



Washington County

M A R Y L A N D

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

REGULAR MEETING

April 4, 2016, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING

100 WEST WASHINGTON STREET

2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. March 7, 2016 Planning Commission Regular/Workshop meeting *

NEW BUSINESS

MODIFICATIONS

1. **Brittany (Horn) Taylor (SV-16-004)** Modification from section 405.11B(A) of the Washington County Subdivision Ordinance to remove a 10 year immediate family member statement on an approved plat; Property located along Horn Lane near Williamsport; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly

SITE PLANS

1. **Bowman Fuel Station (SP-15-001)** Site plan for a proposed fuel station located along the west side of Mapleville Road in Cavetown on .68 acres; Zoning: BL – Business Local; Planner: Lisa Kelly *
2. **Resh South East Solar Project (SP-16-006)** Site plan for a proposed solar project located along the west side of Greencastle Pike on 190.27 acres; Zoning: EC – Environmental Conservation; Planner: Cody Shaw *
3. **Forty West Solar Site (SP-16-007)** Site plan for a proposed solar project located along the north side of Earth Care Road on 427.32 acres; Zoning: EC – Environmental Conservation; Planner: Cody Shaw *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, April 11, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland
2. Monday, April 18, 2016, 7:00 p.m., Washington County Planning Commission Public Rezoning Information meeting, Washington County Circuit Court House, 24 Summit Avenue, Court Room #1, Hagerstown, Maryland
3. Monday, May 2, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
4. Monday, May 23, 2016, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

attachments

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

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

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

WWW.WASHCO-MD.NET

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR / WORKSHOP MEETING
March 7, 2016**

The Washington County Planning Commission held a regular/workshop meeting on Monday, March 7, 2016 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, Andrew Bowen, Jeremiah Weddle, Dennis Reeder and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Jill Baker, Chief Planner.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the January 4, 2016 regular meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the January 4, 2016 Closed Session meeting as presented. The motion was seconded by Mr. Bowen and unanimously approved.

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the February 1, 2016 regular meeting as presented. The motion was second by Mr. Wiley and unanimously approved.

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the February 22, 2016 workshop meeting as presented. The motion was second by Mr. Wiley and unanimously approved.

WORKSHOP

Comprehensive Plan Update

Ms. Baker began by discussing the commuting patterns coming into the County versus leaving the County. During the February 22nd workshop meeting, Mr. Wiley noted that there were more commuters coming into Washington County than leaving the County as referenced in an article in the Herald-Mail. There were approximately 500 more commuters coming into Washington County during 2014; however, during the same time period there was a decline of approximately 1500 jobs.

Ms. Baker reviewed the County's Mission Statement and began a discussion regarding the goals and objectives of Goal 2: "Promote a balanced and diversified economy, including agriculture" of the current Comp Plan.

- Objective 1: Maintain at least 50,000 acres of land in agricultural production putting an emphasis on farming as a way of life and promoting the agricultural support industry.

Ms. Baker explained this is the acreage that has been calculated to support agriculture and agricultural industries in Washington County. We currently have approximately 28,000 acres of permanently preserved agricultural lands, not including any governmentally owned lands.

- Objective 2: Preserve our mineral resources for continued future production.

Ms. Baker noted that the County currently supports shale pits, limestone quarries, and a sand company that has recently moved into the Hancock area.

- Objective 3: Expansion of existing businesses while encouraging development of new manufacturing and high tech industries.

Ms. Baker noted that retention and expansion of existing businesses is currently the #1 priority of the County's Economic Development Commission and Business Development Department.

- Objective 4: Provide new locations for industry that will encourage the use of existing infrastructure facilities and take advantage of the interstate transportation system.
- Objective 5: Encourage and expand opportunities for recreation, leisure and educational tourism development with emphasis on heritage tourism attractions.

Ms. Baker noted that we received a lot of feedback regarding tourism from the community during our public participation process.

- Objective 6: Promote educational opportunities that develop and improve labor force.

This objective should be re-evaluated as it relates to land use.

- Objective 7: Maximize opportunities for using the airport and railroad and promoting economic development.

Ms. Baker noted that airport ridership has increased and new businesses including aviation related schools are now located at the airport. Throughout this process, the Commission may evaluate the Airport's Long Range Plan. Consideration needs to also be given to promoting railroads and the intermodal transportation facility just across the Pennsylvania state line.

- Objective 8: Transformation of the former Fort Ritchie military base to the Lakeside Corporate Center.

The Lakeside Corporate Center no longer exists; however, the Pen Mar Corporation is extremely interested in re-development of this site. This objective needs to be re-evaluated.

Mr. Bowen began a discussion relative to technology and making decisions for the future of the County. Many industries are using more technology, which means more skilled labor and training is required for jobs even in manufacturing and warehousing. Members discussed ways to promote, from a land use perspective, more educational opportunities in the County. Ms. Baker noted that creating a new zoning designation and application of it to the Hagerstown Community College provided an opportunity to meet its own needs whereby businesses could provide internships at the college with the hope of growing and expanding in the County in the future.

Members discussed ways to promote diversified industries. Ms. Baker noted that the current Comp Plan promotes targeted economic development areas such as the Hopewell Valley, Friendship Technology Park, the Airport, etc. Should the County promote more opportunities in the Town Growth Areas? Should the County provide more incentives for the expansion and location of industries in the County? It was noted that projections are showing a 10% decrease in manufacturing jobs over the next 20 to 25 years statewide.

There was a brief discussion regarding ways to encourage the growth and expansion of smaller businesses and how this relates to land use. Some of the following questions were raised: 1) should we promote programs to have land and/or buildings ready?; 2) Are there land use regulations undermining this process?; 3) Do we have zoning districts that don't allow this to happen? Members discussed the current incentives that the County has to offer to attract businesses such as: available work force, available flat land, and available water and sewer.

Mr. Bowen asked if there are other cultural influences that could affect land use. For example, dining out has increasingly become more routine in recent years as well as the use of bicycle and pedestrian pathways.

Consensus: The Planning Commission recommends adding an objective relative to small business development and expansion to the economic development section.

Mr. Weddle briefly discussed issues related to the preservation of farm land in Washington County. Due to changes in State land use regulations he believes that the County will be losing agricultural to development acreage and getting less money through the ag transfer tax to spend on preserving farmland. Mr. Goodrich stated that the County currently has 7 agricultural land preservation programs. Mr. Weddle expressed his opinion that most of the preserved (open space) land in the County is being preserved using Rural Legacy funds instead of preserving farmland using MALPP (Maryland Agricultural Land Preservation Program) funds. MALPP funding is split with the State contributing 60% and the local government (County) contributing 40% of the funds. Mr. Weddle expressed his opinion that other counties around the area are preserving more farmland than Washington County. He questioned where other counties are getting the money to preserve this land.

Ms. Baker explained that the County currently has Priority Preservation Areas (PPAs), which includes approximately 75,000 acres of primarily agricultural land. There was a brief discussion relative to the methodology used to establish the PPAs. Staff would like to further explain the methodology used and guidelines dictated by the State of Maryland when establishing the PPAs.

ADJOURNMENT

The Chairman adjourned the workshop meeting.

Respectfully submitted,

Terry Reiber, Chairman



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

SUBDIVISION MODIFICATION REPORT

Project No : SV-16-004
Type : REG

Applicant : TAYLOR BRITTANY (HORN) (CHECK)
Owner : HORN HELEN (REM. LANDS)
Location : SITUATED ALONG HORN LANE NEAR WILLIAMSPO
Parcel # : 0602401040000B
Road name :
Zoning : A(R) AGRICULTURAL (RURAL)
Land use : Residential

Proposal :
Lots : 1
Acres : 1.48
Remainder : 0
Panhandles : 0
Land use : Residential

Applicable Restriction:

Ordinance Section : 405.11B
Modification is to : PROPOSED MODIFICATION TO REMOVE A 10 YEAR IMMEDIATE FAMILY

February 24, 2016

To Whom It May Concern:

I am writing to you regarding the 15356 Horn Lane land parcel. I was given this land from my grandmother in 2008 with all intentions of building a house there in the future. The four houses on Horn Lane were all lived in by immediate family members at that time. In 2011 my parents divorced and their house (the immediate neighbors) was sold to non-family members. Our intentions were to have a house close to my parents. With that house belonging to strangers now, we have decided to look for a more private piece of land. This house is 500 feet from the building lot I own, and the driveway goes within 100 feet of their property. My husband owns a business in which he would have to drive his dump truck in and out of the driveway very early in the mornings. We feel that this would disturb the neighbors.

The first house on Horn Lane (that would be passed on the driveway to get to our property) was lived in by my grandmother. When she passed away in 2014 her house became a rental. It is now lived in by non family members as well. We feel that with the noisy equipment my husband would be driving in and out of the driveway, it would disturb these neighbors. There is a 10 year Intrafamily transfer on my plat that states I must wait 10 years without approval to transfer the land. At this time my husband and I are looking at a piece of property so that we can keep our oldest son in the same school district once we build a home. We need to get approval to transfer the land so that we have the funds to search for another piece of land to build a home.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Brittany Taylor', with a stylized flourish at the end.

Brittany Taylor (Horn)



SV-16-004
Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Brittany Taylor (Horn)
MAILING ADDRESS 15472 Falling Waters Rd, Wmpt, MD
TELEPHONE 301-992-8571
(home) (work) (cell)

PROPERTY OWNER

NAME same as above
MAILING ADDRESS _____
TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME _____
ADDRESS _____
TELEPHONE _____

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 060 GRID 24 PARCEL 104-00002
PROPOSED LOT ACREAGE 1.48 TOTAL SITE ACREAGE 1.48
ZONING DISTRICT A(R) ROAD FRONTAGE (FT) 0

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

WWW.WASHCO-MD.NET

LOCATION / ADDRESS

15356 Horn Lane, Williamsport, MD
(Lot 4)

EXISTING AND PROPOSED USE OF PROPERTY

building lot

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

No - See letter

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION

405.11 B 1.(f)

MODIFICATION IS TO ALLOW

removal of Intrafamily transfer

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

see letter

(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.

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


Applicant's Signature

2/28/16
Date


Property Owner's Signature

2/28/16
Date

STAFF USE ONLY:

STAFF PLANNER:  DATE RECEIVED: 3/4/2016

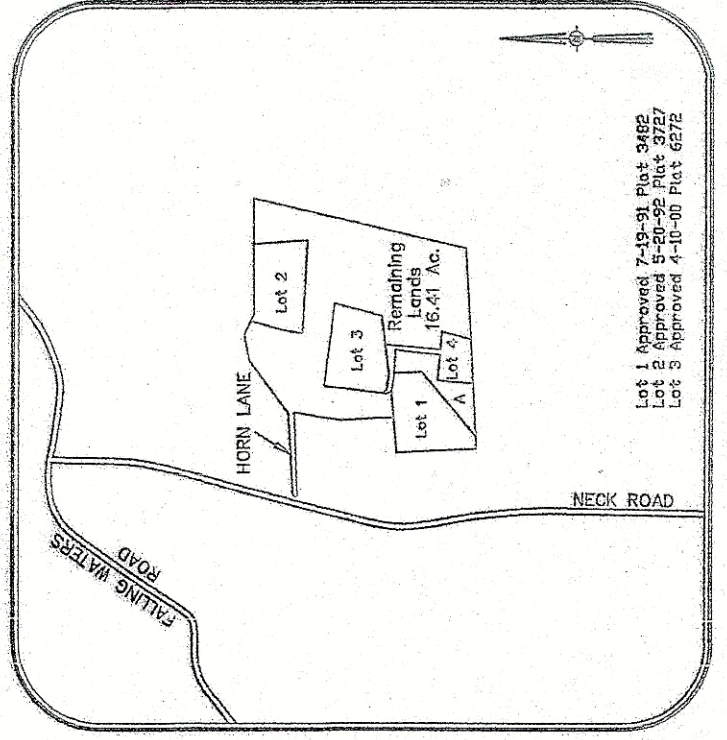
NUMBER: SV-16-004

MEETING DATE: 4/4/2016

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

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

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



VICINITY MAP
SCALE 1"=1000'

Line to be Vacated

No.	Bearing	Distance
L1	S89°59'50"E	61.58'
L2	S25°00'06"E	29.91'
L3	N85°10'00"E	95.00'
L4	N85°10'00"E	127.16'
L5	N15°48'40"E	20.65'
L6	N81°39'50"E	138.94'
L7	S60°22'10"E	81.88'
L8	N11°15'56"E	105.11'
L9	S10°25'22"W	33.55'
L10	N81°35'34"W	32.49'
L11	N75°37'04"W	30.75'
L12	N71°17'57"W	20.64'
L13	N35°52'00"W	14.25'
L14	N11°17'06"W	22.57'
L15	N85°10'00"E	12.50'
L16	S85°09'59"W	7.02'
L17	S76°15'04"E	52.08'
L18	S81°32'15"E	44.10'
L19	N00°58'00"E	26.88'
L20	S81°00'39"E	58.78'
L21	S82°30'59"E	51.09'
L22	N08°51'42"E	35.65'
L23	N01°08'18"W	136.17'
L24	N83°59'50"E	136.67'
L25	S82°29'58"E	103.68'
L26	S00°05'04"W	24.983'
L27	S89°59'49"W	161.67'
L28	S89°59'58"W	13.19'
L29	N85°10'00"E	25.73'

Owner (Rem. Lands):
Helen A. Horn
15321 Horn Lane
Williamsport, MD 21795

Owners (Lot 3):
Nancy & Donald Ruddle
15334 Horn Lane
Williamsport, MD 21795

Owners (Lot 1 & Parcel A):
James & Kelly Horn
15345 Horn Lane
Williamsport, MD 21795

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



Revised	Per	Date

TAX MAP 60-24-104 DISTRICT 20	DRAWING NUMBER 1 OF 2
DRAWN BY: JLA	DATE: 7-22-08
CHECKED BY:	DATE:
SCALE: 1" = 100'	



FREDERICK SEIBERT & ASSOCIATES, INC. ©2008

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(410) 731-3550 (301) 418-7478 (717) 997-1007 FAX (301) 739-4356

Simplified Plat of Subdivision

Parcel C
Preliminary/Final Plat of Subdivision

Lot 4
James Horn

situate along Horn Lane, east of Neck Road
WASHINGTON COUNTY, MARYLAND

S-08-087

SV-16-004

PLAT NO 9582
DATE NOV 2 6 2008
WASHINGTON COUNTY

Remaining Lands
Liber 973 Folio 205
1747 Ac. (760,937.5 SF)
-003 Ac. (1,488.8 SF) Parcel C
-103 Ac. (44,887.5 SF) Lot 4
1641 Ac. (741,562.1 SF) Net

Lot 4
1.03 Ac. (44,887.5 SF) Rem. Lands
+0.03 Ac. (1,503.1 SF) Parcel B
+0.03 Ac. (1,375.9 SF) Parcel D
+0.12 Ac. (5,081.3 SF) Parcel E
+0.56 Ac. (24,223.9 SF) Parcel F
1.77 Ac. (77,871.7 SF) Gross
-0.29 Ac. (12,776.6 SF) Panhandle
1.48 Ac. (64,295.1 SF) Net

Lot 3
Liber 1627 Folio 659
2.94 Ac. (128,236.9 SF)
-0.03 Ac. (1,503.1 SF) Parcel B
+0.03 Ac. (1,488.8 SF) Parcel C
2.94 Ac. (128,222.6 SF) Net

Lot 1 & Parcel A
Liber 1004 Folio 113
Liber 1056 Folio 81
5.05 Ac. (219,970.8 SF)
-0.03 Ac. (1,375.9 SF) Parcel D
-0.12 Ac. (5,081.3 SF) Parcel E
-0.56 Ac. (24,223.9 SF) Parcel F
4.34 Ac. (189,289.7 SF) Net

N/F
Beatrice Glenn
Liber 1239 Folio 1096

N/F
Helen A. Horn
Liber 973 Folio 205

N/F
John & Nancy Hornell
Liber 760 Folio 483

N/F
Robert L. McNeasey
Liber 603 Folio 72

N/F
Eugene Stanko, Jr.
Liber 603 Folio 136

N/F
James & Linda Fendig
Liber 2333 Folio 233

N/F
Russell L. Stella Ellis
Liber 814 Folio 711

N/F
Dorinda Keppner
Liber 702 Folio 787

N/F
Norm J. Houtst
Liber 838 Folio 503

N/F
Daniel & Lisa Horn
Liber 973 Folio 205
Lot 2, Plat 9727

N/F
John F. Foxworth
Liber 738 Folio 167



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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME....: BOWMAN FUEL STATION
NUMBER.....: SP-15-001

OWNER.....: BOWMAN CAVETOWN LLC
LOCATION....: WEST SIDE OF MAPLEVILLE ROAD IN CAVETOWN
DESCRIPTION.: PROPOSED FUEL STATION REV 2

ZONING.....: BL BUSINESS LOCAL
COMP PLAN...: CM Commercial
PARCEL.....: 05105008700000
SECTOR.....: 4
DISTRICT....: 7

TYPE.....: CM
GROSS ACRES.: 0.68
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 01/16/2015

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE..:\$800.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	NONE
SERVICE AREA.....	HN	
PRIORITY.....	0	0
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....		

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 45% 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....:
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQ'D.: 0
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.:

RESIDENTIAL AMENITY PLANS....: N/A

SOLID WASTE DISPOSAL PLANS...: TRASH RECEPTACLE
 MATERIALS STORED ON SITE.....: NONE

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

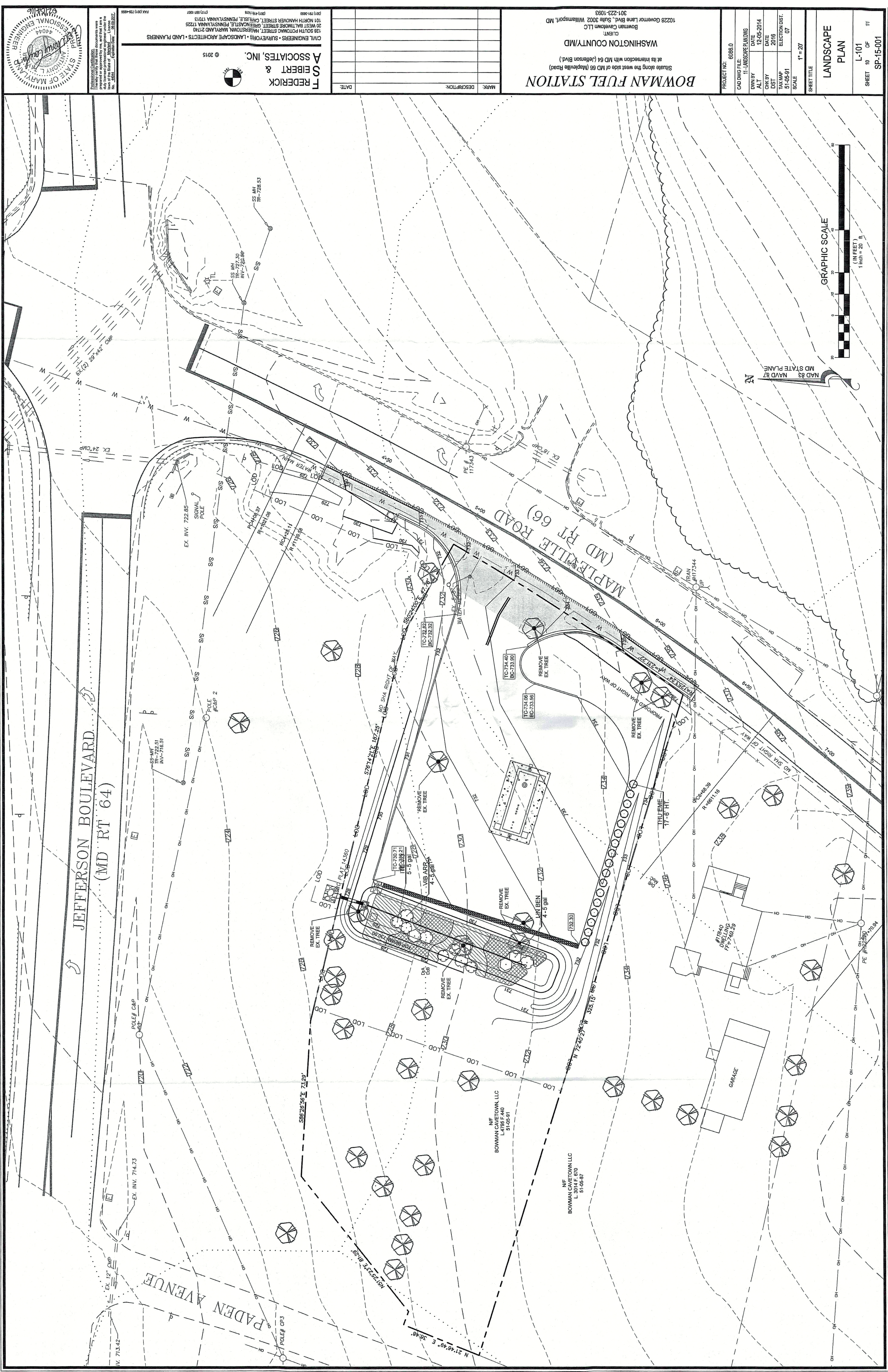
PROPOSED NEW ROAD NAMES

1
 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: 7 MILES TO STATION: 0
 AMBULANCE DIST: 79 MILES TO STATION: 0

COMMENTS:
 PROPOSED FUEL STATION REV 2



SITE PLAN
for

BOWMAN FUEL STATION

Situate at the southwest corner of MD 66 and MD 64:
Address: 11844 Mapleville Road
Cavetown, MD

OWNER/DEVELOPER:

Bowman Cavetown LLC
10228 Governor Lane Blvd., Suite 3002
Williamsport, MD 21795

ATTN: Jeff Tedrick

PHONE: 301-223-1093

FAX: 301-582-0049

Email: jtedrick@dmbowman.com

Approvals

MD-ENG-6A
169

UTILITY NOTIFICATION
THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UTILITIES SHOWN ON THESE DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THE LABELS ARE CORRECT AND THAT MISS UTILITY BE CONTACTED AT:
PHONE NO. 1-800-297-7777

OWNER / DEVELOPERS CERTIFICATION
"I/WE CERTIFY THAT ALL PARTIES RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT HAVE BEEN ADVISED OF THE REQUIREMENTS OF THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF SOIL EROSION AND SEDIMENT."
DATE 12/16/16
PRINTED NAME David M. Bowman
SIGNATURE

OWNER / DEVELOPERS CERTIFICATION
"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCES COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (8-3)."
DATE 12/16/16
PRINTED NAME David M. Bowman
SIGNATURE

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY
223 CU YDS OF EXCAVATION AND APPROXIMATELY
387 CU YDS OF FILL
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL
By: [Signature]
Date: [Blank]
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

APPROVAL
WASHINGTON COUNTY PLANNING DEPARTMENT
[Signature]
DATE 3-17-16

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION
"I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SUBDIVISION INFRASTRUCTURE AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION REPORTS AND THE BUILDING OF THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN, AND ALL DISCREPANCIES BETWEEN THE AS-BUILT DRAWINGS AND THE CONSTRUCTION HAVE BEEN CORRECTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT."
DATE
SIGNATURE

ENGINEER / ARCHITECT DESIGN CERTIFICATION
I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
DATE 02/04/16
REG. NO. 44044
SIGNATURE Anthony Taylor

PROFESSIONAL CERTIFICATION
I, ANTHONY TAYLOR, A PROFESSIONAL ENGINEER, HAVE PREPARED OR REVIEWED THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44044, EXPIRATION DATE: 2017-05-09.

FREDERICK
SEIBERT &
ASSOCIATES, INC.



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CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

(301) 791-3860

(301) 416-7478

(717) 567-1007

FAX (301) 738-4956

FUNCTIONAL EXCISE CLASSIFICATION:
THE FUEL STATION IS CLASSIFIED AS RETAIL PER THE BUILDING EXCISE TAX ORDINANCE FOR WASHINGTON COUNTY, MD. PER THIS ORDINANCE WE ARE REQUIRED TO PAY 3.00% PER GROSS SQUARE FOOT OF BUILDING AREA, WHICH EQUALS \$0.00 - NO BUILDING IS PROPOSED.

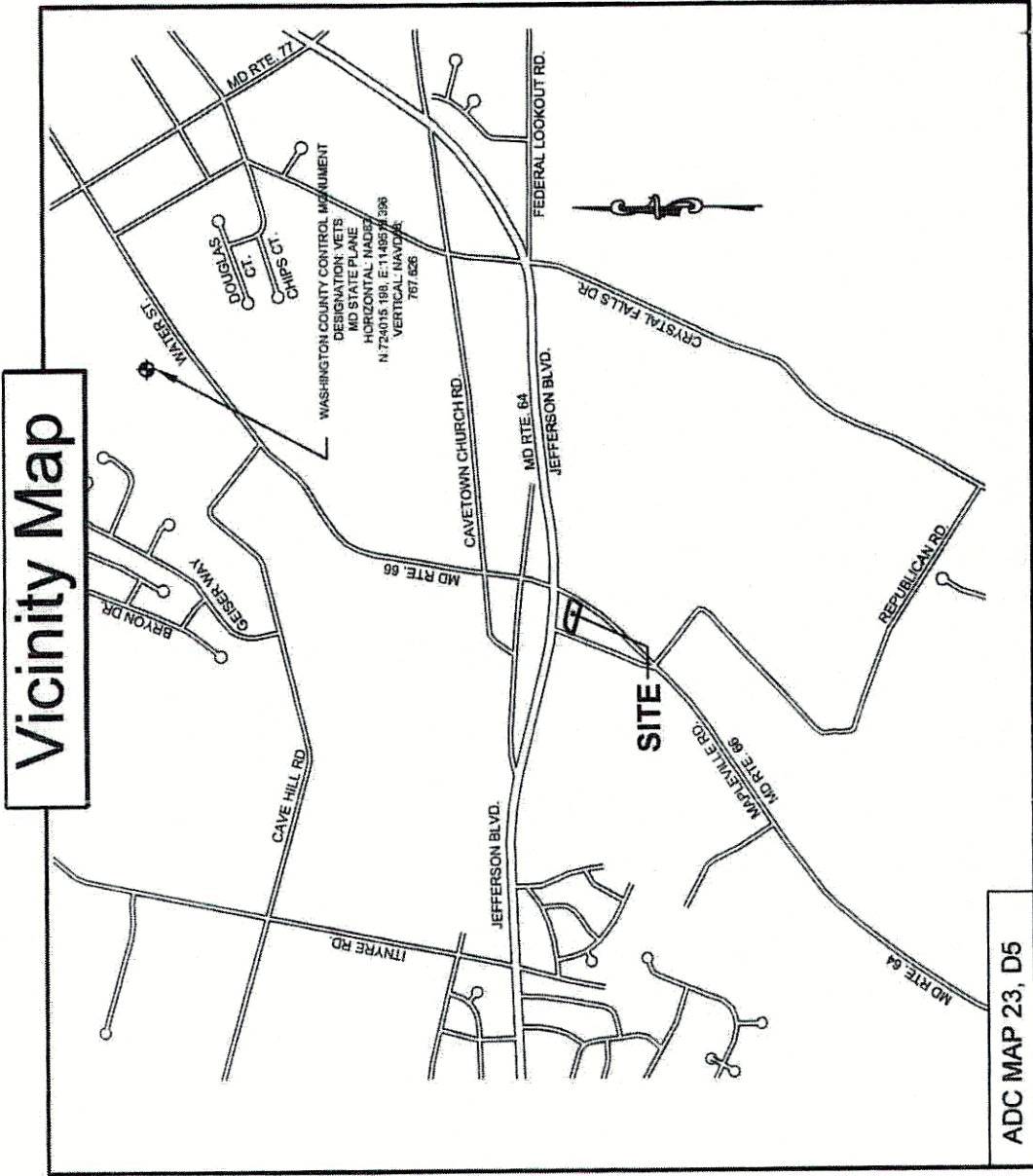
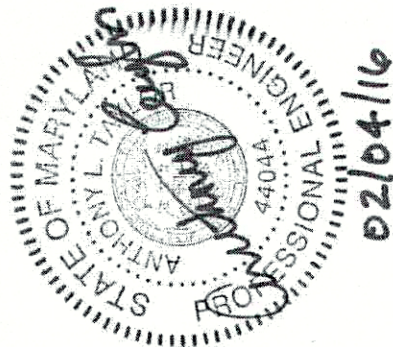
THE FOLLOWING STANDARDS (CONSTRUCTION AND TEMPORARY TRAFFIC CONTROL) ARE REQUIRED FOR THIS PROJECT:

- MD - 104.02-01 SHOULDER WORK 2-LANE, 2-WAY GREATER THAN 40 MPH
- MD - 370.01 STANDARD METAL END SECTION ROUND METAL PIPE
- MD - 381.02 PRECAST YARD INLET
- MD - 620.02 STANDARD CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER
- MD - 104.02-08 PAVING OPERATION 2-LANE, 2-WAY GREATER THAN 40 MPH.

FOR ALL STANDARDS REFERRED TO ON THE PLANS THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ACCESED AT:

HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESS/STDS/STDSPECSDSMANUALSTD/PUBLICATIONS/ONLINEBOOKSTINDEX.ASP

ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.



SCALE: 1" = 2000'

Sheet Index

TYPE	NUMBER	TITLE
G-001	SHEET 01	COVER SHEET
G-002	SHEET 02	GENERAL NOTES
V-101	SHEET 03	EXISTING CONDITIONS & DEMO PLAN
C-101	SHEET 04	EXISTING AND PROPOSED EROSION CONTROL PLAN
C-102	SHEET 05	GRADING AND SEDIMENT EROSION CONTROL PLAN
C-103	SHEET 06	STORMWATER MANAGEMENT PLAN
C-501	SHEET 07	SITE & SWM DETAILS AND NOTES
C-201	SHEET 08	EXISTING EROSION CONTROL DETAILS AND NOTES
L-101	SHEET 09	CROSS SECTIONS
L-101	SHEET 10	LANDSCAPE PLAN
L-501	SHEET 11	LANDSCAPE DETAILS AND NOTES

RECEIVED

MAR 18 2016

DIVISION OF PLANNING

PROJECT NUMBER: 16663

REVISION	DATE	GRADING CHK BY:	DATE	COVER SHEET
		SGZ	2015	
		SES CHK BY:	DATE	
		DST	2016	
REVISED PER AGENCY COMMENTS	12-14-2015	SWM CHK BY:	DATE	
REVISED PER AGENCY COMMENTS	10-1-2015	KOM	2016	
SUBMITTAL	07-02-2015	PLAN CHK BY:	DATE	
DESCRIPTION:		KOM	2016	
				G-001
				SHEET 1 OF 11
				SP-15-001

GENERAL NOTES

- G.1 ANY DAMAGE TO ADJOINING PUBLIC ROADS, UTILITIES, ETC. DURING CONSTRUCTION WILL BE REPAIRED IN KIND BY THE CONTRACTOR.
- G.2 NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FREDERICK, SEIBERT & ASSOCIATES, INC. TO DETERMINE GROUND WATER, ROCK, SINKHOLES OR ANY OTHER NATURAL OR MAN-MADE EXISTING FEATURES.
- G.3 FSA, INC. ASSUMES NO LIABILITY FOR THE LOCATION OF ANY ABOVE GROUND AND BELOW GROUND UTILITIES. EXISTING UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION OPERATIONS IN THE VICINITY OF PROPOSED UTILITIES.
- G.4 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE TO ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- G.5 THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION OPERATIONS IN THE VICINITY OF PROPOSED UTILITIES.
- G.6 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE TO ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- G.7 THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES IN ADVANCE OF CONSTRUCTION OPERATIONS IN THE VICINITY OF PROPOSED UTILITIES.

MISCELLANEOUS
POTOMAC ENGINEERING & CONSTRUCTION
CITY OF HAGERSTOWN UTILITIES DEPARTMENT
WASHINGTON COUNTY SOL CONSERVATION DISTRICT

- G.8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION OF OTHER CONTRACTORS.
- G.9 BENCHMARKS AS SHOWN ON SHEET V-101, MANHOLE TOP OF RIM ELEVATION = 722.51'
- G.10 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER, BEFORE CONSTRUCTION, OF ANY CONFLICTS BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS.
- G.11 THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND CULVERT PIPES DURING CONSTRUCTION BY INSURING PROPER COVER, INCREASING COVER, OR CONSTRUCTING ROADWAY AND PARKING THROUGH BASE COURSE BEFORE LOADING SITE WITH HEAVY VEHICLES.
- G.12 THE CONTRACTOR SHALL PROTECT THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION IN ACCORDANCE WITH THE MARYLAND CODE.
- G.13 THE CONTRACTOR SHALL PERFORM HIS OWN FIELD INSPECTION AND SURVEYS (IF NECESSARY) TO DETERMINE THE LIMIT OF EARTHWORK NEEDED TO COMPLETE THIS PROJECT. ANY EARTHWORK QUANTITIES THAT MAY BE SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY, AND ARE INTENDED FOR SOIL EROSION CONTROL PLAN REVIEW. IF REQUIRED, THERE HAS BEEN NO CORRECTION MADE TO THE EARTHWORK QUANTITIES.
- G.14 THE CONTRACTOR SHALL BE AWARE THAT IN THE EVENT OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLAN, THE FIGURED DIMENSIONS SHALL GOVERN.
- G.15 SEDIMENT EROSION CONTROL MEASURES SHALL BE INSTALLED PER SEDIMENT EROSION CONTROL PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE TO ALL UTILITIES.
- G.16 ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNED, RAMPED AND SIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE MARYLAND CODE FOR THE HANDICAPPED.
- G.17 EXTERIOR LIGHTING WILL CONSIST OF BUILDING MOUNTED LIGHTS AS SHOWN ON THE ARCHITECTURAL PLANS AND POLE MOUNTED LIGHTS AS SHOWN ON THE ARCHITECTURAL PLANS.
- G.18 THE CONTRACTOR SHALL PROVIDE AS BUILT, M/LARS AT THE COMPLETION OF THE PROJECT.
- G.19 THIS PROJECT HAS A PROJECTED START DATE OF MARCH 2016 AND A COMPLETION DATE OF AUGUST 2016.
- G.20 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.21 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.22 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.23 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.24 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.25 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.26 THERE ARE NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.42.
- G.27 THERE IS NO PRESENCE OF WETLANDS WITHIN THE LIMIT OF DISTURBANCE.
- G.28 THERE IS NO PRESENCE OF WETLANDS WITHIN THE LIMIT OF DISTURBANCE.
- G.29 THERE IS NO PRESENCE OF WETLANDS WITHIN THE LIMIT OF DISTURBANCE.
- G.30 THERE IS NO PRESENCE OF WETLANDS WITHIN THE LIMIT OF DISTURBANCE.

WASHINGTON COUNTY STANDARD NOTES

- 1. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED EROSION CONTROL MEASUREMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION OF THESE PLANS.
- 2. DEVELOPER/CONTRACTOR SHALL CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
- 3. THE STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH THE CURRENT WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
- 4. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
- 5. NO PERMANENT STRUCTURES (E.G., FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.

SWM Narrative

Bowman Cave town LLC is proposing to construct a gasoline fueling station on existing lots of record located at 11844 Mapleville Road (MD Route 66) on the southwest side of its intersection with Jefferson Boulevard (MD Route 64). The business operates 24 hours a day, 7 days per week with no employees as the dispensers are all self-service. The proposed site is identified as Tax Map 5.1, Parcel 9.1 in Election District 07 and is currently owned by Bowman Cave town LLC. The site is currently a residential retail property consisting of a single family dwelling, detached garage and asphalt driveway. The existing contours shown on the site plan are the result of field surveys and aerial topography performed prior to site plan design. The existing ground cover for the site is predominantly grass and pavement. An intermittent stream (as shown on the Washington County Soil Survey) is located along the edge of Jefferson Pike in the MD SHA right of way. The intermittent stream discharges into Beaver Creek, which is a use III-P waterway. Beaver Creek is located in the Antietam Creek watershed which is listed on the MDE 330d list for the impairment of Total Suspended Solids (TSS).

The site drains from its southeastern most corner to a culvert under Paden Avenue at its intersection with Jefferson Boulevard. Some of the SHA right-of-way along MD 66 drains into the existing cross culvert on the SW corner of the intersection of MD 66 and MD 64. There are no naturally occurring or manmade wetlands on the site. The site is currently a residential retail property consisting of a single family dwelling, detached garage and asphalt driveway. The existing contours shown on the site plan are the result of field surveys and aerial topography performed prior to site plan design. The existing ground cover for the site is predominantly grass and pavement. An intermittent stream (as shown on the Washington County Soil Survey) is located along the edge of Jefferson Pike in the MD SHA right of way. The intermittent stream discharges into Beaver Creek, which is a use III-P waterway. Beaver Creek is located in the Antietam Creek watershed which is listed on the MDE 330d list for the impairment of Total Suspended Solids (TSS).

LEGEND

SYMBOL	FEATURE
	PROPOSED
	EXISTING
	PROPERTY LINE CORNER
	PERMANENT EASEMENT
	CENTERLINE
	CONTOURS
	TREE LINE
	EDGE OF PAVEMENT
	CONCRETE CURB
	STREAM OR DITCH
	FLOW LINE
	WATER LINE
	SANITARY SEWER LINE, STUB
	GAS MAIN
	STORM DRAIN, END SECTION
	ROOF DRAIN PIPE
	WATER VALVE
	WATER CAP, REDUCER, BEND
	FIRE HYDRANT, METER
	OVERHEAD ELECTRIC LINE
	GUARDRAIL
	RAILROAD TRACKS
	BUILDINGS, HOUSES, GARAGES
	SANITARY SEWER MANHOLE
	STORM DRAIN INLET
	HANDICAP PARKING
	POLE LIGHT
	ROAD SIGN
	SPOT ELEVATION
	SINGLE WATER METER
	DOUBLE SEWER CLEANOUT
	DETAIL REFERENCE
	P.L. POINT OF INTERSECTION
	P.C. POINT OF CURVATURE
	P.T. POINT OF TANGENCY
	POINT ON LINE
	BOTTOM OF CURB
	TOP OF CURB

SITE DATA

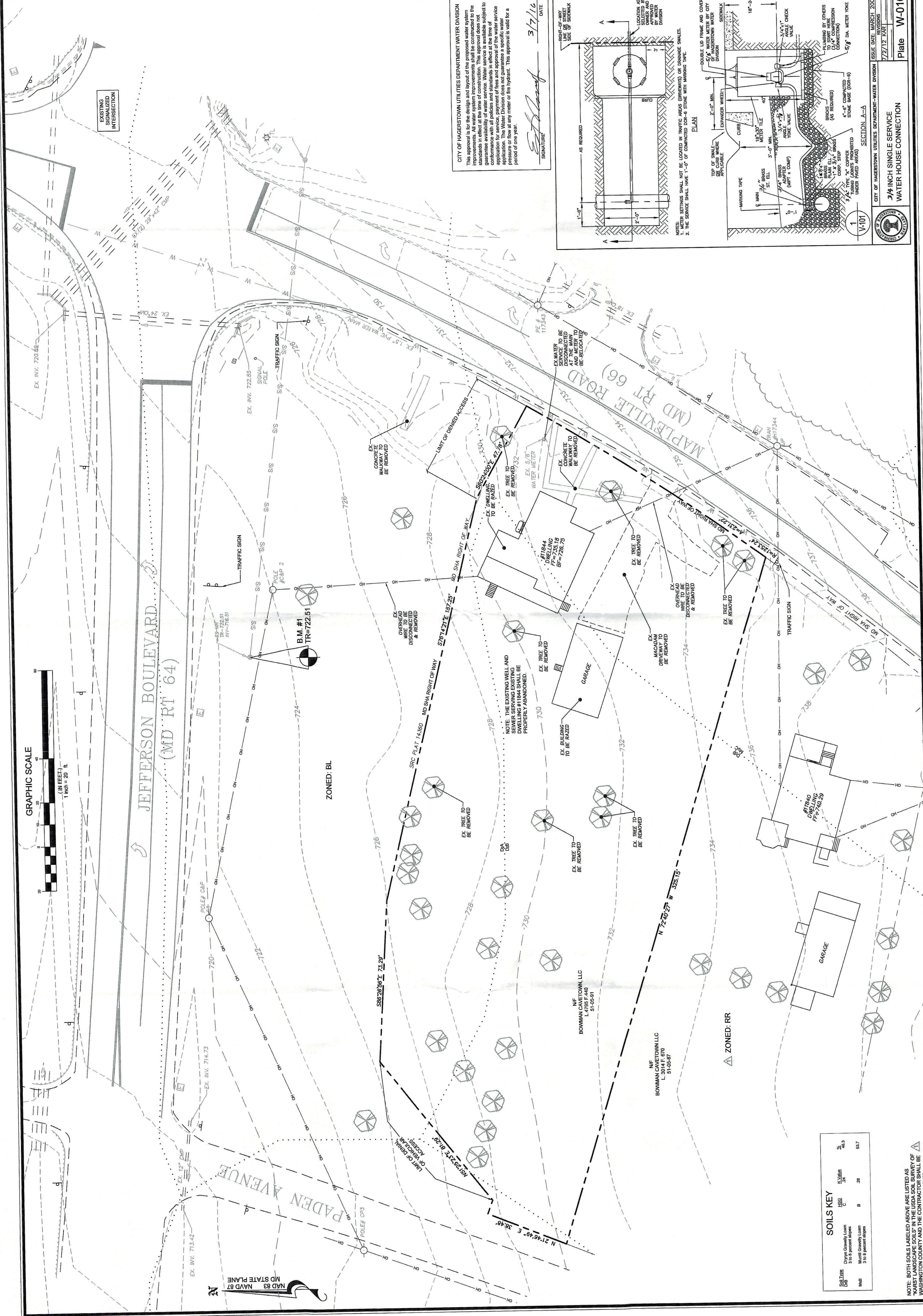
TAX MAP: 5.1-05-91
ZONING: BL - BUSINESS LOC. DISTRICT
SETBACKS: FRONT: 28', REAR: 10'
FUNCTIONAL DESCRIPTION: FUEL STATION
DELIVERIES: 24 HOURS A DAY, 7 DAYS A WEEK
TRACTOR TRAILER TWICE WEEKLY
PARCEL AREA: 0.91 ASH+
PROPOSED GAS AREA: 2,421 S.F.
PROPOSED IMPERVIOUS AREA: 0.27 ACRES +/- (0.3%)
PROPOSED PAVEMENT AREA: 11,762 S.F.
PROPOSED SITE LIGHTING: PROPOSED POLE LIGHTS, 20' HIGH
PROPOSED SIGNAGE: AS SHOWN
FORESTATION: AS SHOWN
PAY-IN-LEU: 4,508.5 x \$0.30 = \$1,352.55



FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
20 NORTH HANOVER STREET, CARLSBURG, PENNSYLVANIA 17013
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
© 2015

BOWMAN FUEL STATION
Situate along the west side of MD 66 (Mapleville Road) at its intersection with MD 64 (Jefferson Blvd.)
WASHINGTON COUNTY, MD
Client: Bowman Cave town LLC
10228 Governor Lane Blvd., Suite 3002 Williamsport, MD 301-223-1033

PROJECT NO:	6086.0
CAD DWG FILE:	0162 COVER SHEET AND GENERAL NOTES.DWG
DATE BY:	12/05/2014
CHECKED BY:	DATE: 2016
TAX MAP:	51-05-91
ELECTION DIST:	07
SCALE:	N.T.S.
SHEET TITLE:	GENERAL NOTES
SHEET 2 OF 11	G-002
SP-15-001	



GRAPHIC SCALE

20 40

(IN FEET)

1 inch = 20 ft

JEFFERSON BOULEVARD.
.....(MD RT 64)

ZONED: BL

N/F
BOWMAN CAVETOWN, LLC
L.4795 F.440
51-05-91

N/F
AN CAVETOWN LLC
L. 3014 F. 670
51.05.87

1 ZONED: RR

Soil Type	HSG C	K Value	% 46.3
Dryin Gravely Loam 3 to 6 percent slopes		.24	
MudB	B	.28	53.7
Munil Gravely Loam 3 to 6 percent slopes			

NOTE: BOTH SOILS LABELED ABOVE ARE LISTED AS "KARST LANDSCAPE SOILS" IN THE USDA SOIL SURVEY OF WASHINGTON COUNTY AND THE CONTRACTOR SHALL BE MADE AWARE OF THE POTENTIAL FOR SINKHOLES.

BOWMAN FUEL STATION

Situate along the west side of MD 66 (Mapleville Road) at its intersection with MD 64 (Jefferson Blvd.)

CLIENT: **Bowman Cavetown LLC**

0228 Governor Lane Blvd., Suite 3002 Williamsport, MD
301-223-1093

PROJECT NO. 6068.0	CAD DWG FILE:				
	304 EXISTING CONDITIONS DWG				
	DRAWN BY	DATE			
	ALT	12-05-2014			
	CHECK BY	DATE			
	DST	2016			
	TAX MAP	ELECTION DIST.			
	31-05-91	07			
	SCALE	1" = 20'			
SHEET TITLE					
EXISTING CONDITIONS					
DEMO PLAN & WATER DETAIL					
		V-101			
		SHEET 3 OF 11			
		SP-15-001			

EXISTING CONDITIONS
DEMO PLAN & WATER DETAIL

V-101
SHEET 3 OF 11
SP-15-001

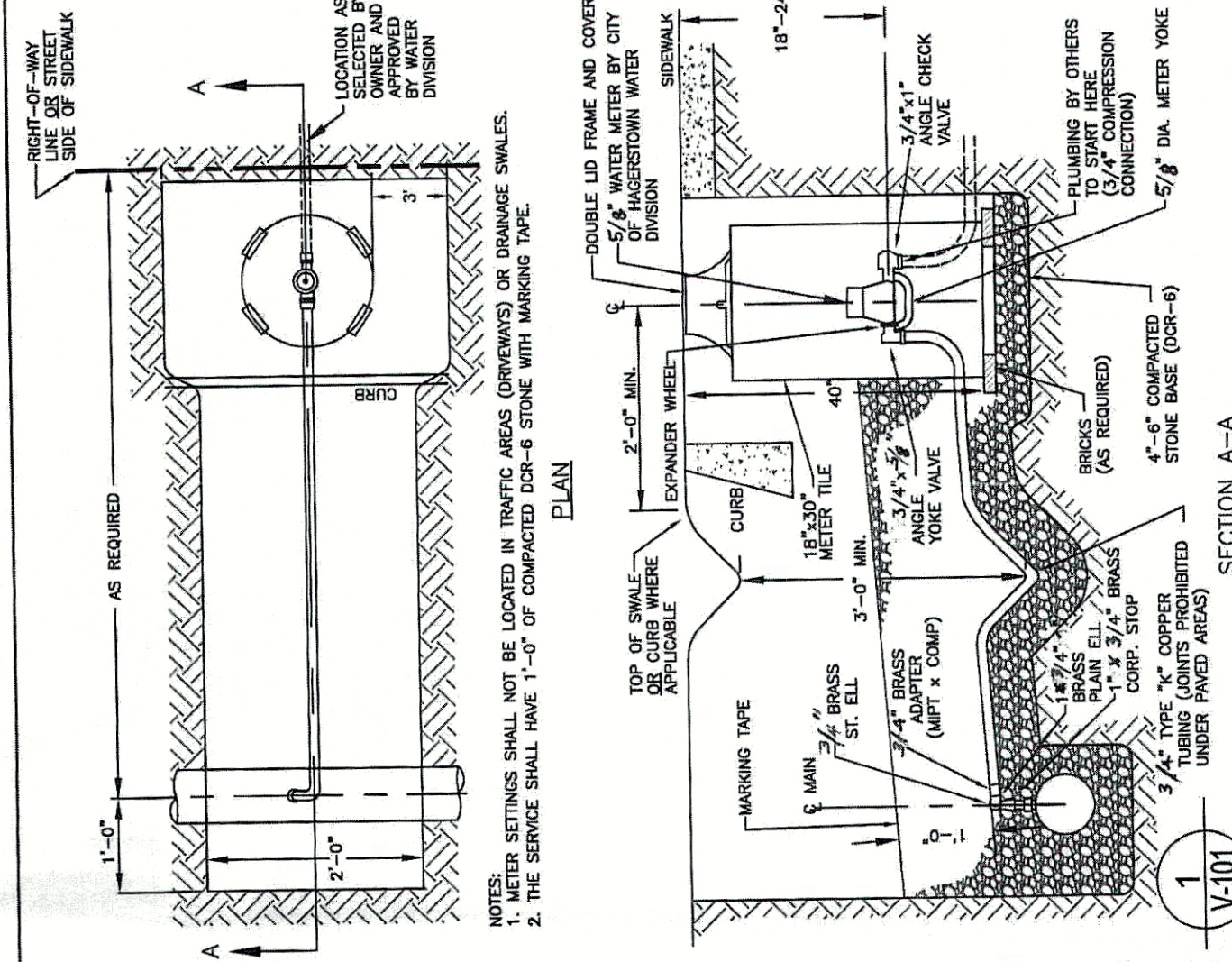
	3/4 INCH SINGLE SERVICE		7/2/12 KAR PLATE W-016
	WATER HOUSE CONNECTION		

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER DIVISION

This approval is for the design and layout of the proposed water system improvements. All water system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water service. Water service is subject to confirmation with the Water Department at the time of application. Payment of fees and approval of the water service application. This approval does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

Ed H. Davis DATE 3/7/16

SIGNATURE





DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT

PLAN REVIEW DEPARTMENT

Washington County Administrative Annex

80 West Baltimore Street

Hagerstown, Maryland 21740-6003

Telephone/TDD 240-313-2460

Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME....: RESH SOUTH EAST SOLAR PROJECT

NUMBER.....: SP-16-006

OWNER.....: WASHINGTON COUNTY COMMISSIONERS

LOCATION....: GREENCASTLE PIKE W/S

DESCRIPTION.: SITE PLAN FOR RESH SOUTH EAST SOLAR PROJECT

ZONING.....: EC ENVIRONMENTAL CONSERVATION

COMP PLAN...: EC Environmental Conservation

PARCEL.....: 023210160000000

SECTOR.....: 1

DISTRICT....: 13

TYPE.....: IL

GROSS ACRES.: 0.27

DWEL UNITS..: 0

TOTAL LOTS..: 0

DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW

SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES

RECEIVED....: 03/21/2016

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.....: *Conococheague*

STORM WATER MANAGMT TYPE.: DISCONNECT NON-ROOFTOP

DRAIN DIRECTION.....:

FLOOD ZONE....: A

WETLANDS.....: Y

TOPOGRAPHY....: VACANT MEADOW

BEDROCK.....: *N/A*

VEGETATION....: *N/A*

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 7% 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...: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: N
 TOTAL PARKING SPACES PLANNED.: 0 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 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 SOUTH EAST SOLAR PROJECT

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

THIS SITE WILL HAVE NO EMPLOYEES.

FOREST CONSERVATION IS CURRENTLY BEING ADDRESSED.

SITE LANDSCAPING IS CURRENTLY BEING REVIEWED.

THIS SITE PLAN WAS PLACED ON THE AGENDA AT THE REQUEST OF
 THE COUNTY ADMINISTRATOR DUE TO TIME SENSITIVITY AND
 FINANCIAL IMPLICATIONS.

NORTHERN ENERGY AND POWER LLC WASHINGTON COUNTY LANDFILL RESH SOUTH/EAST SOLAR PROJECT HAGERSTOWN, MARYLAND MARCH 2016

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE DEVELOPMENT PLAN
4-5	DETAILS
6	PROPERTY LINE INFORMATION PLAN
7	EROSION AND SEDIMENT CONTROL PLAN

ESD SUMMARY TABLE

TYPE	NO.	DRAINAGE AREA (DA) (acres)	IMPERVIOUS DA Treated (acres)	ESDv or WQv Treated (ac-ft)	WQv Remaining (ac-ft)	ESDv Remaining (ac-ft)
Disconnection of Non-Rooftop Runoff (C/D Soils)	1	27	2.69	0.213	0.237	0.101

SWM Narrative

WATER QUALITY
A SECONDARY ESD CALCULATION SPREADSHEET WAS PREPARED ASSUMING THAT IMPERVIOUS IMPROVEMENTS COMPRISE THE TOTAL SITE AREA. THIS ADDITIONAL SPREADSHEET DEMONSTRATES THAT WATER QUALITY VOLUME REQUIREMENTS ARE MET BY THE DISCONNECTION OF NON-ROOFTOP RUNOFF (C/D SOILS) CREDIT. ADDITIONALLY, THE TOTAL IMPERVIOUS AREA FOR THE SITE ACTUALLY DECREASES BY THE REMOVAL OF AN EXISTING IMPERVIOUS PAVEMENT AREA IN THE NORTHEASTERN PORTION OF THE SITE. THEREFORE WAIVERS OF THE ESDV AND QUANTITY CONTROL REQUIREMENTS ARE BEING GRANTED TO THIS SITE.

WATER QUANTITY
BASED ON THE STORMWATER MODEL THE OVERALL PEAK RUNOFF ACROSS THE SITE IS REDUCED FOR EACH OF THE STORM EVENT INCLUDED IN THE MODEL.

DOWN STREAM IMPACTS
THE DISCHARGE FROM THIS SITE DISCHARGES TO RUSH RUN, WHICH IS PART OF THE 100 YEAR FLOOD PLAIN OF THE CONOCOCHEAQUE CREEK. THERE WILL BE NO NEGATIVE DOWNSTREAM IMPACTS OF THIS PLAN.

Site Data

TAX MAP	48-13-706
ELECTION DISTRICT	2
ZONING	EC ENVIRONMENTAL CONSERVATION
SETBACKS	FRONT- 50' SIDE- 50' REAR- 50'
FUNCTIONAL DESCRIPTION	VACANT MEADOW (BORROW SITE) PROPOSED SOLAR POWER GENERATION
NUMBER OF EMPLOYEES	0
DELIVERIES	SERVICE VEHICLE DAILY
PARCEL AREA	100 Ac+/-
LEASE AREA	11 Ac
WATERSHED	CONOCOCHEAQUE CREEK 02140504
COMMUNITY PANEL	240070 0090 B
EX. IMPERVIOUS	7%
PROP. IMPERVIOUS	7%

PERMITTING SET ONLY - NOT FOR CONSTRUCTION

SENSITIVE AREA NOTICE

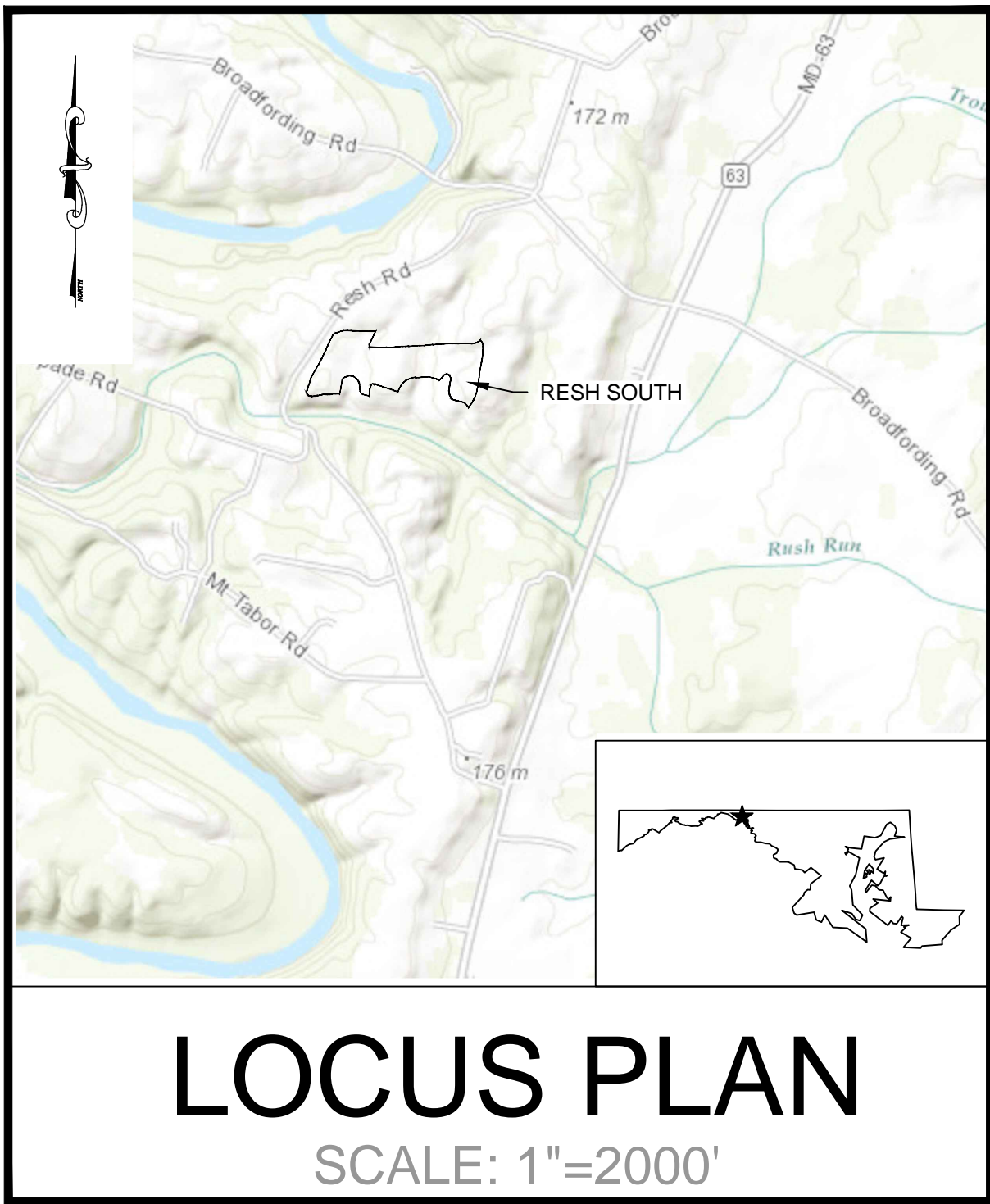
The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 408. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

PREPARED BY:

Kennedy/Jenks Consultants
Engineers & Scientists

1 HIGHWOOD DRIVE, SUITE 301, TEWKSBURY, MA
(978) 770-2031 FAX (978) 770-2056

EXISTING	PROPOSED
--- 510 ---	2-FOOT CONTOUR
-----	10-FOOT CONTOUR
⊙	UTILITY POLE
~~~~~	TREE CANOPY LINE
=====	LIMIT OF EXISTING CAP
---□---□---	SILT SNAKE SEDIMENT CONTROL
---○---	SILT FENCE SEDIMENT CONTROL
---X---	CHAIN LINK FENCE
--->---	DRAINAGE BERM
-----	PROPERTY LINE
-----	STREAM
-----	STREAM BUFFER
-----	FEMA 100 YEAR FLOOD ZONE
⌚	STRUCTURE
=====	PAVED ROADWAY
-----	GRAVEL ACCESS ROAD
⌚	SOLAR ARRAY
⊙	RIPRAP
⊙	VENT PIPE
⊙	VALVE
⊙	GAS WELL



<b>MD-ENG-6A</b> 1/89 <b>UTILITY NOTIFICATION</b> The Soil Conservation District makes no representation as to the existence or nonexistence 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 landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. <u>1-800-257-7171</u>	<b>USDA</b> <b>SCS</b> <b>OWNER / DEVELOPERS CERTIFICATION</b> "I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."  _____ DATE  _____ PRINTED NAME  _____ SIGNATURE
<b>DISTURBED AREA QUANTITY</b> THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <u>2.5</u> ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY <u>2,500</u> CU. YDS. OF EXCAVATION AND APPROXIMATELY <u>4,000</u> CU. YDS. OF FILL.	<b>OWNER / DEVELOPERS CERTIFICATION</b> "I/We certify all any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."  _____ DATE  _____ PRINTED NAME  _____ SIGNATURE
<b>APPROVAL:</b> WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING  _____ SIGNATURE _____ DATE  WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL  By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)	<b>ENGINEER / ARCHITECT DESIGN CERTIFICATION</b> I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control. <b>JONATHAN SMITH</b> PRINTED NAME  _____ DATE REG. NO. _____ SIGNATURE _____  <b>Professional Certification</b> The details are as shown. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. <u>20945</u> , Expiration Date: <u>2017-08-16</u> .

PREPARED FOR:

**FREDERICK, SEIBERT & ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

**NORTHERN ENERGY & POWER LLC**

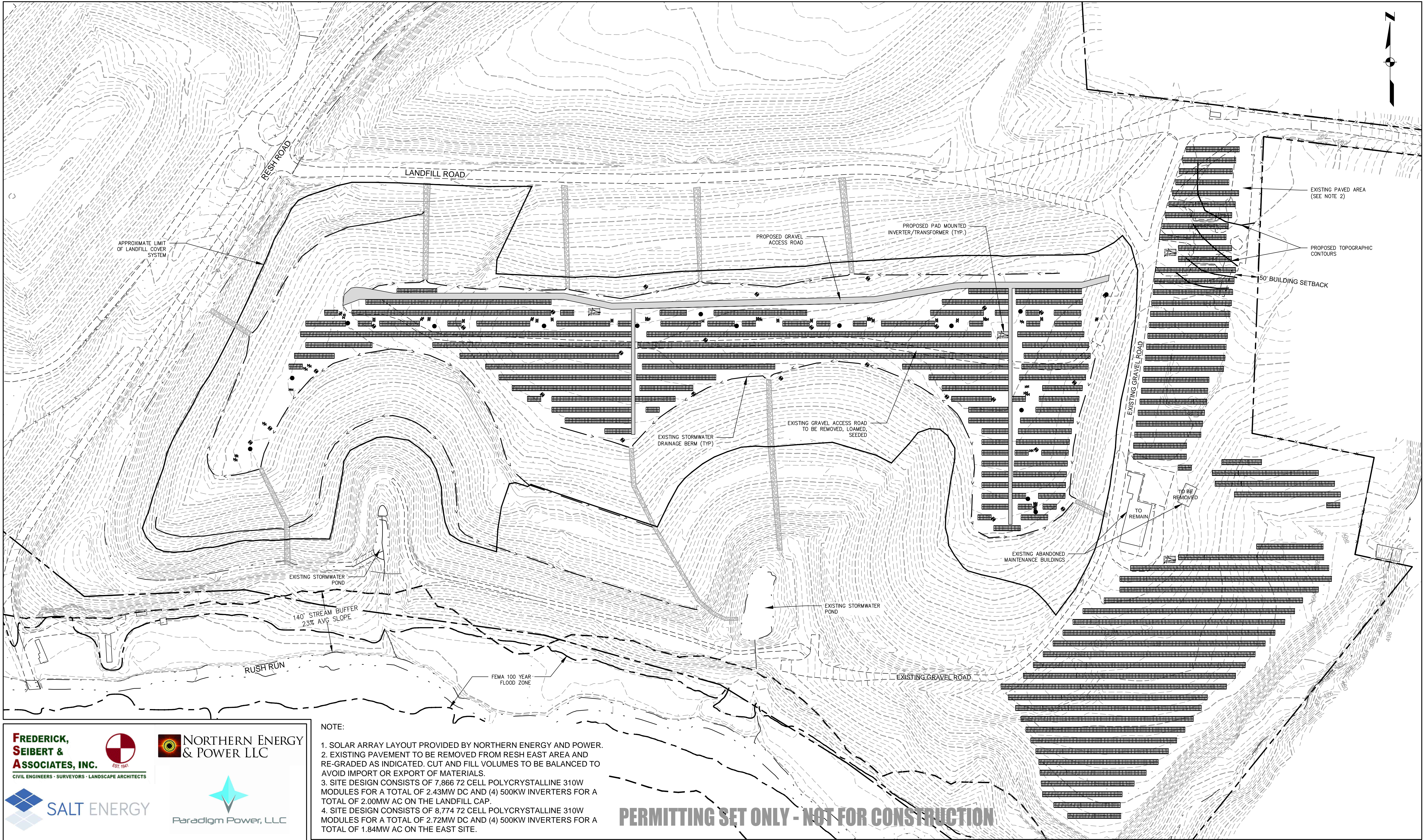
**SALT ENERGY**

**Paradigm Power, LLC**









FREDERICK,  
SEIBERT &  
ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



NORTHERN ENERGY  
& POWER LLC



SALT ENERGY

Paradigm Power, LLC

**Kennedy/Jenks Consultants**  
**Engineers & Scientists**

NOTE:

1. SOLAR ARRAY LAYOUT PROVIDED BY NORTHERN ENERGY AND POWER.
2. EXISTING PAVEMENT TO BE REMOVED FROM RESH EAST AREA AND RE-GRADED AS INDICATED. CUT AND FILL VOLUMES TO BE BALANCED TO AVOID IMPORT OR EXPORT OF MATERIALS.
3. SITE DESIGN CONSISTS OF 7,866 72 CELL POLYCRYSTALLINE 310W MODULES FOR A TOTAL OF 2.43MW DC AND (4) 500KW INVERTERS FOR A TOTAL OF 2.00MW AC ON THE LANDFILL CAP.
4. SITE DESIGN CONSISTS OF 8,774 72 CELL POLYCRYSTALLINE 310W MODULES FOR A TOTAL OF 2.72MW DC AND (4) 500KW INVERTERS FOR A TOTAL OF 1.84MW AC ON THE EAST SITE.

**PERMITTING SET ONLY - NOT FOR CONSTRUCTION**

NO.	DATE		DESCRIPTION		BY

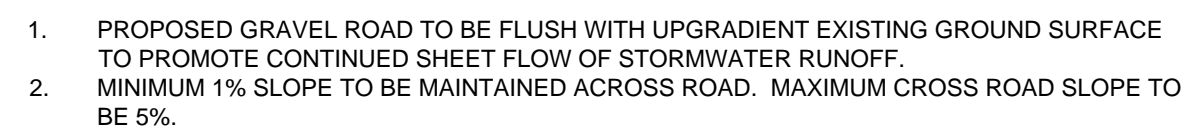
DRAWN BY: B. WENTWORTH  
DESIGNED BY: B. WENTWORTH  
REVIEWED BY: J. SMITH  
PROJECT MGR: M. LAMSON  
DATE: MARCH 2016

RESH SOUTH/EAST SOLAR PROJECT  
NORTHERN ENERGY & POWER LLC  
WASHINGTON COUNTY LANDFILL  
HAGERSTOWN, MARYLAND

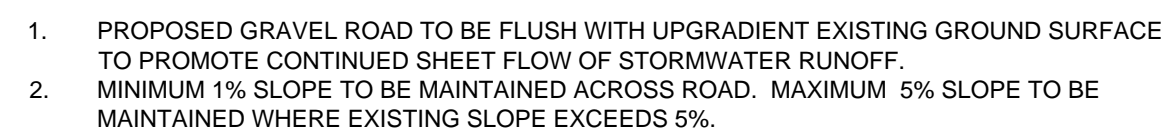
**SITE DEVELOPMENT PLAN**

PROJECT NUMBER:  
**1542015.00**  
SHEET NUMBER:  
**3 OF 7**

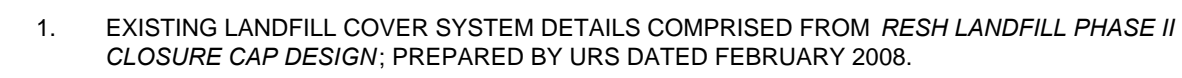




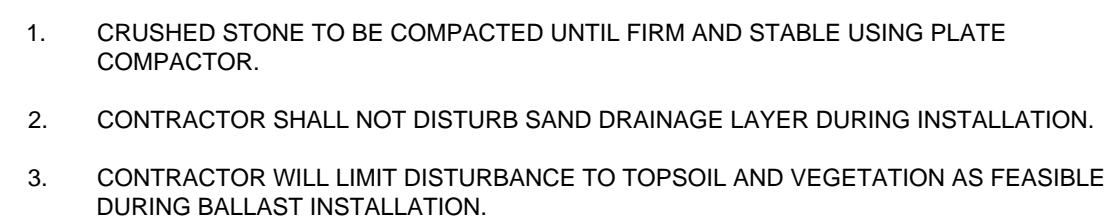
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NOT TO SCALE

**PERMITTING SET ONLY - NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION	BY

DRAWN BY: B. WENTWORTH  
DESIGNED BY: B. WENTWORTH  
REVIEWED BY: J. SMITH  
PROJECT MGR: M. LAMSON  
DATE: MARCH 2016

RESH SOUTH/EAST SOLAR PROJECT  
NORTHERN ENERGY & POWER LLC  
WASHINGTON COUNTY LANDFILL  
HAGERSTOWN, MARYLAND

PROJECT NUMBER: <b>1542015.00</b>
SHEET NUMBER: <b>4 OF 7</b>

















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

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

**BASE INFORMATION**

SITE NAME...: FORTY WEST SOLAR SITE  
NUMBER.....: SP-16-007  
  
OWNER.....: WASHINGTON COUNTY COMMISSIONERS  
LOCATION....: EARTH CARE ROAD N/S  
DESCRIPTION.: SITE PLAN FOR 40 WEST SOLAR SITE  
  
ZONING.....: EC ENVIRONMENTAL CONSERVATION  
COMP PLAN...: EC Environmental Conservation  
PARCEL.....: 03608008600000  
SECTOR.....: 5  
DISTRICT....: 23  
  
TYPE.....: IL  
GROSS ACRES.: 7.32  
DWEL UNITS..: 0  
TOTAL LOTS..: 0  
DENSITY.....: 0 UNITS PER ACRE  
  
PLANNER.....: CODY SHAW  
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES  
RECEIVED....: 03/21/2016  
  
FOREST REVIEW FEE.....:\$0.00  
DEVELOPMENT REVIEW FEE...:\$0.00

**SITE ENGINEERING**

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....		
PRIORITY.....	7	3
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....	Conococheague	
STORM WATER MANAGMT TYPE.: NON-ROOFTOP DISCONNECTIONS		
DRAIN DIRECTION.....	S	
FLOOD ZONE.....	A	
WETLANDS.....		
TOPOGRAPHY.....	RELATIVELY FLAT WITH TREES	
BEDROCK.....	N/A	
VEGETATION.....	N/A	

**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....: N  
 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	3	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 #: NOT HIST  
ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 4      MILES TO STATION: 3.5  
 AMBULANCE DIST: 49      MILES TO STATION: 3.5

**COMMENTS:**

SITE PLAN FOR 40 WEST SOLAR SITE

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR SOLAR POWER GENERATION. THIS PLAN INVOLVES PLACING SOLAR PANELS ON TOP OF THE EXISTING LANDFILL.

THIS SITE WILL HAVE NO EMPLOYEES.

FOREST CONSERVATION FOR THIS SITE WAS ADDRESSED ON A PREVIOUSLY APPROVED SITE PLAN SP-99-043.

SITE LANDSCAPING IS CURRENTLY UNDER REVIEW.

THE SITE PLAN WAS PLACED ON THE AGENDA AT THE REQUEST OF THE COUNTY ADMINISTRATOR DUE TO TIME SENSITIVITY AND FINANCIAL IMPLICATIONS



*Situate at:*  
12630 EARTH CARE RD  
HAGERSTOWN MD 21740

OWNER  
WASH CO COMMISSIONERS  
COUNTY COURTHOUSE COMPLEX  
HAGERSTOWN MD 21740

DEVELOPER:

## SALT ENERGY

C/O ROB BABCOCK

5425 WISCONSIN AVE. SUITE 600

CHEVY CHASE, MD 20815

**(301)-968-2422**

**F**REDERICK  
**S**EIBERT &  
**A**SSOCIATES, INC.  © 2016

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

(301) 791-3650                      (301) 416-7478                      (717) 597-1007                      FAX (301) 739-4956

(301) 791-3650 (301) 416-7478

(717) 597-1007

FAX (301) 739-4956

## Sheet Index

<u>TYPE</u>	<u>NUMBER</u>	<u>TITLE</u>
G-001	SHEET 1	COVER SHEET
V-101	SHEET 2	EXISTING CONDITIONS PLAN
C-101	SHEET 3	SITE PLAN / SEC PLAN
C-501	SHEET 4	SEC / GENERAL DETAILS AND NOTES

## Site Data

TAX MAP	36-8-86
ELECTION DISTRICT	23
ZONING	EC ENVIRONMENTAL CONSERVATION
SETBACKS	FRONT- 50' SIDE- 50'
REAR- 50'	
FUNCTIONAL DESCRIPTION	VACANT MEADOW (BORROW SITE) PROPOSED SOLAR POWER GENERATION
NUMBER OF EMPLOYEES	0
DELIVERY	SERVICE VEHICLE DAILY
PARCEL AREA	427.321 Ac +/-
LEASE AREA	25.0 Ac +/-
WATERSHED	CONOCOCHAGUE CREEK 02140504
COMMUNITY PANEL	240070 0090 B

## GENERAL NOTES

- G.1 Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- G.2 No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
- G.3 FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
- G.4 The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- G.5 The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's construction shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- G.6 All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
- G.7 The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Washington County Division of Engineer and Construction Management	(240) 313-2460
Potomac Edison	1-800-255-3443
Columbia Gas (Hagerstown)	(301) 733-1010
Verizon	(301) 790-7129
Antietam Cable	(240) 420-2082
Washington County Soil Conservation District	(301) 797-6821, ext. 3

- G. 8 The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- G. 9 Benchmarks as shown on plans. Elevations based on NAVD88.
- G. 10 The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- G. 11 The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- G. 12 Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- G. 13 The Contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the existence of fill.
- G. 14 The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- G. 15 Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- G. 16 It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- G. 17 The existing contours shown hereon were obtained from an aerial survey completed and field verified by FSA (Contour accuracy is to plus or minus one half the contour interval).
- G. 18 Limit of disturbed areas to be the limit of property ownership, unless otherwise noted.
- G. 19 The contractor shall provide MOSH safety assistance for W.P.C. inspector.
- G. 20 A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of the Washington County Division of Planning and Zoning.
- G. 21 Forestation for this Site Plan is exempt per Section 3.2.4, cutting or clearing of public utility rights-of-way or land for electric generating stations, of the Washington County Forest Conservation Ordinance.

## SWM Narrative

WATER QUALITY  
THROUGH THE USE OF NON-ROOFTOP DISCONNECTIONS THIS SITE MEETS WQV. I HAVE INCLUDED A SECOND SPREADSHEET THAT PROVES I AM  
TREATING ALL OF THE WQV FOR THE PROPOSED IMPERVIOUS AREAS. A WAIVER FROM THE REMAINDER OF THE ESD HAS BEEN GRANTED.

WATER QUANTITY  
A WAIVER FOR THE QUANTITY CONTROL HAS BEEN GRANTED. THE DISTURBANCE OF THIS SITE WILL BE LEVELING OFF THE HILL TOPS FOR THE PURPOSE OF INSTALLING SOLAR PANEL. THERE WILL BE LESS THAN A 2% INCREASE IN IMPERVIOUS AREA. THE ONLY IMPERVIOUS AREA BEING ADDED TO THE SITE WILL BE A GRAVEL DRIVE AND THE BEAMS USED TO SUPPORT THE SOLAR PANELS. THIS SITE DRAINS DIRECTLY TO THE CONOCOCHAGUE CREEK. THERE ARE NO NEGATIVE IMPACTS TO THE DOWNSTREAM PROPERTY OWNERS.

DOWN STREAM IMPACTS  
THE DISCHARGE FROM THIS SITE DISCHARGES INTO THE 100 YEAR FLOOD PLAIN OF THE CONOCOCHIEGUE CREEK. THERE WILL NO NEGATIVE DOWNSTREAM IMPACTS OF THIS PLAN.

## ESD SUMMARY TABLE

TYPE	NO.	DA (acres)	IMPERVIOUS DA (acres)	RCN	ESDv (ac-ft)	WQv (ac-ft)	CPv (ac-ft)	CPv (cfs) (Discharge)	Rev (ac-ft)
NON ROOFTOP DISCONNECTION	1		0.76		0.06	0.06			

			GRADING CHK BY:	DATE:	PROJECT NUMBER: 6648.7
			SEC CHK BY:	DATE:	COVER SHEET
			SWM CHK BY:	DATE:	
			PLAN CHK BY:	DATE:	
DESCRIPTION:		DATE:			SHEET 1 OF 4 SP-XX-XXX





Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 20861 Expiration Date: 06/30/27

**FREDERICK SEIBERT & ASSOCIATES, INC.**  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
128 SOUTH POTOMAC STREET • HAGERSTOWN, MARYLAND 21740  
301.791-5111  
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17033  
(801) 791-3465 (801) 416-6278 (717) 980-1007  
www.fsa-inc.com

DATE	DESCRIPTION	MARK

**FORTY WEST SOLAR SITE**  
12830 EARTH CARE ROAD  
HAGERSTOWN MD 21740  
WASHINGTON COUNTY, MARYLAND  
CLIENT:  
SALT ENERGY  
C/O ROB BABCOCK  
(301) 966-2422

PROJECT NO:	6648.7
CAD DWG FILE:	ESD-02.DWG
DWN BY	AGH
CHK BY	AGH
TAX MAP	36-8-86
SCALE	1" = 100'
SHEET TITLE	EXISTING CONDITIONS
C-101	
SHEET 2 OF 4	
SP-XX-XXX	







1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. A grading unit on the most contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a new grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the enforcement authority or the Washington County Soil Conservation District (approval authority). Unless otherwise specifically approved by the approval authority, no more than 30 acres cumulatively may be disturbed at a given time.
5. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
  - a. Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
  - b. Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporarily Stabilization (as applicable).
7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas to be mulched and seeded within 3 days after initial backfill unless otherwise specified on plans.
9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.
11. As required by Section B. 6. of the Maryland Standards and Specifications for Soil Erosion and Sediment Control, "Adequate Vegetative Stabilization", is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closure Report, and/or release of the site for soil erosion and sediment control.

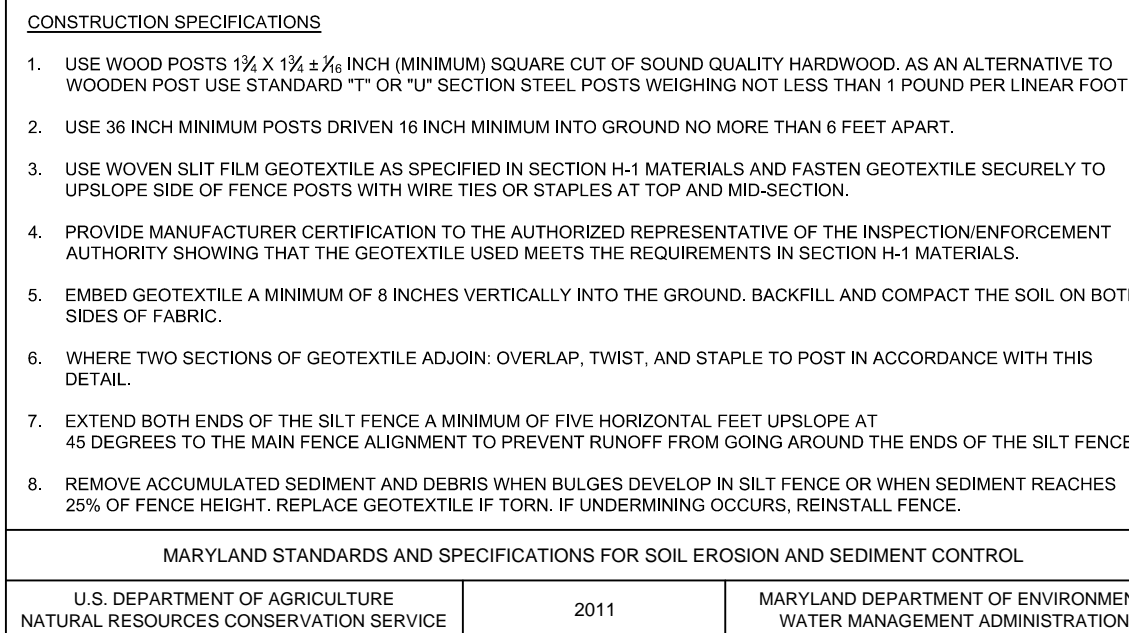
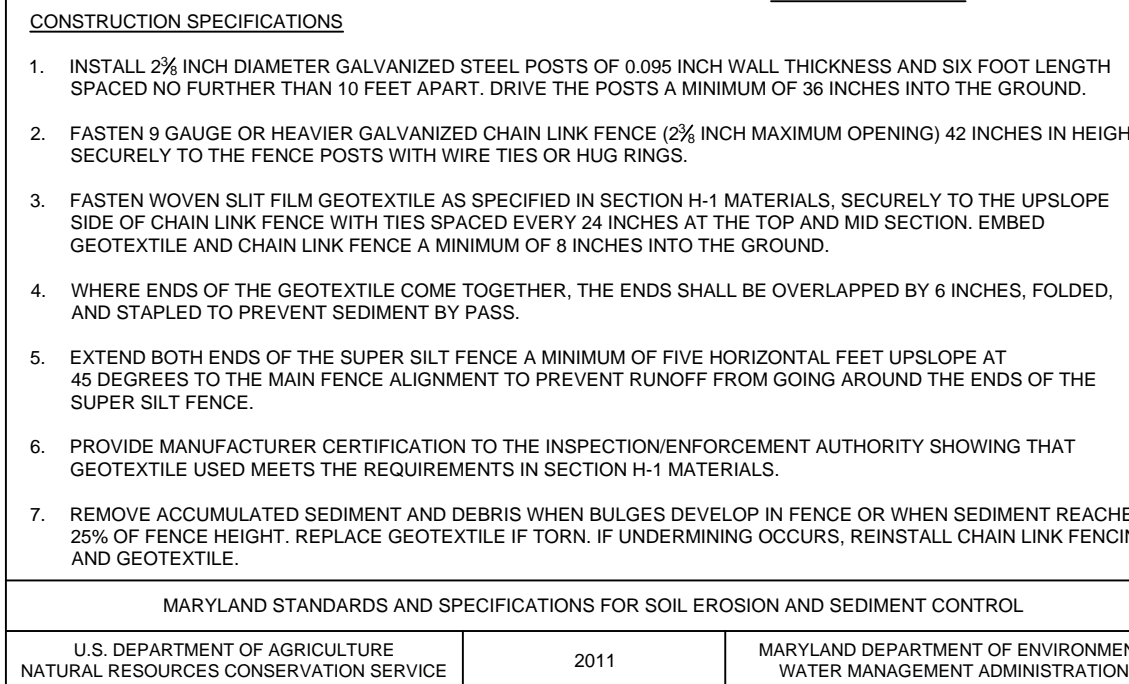
A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDR10, State Discharge Permit Number 09SP, or an Individual Permit.

B. The Maryland Department of the Environment  
(General/Individual Permit - Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.

C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form," General Permit for Stormwater Associated with Construction Activity per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI).

D. Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

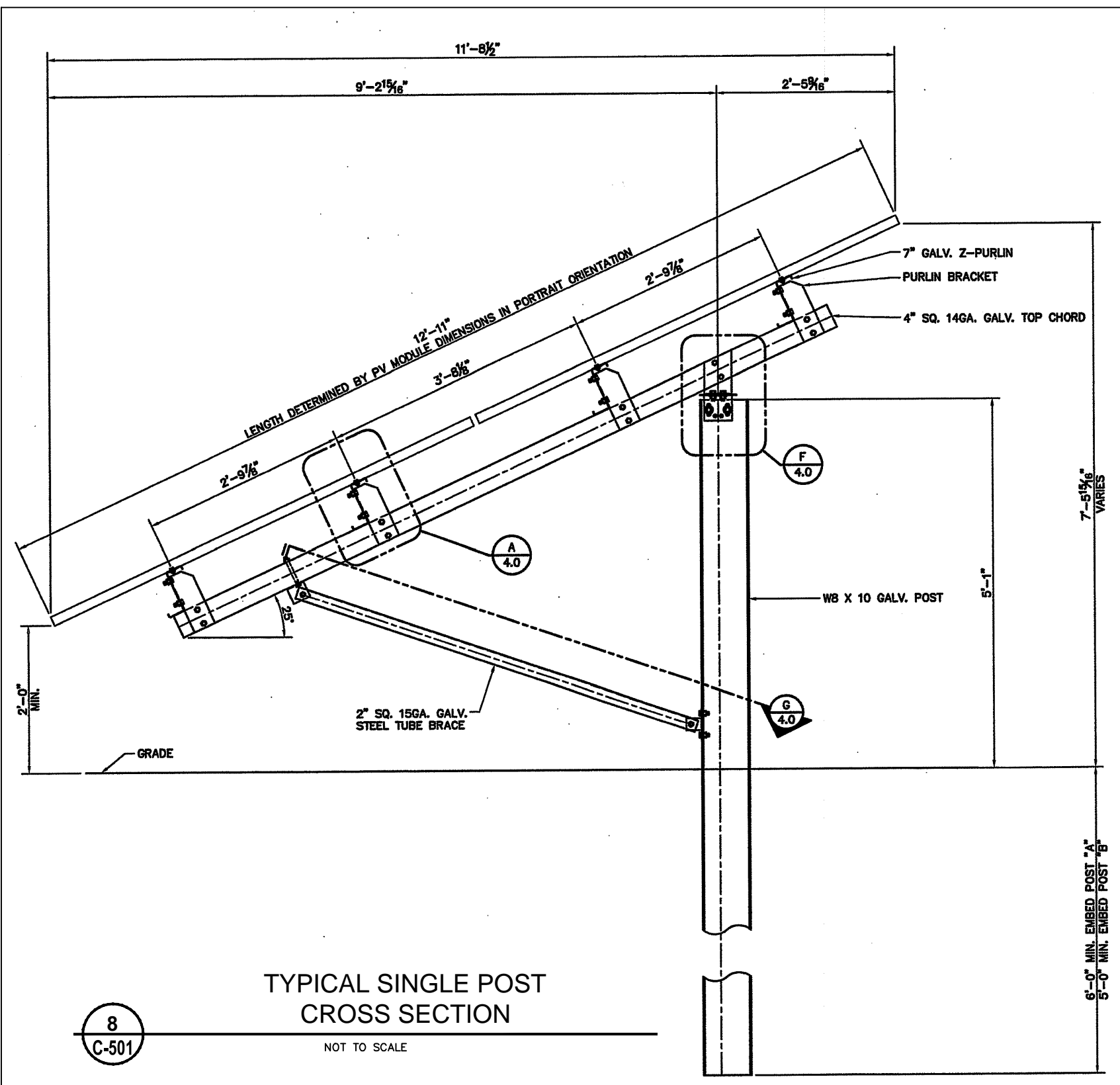
1. CONTRACTOR TO CONTACT FSA INC. (801) 791-3650, WCCSD (313) 797-6821 EXT. 3, AND THE WCDMPW-ENGINEERING & CONSTRUCTION AT (240) 313-2400 AT LEAST 5 DAYS PRIOR TO THE START OF ANY EARTHWORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR SHALL USE THE EXISTING GRAVEL ROAD TO ENTER SITE IF. IF MU OR SEDIMENT IS TRACKED onto the GRAVEL ROAD, THE CONTRACTOR SHALL STOP WORK AND REMOVE THE TRACKING MATERIAL FROM THE GRAVEL ROAD. IF TRACKING PERSISTS, THEN THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE.
3. CONTRACTOR SHALL INSTALL ALL SILT FENCE AND SUPER SILT FENCE.
4. START THE GRADING OF SEDIMENT TRAPS #1 AND #2.
5. CONTRACTOR TO BEGIN ATTEMPTING TO GET A PERMIT THEN CONTINUE TO WORK UPHILL.
6. CONTRACTOR TO INSTALL GRAVEL ACCESS DRIVES WHEN SITE HAS BEEN ROUGH GRADED.
6. CONTRACTOR TO START THE CONSTRUCTION OF THE CONCRETE PAD.
7. SOLAR PANEL INSTALLATION CAN BEGIN.
8. CONTRACTOR TO CONTACT FSA INC. (801) 791-3650, WCCSD (313) 797-6821, EXT. 3 AND THE WCDMPW-ENGINEERING & CONSTRUCTION AT (240) 313-2400 AT LEAST 5 DAYS PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROL. FEATURES TO SCHEDULE A FINAL SITE CLOSE OUT REVIEW AND MEETING.
9. CONTRACTOR TO GAIN FINAL APPROVAL FROM WCCSD prior TO REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
9. REMOVE SEDIMENT AND EROSION CONTROL MEASURES, AND STABILIZE ACCORDINGLY.



PERMANENT SEEDING SUMMARY									
HARDINESS ZONE (FIGURE B.3): 6a & 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE	
NO.	SPECIES	APPLICATION RATE (lb/a/c)	SEEDING DATES	SEEDING DEPTH	N	P205	K20		
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sep 30	1/4" - 1/2"	45 lb/a/c. (1 lb/1000 s.f.)	90 lb/a/c. (2 lb/1000 s.f.)	90 lb/a/c. (2 lb/1000 s.f.)	2 tons/a/c. (80 lb/1000 s.f.)	
	Perennial Ryegrass	25	Zone 6b: Mar 15-May 31/Aug 1-Sep 30						
	White Clover	5							

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
3. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
4. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WEIR CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
6. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AN APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEAREST TO THE TRAP PLACES ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR. USE CLASS I RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE IS EQUIVALENT TO CLASS I RIPRAP.
8. PLACE 1 FOOT OF CLEAN  $\frac{1}{2}$  TO  $\frac{3}{4}$  INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR.
9. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
10. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEEDS AND MULCH. STABILIZE PORTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
11. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (60% OF WET. STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP PORTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM SEDIMENT AND UNWANTED ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY WEEDS OR OTHER UNWANTED VEGETATION GROWING ON EMBANKMENT OR NEAR PERIMETER SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
12. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
13. UPON REMOVED, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

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