



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

May 2, 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 21, 2016 Planning Commission Workshop meeting *
2. April 4, 2016 Planning Commission Regular meeting *
3. April 11, 2016 Planning Commission Workshop meeting *
4. April 18, 2016 Planning Commission Public Rezoning meeting *

OLD BUSINESS

1. **WASHCO Arnett Farms LLC (RZ-16-001)** – Recommendation for the proposed rezoning of 5.18 acres of land located along the south side of Arnett Drive, west of Sharpsburg Pike; Current Zoning: RU (Residential Urban); Proposed Zoning: RM (Residential Multi-family); Planner: Jill Baker
2. **Carlin D. and Cheryl L. Martin (RZ-16-002)** – Recommendation for the proposed rezoning of 2.74 acres of land located at 14204 Daley Road; Current Zoning: A(R) (Agricultural Rural); Proposed Zoning: RB (Rural Business floating zone with underlying A(R)); Planner: Steve Goodrich

NEW BUSINESS

SITE PLANS

1. **Rosewood Village Phase IIA, Lot 16 Revision (SP-16-002)** Revised site plan for 24 unit apartment building and amenities located along the east side of JFK Drive on 7.75 acres; Zoned: RS(PUD) – Residential Suburban with the Planned Unit Development overlay; Planner: Tim Lung *
2. **Fahrney-Keedy Home & Village (SP-16-004)** – Proposed community center and adult day care center to be located along the east side of Maryland Route 66 on 1.06 acres of land; Zoning: RB (Rural Business); Planner: Lisa Kelly *
3. **Pen-Mar Regional Association of Realtors – Lot 4 – Breezehill Drive (SP-14-049)** Proposed office to be located along the south side of Breeze Hill Drive on 2.20 acres of land; Zoning: HI (Highway Interchange); Planner: Lisa Kelly *

FOREST CONSERVATION

1. **Shifler Forest Bank (FBK-16-002)** Proposed forest bank on 18.60 acres of property located along the south side of Swinging Bridge Road; Zoning: EC (Environmental Conservation); Planner: Steve Goodrich (presenting this request on behalf of Fred Nugent) *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. CIP Recommendation – Steve Goodrich *
3. Ag Advisory Board Recommendation – Steve Goodrich +

ADJOURNMENT

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

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UPCOMING MEETINGS

1. Monday, May 23, 2016, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, June 6, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland
3. Monday, June 20, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. 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.

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
March 21, 2016**

The Washington County Planning Commission held a workshop meeting on Monday, March 21, 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: Vice Chairman Clint Wiley, Andrew Bowen, Jeremiah Weddle, Dennis Reeder and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Eric Seifarth, Rural Preservation Administrator; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

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

WORKSHOP

Comprehensive Plan Update

Mr. Goodrich began the meeting with a discussion regarding questions that were raised during the last workshop meeting relative to agriculture, priority preservation areas and funding for agricultural programs. He introduced the County's Land Preservation Administrator Eric Seifarth.

Ms. Baker addressed the topic of Priority Preservation Areas (PPAs), which are the result of the Agricultural Stewardship Act of 2006. The purpose of this Act is to ensure that certified agricultural land preservation programs across the State of Maryland were purchasing permanent easements in the most cost-effective manner possible. The program was voluntary; however, any county that did not adopt PPAs would not receive State certification and would lose about 47% of its share of the agricultural transfer tax. Our county currently receives 75%; if we did not participate in adopting PPAs our funding would be cut to 33%. Ms. Baker reviewed the criteria and methodology used to establish the PPAs in Washington County as dictated by the State, which are essentially the same as the MALPP program. She presented a map showing the areas of protected lands around the County. Washington County has a goal of preserving 50,000 acres of land.

Ms. Baker briefly discussed the septic tiers law. She noted that property owners in the rural areas are currently restricted to the development of 7 lots because the County Commissioners have not adopted a septic tiers map. If the Commissioners would adopt a map in the future and there are tier 3 areas in the rural area, property owners would be permitted to have major subdivisions above the 7 lot limit. However, parcels in the PPAs would not be eligible for major subdivisions and the 7 lot limit would apply. Priority preservation areas do not allow solar energy generating systems.

Discussion: Mr. Weddle asked if solar energy generating systems (SEGS) are currently recognized as an agricultural use. Ms. Baker stated that they are not. Mr. Weddle expressed his opinion that if agricultural land is being used for SEGS or any other non-agricultural use, he believes that the tax collected on these properties could be earmarked and put in the MALPP program to preserve more agricultural land. Ms. Baker stated this could be discussed in the Comp Plan as alternative funding mechanisms for agricultural land. However, the County Commissioners would be the governing body to establish a program of this type. Mr. Goodrich believes that legal advice from the County Attorney's office is needed. Mr. Seifarth volunteered to begin researching the issue of using solar taxes for agricultural easements. He will contact the Assessments office, representatives statewide to see how other counties handle this, and the County Attorney's office.

Mr. Seifarth discussed the various programs available in the County for the protection of agricultural land and the sources of funding for these programs. He explained the MALPP funding and how it is split between the County and the State. Mr. Weddle expressed his concern and other farmers' frustrations that

Washington County is not contributing additional money into land preservation programs. There was a brief discussion regarding how other counties are getting more funding and how many farmers are waiting for easements. It was noted that preservation of agricultural land and support of the agricultural economy are major goals of the Comprehensive Plan.

Ms. Baker distributed a handout "Economic Development Summary – 2015" to members. This handout was prepared by the Department of Business Development and gives a snapshot of the economy of Washington County. Ms. Baker briefly reviewed some of the goals for economic development discussed during the last workshop meeting. She reviewed data that has been collected showing the current and projected jobs in Washington County. The Bureau of Economic Analysis breaks down employment by wage and salary or proprietorship. Ms. Baker began a discussion regarding the labor force, salaries and vacant and undeveloped parcels in Washington County.

Ms. Baker reported that the City of Hagerstown is in the process of updating its Comprehensive Plan. As part of that process, they are reviewing the Medium Range Growth Area boundaries (MRGA). The MRGA delineates the area the City believes it can accommodate with infrastructure services. Three changes to the MRGA are currently being discussed and include the following: inclusion of Sharpsburg Pike area down to the new Walmart; expand services in the area of the Friendship Technology Park along Downsville Pike (Maryland Route 632); and retract the boundary in the area of the Hopewell Valley North.

Kassie Lewis, the Director of the Washington County Department of Business Development will be present at the April 11th workshop meeting to discuss the EDC priorities. Ms. Baker asked Commission members for questions or topics they would like to discuss during that meeting. The following were suggested:

- What do they need from us?
- What can the Planning Commission do to help?
- Are businesses looking for new land or buildings to renovate?
- Is there enough land zoned for business development?
- What can we do to make the County more attractive for business?
- Could we develop and adopt zoning overlays that bring more business development to the area?
- Is the availability of water and sewer services an issue in bringing development to the area?

ADJOURNMENT

The Vice-Chairman adjourned the workshop meeting at 8:50 p.m.

Respectfully submitted,

Clint Wiley, Vice-Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
April 4, 2016**

The Washington County Planning Commission held a regular meeting on Monday, April 4, 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, Jeremiah Weddle, Dennis Reeder, David Kline and Ex-Officio Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review - Tim Lung, Deputy Director; Lisa Kelly, Senior Planner; and Cody Shaw, Senior Planner.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the March 7, 2016 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

NEW BUSINESS

Brittany (Horn) Taylor (SV-16-004)

Ms. Kelly presented for review and approval a modification from Section 405.11B(A) of the Washington County Subdivision Ordinance to remove the restriction on the sale of a lot without road frontage that was placed as a condition of approval. The Ordinance states that a lot without road frontage cannot be conveyed to anyone other than an immediate family member for a period of ten years. The subject site is located along Horn Lane, which is a private road. The property is currently zoned A(R) - Agricultural Rural. In 2008, an immediate family member lot was created under the name of James Horn, Lot 4 which contained 1.48 acres. In order to meet subdivision requirements in place at that time, a 10 year restriction was placed on the lot, which did not allow for sale of the lot outside of the immediate family for a period of 10 years. The lot was conveyed to the owner's granddaughter, Brittany Horn Taylor. Ms. Taylor wishes to remove this restriction so that she and her husband can sell the lot. The Taylors no longer wish to build on this property since Mrs. Taylor's family members no longer live on the adjacent lots.

Ms. Kelly stated that if the modification request is approved, a re-plat would need to be submitted to the County's Department of Plan Review showing the removal of the 10 year restriction. A deeded easement would also be required for access to the lot.

Discussion and Comments: Commissioner Myers asked how long it would take to have a re-plat completed. Mr. Hager of Frederick, Seibert & Associates was present at the meeting, and stated that a reasonable guess would be approximately 3 months.

Mr. Wiley expressed his opinion that because there is only 2 ½ years left on the restriction, approval should be granted. Mr. Reiber disagreed and believes the restriction should remain in place because the owners agreed to it prior to approval in 2008. He also believes that access to the lot is a major issue that would need to be resolved. Mr. Kline stated he understands the issue from a personal perspective; however, from a business perspective if the restriction is waived for one person it needs to be waived for everyone. Mr. Reeder agreed with Mr. Wiley's comments. Mr. Weddle agreed with Mr. Reiber's and Mr. Kline's comments. Commissioner Myers asked if a financial hardship was cited in the application. Ms. Kelly stated that a hardship was not given in the application.

Motion and Vote: Mr. Wiley made a motion to approve the modification request as presented. The motion was seconded by Mr. Reeder. The vote was as follows: Mr. Wiley and Mr. Reeder voted "Yes"; Mr. Kline, Mr. Weddle and Commissioner Myers voted "No". The motion was defeated and approval was denied.

SITE PLANS

Bowman Fuel Station (SP-15-001)

Ms. Kelly presented for review and approval a site plan for the Bowman Fuel Center located in the southwest corner of the intersection of Mapleville Road and Jefferson Boulevard. The property is currently zoned BL – Business Local. The developer is proposing to construct a fuel station on the .91 acre parcel. There will be no on-site employees, no on-site parking, and no water and sewer services on the site; however, public utilities are available in this area. The proposed gas pump area will encompass 2,241 square feet and the proposed pavement area is 10,800 square feet. The hours of operation will be 7 days per week, 24 hours per day. There will be two tractor trailer deliveries per week. Pole lighting will surround the fuel station and lights will also be located on the canopy. Access will be from Mapleville Road only. A sign will be attached to the fuel canopy. Landscaping will include various shrubs in the bio-retention pond which is located to the rear of the parcel; arborvitae will be planted along the southern property line. Forest conservation requirements will be met using the payment-in-lieu option in the amount of \$1352.55. All agency approvals have been received.

Motion and Vote: Commissioner Myers made a motion to approve the site plan as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Resh South East Solar Project (SP-16-006)

Mr. Shaw presented for review and approval a site plan for the Resh South East Solar project located along the west side of Greencastle Pike on the site of the Resh Road Landfill. The property is currently zoned EC – Environmental Conservation. The leased area is 22 acres in size. The developer is proposing a solar powered generation field. There will be no employees on-site. Forest Conservation requirements are currently being reviewed. Site landscaping is under review. Storm water management will be handled via disconnection of non-rooftop run-off credits. The Plan Review - Engineering Department has approved the plan. Revisions to address comments from the Plan Review - Land Use Department, Addressing, and Soil Conservation District are pending. Mr. Shaw stated that this site plan was placed on the agenda at the request of the County Administrator due to time sensitive issues and financial implications.

Discussion and Comments: Mr. Weddle made an inquiry regarding maintenance inside the fence. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated that a contractor will be used to mow the grass.

Motion and Vote: Mr. Wiley made a motion to approve the site plan pending receipt of all agency approvals. The motion was seconded by Commissioner Myers and unanimously approved.

Forty West Solar Site (SP-16-007)

Mr. Shaw presented for review and approval a site plan for the Forty West Solar Site located along the north side of Earth Care Road. The property is currently zoned EC – Environmental Conservation. The leased area is approximately 25 acres in size. The developer is proposing a solar powered generation field on a closed portion of the Forty West Landfill. There will be no employees on-site. Storm water management will be handled via disconnection of non-rooftop run-off credits. Forest Conservation requirements were previously addressed on the approved site plan for the Forty West Landfill (SP-99-043). Site landscaping and screening is currently under review. All approvals have been received except for the Plan Review - Land Use Department; revisions have been received and are being reviewed. Mr. Shaw stated that this site plan was placed on the agenda at the request of the County Administrator due to time sensitive issues and financial implications.

Discussion and Comments: Mr. Reiber made an inquiry regarding visibility of the site from the neighboring properties. Mr. Shaw stated that there are currently trees in place, which will remain to provide appropriate landscaping. Mr. Hager stated there is an existing berm that was designed to screen the view from anyone driving along the road with trees planted along the top which effectively screens the site.

Motion and Vote: Mr. Wiley made a motion to approve the site plan as presented pending receipt of all agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Tim Lung reported that 40 new submittals were received including four site plans and five minor subdivision plats by the Department of Plan Review during the month of February. One site plan was for an adult day care center by Fahrney-Keedy and a site plan for a convenience store located at I-81 and Lappans Road in Williamsport. Fourteen plats and site plans were approved by the staff in February including the Cumberland Valley Veterinary Clinic site plan, Chili's Restaurant, and two solar projects.

Mr. Lung reported that 42 new submittals were received during the month of March, which included six new site plans, an addition to the Bowman Truck Terminal on Governor Lane Boulevard, and the Love's Traveler's Plaza at I-81 and Showalter Road. Three minor subdivision plats were also submitted. Sixteen plat and site plan approvals were issued including a plat for a new section of Emerald Pointe, the Freedom Hills residential subdivision, the Doey's House site plan, and a small lawn mower repair shop on Dual Highway near Beaver Creek. Mr. Lung stated that the Department has also reviewed four traffic studies associated with potential development along the Sharpsburg Pike including a strip shopping center two convenience stores, and two new fast food restaurants.

Comprehensive Plan Update

Mr. Weddle made an inquiry as to the status of the Ag Advisory Board's recommendation to use agricultural transfer tax to fund agricultural preservation programs. Mr. Goodrich stated that staff is working on the written recommendation. He noted that legislation is not needed, but a decision on how to distribute tax dollars would need to be made by the County Commissioners. Mr. Goodrich suggested feedback from Commissioner Myers.

UPCOMING MEETINGS

1. Monday, April 11, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. 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 W. Washington Street, Room 255, Hagerstown, Maryland

ADJOURNMENT

Commissioner Myers made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

Respectfully submitted,

Terry Reiber, Chairman

DRAFT

**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
April 11, 2016**

The Washington County Planning Commission held a workshop meeting on Monday, April 11, 2016 at 3:00 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, Vice Chairman Clint Wiley, Andrew Bowen, and Dennis Reeder. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; and Washington County Department of Business Development – Kassie Lewis, Director.

CALL TO ORDER

The Chairman called the meeting to order at 3:05 p.m.

WORKSHOP

Comprehensive Plan Update

Ms. Baker introduced Ms. Kassie Lewis, Director of the Washington County Department of Business Development. Ms. Lewis gave a brief overview of the Department of Business Development (DBD), which is advised by the Economic Development Commission (EDC). She explained that the EDC is concerned with generating and facilitating a good, healthy economic climate for the community, which is achieved by building and diversifying the business base specifically for medium and small size businesses in our area. This concept involves partnerships with various organizations throughout the County. One new project that has been developed is the establishment of a manufacturing business roundtable. There have been discussions with manufacturers regarding the lack of a skilled labor workforce in our County and what can be done to fill these positions. Ms. Lewis also discussed ways the County is working to attract new businesses to the area.

Mr. Wiley asked what is being done to help the businesses that are already here. Ms. Lewis stated that the top priority of the DBD is the expansion and retention of existing businesses. A few ways that the County is helping businesses is through the establishment of the manufacturing roundtable, changes in customer service relations through the County's Department of Permitting, development of alternative workforce solutions, mediation with regulatory agencies, and business visitation program. Ms. Lewis discussed the "Washington County Loves My Business" initiative.

Ms. Lewis further discussed the need for a skilled labor workforce and good work ethics. The County Department of Business Development and EDC are looking for ways to encourage young people to learn a trade to fill the void of tradespeople in our area. There is a career fair being planned in June to introduce students to different trades that are available.

Mr. Reiber asked if the County has adequate vacant buildings or property available for the type of development we expect to see in the future. Ms. Lewis expressed her opinion that we will not have enough land available if we don't take action now. She believes that the majority of large tracts of land that could be developed for commercial or industrial uses are owned by just a few individuals who will only lease the property instead of selling it. She suggested that one solution would be land banking through an organization such as CHIEF. There was a brief discussion on ways to get a land banking program started in the County. Ms. Baker believes this is an issue that could be discussed in the Comprehensive Plan.

Another area that could be explored in the Comp Plan are the private/public partnerships. There was a brief discussion regarding re-development and re-use of buildings in the downtown area using the private/public partnerships. Ms. Lewis suggested that a recommendation be made in the Comp Plan to encourage the examination of regulations relative to the re-development of blighted properties in the

downtown area. Ms. Lewis suggested that the EDC and the Planning Commission meet once or twice throughout the year to discuss the goals and objectives of the EDC and how the two Commissions can work together to accomplish these goals and objectives.

There was a brief discussion with regard to the water and sewer capacity in the County and the types of businesses we want in the County that would conserve water and sewer capacity but provide better employment opportunities for citizens.

Ms. Lewis recommended that the business zoning classifications in the Zoning Ordinance allow for trade schools. Mr. Goodrich asked if current zoning is an obstacle for the business community. He also asked if the infrastructure (water and sewer, transportation, etc.) is an obstacle or a benefit for businesses. Ms. Lewis stated the concern they hear about the most is the congestion on I-81, but zoning has not been an issue. She stated her opinion that the Zoning Ordinance is flexible enough to encourage all kinds of business development.

Ms. Baker stated that she has had discussions with Mr. Ridenour, Director of the Hagerstown Regional Airport, regarding aviation support businesses that could locate close to the Airport. She asked if there are other land use issues that should be considered in this area. Ms. Lewis stated that bringing in support businesses would enhance and encourage the use of the Airport. She believes that hotels and eateries would encourage other passenger airlines to use the Airport.

Ms. Baker stated there are currently more people commuting into our County than commuting out. She noted that people commuting out of the area shows that we have a regional economy and not just a local economy.

Ms. Lewis briefly discussed the re-development of Fort Ritchie and noted there is currently a prospective buyer. She believes the zoning of Fort Ritchie would be compatible with the business that this prospective buyer would be bringing to the area. One area of concern would be the road network.

Ms. Baker announced that Julie Pippel, Director of the Washington County Division of Environmental Management, will be present at the May 23rd Workshop meeting. She asked that questions be forwarded to the planning staff as soon as possible. Mr. Reiber stated that one question he has is "How competitive are our sewer rates with other counties in the area and how do we overcome that obstacle?"

ADJOURNMENT

The Chairman adjourned the workshop meeting at 4:35 p.m.

Respectfully submitted,

Clint Wiley, Vice-Chairman

WASHINGTON COUNTY PLANNING COMMISSION
April 18, 2016

The Washington County Planning Commission held a public rezoning meeting on Monday, April 18, 2016 at 7:00 p.m. at the Washington County Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland.

Commission members present were: Vice-Chairman Clint Wiley, Dennis Reeder, Jeremiah Weddle, David Kline, and Ex-Officio Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

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

RZ-16-002 Carlin and Cheryl L. Martin

Staff Presentation

Mr. Goodrich presented a map amendment request from Carlin and Cheryl Martin for property located at the intersection of Daley Road and Reiff's Church Road. The applicant is requesting the RB (Rural Business) floating zone be applied to 1.3 acres of the 2.74 acre parcel that is currently zoned A(R) – Agricultural Rural. This parcel contains the Martin's dwelling and a 3-bay residential garage. The Rural Business zone is being requested to allow the establishment of an auto sales and service business. The business will be conducted from a proposed 1,200 square foot office building that would be connected to the existing garage which will be incorporated into the RB zoning district. A paved area will be provided to park the vehicles for sale. A new paved access onto Daley Road will be constructed. The Martin dwelling as well as the remaining 1.4 acres of property will remain in the A(R) zoning district. The parcel is located in the rural agricultural area of the County as designated by the County's Comprehensive Plan which is an appropriate location for the Rural Business zoning designation; however, the Urban Growth Area boundary is approximately 700 feet to the east of the parcel. Mr. Goodrich noted there has been growth in this area over the past 30 years. The property is currently served by a private well and septic system; there are no plans to extend water and sewer services to the property. Daley Road has an average daily traffic count of 348 vehicles and on Reiff's Church Road the average daily traffic count is between 525 to 1,000 vehicles. The applicant is predicting only 1 or 2 [with a maximum of 5] daily trips per day in addition to the current daily traffic.

Mr. Goodrich noted there are nine other Rural Business zoning designations within a one mile radius of the property. The Rural Business District was created as a result of the 2002 Comprehensive Plan recommendations to accommodate small business in the rural areas to meet the needs of the rural population. The RB zone has been requested for a specific use [auto sales and service business] and, if the zoning is approved, a site plan will be required. However, in the future, the use could change. If the use does change, the Planning Commission would have the opportunity to review the change and determine if the new proposed use would be more or less intensive than the currently proposed use. If the Commission would determine that the proposed use is more intense, a public information meeting and a public hearing would be required before the use could be approved.

When reviewing this application, the Planning Commission should consider the following criteria: 1) the proposal is not in a designated growth area; 2) there is safe and adequate road access; 3) the sewage disposal, water supply and storm water management requirements can all be met on the property; and 4) that the location is not incompatible with other existing uses in the area. The Planning Commission should consider the following questions when making its recommendation to the County Commissioners: 1) Will the application accomplish the purpose of the Rural Business zoning designation? 2) Are the roads serving the site appropriate for this particular use? 3) Does the application meet the previously stated

criteria? 4) Does the property have adequate sight distance for traffic coming and going to the parcel? 5) Is the landscaping adequate and does it provide adequate buffers? and 6) Is the use of a scale and intensity that is not incompatible with the surrounding land uses?

Applicant's Presentation

Mr. Zachary Kieffer of Divilbiss & Wilkinson, 13424 Pennsylvania Avenue, Suite 302, Hagerstown, attorneys for Mr. and Mrs. Carlin Martin, introduced Mr. Martin and also noted that Mr. Fred Frederick of Frederick, Seibert & Associates, the consultant, was present at the meeting. He noted that the property is currently zoned A(R) and the applicant is requesting the RB floating zone designation be applied to 1.3 acres of the property. The proposed use is an auto sales and service business. The service portion of the business would be limited to the prepping, detailing, and repairs necessary to get cars ready for sale. Mr. Martin will be the sole employee and will use this business as a supplemental income to his farming operation. Proposed hours of operation will be Monday thru Friday, 9:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 1:00 p.m. and closed on Sunday.

Mr. Kieffer noted that signage will be in accordance with the Zoning Ordinance, which limits the size of the sign in the RB zone to 200 square feet. Proposed lighting will be two pole mounted, dusk to dawn, downward facing lights as required by the Zoning Ordinance.

Discussion and Comments: Mr. Kline made an inquiry regarding the other rural businesses in the area. Mr. Kieffer and Mr. Martin stated that other businesses include a small appliance repair shop, a metal fabricating business, and Horst Meats. Mr. Goodrich added that there is a shoe repair shop, a convenience store, an awning shop, storage building construction and sales business, and an auction venue within 1 mile of this property.

Commissioner Myers asked how many cars would be on the property at one time. Mr. Martin anticipates 5 to 10 vehicles for sale at any given time. Commissioner Myers asked if Mr. Martin anticipates the business expanding in the future. It is Mr. Martin's hope that the business will expand in the future. Mr. Kieffer stated that five parking spaces are required on the preliminary site plan and 30 spaces are currently shown.

Citizen Comments

There were no citizens present at the meeting either in support of or in opposition to the rezoning request.

RZ-16-001 WASHCO Arnett Farms, LLC

Staff Presentation

Ms. Baker presented a map amendment request for property located along the south side of proposed Arnett Drive, west of Sharpsburg Pike. The applicant is requesting a change in the current zoning of RU – Residential Urban to RM – Residential Multi-family. There are two parcels associated with this rezoning case that totals approximately 5.1 acres. One parcel currently contains a residence; however, this parcel will be subdivided so the house will sit on its own parcel. The second parcel is located to the east of the first parcel. Both parcels are generally flat and have no environmentally sensitive areas.

Ms. Baker stated there are six criteria that will be considered for this application: 1) population; 2) public facilities; 3) transportation patterns; 4) compatibility with existing development; 5) relationship to the Comp Plan; and 6) the Planning Commission's recommendation that will be evaluated as part of the Board of County Commissioner's public hearing.

Ms. Baker stated these parcels are located in the Funkstown Election District (#10), which has seen an increase of 56.07% in population over the last 30 years. The County's total population has increased by approximately 30% over the last 30 years. There is currently no water or sewer service existing to this site; however, the property is located in a planned water and sewer service area. The subject site is

immediately adjacent to the new Walmart Super Center. It is assumed that once the Walmart is constructed, water and sewer services will be extended to the subject site. The Funkstown Volunteer Fire Company and Community Rescue Services provide emergency services to the subject site. No comments were received from either of these agencies. This property is located in the Rockland Woods Elementary, E. Russell Hicks Middle and South Hagerstown High school districts. Currently, the elementary and middle schools have some capacity available; however, the high school is currently over capacity by approximately 28 students. Ms. Baker briefly reviewed the analysis performed for the pupil generations.

The parcels will front on the proposed Arnett Drive; therefore, no development can occur until the road has been constructed. Historic traffic volumes along Sharpsburg Pike were used from traffic information gathered from just south of the intersection of I-70. It was noted that traffic counts have steadily increased by approximately 120% over the past 30 years. Numerous commercial and residential developments along MD Route 65, south of I-70, have contributed to the increase in traffic. When traffic volumes warrant, a new signal will be installed at the new intersection of MD Route 65 and Arnett Drive. Walmart has agreed to install the below-grade infrastructure for this proposed signal and Washington County has earmarked approximately \$250,000 in the current CIP. A copy of the proposed rezoning was sent to the State Highway Administration; no comments have been received. A copy was also sent to the Washington County Department of Plan Review – Land Use and they have submitted the following comments: 1) the site should access proposed Arnett Drive rather than Rensch Road; 2) a traffic study will likely be required for any residential development that generates 7 or more peak hour trips (this will be determined by the SHA); and 3) proposed Arnett Drive will be classified as a minor collector road and any future site plan should provide a 100 foot separation between access points. There is currently no public transportation in this area.

Ms. Baker noted that the subject site is bounded on the north and east by properties zoned HI (Highway Interchange), on the south by properties zoned RU (Residential Urban), and on the west by properties zoned RM (Residential Multi-family) zoning. There are a few historic structures located near the subject site; however, none of these structures are on the subject parcels.

The current Comprehensive Plan (adopted in 2002) places these properties in a commercial sub-policy area. The County rezoned these properties as part of a comprehensive rezoning of the Urban Growth Area (adopted in 2012). Maryland State law requires, for piecemeal rezoning, that the applicant prove a change in the character of the neighborhood or a mistake in the original zoning of the property. The applicant is claiming that the County erred in its rezoning of these parcels. Staff believes there is justification for the applicant's claim based on the justification statement submitted by the applicant.

Applicant's Presentation

Mr. Bruce Dean of Linowes & Blocher, 31 West Patrick Street, Suite 130, Frederick, Maryland is the attorney representing the applicant. Also present at the meeting was Mr. Gordon Poffenberger of Fox & Associates, Inc., 981 Mt. Aetna Road, Hagerstown, Maryland, the applicant's consultant. Mr. Dean stated that the applicant is claiming a mistake in the zoning of this property during the Comprehensive Rezoning of the Urban Growth Area in 2012. He believes the request is consistent with both the historic zoning and development decisions in this area, that it is consistent with the County's plans for the Urban Growth Area, and that it meets the purpose and intent of the RM zoning district.

Mr. Dean and Mr. Poffenberger began a question and answer exchange. Following is a summary of that exchange. It was again stated that the two subject parcels will front only on proposed Arnett Drive and will not have frontage on any other streets; therefore, the proposed development is dependent on the construction of Arnett Drive. Prior to the comprehensive rezoning of the UGA in 2012, the subject parcels were zoned HI-2, which allowed business and high-density residential uses. The current RU zoning allows only single-family and two-family dwellings; therefore, the zoning density is lower than allowed under the previous zoning. The current RU zoning would allow 8.7 units per acre (40 dwelling

units) and the proposed RM zoning would allow 12 units per acre (60 dwelling units); thereby a modest increase in the density in the consultant's opinion.

It was stated that existing properties to the north and east are zoned HI which allows commercial uses, existing properties to the west are zoned RM and properties to the south are zoned RU. The applicant believes that the requested zoning would provide an appropriate transition between the commercial uses to the north and the lower density single family residential development to the south. It was noted that these parcels are located inside the Urban Growth Area where the County encourages the maximum, most efficient use of land.

Mr. Dean asked if there have been other properties in the neighborhood that were rezoned from RU to RM. Mr. Poffenberger stated there is a large development (Carriage Hills) to the south which was rezoned from RU to RM.

Mr. Dean reiterated his applicant's position that there was a mistake in the rezoning of this property when it changed from HI-2 to RU instead of RM. He explained that a mistake in zoning means that there were facts and conditions that existed at the time of the rezoning that were not properly considered, such as: 1) the property was previously zoned HI-2 which allowed a range of commercial uses and high and medium density residential units; 2) the property is adjacent to the existing and proposed commercial development and is much closer to the interchange of I-70 than the RU properties to the south; 3) the HI-2 to RU zoning was a down-zoning that failed to follow the UGA principles for increasing residential density and converting HI-2 to RM including high density as you get closer to I-70 and lower density as you go further south; and 4) the density that is being requested is not new, it was permitted and encouraged under the previous HI-2 zoning.

Discussion and Comments

Mr. Reeder asked if Walmart currently has egress to Rench Road. Ms. Baker stated that it does not have egress to Rench Road.

Commissioner Myers asked why the applicant is requesting the RM zoning and not the HI zoning designation. Mr. Dean stated that the applicant believes the transition from the commercial uses to the north and lower density residential development to the south is appropriate. Commissioner Myers asked if Walmart will have access to Arnett Drive. Ms. Baker stated they will have access. She noted that Arnett Drive is not being built specifically for Walmart. There have been long-term plans by the County to re-align Rench Road to the north in order to improve an existing dangerous intersection. Therefore, regardless of who developed this land, they would have been required to build/contribute to this road alignment.

Public Comment

Mr. Larry Keplinger, 10218 Sharpsburg Pike, Hagerstown – Mr. Keplinger expressed his concern with regard to the type of multi-family housing that is being proposed (i.e. low income housing). He is not opposed to multi-family housing if they are nice homes. He believes it would create a buffer between the single-family residential use and the commercial uses.

Mr. Earl Grove, 18429 Valentia Farm Road, Hagerstown – Mr. Grove expressed his opinion that single-family residential uses would be more appropriate. He noted that south of the properties is a nursing home, to the west is approximately 600 acres of farmland, and on Poffenberger Road approximately 196 acres of land. Mr. Grove expressed his concern regarding safety issues on Rench Road. He believes that existing traffic issues need to be addressed before adding more traffic in this area.

Mr. John Louderback, 10418 Sharpsburg Pike, Hagerstown – Mr. Louderback expressed his concern with the change in zoning, impacts on the schools and traffic issues. He is opposed to the rezoning of these properties.

Commissioner Comments: Commission Myers asked when the traffic signal would be warranted –at the opening of the new Walmart, after the residential development opens or somewhere in between. Ms. Baker stated that would be determined by Mr. Rob Slocum of the Division of Engineering and Construction Management. It will be based on the volume of peak hour trips.

Mr. Chris Omps, 18326 Rench Road, Hagerstown – Mr. Omps is adamantly opposed to the rezoning of these properties. He expressed his concern with regard to school capacity issues and traffic and road issues.

Ms. Annamarie Wise, 10304 Cold Harbor Drive, Hagerstown – Ms. Wise expressed her opinion that a light is warranted now because there is so much traffic. She stated there are times she must turn right out of the development onto Sharpsburg Pike then make a U-turn to go south on Maryland Route 65. She noted there are commercial pad sites ready and available for development along Sharpsburg Pike and adding a high-density residential development would only create more traffic issues. Ms. Wise stated she is opposed to the rezoning of these properties.

Applicant's Rebuttal

Mr. Dean and Mr. Poffenberger began another question and answer exchange with Mr. Dean asking the questions. A summary of that exchange follows. It was noted that as part of the Walmart approval, extensive road improvements were required (at the expense of the developer) and must be in place before Walmart opens. The future Arnett Drive will be five lanes which will include two thru-lanes in each direction and a center turn lane. Existing Rench Road is currently a two lane, 18 foot road, which will dead end after Arnett Drive is constructed. The applicant believes this will improve traffic issues in this area whether there are 40 houses or 60 houses built.

Mr. Dean stated that the proposed residential development will not have any access or impact on Rench Road. He expressed his opinion that there are numerous sites currently available for retail uses along Sharpsburg Pike. Therefore, the applicant does not believe that adding additional commercial uses on these two parcels would be beneficial to the County. Mr. Dean reiterated that the HI-2 zoning previously on these parcels allowed high density residential housing and many improvements in this area have been made which would alleviate concerns associated with this proposed development.

ADJOURNMENT

Vice-Chairman Wiley adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Clint Wiley, Vice-Chairman



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

MEMO

TO: Washington County Planning Commission

FROM: Timothy Lung, Deputy Director-Plan Review

DATE: April 21, 2016

SUBJECT: Site Plan Revision Rosewood PUD Phs IIA, Lot 16, 24 Unit Apartment (SP-16-002)

The developer of Rosewood PUD has submitted a revision to a previously approved site plan for the purpose of changing the use of a proposed 24 unit apartment building from age restricted housing to non-age restricted. This revision also includes changes to the amenities associated with the community center, swimming pool and open space area. The original site plan for Phase IIA, lot 16 of Rosewood PUD approved in 2005 called for 4 apartment buildings, a club house/community center, a swimming pool and various recreational facilities. All of these improvements except for one apartment building, tennis courts, and basketball court, has been constructed over the past 10 years.

The change of use is considered a minor site plan revision; however, during the course of the review three items were discovered that warrant the Planning Commission's review and approval.

1. The amenity plan has been revised to eliminate a proposed tennis court and redesign the basketball court from a full court to two half courts. The plan also proposes an additional "water feature" to be added to the swimming pool area as well as the addition of a 20' x 40' pavilion. Staff is not opposed to the change of the amenities.
2. The original site plan for Phase IIA includes a detailed landscaping plan for lot 16 including landscaping within parking areas, around the apartment buildings and within the open space areas. Three out of the four proposed apartment buildings, parking lots and the community center have been constructed over the past 10 years; however, all of the landscaping shown within in these areas has not been installed. While the original site plan for phase IIA lot 16 did not include a phasing plan for the installation of the landscaping there is a reasonable expectation that the landscaping associated with these uses would be installed concurrently with the use. This has not occurred. There is some record that various staff in the past may have established, on their own, a time table for installation. It is current staff's position that this determination should be up to the Planning Commission. It is the Staff's recommendation that all of the landscaping proposed as part of the existing buildings and improvements

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

that are not located within the limits of disturbance shown on the revised site plan be installed before the end of this year's planting season.

3. The Zoning Ordinance requires play areas within PUD's and multifamily developments. The originally approved site plan for lot 16 called for a tot lot and a pre ten lot directly adjacent to one of the 12 unit apartment buildings on lot 16. This apartment building was constructed however the play lots were not installed. The developer, as part of this revision, is proposing that these play lots are no longer necessary due to the amenities proposed elsewhere on lot 16. The developer has not provided calculations to show that the minimum play area requirement has been met. It is the staff recommendation that the play areas as originally designated be installed.



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

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

April 21, 2016

Washington County Planning Commission
80 West Baltimore Street
Hagerstown, MD 21740

Re: Rosewood Lot 16, SP-16-002

Dear Commission Member,

Attached please find a copy of the referenced site plan. Tim Lung has requested that this plan be presented to you at your regular May 2nd meeting to discuss the revised site amenities. As you can see on this plan, the following revisions have been made:

1. Installation of two half basketball courts.
2. Installation of a pavilion with stationary grills.
3. Installation of a water play feature at the existing community pool.
4. Relocation of the Lot 16 tot lots to a more central location.

In comparing this plan to the previously approved plan, you can see that the amount of site amenities exceeds the originally planned improvements.

This should address all comments received to date. Please feel free to contact me with any questions or additional concerns.

Sincerely,
FOX & ASSOCIATES, INC.

Gordon Poffenberger, P.E.
Director of Engineering

RECEIVED

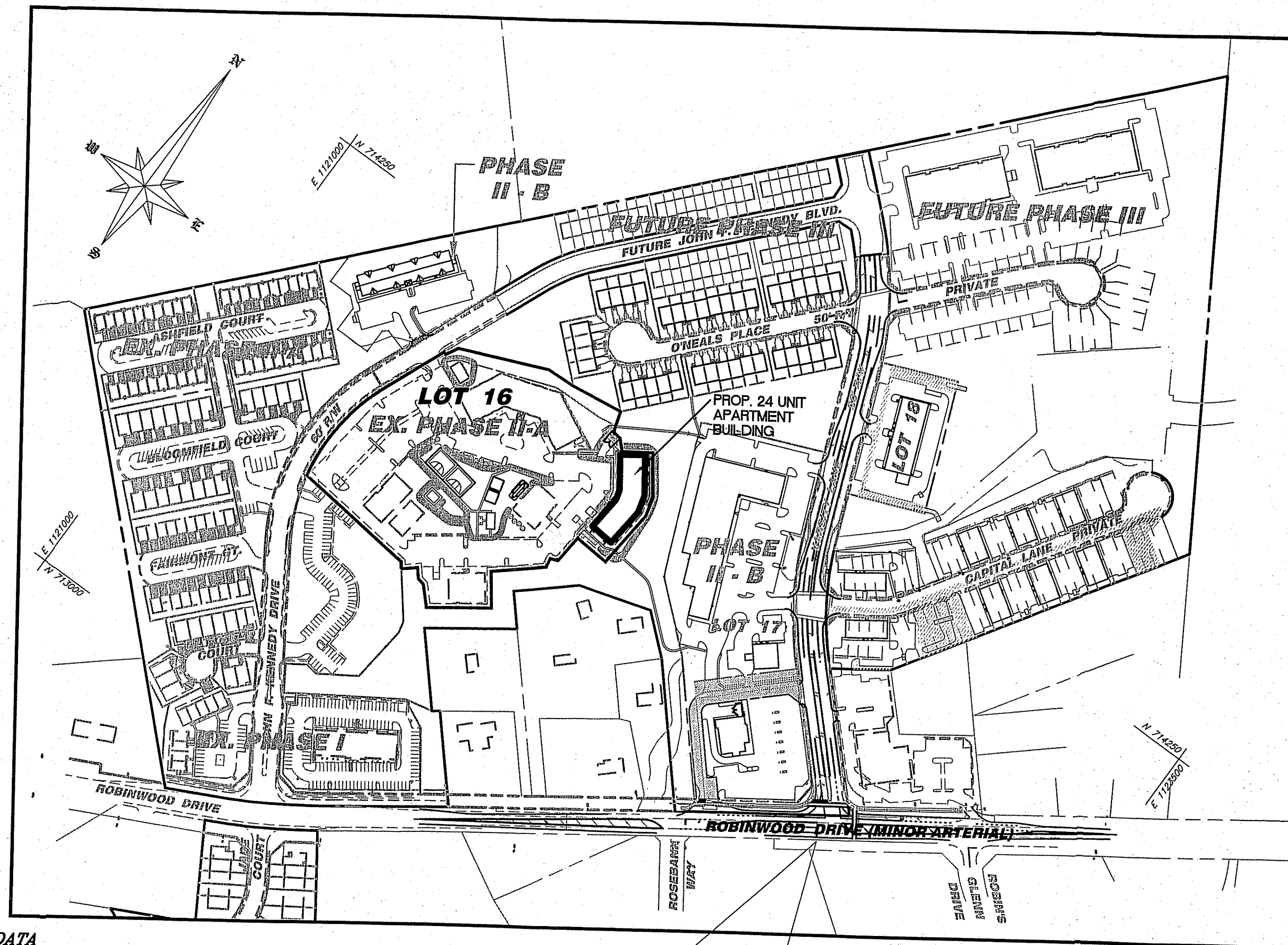
APR 21 2016

**WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT**

GENERAL CONSTRUCTION NOTES:

1. PHASE II, LOT 16 IS PART OF A 77.86 ACRE PROJECT THAT IS ZONED 'RS' WITH A PUD (PLANNED UNIT DEVELOPMENT) OVERLAY AS PER CASE #RZ-95-04, RZ-10-004, & RZ-11-004.
2. LOT 16 GARDEN APARTMENTS TRASH WILL BE COLLECTED BY A PRIVATE CONTRACTOR AT DUMPSTER LOCATIONS SHOWN ON THESE PLANS.
3. RECYCLABLE MATERIALS TO BE COLLECTED ON SITE, STORED IN BUILDINGS ON SITE UNTIL DELIVERED TO RECYCLING CENTERS.
4. THIS PROJECT SERVED BY PUBLIC WATER AND SEWER BY THE CITY OF HAGERSTOWN.
5. ALL INTERIOR WALKWAYS TO BE 4 FT. WIDE ASPHALT MIN. 2" THICK OVER 4" OF COMPACTED CRUSHER RUN AGGREGATE.
6. NO EXISTING VEGETATION ON SITE IS PLANNED TO BE SAVED.
7. PARKING LOT LIGHTING IS ALREADY INSTALLED.
8. BUS STOP SHELTERS SHALL BE INSTALLED PER THE LATEST REVISED FINAL DEVELOPMENT PLAN.
9. THIS SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAP & THE AMERICANS WITH DISABILITIES ACT.
10. APPROVED SPRINKLER SYSTEMS TO BE INSTALLED IN MULTIFAMILY RESIDENTIAL DWELLINGS AND THE COMMERCIAL BUILDINGS PER THE ANNOTATED CODE OF MARYLAND PUBLIC SAFETY TITLE 9, SUBTITLE 204.
11. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED, NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
12. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
14. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
16. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
17. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
18. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
19. NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND NOT FIELD VERIFIED.
20. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER TO OBTAIN ALL NECESSARY EASEMENTS AND/OR RIGHT OF WAYS NECESSARY IN ORDER TO COMPLETE THE PROJECT SHOWN ON THESE PLANS. FOX & ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE ACQUIRING OF OFFSITE EASEMENTS AND RIGHT OF WAYS.
21. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASH. CO. DIVISION OF PUBLIC WORKS (ENGINEERING & CONSTRUCTION) AT 240-313-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 301-797-6921 EXT. 3 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
22. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
23. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
24. TOPOGRAPHY SHOWN ON THESE PLANS IS FROM WINGS AERIAL MAPPING IN 1995 BASED ON NAD83 HORIZONTAL DATUM. THIS AERIAL MAPPING HAS BEEN SUPPLEMENTED BY A RECENT FIELD RUN TOPO SURVEY BY FOX & ASSOCIATES, INC. VERTICAL CONTROL FOR THIS FIELD RUN TOPO WAS THE COUNTY BENCHMARK SHOWN ON THIS SHEET.
25. THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF SUBDIVISION ORDINANCE AND SECTION 4.21 OF ZONING ORDINANCE.
26. THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.6.31 ON THE LOTS SHOWN HEREON. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE, FUNKSTOWN, MD. - PA. QUADRANGLE.
27. WATER AND SEWER HAS ALREADY BEEN INSTALLED TO LOT 16. THE ALLOCATION HAS ALREADY BEEN BOUGHT FOR THIS REMAINING 24 UNIT APARTMENT BUILDING.
28. FOREST CONSERVATION FOR LOT 16 HAS BEEN PROVIDED BY AN OVERALL FOREST CONSERVATION PLAN PREPARED IN 1995 AND LATER REVISED FOR PHASE II BY ANTIETAM DESIGN. EASEMENTS FOR THIS PHASE II AREA WERE RECORDED ON MISC. PLAT FOLIO 333.
29. THE AGE RESTRICTION FOR ROSEWOOD P.U.D. LOT 16 WAS VACATED PER PLAT 10257 - 10261.

REVISED CHANGE OF USE SITE PLAN TO REPLACE PREVIOUSLY APPROVED SP-12-012 ROSEWOOD P. U. D. PHASE II-A LOT 16, 24-UNIT APARTMENT BLDG. SITUATE ON THE NORTH SIDE OF ROBINWOOD DRIVE WASHINGTON COUNTY, MARYLAND



LOT 16 SITE DATA

TAX MAP/PARCEL	50 / 1728
ELECTION DISTRICT	18
ZONING	RS W/ PUD OVERLAY
PARCEL ACREAGE	7.75 AC.
FUNCTIONAL DESCRIPTION	GARDEN APARTMENTS & COMMUNITY CENTER
PROPOSED IMPERVIOUS AREA	4.39 AC. = 56.6% OF LOT 16
TOTAL BUILDING SQUARE FOOTAGE	40,122 S.F.
PROPOSED BUILDING HEIGHT	36' ±
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	BY OWNER
PARKING REQUIRED	CLUBHOUSE (1/400) = 17 POOL (1/7 PEOPLE x 140 CAP.) = 20 APTS (2/UNIT x 90) = 180 TOTAL = 217
PARKING PROVIDED	(294 - 3 AT STORAGE BLDG.) = 291
PARKING LANDSCAPE REQUIREMENT	122,850 SF x 0.05 = 6,143 SF
PARKING LANDSCAPE AREAS PROVIDED	12,598 S.F.
HANDICAP PARKING REQUIRED	7
HANDICAP PARKING PROVIDED	11
WATER	CITY OF HAGERSTOWN
SEWER	CITY OF HAGERSTOWN
SOLID WASTE STORAGE & DISPOSAL	DUMPSTER PAD AS SHOWN ON PLAN
PROJECTED EMISSIONS	NONE
PROJ. WATER CONSUMPTION & WASTEWATER DISCHARGE	24 UNITS = 24 EDUS (ALREADY PURCHASED)
BUILDING RESTRICTION LINES (BASED ON PLAT 10257 - 10261)	
FRONT	25'
SIDE	10'
REAR	10'

SOIL TYPES

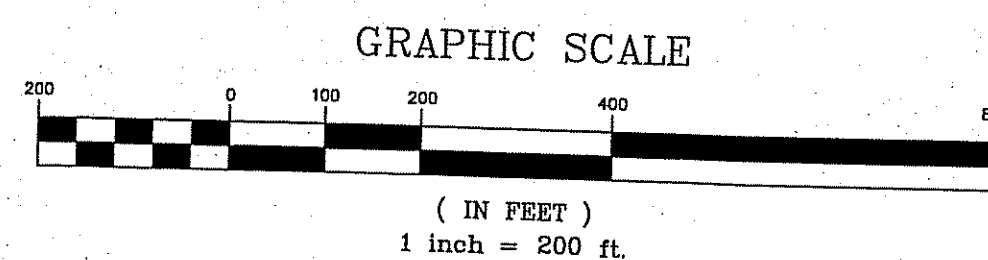
DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
DUFFIELD-ROCK OUTCROP COMPLEX, 3 TO 8 PERCENT SLOPES
HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
RIVER-DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

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

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Es. 1966

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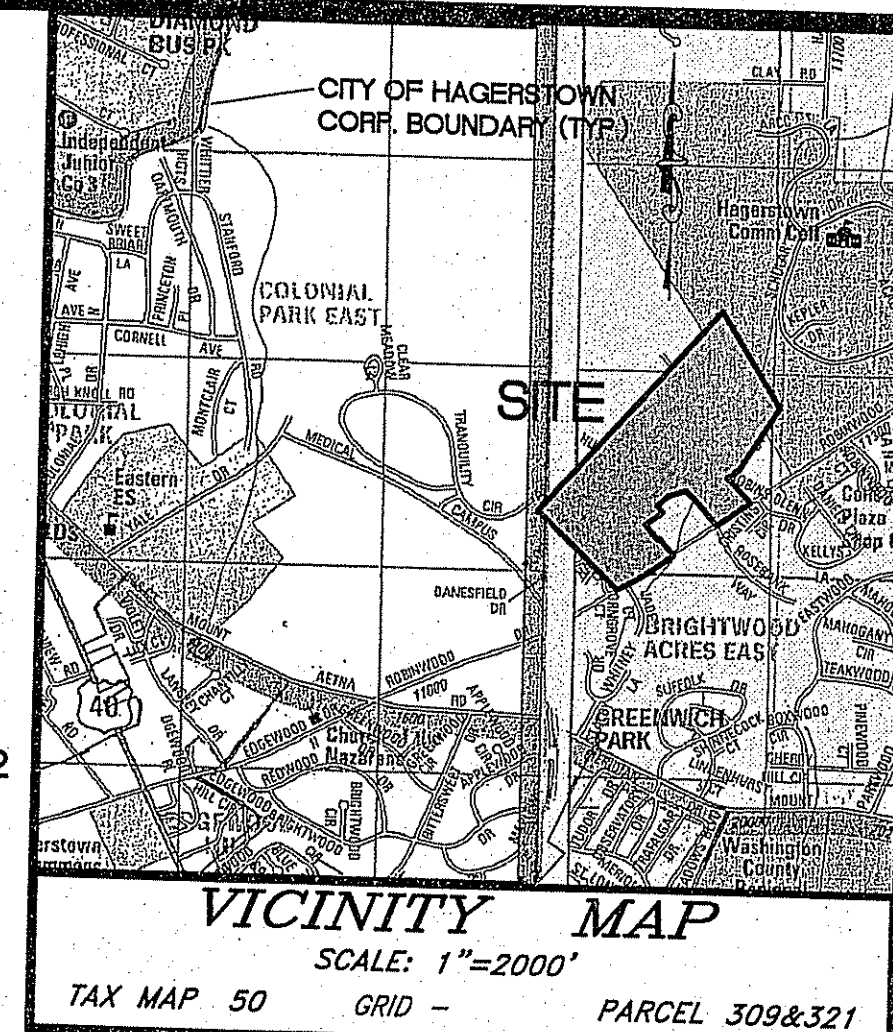


INDEX OF SHEETS

COVER SHEET	1
LOT 16 CHANGE OF USE SITE PLAN/SEDIMENT CONTROL PLAN	2
LOT 16 SITE PLAN ENLARGEMENT	2A
LOT 16 SITE PLAN ENLARGEMENT	2B
SEDIMENT CONTROL & SITE DETAILS	3
SITE DETAILS	3A

LEGEND	
---	EXIST. FENCELINE
▨	PROPOSED BITUMINOUS PAVING
▤	FOREST CONSERVATION EASEMENT AREA
⬤	PROPOSED POLE LIGHT
○	EXISTING UTILITY POLE
—	EXISTING OVERHEAD WIRING
▩	PROPOSED CONCRETE
▭	EXIST. BUILDING
▭	PROP. BUILDING
▭	PROP. WATERLINE ESMT.

OWNER/DEVELOPER
WASHCO DEVELOPMENTS INC.
22 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
PHONE: 301-797-7434
C/O SASSAN SHAOOL



ADC MAP 22
GRID A8

AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING & CONSTRUCTION	ED NORMAN (301) 313-2400
CITY UTILITIES DEPT. WATER & SEWER DIV.	RICK USARY (301) 313-8777 X 653
POTOMAC Edison	DEVISE PRICE (301) 592-5271
WASH. CO. SCD	KEN BUCKLER (301) 797-6921 X 3
ANTETAM CABLE	JULIE LUDWIG (301) 797-1835
VERIZON	VONDA GRIFFIN (800) 440-6111
COLUMBIA GAS	

UTILITY NOTIFICATION

"THE SOIL CONSERVATION DISTRICT 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 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. 1-800-257-7777."

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.62 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 100 C.Y. OF EXCAVATION AND 100 C.Y. OF FILL.

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER 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.

GORDON POFFENBERGER, P.E. LICENSE No. 27053 EXPIRATION DATE 1/25/18

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 37B.

DATE 27053 REG. NO. GORDON POFFENBERGER, P.E.

OWNER/DEVELOPERS CERTIFICATION FOR CO. DPW

"I/WE 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 SASSAN SHAOOL SIGNATURE

OWNER/DEVELOPER CERTIFICATION - SCD

"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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT."

DATE SASSAN SHAOOL SIGNATURE

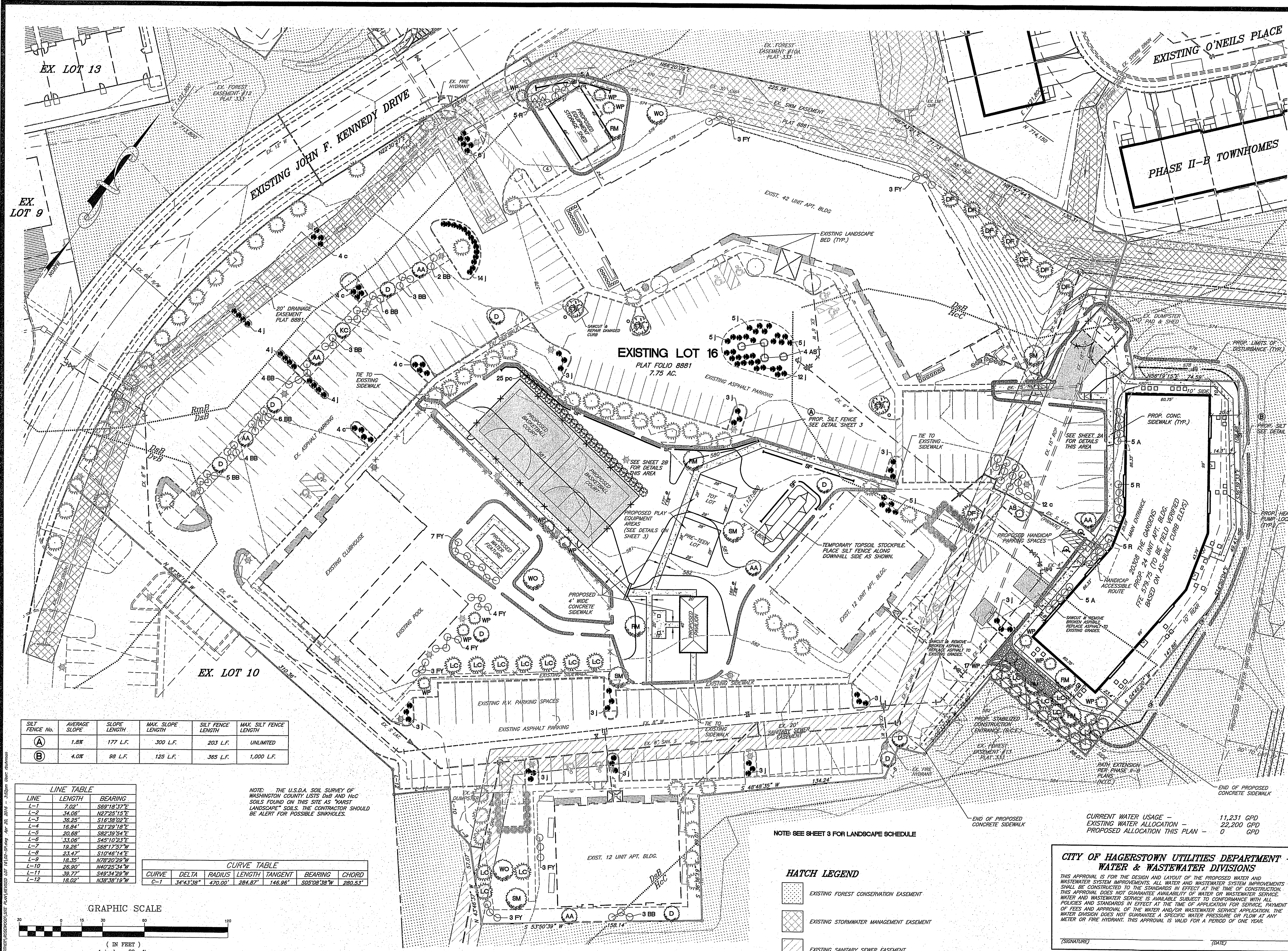
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

By: _____
DATE: _____
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

STORMWATER MANAGEMENT FOR LOT 16 IS PROVIDED BY AN EXISTING POND. THIS POND WILL BE RETROFIT TO PROVIDE WATER QUALITY BENEFITS PER THE 2000 DESIGN MANUAL.

APPROVED: _____

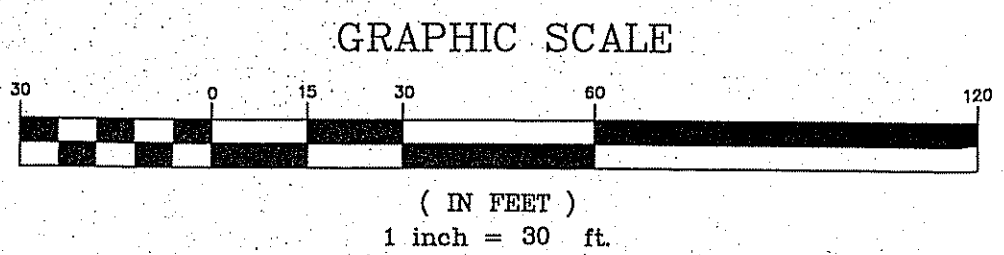
WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING DATE: _____



SILT FENCE No.	AVERAGE SLOPE	SLOPE LENGTH	MAX. SLOPE LENGTH	SILT FENCE LENGTH	MAX. SILT FENCE LENGTH
A	1.8%	177 L.F.	300 L.F.	203 L.F.	UNLIMITED
B	4.0%	98 L.F.	125 L.F.	365 L.F.	1,000 L.F.

LINE	LENGTH	BEARING
L-1	7.02'	S69°18'37"E
L-2	34.06'	N27°25'15"E
L-3	36.25'	S16°38'02"E
L-4	16.84'	S21°29'18"E
L-5	20.68'	S82°39'54"E
L-6	33.08'	S45°10'21"E
L-7	19.26'	S68°17'57"W
L-8	23.47'	S10°46'14"E
L-9	18.35'	N78°20'29"W
L-10	26.90'	N40°25'34"W
L-11	39.77'	S49°34'22"W
L-12	18.02'	N38°38'19"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	34°43'38"	470.00'	284.87'	146.86'	S05°08'38"W	280.53'



NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS D&B AND H&C SOILS FOUND ON THIS SITE AS "H&C LANDSCAPE" SOILS. THE CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

NOTE: SEE SHEET 3 FOR LANDSCAPE SCHEDULE

HATCH LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STORMWATER MANAGEMENT EASEMENT
- EXISTING SANITARY SEWER EASEMENT

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION 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.

(SIGNATURE) (DATE)

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FOX & ASSOCIATES, INC.
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82 WORMANS MILL COURT
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FREDERICK, MD. 21701
PHONE: (301) 985-0880
FAX: (301) 985-6039
www.foxassoc.com
Email: foxassoc@foxassoc.com

DRAWN BY: DATE: REVISION: 1

LOT 16 CHANGE OF USE SITE PLAN
& EROSION/SEDIMENT CONTROL PLAN
ROSEWOOD P.U.D.
REVISED PHASE II-A
SITUATED ON THE NORTH SIDE OF ROBINWOOD DRIVE
ELECTION DISTRICT 18
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'
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.: 27053 EXP. DATE: 1/28/18

PROJECT NO. 12-30898
DRAWING NO. D-05376
DATE: FEB. 2016
DRAWN BY: R.L.B.
CHECKED BY: G.S.P.

SHEET 2 OF 3

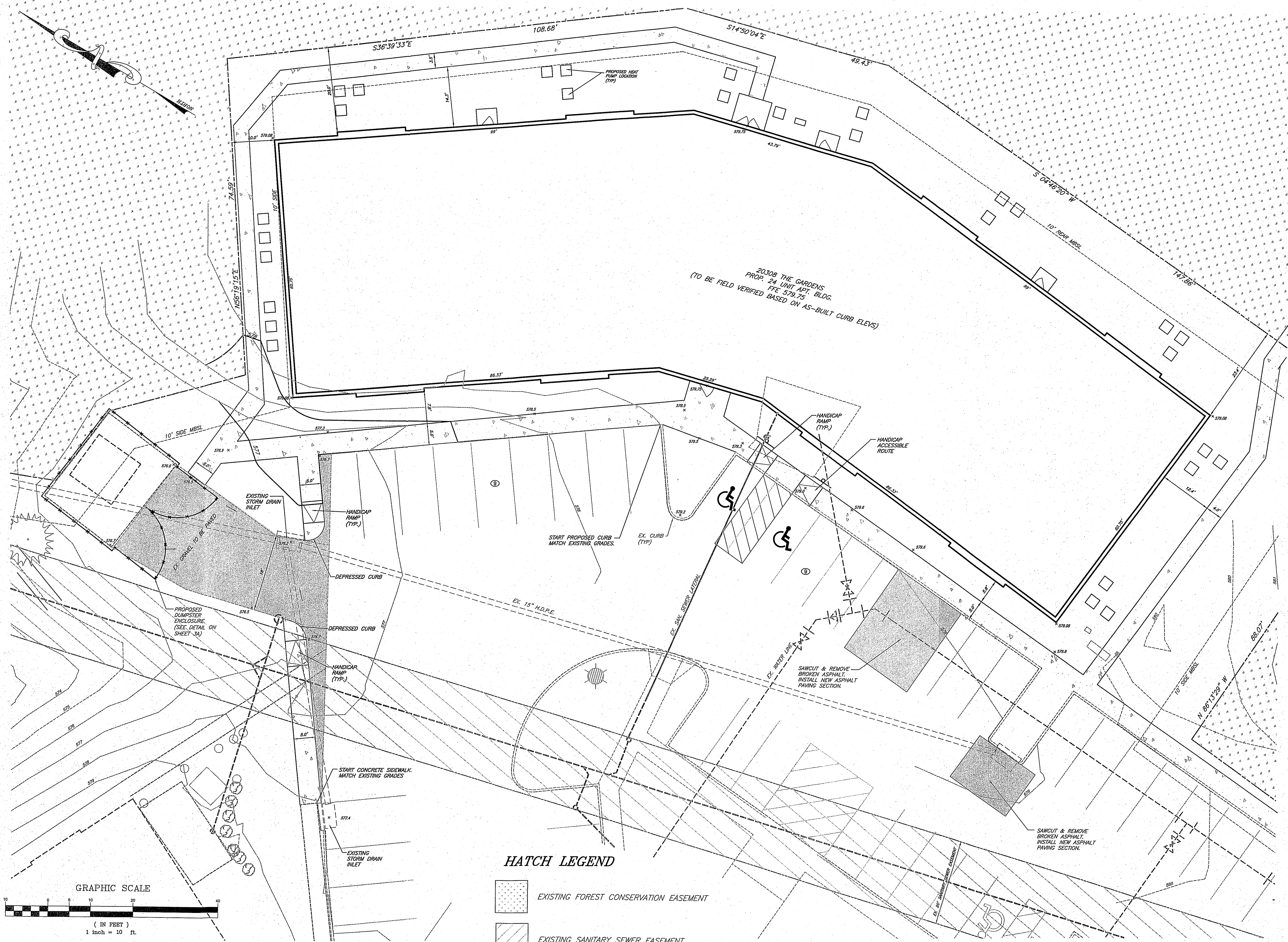
DATE	REVISION	DRAWN BY

LOT 16 SITE PLAN ENLARGEMENT
ROSEWOOD P.U.D.
REVISED PHASE II-A
 SITUATED ON THE NORTH SIDE OF ROBINWOOD DRIVE
 ELECTION DISTRICT 18
 WASHINGTON COUNTY, MARYLAND

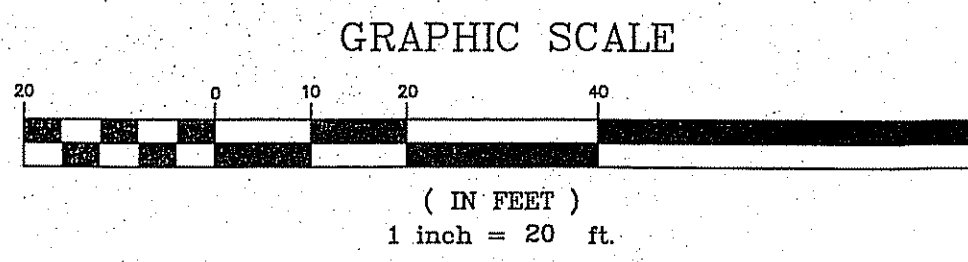
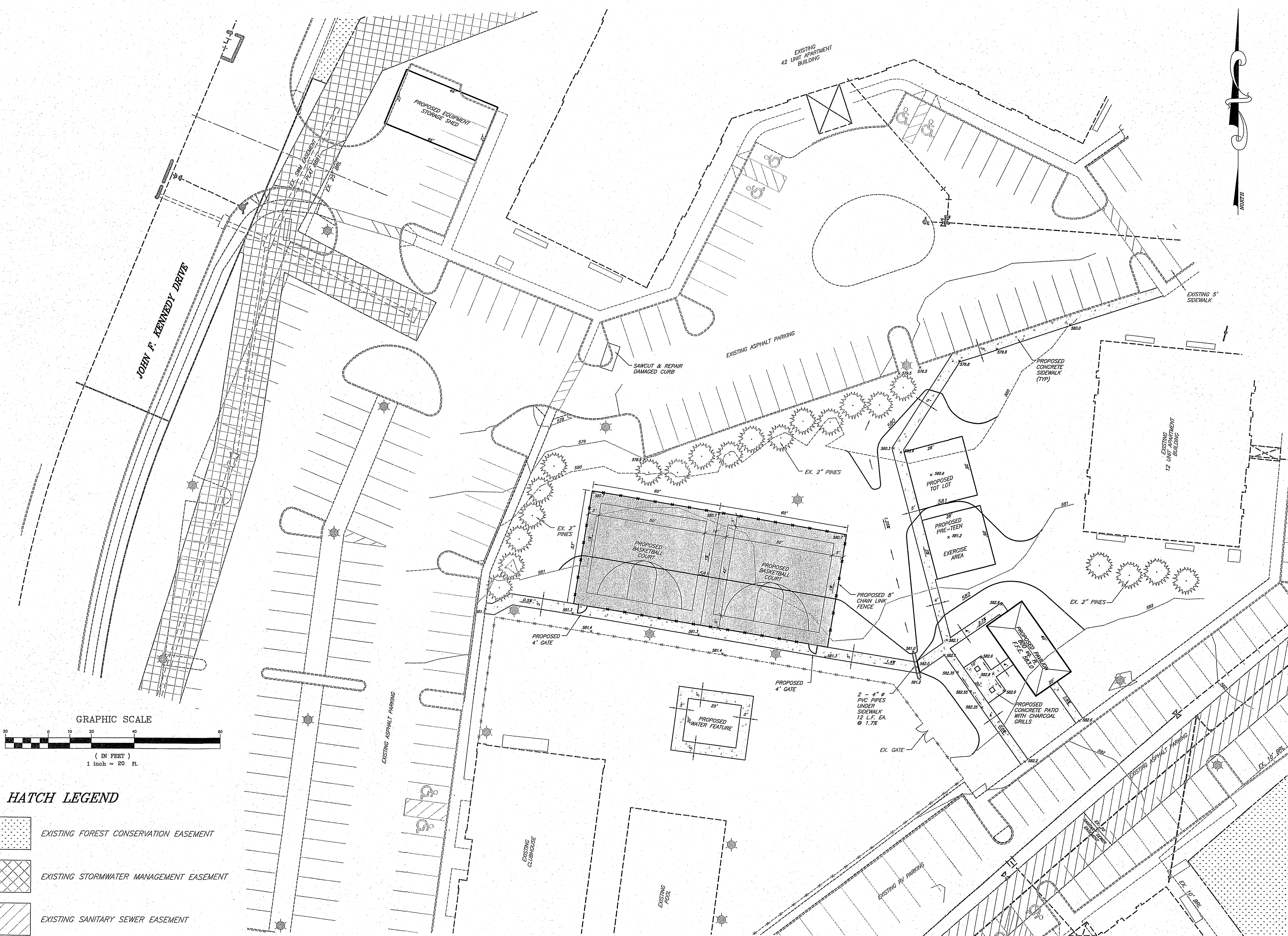
SCALE: 1" = 10'
 PROFESSIONAL CERTIFICATION

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 LICENSE No. 27053 EXP. DATE 1/25/18
 PROJECT NO. 12-30898
 DRAWING NO. D-05376
 DATE: FEB. 2016
 DRAWN BY: R.L.B.
 CHECKED BY: G.S.P.

SHEET 2A OF 3



SP-16-002



HATCH LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STORMWATER MANAGEMENT EASEMENT
- EXISTING SANITARY SEWER EASEMENT

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

- ALL 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.
- 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.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'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.
- A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT 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 AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY), UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
 - 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
 - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
- 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.
- ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAID AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
- ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
- NO SLOPE SHALL BE GREATER THAN 2:1.
- AS REQUIRED BY SECTION B, 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 REVIEW, AND/OR THE RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

- MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, N.P.D.E.S. PERMIT NUMBER MORG. STATE DISCHARGE PERMIT NUMBER 146P, OR AN INDIVIDUAL PERMIT.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT - NOTICE OF INTENT - N.O.I.) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.
- DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'S) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD INSPECTION FORM," GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY PER MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT - NOTICE OF INTENT - N.O.I.).
- FOLLOWING CONSTRUCTION AND RELEASE OF THE SIGHT 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 THE CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT AREA ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT - NOTICE OF TERMINATION - N.O.T.

PERMANENT SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.3				FERTILIZER RATE (10-20-20)			LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	
6	TALL FESCUE WHITE CLOVER PERENNIAL RYE GRASS	40 9 25	3/15 - 6/1 8/1 - 10/15	1/4" - 3/4"	45 LB/AC (10 LB/1000 S.F.)	90 LB/AC (2 LB/1000 S.F.)	2 TONS/AC (90 LB/1000 S.F.)

PERMANENT SEEDING SHALL COMPLY WITH SECTION B-4-5 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

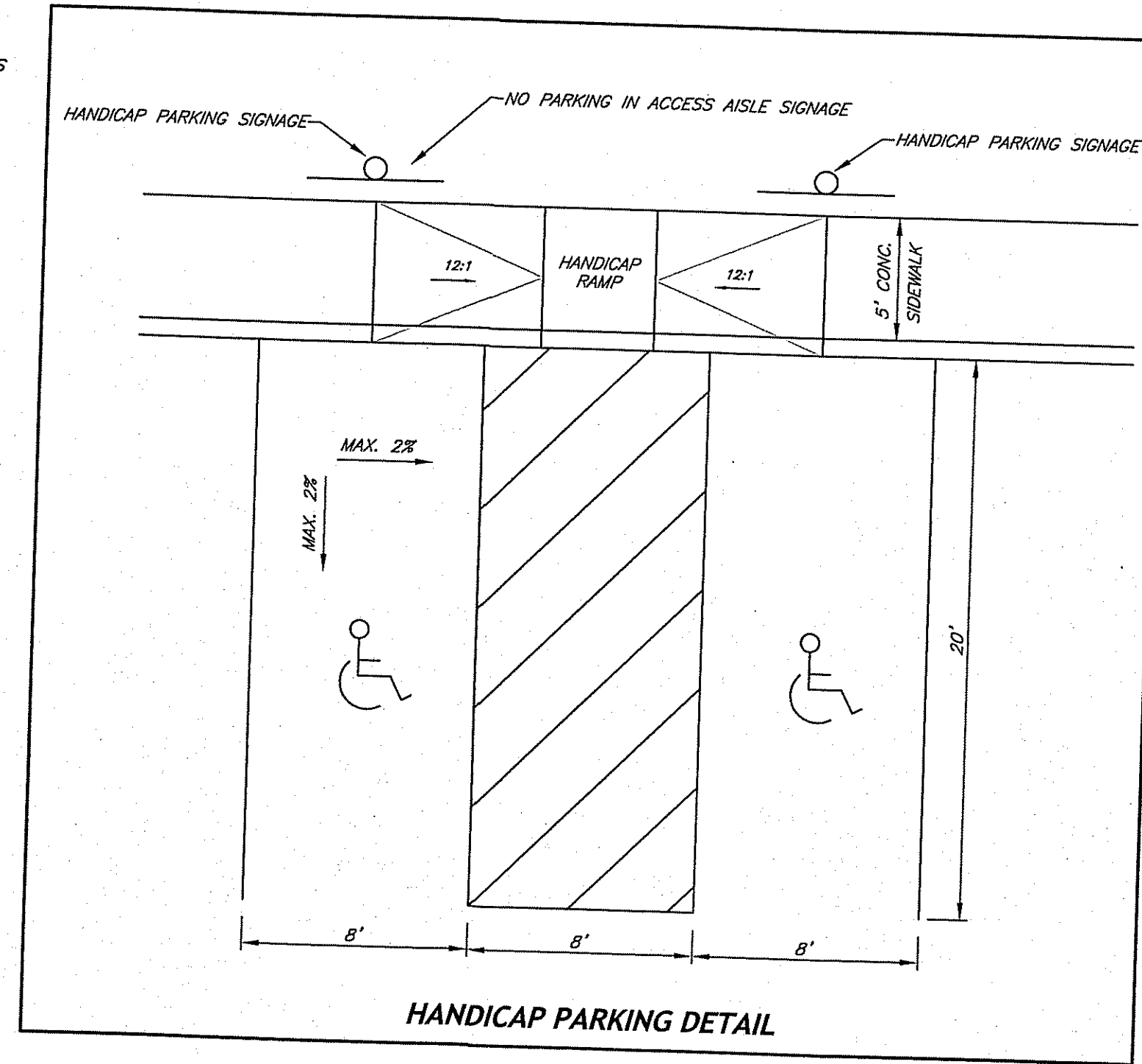
TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.1				FERTILIZER RATE (10-20-20)			LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	
2	BARLEY (HORDEUM VULGARE)	98	3/1 - 5/15 8/1 - 9/30	1.0"	438 LBS/AC (10 LBS/1000 S.F.)	2 TONS/AC (90 LBS/1000 S.F.)	

TEMPORARY SEEDING SHALL COMPLY WITH SECTION B-4-4 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

SEQUENCE OF CONSTRUCTION

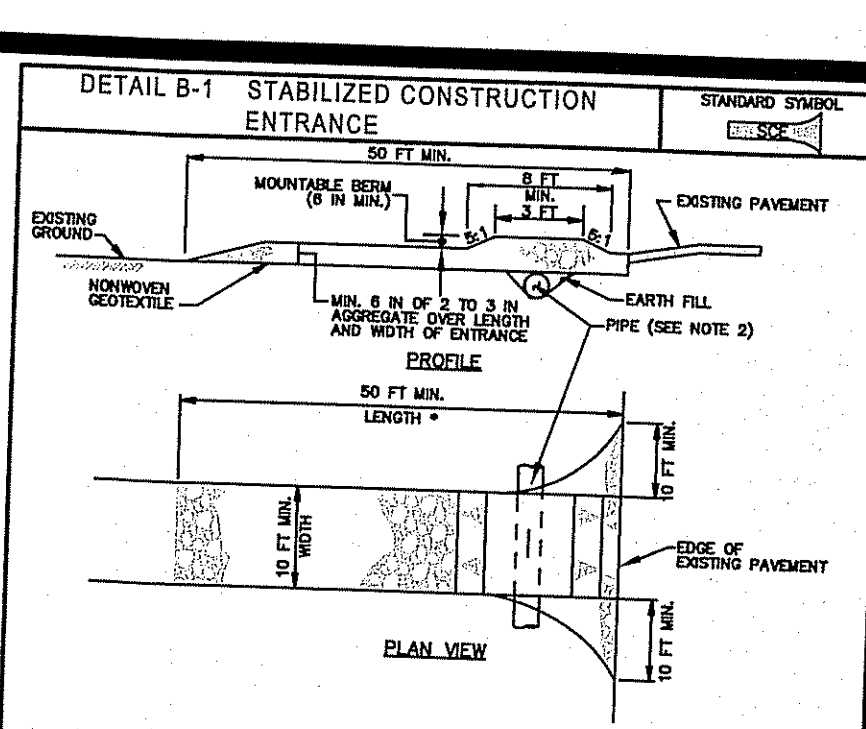
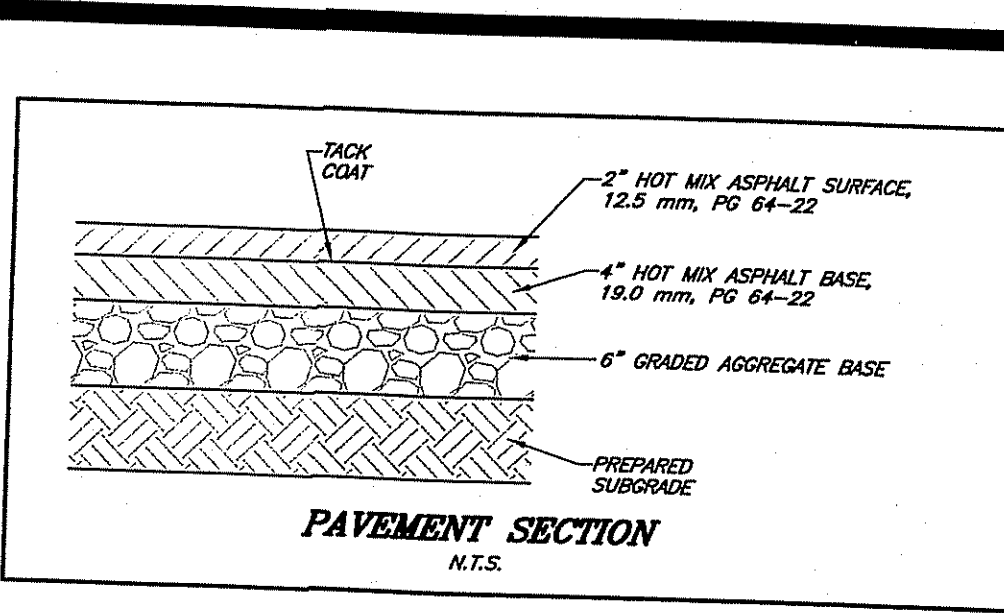
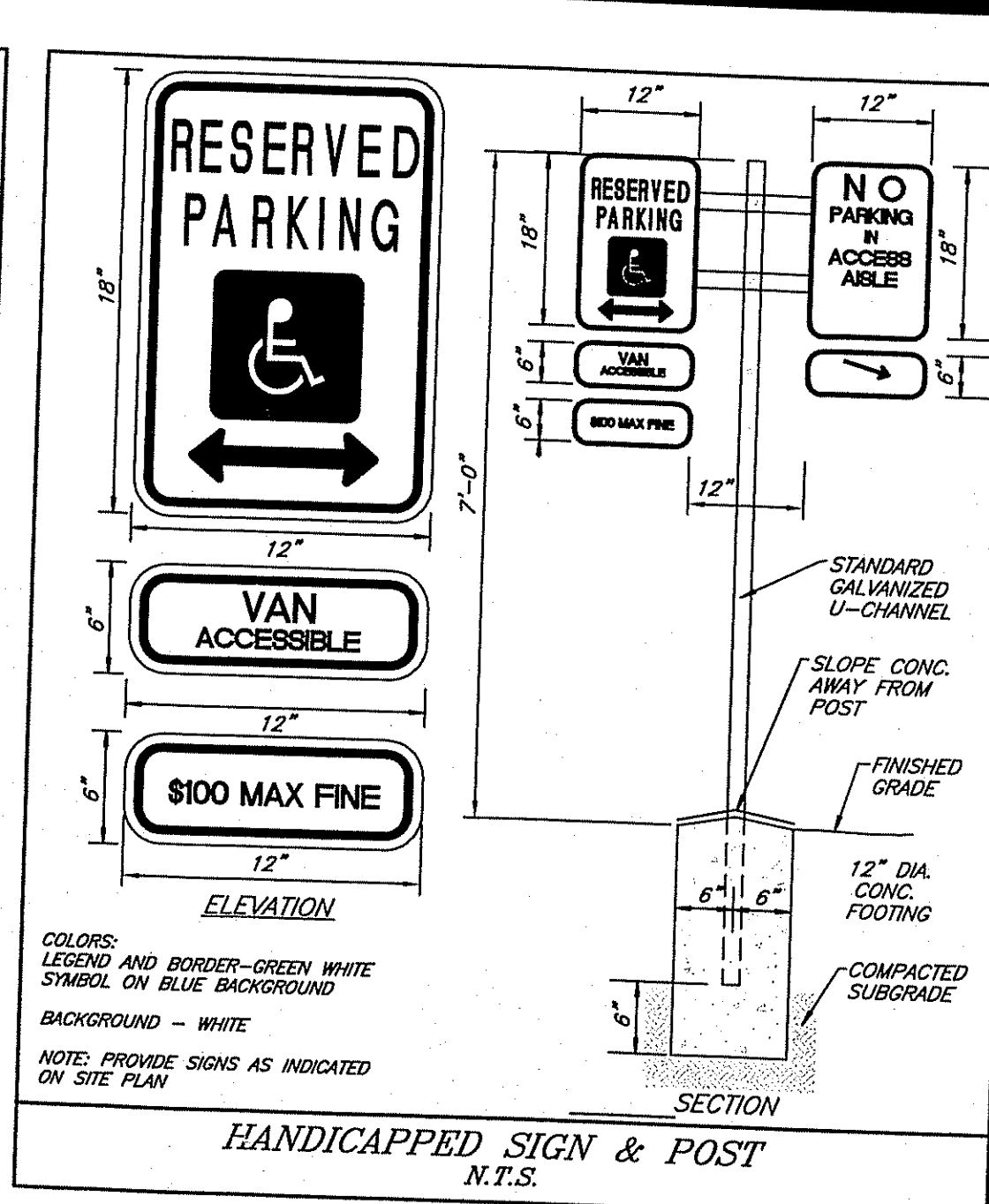
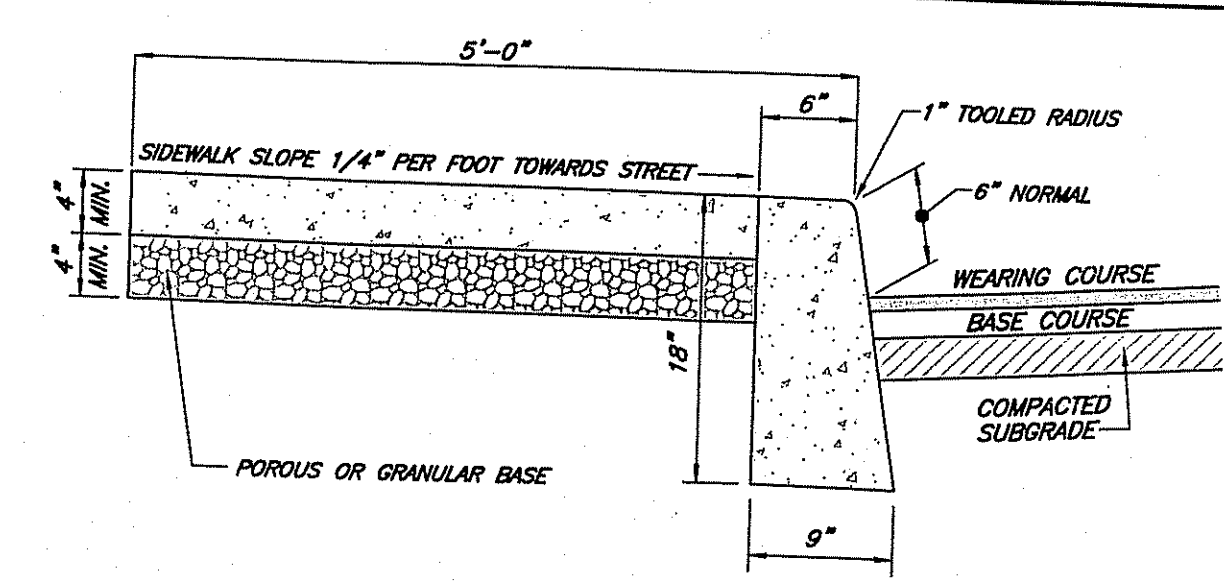
- CONTACT THE WASH. CO. DIVISION OF PUBLIC WORKS (ENGINEERING & CONSTRUCTION) AT 240-313-2400 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (240) 313-2400 TO SCHEDULE PRE-CONSTRUCTION MEETING.
- NOTIFY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (301) 787-6821 EXT. 3 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS.
- BEGIN BLDG. FOOTINGS & BLDG. ERECTION.
- INSTALL SIDEWALKS.
- INSTALL TOT LOT.
- PAVE GRADING GREEN AREAS.
- INSTALL PERMANENT STABILIZATION AND LANDSCAPE MATERIALS.
- CONTACT THE WASH. CO. DIVISION OF PUBLIC WORKS (ENGINEERING & CONSTRUCTION) AT 240-313-2400 AND WASH. CO. SCD AT (301) 787-6821 EXT. 3 TO SCHEDULE A FINAL SITE CLOSURE REVIEW MEETING.
- REMOVE CONTROL AND STABILIZE AREAS OF REMOVAL.



NOTES:

- TRANSVERSE EXPANSION JOINT TO BE PLACED AT INTERVALS NOT TO EXCEED 40 FT. AND LOCATED OPPOSITE EXPANSION JOINT IN CURB.
- CONCRETE FOR CURB & SIDEWALK CONSTRUCTION SHALL BE MD S.H.A. STANDARD MIX NO. 3 WITH A 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
- SIDEWALK BETWEEN EXPANSION JOINTS SHALL BE DIVIDED INTO 5' BLOCKS BY TRANSVERSE CUTS.
- 1/2" BITUMINOUS EXPANSION JOINT FILLER REQUIRED ONLY WHEN SIDEWALK IS AGAINST BUILDINGS OR OTHER FIXED OBJECTS.

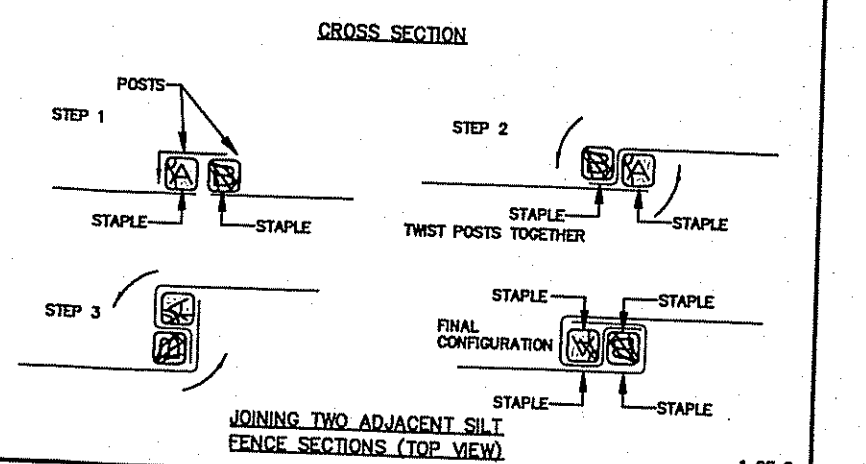
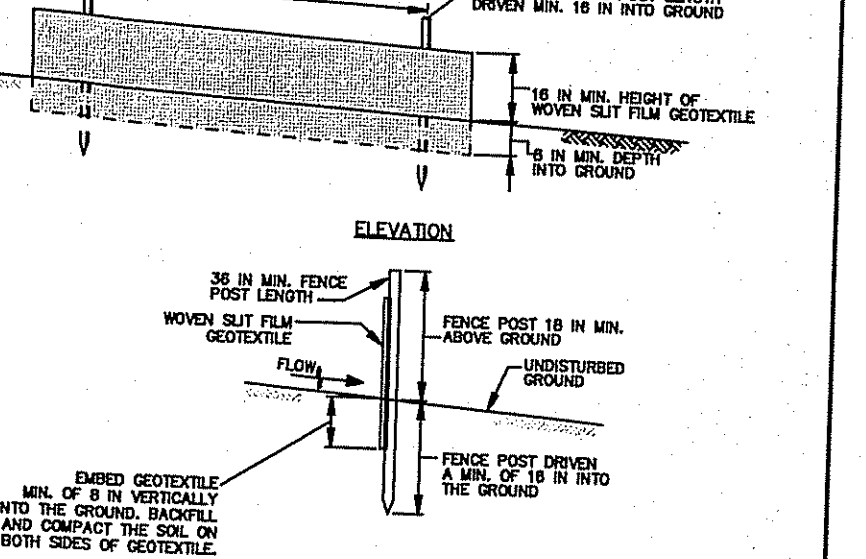
STANDARD CONCRETE DETAILS
TYPICAL CURB & SIDEWALK SECTION



- ### CONSTRUCTION SPECIFICATIONS
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE ENTRANCE. THE MINIMUM LENGTH OF 10 FEET (3.0 METERS) FOR SINGLE RESIDENCE LOTS, USE MINIMUM WIDTH OF 10 FEET. PLACE SIDE TO SIDE MINIMUM AT THE EXISTING ROAD TO PROVIDE TURNING RADIUS.
 - PIPE ALL SURFACE WATER FLOWING TO OR DIVERGED TOWARD THE SITE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SITE WITH A MOUNTABLE BEAM WITH 5.1 INCHES OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS NOT LOCATED AT A HIGH SPOT. WHEN THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CORRECT, A PIPE IS NOT NECESSARY. A MOUNTABLE BEAM IS REQUIRED WHEN THE SIZE IS NOT LOCATED AT A HIGH SPOT. WHEN THE SIZE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CORRECT, A PIPE IS NOT NECESSARY. A MOUNTABLE BEAM IS REQUIRED WHEN THE SIZE IS NOT LOCATED AT A HIGH SPOT.
 - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) ON EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SITE.
 - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAR SURFACE. MAINTAIN BEAM, AND TRUCKED ONTO ADJACENT ROADWAY BY VEHICLES, SCRAPERS, AND FOR SPEEDING. WASHING ROADWAY TO REMOVE MUD TRACKS ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS MUD WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE
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DETAIL E-1 SILT FENCE



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE
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DETAIL E-1 SILT FENCE

- ### CONSTRUCTION SPECIFICATIONS
- USE WOOD POSTS 1 1/2" x 1 1/2" x 8' (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOOD POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
 - USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 5 FEET APART.
 - USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTENED TO THE GROUND BY DRIVING 18 INCH MINIMUM INTO GROUND NO MORE THAN 5 FEET APART.
 - PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 - EMBED GEOTEXTILE A MINIMUM OF 6 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FENCE.
 - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
 - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNED TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS UP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTATE FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE
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 - EMBED GEOTEXTILE A MINIMUM OF 6 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FENCE.
 - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
 - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNED TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS UP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTATE FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	2011	MARYLAND DEPARTMENT OF ENVIRONMENT NATURAL RESOURCES CONSERVATION SERVICE
---	------	--

DETAIL E-1 SILT FENCE

- ### CONSTRUCTION SPECIFICATIONS
- USE WOOD POSTS 1 1/2" x 1 1/2" x 8' (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOOD POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
 - USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 5 FEET APART.
 - USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTENED TO THE GROUND BY DRIVING 18 INCH MINIMUM INTO GROUND NO MORE THAN 5 FEET APART.
 - PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 - EMBED GEOTEXTILE A MINIMUM OF 6 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FENCE.
 - WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN, OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
 - EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNED TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
 - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS UP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTATE FENCE.

FOX

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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
82 WORMANS MILL COURT
SUITE "C"
HAGERSTOWN, MD. 21740
PHONE: (301) 733-8503
or (301) 416-7250
FAX: (301) 733-1853
www.foxassoc.com

DATE: 10-15-13
REVISION: 1

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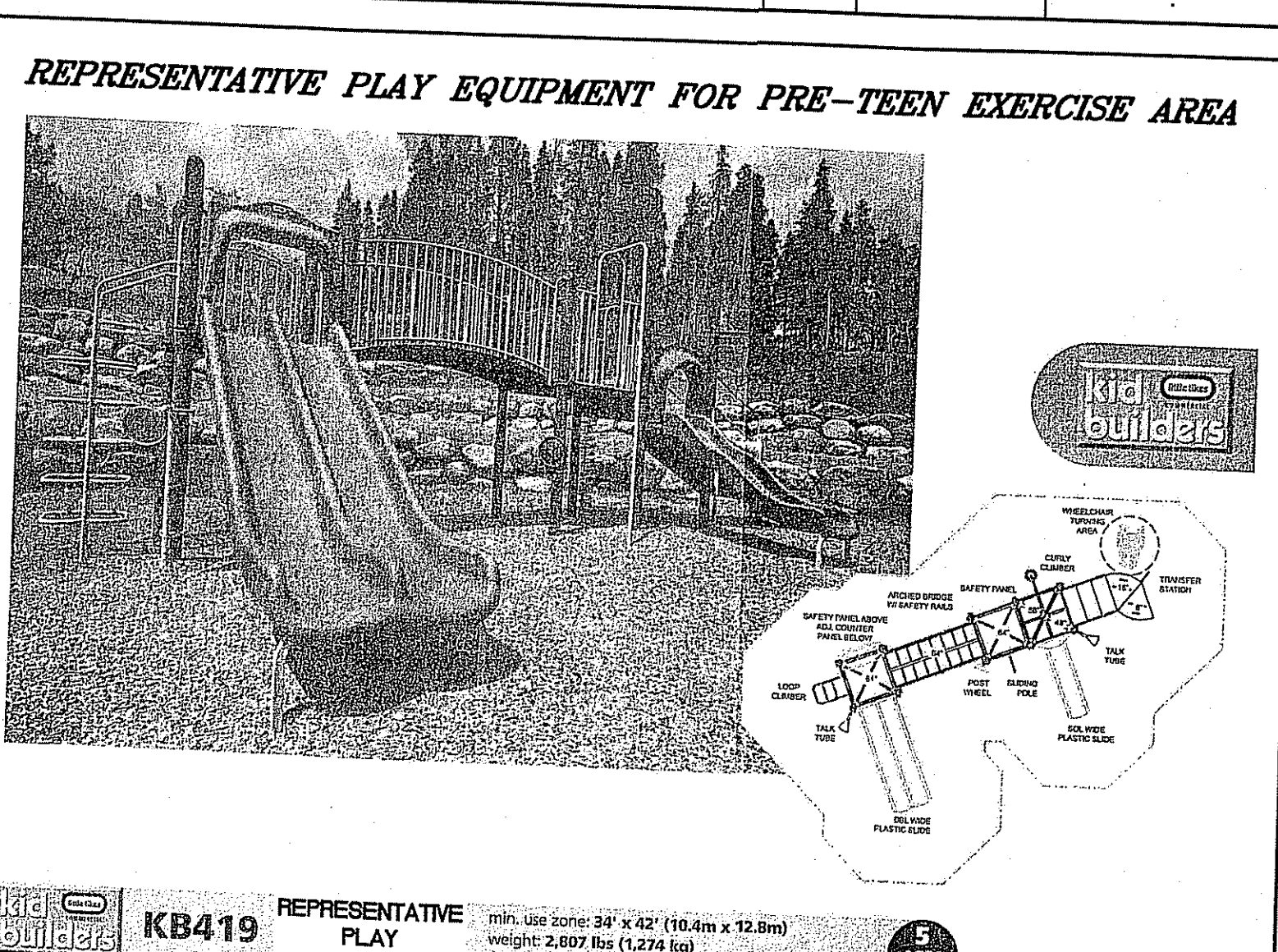
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REVISION: 1

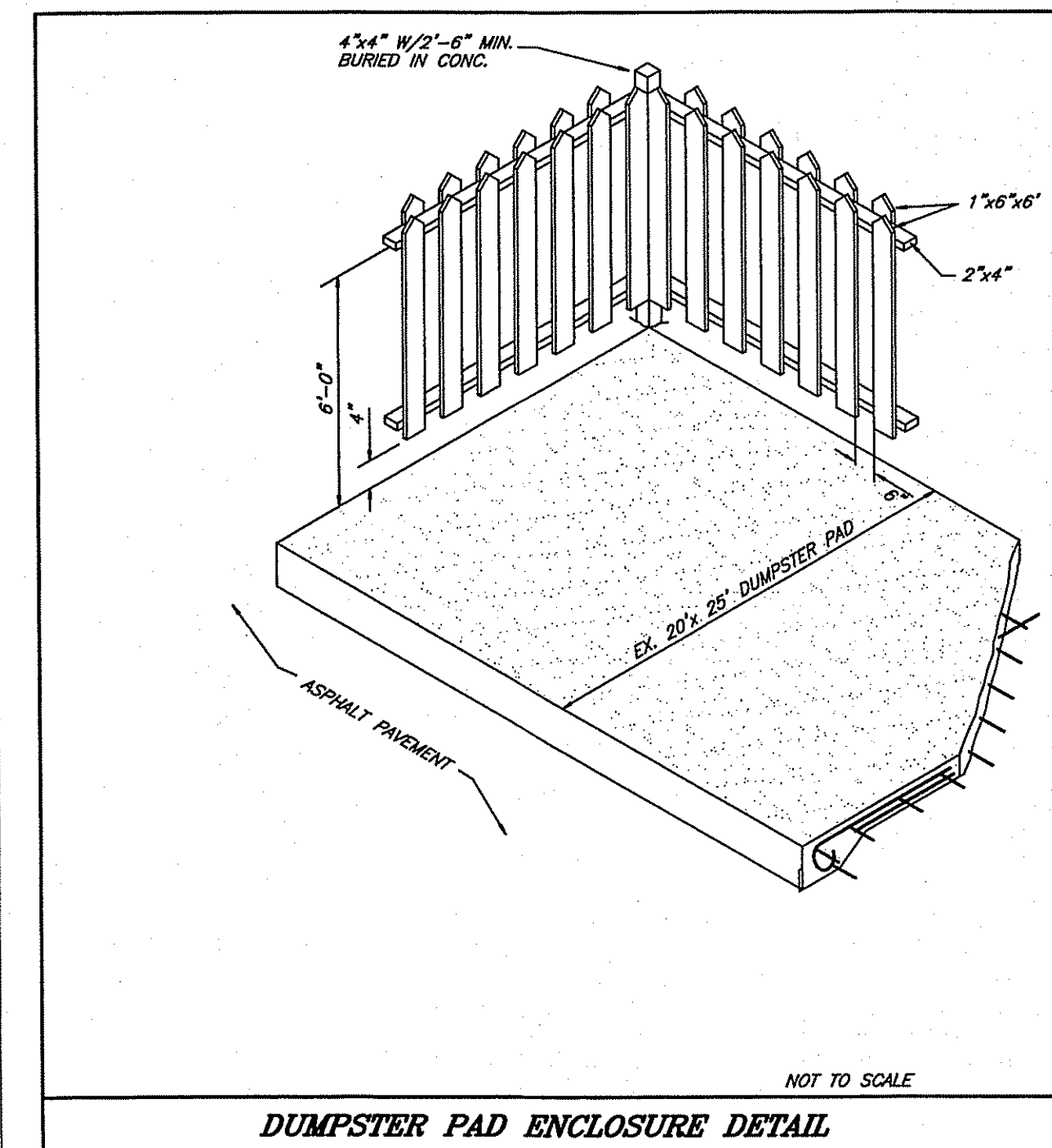
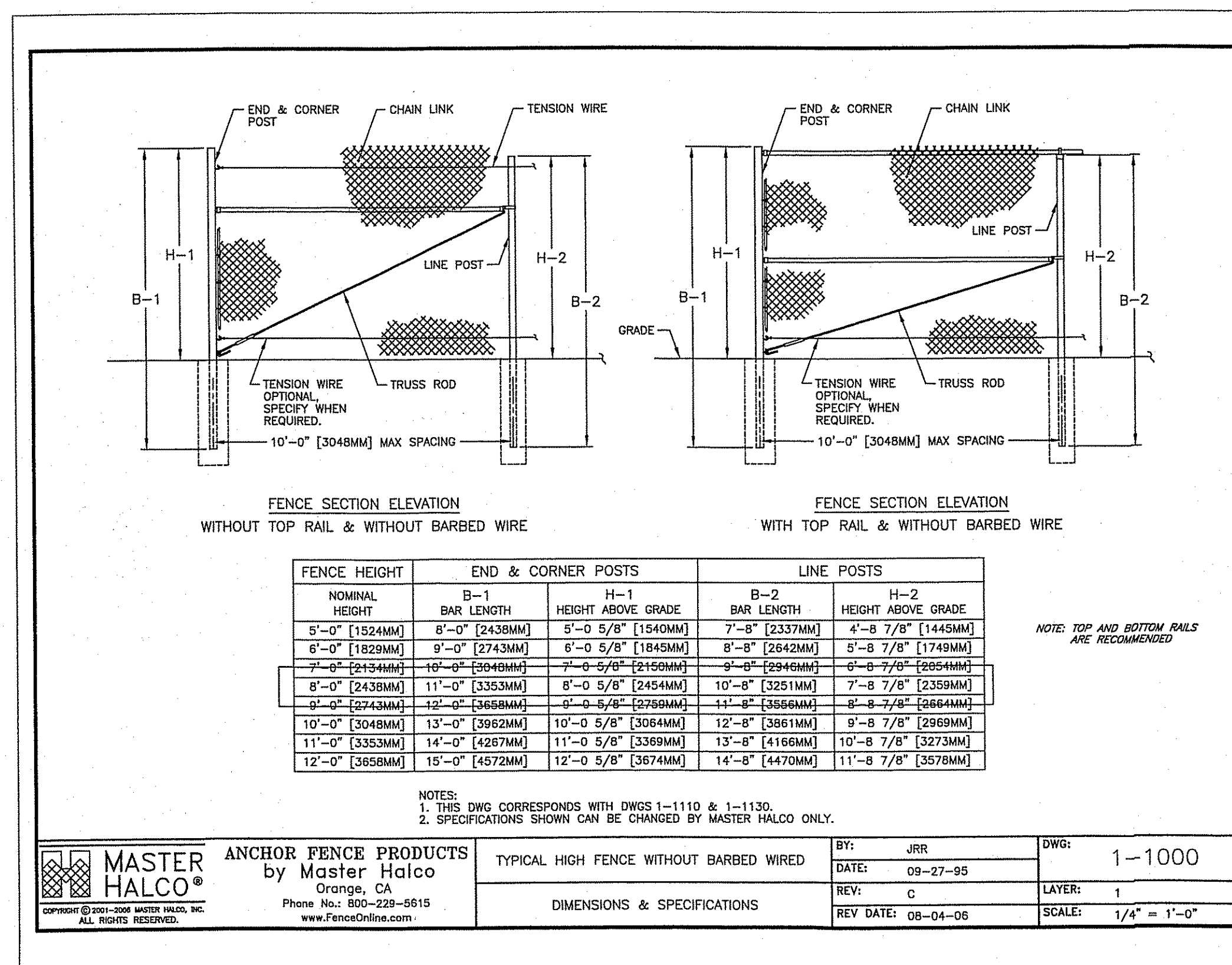
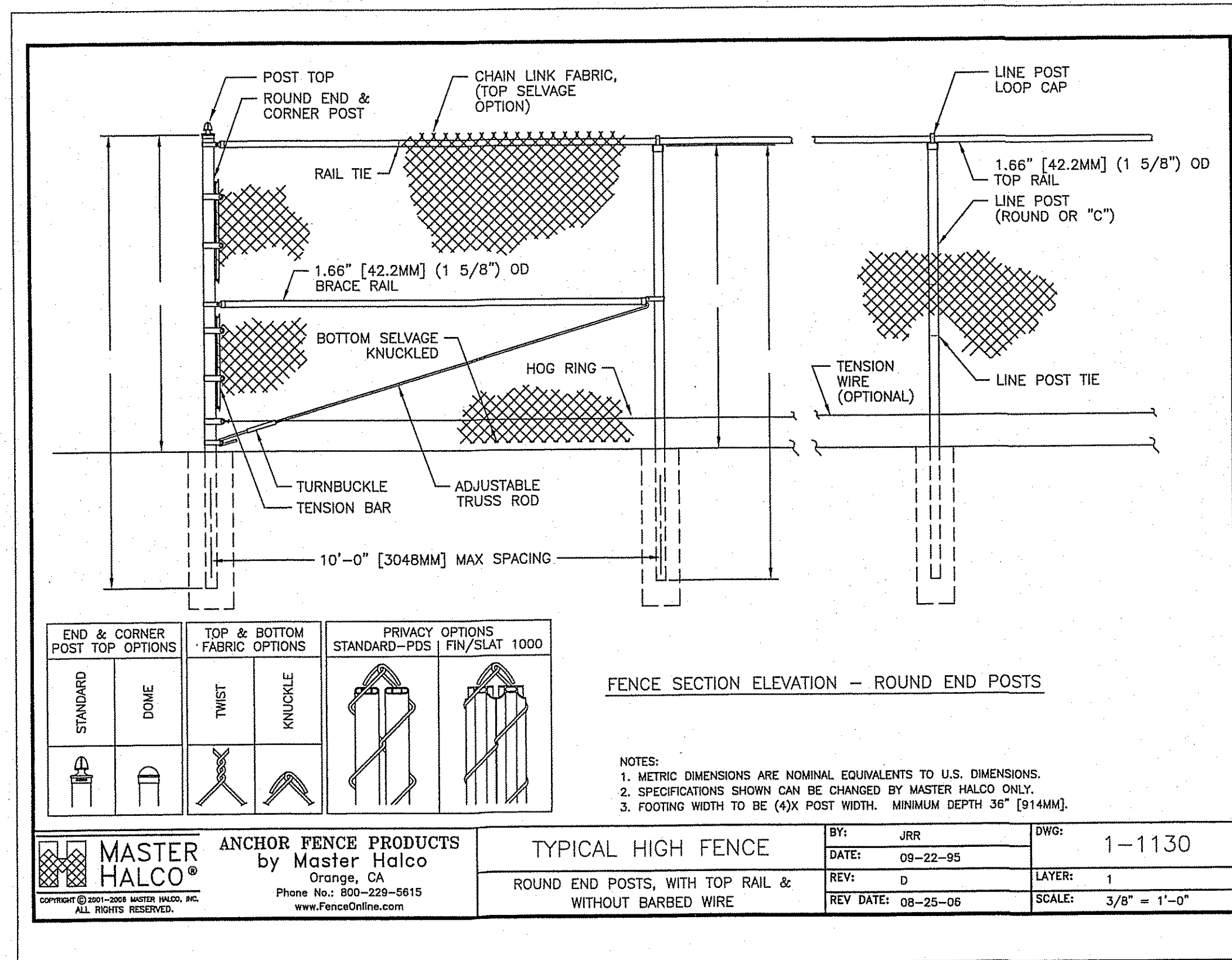
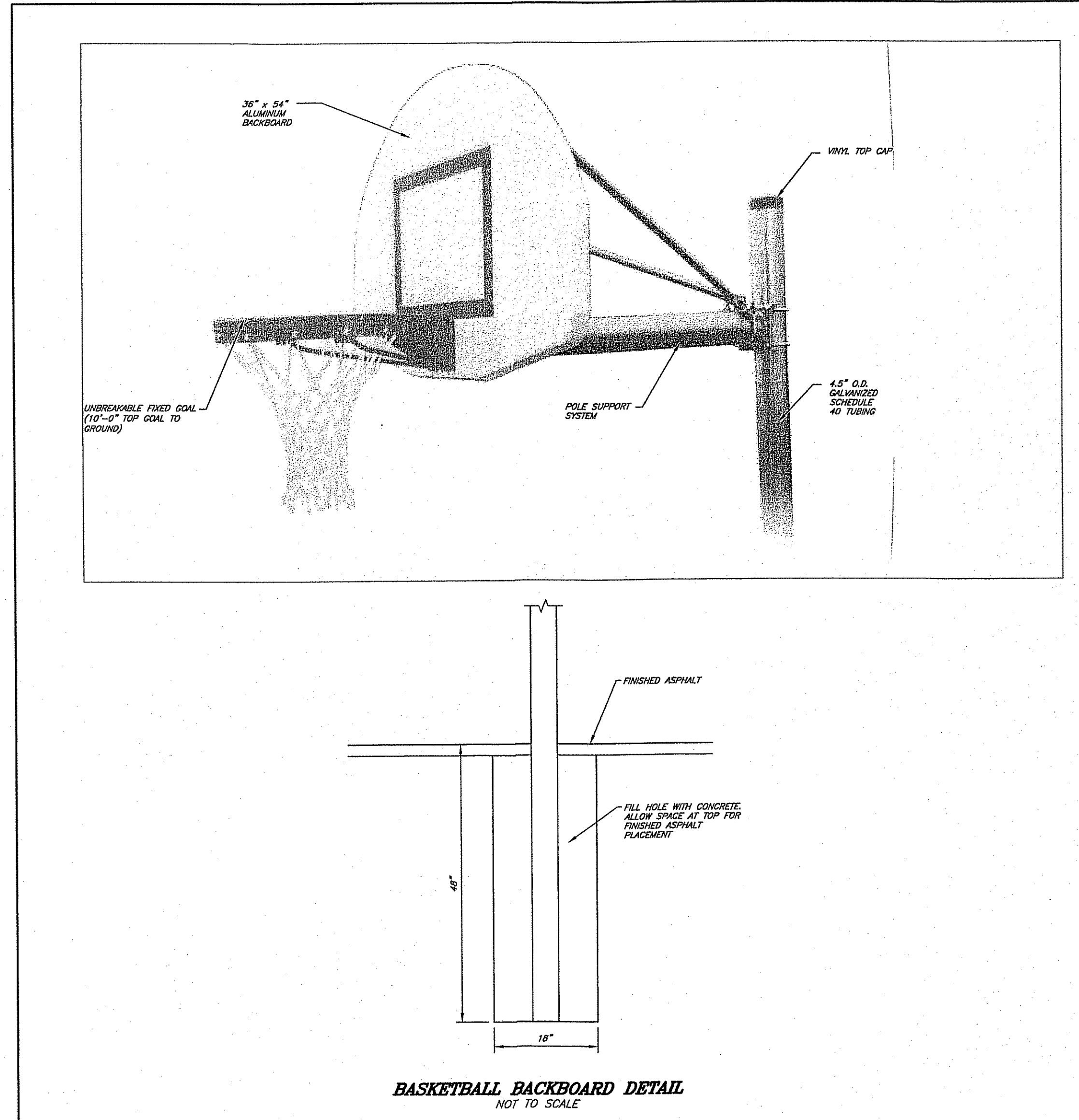
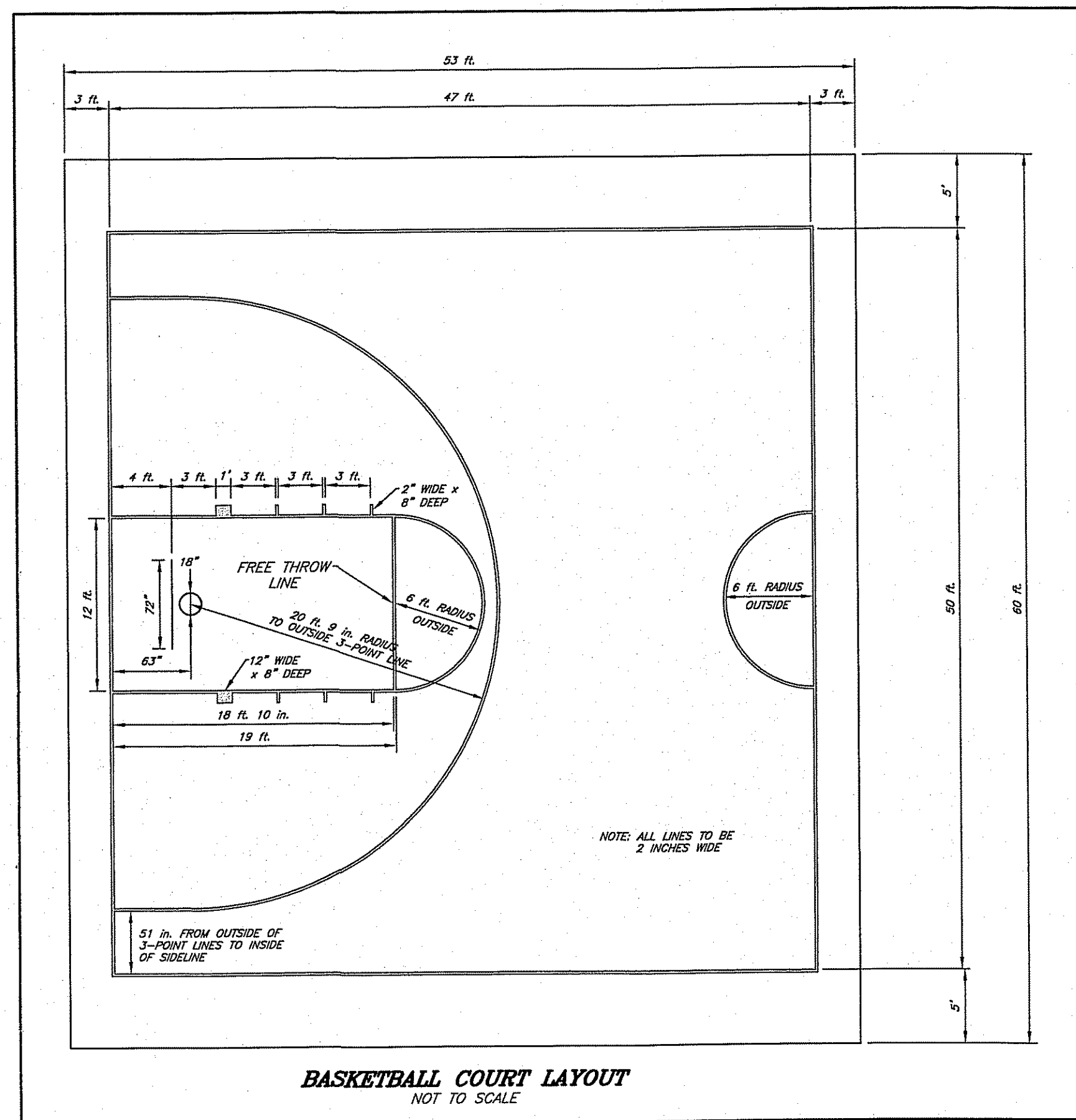
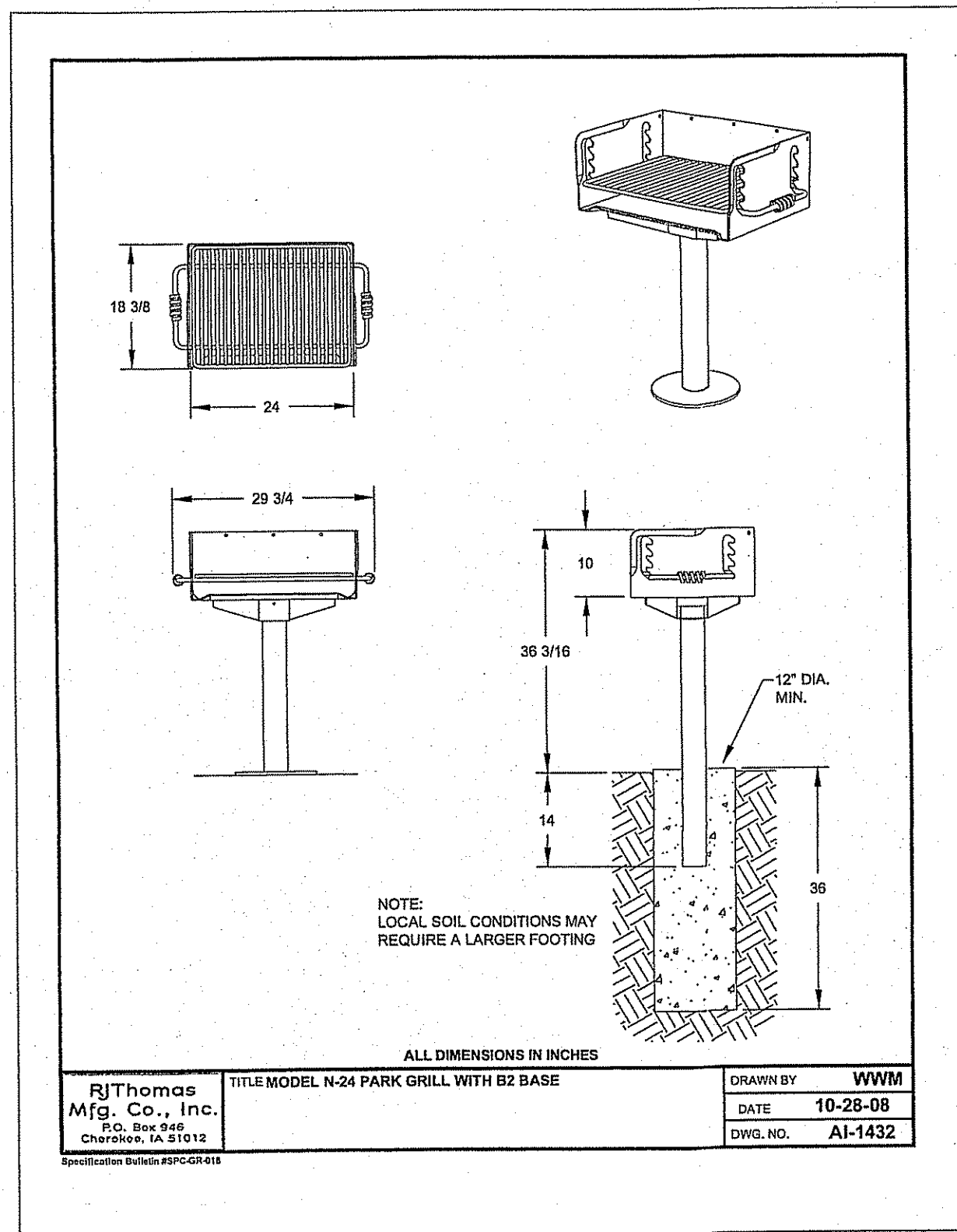
DATE: 10-15-13
REVISION: 1

DATE: 10-15-13
REVISION: 1

DATE: 10-15-13
REVISION: 1



NOTE: EACH PLAY AREA TO ALSO RECEIVE TWO (2) BENCHES FOR ADULTS



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 PHONE: (301) 733-8503
 or (301) 416-7250
 FAX: (301) 733-1853
 Email: foxasso@foxassociatesinc.com
 www.foxassociatesinc.com

DRAWN BY
 RETISION
 DATE

SITE DETAILS
ROSEWOOD P.U.D.
REVISED PHASE II-A
 SITUATED ON THE NORTH SIDE OF ROBINWOOD DRIVE
 ELECTION DISTRICT 18
 WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN
 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.: _____ EXP. DATE: _____
 PROJECT NO.: 12-30898
 DRAWING NO.: D-50376
 DATE: FEB. 2016
 DRAWN BY: R.L.B.
 CHECKED BY: G.S.P.

SHEET 3A OF 3

SP-16-002



**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...: FAHRNEY-KEEDY HOME & VILLAGE - COMM. CTR. & ADULT DAYCARE CTR.
NUMBER.....: SP-16-004

OWNER.....: FAHRNEY-KEEDY MEMORIAL HOME, INC.
LOCATION.....: 02192016
DESCRIPTION..: PROPOSED COMMUNITY/ ADULT DAYCARE CENTER REV 1

ZONING.....: RB-E RURAL BUSINESS EXISTING
COMP PLAN...: AG Agriculture
PARCEL.....: 06324011600000
SECTOR.....: 2
DISTRICT....: 6

TYPE.....: CM
GROSS ACRES.: 1.06
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 02/17/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$803.00

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 13% 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.: 24 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 24
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: n/a

SOLID WASTE DISPOSAL PLANS....: EXISTING DUMPSTER
 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
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:0
 COUNTY HISTORIC INVENTORY SITE #: II061, I
 ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: 6 MILES TO STATION: 0
 AMBULANCE DIST: 69 MILES TO STATION: 0

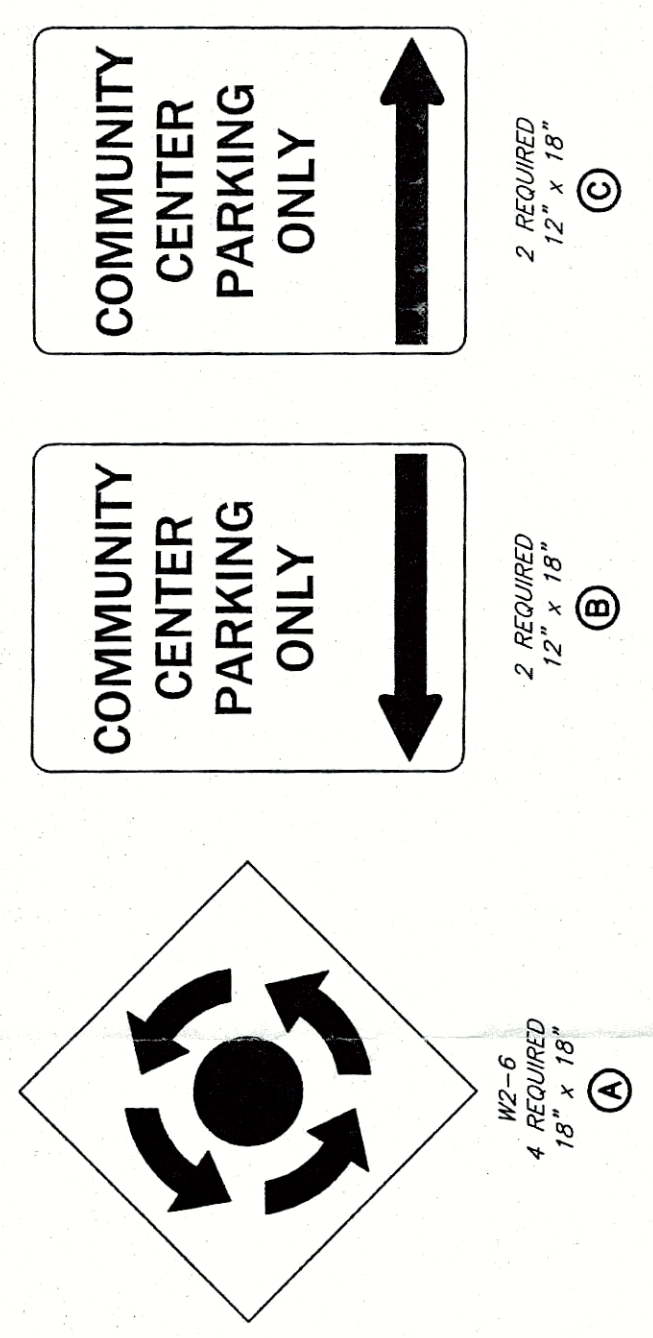
COMMENTS:
 PROPOSED COMMUNITY/ ADULT DAYCARE CENTER REV 1

SITE DATA

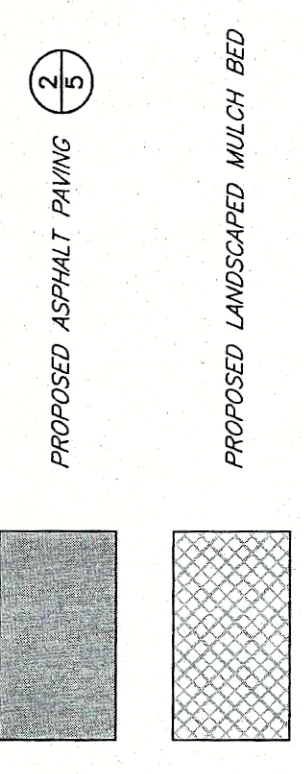
TAX MAP/PARCEL: 63/116
PARCEL AREA: 86.8 Ac. ±
SECTION: 6 & 16
LOCAL BUSINESS EXISTING
MUSEUM/RECREATION/ADULT DAYCARE CTR.
PURPOSE OF PLAN: COMMUNITY CTR. & ADULT DAYCARE CTR.
EXCISE TAX CLASSIFICATION: NON-RESIDENTIAL, NON-RETAIL
HOURS OF OPERATION: 9 AM - 9 PM/7 DAYS/WEEK
EXISTING IMPERVIOUS AREA (AFTER WATER TOWER PROJECT): 159,800 S.F. = 4.2%
BUILDING AREA: 218,600 S.F. = 5.8%
ASPHALT PARKING/DRIVES/SIDEWALKS: 378,400 S.F. = 8.69 Ac. = 10.0%

PROPOSED NEW IMPERVIOUS AREA: 6,531 S.F.
COMMUNITY CENTER FOOTPRINT: 327 S.F.
ROUND-ABOUT CURB/BRICK PAVERS: 2,899 S.F.
ASPHALT ADDITIONS: 4,860 S.F.
CONCRETE SIDEWALKS/PATIO: 9,622 S.F.
IMPERVIOUS COVER REMOVED (SIT. 2): 9,622 S.F.
NET INCREASE: 4,994 S.F. = 0.11 Ac. = 0.13%
PROPOSED BUILDING HEIGHT: 30'
No. of EMPLOYEES: 5
COMM. CTR. 6442/400 = 16
DAYCARE CTR. MAX ENROLLMENT 40/2 = 8
TOTAL REQUIRED = 24
15 EXISTING SPACES TO BE ALLOCATED
9. PROPOSED
TOTAL PROVIDED = 24
NO CHANGE (AUTOMOBILE)
FREIGHT & DELIVERIES: NO CHANGE (AUTOMOBILE)
SITE USERS TRANSPORT: PRIVATE WELLS
WATER: PRIVATE WELLS
WASTEWATER TREATMENT PLANT: 400 CPD
PROJECTED SEWAGE FLOW: 600 200 COTTAGE REMOVED = 400 CPD
SOLID WASTE STORAGE & DISPOSAL: NO CHANGE (EXISTING TRASH DUMPSTERS)
PROJECTED EMISSIONS: NONE
PROJECTED LIGHTING: 42" HIGH LOW INTENSITY BOLLARD LIGHTS
PROPOSED SIGNAGE: BUILDING MOUNTED LETTERS ONLY

SIGN LEGEND

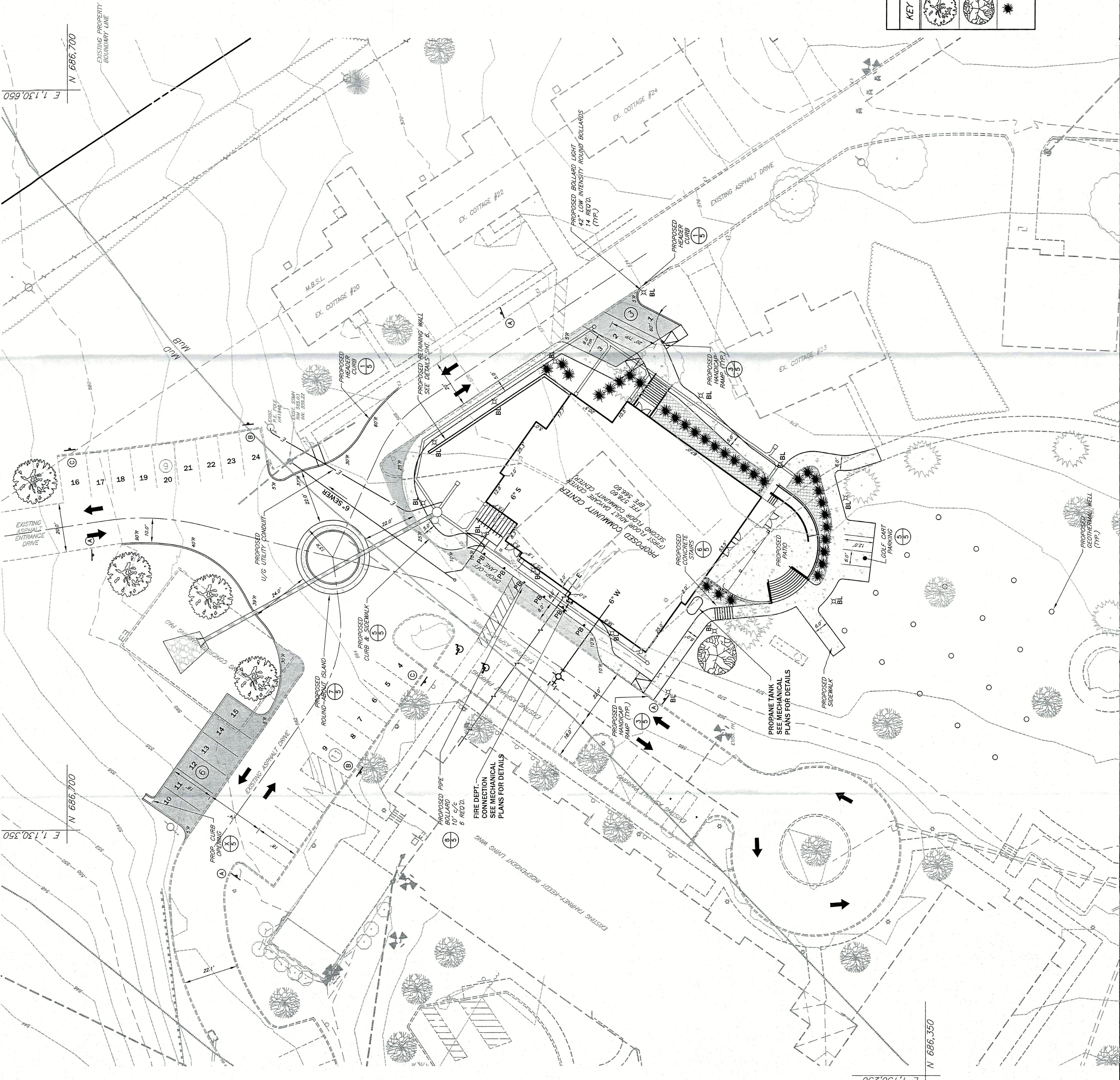


HATCH LEGEND



LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	2 1/2" CAL. MIN.	8488 OR CONTAINER
	PRUNUS SERRULATA 'KAWAZUMI'	KWAZUMI FLOWERING CHERRY	1	2" CAL. MIN.	8488 OR CONTAINER
	PRUNUS LAUROCERASUS 'OTTO LUHMEN'	OTTO LUHMEN ENGLISH LAUREL	33	30"-36" SPREAD (PLANTED 5 G.C.)	8488 OR CONTAINER



N 686,350
E 1,130,250



**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...: PEN-MAR REGIONAL ASSOCIATION OF REALTORS- LOT 4- BREEZEHILL DR.
NUMBER.....: SP-14-049

OWNER.....: PEN-MAR REGIONAL ASSOCIATION OF REALTORS, INC.
LOCATION.....: SOUTHSIDE OF BREEZE HILL DRIVE
DESCRIPTION..: SITE PLAN FOR PROPOSED OFFICE

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: IF Industrial Flex
PARCEL.....: 01017014300000
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: CM
GROSS ACRES.: 2.2
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: RENN ENGINEERING, INC.
RECEIVED....: 11/25/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$860.00

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 35% 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.: 65 LOADING AREAS MEET REQUIREMENTS..: Y
 PARKING SPACES-MINIMUM REQD.: 37
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

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

SOLID WASTE DISPOSAL PLANS....: DUMPSTER
 MATERIALS STORED ON SITE.....: NO

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

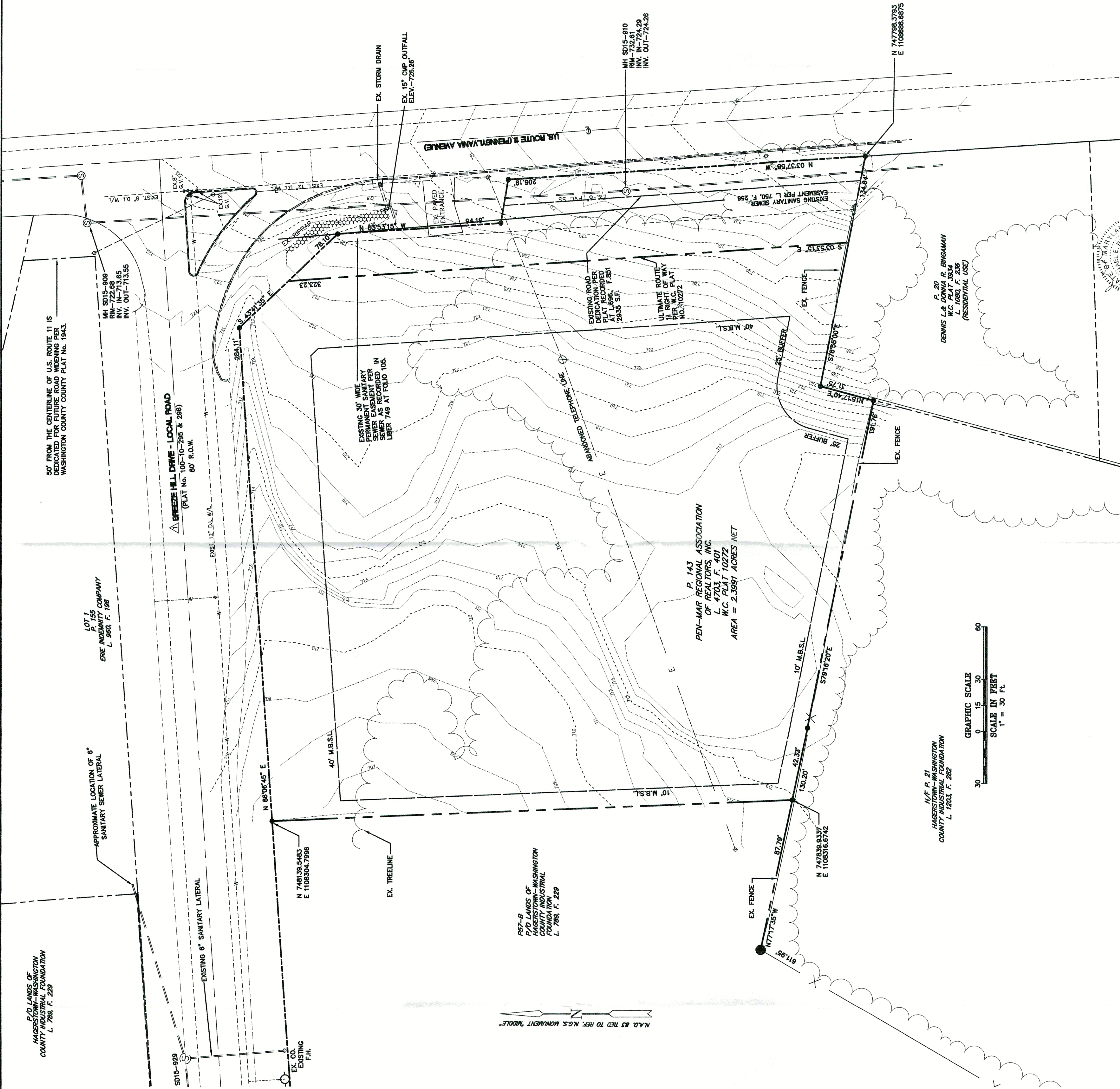
1
 2
 3
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 6
 7
 8
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 10

NUMBER OF ACCESS POINTS:0
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

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

COMMENTS:
 SITE PLAN FOR PROPOSED OFFICE

FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED FOR THIS LOT.
 FOREST ACREAGE REQUIREMENTS FOR THIS LOT WILL BE MET BY
 RETAINING EXISTING OFF SITE FOREST IN THE TOWN OF HANCOCK.
 THIS WAS APPROVED BY THE PLANNING COMMISSION IN MARCH 2013
 FP-13-001.PROPOSED OFFICE FOR REGIONAL ASSOC OF REALTORS
 REV 2



EX-CONDITIONS

9					4
8					3
7					2
6					1
5					No.

REVISION	DATE	APPD	SCALE	1"=30'
REMOVED PER AGENCY COMMENT	M.E.R. 12/18/14	S.C.C.	DATE	09/30/14
BY				
DATE				
DATE				
DATE				

RENN ENGINEERING, INC.
ENGINEERS
PLANNERS
SURVEYORS

934 SWEENEY DRIVE
HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-739-5660 OR 240-347-4900
EMAIL: ADMIN@RENNENGINEERING.COM

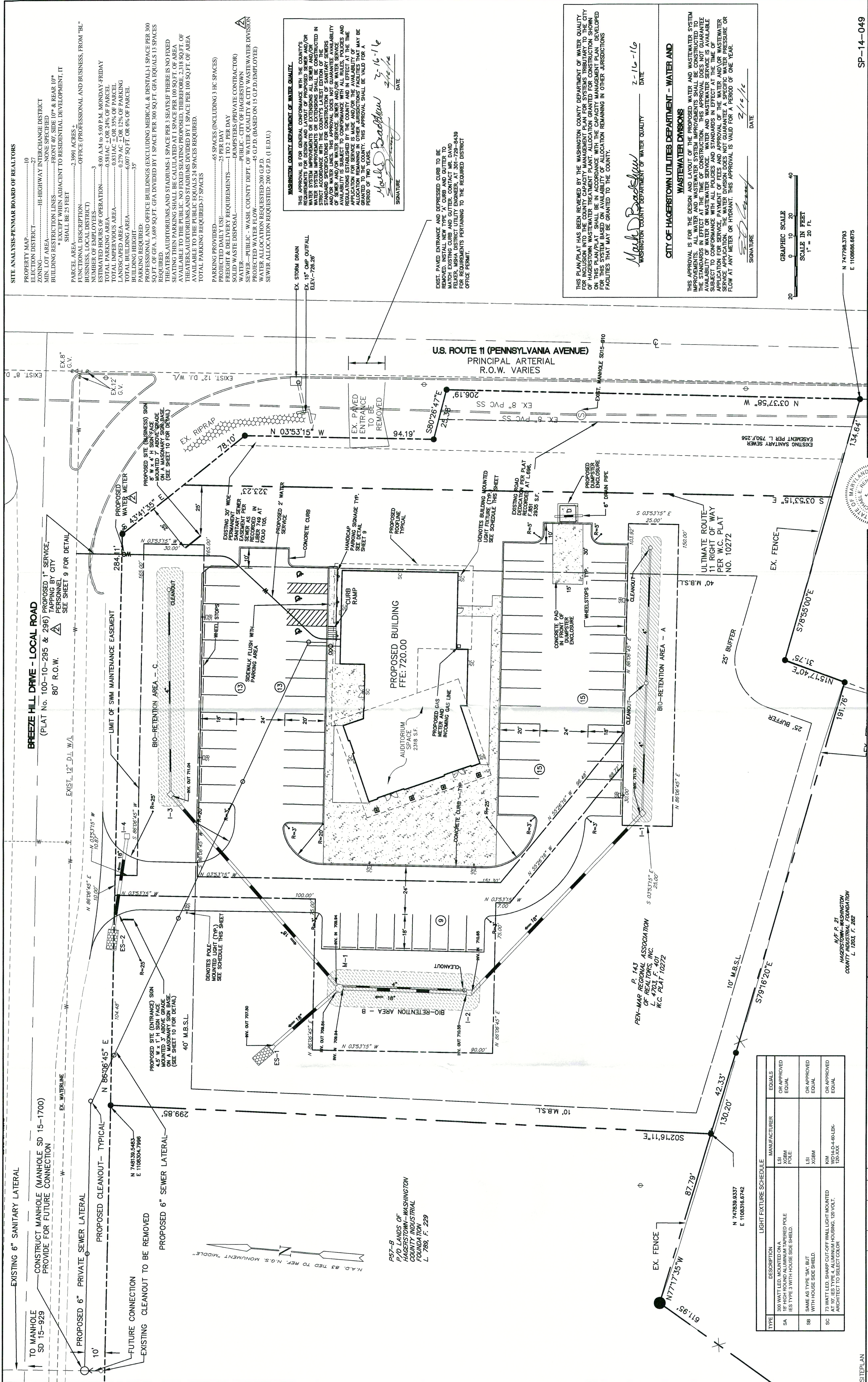
PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND I AM
A LICENSED PROFESSIONAL ENGINEER
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND.
MICHAEL E. RENN
LICENSE No. 28556
EXPIRATION DATE: 7/25/2015



EXISTING CONDITIONS PLAN
PEN-MAR REGIONAL ASSOCIATION OF REALTORS, INC.
LOT 4 - BREEZE HILL DRIVE
PROPERTY MAP 10 BLOCK 17 PARCELS 143 ELECTION DISTRICT 27 WASHINGTON COUNTY, MARYLAND

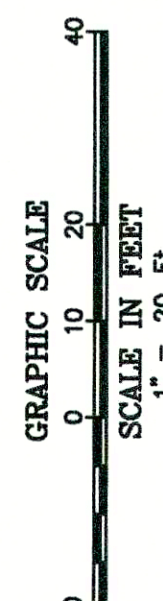
SP-14-049

SHEET NO.	2	OF	10
PROJECT NO.	141017		
FILE NO.	B-2001		



WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEMS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY
DATE: 2-16-16
SIGNATURE: Mark D. Bradshaw
CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER AND WASTEWATER DIVISIONS
THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MICHAEL E. RENN
LICENSE NO. 26556
EXPIRATION DATE: 7/23/2015

RENN ENGINEERING, INC.
PLANNERS
934 SWEENEY DRIVE SUITE 7 HAGERSTOWN, MARYLAND 21740
TELEPHONE 301-239-5660 OR 240-327-4890
EMAIL: ADMIN@RENNENGINEERING.COM

DATE	BY	DATE	BY	DATE	BY
09/20/13	J.W.B.	09/20/14	J.W.B.	09/20/14	J.W.B.
09/20/14	M.E.R.	01/13/16	M.E.R.	09/20/14	M.E.R.
09/20/14	M.E.R.	12/18/14	S.C.C.	09/20/14	S.C.C.
09/20/14	S.C.C.	09/20/14	S.C.C.	09/20/14	S.C.C.
09/20/14	S.C.C.	09/20/14	S.C.C.	09/20/14	S.C.C.

TYPE	DESCRIPTION	MANUFACTURER	EQUALS
SA	300 WATT LED MOUNTED ON A 18" HIGH ROUND ALUMINUM PAPERED POLE (IES TYPE 3 WITH HOUSE SIDE SHIELD)	LSI	OR APPROVED EQUAL
SB	SAME AS TYPE SA, BUT WITH HOUSE SIDE SHIELD	LSI	OR APPROVED EQUAL
SC	73 WATT LED, SHARP CUT-OFF WALL LIGHT MOUNTED AT 10' LES TYPE 4, ALUMINUM HOUSING, 120 VOLT, ARCHITECT TO SELECT COLOR	KIM	OR APPROVED EQUAL

SITE PLAN / UTILITY PLAN
PEN-MAR REGIONAL ASSOCIATION OF REALTORS, INC.
LOT 4 - BREEZE HILL DRIVE
SP-14-049
SHEET NO. 3 OF 10
PROJECT NO. 141017
FILE NO. B-2001
WASHINGTON COUNTY, MARYLAND
ELECTION DISTRICT 27
PARCELS 143
BLOCK 17
PROPERTY MAP 10
DATE: 7/23/2015



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

FOREST BANK APPLICATION

Forest Bank #: FBK 16-002 Date Submitted: _____Forest Bank Name: Shifler Date approved to begin debiting: _____

PROPERTY OWNER INFORMATION

Property Owner(s):	<u>Shifler</u>	<u>Michael</u>	<u>Hubert</u>
(List all)	Last	First	Middle
	<u>Shifler</u>	<u>Beth</u>	<u>Diane</u>
	Last	First	Middle
	_____	_____	_____
	Last	First	Middle

CONTACT PERSON / AGENT

Contact Person Name: Michael H. ShiflerBusiness Name: Fox & Associates, Inc.Address: 981 Mt. Actna Road Phone: (301) - 730 - 0090City: Hagerstown State: MD Zip: 21740

FOREST BANK INFORMATION

Location Tax Map: 62 Grid: 0024 Parcel: 265 Lot: _____ Election District: 06Property ID Number: 026214 Liber: 2669 Folio: 338 Plat: 8651Sub Watershed: Antietam CreekTotal Acres Committed: 18.60 Total Acres Retained Forest: 18.60 Afforested: —Physical Characteristics: ☒ Stream Buffer ☒ Steep Slopes _____ Other: _____

FOREST BANK INSPECTION INFORMATION

Date Application Submitted: _____ Site Inspection Date: _____ Approved _____ Denied _____

Date Establishment Plan Submitted: _____ Approved _____ Denied _____

Date of Bond Certification: _____ FB- _____ Carrier: _____

Site Inspection Dates – Initial _____ 12 Month _____ 24 Months _____

Certification: By signing below, I agree, under penalties of perjury that all parties with ownership interests in the subject property have been notified of and agreed to the assignment of this easement for the reasons stated in the Forest Bank / Off-Site Reserve Agreement.

x Michael H. Shifler x Beth D. Shifler 4-4-16
Property Owner's Signature Date

FOREST STAND DELINEATION

FOR:

**Michael Shifler
19139 Swinging Bridge Road
Boonsboro, MD 21713**

BY:

**FOX & ASSOCIATES, INC.
981 MOUNT AETNA ROAD
HAGERSTOWN, MARYLAND 21740**

January, 2016

TABLE OF CONTENTS

Section One	Executive Summary
Section Two	Purpose/Methodology
Section Three	Results

Soils
Streams
Wetlands
Rare, Threatened, and Endangered Species
Forests

Section Two

PURPOSE

The purpose of this report is to conform to submission requirements for Forest Stand Delineation as set forth by the Washington County Forest Resource Ordinance. The content of this report delineates, test for, and determines, the condition of the various natural resource elements found on site as defined in the State of Maryland Forest Conservation Technical Manual. This report will also delineate the forest stands found on the subject property and determine relative size, health, composition, density and dominant species in accordance with the State of Maryland Forest Conservation Manual.

METHODOLOGY

The methodologies used in this delineation were those procedures referenced in the state forest conservation technical manual, third edition (1997). Variable plot sampling was used for sampling understory trees. Sampling was done at a rate of one plot per four acres of forest stand area. Fixed plot sampling was used to collect forest structure data.

Section One

EXECUTIVE SUMMARY

The subject property is found in the Boonsboro Election District No. 6 in Washington County, Maryland. The property is defined on tax map 62, parcel 265 totaling 36.6 acres. The site is located along the south side of Swinging Bridge Road, north of Boonsboro, Maryland. The site is bound on the north by Swing Bridge Road. On the west side it is bound by the Antietam Creek. On the south and east sides the parcel is joined by residential and agricultural parcels. The subject parcel and the adjoining parcels are zoned EC – Environment Conservation. This report is intended to meet the criteria for Forest Stand Delineation in accordance with the approved Washington County Forest Resource Ordinance.

The current use of the property is residential. The site is partial developed at this time containing one residential home surrounded by fields and approximately 18.6 acres of woods. The site is composed of one parcel, parcel 265 on tax map 62. The subject site contains no rare, threatened or endangered species of plants or animals. None were observed on the site. The N.W.I. wetland maps indicated no wetlands on the subject site and none were observed. There is a mapped flood plains on the site as shown on Flood Insurance Rate Map 240070 0090B A. The topography shown was taken from high level county photography and supplied by Washington County. The site is zoned Environmental Conservation (EC).

Section Three

RESULTS

SOILS

The soils are described accurately on the plan. The soils are upland soils with limestone parent materials.

STREAMS

The subject property does contain a portion of a floodplain as per FEMA map number 240070-0160-A dated 5/1/78. The flood plain is for the Antietam Creek. No blue line streams were shown on U.S.G.S. quad sheet Funkstown, MD. The Washington County Soil Survey (2002) does indicate a blue line streams on site. The stream appears on the southwestern portion of the property. The stream flows in a westerly direction toward the Antietam Creek. The stream appears to be ephemeral in nature. The drainage for the stream is approx. 22 acres and does not meet the criteria for a stream buffers due to there being no evidence of persistent flow and no well defined channel. A portion of the stream is located in an area having slopes greater than 25% , this section would require a stream buffer. The site is located in the Upper Potomac watershed and flow directly to the Antietam Creek.

WETLANDS

No wetlands were indicated on the N.W.I. maps and none were observed.

RARE, THREATENED, OR ENDANGERED SPECIES

There is no known habitat of federally threatened or endangered species on this site, as identified by the U.S. Fish and Wildlife service per 50 CFR 17.

HISTORICAL USE

There are no known historical or archeological properties within this site.

SITE DESCRIPTION (FIELDS & FORESTS)

Stand 1 encompasses 7.7 acres of forest. Stand 2 encompasses 10.9 acres of forest. The remaining portion of the property is fallow fields and a maintained grass area around the residence.

FOREST AREA

The site contains two forested areas of 7.7 acres and 10.9 acres both containing mainly hardwoods. There is no observable evidence of forest management practices on this site. Disease and defoliating insects were not observed to be a significant problem anywhere on-site.

The total forest stands are 18.6 Ac. in size. It consists of a primary mixture of Hickory, Oak, Beech, Black Cherry, Locust and walnut. The dominant size of over story is 12-19". The dominant tree species appears to be Hickory, Oak, Beech, Walnut, Black Cherry and Hackberry. There were no specimen trees in the sample areas but a few were observed and are noted on the plat. The specimen trees were sycamore and oak. The health of the overall stand appears to be good. Common understory species are Black Cherry, Black Locust, Hickory, Beech, Walnut, Hickory, and oak. Downed woody material was very limited. Tree of Heaven was observed and is noted as an invasive tree.

SOIL TYPES

- DsB DUFFLED SILT LOAM 3 TO 8 % SLOPES
DsC DUFFLED SILT LOAM 8 TO 15 % SLOPES
DsD DUFFLED SILT LOAM 15 TO 25 % SLOPES
Of OPEQUON ROCK OUTCROP COMPLEX 25 TO 65% SLOPES
RmC RYDER-DUFFLED CHANNERY SILT LOAM 8 TO 15% SLOPES
RmD RYDER-DUFFLED CHANNERY SILT LOAM 15 TO 25% SLOPES
W WATER

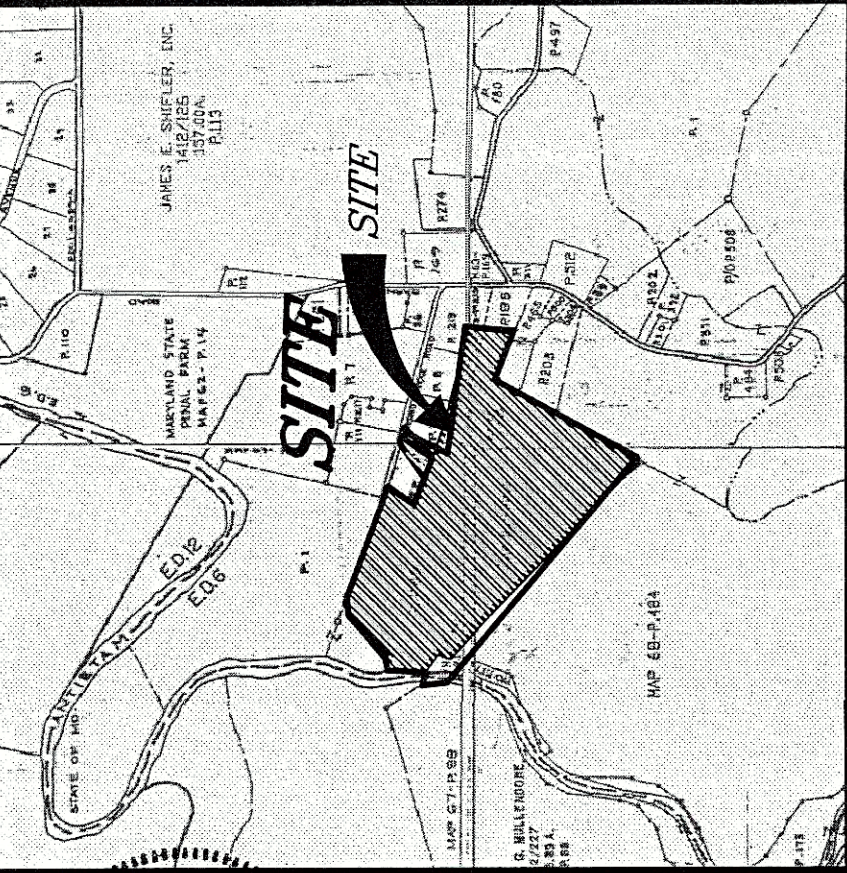
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT AND ACCORDANT WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01B AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

DATE 4-12-16 MARYLAND REG. NO. 10812 EXPIRES 3-11-18

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

DATE 4-12-16 JOHN MARK FREEM



VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 62
PARCEL 265
COPYRIGHT AOC THE MAP PEOPLE PERMIT USE NUMBER 20503114

LEGEND

- FOREST STAND NUMBER
FOREST SAMPLING PLOT
100 YEAR FLOODPLAIN
STREAM
SPECIMEN TREE
25% OR GREATER SLOPES
FORESTED AREA

NOTES:

1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A PREVIOUS SURVEY BY FOX & ASSOCIATES INC.
2. THE FOREST STAND DELINEATION FOR THE PROPERTY SHOWN HEREON WAS APPROVED BY THE WASHINGTON COUNTY PLAN REVIEW AND PERMITTING ON XXXXXXXX
3. THE PURPOSE OF THIS FOREST EASEMENT PLAN IS TO PROVIDE A BANK OF FOREST EASEMENTS TO HAVE AVAILABLE FOR FUTURE USE.

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE FINAL APPROVAL GOOD FOR SIX MONTHS FROM ABOVE DATE

PLAT No. _____
DATE _____
WASHINGTON COUNTY

EASEMENT PLAT

FOR FOREST BANKING

ON LANDS OF

MICHAEL & BETH SHIFLER

SITUATE ALONG THE SOUTH SIDE OF SWINGING BRIDGE ROAD WASHINGTON COUNTY, MARYLAND

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
FREDERICK, MARYLAND 21701
PHONE: (301)733-8603
FAX: (301)733-1853

DRAWN BY: DATE: 03-18-16

CHECKED BY: DATE: 03-18-16

SCALE: 1" = 200'

OWNER / DEVELOPER

MICHAEL SHIFLER
19139 SWINGING BRIDGE ROAD
BOONSBORO, MARYLAND 21713

ACREAGE TABULATION

TOTAL PARCEL AREA 36.61 Acres
TOTAL EXISTING FOREST COVER 18.6 Acres
TOTAL FOREST EASEMENT 18.72 Acres



GENERAL NOTES:

THE FOREST EASEMENT AREAS SHOWN HEREON HAVE BEEN IDENTIFIED BY A QUALIFIED FORESTER (WASHINGTON COUNTY FILE FS-16-001) AS MEETING THE DEFINITION OF A FOREST AS WRITTEN IN THE FOREST CONSERVATION ORDINANCE.

THIS SUBMISSION IS A PART OF AN APPLICATION TO ESTABLISH AN APPROVED FOREST MITIGATION BANK WITH THE WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS WHICH, WHEN APPROVED, WILL ALLOW CREDITS FOR FOREST MITIGATION WITHIN THE COUNTY FOR APPROVED DEVELOPMENT AS FOLLOWS:

THE FOREST BANK OWNER OF THIS EASEMENT SHALL COMPLY WITH DEPARTMENT PROCEDURES FOR

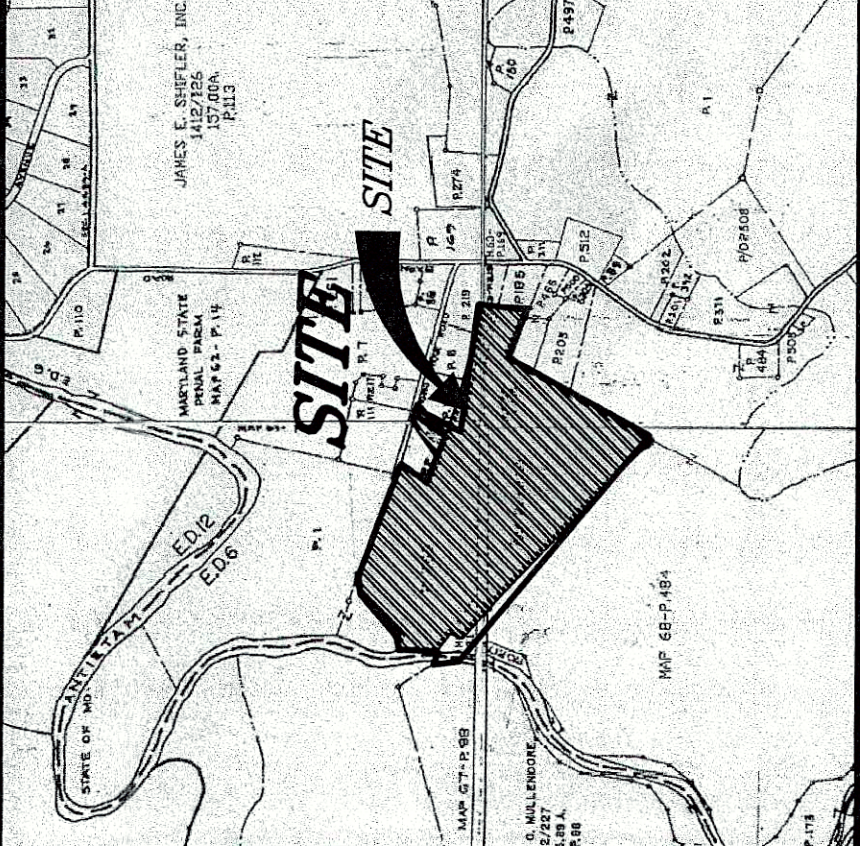
1. FOREST BANKING: IN ACCORDANCE WITH REGULATIONS PROULGATED UNDER THE MARYLAND STATE FOREST CONSERVATION ACT OF 1991 AND IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE OF WASHINGTON COUNTY, THE FOREST BANK OWNER IS HEREBY APPROVED TO PARTICIPATE IN THE FOREST BANKING PROGRAM.

2. GRANT OF FOREST CONSERVATION EASEMENT: THE FOREST BANK OWNER HEREBY AGREES TO SUBJECT A PORTION OF THE PROPERTY DESCRIBED IN EXHIBIT A TOTALING (18.60) ACRES, MORE OR LESS (THE "EASEMENT AREA"), TO THE TERMS AND CONDITIONS OF THE FOREST CONSERVATION EASEMENT (THE "EASEMENT"), EXECUTED AND RECORDED IN CONJUNCTION WITH THIS AGREEMENT.

3. RECORD KEEPING: UPON RECORDED OF THE EASEMENT, THE DEPARTMENT SHALL ESTABLISH A RECORD TO TRACK THE TOTAL ACREAGE SET ASIDE PURSUANT TO THE EASEMENT AND EACH DEBIT FOR FOREST CONSERVATION PURPOSES.

4. EASEMENT AREAS AVAILABLE FOR DEBITING: BEFORE THE DEPARTMENT APPROVES A DEBIT OR USE OF FOREST BANKING CREDITS, THE DEPARTMENT SHALL VERIFY FROM ITS INSPECTOR'S SITE REVIEW THAT THE CONDITIONS OF THE APPROVED FINAL FOREST CONSERVATION PLAN FOR THE EASEMENT AREA HAVE BEEN MET WITH REGARD TO ESTABLISHMENT OF PROTECTIVE FEATURES AND PLANTING SPECIFICATIONS; AND, THAT ANY "EXISTING FOREST" STILL MEETS THE DEFINITION OF "STANDARD FOREST DENSITY", AS CONTAINED IN THE ORDINANCE.

PROCEDURE: UPON REACHING AN AGREEMENT WITH PARTIES NEEDING FOREST MITIGATION CREDITS TO UTILIZE A PORTION OF THE EASEMENT AREA, THE FOREST BANK OWNER SHALL NOTIFY THE DEPARTMENT BY WRITTEN INSTRUMENT PROVIDED BY THE DEPARTMENT AND KNOWN AS A "FCO BANKING TRANSFER CREDIT TRANSFER RECORD". THE FCO BANKING TRANSFER RECORD SHALL BE SIGNED BY THE FOREST BANK OWNER AND THE CREDIT RECIPIENT, AND SHALL SPECIFY THE AMOUNT OF THE EASEMENT AREA ALLOCATED BY OWNER TO THE OTHER PROPERTY OWNER. UPON RECEIPT OF THIS NOTIFICATION, THE DEPARTMENT SHALL RECORD EACH ALLOCATION AND DEDUCT IT FROM THE FOREST BANK OWNER'S EASEMENT AREA, THE NUMBER OF ACRES (OR PART THEREOF) WITHIN EACH ALLOCATION, AN AGGREGATE TOTAL OF ACRES (OR PART THEREOF) ALLOCATED FROM THE BANK, AND REMAINING ACREAGE AVAILABLE FOR FUTURE USE IN ACCORDANCE WITH THE FOREST BANKING PROJECT, WHICH RECORDS SHALL CONTROL FUTURE ALLOCATIONS. THE FCO BANKING TRANSFER FORM SHALL BE USED ONLY FOR THE PURPOSE OF FCO TRANSFERRING CREDITS FOR THE USE OF A SPECIFIED PROJECT THAT REQUIRES FCO MITIGATION, AND SHALL NOT BE USED TO TRANSFER THE FOREST BANKING RIGHTS IN THE EASEMENT TO ANOTHER OWNER.



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 62 PARCEL 265
COPYRIGHT AND THE MAP REPRODUCE PERMIT USE NUMBER 2000114

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE TO THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST STAND DELINEATION ACT AND THAT TO THE BEST OF MY KNOWLEDGE THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.
JOHN MARK FREEMAN
DATE: 1-29-16

SOIL TYPES

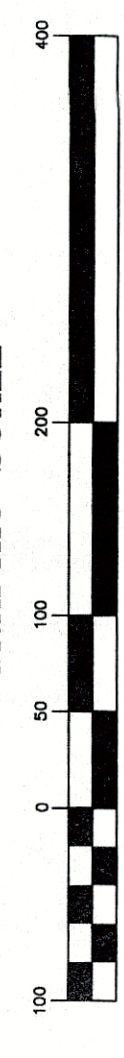
- DsB DUFTIED SILT LOAM 3 TO 8 % SLOPES
- DsC DUFTIED SILT LOAM 8 TO 15 % SLOPES
- DsD DUFTIED SILT LOAM 15 TO 25 % SLOPES
- OF OPELON ROCK OUTCROP COMPLEX 25 TO 65% SLOPES
- PmC RYDER-DUFTIED CHANNERY SILT LOAM 8 TO 15% SLOPES
- PmD RYDER-DUFTIED CHANNERY SILT LOAM 15 TO 25% SLOPES
- W WATER

NOTE:
FORESTED STEEP SLOPE AREAS
WOULD BE HIGH PRIORITY
AREAS TO RETAIN

ACREAGE TABULATION

TOTAL PARCEL AREA	36.61 Acres
TOTAL EXISTING FOREST COVER	28.6 Acres

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- FOREST STAND NUMBER
- FOREST SAMPLING PLOT
- 100 YEAR FLOODPLAIN
- STREAM
- SPECIMEN TREE
- 25% OR GREATER SLOPES
- FORESTED AREA

FOREST STAND DELINEATION
LANDS OF
MICHAEL & BETH SHIFLER
SITUATE AT 19139 SWINGING BRIDGE ROAD
NEAR BOONSBORO
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROJECT NO. 15-42187
DRAWING NO. D-5714
DATE: 01-28-16
DRAWN BY: J.M.F.
CHECKED BY: R.E.T.

SHEET 1 OF 1

OWNER / DEVELOPER
MICHAEL SHIFLER
19139 SWINGING BRIDGE ROAD
BOONSBORO, MARYLAND 21715

FS-16-001 APPROVED 2/10/16



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 (2017 – 2026) AND
2002 COMPREHENSIVE PLAN CONSISTENCY

DATE : April 20, 2016

Each year the Planning Commission reviews the proposed Capital Improvement Program for consistency with the adopted Comprehensive Plan. The information attached as well as additional analysis to be presented during the May 2 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 10 year CIP is also the Capital Budget and is the County's proposal for actual spending on capital projects in FY 17. 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 FY 2017**. An entry in this column indicates funding for that project in the coming budget year. They are underlined also for ease of identification. These are the projects that are to be reviewed for their consistency with the Comprehensive Plan. There is a corresponding page for each project that describes it in more detail.

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 2017-2026 CIP is consistent with the goals of the adopted 2002 Comprehensive Plan. An opportunity for additional analysis and discussion will be provided during the meeting to support this recommendation.

Project Title: Capital Equipment - Airport

Project Number: 139

Account Number: EQP031

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

FY2017 Projects:
Replace 1987 Rotary Plow (FAA)
Replace Runway Sweeper (FAA)
Terminal electric boom lift (MAA)

Assumptions & Justifications:

Anticipating FAA grant funding as follows:
90% Federal funding
5% State funding
5% Local funding

Anticipated Maryland Aviation Administration (MAA) grant funding:

75% MAA funding
25% Local funding

The Airport maintains an inventory of specialized and heavy equipment and vehicles, including a fire apparatus for maintenance activities. Each year, the equipment is identified if replacement is necessary based on age and life expectancy. The goal of the replacement program is to balance replacement costs versus maintenance costs. In line with objectives of a well-managed organization, the Airport strives to establish an equipment replacement program that will set the equipment replacement cycle in line with best practices, minimizing maintenance costs.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	4,503,759	567,759	408,000	364,000	371,000	379,000	385,000	392,000	1,635,000
Total Cost	4,503,759	567,759	408,000	364,000	371,000	379,000	385,000	392,000	1,635,000
Funding Sources:									
General Fund	446,351	40,351	62,000	24,000	28,000	31,000	35,000	38,000	165,000
Airport Fund	0	0	0	0	0	0	0	0	0
Capital Reserve - General	22,000	22,000	0	0	0	0	0	0	0
Federal Grant	3,633,408	470,408	325,000	315,000	315,000	315,000	315,000	315,000	1,250,000
State Grant	402,000	35,000	15,000	25,000	28,000	32,000	35,000	38,000	190,000
Total Funding	4,503,759	567,759	408,000	364,000	371,000	379,000	385,000	392,000	1,635,000

Project Title: T-Hangar 1, 2 and 3 Replacement

Project Number: 1154

Account Number: BLD087

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project includes the demolition of existing T-Hangars and the construction of new replacement T-Hangars 1, 2 and 3. The total building size is 38,400 SF.

Assumptions & Justifications:

The project assumes a pre-engineered metal building.

Grant funding available if no other Airport priorities exist or submitted.

FAA 90%.

State 5%.

Local 5%.

The Local share (Airport) will be contributed each year to build up funds until the total local share requirement is achieved.

Existing buildings were built between 1963 and 1965 and have exceeded their useful life expectancy. Buildings have stone floors, and wood structural members. Doors are non-electric manual open which is problematic and creates a continual maintenance problem.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	84,000	0	0	0	0	0	33,000	34,000	17,000
Construction	253,000	31,000	10,000	31,000	32,000	32,000	0	0	117,000
Total Cost	337,000	31,000	10,000	31,000	32,000	32,000	33,000	34,000	134,000
Funding Sources:									
General Fund	0	0	0	0	0	0	0	0	0
Airport Fund	337,000	31,000	10,000	31,000	32,000	32,000	33,000	34,000	134,000
Federal Grant	0	0	0	0	0	0	0	0	0
State Grant	0	0	0	0	0	0	0	0	0
Total Funding	337,000	31,000	10,000	31,000	32,000	32,000	33,000	34,000	134,000



Project Title: Taxiway C and Roadway Loop Rehab

Project Number: 1188

Account Number: RUN017

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

The project consists of a full-length rehabilitation of Taxiway C, relocation of one taxiway and the removal of one taxiway per FAA criteria. Existing taxiway lighting will be replaced with energy efficient LED lighting. The project will also provide for the rehabilitation of the entrance and exit loop and vehicle parking area for the passenger terminal.

Assumptions & Justifications:

95% Federal Aviation Administration discretionary funding anticipated
2.5% Maryland Aviation Administration funding anticipated
2.5% Local funding

Based on a visual inspection of the pavement condition, it is evident that the taxiway shows significant failure including, but not limited to, deep rutting and cracking associated with subgrade failure. Additionally, in May of 2015 FAA requested several significant changes to the scope of the project including relocation of one taxiway, removal of one taxiway, and removal of one taxiway. The project is currently in the design phase and the existing terminal roadway has been in place since 1991 and due to traffic over the past 20 years, the roadway is beginning to fail and in several places is in need of full-depth rehabilitation. The remaining terminal parking lot areas will be milled, overlaid, and new signs will be installed.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	482,000	180,000	312,000	0	0	0	0	0	0
Construction	2,923,000	1,897,000	1,116,000	0	0	0	0	0	0
Total Cost	3,415,000	1,897,000	1,428,000	0	0	0	0	0	0
Funding Sources:									
General Fund	44,000	5,000	35,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	74,000	74,000	0	0	0	0	0	0	0
Federal Grant	3,178,000	1,821,000	1,357,000	0	0	0	0	0	0
State Grant	119,000	85,000	36,000	0	0	0	0	0	0
Total Funding	3,415,000	1,897,000	1,428,000	0	0	0	0	0	0

Project Title: Airport Security System Enhancements

Project Number: 1238

Account Number: COM026

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

Airfield and Business Park Closed Circuit Television (CCTV) Cameras will be replaced with high-quality digital cameras and integrated into the Airport Virtual Perimeter Monitoring System. Additional cameras will also be installed to enhance security coverage of the airport.

Assumptions & Justifications:

Maryland Aviation Administration Funding is anticipated
75% MAA share
25% Local share

The CCTV camera technology on the airfield and in the business park is outdated and needs to be replaced and additional cameras need to be added. It is imperative that we have a working security system covering the entire airport.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	41,000	0	41,000	0	0	0	0	0	0
Construction	293,000	128,000	165,000	0	0	0	0	0	0
Equipment/Furniture	200,000	75,000	125,000	0	0	0	0	0	0
Total Cost	534,000	203,000	331,000	0	0	0	0	0	0
Funding Sources:									
General Fund	64,000	64,000	0	0	0	0	0	0	0
Airport Fund	84,000	0	84,000	0	0	0	0	0	0
State Grant	386,000	139,000	247,000	0	0	0	0	0	0
Total Funding	534,000	203,000	331,000	0	0	0	0	0	0

Project Title: T-Hangar Roof Replacement

Project Number: 1271

Account Number: BLD088

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project provides for the replacement of T-hangar roofs.

FY2017 Project:

Roof coating system on T-Hangar #3

Assumptions & Justifications:

In ongoing roof replacement plan is necessary for T-hangers. Airport will contribute funds on an annual basis to provide for this replacement plan.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	148,000	33,000	35,000	8,000	8,000	9,000	9,000	9,000	37,000
Total Cost	148,000	33,000	35,000	8,000	8,000	9,000	9,000	9,000	37,000
Funding Sources:									
Airport Fund	148,000	33,000	35,000	8,000	8,000	9,000	9,000	9,000	37,000
Total Funding	148,000	33,000	35,000	8,000	8,000	9,000	9,000	9,000	37,000

Project Title: Terminal Utility Enhancements

Project Number: 1287

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$1,000

Description:

This project provides for the extension of a water line and electric services to terminal infield grass area.

Assumptions & Justifications:

Requesting County funding assistance with this project.

In an effort to promote the use of the space for events, the utility extension greatly enhances our potential to utilize this space for events

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Utilities	31,000	0	31,000	0	0	0	0	0	0
Total Cost	31,000	0	31,000	0	0	0	0	0	0
Funding Sources:									
General Fund	0	0	0	0	0	0	0	0	0
Airport Fund	31,000	0	31,000	0	0	0	0	0	0
Total Funding	31,000	0	31,000	0	0	0	0	0	0

Project Title: Bridge Inspection & Inventory

Project Number: 40

Account Number: BRG002

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project provides an ongoing bridge inspection program for both major (bridges greater than 20 feet in length) and minor (bridges greater than 6 but less than 20 feet in length) structures. Federal regulations govern the major structures inspection program.

Assumptions & Justifications:

Federal aid bridge funds cover all of the costs for the major bridges. They are not shown herein since they are paid directly by the State Highway Administration to the consultant, and do not pass through the County's records. Only local funds required are shown below. Minor structures are fully locally funded as they are not eligible for any federal aid money.

Various portions of this project are required by State and Federal regulations, while other portions are done as needed to assure public safety and to minimize maintenance costs. This project supports the infrastructure needs of the County under its bridge infrastructure program.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	751,525	317,525	17,000	29,000	0	168,000	0	22,000	198,000
Total Cost	751,525	317,525	17,000	29,000	0	168,000	0	22,000	198,000

Funding Sources:

General Fund	598,525	164,525	17,000	29,000	0	168,000	0	22,000	198,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Capital Reserve - General	153,000	153,000	0	0	0	0	0	0	0
Total Funding	751,525	317,525	17,000	29,000	0	168,000	0	22,000	198,000

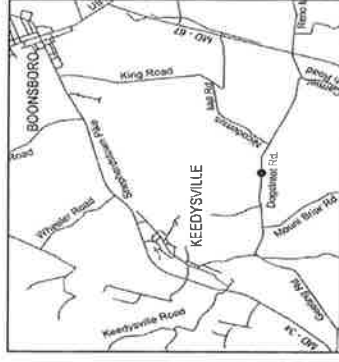
Project Title: Dogstreet Road Bridge W5932P

Project Number: 48

Account Number: BRG049

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project is located in the 19700 block of Dogstreet Road (ADC Map 31, Grid K-9). The existing multiple corrugated metal pipe structure regularly clogs due to a heavy debris load in the creek resulting in road overtopping and subsequent damage to the road surface and the adjacent property. The project will replace the existing structure with a single span bridge.

Assumptions & Justifications:

The bridge size will be heavily influenced by MDE requirements and details are unknown at this time and may vary considerably from the assumptions used for this budget. A precast concrete arch is the basis for the cost estimate.

The project is needed to provide cost effective road maintenance in this area. The frequency of flooding and clogging impacts the delivery of public safety services in that area of the county. The Bridge Sufficiency Rating is 75.6 out of a maximum possible score of 100.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	135,000	135,000	0	0	0	0	0	0	0
Land Acquisition	31,400	31,400	0	0	0	0	0	0	0
Construction	782,000	0	782,000	0	0	0	0	0	0
Inspection	88,000	0	88,000	0	0	0	0	0	0
Utilities	6,000	0	6,000	0	0	0	0	0	0
Total Cost	1,022,400	166,400	856,000	0	0	0	0	0	0

Funding Sources:

General Fund	1,022,400	166,400	856,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Bond Proceeds	0	0	0	0	0	0	0	0	0
Total Funding	1,022,400	166,400	856,000	0	0	0	0	0	0

Project Title: Old Roxbury Road Bridge W5372

Project Number: 58

Account Number: BRG020

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project involves the replacement of an existing one lane, two span bridge with a two lane multiple span bridge. The existing bridge has flooding issues and is structurally deficient and functionally obsolete.

Assumptions & Justifications:

The project is proposed as a Federal Aid project with 80/20 cost share for construction.

The project is needed to replace a structure that has exceeded its useful life and to improve safety. Due to the structure type, no practical long term repair options exist. The Bridge Sufficiency Rating is 13.6 out of a maximum possible score of 100.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	137,177	137,177	0	0	0	0	0	0	0
Land Acquisition	281,000	281,000	0	0	0	0	0	0	0
Construction	3,623,700	483,700	1,020,000	520,000	1,060,000	540,000	0	0	0
Inspection	51,200	24,200	0	0	27,000	0	0	0	0
Total Cost	4,083,077	825,077	1,020,000	520,000	1,087,000	540,000	0	0	0
Funding Sources:									
General Fund	1,047,177	392,177	204,000	104,000	239,000	108,000	0	0	0
Tax Supported Bond	507,900	507,900	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Capital Reserve - General	26,000	26,000	0	0	0	0	0	0	0
Federal Grant	2,512,000	0	816,000	416,000	848,000	432,000	0	0	0
Bond Proceeds	0	0	0	0	0	0	0	0	0
Total Funding	4,093,077	926,077	1,020,000	520,000	1,087,000	540,000	0	0	0

Project Title: Keedyville Road Bridge W5651

Project Number: 1018

Account Number: BRG072

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This bridge is located in the 18900 block of Keedyville Road, one half mile west of Keedyville (ADC Map 31, E-7). The project will rehabilitate a stone arch structure. The structure is considered eligible for the National Register of Historic Places. Rehabilitation will include concrete fill, traffic barrier upgrades, scour repair, stone masonry reconstruction, and repointing.

Assumptions & Justifications:

The project is proposed as a Federal Aid project with 80/20 cost share for construction.

The project is needed to maintain a serviceable condition and to protect historical considerations. The Bridge Sufficiency Rating is 50.8 out of a maximum possible score of 100.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	257,500	257,500	0	0	0	0	0	0	0
Land Acquisition	5,100	5,100	0	0	0	0	0	0	0
Construction	1,326,000	712,000	614,000	0	0	0	0	0	0
Inspection	26,000	0	26,000	0	0	0	0	0	0
Utilities	51,000	51,000	0	0	0	0	0	0	0
Total Cost	1,660,600	1,020,600	640,000	0	0	0	0	0	0
Funding Sources:									
General Fund	204,600	55,600	149,000	0	0	0	0	0	0
Tax Supported Bond	59,000	59,000	0	0	0	0	0	0	0
Capital Reserve - General	133,000	133,000	0	0	0	0	0	0	0
Federal Grant	1,264,000	773,000	491,000	0	0	0	0	0	0
Total Funding	1,660,600	1,020,600	640,000	0	0	0	0	0	0

Project Title: Crystal Falls Drive Bridge W3051

Project Number: 1019

Account Number: BRG030

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project is located just outside Smithsburg town limits on Crystal Falls Drive (ADC Map 23, F-4). The project serves to replace a two span concrete bridge with a new single span concrete bridge and to make traffic barrier approach road improvements.

Assumptions & Justifications:

The project is proposed as a Federal Aid project with 80/20 cost share for construction.

The project is needed to replace a structure that is nearing the end of its useful life and to improve safety. Due to the structure type, no practical long term repair options exist. The Bridge Sufficiency Rating is 42.5 out of a maximum possible score of 100.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	353,500	353,500	0	0	0	0	0	0	0
Land Acquisition	10,200	10,200	0	0	0	0	0	0	0
Construction	807,000	0	449,000	458,000	0	0	0	0	0
Inspection	25,000	0	0	25,000	0	0	0	0	0
Utilities	41,800	41,800	0	0	0	0	0	0	0
Total Cost	1,338,500	405,500	449,000	484,000	0	0	0	0	0
Funding Sources:									
General Fund	330,700	122,700	90,000	118,000	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Federal Grant	1,007,800	282,800	359,000	366,000	0	0	0	0	0
Total Funding	1,338,500	405,500	449,000	484,000	0	0	0	0	0

Project Title: Cleaning and Painting of Steel Bridges

Project Number: 1042

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project consists of cleaning and painting various steel beam bridges throughout the county.

Assumptions & Justifications:

The project is essential to maintain and extend the useful life of the structure.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	387,000	0	387,000	0	0	0	0	0	0
Inspection	41,000	0	41,000	0	0	0	0	0	0
Total Cost	408,000	0	408,000	0	0	0	0	0	0
Funding Sources:									
General Fund	408,000	0	408,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Total Funding	408,000	0	408,000	0	0	0	0	0	0

Project Title: Bridge Scour Repairs

Project Number: 1086

Account Number: BRG081

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will perform bridge scour countermeasures on several bridges throughout the County. The repairs will include either providing concrete collars, grout bags, or riprap to stabilize the foundations of the bridges.

Assumptions & Justifications:

The major bridge inspection program revealed the need to address this issue and documented the bridges needing the repairs.

The project is needed to extend the useful life of the structures in a cost effective manner and to maintain the structures in a serviceable condition. Failure to address these repairs could result in closure of the structures to traffic. Recent changes in the federal bridge inspection program required this activity.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:									
Construction	449,000	204,000	17,000	0	0	0	0	0	228,000
Total Cost	449,000	204,000	17,000	0	0	0	0	0	228,000
Funding Sources:									
General Fund	245,000	0	17,000	0	0	0	0	0	228,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	204,000	204,000	0	0	0	0	0	0	0
Total Funding	449,000	204,000	17,000	0	0	0	0	0	228,000

Project Title: Pondaville Road Drainage

Project Number: 1261

Account Number: DNG075

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project is located on Pondaville Road (ADC Map 23, C-8). The project will replace and provide new concrete drainage inlets and pipes to reduce flooding impacts in this area.

Assumptions & Justifications:

The project is needed to reduce road and property flooding problems.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:									
Land Acquisition	10,000	10,000	0	0	0	0	0	0	0
Construction	143,000	0	143,000	0	0	0	0	0	0
Inspection	10,000	0	10,000	0	0	0	0	0	0
Total Cost	163,000	10,000	163,000	0	0	0	0	0	0
Funding Sources:									
General Fund	153,000	0	153,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	10,000	10,000	0	0	0	0	0	0	0
Total Funding	163,000	10,000	163,000	0	0	0	0	0	0



Project Title: Bottom Road Drainage

Project Number: 1301

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project is located at the intersection of Bottom Road and Maryland Route 68 (ADC Map 19, C-7). The project will provide drainage improvements that will correct road and property flooding.

Assumptions & Justifications:

The Maryland State Highway Administration will work with the County on this project and contribute funds to improve the drainage on Maryland Route 68. These contributions from SHA will be made as direct payments. The budget shown below reflects only the County portion.

This project is needed to correct road and property flooding problems and reduce road maintenance.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Land Acquisition	28,000	0	28,000	0	0	0	0	0	0
Construction	204,000	0	204,000	0	0	0	0	0	0
Inspection	28,000	0	28,000	0	0	0	0	0	0
Total Cost	255,000	0	255,000	0	0	0	0	0	0
Funding Sources:									
General Fund	255,000	0	255,000	0	0	0	0	0	0
Total Funding	255,000	0	255,000	0	0	0	0	0	0

Project Title: Independence Road, 12600 Block

Project Number: 1302

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project involves the repair of a retaining wall and drainage improvements along Independence Road at block 12600 (ADC Map 19, F-1).

Assumptions & Justifications:

This project is needed to correct road and drainage problems and reduce structure maintenance.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	98,000	0	65,000	0	0	0	0	0	0
Inspection	10,000	0	10,000	0	0	0	0	0	0
Total Cost	76,000	0	75,000	0	0	0	0	0	0
Funding Sources:									
General Fund	76,000	0	75,000	0	0	0	0	0	0
Total Funding	76,000	0	75,000	0	0	0	0	0	0

Project Title: Capital Maintenance - BOE

Project Number: 81
Account Number: SCH006
Projected Annual FTE's: 0
Projected Operating Costs: \$0

Description:

Projects vary depending on the conditions, safety, security, and utility requirements. The Comprehensive Maintenance Plan outlines specific projects over the next five years. Projects include improved lighting, sidewalk replacements, paving repairs, flooring repairs, door replacement, large painting projects, locker replacement, interior renovations, and security system installations. Projects are targeted to reduce deferred maintenance.

Assumptions & Justifications:

\$500,000 local funding provided for FY 2017; remaining years 100% State funding.

The project consists of on going maintenance improvements of the system outside of the operating budget.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Architect Fees	1,000	0	0	0	0	0	0	0	1,000
Construction	56,382,900	13,383,500	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	17,989,000
Equipment/Furniture	100	100	0	0	0	0	0	0	0
Total Cost	56,384,000	13,384,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	18,000,000
Funding Sources:									
General Fund	2,250,000	1,750,000	500,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	1,250,000	1,250,000	0	0	0	0	0	0	0
Federal Grant	0	0	0	0	0	0	0	0	0
State Grant	54,884,000	10,384,000	4,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	18,000,000
Total Funding	58,384,000	13,384,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	18,000,000

Project Title: Jonathan Hager Elementary School

Project Number: 960
Account Number: SCH032
Projected Annual FTE's: 0
Projected Operating Costs: \$5,000



Description:

A new 56,818 SF facility to house a 3-round, Pre-K through 5th Grade elementary school with a capacity of 471 students, with a core space sized for a 6-round school to accommodate future expansion. Provisions have been made within this budget request for an expanded gymnasium for community use in partnership with the Buildings, Grounds and Parks Department. This project will allow the closing and consolidation of two aging, inadequate elementary school facilities; Winkler Street and Concordiaque Elementary.

Assumptions & Justifications:

The cost of land is not included in this budget
 Assumes 70% state reimbursement on construction
 Assumes 100% local share on engineering, design, furniture

rejected housing developments will cause enrollment growth to the west and north of the City of Hagerstown, requiring a need for additional seat capacity.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	1,288,000	1,206,000	82,000	0	0	0	0	0	0
Construction	17,659,000	15,701,000	1,958,000	0	0	0	0	0	0
Equipment/Furniture	884,000	425,000	459,000	0	0	0	0	0	0
Total Cost	19,831,000	17,332,000	2,499,000	0	0	0	0	0	0
Funding Sources:									
General Fund	3,616,000	1,800,000	1,816,000	0	0	0	0	0	0
Tax Supported Bond	3,536,100	3,536,100	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Excise Tax - Schools	889,400	869,400	0	0	0	0	0	0	0
Excise Tax - Non-Residential	50,000	50,000	0	0	0	0	0	0	0
Capital Reserve - General	151,500	151,500	0	0	0	0	0	0	0
State Grant	11,608,000	10,925,000	683,000	0	0	0	0	0	0
Total Funding	19,831,000	17,332,000	2,499,000	0	0	0	0	0	0

Project Title: Learning Resource Center Renovation

Project Number: 96

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

Much of the library book stack space currently located in this building will be re-purposed to accommodate Middle College students (fulltime dual enrolled high school students who will receive a high school diploma as well as AA degree at the completion of 2 years) so that they have a home base and so that they can be more closely monitored due to their age. As the Middle College continues to expand, this dedicated space is needed to support these younger fulltime day students.

Assumptions & Justifications:

Total project cost funding:
State: approximately 64.5%

lead to be able to support the increasing number of younger students attending the Middle College (dual enrolled with State student support going to WCPSS)

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	0	0	0	0	0	0	0	0	0
Architect Fees	95,000	95,000	0	0	0	0	0	0	0
Construction	2,030,000	0	945,000	1,085,000	0	0	0	0	0
Equipment/Furniture	951,000	0	0	0	951,000	0	0	0	0
Total Cost	3,076,000	95,000	945,000	1,085,000	951,000	0	0	0	0
Funding Sources:									
General Fund	1,083,000	0	351,000	404,000	308,000	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
State Grant	1,818,000	0	594,000	681,000	543,000	0	0	0	0
Contributions	95,000	95,000	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0
Total Funding	3,076,000	95,000	945,000	1,085,000	951,000	0	0	0	0

Project Title: SMART/Alternative Energy House/Training Can

Project Number: 1205

Account Number:

Projected Annual FTE's: 1

Projected Operating Costs: \$82,000

Description:

The "Energy House" has been an evolving concept. The expectation is that it will support advanced training for community members in the construction trades, as well as offer enhanced training in alternative energy. This "house" is to be a model & laboratory for what construction of the future will look like. The setting will allow students to see how all the systems in a building work together and give them a place to practice the trades related to construction and technology that will integrate the full building.

Assumptions & Justifications:

64.5% State support
Previously awarded ARC grant to support \$150,000 for equipment

The project will support the education needs of the community with workforce training & development.
The project will provide higher level skills training for the construction trades.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	32,000	0	0	0	0	0	0	0	32,000
Construction	1,175,000	0	0	0	0	0	0	0	1,175,000
Equipment/Furniture	160,000	0	0	0	0	0	0	0	160,000
Total Cost	1,370,000	0	0	0	0	0	0	0	1,370,000
Funding Sources:									
General Fund	336,000	0	0	0	0	0	0	0	336,000
State Grant	884,000	0	0	0	0	0	0	0	884,000
Contributions	150,000	0	0	0	0	0	0	0	150,000
Total Funding	1,370,000	0	0	0	0	0	0	0	1,370,000

Project Title: Contingency - General Fund

Project Number: 1

Account Number: ADM002

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project serves as a reserve to provide for emergency or anticipated expenditures for all categories.

Assumptions & Justifications:

Due to the inherent uncertainty in estimating capital project costs, it is the written policy of the County to maintain project contingency. It is also good management practice to increase the Contingency due to the increase of Capital Program requests and rising number of individual projects, as one project overrun or anticipated project could use all available funds. In the event that the capital contingency accounts have excess funds, the annual appropriation for that purpose may be modified to reflect the source of funds as determined through the budget process.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Contingency	1,075,305	75,305	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Other	0	0	0	0	0	0	0	0	0
Total Cost	1,075,305	75,305	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Funding Sources:									
General Fund	1,075,305	75,305	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Transfer Tax	0	0	0	0	0	0	0	0	0
Capital Reserve - General	0	0	0	0	0	0	0	0	0
Total Funding	1,075,305	75,305	100,000	100,000	100,000	100,000	100,000	100,000	400,000

Project Title: Bond Issuance Costs

Project Number: 2

Account Number: ADM001

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project is for costs associated with the sale of bonds. The costs include fees for printing, financial advisor, bond counsel, discounts, and rating agency fees.

Assumptions & Justifications:

Bond issuance is required to finance the capital improvement plan.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Bond Issuance Expense	1,067,000	97,000	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Other	0	0	0	0	0	0	0	0	0
Total Cost	1,067,000	97,000	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Funding Sources:									
General Fund	1,000,000	0	100,000	100,000	100,000	100,000	100,000	100,000	400,000
Tax Supported Bond	67,000	97,000	0	0	0	0	0	0	0
Capital Reserve - General	0	0	0	0	0	0	0	0	0
Total Funding	1,067,000	97,000	100,000	100,000	100,000	100,000	100,000	100,000	400,000

Project Title: Systemic Improvements-Buildings

Project Number: 1148

Account Number: BLD073

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project includes a variety of upgrades and/or replacements including, but not limited to, air conditioning, weatherproofing, roofing and other building improvements.

Assumptions & Justifications:

Pending general fund monies availability.

Renovations are required to maintain the functionality of the buildings.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	2,439,378	440,378	200,000	200,000	200,000	200,000	200,000	200,000	799,000
Total Cost	2,439,378	440,378	200,000	200,000	200,000	200,000	200,000	200,000	799,000
Funding Sources:									
General Fund	1,999,000	0	200,000	200,000	200,000	200,000	200,000	200,000	799,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	440,378	440,378	0	0	0	0	0	0	0
Total Funding	2,439,378	440,378	200,000	200,000	200,000	200,000	200,000	200,000	799,000

Project Title: County Administration Building Exterior Enhan

Project Number: 1300

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project is for exterior enhancements to the County Administration Building at 100 West Washington Street. The project includes cleaning, sealing, painting, and repairs to the building and entrances.

Assumptions & Justifications:

Exterior enhancements are required to maintain the functionality of the building.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	51,000	0	51,000	0	0	0	0	0	0
Construction	670,000	0	306,000	364,000	0	0	0	0	0
Total Cost	721,000	0	357,000	364,000	0	0	0	0	0
Funding Sources:									
General Fund	721,000	0	357,000	364,000	0	0	0	0	0
Total Funding	721,000	0	357,000	364,000	0	0	0	0	0

Project Title: Registrar of Wills and Master Court Renovations

Project Number: 1304

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project involves the relocation of the Registrar of Wills from the Circuit Courthouse to the 2nd Floor of 33 West Washington Street and allows for a new Master Court in the location left unoccupied in the Circuit Courthouse. Work includes renovations to 4,400 SF of office space at 33 West Washington Street including construction of an orphan's courtroom and relocation of high density filing as well as renovations to 2,800 SF of office space at the Circuit Courthouse left unoccupied.

Assumptions & Justifications:

The renovations at 33 West Washington Street provide additional space for the Orphans Court and the area left unoccupied at the Circuit Court will provide space for a second Master Court.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	77,000	0	77,000	0	0	0	0	0	0
Construction	1,030,000	0	510,000	520,000	0	0	0	0	0
Inspection	104,000	0	0	104,000	0	0	0	0	0
Total Cost	1,211,000	0	587,000	624,000	0	0	0	0	0

Funding Sources:

General Fund	1,211,000	0	587,000	624,000	0	0	0	0	0
Total Funding	1,211,000	0	587,000	624,000	0	0	0	0	0

Project Title: Information Systems Replacement Program

Project Number: 3

Account Number: COM011

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The Information System Replacement Program focuses on the investment in infrastructure hardware and software that provide the foundation on which the business and enterprise systems reside. The Information Technology area currently maintains more than 40 business applications and additionally includes the County's telecommunications (telephone) system.

Assumptions & Justifications:

The systems and software serve the departments and typically reach the end of their useful life-expectancy between 3 and 8 years, at which point the systems become increasingly costly to maintain and difficult to exchange information with other systems. Priorities for determining which applications to replace first are driven by age, criticality of the system to operations, and availability of ongoing support from the applications vendor.

The goal of the Information Systems Replacement Program is to keep the County's existing business systems refreshed or replaced on a reasonably expected system life-cycle so the systems remain useful, operable, and responsive to business needs.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Hardware/Software	2,187,785	177,785	153,000	158,000	170,000	184,000	198,000	213,000	936,000
Other	0	0	0	0	0	0	0	0	0
Total Cost	2,187,785	177,785	153,000	158,000	170,000	184,000	198,000	213,000	936,000

Funding Sources:

General Fund	2,016,885	5,685	153,000	156,000	170,000	184,000	198,000	213,000	936,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Capital Reserve - General	170,900	170,900	0	0	0	0	0	0	0
Utility Fund	0	0	0	0	0	0	0	0	0
Total Funding	2,187,785	177,785	153,000	156,000	170,000	184,000	198,000	213,000	936,000

Project Title: Broadband Wireless Network Infrastructure

Project Number: 984

Account Number: COM021

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The Washington County Broadband Wireless Network Infrastructure System provides fixed broadband (high speed) primary and redundant connectivity for County facilities (i.e. WTP, Pump Station) to network services and a resilient and redundant pathway for the County's fiber network infrastructure. Additionally, this system is available to County divisions and departments and the Washington County Public Network (WCPN) partners that include agencies such as the Washington County Public Schools, Washington County Fire Library, 911 Emergency Services, Sheriff's Department, City of Hagerstown Police Department and other City departments and agencies.

Assumptions & Justifications:

Wireless communication technology typically reach the end of their useful life expectancy between 5 and 8 years, at which point the systems become increasingly costly to maintain and difficult to find acceptable replacement technology that meet or exceed bandwidth needs.

The goal of the Washington County Broadband Wireless Network Infrastructure System is to provide for the efficient and cost effective communication between the county (50) plus County Environmental Management facilities and to provide for a resilient and redundant pathway for the County's fiber network infrastructure.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	71,520	71,520	0	0	0	0	0	0	0
Hardware/Software	98,336	26,336	36,000	36,000	0	0	0	0	0
Total Cost	169,856	97,856	36,000	36,000	0	0	0	0	0
Funding Sources:									
General Fund	124,856	52,856	36,000	36,000	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	45,000	45,000	0	0	0	0	0	0	0
Total Funding	169,856	97,856	36,000	36,000	0	0	0	0	0

Project Title: Tree Forestation

Project Number: 1126

Account Number: LDI043

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project will plant trees to construct forested areas to meet the Total Maximum Daily Load (TMDL) / Watershed Implementation Plan (WIP) requirements.

Assumptions & Justifications:

This project will be coordinated with the Soil Conservation District. Land is to be provided at no cost.

This project is requested to meet the regulatory requirements imposed by the EPA and MDE relating to the TMDL and NPDES permit.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	145,548	29,548	20,000	0	21,000	0	22,000	0	53,000
Total Cost	145,548	29,548	20,000	0	21,000	0	22,000	0	53,000
Funding Sources:									
General Fund	145,548	29,548	20,000	0	21,000	0	22,000	0	53,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Self Supported Bond	0	0	0	0	0	0	0	0	0
Total Funding	145,548	29,548	20,000	0	21,000	0	22,000	0	53,000

Project Title: Regional Park Equip. Replacement

Project Number: 1149

Account Number: REC037

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

The project will replace the existing Modular Playground Structure near Pavilion #2.

Assumptions & Justifications:

Pending POS Funding

The existing Playground structure is over 20 years old and is showing signs of degradation due to weather and usage.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	41,000	0	41,000	0	0	0	0	0	0
Total Cost	41,000	0	41,000	0	0	0	0	0	0
Funding Sources:									
General Fund	5,000	0	5,000	0	0	0	0	0	0
State Grant	36,000	0	36,000	0	0	0	0	0	0
Total Funding	41,000	0	41,000	0	0	0	0	0	0

Project Title: Tennis Courts, Resurfacing

Project Number: 1177

Account Number: LO046

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project consists of cleaning, crack sealing, repainting and striping of multiple courts over several years.

Assumptions & Justifications:

Pending POS approvals

The tennis courts were rebuilt approximately 8 to 9 years ago and in need of resurfacing which should be done every 5 to 8 years to keep the elements from getting into the sub base and creating more damage. This will be an ongoing project.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	159,300	76,300	41,000	21,000	21,000	0	0	0	0
Total Cost	159,300	76,300	41,000	21,000	21,000	0	0	0	0
Funding Sources:									
General Fund	18,280	10,280	4,000	2,000	2,000	0	0	0	0
State Grant	141,020	66,020	37,000	19,000	19,000	0	0	0	0
Total Funding	159,300	76,300	41,000	21,000	21,000	0	0	0	0

Project Title: Doubles Woods, Arts Pavilion Roof Replacement

Project Number: 1278

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace the 30 year old shingle roof with a metal roof.

Assumptions & Justifications:

Pending POS approval

The 30 year old shingle roof is degraded from age and physical elements.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Construction	27,000	0	27,000	0	0	0	0	0	0
Total Cost	27,000	0	27,000	0	0	0	0	0	0

Funding Sources:

General Fund	3,000	0	3,000	0	0	0	0	0	0
State Grant	24,000	0	24,000	0	0	0	0	0	0
Total Funding	27,000	0	27,000	0	0	0	0	0	0

Project Title: Pavilion Apron Replacement, Various Parks

Project Number: 1279

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace asphalt pavilion aprons with concrete.

Assumptions & Justifications:

Pending POS approval

Existing asphalt aprons have deteriorated due to age and oxidation. The aprons have sealed and cracked creating a tripping hazard for the public.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Construction	20,000	0	20,000	0	0	0	0	0	0
Total Cost	20,000	0	20,000	0	0	0	0	0	0

Funding Sources:

General Fund	2,000	0	2,000	0	0	0	0	0	0
State Grant	18,000	0	18,000	0	0	0	0	0	0
Total Funding	20,000	0	20,000	0	0	0	0	0	0

Project Title: Ag Center Drainage, Asphalt Improvements

Project Number: 1264

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project requires excavating 6000 square feet of asphalt, installation of 300 feet CMP drain, and installation of new asphalt.

Assumptions & Justifications:

Pending POS Approval

The existing asphalt is sunken, creating ponding of water and ice, in freezing conditions. The sunken area is in a high pedestrian traffic area creating a public safety hazard.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Construction	20,000	0	20,000	0	0	0	0	0	0
Total Cost	20,000	0	20,000	0	0	0	0	0	0

Funding Sources:

General Fund	2,000	0	2,000	0	0	0	0	0	0
State Grant	18,000	0	18,000	0	0	0	0	0	0
Total Funding	20,000	0	20,000	0	0	0	0	0	0

Project Title: Mary Saook Park Pool Return Grate Replacement

Project Number: 1285

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace 500 feet of return grate.

Assumptions & Justifications:

Pending POS approval

The existing grates are in poor condition and replacement parts are obsolete.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Construction	31,000	0	31,000	0	0	0	0	0	0
Total Cost	31,000	0	31,000	0	0	0	0	0	0

Funding Sources:

General Fund	4,000	0	4,000	0	0	0	0	0	0
State Grant	27,000	0	27,000	0	0	0	0	0	0
Total Funding	31,000	0	31,000	0	0	0	0	0	0

Project Title: Motorola Portable Radio Replacement Program

Project Number: 1297

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Project Title: Detention Center - Systemic Projects

Project Number: 1094

Account Number: BLD089

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

The Motorola Portable Radio Replacement Program focuses on the investment in Motorola portable radios used exclusively by Washington County government's public safety first responders (Sheriff's Office & Emergency Services personnel) to provide personal communication infrastructure in conjunction with the County's Motorola UHF Public Safety trunked radio system.

Assumptions & Justifications:

The Motorola portable radios provide the County's first responders with reliable communications to the County's 911 Dispatch Center and with other public safety talk groups and have a useful life-expectancy between 12 and 13 years, at which point these radios become increasingly costly to maintain and to remain interoperable with the County's Motorola UHF Public Safety trunked radio system which is refreshed every three to five years. Ninety percent of the current portable radio inventory was purchased during the initial phase of the implementation project in 2007.

The goal of the Motorola Portable Radio Replacement Program is to keep the County's Motorola UHF Public Safety trunked radio system useful, operable and responsive to the County's public safety needs and interoperable with Maryland's new 700 MHz state-wide public safety communications network.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	1,110,000	0	102,000	104,000	106,000	108,000	110,000	112,000	468,000
Total Cost	1,110,000	0	102,000	104,000	106,000	108,000	110,000	112,000	468,000
Funding Sources:									
General Fund	1,110,000	0	102,000	104,000	106,000	108,000	110,000	112,000	468,000
Total Funding	1,110,000	0	102,000	104,000	106,000	108,000	110,000	112,000	468,000

Description:

This project allows for major repairs and/or building improvements as needed for the Detention Center.

Assumptions & Justifications:

The Detention Center is an aging facility that is starting to need major repairs to maintain functionality and compliance.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	0	0	0	0	0	0	0	0	0
Construction	550,000	550,000	0	0	0	0	0	0	0
Inspection	0	0	0	0	0	0	0	0	0
Equipment/Furniture	0	0	0	0	0	0	0	0	0
Other	2,724,000	0	204,000	260,000	265,000	270,000	275,000	280,000	1,170,000
Total Cost	3,274,000	550,000	204,000	260,000	265,000	270,000	275,000	280,000	1,170,000
Funding Sources:									
General Fund	2,724,000	0	204,000	260,000	265,000	270,000	275,000	280,000	1,170,000
Tax Supported Bond	500,000	500,000	0	0	0	0	0	0	0
Excise Tax - Non-Residential	0	0	0	0	0	0	0	0	0
Capital Reserve - General	50,000	50,000	0	0	0	0	0	0	0
Total Funding	3,274,000	550,000	204,000	260,000	265,000	270,000	275,000	280,000	1,170,000

Project Title: Emergency Svcs Equip & Vehicle Program

Project Number: 1214

Account Number: VEH009

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project is a 10-year capital equipment and vehicle replacement program for the County's Division of Emergency Services. DES needs to have a sustainable plan to replace critical vehicles utilized for emergency response.

Assumptions & Justifications:

FY2016 and FY2017 - Hazmat Unit \$565,000
FY2017 - Replace two (2) Paramedic Chase Vehicles \$90,000 (\$45,000 each)

Emergency services capital equipment and vehicle program is designed to graduate funding over a period of time, reduce maintenance cost and operational downtime due to age, mileage, and repair costs versus book values.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Vehicles	1,784,583	776,583	306,000	0	0	0	0	0	702,000
Total Cost	1,784,583	776,583	306,000	0	0	0	0	0	702,000
Funding Sources:									
General Fund	1,048,500	40,500	306,000	0	0	0	0	0	702,000
Capital Reserve - General	736,083	736,083	0	0	0	0	0	0	0
Total Funding	1,784,583	776,583	306,000	0	0	0	0	0	702,000

Project Title: Police, Fire and Emerg Svcs Training Facility

Project Number: 955

Account Number:

Projected Annual FTE's: 1

Projected Operating Costs: \$300,000

Description:

As the need for police, fire, and emergency services continues to grow, the need for a facility for training emergency personnel grows as well. Such a facility would be centralized to the area, easily accessible, and utilized by state, county and local police departments, correctional guards, and security guards. Classroom training for fire and emergency services departments, that predominantly take place around the county, would be held at the facility. With the potential to utilize previously owned County property, the facility would allow for local law enforcement and FireEMS programs to migrate from the FCC facilities and have a designated public safety campus. The project would be constructed over several phases ranging from the main building to other necessary training structures.

Assumptions & Justifications:

This facility will provide a needed local service to the large number of police, fire, correctional, and other emergency services personnel serving in and around Washington County, as well as provide training to people planning to enter those fields. As the area continues to grow, this will help meet the increasing demand for trained EMS personnel.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	612,000	0	612,000	0	0	0	0	0	0
Construction	3,328,000	0	0	3,328,000	0	0	0	0	0
Equipment/Furniture	1,060,000	0	0	0	1,060,000	0	0	0	0
Total Cost	5,000,000	0	612,000	3,328,000	1,060,000	0	0	0	0
Funding Sources:									
General Fund	5,000,000	0	612,000	3,328,000	1,060,000	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Excise Tax - Non-Residential	0	0	0	0	0	0	0	0	0
Capital Reserve - General	0	0	0	0	0	0	0	0	0
State Grant	0	0	0	0	0	0	0	0	0
Contributions	0	0	0	0	0	0	0	0	0
Total Funding	5,000,000	0	612,000	3,328,000	1,060,000	0	0	0	0

Project Title: Law Enforcement - Fleet Replacement Program

Project Number: 1118

Account Number: VEH006

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project is for the replacement of public safety fleet inventory.

Assumptions & Justifications:

The Sheriff's operations has approximately 136 vehicles maintained by its fleet maintenance department. A vehicle replacement program has been implemented and designed to reduce maintenance and operational downtime due to vehicle age, mileage, and repair cost versus book value.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Vehicles	6,984,922	516,922	510,000	558,000	746,000	540,000	608,000	560,000	2,846,000
Total Cost	6,984,922	516,922	510,000	558,000	746,000	540,000	608,000	560,000	2,846,000
Funding Sources:									
General Fund	6,686,000	400,000	510,000	558,000	746,000	540,000	608,000	560,000	2,846,000
Transfer Tax	0	0	0	0	0	0	0	0	0
Capital Reserve - General	116,922	116,922	0	0	0	0	0	0	0
Total Funding	6,684,922	516,922	510,000	558,000	746,000	540,000	608,000	560,000	2,846,000

Project Title: Pavement Maintenance and Rehab Program

Project Number: 13

Account Number: RD024

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project includes the modification of county-wide pavement maintenance program targeting rehabilitation of county highway pavement as required. Techniques may include but not be limited to road reclamation, bituminous concrete overlay, crack sealing, and surface treatment. Individual projects will be determined on an annual basis consistent with the County's overall Pavement Management Program.

Assumptions & Justifications:

Financial and engineering analysis has determined that at least an \$8M per year investment is necessary to keep up with pavement deterioration.

The project is needed to launch an aggressive overall highway pavement rehabilitation program to address major pavement deficiencies throughout our existing highway system. This program will result in longer service life of our pavements and improved service using the most cost effective treatment at the appropriate time.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	50,778,878	9,351,578	4,548,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	16,875,000
Inspection	880,300	880,300	0	0	0	0	0	0	0
Total Cost	51,659,178	10,232,178	4,548,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	16,875,000
Funding Sources:									
General Fund	42,206,740	1,328,740	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	16,875,000
Highway Fund	548,000	0	548,000	0	0	0	0	0	0
Tax Supported Bond	2,235,000	2,235,000	0	0	0	0	0	0	0
Transfer Tax	1,100,000	1,100,000	0	0	0	0	0	0	0
Excise Tax - Roads	126,000	126,000	0	0	0	0	0	0	0
Excise Tax - Other	28,000	28,000	0	0	0	0	0	0	0
Excise Tax - Non-Residential	0	0	0	0	0	0	0	0	0
APFO Fees - Roads	0	0	0	0	0	0	0	0	0
Capital Reserve - General	5,413,438	5,413,438	0	0	0	0	0	0	0
Total Funding	51,659,178	10,232,178	4,548,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	16,875,000

Project Title: Southern Boulevard Phase I

Project Number: 28

Account Number: RD040

Projected Annual FTE's: 0

Projected Operating Costs: \$3,000



Description:

The project involves the construction of Southern Boulevard between East Oak Ridge Drive near South Pointe Drive to Frederick Street (US 40A). The project includes construction of a two or four lane divided open section roadway and new intersections at each extent of the project, a roundabout at Frederick Street and a roundabout at East Oak Ridge Drive.

Assumptions & Justifications:

No new water and/or sewer network is included in this cost estimate.

The project is needed to provide congestion relief through Funkstown and will help accommodate increased traffic volumes from ongoing development in this area. The project will enhance the transportation system and improve safety. The project is part of the overall county-wide transportation plan.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Planning	20,000	20,000	0	0	0	0	0	0	0
Engineering/Design	393,000	393,000	0	0	0	0	0	0	0
Land Acquisition	1,111,000	1,111,000	0	0	0	0	0	0	0
Construction	8,157,500	7,112,500	765,000	280,000	0	0	0	0	0
Inspection	134,600	134,600	0	0	0	0	0	0	0
Utilities	408,000	204,000	204,000	0	0	0	0	0	0
Total Cost	10,224,100	8,875,100	969,000	280,000	0	0	0	0	0
Funding Sources:									
General Fund	6,528,000	6,279,000	969,000	280,000	0	0	0	0	0
Tax Supported Bond	3,152,000	3,152,000	0	0	0	0	0	0	0
Transfer Tax	0	0	0	0	0	0	0	0	0
Excise Tax - Roads	0	0	0	0	0	0	0	0	0
Capital Reserve - General	544,100	544,100	0	0	0	0	0	0	0
State Grant	0	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	0	0	0	0	0
State Funding	0	0	0	0	0	0	0	0	0
Total Funding	10,224,100	8,875,100	969,000	280,000	0	0	0	0	0

Project Title: Transportation ADA

Project Number: 1023

Account Number: LD037

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project will provide upgrades to existing street crossings and facilities to comply with Americans with Disabilities (ADA) requirements. This includes providing pavement markings, signs, sidewalks, ramps, and accessible pedestrian signals as necessary to bring the existing conditions into compliance.

Assumptions & Justifications:

The project consists of a multi-year plan to achieve full compliance. The project received \$592,300 (FY13) from a Safe Routes to School Grant for a sidewalk extension project that will be constructed in accordance with ADA requirements (Lincolnton Elementary School).

State and local governments must maintain accessible features in operable working condition to comply with Title II of ADA. At a minimum, government entities need to comply with certain administrative requirements, conduct a self-evaluation, involve the public, develop/implement a transition plan, and provide accessibility during construction. FHWA is now requiring sub-recipient entities to have and implement a transition plan to bring the transportation system into full compliance.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Planning	74,700	74,700	0	0	0	0	0	0	0
Construction	1,594,506	731,508	85,000	84,000	85,000	84,000	84,000	84,000	347,000
Total Cost	1,669,206	806,208	85,000	84,000	85,000	84,000	84,000	84,000	347,000
Funding Sources:									
General Fund	1,089,450	236,450	85,000	84,000	85,000	84,000	84,000	84,000	347,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	0	0	0	0	0	0	0	0	0
Federal Grant	505,500	505,500	0	0	0	0	0	0	0
State Grant	64,256	64,256	0	0	0	0	0	0	0
Total Funding	1,659,206	806,206	85,000	84,000	85,000	84,000	84,000	84,000	347,000

Project Title: Eastern Blvd Annetam Drive

Project Number: 1038

Account Number: RD0051

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

The project will provide intersection improvements at Annetam Drive. This project will connect the Eastern Boulevard Widening Phase II project with the Eastern Boulevard Extended project.

Assumptions & Justifications:

The project will be constructed with Eastern Boulevard Phase II.

Existing traffic volumes on Eastern Boulevard exceed capacity and land development activity is anticipated in the area. Regional growth in the greater Hagerstown area will cause traffic volumes to increase. Advancing this intersection project will enhance traffic safety and reduce travel speeds in the area.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	300,000	300,000	0	0	0	0	0	0	0
Land Acquisition	202,000	202,000	0	0	0	0	0	0	0
Construction	1,632,000	306,000	1,326,000	0	0	0	0	0	0
Inspection	122,000	61,000	61,000	0	0	0	0	0	0
Total Cost	2,256,000	669,000	1,587,000	0	0	0	0	0	0
Funding Sources:									
General Fund	1,889,000	502,000	1,387,000	0	0	0	0	0	0
Tax Supported Bond	367,000	367,000	0	0	0	0	0	0	0
Excess Tax - Roads	0	0	0	0	0	0	0	0	0
Total Funding	2,256,000	869,000	1,387,000	0	0	0	0	0	0

Project Title: Professional Boulevard Bridge - Ph I

Project Number: 1072

Account Number: RD0055

Projected Annual FTE's: 0

Projected Operating Costs: \$1,000



Description:

The project involves the extension of Professional Court over Annetam Creek to a point 200' east of the proposed bridge. This project will connect to the proposed Professional Boulevard Extended Phase II (Project 1071) roadway that connects to Yale Drive Extended (Project 1093). The project length is approximately 1,000 LF (including bridge). The project includes construction of a four lane closed section roadway and the construction of a four lane bridge over Annetam Creek.

Assumptions & Justifications:

A state grant was received from the Secretary of the Maryland Department of Transportation for design of the bridge (\$1,120,000). No new water and/or sewer network is included in these costs and must be funded from other sources (other project or private sector investment).

State funding shown in years 2017 and 2018 is State Aid Funding, not ARC grant.

Regional traffic is anticipated to significantly increase requiring more transportation connectivity in this area. The project area has been identified as an economic opportunity for the City/County.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	1,522,000	1,522,000	0	0	0	0	0	0	0
Land Acquisition	612,000	0	612,000	0	0	0	0	0	0
Construction	6,275,000	2,900,000	1,047,000	1,272,000	1,060,000	0	0	0	0
Inspection	244,000	0	0	0	244,000	0	0	0	0
Total Cost	8,657,000	4,422,000	1,659,000	1,272,000	1,304,000	0	0	0	0
Funding Sources:									
General Fund	6,837,000	3,025,000	1,236,000	1,272,000	1,304,000	0	0	0	0
Hotel Rental Fund	423,000	0	423,000	0	0	0	0	0	0
Tax Supported Bond	277,000	277,000	0	0	0	0	0	0	0
Federal Grant	0	0	0	0	0	0	0	0	0
State Grant	1,120,000	1,120,000	0	0	0	0	0	0	0
Contributions	0	0	0	0	0	0	0	0	0
Total Funding	8,657,000	4,422,000	1,659,000	1,272,000	1,304,000	0	0	0	0

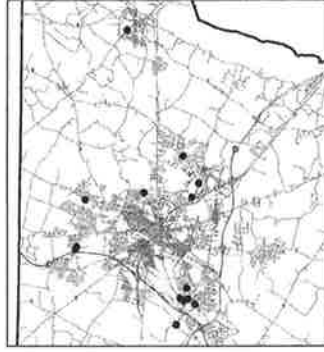
Project Title: Intersection and Signal Improvements

Project Number: 1194

Account Number: EQP052

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project involves providing better backup and miscellaneous signal enhancements during power outages to signalized intersections maintained by the County.

Assumptions & Justifications:

The signalized intersections are: Maudins Avenue and Volvo Way, Maudins Avenue and Clayton Boulevard, Highway Boulevard and Massy Boulevard, Highway Boulevard and Valley Mall Entrance, Longroadway Road and Marsh Pike, Mount Alpha and Yale Drive, Leiksborg-Smithburg Road and School Entrance, Highway Boulevard and Railway Lane, Highway Boulevard and York Road, Highway Boulevard and Hopewell Road, Eastern Boulevard and Security Boulevard, North Edgewood Drive and Mount Alpha Road, Robinwood Drive and Academic Drive.

Backup power will improve the safety of intersections and eliminate the need for law enforcement and/or highway department personnel to maintain the operation of the intersection during power outages.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	85,000	60,000	26,000	0	0	0	0	0	0
Construction	360,000	309,000	51,000	0	0	0	0	0	0
Total Cost	445,000	369,000	77,000	0	0	0	0	0	0

Funding Sources:

General Fund	77,000	0	77,000	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	369,000	369,000	0	0	0	0	0	0	0
Total Funding	446,000	369,000	77,000	0	0	0	0	0	0

Project Title: Colonel Henry K. Douglas Drive Extended Phas

Project Number: 1250

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$1,000



Description:

The project involves the extension of Colonel Henry K. Douglas Drive from Sharpburg Pike (Maryland Route 65) to the north side of the Cross Creek development (ADC Map 21, D-12). The roadway is approximately one-quarter mile long and will include construction of a three lane closed section roadway (one lane in each direction with a continuous center left turn lane).

Assumptions & Justifications:

An ARC grant in the amount of \$1,000,000 has been secured for this project. No new water and/or sewer network is included in these costs and must be funded from other sources (other project or private sector investment).

Regional traffic is anticipated to significantly increase requiring more transportation connectivity in this area. The project area has been identified as an economic development opportunity for the County.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	0	0	0	0	0	0	0	0	0
Land Acquisition	0	0	0	0	0	0	0	0	0
Construction	2,320,000	0	1,020,000	1,300,000	0	0	0	0	0
Inspection	104,000	0	0	104,000	0	0	0	0	0
Total Cost	2,424,000	0	1,020,000	1,404,000	0	0	0	0	0

Funding Sources:

General Fund	1,174,000	0	20,000	1,154,000	0	0	0	0	0
Hotel Rental Fund	250,000	0	0	250,000	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Federal Grant	1,000,000	0	1,000,000	0	0	0	0	0	0
Total Funding	2,424,000	0	1,020,000	1,404,000	0	0	0	0	0

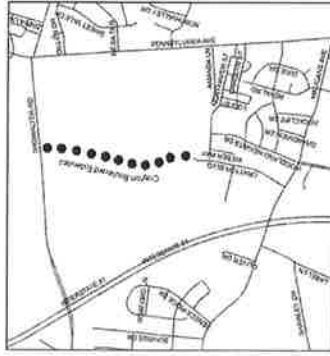
Project Title: Crayton Boulevard Extended

Project Number: 1259

Account Number: RD065

Projected Annual FTE's: 0

Projected Operating Costs: \$1,000



Description:

The project involves the construction of Crayton Boulevard between Maignan Avenue and Showalter Road. This project includes construction of a three lane closed section roadway (one lane in each direction with a continuous center left turn lane). The project length is approximately 1,600 LF.

Assumptions & Justifications:

No new water and/or sewer network is included in these costs and must be funded from other sources (other project or private sector investment). An ARC grant in the amount of \$1,000,000 is being secured for this project. This project assumes \$500,000 in private developer contributions.

Regional traffic is anticipated to significantly increase requiring more transportation connectivity in this area. The project has been identified as an economic development opportunity for the County.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	51,000	51,000	0	0	0	0	0	0	0
Construction	1,955,000	1,020,000	531,000	104,000	0	0	0	0	0
Inspection	153,000	0	153,000	0	0	0	0	0	0
Total Cost	2,159,000	1,071,000	684,000	104,000	0	0	0	0	0
Funding Sources:									
General Fund	599,000	0	484,000	104,000	0	0	0	0	0
Tax Supported Bond	71,000	71,000	0	0	0	0	0	0	0
Federal Grant	1,000,000	1,000,000	0	0	0	0	0	0	0
Contributions	500,000	0	500,000	0	0	0	0	0	0
Total Funding	2,169,000	1,071,000	984,000	104,000	0	0	0	0	0

Project Title: HWY Equip and Vehicle Replacement Program

Project Number: 1119

Account Number: EQPU42

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project will replace vehicles and heavy/specialized equipment for maintenance and construction activity.

Assumptions & Justifications:

Recommendation for replacement is based on a review of policy, equipment condition, and consideration of funding levels that exist.

The County maintains an inventory of specialized and heavy equipment for maintenance and construction activities. Each year, the Public Works Department analyzes the condition of this equipment to identify candidates for replacement. This analysis is conducted in conjunction with the user departments and focuses on factors such as age, mileage and/or hours, and life-to-date repair history.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	6,047,944	1,343,944	150,000	520,000	371,000	376,000	385,000	560,000	2,340,000
Total Cost	6,047,944	1,343,944	150,000	520,000	371,000	376,000	385,000	560,000	2,340,000
Funding Sources:									
General Fund	464,500	273,500	0	170,000	21,000	0	0	0	0
Highway Fund	4,683,000	150,000	150,000	350,000	350,000	376,000	385,000	560,000	2,340,000
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Capital Reserve - General	920,444	920,444	0	0	0	0	0	0	0
State Grant	0	0	0	0	0	0	0	0	0
Total Funding	6,047,944	1,343,944	150,000	520,000	371,000	376,000	385,000	560,000	2,340,000

Project Title: Highway Maintenance Shop - Western Section

Project Number: 1122

Account Number: BLD084

Projected Annual FTEs: 0

Projected Operating Costs: \$3,000



Description:

This project will provide for the construction of a 1,500 SF building addition to the garage area at the western section highway maintenance shop. Additional space is needed to perform maintenance on vehicles, which currently must occur outside (including during inclement weather).

Assumptions & Justifications:

The site is a highway maintenance facility in a remote area critical for winter weather operations and response to public emergency situations.

Highway maintenance is a core county service.

16 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	37,000	0	37,000	0	0	0	0	0	0
Construction	308,000	153,000	51,000	104,000	0	0	0	0	0
Inspection	31,000	0	0	31,000	0	0	0	0	0
Total Cost	376,000	153,000	88,000	135,000	0	0	0	0	0
Funding Sources:									
General Fund	186,000	51,000	0	135,000	0	0	0	0	0
Highway Fund	88,000	0	88,000	0	0	0	0	0	0
Tax Supported Bond	102,000	102,000	0	0	0	0	0	0	0
Total Funding	376,000	153,000	88,000	135,000	0	0	0	0	0

Project Title: Fuel Center - Central Highway Maintenance Fa

Project Number: 1144

Account Number: BLD0069

Projected Annual FTEs: 0

Projected Operating Costs: \$0



Description:

The project will replace existing diesel and gasoline fuel center at the central highway maintenance facility. The existing underground storage tanks are old style steel tanks under impressed current cathodic protection. The project includes modernizing existing pumps, adding controlled access, and integrated software systems to match existing fuel center systems used elsewhere in County Government.

Assumptions & Justifications:

Tanks are 20+ yrs old and present an increased liability of an environmental release. There are currently more than 45 agencies using this fuel site. The project shall dramatically reduce environmental threat of the underground tanks and leaking pipes. The project should be evaluated with the new facility (project 1122)

Although this project has circulated in discussions for more than a decade, a recent tank leak inspection failed in early 2011 that led to the department being issued a verbal warning from the MDE concerning the county's obligation to upgrade the site to current environmental law.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	125,000	125,000	0	0	0	0	0	0	0
Construction	973,500	723,500	250,000	0	0	0	0	0	0
Inspection	50,500	50,500	0	0	0	0	0	0	0
Total Cost	1,149,000	899,000	250,000	0	0	0	0	0	0
Funding Sources:									
General Fund	450,000	200,000	250,000	0	0	0	0	0	0
Highway Fund	174,000	174,000	0	0	0	0	0	0	0
Tax Supported Bond	525,000	525,000	0	0	0	0	0	0	0
Total Funding	1,149,000	899,000	250,000	0	0	0	0	0	0

Project Title: Highway Eastern Section - Fuel Tank Replacement

Project Number: 1200

Account Number: EQP051

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

This project will replace underground storage tanks at the Eastern Section Highway Maintenance Facility (13230 Greensburg Road, Smithsburg) that are experiencing corrosion problems. The anti-corrosion additives that have been in place are not keeping pace with the corrosion and MDE has elevated their level of concern at this site.

Assumptions & Justifications:

Tanks are 20+ years old and present an increased liability for an environmental release. The project is to be done in conjunction with the Central Section Fuel Center project.

Through verbal discussions with MDE, the County has been advised that the desirable action is to remove the underground tanks and replace the system with above ground tanks. This action could lead to MDE closing the case, thus eliminating or at least minimizing the County's future liability.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Planning	50,000	50,000	0	0	0	0	0	0	0
Engineering/Design	75,000	75,000	0	0	0	0	0	0	0
Construction	675,000	425,000	250,000	0	0	0	0	0	0
Inspection	25,000	25,000	0	0	0	0	0	0	0
Total Cost	825,000	875,000	250,000	0	0	0	0	0	0

Funding Sources:

General Fund	250,000	0	250,000	0	0	0	0	0	0
Capital Reserve - Highway	575,000	575,000	0	0	0	0	0	0	0
Total Funding	825,000	875,000	250,000	0	0	0	0	0	0

Project Title: HWY Western Section - Fuel Tank Replacement

Project Number: 1234

Account Number: EQP056

Projected Annual FTE's: 0

Projected Operating Costs: \$0



Description:

The project will replace the existing diesel fuel center and add a gasoline fuel center at the western highway maintenance facility. The existing underground diesel storage tanks are old style steel tanks under impressed current cathodic protection. The addition of new gasoline tanks will provide 24 hour 7 days a week access for all county vehicles including Sheriff's Office and Board of Education vehicles operating in the western part of the County. The project includes modernizing the existing pump, addition of new pump, adding controlled access and integrated software systems to match existing fuel center systems used elsewhere in County government to provide connectivity to the central section highway shop software tracking system for billing and data collection. The project also includes a motorized entrance gate.

Assumptions & Justifications:

Tanks are 20+ years old and present an increased liability of an environmental release. This project will reduce operating expenses associated with fuel usage and vehicle maintenance.

This project will dramatically reduce the environmental threat of a leaking underground tank and pipes. This project will allow vehicles and employees operating in the western portion of the County, including law enforcement officers to remain in the area of service. By constructing this facility, these employees will not be taken out of their coverage area to refuel their vehicle.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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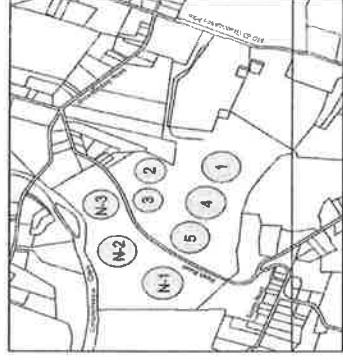
Project Costs:

Engineering/Design	20,000	20,000	0	0	0	0	0	0	0
Construction	780,000	29,000	98,000	88,000	198,000	197,000	172,000	0	0
Inspection	51,000	51,000	0	0	0	0	0	0	0
Total Cost	861,000	100,000	98,000	88,000	198,000	197,000	172,000	0	0

Funding Sources:

Highway Fund	861,000	100,000	98,000	98,000	198,000	197,000	172,000	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Total Funding	861,000	100,000	98,000	98,000	198,000	197,000	172,000	0	0

Project Title: Resh Road Gas Trench
 Project Number: 998
 Account Number: LD036
 Projected Annual FTE's: 0
 Projected Operating Costs: \$1,000



Description:

The project will purchase land adjacent to Resh Road Landfill and construct a landfill gas cutoff trench, flare system, and monitoring wells.

Assumptions & Justifications:

Methane gas has been found along the property line and adjacent property. Regulations state that landfill gas and other contaminants shall be kept within the landfill's property. The purchase of the land and construction of the trench, flares, and wells will help us conform to the regulations.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Engineering/Design	51,000	0	51,000	0	0	0	0	0	0
Land Acquisition	204,000	0	204,000	0	0	0	0	0	0
Construction	713,000	50,000	663,000	0	0	0	0	0	0
Inspection	102,000	0	102,000	0	0	0	0	0	0
Total Cost	1,070,000	50,000	1,020,000	0	0	0	0	0	0
Funding Sources:									
Self Supported Bond	1,070,000	50,000	1,020,000	0	0	0	0	0	0
Total Funding	1,070,000	50,000	1,020,000	0	0	0	0	0	0

Project Title: City County Gas Mitigation
 Project Number: 1280
 Account Number:
 Projected Annual FTE's: 0
 Projected Operating Costs: \$0

Description:

In 2015, a gas study was done to determine if there is, and the extent, of gas migration at the City/County Landfill. The study showed there is gas migration and recommends a gas mitigation system be constructed.

Assumptions & Justifications:

Based on regulations, the County is required to prevent any gas generated by a landfill from migrating off the landfill property to adjacent properties.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	678,000	0	122,000	556,000	0	0	0	0	0
Total Cost	678,000	0	122,000	556,000	0	0	0	0	0
Funding Sources:									
Self Supported Bond	678,000	0	122,000	556,000	0	0	0	0	0
Total Funding	678,000	0	122,000	556,000	0	0	0	0	0

Project Title: SW Equip/Vehicle Replacement Program

Project Number: 1306

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace heavy equipment and vehicles that are beyond their useful life, which are typically the most costly to maintain. In line with the objectives of a well managed organization, Solid Waste wants to establish an equipment and fleet replacement program that will, in time, set the vehicle and equipment replacement cycle in line with best practices, minimizing operating and maintenance costs.

Assumptions & Justifications:

The goal of the replacement program is to strike a balance for minimizing replacement costs versus maintenance and fuel costs. The program allows for the purchase of replacement vehicles and equipment used to provide services.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Vehicles	280,000	0	26,000	26,000	27,000	27,000	28,000	28,000	118,000
Total Cost	280,000	0	26,000	26,000	27,000	27,000	28,000	28,000	118,000

Funding Sources:

Solid Waste Fund	280,000	0	26,000	26,000	27,000	27,000	28,000	28,000	118,000
Total Funding	280,000	0	26,000	26,000	27,000	27,000	28,000	28,000	118,000

Project Title: Vehicle Maintenance Program

Project Number: 1083

Account Number: EQP021

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

This project will provide for preventative maintenance and repairs of transit vehicles and facilities

Assumptions & Justifications:

The project assumes funding 80% Federal, 10% State, 10% Local and is contingent on grant funding. Federal Transit Administration (FTA) determinations now allow for expenses such as tools, equipment, repair materials, and preventative care for the fleet of transit vehicles and transit facilities to be capitalized.

Maintaining federally funded assets is a priority to the Federal Transit Administration (FTA), Maryland Transit Administration (MTA) and Washington County Transit (MCT).

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Equipment/Furniture	3,556,543	392,543	291,000	296,000	302,000	306,000	314,000	319,000	1,334,000
Total Cost	3,556,543	392,543	291,000	296,000	302,000	306,000	314,000	319,000	1,334,000

Funding Sources:

General Fund	351,719	34,719	29,000	30,000	30,000	32,000	32,000	32,000	132,000
Capital Reserve - General	2,042	2,042	0	0	0	0	0	0	0
Federal Grant	2,850,439	318,438	233,000	237,000	242,000	246,000	251,000	255,000	1,068,000
State Grant	352,343	37,343	29,000	29,000	30,000	30,000	31,000	32,000	134,000
Total Funding	3,556,543	392,543	291,000	296,000	302,000	306,000	314,000	319,000	1,334,000

Project Title: RouteMatch Fixed Route Module

Project Number: 1291

Account Number:

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The RouteMatch Fixed Route module is software for our general transit operations that will establish a fixed route database and reports on schedule adherence. It will also alert dispatchers to routes that are running behind or to provide pickup status to riders. The software reports on variances to scheduled times, passenger counts and National Transit Database reporting.

Assumptions & Justifications:

Project funding assumes 80% Federal, 10% State and 10% Local and is contingent on grant funding.

Dispatch software programming has proven itself as an efficient mode of aligning transportation trips for our Paratransit & JOBS programs. The next step is to improve our Fixed Route operations and on-time performance with this software.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Hardware/Software	255,000	0	255,000	0	0	0	0	0	0
Total Cost	255,000	0	255,000	0	0	0	0	0	0
Funding Sources:									
General Fund	25,000	0	25,000	0	0	0	0	0	0
Federal Grant	204,000	0	204,000	0	0	0	0	0	0
State Grant	25,000	0	25,000	0	0	0	0	0	0
Total Funding	255,000	0	255,000	0	0	0	0	0	0

Project Title: WQ Equip/Vehicle Replacement Program

Project Number: 1175

Account Number: VEH007

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace heavy equipment and vehicles that are beyond their useful life, which are typically the most costly to maintain. In line with the objectives of a well managed organization, Water Quality wants to establish an equipment and fleet replacement program that will, in time, set the vehicle and equipment replacement cycle in line with best practices, minimizing operating and maintenance costs.

Assumptions & Justifications:

The goal of the replacement program is to strike a balance for minimizing replacement costs versus maintenance and fuel costs. The program allows for the purchase of replacement vehicles and equipment used to provide services within the Water Quality service areas.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture Vehicles	322,000	42,000	26,000	26,000	27,000	27,000	28,000	28,000	116,000
	894,706	151,706	66,000	70,000	71,000	72,000	74,000	75,000	313,000
Total Cost	1,216,706	193,706	94,000	96,000	98,000	99,000	102,000	103,000	431,006
Funding Sources:									
Utility Admin Fund	1,216,706	193,706	94,000	96,000	98,000	99,000	102,000	103,000	431,000
Water Fund	0	0	0	0	0	0	0	0	0
Sewer Fund	0	0	0	0	0	0	0	0	0
Self Supported Bond	0	0	0	0	0	0	0	0	0
Total Funding	1,216,706	193,706	94,000	96,000	98,000	99,000	102,000	103,000	431,000

Project Title: Pump Station Upgrades - Various Stations

Project Number: 117

Account Number: LIN034

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project includes electrical and equipment upgrades.

Assumptions & Justifications:

Upgrades are required to address aging equipment issues.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Construction	1,924,683	514,683	510,000	0	0	0	0	0	900,000
Total Cost	1,924,683	514,683	510,000	0	0	0	0	0	900,000

Funding Sources:

Sewer Fund	4,683	4,683	0	0	0	0	0	0	0
Tax Supported Bond	0	0	0	0	0	0	0	0	0
Self Supported Bond	1,920,000	510,000	510,000	0	0	0	0	0	900,000
Total Funding	1,924,683	514,683	510,000	0	0	0	0	0	900,000

Project Title: Conococheague WwTP - ENR Upgrades

Project Number: 118

Account Number: TRP018

Projected Annual FTE's: 0

Projected Operating Costs: \$349,000

Description:

This project will plan, design, and construct upgrades required to meet Maryland Department of the Environment (MDE) Enhanced Nutrient Removal (ENR) strategy.

Assumptions & Justifications:

Pending grant funding approval.

The upgrade is required to meet MDE's ENR Strategy.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
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Project Costs:

Engineering/Design	757,410	757,410	0	0	0	0	0	0	0
Construction	33,462,500	26,667,500	6,785,000	0	0	0	0	0	0
Total Cost	34,209,910	27,424,910	6,785,000	0	0	0	0	0	0

Funding Sources:

General Fund	451,900	451,900	0	0	0	0	0	0	0
Sewer Fund	49,523	49,523	0	0	0	0	0	0	0
Tax Supported Bond	587,700	587,700	0	0	0	0	0	0	0
Self Supported Bond	14,941,187	9,897,187	5,074,000	0	0	0	0	0	0
Excise Tax - Other	0	0	0	0	0	0	0	0	0
State Grant	18,179,600	16,488,600	1,711,000	0	0	0	0	0	0
Total Funding	34,209,910	27,424,910	6,785,000	0	0	0	0	0	0



Project Title: Replace Grinder Pumps

Project Number: 1251

Account Number: EQP053

Projected Annual FTEs: 0

Projected Operating Costs: \$0

Description:

The project will provide the replacement of core units of aging infrastructure and will extend the life of the system.

Assumptions & Justifications:

None of the existing grinder pumps have reached their life expectancy and need to be replaced.

10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Equipment/Furniture	678,000	26,000	26,000	26,000	27,000	48,000	84,000	86,000	366,000
Total Cost	678,000	26,000	26,000	26,000	27,000	48,000	84,000	86,000	366,000
Funding Sources:									
Sewer Fund	678,000	26,000	26,000	26,000	27,000	48,000	84,000	86,000	366,000
Capital Reserve - Sewer	0	0	0	0	0	0	0	0	0
Total Funding	678,000	26,000	26,000	26,000	27,000	48,000	84,000	86,000	366,000

Project Title: Capacity Management Project

Project Number: 1286

Account Number:

Projected Annual FTEs: 0

Projected Operating Costs: \$300

Description:

The project will intercept the gravity sewer flow from a manhole located on the Airport property and redirect the flow to the Farm Lane pump station.

Assumptions & Justifications:

Currently the Magersville Collection area is approaching its design capacity. This project will redirect flow from this area to another drainage area providing capacity relief and facilitating economic growth in the drainage area.

10 year plan	Total	Prior Years	2017	Future
Project Costs:				
Construction	1,122,000	0	1,122,000	0
Inspection	51,000	0	51,000	0
Total Cost	1,173,000	0	1,173,000	0
Funding Sources:				
Capital Reserve - Sewer	1,173,000	0	1,173,000	0
Total Funding	1,173,000	0	1,173,000	0

Project Title: WQ Water Meter Replacement

Project Number: 130

Account Number: LIM004

Projected Annual FTE's: 0

Projected Operating Costs: \$0

Description:

The project will replace aging water meters in various water distribution systems.

Assumptions & Justifications:

Replacement is needed due to the age and deterioration of the water meters.


10 year plan	Total	Prior Years	2017	2018	2019	2020	2021	2022	Future
Project Costs:									
Construction	573,185	102,185	102,000	104,000	33,000	33,000	33,000	32,000	134,000
Total Cost	573,185	102,185	102,000	104,000	33,000	33,000	33,000	32,000	134,000
Funding Sources:									
Water Fund	573,185	102,185	102,000	104,000	33,000	33,000	33,000	32,000	134,000
Self Supported Bond	0	0	0	0	0	0	0	0	0
State Grant	0	0	0	0	0	0	0	0	0
Total Funding	573,185	102,185	102,000	104,000	33,000	33,000	33,000	32,000	134,000



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 : AGRICULTURAL PRESERVATION FUNDING

DATE : April 21, 2016

During the March Planning Commission meeting Commission member Jeremiah Weddle initiated a discussion on a proposal to increase local funds dedicated to the 60/40 matching portion of the agricultural preservation program. The Planning Commission wanted feedback from the Agricultural Advisory Board (AAB) on a defined proposal. The AAB discussed the subject during its regular meeting held on March 31. The AAB voted unanimously to recommend development of a program to dedicate the increased property tax revenue that results from an increased assessment on commercial land uses on Agriculture zoned land as additional contribution to the County's share of the 60/40 matching formula.

It would be important for the Planning Commission to remember that this discussion of additional local funding was originally focused on solar energy generation systems on agricultural land. Please also remember that staff reported during the April meeting that special legislation was not needed for the County to direct tax revenues to any specific use or program unless it was prohibited by existing law or ordinance. That is a routine part of the budget approval process.

The Planning Commission now has the feedback it requested to further discuss the matter.

MINUTES
AGRICULTURAL PRESERVATION ADVISORY BOARD
FOR WASHINGTON COUNTY, MARYLAND
MARCH 31, 2016

1. CALL TO ORDER

Advisory Board Chairman, Jeremiah Weddle, called the regular meeting of the Washington County Agricultural Advisory Board to order on Thursday, March 31, 2016 at 7:30 p.m. in the 2nd Floor Commissioners' Workshop Room, #255, at 100 W. Washington Street. Member present included, Jeremiah Weddle, Brooks Long, Matt Harsh, David Roth, and Dean Boggs. Also present were staff members Eric Seifarth and Chris Boggs, as well as County Commissioner John Barr.

2. MINUTES

Mr. Long moved to approve the minutes from the 2015 April meeting which took place via email vote. Mr. Boggs seconded the motion. Unanimously approved.

3. BOARD MEMBER APPOINTMENTS

Mr. Roth and Mr. Long both have Board terms that are soon to expire. The Board generally agreed that it would seek re-appointment for both Board members. Because this is Mr. Long's second term, the Board would have to seek special exception from the County Commissioners to approve the appointment.

4. CURTIS AUSERMAN CELL TOWER EXCLUSION

Mr. Seifarth explained the Ausherman application to exclude a cell tower site from his agricultural preservation district, including his intent to exclude lesser acreage than contained in the lease area.

First, Mr. Long moved to accept the property back into an agricultural preservation district after excluding the cell tower area. Mr. Boggs seconded the motion. Unanimously approved.

Next, Mr. Long moved to exclude the entire acreage of the cell tower lease area, including the fall zone and the access lane. Mr. Harsh seconded the motion. Unanimously approved.

5. RALPH AND TERESA SHANK CELL TOWER EXCLUSION

Chris Boggs explained the Shank application to exclude a cell tower site from their agricultural preservation district. Mr. Long moved to exclude the acreage. Mr. Harsh seconded. Unanimously approved.

6. INSTALLMENT PAYMENT PROGRAM

Chris Boggs explained the Installment Payment Program to the Board and the fact that a new 10-year IPP cycle is set to begin soon. The properties in question were the Ethyl, Fern and Myron Miller farm, the Marie Salgado farm, and the Jay and Robin Miller farm, all from the FY 2015 MALPF Cycle. Additionally, some properties from the FY 2017 MALPF cycle would be included in the upcoming IPP cycle. Mr. Long moved to move forward with the Installment Payment Program with the applicants from the FY 2015 cycle as soon as funding is available. Mr. Boggs seconded. Unanimously approved.

7. BOWERS AGRICULTURAL PRESERVATION DISTRICT

Chris Boggs described the Bowers Ag District application and property attributes. Mr. Long moved to accept the ag district. Mr. Roth seconded. Unanimously approved.

8. HASTINGS FARM LLC AGRICULTURAL PRESERVATION DISTRICT

Chris Boggs described the Hastings Farm LLC Ag District application and property attributes. Mr. Long moved to accept the ag district. Mr. Boggs seconded. Unanimously approved.

9. FORSYTHE AGRICULTURAL PRESERVATION DISTRICT

Chris Boggs described the Forsythe Ag District application and property attributes. Mr. Long moved to accept the ag district. Mr. Boggs seconded. Unanimously approved.

10. HORST, BRENT & MARY ET AL AGRICULTURAL PRESERVATION DISTRICT

Chris Boggs described the Horst Ag District application and property attributes, including their desire to excluded 1.5 acres along the road frontage. Mr. Long moved to accept the ag district. Mr. Boggs seconded. Unanimously approved.

11. HORST, KEITH & M ROSANNE ET AL AGRICULTURAL PRESERVATION DISTRICT

Mr. Long moved to accept. Mr. Boggs seconded. Unanimously approved.

12. JA HORST & SONS LLP AGRICULTURAL PRESERVATION DISTRICT

Mr. Long moved to accept. Mr. Boggs seconded. Unanimously approved.

13. NAILE AGRICULTURAL PRESERVATION DISTRICT

Mr. Long moved to accept. Mr. Roth seconded. Unanimously approved.

14. STRITE AGRICULTURAL PRESERVATION DISTRICT

Mr. Long moved to accept. Mr. Harsh seconded. Unanimously approved.

15. WEDDLE AGRICULTURAL PRESERVATION DISTRICT

Mr. Long moved to accept. Mr. Boggs seconded. Unanimously approved.

16. NEW TAXES FOR LAND PRES

Mr. Weddle then began a discussion on a proposal to use property taxes collected from solar farms for the County's portion of the 60/40 matching dollars for MALPF easements. After some discussion, the Board agreed that it would be ideal to expand the collection of said taxes to all Commercial uses on Ag zoned land, being that good and useful agricultural land, in those cases, is being used for purposes other than agriculture. Specifically, all County property taxes collected for Commercial uses in the Agriculture zoning designations in the County would be directed to a specific account set up for MALPF easements. This proposal would therefore enhance the County's ability to increase the amount of matching dollars committed to the MALPF 60/40 match. Mr. Long moved to approve the proposal and it was seconded by Mr. Boggs. It was approved unanimously by the Board.

17. ADJOURNMENT

Mr. Long moved to adjourn. Mr. Harsh seconded. Unanimously approved.