342,000	0	0	0	0
	Sharpsburg Transite Pipe Replacement	2,400,000	0	0	0	0	0	0	0	0	0	2,400,000	0
	Water Quality Total	78,054,313	26,913,313	11,722,500	1,594,000	1,677,000	6,436,000	6,639,000	2,679,000	1,397,000	2,484,000	5,944,000	
	TOTAL	506,896,860	112,492,360	40,095,500	33,547,000	39,030,000	34,847,000	35,034,000	40,279,000	35,600,000	43,412,000	40,800,000	
Funding Sources													
	General Fund	36,838,819	15,238,819	1,800,000	1,900,000	2,000,000	2,100,000	2,200,000	2,300,000	2,400,000	2,500,000	2,600,000	
	Highway Fund	6,950,000	150,000	350,000	450,000	550,000	650,000	750,000	850,000	950,000	1,000,000	1,000,000	
	Hotel Rental Fund	966,000	0	432,000	276,000	258,000	0	0	0	0	0	0	0
	Solid Waste Fund	653,900	429,900	26,000	27,000	27,000	28,000	28,000	29,000	29,000	30,000	30,000	0
	Utility Admin Fund	1,249,977	226,977	96,000	98,000	99,000	102,000	103,000	105,000	107,000	109,000	110,000	
	Water Fund	425,256	113,256	104,000	106,000	0	0	0	0	0	0	0	0
	Sewer Fund	3,860,610	2,605,610	115,000	118,000	120,000	123,000	125,000	128,000	130,000	133,000	134,000	
	Airport Fund	440,000	0	39,000	40,000	41,000	42,000	43,000	43,000	38,000	44,000	46,000	
	Tax Supported Bond	142,881,226	22,881,226	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	
	Self Supported Bond	58,622,170	8,316,170	7,956,000	1,272,000	4,617,000	5,081,000	7,083,000	4,473,000	1,986,000	2,242,000	6,960,000	
	Transfer Tax	17,021,618	1,521,618	1,200,000	1,300,000	1,400,000	1,500,000	1,600,000	1,700,000	1,800,000	1,900,000	2,000,000	
	Excise Tax - Schools	4,334,400	484,400	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	
	Excise Tax - Roads	2,337,270	1,077,270	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	
	Excise Tax - Other	329,000	15,000	29,000	29,000	29,000	29,000	33,000	29,000	29,000	39,000	39,000	
	Excise Tax - Library	89,900	13,900	10,000	10,000	10,000	10,000	6,000	10,000	10,000	0	0	
	Excise Tax - Non-Residential	1,747,905	1,247,905	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
	Capital Reserve - General	21,363,213	16,023,213	0	0	0	0	0	0	0	0	0	0
	Capital Reserve - Solid Waste	100,000	100,000	0	0	0	0	0	0	0	0	0	0
	Capital Reserve - Sewer	41,000	41,000	0	0	0	0	0	0	0	0	0	0
	Federal Grant	35,117,177	7,065,177	3,855,000	2,630,000	4,148,000	1,494,000	1,505,000	2,485,000	1,772,000	2,352,000	2,967,000	
	State Grant	163,930,419	32,984,919	8,651,500	12,180,000	13,170,000	11,127,000	8,973,000	15,216,000	13,462,000	20,502,000	12,383,000	
	Contributions	7,587,000	1,956,000	2,871,000	550,000	0	0	24,000	350,000	326,000	0	0	
	TOTAL	506,896,860	112,492,360	40,095,500	33,547,000	39,030,000	34,847,000	35,034,000	40,279,000	35,600,000	43,412,000	40,800,000	

Washington County, Maryland
Project Funding Source
2016

Proposed 2016 Budget

	Total	Funding Sources		
		Bond	Other Local	Outside
Capital Equipment - Airport	\$332,000		22,000	310,000
T Hanger 1,2,3 Replacement	\$31,000		31,000	0
Taxiway C and Roadway Loop Rehab	\$1,807,000		74,000	1,733,000
Air Traffic Control Tower Replacement	\$16,000		16,000	0
T-Hanger Roof Replacement	\$33,000		33,000	0
Hopewell Road Culvert 02/01	\$287,000	287,000	0	0
Bridge Inspection and Inventory	\$153,000		153,000	0
Spur Road Culvert	\$241,000	241,000	0	0
Old Roxbury Road Bridge W5372	\$26,000		26,000	0
Poffenberger Road Bridge W4011	\$51,000		51,000	0
Poffenberger Road Bridge W4012	\$102,000		102,000	0
Hopewell Road Culvert 02/02	\$218,000	218,000	0	0
Keedysville Road Bridge W5651	\$763,000	59,000	133,000	571,000
Wright Road Culvert 02/06	\$179,000		179,000	0
Wright Road Culvert 02/05	\$220,000	220,000	0	0
Bridge Scour Repairs	\$204,000		204,000	0
Stormwater Retrofits	\$860,000		860,000	0
Pondsville Road Drainage	\$10,000		10,000	0
Capital Maintenance - BOE	\$4,000,000		500,000	3,500,000
Jonathan Hager Elementary School	\$7,554,000	2,303,000	435,000	4,816,000
Student Center Expansion	\$2,299,000	1,483,000	0	816,000
Learning Resource Center Renovation	\$3,010,000		0	3,010,000
Central Utility Plant Upgrade	\$3,343,500	1,219,000	0	2,124,500
Advanced Technology Center Renovation	\$791,000	301,000	0	490,000
Hancock Public Library Replacement	\$10,000		10,000	0
Bond Issuance Costs	\$97,000	97,000	0	0
Financial System Management & Upgrades	\$102,000		102,000	0
General - Equipment and Vehicle Replacement Program	\$200,000		200,000	0
Systemic Improvements-Buildings	\$200,000		200,000	0
County Admin Bldg Renovations	\$482,000	482,000	0	0
Information Systems Replacement Program	\$153,000		153,000	0
Broadband Wireless Network Infrastructure	\$36,000		36,000	0
BR Capital Equipment Replacement Program	\$51,000		51,000	0
Regional Park Equip. Replacement	\$61,000		7,000	54,000
Park Land Acquisition	\$102,000		12,000	90,000
Tennis Courts, Resurfacing	\$41,000		1,000	40,000
Communication Tower(s) various locations	\$204,000		204,000	0
Detention Center Building Improvements	\$550,000	500,000	50,000	0
Emergency Svcs Equip & Vehicle Program	\$298,000		298,000	0
Law Enforcement - Fleet Replacement Program	\$510,000		510,000	0
Pavement Maintenance and Rehab Program	\$4,065,000	435,000	3,630,000	0
Robinwood Corridor II	\$867,000	867,000	0	0
Southern Boulevard I	\$2,034,000	2,034,000	0	0
Eastern Boulevard Widening Phase I	\$714,000	714,000	0	0
Eastern Blvd. at Antietam Dr Improvements	\$367,000	367,000	0	0
Battery Backup Op and Enhancements	\$214,000		214,000	0
Professional Boulevard Extended - Phase III	\$1,000,000		0	1,000,000

Washington County, Maryland
Project Funding Source
2016

Proposed 2016 Budget

	Funding Sources			
	Total	Bond	Other Local	Outside
Crayton Boulevard Extended	\$1,071,000	71,000	0	1,000,000
HWY Equip and Vehicle Replacement Program	\$510,000		510,000	0
Highway Maintenance Shop - Western Section	\$102,000	102,000	0	0
HWY Western Section - Fuel Tank Replacement	\$100,000		100,000	0
NPDES Compliance Upgrades	\$77,000		77,000	0
City/County Landfill Gas Study	\$26,000		26,000	0
ADA Bus Replacement	\$72,000		6,000	66,000
Vehicle Maintenance Program	\$255,000		23,000	232,000
Heavy Duty Vehicle Lifting System	\$47,000		5,000	42,000
RouteMatch Notification Module	\$27,000		2,000	25,000
Fuel Monitoring System	\$16,000		1,000	15,000
WQ Equip/Vehicle Replacement Program	\$94,000		94,000	0
Pump Station Upgrades - Various Stations	\$510,000		510,000	
Conococheague WwTP - ENR Upgrades	\$7,765,500		6,055,000	1,710,500
New Roof at Conococheague WwTP	\$128,000		128,000	0
Collection System Rehabilitation Project	\$204,000		204,000	0
Heavy Sewer EQP and VEH Replacement	\$103,000		103,000	0
Replace Grinder Pumps	\$26,000		26,000	0
PO 1 Pump Station Upgrade	\$1,530,000		1,530,000	0
WQ Water Main and Meter Replacement	\$102,000		102,000	0
General WTP Improvements	\$106,000		106,000	0
	\$51,760,000	\$12,000,000	\$18,115,000	\$21,645,000