



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

September 12, 2016, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING

100 WEST WASHINGTON STREET

2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. May 23, 2016 Planning Commission workshop meeting *
2. June 6, 2016 Planning Commission regular meeting *
3. July 11, 2016 Planning Commission regular meeting *

SITE PLANS

1. Green Hill Farm (SP-16-017) – Proposed events center with tent on .02 acres of land located along the northeast side of Mondell Road; Zoning: P (Preservation); Planner: Lisa Kelly *
2. Service Truck & Tire Center (SP-16-019) – Proposed commercial building for tire sales and repair shop on 3.10 acres of land located along the east side of French Land and east of Greencastle Pike; Zoning: HI (Highway Interchange); Planner: Lisa Kelly *
3. The Arnett Farm – Lot 1 (SP-15-008) – Proposed convenience store (retail/restaurant/auto fueling) on 2.25 acres of land located along the west side of Sharpsburg Pike; Zoning: HI (Highway Interchange); Planner: Cody Shaw *
4. The Arnett Farm Remaining Lands (SP-15-010) – Proposed fast food restaurant on 1.23 acres of land located along the west side of Sharpsburg Pike; Zoning: HI (Highway Interchange); Planner: Cody Shaw *
5. Cross Creek Commercial Lot 4 (PSP-16-002) – Preliminary plat/site plan for Cross Creek Commercial Lot 4 located along the north side of Poffenberger Road; Zoning: RU (Residential Urban); Planner: Cody Shaw *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, September 19, 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, October 3, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, October 17, 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
4. Monday, October 24, 2017, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

****a t t a c h m e n t s***

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

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

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

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**WASHINGTON COUNTY PLANNING COMMISSION
WORKSHOP MEETING
May 23, 2016**

The Washington County Planning Commission held a workshop meeting on Monday, May 23, 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, and Jeremiah Weddle. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; and Debra Eckard, Administrative Assistant; Washington County Division of Environmental Management Julie Pippel, Director.

CALL TO ORDER

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

WORKSHOP

Ms. Baker introduced Julie Pippel, Director of the Division of Environmental Management. Ms. Pippel distributed copies of her division's organizational chart and she briefly reviewed it with Commission members. The Division is divided into two primary departments – the Department of Water Quality and the Department of Solid Waste. The Department of Water Quality is responsible for the day to day operations of the water treatment facilities, the wastewater treatment facility, the distribution system and the collection system as well as all supporting functions. The Department of Solid Waste is responsible for the landfill, recycling, and transfer stations throughout the County, including the solar initiatives being installed on landfill properties. Ms. Pippel noted that her Division is also responsible for the storm water permitting program, the pre-treatment program, laboratory services, and engineering services (supporting the Department of Water Quality).

Mr. Reiber asked if the County has accurate information to determine water and sewer capacity. Ms. Pippel explained that water meters have been upgraded by the City of Hagerstown over the past five years, which are producing accurate readings. Meters are calibrated every year as required by the State. Ms. Baker stated that the Towns that have their own distribution systems (Boonsboro, Williamsport, Smithsburg and Keedysville) are working to replace their meters also. Ms. Pippel stated that water meters need to be replaced every 10 to 12 years.

There was a discussion regarding the limitations for future development. Ms. Pippel began by explaining that the Water Resources Element is based on the 2005 adopted zoning. Growth build out requirements based on that zoning were examined and it was determined that the build out requirement for the Conococheague facility was 8.4 million gallons per day (mgd). Based on regulations, analysis was performed to determine how to fulfill the 8.4 mgd needed. Ms. Pippel briefly explained measures taken by the County to achieve fulfillment of the 8.4 mgd determined to be the need for the County based on the 2005 zoning. There were 318 edu (equivalent dwelling unit) remaining at the Conococheague facility to meet the 2005 zoning. She reminded members that these numbers are based on various assumptions.

There was a brief discussion regarding population projections and whether or not the County can support the needs of that population. It was noted that due to regulations set by the State of Maryland, the County's limits on the amount of discharge are not under local control, but under the State and its attempts to meet water quality goals. Members briefly discussed the utilization of bio-solids in lieu of commercial fertilizers.

Ms. Pippel discussed the current flow versus long term projections and when ultimate capacity could be met. The average growth period for the Conococheague facility is approximately 2.79% per year from 1995 to 2015. The average daily flow at the Conococheague facility in 2015 was 2.1 mgd. Using these calculations, in 2064 the County's average daily flow would be 8.2 mgd.

There was a brief discussion related to different types of businesses and the amount of water used and waste water discharged. Also, discussed were areas served by the County for sewer services, particularly in the Sharpsburg Pike and Walmart area. It was noted that the City of Hagerstown is proposing to expand its Medium Growth Area boundary in this vicinity. Members briefly discussed the County's water service and capacity. Ms. Pippel noted that the County currently serves the Town of Sharpsburg and Town of Keedysville; at this point in time, build out would be possible in these areas. Highfield and Ft. Ritchie are also served by the County; however, Ft. Ritchie has its own water system and water supply. Other areas served by the County are Elk Ridge (38 homes) and Sandy Hook (67 homes). Ms. Pippel stated that the City of Hagerstown provides the majority of water service in the County.

Mr. Goodrich asked if there is a standard ratio of a gain or loss when switching from a septic system to a public treatment facility. Ms. Pippel stated there is a gain [in loading] for the County, currently at a 1 ½ to 1 ratio; however, we are in current negotiations with the new trading policy for a 2 to 1 ratio.

Mr. Weddle asked if there is a cap on the amount of water we are allowed to take from the City. Ms. Pippel stated there is a cap. In the State of Maryland, even with ground water supplies, the County cannot withdraw more than the area under its control that is re-charged. The City is currently working on updating its Municipal Growth Element (which is the equivalent of the County's Water Resources Element]. It was noted that the City controls water services in all of the Growth Area. There was a brief discussion with regard to the City's policies for providing water services for areas outside the Growth Area.

Some discussion was focused on the County's ability to provide more water services in the County, finding a source of water and the costs associated with providing such services. Mr. Reiber expressed his opinion that the Comp Plan should include language about cooperation between the City and County for providing adequate water services to the Growth Area.

The Chairman adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Terry Reiber, Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
June 6, 2016**

The Washington County Planning Commission held a regular meeting on Monday, June 6, 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, Jeremiah Weddle, Dennis Reeder, Andrew Bowen, and Ex-Officio County Commissioner Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Eric Seifarth, Rural Preservation Administrator; Chris Boggs, Land Preservation Planner; and Debra Eckard, Administrative Assistant; and Washington County Department of Plan Review – Tim Lung, Deputy Director.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the May 2, 2016 regular Planning Commission meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

OTHER BUSINESS

AD-90-064 – Formerly Leon and Doris Bowers Agricultural Preservation District

Mr. Seifarth stated that the County Agricultural District Ordinance was established in 2009 whereby a land owner may enter into a preservation district for a period of 10 years or more. In exchange, the land owner receives property tax credits. There is approximately 28,000 acres currently enrolled in the program. Mr. Boggs stated that Mr. Arciniegas contacted the Department of Planning & Zoning looking for information regarding the Leon and Doris Bowers property situated along Hoffmaster Road in Knoxville. He was considering the purchase of this property with the intention of subdividing lots off of a portion of it near the road frontage. A State Ag District was originally established on this property in 1990, which at the time of Mr. Arciniegas' inquiry, would have been beyond the 10 year agricultural district restriction; and, therefore, could be terminated at the will of the landowner. At the time of the inquiry, Mr. Boggs did not realize that a new Ag District had been established in 2012 which restricts development for a 10 year period. Mr. Arciniegas purchased the property and an adjacent property with the assumption that he would be able to subdivide because the district could be easily terminated.

On April 26th, after Mr. Arciniegas had purchased the property, he again contacted staff and that is when the regulation associated with the 2012 Ag District that is not easily terminated was brought to his attention. At that point in time, Mr. Arciniegas wrote a letter to staff asking for a partial termination of the Ag District on approximately 15 to 20 acres citing economic hardship in accordance with Section 9.3 of the Agricultural District Ordinance which states that landowners may apply to terminate an Ag District on the basis of "severe economic hardship". The remaining portion of property would remain in the Ag District program. The Washington County Agricultural Preservation Advisory Board approved, via e-mail vote on May 9th and 10th, the partial termination. If the Planning Commission also approves this request, a public hearing before the Board of County Commissioners will be required. All three boards must give approval before the Ag District can be terminated.

Discussion and Comments: Mr. Reeder asked if the developer could subdivide more lots on the remaining lands after the 10 year period expires. Mr. Seifarth stated that a new road would be required to be constructed by the developer; however, he believes that it would cost more money to build the road than the developer would make on selling lots.

There was a brief discussion regarding road frontage on the proposed subdivision. It was noted that the developer will be required to meet all subdivision regulations and no guarantee was made at the time of purchase that the property could be subdivided.

Mr. Weddle expressed his opinion that the partial termination should be approved because the developer contacted the County prior to purchasing the property and was given the wrong information.

Mr. Bowen expressed his opinion that a developer/land speculator is responsible for researching all documents pertaining to a prospective purchase of land and assumes a certain amount of risk being involved. He does not believe that a "severe economic hardship" has been proven.

Mr. Reiber stated that he "has grave concerns about the interpretation and definition of economic hardships." He does not believe that economic hardship can be proven in land speculation.

Motion and Vote: Mr. Weddle made a motion to approve the partial termination of 15-20 acres of the Ag District due to misinformation from County staff that created an economic hardship for the owner with 94 acres remaining in the Ag District. The motion was seconded by Mr. Reeder.

Comments and Discussion before the Vote: Mr. Weddle said that he understands Mr. Bowen's position; however, he believes this is the best way to settle the issue without legal repercussions. He also stated that he has worked with staff on many issues and he believes the Commission should support its staff members. Commissioner Myers agreed with Mr. Weddle's comments and he also supports staff. He noted that claiming an economic hardship is the only option to terminate the district.

Mr. Reiber requested that the minutes reflect his belief that if the developer had thoroughly researched and verified the deed restrictions on the property, this would not be an issue. He also believes there is not an economic hardship (i.e. serious illness, foreclosure, etc.) to warrant the termination.

Vote: Mr. Weddle, Mr. Reeder and Commissioner Myers voted "Yes" and Mr. Bowen voted "No".

As a side discussion, Mr. Seifarth gave a brief overview of the County's IPP (Installment Payment Program), which was established in 2004. The County pays 10% per year plus interest for a 10 year period for an ag easement. The tax source is a real estate transfer tax which is piggy-backed onto the State tax. The County receives the first \$400,000 every year. In the first 10 year cycle, the County used these funds to purchase county easements. At that time, the Committee had considered using some of the funds for the State Ag Preservation Program, which has a 60/40 match component but rejected the option since sufficient funds for match were coming from the Ag Transfer Tax. It has been suggested that up to half of the \$400,000 each year be used to leverage the State 60/40 match. Mr. Reiber asked that staff make a formal presentation at a later date for the Planning Commission to decide if this is a recommendation it wants to support.

Update of Staff Approvals

Mr. Lung reported the following: 36 new submittals in May of which 20 were grading, utility and entrance permit reviews; 7 site specific grading plans; 1 forest stand delineation; one preliminary plat including a site plan for Cross Creek commercial (a small commercial building located at MD 65 and Battle Creek Boulevard); 3 minor subdivision plats; 1 simplified plat and 3 site plans including an addition to St. Andrews Church (Virginia Avenue & Halfway Boulevard); a truck tire service facility (French Lane); and entrance improvements to Meritus Health (Robinwood Drive). There were 6 subdivision plats approved for minor subdivisions and a simplified plat and 3 site plan approvals for Pen Mar Board of Realtors, Fahrney-Keedy Community Center and an expansion at Xerxes.

Election of Officers

Motion and Vote: Mr. Bowen made a motion to nominate Mr. Reiber as Chairman. The motion was seconded by Mr. Reeder and unanimously approved.

Motion and Vote: Mr. Bowen made a motion to nominate Mr. Wiley as Vice-Chairman. The motion was seconded by Commissioner Myers and unanimously approved.

ADJOURNMENT

Mr. Bowen made a motion to adjourn the meeting at 7:45 p.m. So ordered by the Chairman.

Respectfully submitted,

Terry Reiber, Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
July 11, 2016**

The Washington County Planning Commission held a regular meeting on Monday, July 11, 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, David Kline, and Ex-Officio County Commissioner Leroy Myers, Jr. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; and Debra Eckard, Administrative Assistant; and Washington County Department of Plan Review - Tim Lung, Deputy Director and Lisa Kelly, Senior Planner.

CALL TO ORDER

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

NEW BUSINESS

-SUBDIVISIONS

Vista Business Park – Love’s Travel Stops (S-16-014)

Ms. Kelly presented for review and approval a preliminary/final subdivision plat for 12.94 acres of land located along the south side of Showalter Road, east of the I-81 interchange. A new street, Perini Avenue, is proposed that will access the site of a proposed truck stop and travel center. The 12.94 acres is part of an original 70 acre tract of land. Verbal approvals have been received from reviewing agencies.

Motion and Vote: Mr. Kline made a motion to grant staff the authority to approve the preliminary/final subdivision plat after receiving all agency approvals. The motion was seconded by Commissioner Myers and unanimously approved.

-SITE PLANS

Vista Business Park – Love’s Travel Stops (SP-16-009)

Ms. Kelly presented for review and approval a site plan for a proposed Love’s Travel Stops on property located along the south side of Showalter Road. A special exception was granted by the Board of Zoning Appeals in October 2013 to permit the travel center/truck stop. The property is currently zoned HI (Highway Interchange). Access to the site will be from a new public street named Perini Avenue, which will connect with Showalter Road and eventually with Crayton Boulevard. The proposed development will include a car fueling station, a 7,900 square foot Love’s convenience store, a 1,700 square foot Subway, a 3,400 square foot Wendy’s restaurant with drive-thru and a 7,600 square foot tire repair shop. The new public street will serve the site and will be split to serve travelers at one entrance and tractor trailers at the second entrance. Truck parking will be provided to the rear of the site. Public water and public sewer will service the site. Solid waste will be provided by an enclosed dumpster. The hours of operation will be 24 hours per day, 7 days per week. A total of 83 employees are projected with approximately 20 employees on site during a peak hour shift. Freight and delivery will include two trucks per week. There will be 94 car spaces and 84 truck parking spaces provided. The number of parking spaces was determined using Zoning Ordinance requirements, a review of the plans, and traffic analysis performed by staff. Lighting will be downward facing pole lights throughout the site and building mounted lights. A photometric plan was submitted with the site plan. A pylon sign will be located along Showalter Road as well as building mounted signs and directional signs for traffic. Forest Conservation Ordinance requirements will be met using the payment-in-lieu of option in the amount of \$25,351.92. The conditions required by the Board of Appeals have been met and included the location of truck parking to the rear of the site and screening of the parking area using a six-foot fence and 84 Nelly Stevens holly trees planted behind it. All reviewing agencies have given verbal approvals.

Discussion and Comments: Mr. Reiber made an inquiry regarding improvements and traffic flow off the ramps from I-81 onto Showalter Road. Mr. Jason Gearhart with Gordon Civil Engineering, consultant, stated that the traffic study prepared by The Traffic Group analyzed the intersection with I-81. The plans were reviewed by the State Highway Administration and the County's Engineering Department and a determination was made that Showalter Road would need to be widened to have an eastbound right-turn lane into the site and to re-stripe the intersection of Showalter Road and Route 11 to have a left-turn lane going northbound onto Showalter Road. There were no required improvements for the ramps.

Mr. Wiley expressed his concern with regard to the number of parking spaces proposed for the convenience store area of the site. The consultant noted that generally with two restaurants on a Love's travel center site, a minimum of 75 parking spaces for cars is sufficient for both employee and customer based needs.

Commissioner Myers expressed his concern with regard to truck stacking issues along the access road off of Showalter Road. The consultant noted that the cars will enter an access before the truck parking area, there are several parking spaces upon entering the truck parking area and there are 8 pumping stations for trucks to park and fuel. Commissioner Myers asked if there have been studies to predict the volume of truck traffic that will be seen on this site. The consultant stated that there have been volume projections prepared; this is projected to be a high volume location.

Motion and Vote: Mr. Wiley made a motion to grant staff the authority for final approval of the site plan contingent upon receipt of all reviewing agency approvals and to approve the payment in lieu option to meet Forest Conservation Ordinance requirements. The motion was seconded by Mr. Kline and unanimously approved.

FT & K Inc. (SP-16-016)

Ms. Kelly presented for review and approval a site plan for property located along the east side of Smoketown Road, north of Sharpsburg. The property is currently zoned P (Preservation). The property owners are proposing to establish a pet kennel with boarding on 142 acres. An appeal was granted by the Board of Zoning Appeals in 2016 to establish a commercial boarding kennel with outdoor exercise area. There will be a total of 20 kennels. The proposed office and kennels will be located in the existing barn. The facilities will be located approximately 800 feet from Smoketown Road. The number of employees will be two; hours of operation will be Monday thru Friday, 8:00 a.m. to 5:00 p.m. or by appointment. Five parking spaces are required and six parking spaces will be provided with one handicapped space that will be paved. Water and sewer services will be provided by a private well and septic. There will be pole and building mounted lighting; no new signs are proposed. The site is exempt from Forest Conservation Ordinance requirements because there is less than 20,000 square feet of disturbance. All agency approvals have been received; there were no conditions cited by the Board of Zoning Appeals.

Discussion and Comments: Mr. Kline asked the distance to the closest neighbor. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated it is more than 1,000 feet to the nearest neighbor.

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

Bowman Development – Eldorado Stone

Mr. Lung presented a concept plan for Eldorado Stone for a proposed light manufacturing and warehousing facility on 55.68 acres of land located at 18238 Showalter Road. The property is currently zoned AP (Airport). Mr. Lung stated that the proposed use [the manufacturing, compounding, assembly or treatment of pre-processed material] is a principally permitted use in the AP district. The proposed use and building expansion has been reviewed by the Airport Director as well as the Airport's consultant; the developer has been given the standards for height limitations. The re-development of the site would also include re-alignment of the entrance road to align with the new access road across Showalter Road. Traffic information will be required regarding the entrance to insure that the entrance will support the

traffic generated by the proposed use. Staff is requesting that the Planning Commission give staff the authority to approve a site plan for this facility once it is submitted. Bowman Development is currently in the process of negotiating with Eldorado Stone to relocate to Washington County and a "fast-track" approval would make the proposal more attractive.

Discussion and Comments: Mr. Reiber asked if the proposed building expansion will meet the height requirements of the Airport. Mr. Rob Ferree of Bowman Development stated the building will meet the requirements set forth by the Airport and the Airport's consultant.

Commissioner Myers made an inquiry with regard to new jobs if Eldorado Stone were to re-locate to Hagerstown from Greencastle. Mr. Ferree stated that if Eldorado Stone re-locates it would provide approximately 200 new jobs in the Hagerstown area. These jobs would pay approximately \$11.00 to \$14.00 per hour.

Mr. Wiley expressed his disappointment that the Economic Development Commission is requesting a project of this caliber be fast-tracked through the system especially since the wages these jobs would bring to our area would not support a family. He does not believe these are the kinds of jobs we should be trying to attract to Washington County.

Mr. Kline asked when a traffic light would be warranted at this intersection. Mr. Lung believes that a traffic light will eventually be warranted here; however, it is not proposed at this time. Mr. Kline asked who would pay for the installation of the traffic light. Mr. Ferree stated that Bowman Development would pay for the installation of the light and the entrance will be constructed this summer. Bowman also has five pad sites already approved by the State Highway Administration on another 130 acre parcel in this area; the entrance for this site will also be constructed this summer.

Motion and Vote: Mr. Kline made a motion to give staff the authority to approve the site plan for Eldorado Stone when it is submitted. The motion was seconded by Commissioner Myers and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following: 49 new submittals for review in June, 22 of which were permit related reviews including grading, entrance and utility plans; 9 new grading plans for plan updates; 9 new minor subdivision and subdivision re-plats; 5 minor site plans including the re-use of an existing building on Virginia Avenue for an auto repair shop, improvements to Mountainside Teleport, and the expansion of mini-warehouses by Valley Storage along Leitersburg Pike. Plan approvals included: 9 subdivision plats, 2 grading plans, 2 Forest Stand Delineations and 7 site plans including 2 solar energy generating systems on County landfill properties.

Annual Report

Mr. Goodrich presented for review and approval the County's Annual Report required by the Maryland Department of Planning (MDP) each year. The Report delineates new development and where it is located especially in the Growth Areas [or Priority Funding Areas].

Discussion and Comments: Mr. Reiber requested that specific language be added indicating the projected date of completion of the Comp Plan.

Mr. Goodrich explained that the County, in accordance with MDP guidelines, is not late in its update of the Comp Plan. He noted that staff will need to re-check some of the tables for accuracy before sending the Report to MDP.

Motion and Vote: Commissioner Myers made a motion to approve the Annual Report contingent upon staff re-checking the accuracy of information provided in some of the tables. The motion was seconded by Mr. Wiley and unanimously approved.

Planning Commission member re-appointment

Motion and Vote: Mr. Kline made a motion to recommend to the Board of County Commissioners the re-appointment of Jeremiah Weddle to the Planning Commission. The motion was seconded by Mr. Wiley and unanimously approved.

UPCOMING MEETINGS

1. Monday, August 1, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, August 22, 2016, 3:00 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 8:25 p.m. The motion was seconded by Mr. Wiley and so ordered by the Chairman.

Respectfully submitted,

Terry Reiber, Chairman



DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME....: GREEN HILL FARM
NUMBER.....: SP-16-017

OWNER.....: MOSHIER ERIN
LOCATION.....: NORTHEAST SIDE OF MONDEL ROAD
DESCRIPTION.: PROPOSED EVENTS CENTER WITH TENT ON PROPERTY rev

ZONING.....: P PRESERVATION
COMP PLAN...: PR Preservation
PARCEL.....: 07614010300000
SECTOR.....: 2
DISTRICT....: 1

TYPE.....: CM
GROSS ACRES.: 0.02
DWEL UNITS..: 1
TOTAL LOTS..: 0
DENSITY.....: 50 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 04/29/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$760.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....		
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....		

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 0% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: N
 TOTAL PARKING SPACES PLANNED.: 73 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 44
 PARKING SPACES/DWELLING UNIT.: 3
 RECREATIONAL VEHICLE PARKING.: N

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

SOLID WASTE DISPOSAL PLANS...: TRASH CAN AND PRIVATE HAULER
 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 #: II396
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 1 MILES TO STATION: 0
 AMBULANCE DIST: 19 MILES TO STATION: 0

COMMENTS:

PROPOSED EVENTS CENTER WITH TENT ON PROPERTY rev 2

A SPECIAL EXCEPTION TO ESTABLISH AN EVENT CENTER AND A
 VARIANCE FROM THE REQUIREMENT TO PROVIDE PAVED VISITOR
 PARKING HAS BEEN GRANTED ON MARCH 23, 2016 AP2016-012.

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

**Erin E. Moshier
Applicant**

Appeal No. AP2016-12

OPINION

This action is a request for a special exception to establish an event center and a request for a variance from the requirement to provide paved employee/visitor parking. The subject property is located at 5329 Mondell Road, Sharpsburg, Maryland; is owned by the Appellant; and is zoned Preservation. The Board held a public hearing on the matter on March 23, 2016.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. The applicant wants to establish an event center on the subject 23.69-acre parcel.
2. The applicant resides at the property.
3. The property is subject to a conservation easement that limits its potential uses.
4. The applicant plans to host agri-tourism and other outdoor events on a seasonal basis, with most events occurring on weekends.
5. The events will likely include swap meet/farmer's market events; weddings, parties, and reunions; Farm-to-Table Dinners; and the like.
6. There will be no artificial lighting installed at the site.
7. The use requires 73 parking spaces, two of which must be handicapped spaces.
8. The handicapped spaces will be paved.
9. Strict compliance with the pavement requirement would result in the creation of a 21,000 ft.² impervious surface and would require a stormwater management facility.
10. The Maryland Environment Trust, administrator of the easement, does not want a paved parking area on the property.

11. The pavement variance will preserve the natural state of the land.

12. The proposed use is compatible with the neighborhood and conforms to the Comprehensive Plan.

Rationale

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Zoning Ordinance for Washington County, Maryland. A special exception is defined as "a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood." Article 28A.

The proposed use appears to be a suitable use for this property. It is in a rural area of the county and is subject to a conservation easement. The use will preserve the open character of the land and honors the conservation goals. The seasonal nature of the use, and the fact that events will occur outdoors and on weekends, mitigates the inherent adverse effects associated with an events center. The events appear targeted to make the most of the rural character of the area. Thus, the use is compatible with the existing neighborhood and in conformity with the Plan, which promotes the preservation of open space in the rural policy areas of the county. Considering all the evidence and testimony presented in this matter, we conclude that the establishment of this special exception use at this site will have no greater "adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 15 (1981). As such, the grant of the special exception is appropriate and warranted by the testimony and evidence before us.

This Board has authority to grant a variance upon a showing of practical difficulty or undue hardship. §§ 25.2(c) and 25.56. "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

The Applicants have met their burden for a variance. The evidence demonstrated that strict compliance with the Ordinance would unreasonably prevent the use of the property for a permitted purpose. The property is subject to a conservation easement and is located in a rural area of the county. The events proposed for the property are consistent with, and enhanced by, this rural character. They are seasonal and sporadic. Strict compliance would conflict with the rural environment by requiring the creation of

a half-acre impervious surface and an attendant stormwater management facility. Thus, the grant of this variance observes the spirit of the Ordinance.

For the foregoing reasons, this appeal is hereby GRANTED by a vote of 5-0.

BOARD OF APPEALS
By: Matt Harsh, Chair

Date Issued: April 22, 2016



**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....: SERVICE TRUCK & TIRE CENTER
NUMBER.....: SP-16-019

OWNER.....: ROWLAND ON HOLDINGS, LLC
LOCATION.....: EAST SIDE OF FRENCH LANE AND EAST OF GRE
DESCRIPTION..: PROPOSED COMMERCIAL BUILDING FOR TIRE

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: IF Industrial Flex
PARCEL.....: 04809088200000
SECTOR.....: 1
DISTRICT....: 2

TYPE.....: CM
GROSS ACRES.: 3.1
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 05/16/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$905.00

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 10% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED....: 0% LANDSCAPING MEETS REQUIREMENTS....: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC....: 0 PEDESTRIAN ACCESS IS ADEQUATE.....: Y
 OPEN SPACE MINIMUM ALLOWED....: 0 BUS ROUTE WITHIN WALKING DIST.....: N
 TOTAL PARKING SPACES PLANNED.: 36 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQ'D.: 36
 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
 4
 5
 6
 7
 8
 9
 10

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

FIRE DISTRICT: 2 MILES TO STATION: 4
 AMBULANCE DIST: 29 MILES TO STATION: 4

COMMENTS:
 PROPOSED COMMERCIAL BUILDING FOR TIRE SALES/REPAIR SHOP
 rev 2

Approvals

MD-ENG-6A
1/89

UTILITY NOTIFICATION

The Soil Conservation District makes no representation as to the existence of utilities shown on this plan. 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

USDA
SCS

"We certify agency parties responsible for clearing, grading, construction and other activities shown on this plan have been done pursuant to the plan and responsible personnel involved in the plan have been trained in the use of the plan and the plan for the control of soil erosion and sediment."

5/12/16
DATE

Amos Jarvis Rowland
PRINTED NAME

Amos Jarvis Rowland
SIGNATURE

OWNER/DEVELOPERS CERTIFICATION

"We hereby certify that all clearing, grading, construction and other activities shown on this plan have been done pursuant to the plan and responsible personnel involved in the plan have been trained in the use of the plan and the plan for the control of soil erosion and sediment."

5/12/16
DATE

Amos Jarvis Rowland
PRINTED NAME

Amos Jarvis Rowland
SIGNATURE

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

This plan has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the purpose of determining the need for additional water supply and the need for additional water supply and the need for additional water supply.

5/12/16
DATE

Amos Jarvis Rowland
PRINTED NAME

Amos Jarvis Rowland
SIGNATURE

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

"I verify and affirm that the construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and referenced design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and, all construction and other activities shown on this plan have been done in accordance with the plan and the plan for the control of soil erosion and sediment."

5/12/16
DATE

Amos Jarvis Rowland
PRINTED NAME

Amos Jarvis Rowland
SIGNATURE

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

By: _____

Date: _____

PLANS VALID FOR TWO YEARS FROM DATE OF APPROVAL

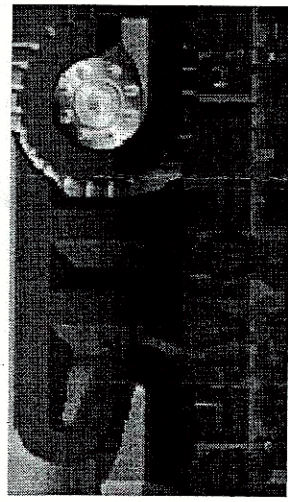
APPROVAL

WASHINGTON COUNTY PLAN REVIEW DEPARTMENT

DATE

SIGNATURE

SITE PLAN
for



SERVICE TRUCK & TIRE CENTER

Situate at the end of French Lane,
and northwest intersection of
Greencastle Pike, MD Rte. 63 and Interstate 70
Washington County, Maryland

OWNER/DEVELOPER:
Rowland on Holdings, LLC
14703 Indian Springs Rd.
Hancock, MD 21750
ATTN: James Rowland
PHONE: (301)-491-0818

FREDERICK
SEIBERT &
ASSOCIATES, INC. ©2016

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-4478 (717) 597-1007 FAX (301) 739-4656

General Notes

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

Miss Utility
1-800-257-7777
Maryland Department of the Environment
Washington County Dept. of Public Works - Engineering & Construction
Washington County Dept. of Water Quality
Potomac Edison
1-800-255-3443
Washington County Soil Conservation District
(301)-797-6821 Ext. 3
City of Hagerstown Utilities Department
(301) 739-4577 Ext. 650

G.8 The contractor shall be responsible for coordination of this construction with the construction of other contractors.
G.9 Benchmarks as shown on plans. Elevations based on NAVD83.
G.10 The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
G.11 The contractor shall install and maintain all necessary erosion control measures during construction, including proper cover, increasing cover, or constructing roadway and parking through base course before loading site with material.
G.12 Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
G.13 The contractor shall perform the own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any excavation shall be done in accordance with the plan and the plan for the control of soil erosion and sediment.
G.14 The contractor shall be aware that in the event of discrepancy between stated and figured dimensions shown on the plan, the figured dimensions shall govern.
G.15 Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
G.16 Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the shall be compacted at optimum moisture content to a 90% density.
G.17 Load bearing fills (Class 2) proposed for support of buildings, walls, and other structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
G.18 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
G.19 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
G.20 It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
G.21 All hand-drawn parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
G.22 The existing site contours shown herein were obtained from an aerial survey completed and field verified by FSA (Contour accuracy is to plus or minus one foot).
G.23 Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
G.24 Exterior lighting will consist of building mounted lights as shown on the architectural plans directed on site as shown on the electrical plan.
G.25 The contractor shall provide MOSH safety assistance for W.P.C. Inspector.
G.26 Applicant to provide as built mylars at the completion of the project.
G.28 A complete set of a projected start date of July 2016 and a completion date of November 2016.
G.29 Forestation has been addressed by a retention easement on this site per plat 8233.

Legend

SYMBOL	FEATURE
	EXISTING PROPERTY LINE CORNER
	PROPOSED PERMANENT EASEMENT
	CENTERLINE
	CONTOURS
	TREE LINE
	EDGE OF PAVEMENT
	CONCRETE CURB
	STREAM OR DITCH
	WATER LINE
	SANITARY SEWER LINE STUB
	FORCE MAIN
	STORM DRAIN PIPE
	WATER VALVE
	WATER CAP, REDUCER, BEND
	FIRE HYDRANT, METER
	OVERHEAD ELECTRIC LINE
	RAILROAD TRACKS
	BUILDINGS, HOUSES, GARAGES
	STORM DRAIN INLET
	UTILITY POLE
	POLE LIGHT
	ROAD SIGN
	SPOT ELEVATION
	SINGLE SEWER CLEANOUT
	DOUBLE SEWER METER
	DOUBLE SEWER CLEANOUT
	DETAIL REFERENCE
	P.O.I. POINT OF INTERSECTION
	P.C. POINT OF CURVATURE
	P.T. POINT OF TANGENCY

Site Data

TAX MAP _____ 48-5-882
ELECTION DISTRICT _____ 02
ZONING _____ HI - HIGHWAY INTERCHANGE
SETBACKS _____ FRONT- 40'
_____ SIDE- 10'
_____ REAR- 10'
MAX. BUILDING HEIGHT _____ 13.19 AC.
PARCEL AREA _____ 19,925 S.F.
PROPOSED BUILDING HEIGHT _____ 24'
PROPOSED PARKING AREA _____ 12,934 S.F.
PROPOSED LANDSCAPE PARKING AREA _____ 1,573 S.F. (12.2%)
PROPOSED IMPERVIOUS AREA _____ 186 AC. (14%)
TOTAL PARKING PROVIDED _____ 38 SPACES
TOTAL PARKING REQUIRED _____ 38 SPACES
REGULAR- 34
HANDICAP- 2
WATER & SEWER USAGE _____ EXISTING ALLOCATION= 0 G.P.D.
PROPOSED ALLOCATION= 400 G.P.D.
PROPOSED WASTEWATER DISCHARGE= 400 G.P.D.
SOLID WASTE _____ (SEE SITE PLAN)
DUMPSTER _____ BUILDING & POLE MOUNTED
DUMPSTER _____ BUILDING MOUNTED
FORESTATION _____ PER PLAT 5870-5872, AND 8233-8234
SENSITIVE AREAS _____ THERE ARE NO KNOWN HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 4.21 OF THE ZONING ORDINANCE.

Sheet Index

TYPE	NUMBER	TITLE
G-001	SHEET 1	COVER SHEET
V-101	SHEET 2	EXISTING CONDITIONS PLAN
C-102	SHEET 3	SITE PLAN
C-103	SHEET 4	GRADING AND SEDIMENT EROSION CONTROL PLAN
C-104	SHEET 5	STORMWATER MANAGEMENT PLAN
C-501	SHEET 6	GENERAL DETAILS & NOTES
C-502	SHEET 7	SEDIMENT EROSION CONTROL DETAILS AND NOTES
C-503	SHEET 8	STORMWATER MANAGEMENT DETAILS AND NOTES
C-101	SHEET 9	LANDSCAPE PLAN

STTC
FUNCTIONAL DESCRIPTION _____ TIRE REPAIR SERVICE SHOP
NUMBER OF EMPLOYEES _____ 8
HOURS OF OPERATION _____ 8AM-5PM, 6 DAYS A WEEK
DELIVERIES _____ 1 BOX TRUCK PER WEEK
SERVICE BAYS _____ 4
PARKING REQUIRED _____ 16 SPACES
2 SPACES PER TRUCK
ONE SPACE PER EMPLOYEE

FUTURE TENANT

FUNCTIONAL DESCRIPTION _____ RETAIL STORE
NUMBER OF EMPLOYEES _____ 4
HOURS OF OPERATION _____ 8AM-5PM, 6 DAYS A WEEK
DELIVERIES _____ 1 BOX TRUCK PER WEEK
RETAIL FLOOR SPACES _____ 4,000 SF
PARKING REQUIRED _____ 20 SPACES
5 SPACES PER 1000 SQ. FT. OF G.A.

SWM Narrative

The purpose of this project is to develop a vacant property located on a cul-de-sac of French Lane. The parcel is 13.19 acres consisting of meadows and forested areas. The forested area is currently locked up in a forest conservation easement.
By this plan a site shop will be constructed with associated parking and drive aisles. There is 3.4 acres of disturbance proposed by this plan. Through the use of non-erecting structures, sheet to a conservation area and a Bio Retention area this site meets ESD. I have included an ESD spreadsheet that proves I am treating all of the ESD for the proposed disturbed area.
I have included a TRS report that shows water quantity has been met. The pre development to post discharge increases but when applying the reduced curve number for meeting the ESD the discharge is less than pre development conditions. This site drains directly into a 120 ft. floodplain under Interstate 70 then into the Conococheague Creek.

SENSITIVE AREA NOTICE

The stream buffers shown herein are established pursuant to the requirements of the Maryland Stream Buffer Ordinance, Article IV, Section 406. In an effort to preserve or enhance the stream buffers, the applicant has agreed to establish and maintain in perpetuity vegetative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality and protect the stream. The applicant shall be responsible for maintaining the stream buffer with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

TYPE	NO.	DA (ACRES) (To Structure)	ESD (ac-ft)	RCN	CPV (ac-ft)	CPV (cfs) (Discharge)	Rev (ac-ft)
NON ROOFTOP	1	2.0	0.74	55	0.06	0.06	
SHEET FLOW	2	1.5	0.82	55	0.07	0.07	
BIO GARDEN	3	0.60	0.58	55	0.11	0.11	

ESD Practices (Chapter 5 - Structural & Non-Structural)

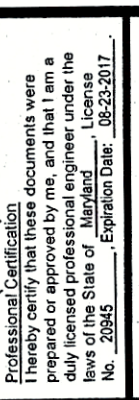
PROJECT NUMBER: 6454

COVER SHEET

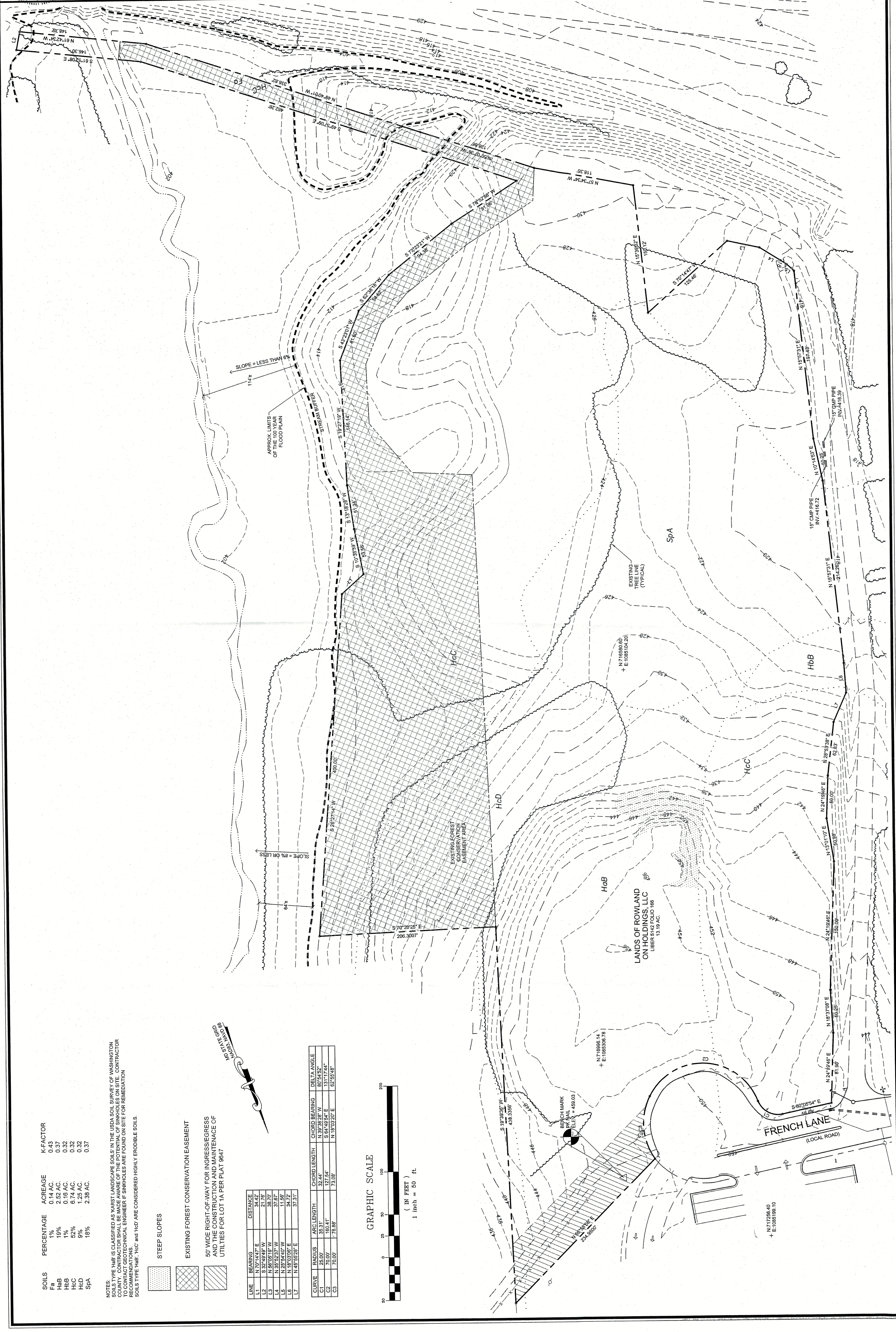
G-001

SHEET 1 OF 9

SP-16-019

[illegible]

PROJECT NO.	6454
CAD DWG FILE:	
V-101-02-Existing Conditions	
DWN BY	DATE
DWH	04-08-2016
CHK BY	DATE
TAX MAP	ELECTION DIST.
48-9-882	102
SCALE	1" = 50'
SHEET TITLE	
EXISTING CONDITIONS	
V-101	
SHEET 2	OF 9
SP-16-019	

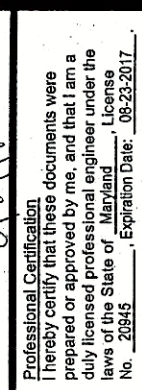


NOTES:
SOILS TYPE 'HAB' IS CLASSIFIED AS 'KARST LANDSCAPE SOILS' IN THE USDA SOIL SURVEY OF WASHINGTON COUNTY. CONTRACTOR SHALL BE MADE AWARE OF THE POTENTIAL OF SINKHOLES ON SITE. CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER IF SINKHOLES ARE FOUND ON SITE FOR REMEDIATION RECOMMENDATIONS.
SOILS TYPE 'HAB', 'HcC' AND 'HcD' ARE CONSIDERED HIGHLY ERODIBLE SOILS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	35.31'	32.44'	N 39° 38' 26" W	80° 54' 52"
C2	70.00'	160.41'	127.54'	S 64° 48' 54" E	131° 17' 44"
C3	70.00'	76.88'	73.08'	N 18° 03' 20" E	62° 55' 48"



GRAPHIC SCALE



701-8111

ECTS • LAND PLANNERS
740
A 17225
113
(717) 597-1007

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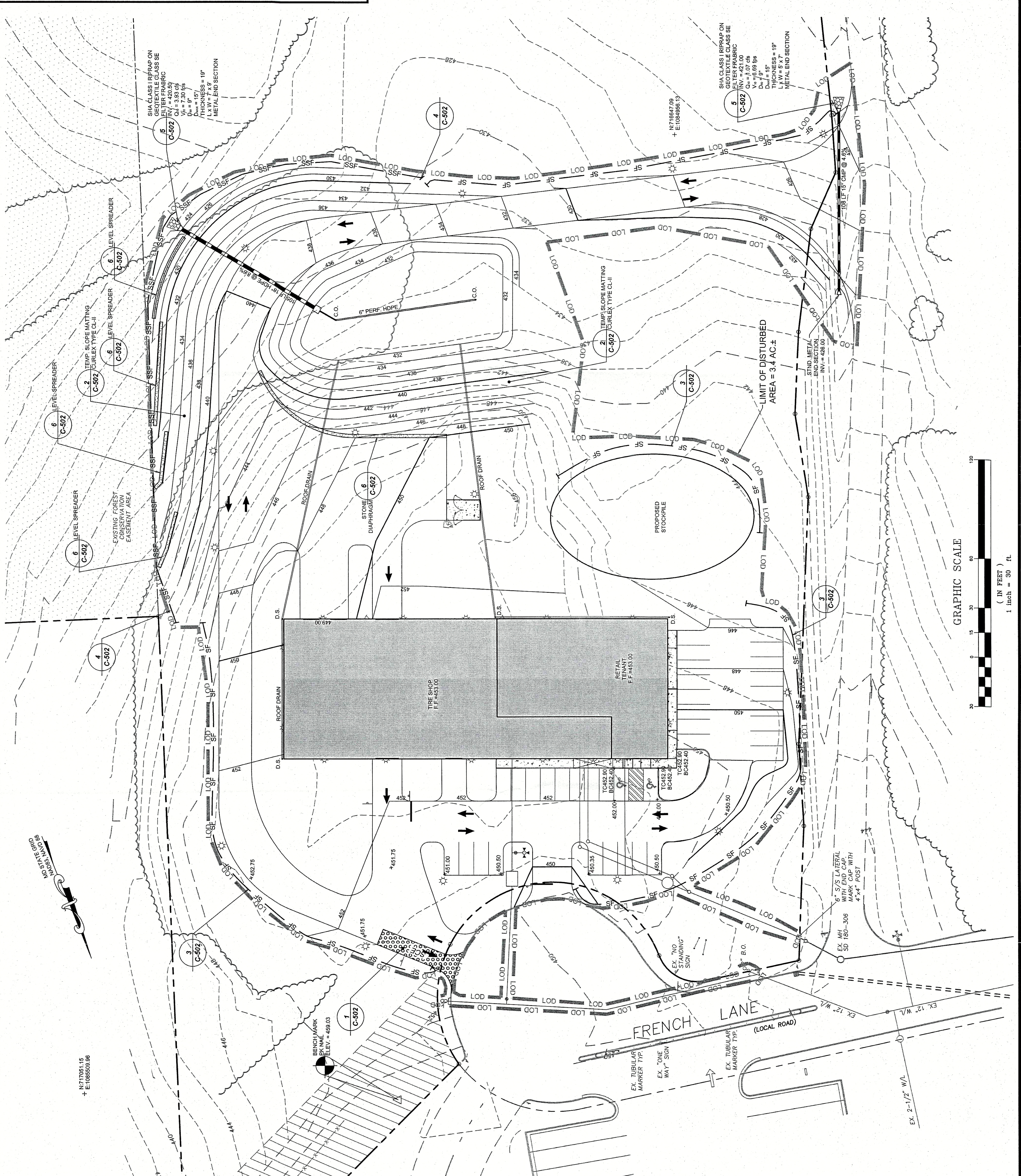
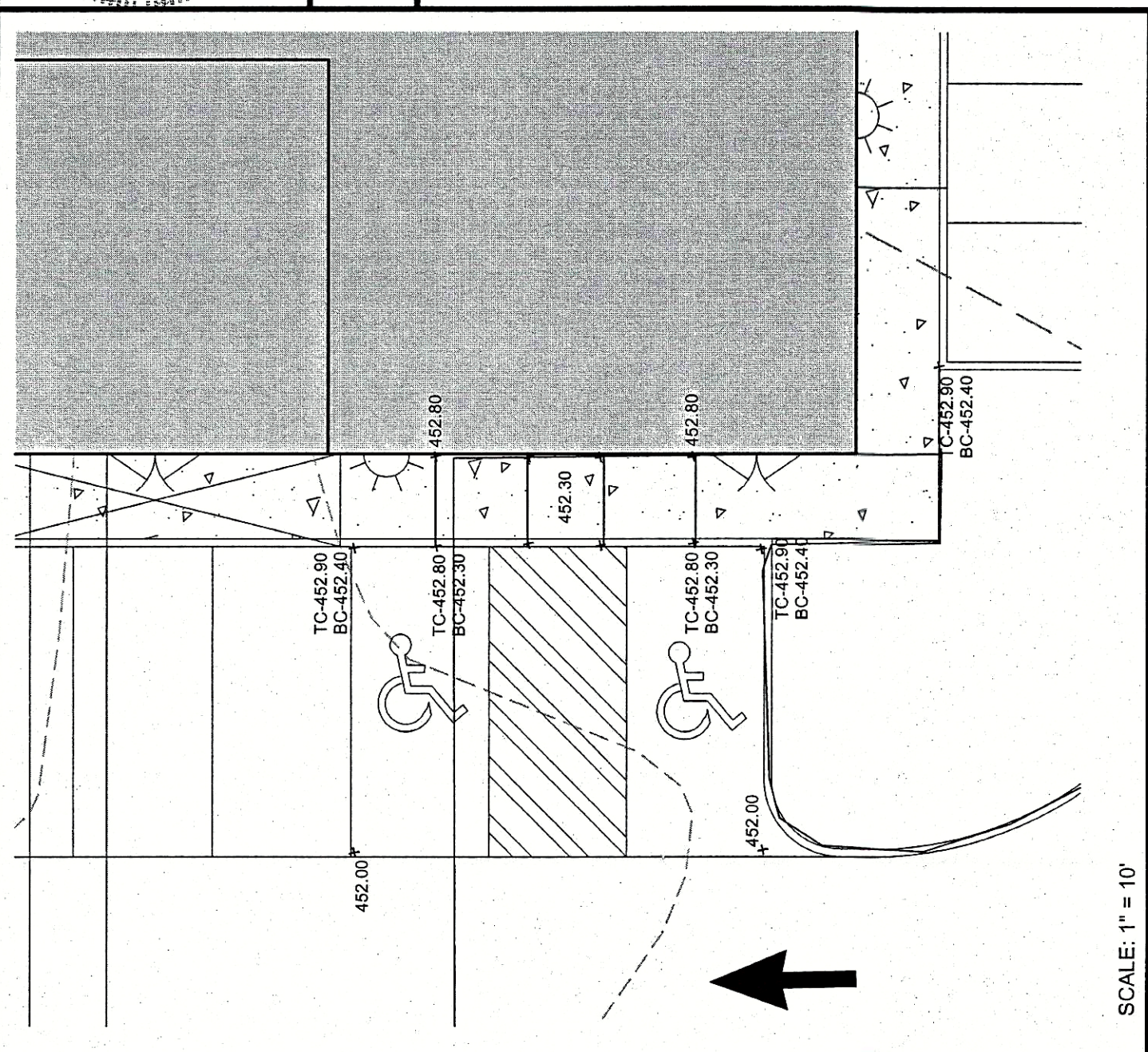
FREDERICK S. EIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • L.
128 SOUTH POTOMAC STREET, HAGERS
20 WEST BALTIMORE STREET, GREENG.
101 NORTH HAMOVER STREET, CARLISL.
(301) 791-9659
(301) 416-7478

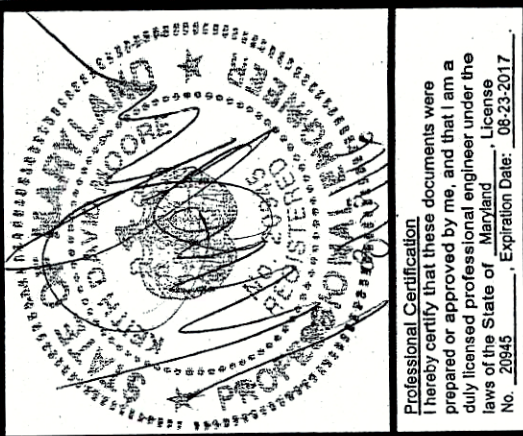
[illegible]

SERVICE TRUCK & TIRE CENTER
SITUATE ALONG THE END OF
FRENCH LANE, EAST OF GREENCASTLE PIKE
WASHINGTON COUNTY, MARYLAND
CLIENT:
JAMES ROWLAND
14703 INDIAN SPRINGS RD HANCOCK, MD 21750
(301)-491-0818

PROJECT NO.	6454
CAD DWG FILE:	
C-102-Grading & SEC Plan	
DWN BY	DATE
DWH	04-08-2016
CHK BY	DATE
TAX MAP	ELECTION DIST.
45-9-882	02
SCALE	1" = 30'
SHEET TITLE	
GRADING & SEC PLAN	

C-102
SHEET 4 OF 9
SP-16-019





FREDERICK S. EIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS
101 NORTH HANOVER STREET, CARLISLE, PA 17013
(717) 397-1007
www.fsa-inc.com
© 2016

DATE: _____
DESCRIPTION: _____
MARK: _____

CLIENT:
WASHINGTON COUNTY, MARYLAND
SITUATE ALONG THE END OF
FRENCH LANE, EAST OF GREENCASTLE PIKE
14703 INDIAN SPRINGS RD HANCOCK, MD 21750
(301) 491-0818

PROJECT NO: 6454
CADDWG FILE: C-103-005 SWM Plan
DWG BY: DWH
DATE: 04-09-2016
CHK BY: _____
TAX MAP: 48-3-802
ELECTION DIST: 02
SCALE: 1" = 30'
SHEET TITLE: SWM PLAN
SHEET 5 OF 9
SP-16-019

SOIL LOGS

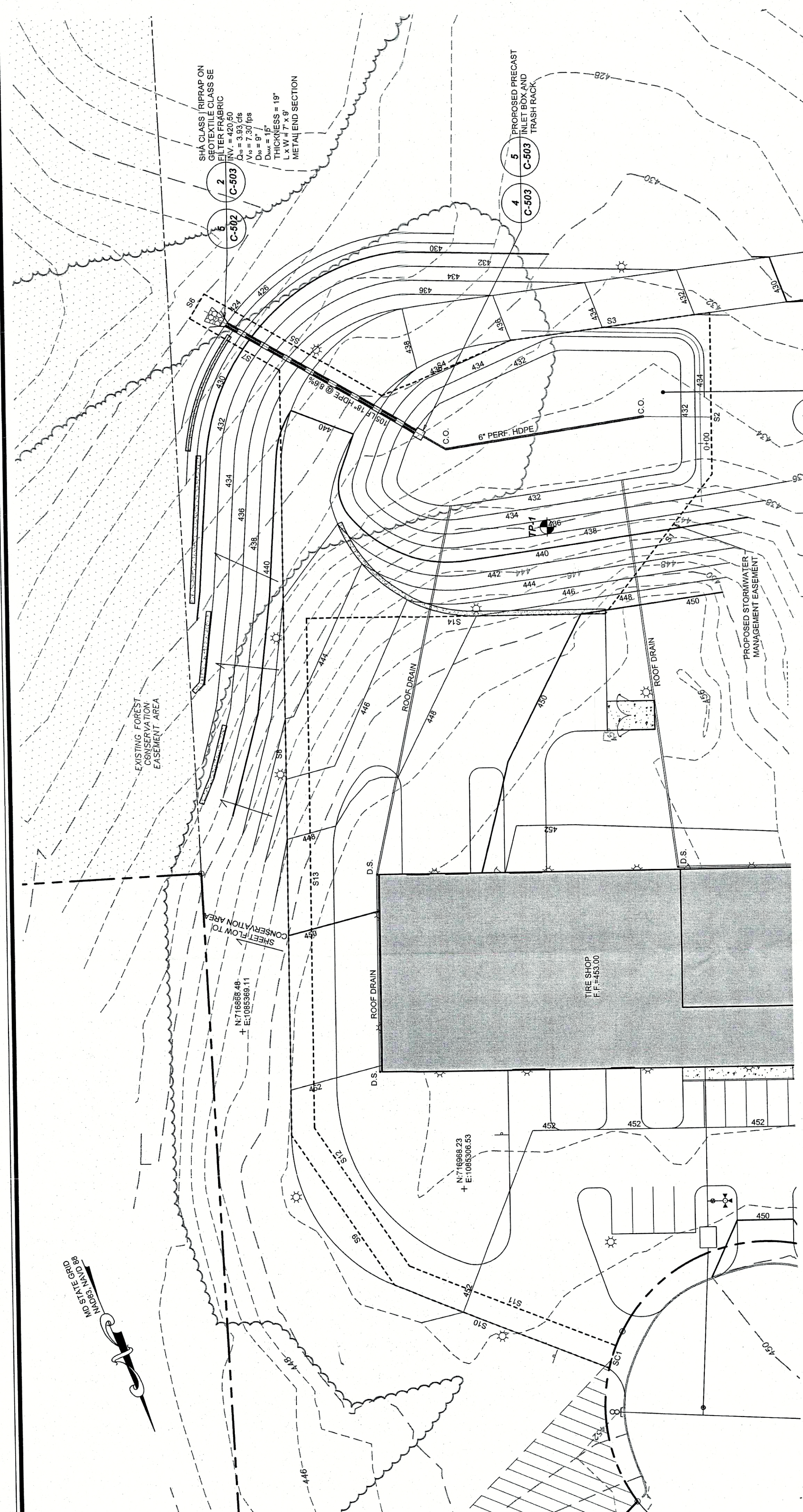
LINE	BEARING	DISTANCE
S1	S 60°37'09" W	75.12
S2	S 22°04'48" W	89.09
S3	N 1°11'52" E	81.03
S4	N 89°46'55" E	88.96
S5	S 37°32'07" E	12.00
S6	N 53°54'00" E	44.60
S7	N 37°09'09" W	37.71
S8	N 22°04'48" E	89.32
S9	N 46°01'10" W	95.14
S10	N 46°01'10" W	95.14
S11	S 11°58'11" E	72.26
S12	S 22°04'48" W	218.51
S13	S 22°04'48" W	218.51
S14	N 67°55'11" W	130.00

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
SC1	70.00'	10.03'	S 39°52'28" W	8°12'48"

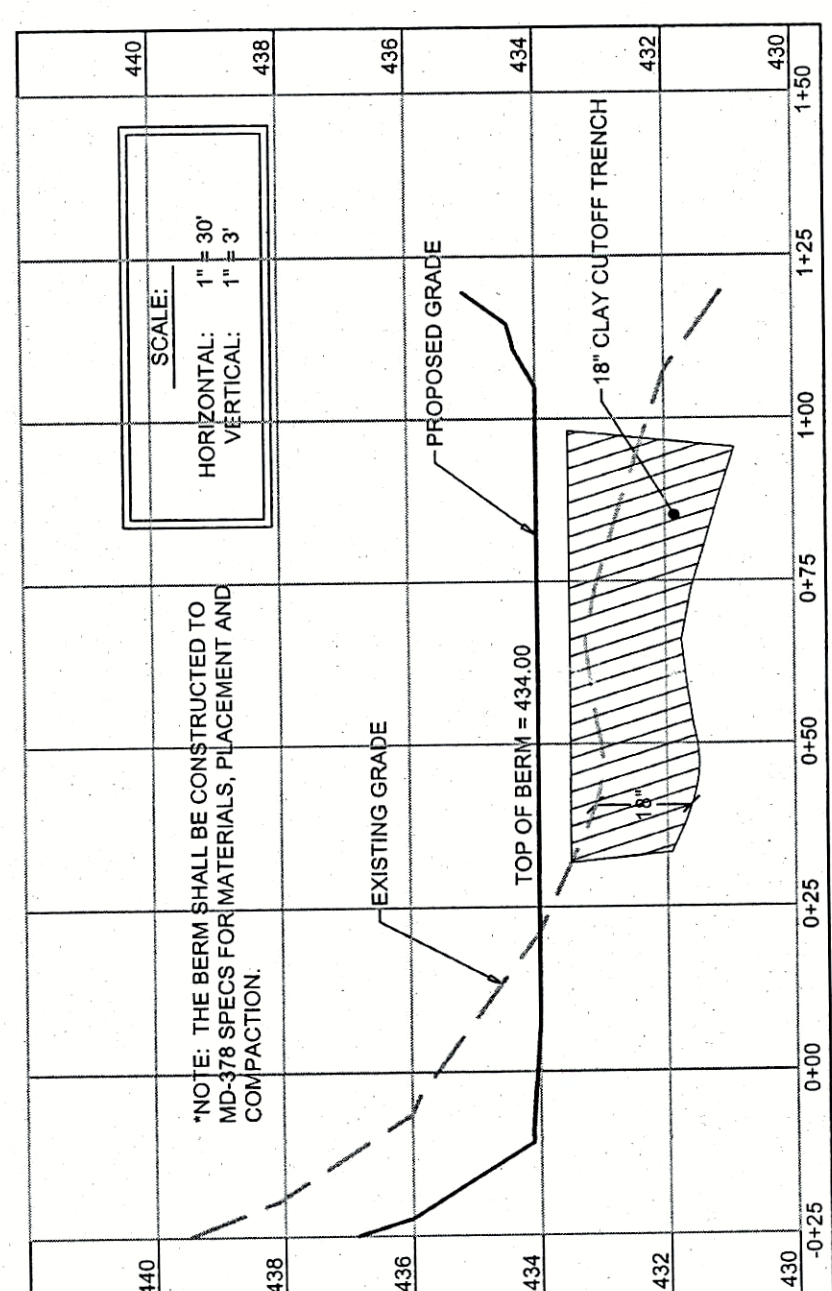
TP-1

440.00
BROWNISH ORANGE SAND (CL)
SOME SILT TRACE
442.50

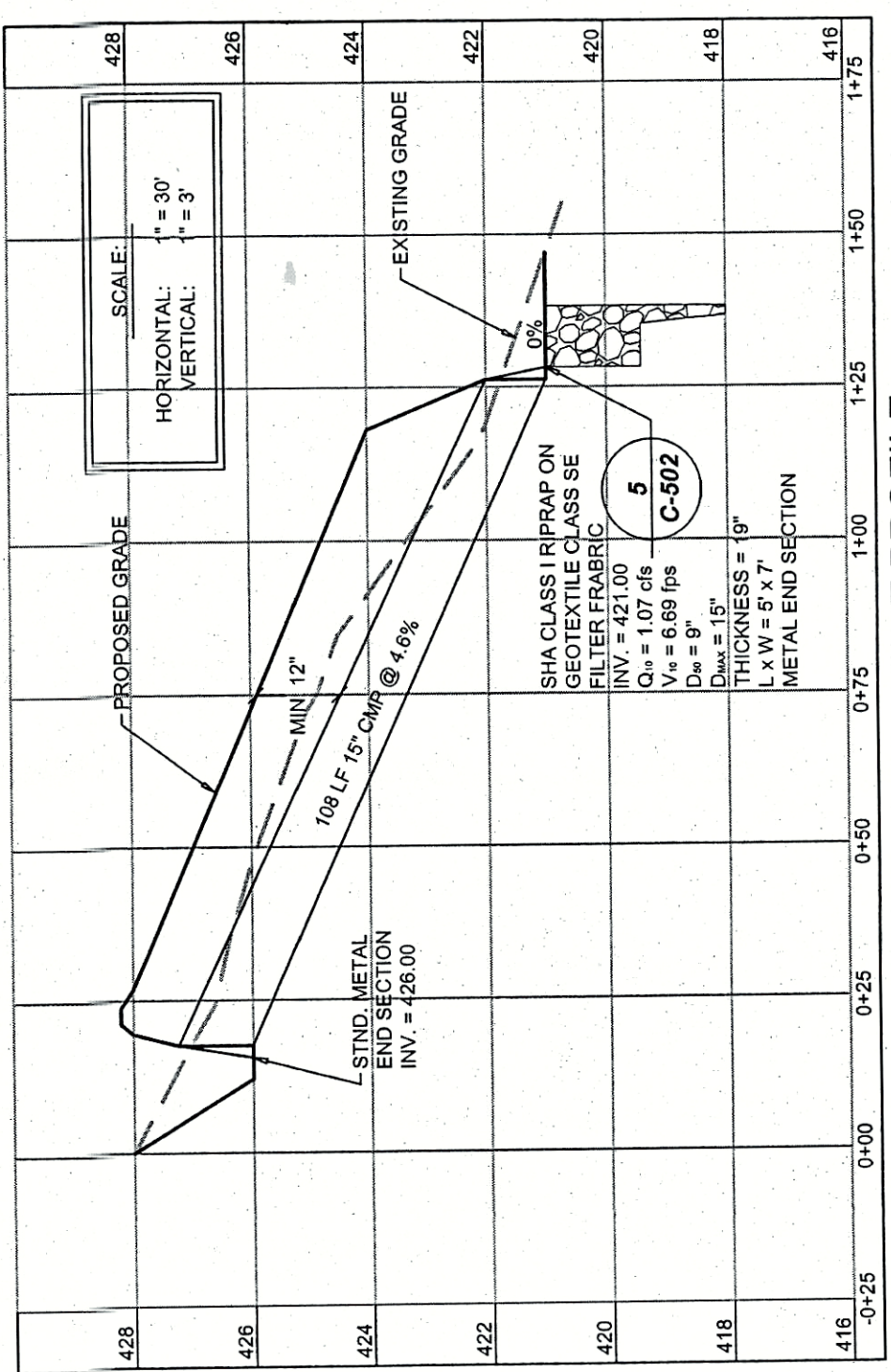
NOTE: THESE SOIL LOGS ARE BASED SOLELY ON FIELD OBSERVATION, AND ARE VALID ONLY FOR THE LOCAL AREA. THE REQUIRED TESTING AND CLASSIFICATION TO DETERMINE THE EXTENT OF SOILS ON SITE THAT MEET THE REQUIREMENTS OF MD-373, FOR SOIL LOG DISCREPANCIES AND RECOMMENDATIONS REFER TO THE GEOTECHNICAL REPORT.



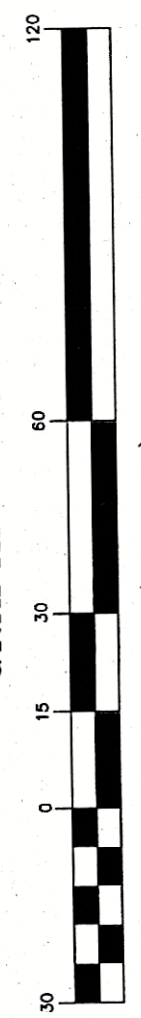
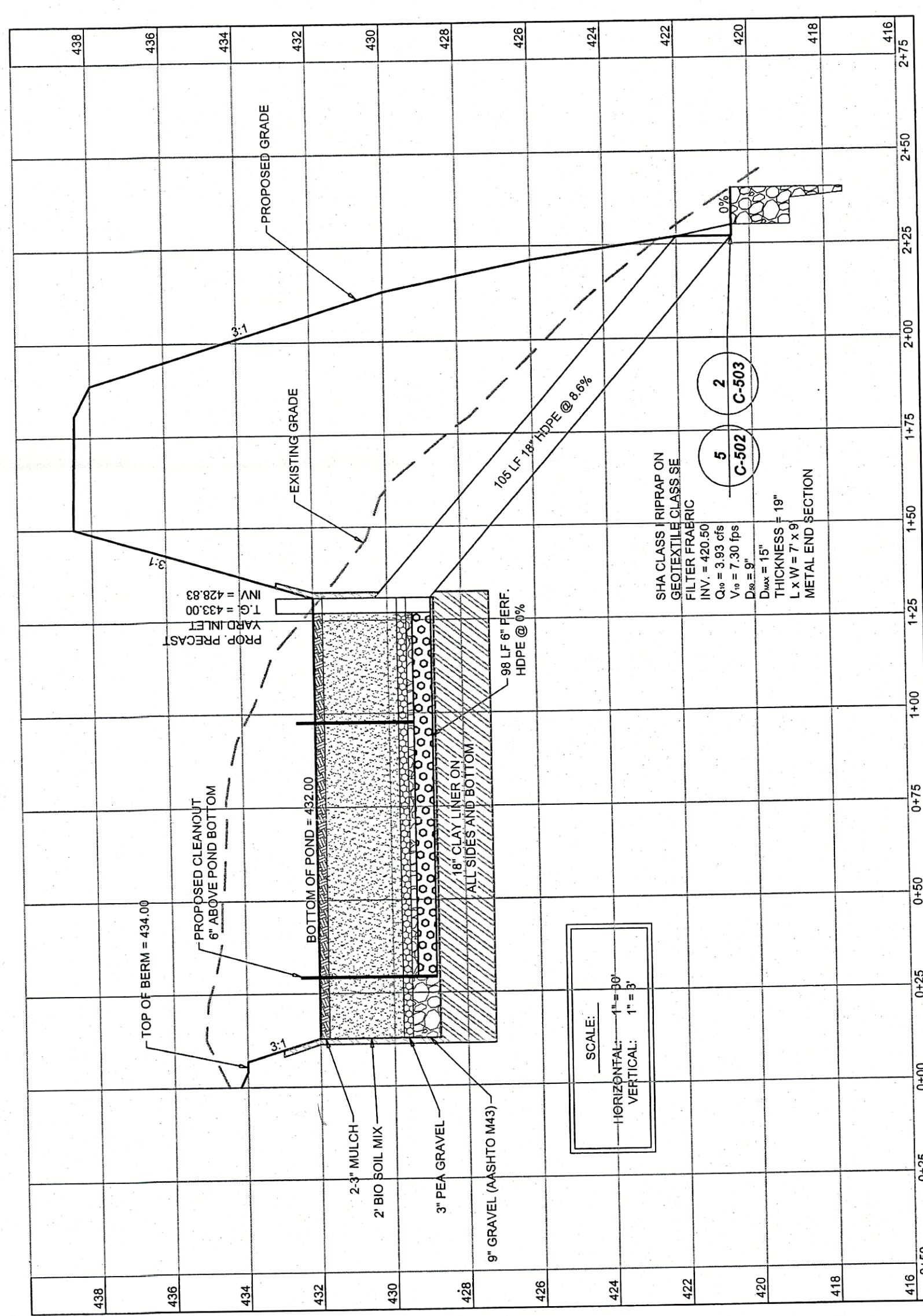
BIORETENTION BERM PROFILE



DRIVEWAY CULVERT PROFILE



BIORETENTION OUTLET PROFILE



(IN FEET)
1 inch = 30 ft.

1. All soil erosion/sediment control measures shall comply with the '2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control' and the provisions of the approved plan.
2. All grading and stabilization shall comply with the '2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control', 'Section B - Grading and Stabilization' and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMPs) 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). Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter drains, and slopes; and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
 - b). Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
6. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B4-1: Incremental Stabilization and Standard B4-4: Temporary Stabilization (as applicable).
7. All contaminated channels and erodible shall have specified treatment installed to the design flow depth, completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
9. Electric Power, telephone and gas lines are to be connected, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
10. No slope shall be greater than 2:1.

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 14GP, or an Individual Permit.

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

- C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form." General Permit for Stormwater Associated with Construction Activity, per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).
- D. Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the permittee shall submit a final report to the Maryland Department of the Environment, General/Individual Permit - Notice of Termination - NOT.

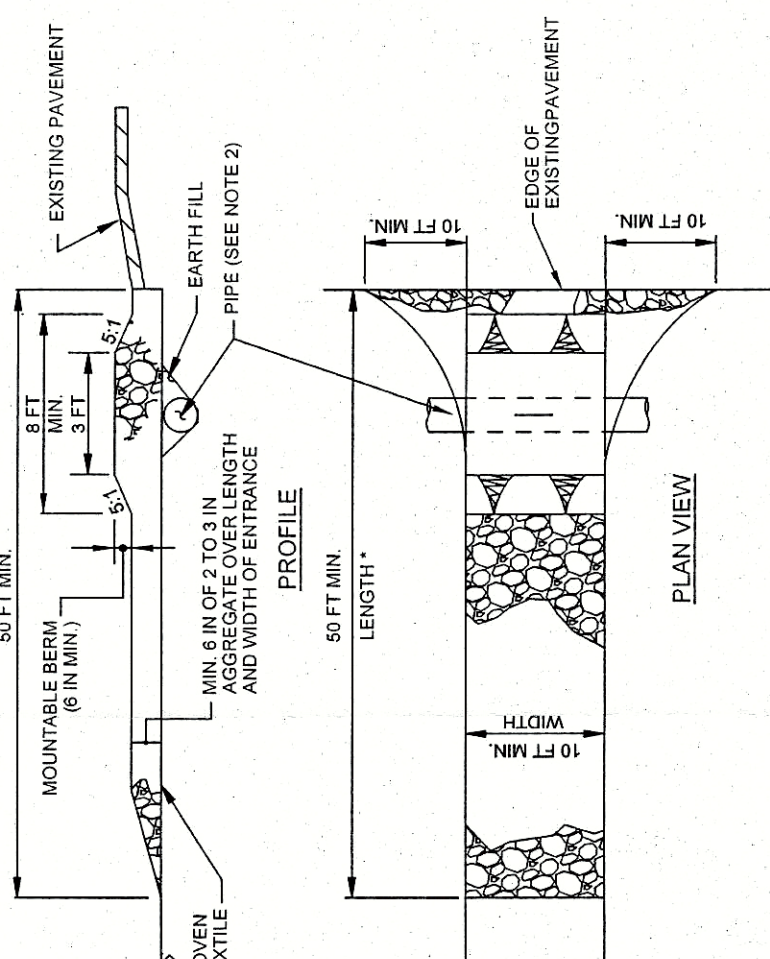
1. CONTRACTOR TO CONTACT FSA, INC. (301) 791-3650, WDCSD (301) 797-6821 EXT.3, AND THE WCDPW ENGINEERING & CONSTRUCTION (240) 313-2400 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF ANY EARTHWORK TO SCHEDULE A PRE CONSTRUCTION MEETING.
2. CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE.

3. CONTRACTOR SHALL INSTALL ALL SILT FENCE AND SUPER SILT FENCE BEING INSTALLED ON THE DOWN HILL SIDE AND SEED AND MULCH AT THE DOWNHILL SIDE AND
6. CONTRACTOR SHALL START ROUGH GRADING STARTING AT THE DOWNHILL SIDE AND WORKING UPHILL.
7. STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH AFTER EXCAVATING MORE THAN SEVEN(7) CONSECUTIVE DAYS.
8. CONTRACTOR TO START THE CONSTRUCTION OF THE BUILDING AND PARKING AREAS.
9. CONTRACTOR TO EXCAVATE THE BIO RETENTION AREA & STABILIZE THE SURROUNDINGS.
10. CONTRACTOR TO EXCAVATE THE BIO RETENTION AREA & STABILIZE THE SURROUNDINGS.
11. INTERIM DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION (240) 331-2400 FOR AN INTERIM INSPECTION AND APPROVAL. TO INSTALL THE BIO-MATERIALS. CONTACT FREDERICK BERNEBERG, AND ASSOC. (301)791-3620 , 2 DAYS PRIOR TO BIO-RETENTION GARDEN COMPLETION.
12. CONTRACTOR BIO RETENTION AREA, STABILIZE WITH SEED, MULCH AND PLANTINGS UPON COMPLETION. NOTE THAT CONSTRUCTION VEHICLES ARE PROHIBITED FROM TRAVELING OVER THE BIODIVERSITY AREA. INSTALL TEMPORARY ORANGE PEBBLES TO RESTRICT TRAFFIC AND THEREBY COMPACTATION TO A MINIMUM.
13. CONTRACTOR TO CONTACT WCDP (301) 779-3821 EXT. 3 AND THE WCDWP/ENGINEERING DEPARTMENT (240) 331-2400 AT LEAST 5 DAYS PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSE OUT REVIEW AND OBTAIN FINAL APPROVAL FROM WCDP PRIOR TO REMOVAL OF ANY SEDIMENT CONTROLS.
14. REMOVE SEDIMENT AND EROSION CONTROL MEASURES AND STABILIZE ACCORDINGLY.

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to excavated materials in a dump truck and hauled to an approved location to be used for backfilling or disposed of at an approved location.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
4. Contractor to remove and dispose of debris and materials from the trench and to install all force along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, Contractor to pump water to a filter bag to dewater.
6. Contractor to remove and dispose of debris and sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate streptop.

TEMPORARY SEEDING SUMMARY							
HARDINESS ZONE (FIGURE B.3): 6a (26°)			SEEDING DATES		SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	Zone 6a: Mar 15-May 31/Aug 1-Sep 30 (Zone 6b: Mar 15-May 31/Aug 1-Sep 30)	SEEDING DATES	SEEDING DEPTHS	45 lb/ac (10 lb/1000 s.f.)	2 mg/bac (90 lb/1000 s.f.)
1	Barley	96			1"		

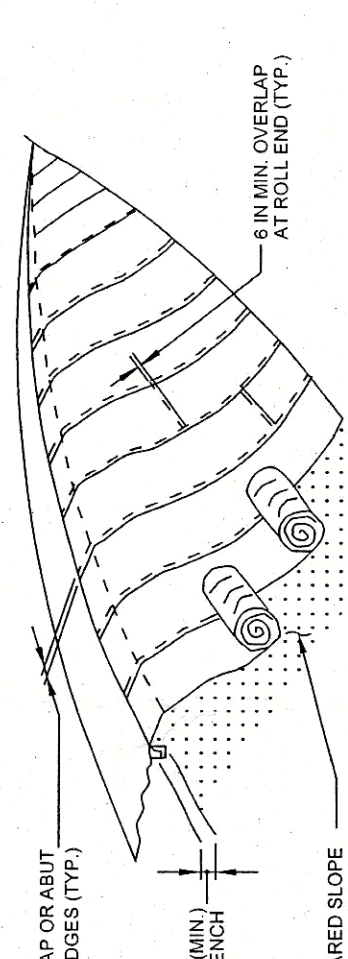
PERMANENT SEEDING SUMMARY							
HARDINESS ZONE (FIGURE B.3): 6a (26°)			SEEDING DATES		SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DATES	SEEDING DEPTHS	N	P205
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sep 30	Zone 6a: Mar 15-May 31/Aug 1-Sep 30	1/4"-1/2"	45 lb/ac (10 lb/1000 s.f.)	90 lb/ac (2 lb/1000 s.f.)
	Perennial Ryegrass	25					
	White Clover	5					



1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE USE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 1:1 SLOPES ON BOTH SIDES. THE BERM SHALL BE 18" HIGH AND 12" WIDE. THE BERM SHALL BE 12" WIDE AT THE PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

3. PREPARE SURFACES AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CURB AND AGGREGATE 2 TO 4 INCHES IN SIZE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 3 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SOE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT AND STONE OR MAKE OTHER NECESSARY REPAIRS TO THE ENTRANCE TO THE CURB. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO OR OFF OF THE ROADWAY. VACUUMING, SCRAPING, AND/OR SWEETING, WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

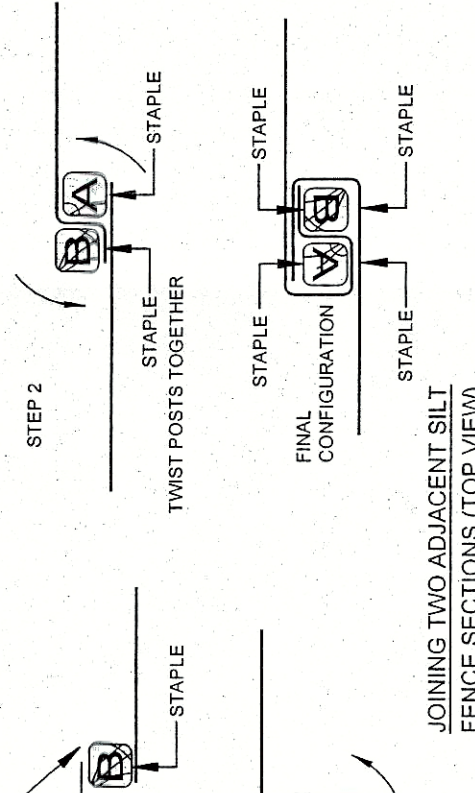
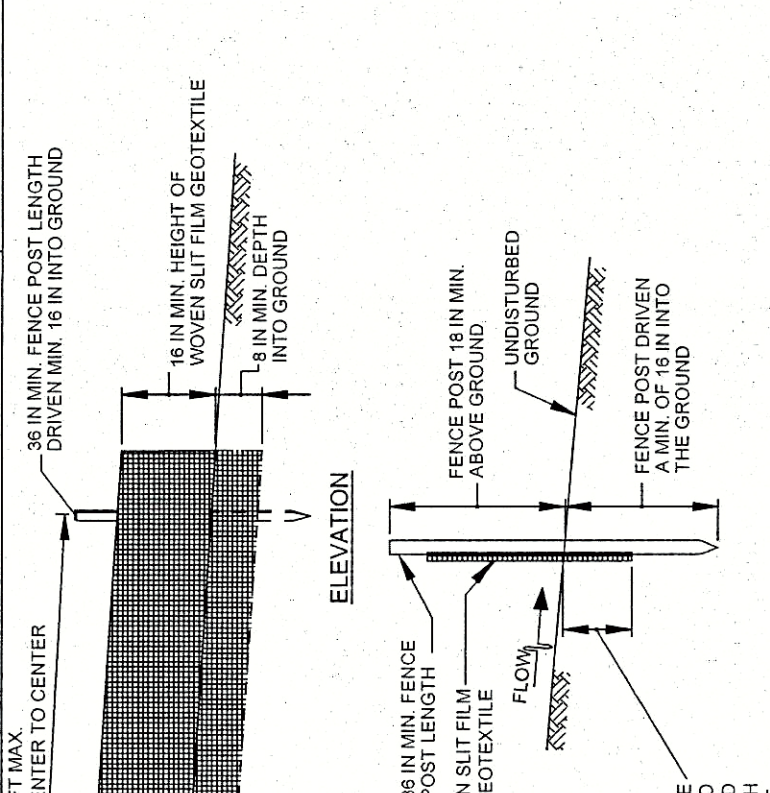
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SPECIFICATIONS

- [illegible]

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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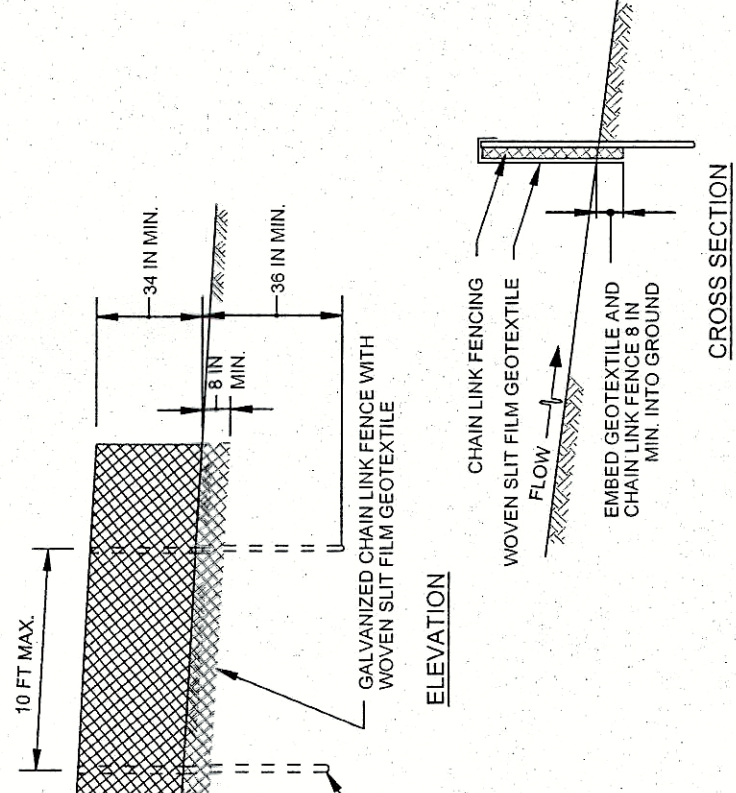
1. USE WOOD POSTS $1\frac{1}{2}$ X $1\frac{1}{4}$ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 18 INCH MINIMUM INTO GROUND NO MORE THAN 8 FEET APART.

3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. 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.

5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

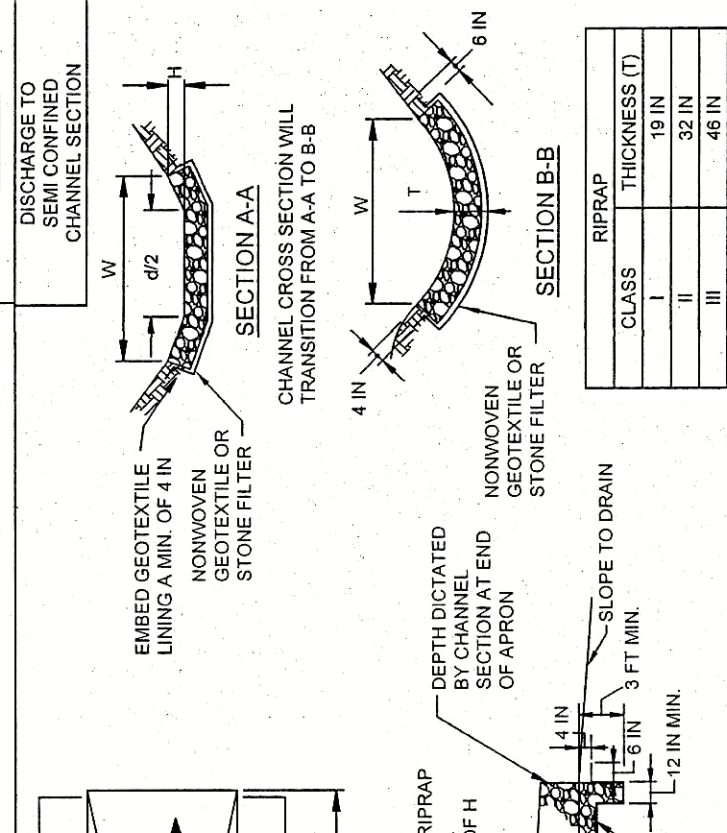
MAIL E-3 SUPER SILI FENCE



1. INSTALL $\frac{3}{4}$ " INCH DIAMETER GALVANIZED STEEL POSTS @ 0.65 INCH WALL THICKNESS AND SIX FOOT LENGTH. SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS TO A MINIMUM OF 36 INCHES INTO THE FOOTING.
2. FASTEN 6 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE $\frac{1}{4}$ " INCH MAXIMUM OPENING, 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR LUG RINGS.
3. FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. SECURE TO THE UPSLOPE OF THE FOOTING WITH 6 GAUGE GALVANIZED STEEL PLATE OR 1" X 6" X 1" WOOD PLATE. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE FOOTING.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED 3 X 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

5. EXTEND BOTH ENDS OF THE SUPER SLIT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UP/SLANT AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SLIT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1. MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCE AND GEOTEXTILE.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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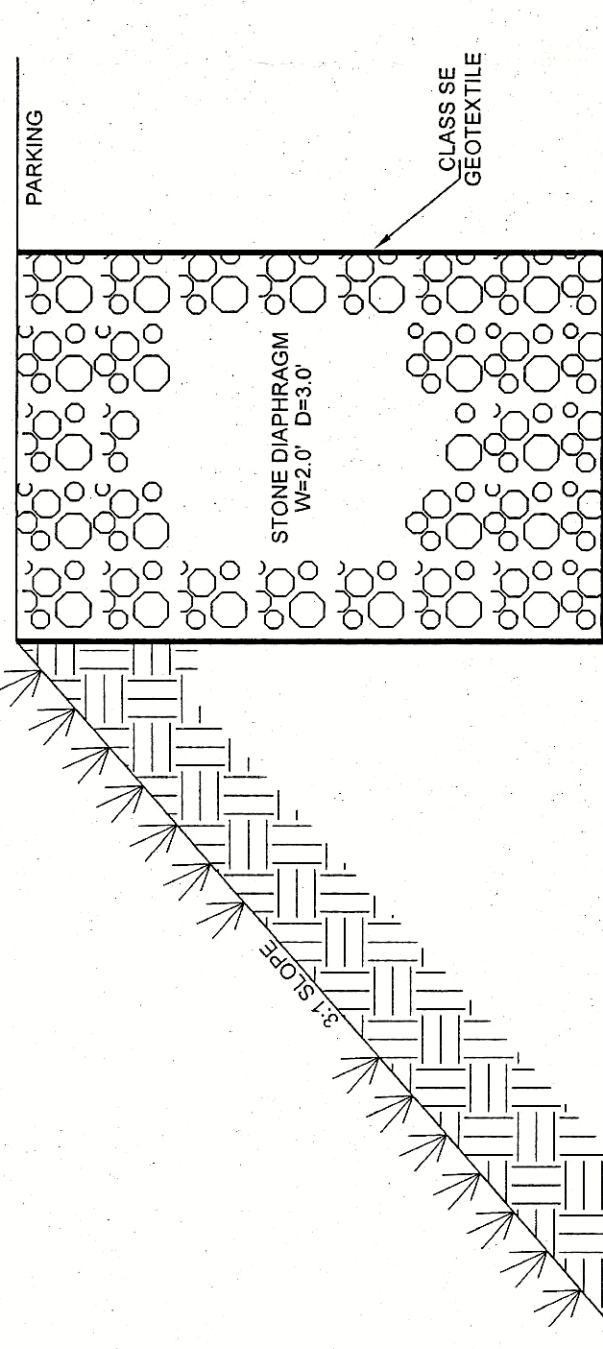


1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILES AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR Tearing BY PLACING A SECOND LAYER OF NONWOVEN GEOTEXTILE OVER THE DAMAGED PART OR COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (A) TO A MINIMUM DEPTH AND WIDTH OF 12 INCHES TO BE SUFFICIENT TO BE STORED IN THE SUBGRADE TO A DEPTH OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

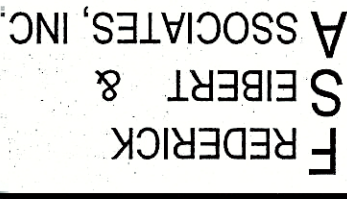
4. EXTEND GEOTEXTILE AT LEAST 4 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL CIRCLE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID THE NEED FOR JOINTS. THE RIPRAP SHALL BE PLACED IN SUCH A MANNER AS TO BE SUBSTANTIALLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE GAPS BETWEEN THE LARGER STONES. THE RIPRAP SHALL BE PLACED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE STONE FILL BLANKET ON SEDIMENT. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE AN ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE AND EXTEND THE STONE UNDER THE OUTLET PIPE TO A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH ONE SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH THE EXISTING SLOPE.
8. MAINTAIN ONE GRADE AND CROSS SECTION, KEEP OUTLET FREE OF EVIDENCE. REMOVE ACCUMULATED SEDIMENT AND DEBRIS AFTER HIGH FLOWS IN ORDER FOR SCOUR AND DEBRIS REMOVAL. MAKE NECESSARY REPAIRS IMMEDIATELY.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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NOT TO SCALE



ECTS • LAND PLANNERS
740
A 17225
013
(717) 597-1007
(717) 701-8111

[illegible][illegible]

CE TRUCK & TIRE CENTER
SITUATE ALONG THE END OF
FRENCH LANE, EAST OF GREENCASTLE PIKE
WASHINGTON COUNTY, MARYLAND
CLIENT:
JAMES ROWLAND
14703 INDIAN SPRINGS RD HANCOCK, MD 21750
(301)-491-0818

PROJECT NO:	6454
CAD DWG FILE:	
C-502-07-SEC Details & Notes	
DWN BY	DATE
DWH	04-08-2016
CHK BY	DATE
TX MAP	ELECTION DIST.
48-9-882	02
SCALE	
NTS	
SHEET TITLE	
SEC DETAILS & NOTES	
C-502	
SHEET 7 OF	9
SP-16-010	



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....: THE ARNETT FARM - LOT 1
NUMBER.....: SP-15-008

OWNER.....: ARNETT'S, INC.
LOCATION.....: SHARPSBURG PIKE W/S
DESCRIPTION.: SITE PLAN FOR THE ARNETT FARM LOT 1 REV 3

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: CM Commercial
PARCEL.....: 05710046000001
SECTOR.....: 1
DISTRICT.....: 10

TYPE.....: CM
GROSS ACRES.: 2.25
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 02/27/2015

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$862.50

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	CN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	0	
GALLONS PER DAY SEWAGE...:	740	
SEWER PLANT.....:	Conococheague	

STORM WATER MANAGMT TYPE.: SWM POND; SAND FILTER
DRAIN DIRECTION.....: N
FLOOD ZONE.....: *N/A*
WETLANDS.....: *N/A*
TOPOGRAPHY.....: *Flat*
BEDROCK.....: *~*
VEGETATION.....: *Landscaping provided*

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 63%	BUFFER DESIGN MEETS REQUIREMENTS.: Y
IMPERVIOUS MAXIMUM ALLOWED....: 85%	LANDSCAPING MEETS REQUIREMENTS....: Y
LIGHTING PLAN MEETS REQUIREMENTS.: Y	
OPEN SPACE AREA PLANNED-AC....: 0	PEDESTRIAN ACCESS IS ADEQUATE.....: Y
OPEN SPACE MINIMUM ALLOWED....: 0	BUS ROUTE WITHIN WALKING DIST.....: N
TOTAL PARKING SPACES PLANNED.: 49	LOADING AREAS MEET REQUIREMENTS...: Y
PARKING SPACES-MINIMUM REQ'D.: 27	
PARKING SPACES/DWELLING UNIT.: 0	
RECREATIONAL VEHICLE PARKING.: N	

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

SOLID WASTE DISPOSAL PLANS....: DUMPSTER; PRIVATE HAULER
 MATERIALS STORED ON SITE.....: NO OUTSIDE MATERIALS STORED

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	29	6	5
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 *Supercenter Drive (Built by other)*

2
3
4
5
6
7
8
9
10

NUMBER OF ACCESS POINTS: 2
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 10 MILES TO STATION: 1.3
 AMBULANCE DIST: 26 MILES TO STATION: 2.3

COMMENTS:

SITE PLAN FOR THE ARNETT FARM LOT 1 REV 3

FUNCTIONAL DESCRIPTION OF THE SITE IS FOR A CONVENIENCE
 STORE (RETAIL/RESTAURANT/AUTO FUELING/CAR WASH).

SITE WILL HAVE A MAXIMUM OF 10 EMPLOYEES PER SHIFT, WITH
 HOURS OF OPERATION BEING 24 HOURS DAY/7 DAYS A WEEK

SITE IS PROVIDING 49 PARKING SPACES, AND IS REQUIRED TO
 PROVIDE 27

SITE LIGHTING AND LANDSCAPING HAVE BEEN ADDRESSED AND MEET

COUNTY STANDARDS

STORMWATER MANAGEMENT IS BEING HANDLED VIA SAND FILTER AND
STORMWATER MANAGEMENT POND

FOREST CONSERVATION IS BEING HANDLED VIA THE PAYMENT IN
LIEU METHOD (\$2,607.07).

SITE DATA

TAX MAP-PARCEL 57/480
ELECTION DISTRICT 10
ZONING HL HIGHWAY INTERCHANGE
WATERSHED ANTIETAM CREEK (02140502)
PARCEL ACRES 2.097 Ac.
FUNCTIONAL DESCRIPTION CONVENIENCE STORE (RETAIL/RESTAURANT/AUTO FUELING) & CAR WASH
PROPOSED INTERVIEW AREA
BUILDING AREA 5,550 Sq. Ft.
ASPHALT PARKING/DRIVE AREA 40,357 Sq. Ft.
CONC. SIDEWALK/DUMPSTER AREA 11,477 Sq. Ft.
TOTAL BUILDING SQUARE FOOTAGE 5,550 S.F.
EXISTING TAX CALCULATION \$100/SF (NONRESIDENTIAL/RETAIL) = \$5,550
PROPOSED BUILDING HEIGHT 17'-10" TO TOP OF PARAPET WALL, 20'-5" TO ENTRY PEAK
No. of EMPLOYEES MAX 10/SHIFT
HOURS OF OPERATION 24 HR. 7 DAYS/1 WEEK
SITE USERS TRANSPORTATION AUTOMOBILE
ON SITE PARKING/PAYMENT/LANDSCAPE MAINTENANCE BY OWNER
PARKING REQUIRED RESTAURANT (1000 PREP) 400/50 = 8
TOTAL = 27
27 + 22 GAS PUMPS = 49
40,357 S.F. x 0.05 = 2,018 S.F. = 5.0%
12,346 S.F. = 32.0%
PARKING PROVIDED
PARKING LANDSCAPE AREA PROVIDED
HANDICAP PARKING REQUIRED & PROVIDED
FREIGHT & DELIVERIES
SEWER TRACTOR-TRAILER AND BOX TRUCK (1 EACH PER DAY)
CITY OF HAGERSTOWN
WASHINGTON COUNTY DEPT. OF WATER QUALITY
DUMPSTER AND AS SHOWN ON PLAN
SOLID WASTE STORAGE & DISPOSAL
PROJECTED EMISSIONS NONE
PROPOSED WATER USAGE & WASTEWATER DISCHARGE 740 GPD (BASED ON EXISTING WATER BILLS FOR SIMILAR HIGH'S STORE IN WOODSBURG, MD)
OUTSIDE STORAGE NO OUTSIDE STORAGE OF MATERIALS IS PROPOSED

Table with 4 columns: CURVE, DELTA ANGLE, RADIIUS, ARC LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Includes data for curves C1 through C4 and line bearings.

AREA TABULATION

PLAT 8659 - 8663
FUTURE R.W. (ARNETT DRIVE)
2.181 Ac.
2.089 Ac.

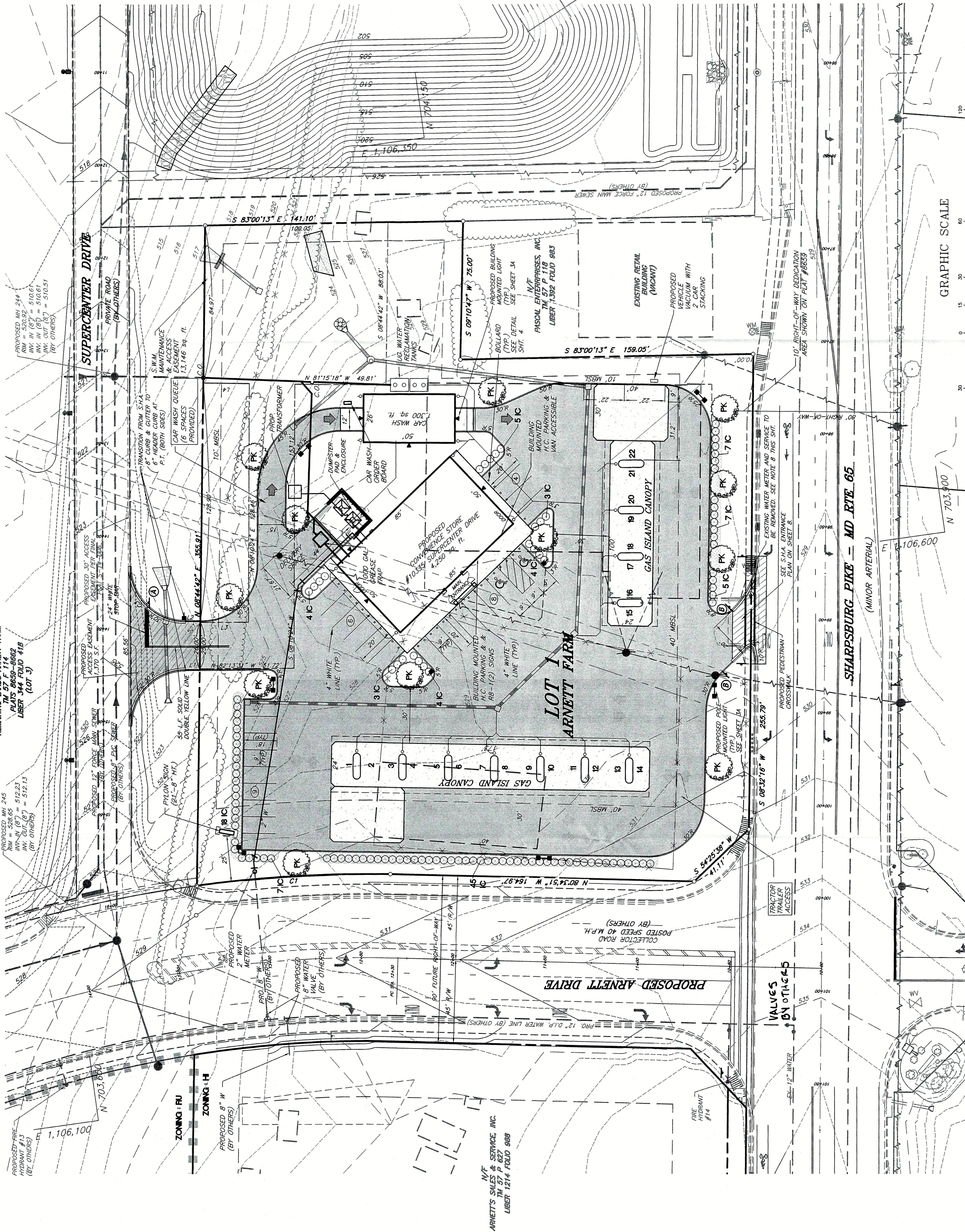
- NOTES:
1. SEE SHEET 4 FOR GRADING & DRAINAGE
2. SEE SHEET 2 FOR SITE DETAILS
3. SEE SHEET 3 FOR EXISTING UTILITIES
4. SEE SHEET 5 FOR EXISTING TRAFFIC PATTERNS. ARROWS ARE NOT TO BE
5. SEE SHEET 6 FOR EXISTING EASEMENTS AND DETAILS
6. SEE SHEET 7 FOR SAN. SEWER LATERAL AND CLEAVOUT DETAILS.
7. SEE SHEET 8 FOR SAN. SEWER LATERAL AND CLEAVOUT DETAILS.
8. SEE SHEET 9 FOR SAN. SEWER LATERAL AND CLEAVOUT DETAILS.
9. SEE SHEET 10 FOR SAN. SEWER LATERAL AND CLEAVOUT DETAILS.
10. SEE SHEET 11 FOR SAN. SEWER LATERAL AND CLEAVOUT DETAILS.

WATER ALLOCATION DATA

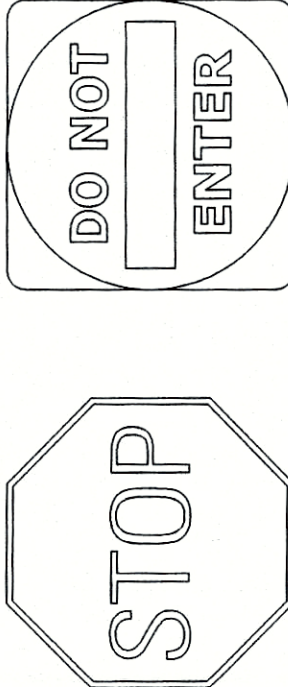
PROPOSED USAGE PER THIS SITE PLAN
CURRENT METERED USAGE (AS REPORTED BY THE CITY OF HAGERSTOWN)
TOTAL PROPOSED USAGE
CURRENT ALLOCATION
ADDITIONAL ALLOCATION REQUESTED

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER DIVISION

THIS APPROVAL IS FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED WATER SYSTEM. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT DOES NOT ASSUME ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED WATER SYSTEM. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT DOES NOT ASSUME ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED WATER SYSTEM.



TRAFFIC SIGN LEGEND

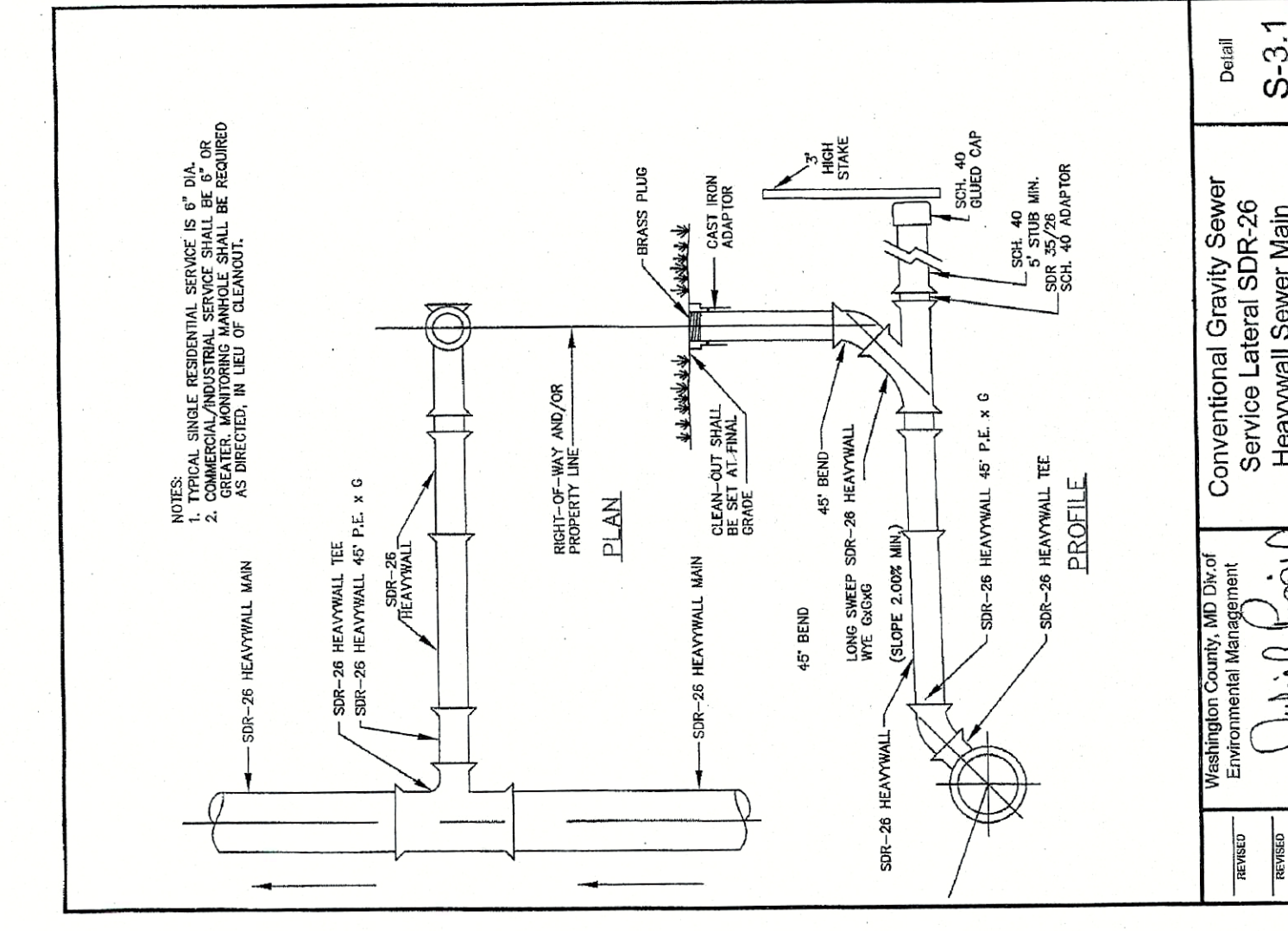
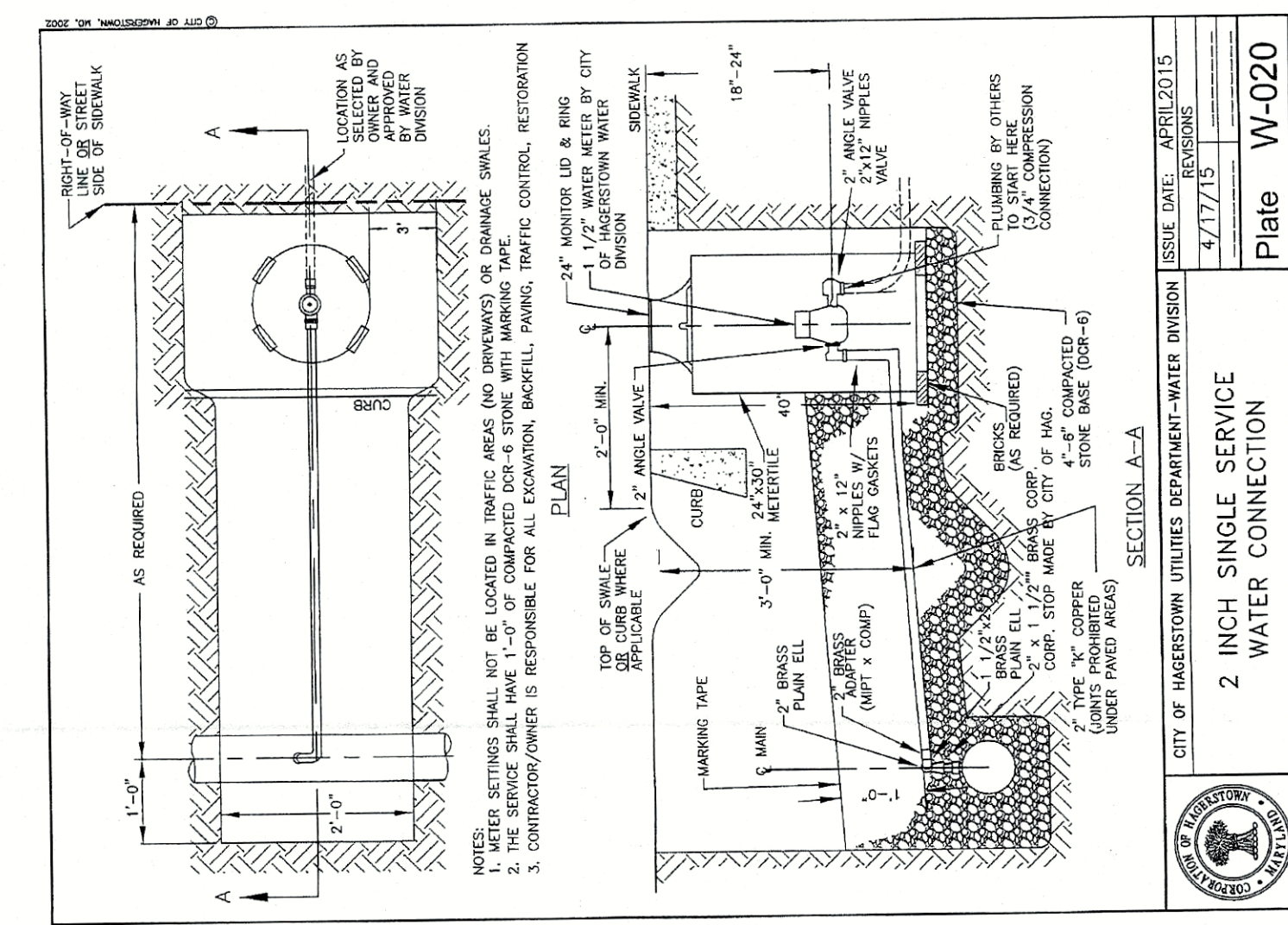
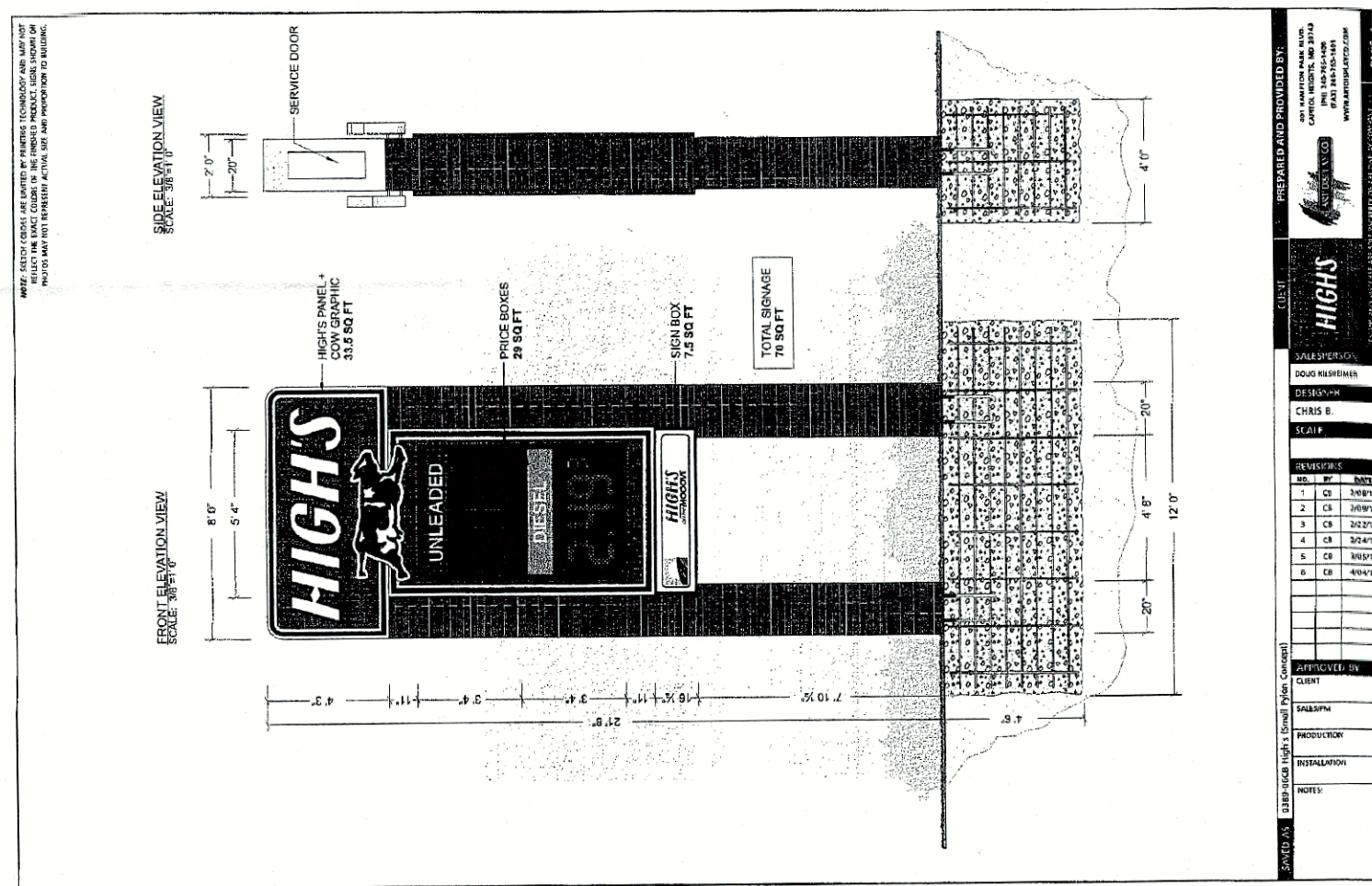
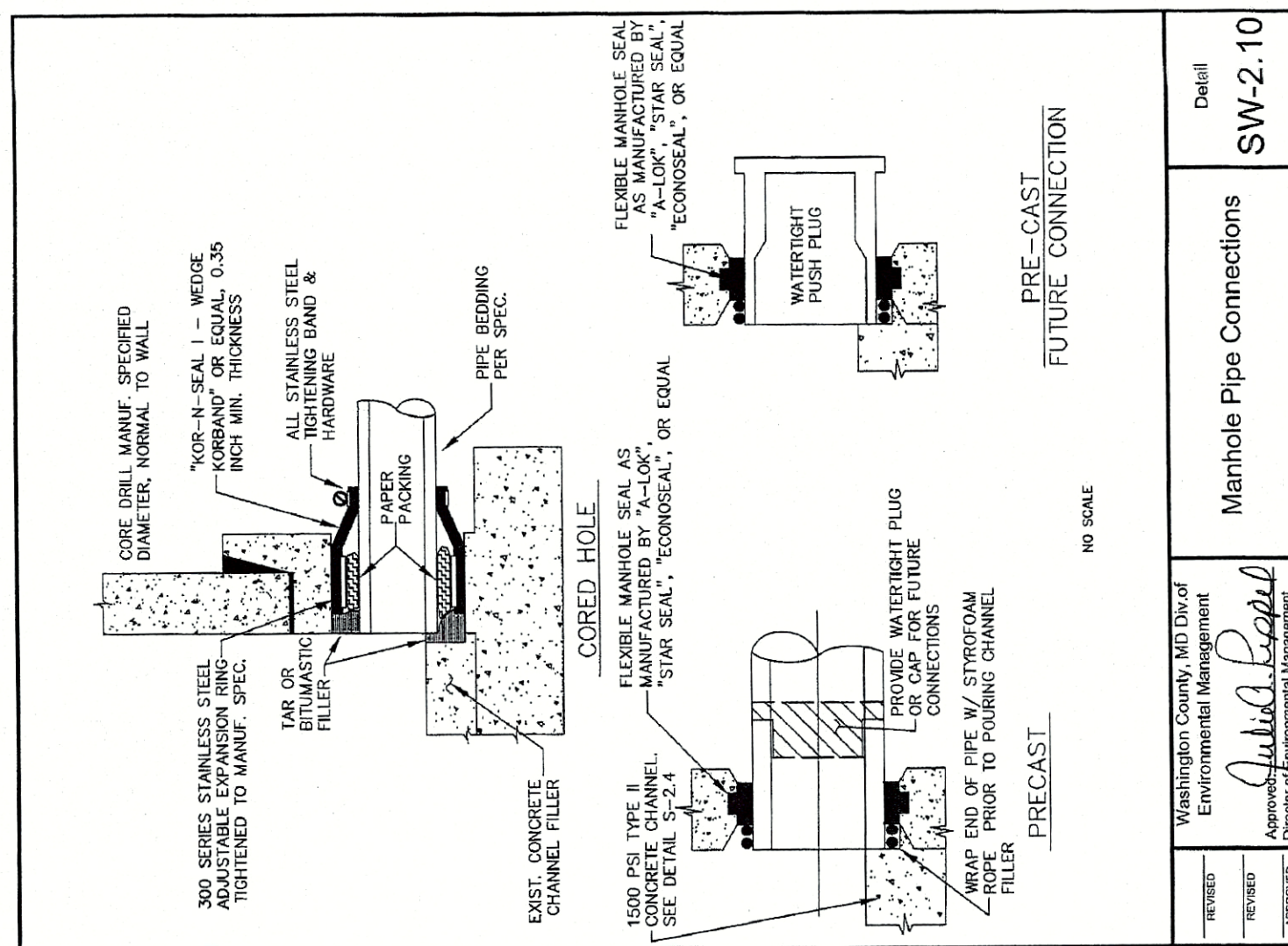
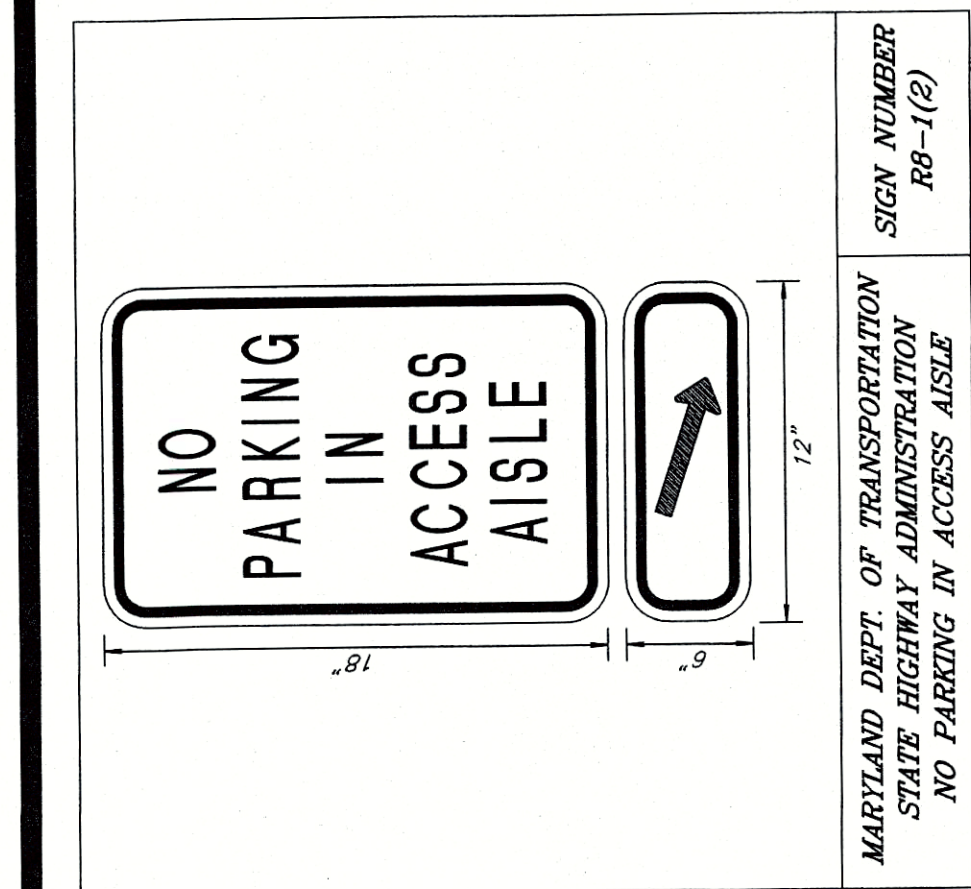
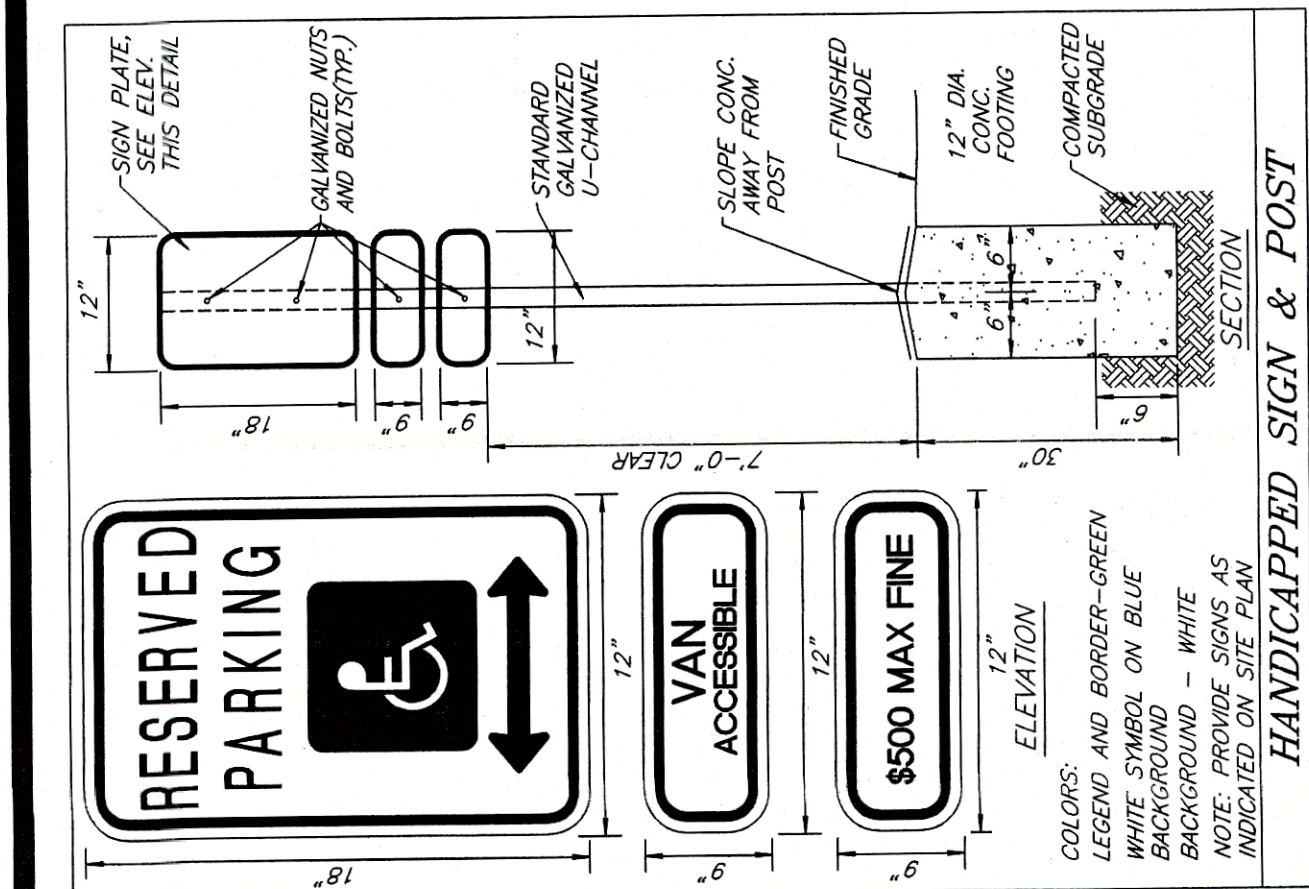
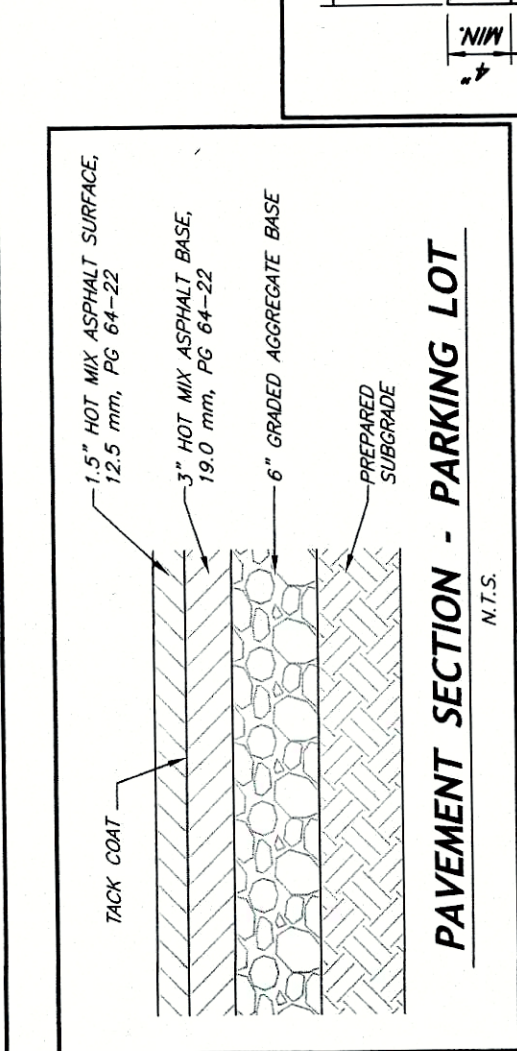
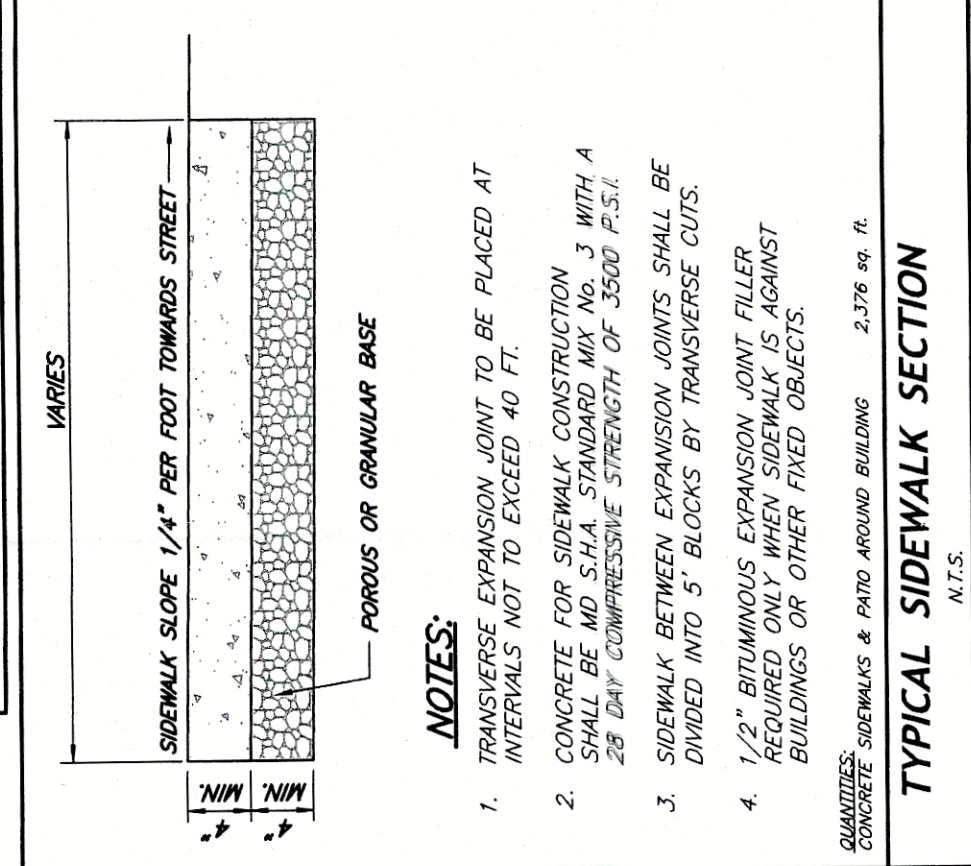
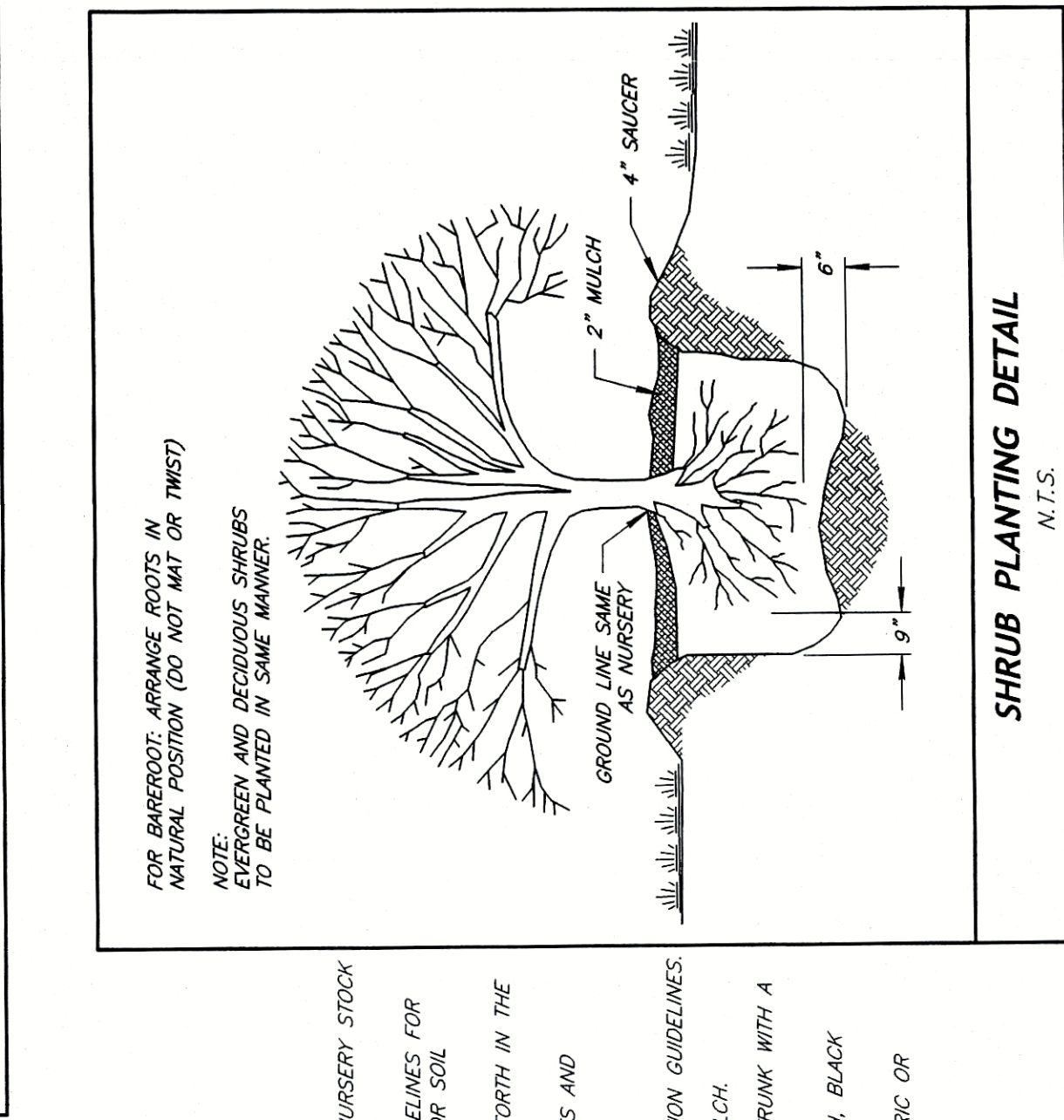
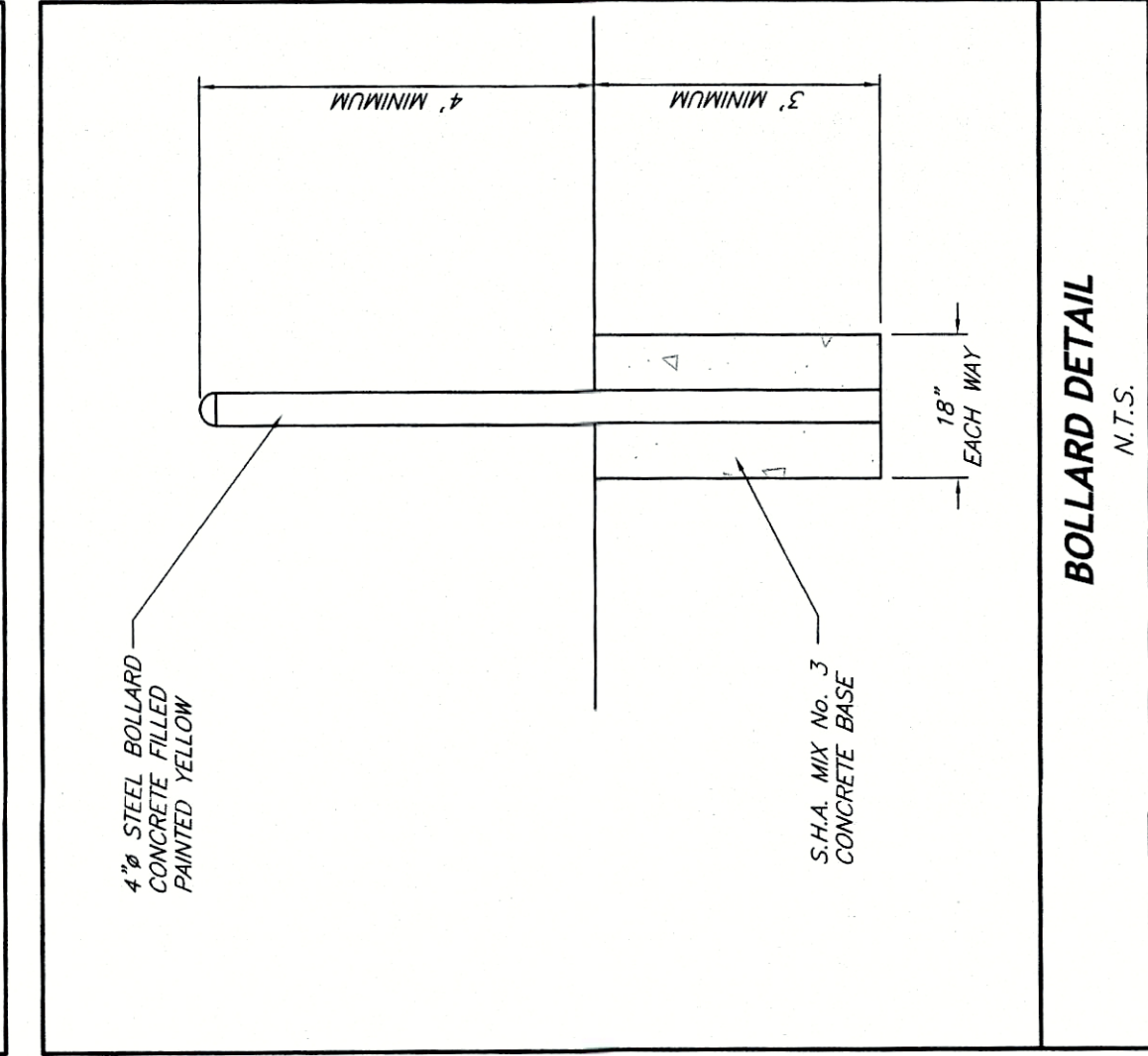


HATCH LEGEND

- ASPHALT PAVING
- CONCRETE PAVING
- MULCHED AREAS
- AREA TO BE PLANTED IN GRASS
- PROPOSED ACCESS EASEMENT
- PROPOSED S.W.M. MAINTENANCE & ACCESS EASEMENT

LANDSCAPE SCHEDULE table with columns: KEY, QUANT, SCIENTIFIC/COMMON NAME, SIZE, CONDITION, SPACING.

LIGHTING SCHEDULE table with columns: SYM., LABEL, QUANT, TYPE, ARRANGEMENT, DESCRIPTION.



**CITY OF HAGERSTOWN UTILITIES DEPARTMENT -
WATER DIVISION**

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER SYSTEM IMPROVEMENTS. ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER SERVICE. WATER SERVICE SHALL BE PROVIDED TO THE PROPERTY AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER 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.

(DATE)

(SIGNATURE)



DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT

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

Hearing Impaired CALL 7-1-1 for Maryland Relay

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

BASE INFORMATION

SITE NAME...: THE ARNETT FARM REMAINING LANDS
NUMBER.....: SP-15-010

OWNER.....: ARNETT'S INC.
LOCATION....: SHARPSBURG PIKE W/S
DESCRIPTION..: SITE PLAN FOR ARNETT FARM REMAINING LANDS REV 3

ZONING.....: HI HIGHWAY INTERCHANGE
COMP PLAN...: CM Commercial
PARCEL.....: 05710062700REM
SECTOR.....: 1
DISTRICT....: 10

TYPE.....: CM
GROSS ACRES.: 1.23
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 03/03/2015

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$811.50

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	PUBLIC
SERVICE AREA.....	HN	CN
PRIORITY.....	1	1
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	740	
SEWER PLANT.....	Conococheague	
STORM WATER MANAGMT TYPE.: SURFACE SAND FILTER		
DRAIN DIRECTION.....	W	
FLOOD ZONE.....	C	
WETLANDS.....	N	
TOPOGRAPHY.....	FLAT	
BEDROCK.....	—	
VEGETATION....:	Landscaping provided	

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 62% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED....: 85% LANDSCAPING MEETS REQUIREMENTS....: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC....: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y
 OPEN SPACE MINIMUM ALLOWED....: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED.: 34 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 48
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

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

SOLID WASTE DISPOSAL PLANS....: DUMPSTER; PRIVATE HAULER
 MATERIALS STORED ON SITE.....: NO OUTSIDE MATERIAL STORED

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	29	6	5
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 ARNETT DRIVE 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS:1

COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 10 MILES TO STATION: 1.3
 AMBULANCE DIST: 26 MILES TO STATION: 2.3

COMMENTS:

SITE PLAN FOR ARNETT FARM REMAINING LANDS REV 3

PROPOSED USE FOR THE SITE IS A FAST FOOD RESTAURANT

SITE IS PROPOSING 5 EMPLOYEES PER SHIFT; WITH HOURS OF
 OPERATION BEING 10 AM - 10 PM, 7 DAYS A WEEK

SITE LANDSCAPING AND LIGHTING HAVE BEEN ADDRESSED AND MEET
 COUNTY STANDARDS

STORMWATER MANAGMENT IS BEING ADDRESSED WITH A SURFACE SAND
 FILTER

FOREST CONSERVATION IS BEING ADDRESSED VIA PAYMENT IN LIEU
(\$1,724.98)

REQUIRED PARKING FOR THE SITE IS 48 SPACES, THEY ARE
PROVIDING 34 (DUE TO A GRANTED APPEAL)

THE BOARD OF ZONING APPEALS GRANTED 2 APPEALS FOR THIS SITE
ON JULY 1, 2015:

- 1) THE REDUCTION OF THE SETBACK ALONG ARNETT DRIVE FROM 40'
TO 30'
- 2) THE REDUCTION OF REQUIRED PARKING SPACES FROM 48 TO 34

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

**Philip Arnett
Applicant**

Appeal No. AP2015-015

OPINION

This action is an appeal for variances from (1) the required 40' front yard setback (along Arnett Drive) to 30' and (2) the required 48 parking spaces to 34 for the construction of a fast food restaurant. The subject property is located at 10306 Arnett Drive, Hagerstown, Maryland, is owned by the Arnett's Sales & Service, Inc., and is zoned Highway Interchange. A public hearing was held before the Board on July 1, 2015. No opposition was presented to the request.

Findings of Fact

Based upon the testimony given and all data and other evidence presented, and upon a study of the specific property involved, as well as the neighborhood, the following findings of fact are made by the Board:

1. The Applicant is developing the subject property for use as a Popeye's fast food restaurant.
2. The property is a corner lot with two "front" yards.
3. It is adjacent to the Sharpsburg Pike and the proposed Arnett Drive.
4. An existing approved subdivision plat of the subject property provides for a 60'-wide right-of-way for Arnett Drive.
5. In reviewing the plans for a neighboring Walmart store, the County has requested that the right-of-way for Arnett Drive be increased to 90'.
6. The restaurant will be 37.5'x96.0' in area.
7. Strict compliance with the front yard setback of 40' would result in the right-of-way intersecting the proposed restaurant structure.

8. The Zoning Ordinance required 48 parking spaces based on the gross square footage of the restaurant, but that number exceeds both the franchise requirements and the actual spaces shown by experience to be needed at similarly-sized Popeye's restaurants.

9. The number of necessary parking spaces is reduced for this particular fast food restaurant because it has a lot of drive-through, as opposed to eat-in, customers.

10. No opposition was presented to this request.

Rationale

This Board has authority to grant a variance upon a showing of practical difficulty or undue hardship.* §§ 25.2(c) and 25.56. "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

The grant of the requested variances is appropriate. The proposal is a permitted principal use of the property. The variance is necessitated because the property is a corner lot with two "front" yards, thus reducing the building envelope. Moreover, the variance is required because the right-of-way area for Arnett Drive has, at the County's request, been increased. The size and shape of the lot also necessitate the setback variance, as the restaurant cannot be otherwise situated to obviate the need for the variances or lessen their scope.

* "When the terms unnecessary hardship (or one of its synonyms) and practical difficulties are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulties standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v. North*, 355 Md. 259, 276 n.10 (1999) (citations omitted).

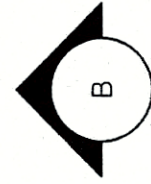
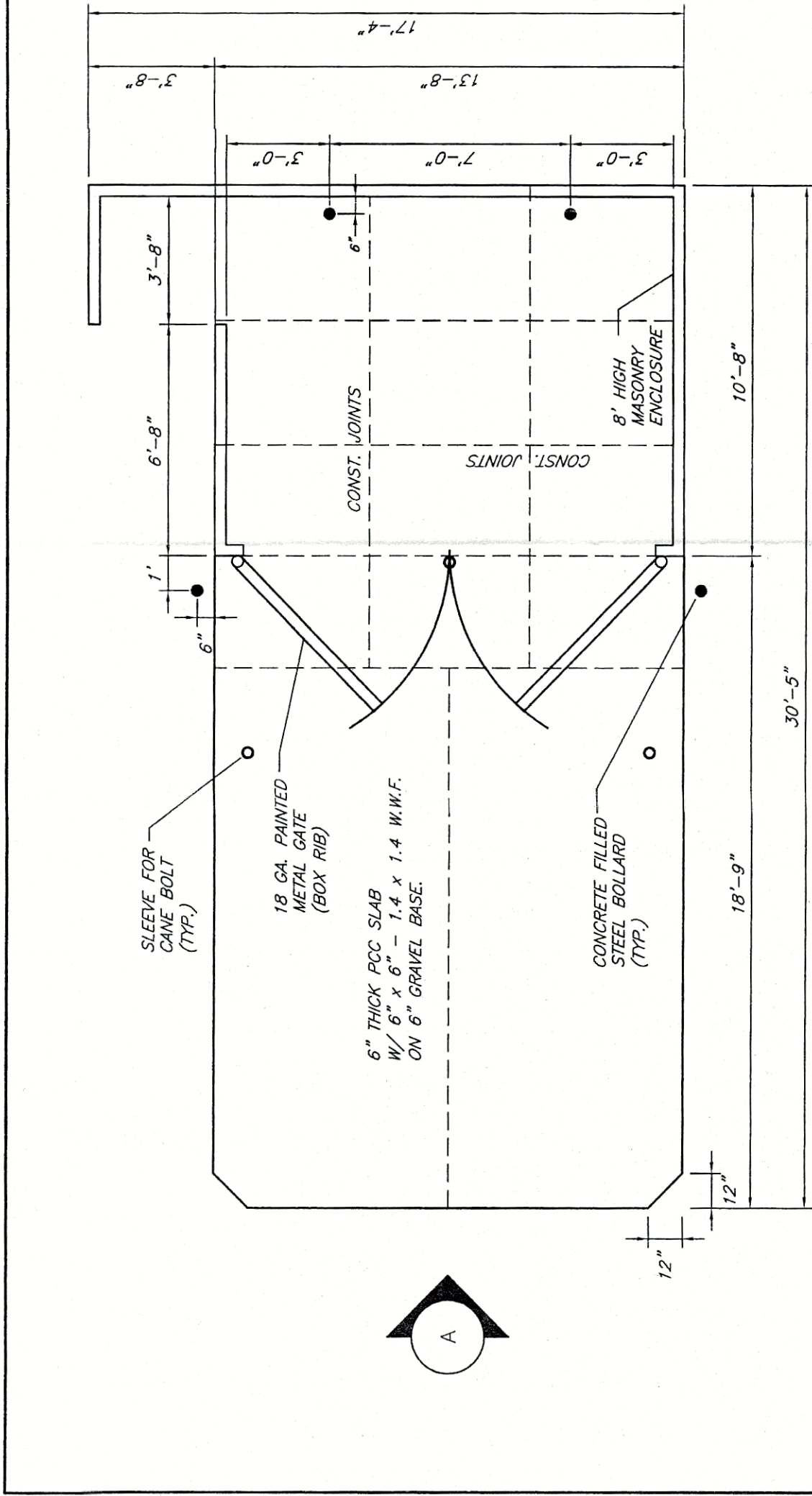
Furthermore, experience has demonstrated that the parking area called for by the Ordinance is unnecessary given this particular restaurant and its significant drive-through customers. There was no evidence that the proposed variance relief was objectionable or generative of adverse consequences. Given all the above, we conclude that the grant of the variance upholds the spirit of the Ordinance.

For the reasons set forth herein, this appeal is hereby GRANTED by a vote of 5-0.

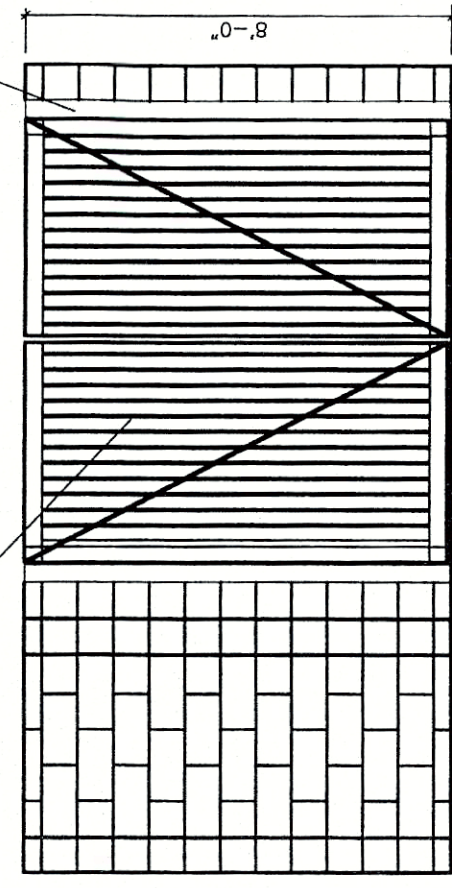
BOARD OF APPEALS

By: Matt Harsh, Chair

Date Issued: July 31, 2015



PAINTED METAL GATE (BCH RID)

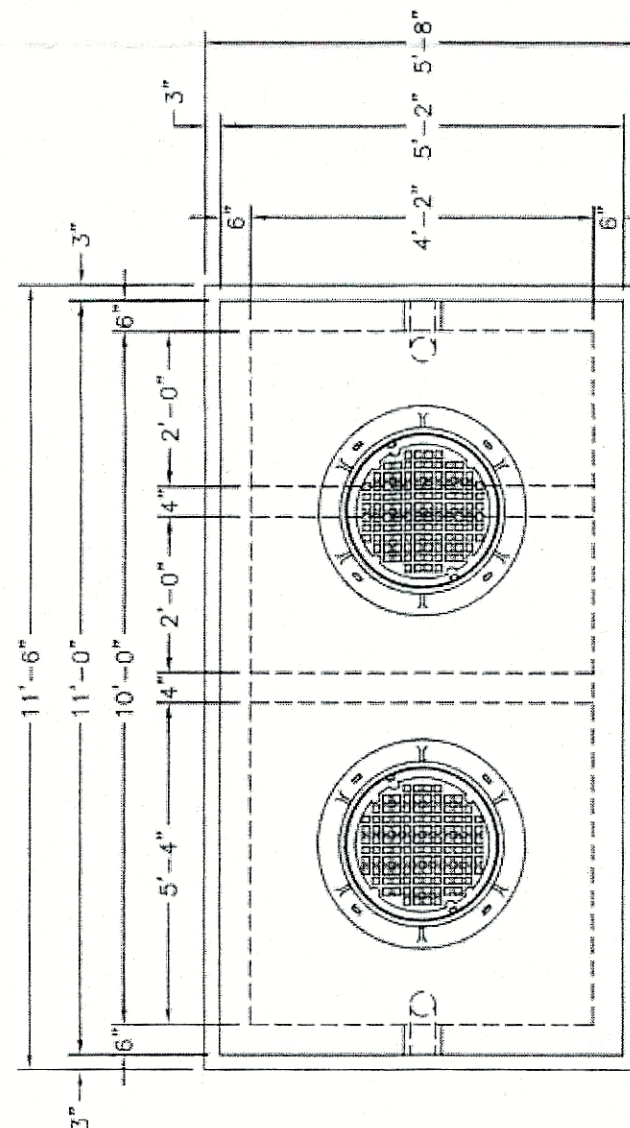


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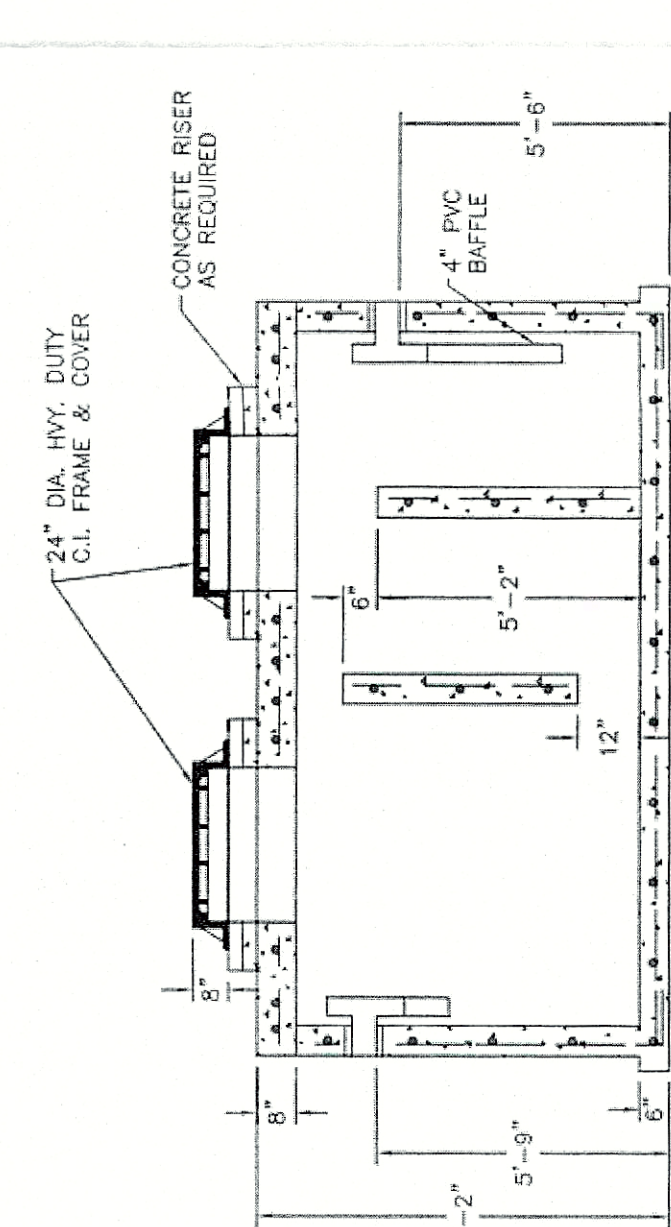
DUMPSTER PAD & ENCLOSURE DETAIL

N.T.S.

MONARCH PRODUCTS COMPANY, INC.
YORK HAVEN, PA.



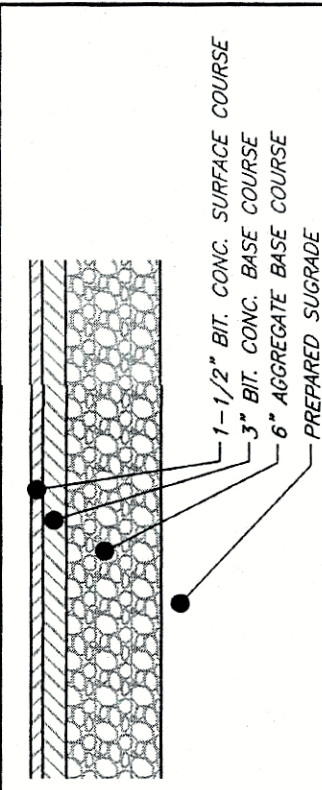
-PLAN-



-SECTION-

PRECAST CONCRETE 1500 GALLON
COMMERCIAL GREASE INTERCEPTOR

GI-1500STD



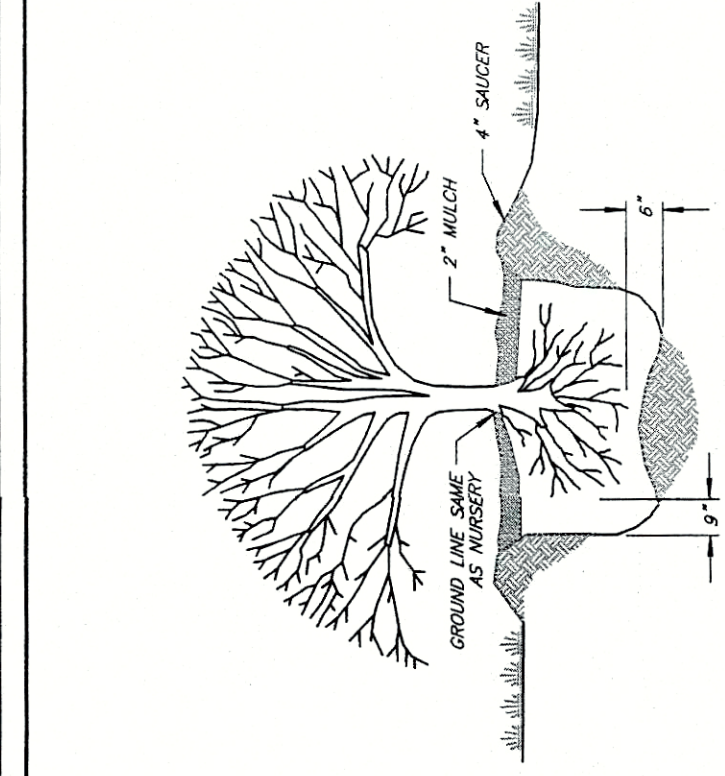
ASPHALT PAVEMENT SECTION

N.T.S.

NOTES:

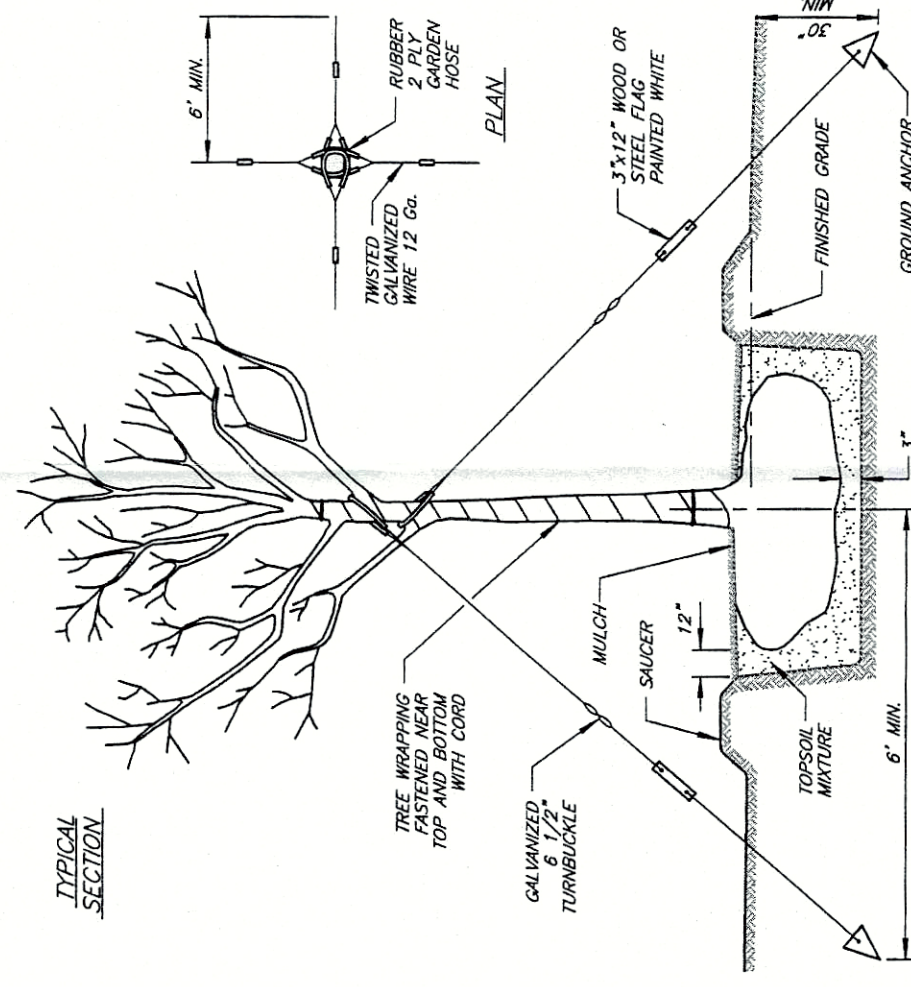
1. TRANSVERSE EXPANSION JOINT TO BE PLACED AT INTERVALS NOT TO EXCEED 40 FT.
2. CONCRETE FOR SIDEWALK CONSTRUCTION SHALL BE 3 WITH A 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.
3. SIDEWALK BETWEEN EXPANSION JOINTS SHALL BE DIVIDED INTO 4 BLOCKS BY TRANSVERSE EXPANSION JOINTS.
4. 1/2" BITUMINOUS EXPANSION JOINT FILLER REQUIRED ONLY WHEN SIDEWALK IS AGAINST BUILDINGS OR OTHER FIXED OBJECTS.

TYPICAL SIDEWALK SECTION



FOR BANNERPOST: ARRANGE ROOTS IN NATURAL POSITION (DO NOT MAT OR TRIM) INTERGREEN AND DECIDUOUS SHRUBS TO BE PLANTED IN SAME MANNER.

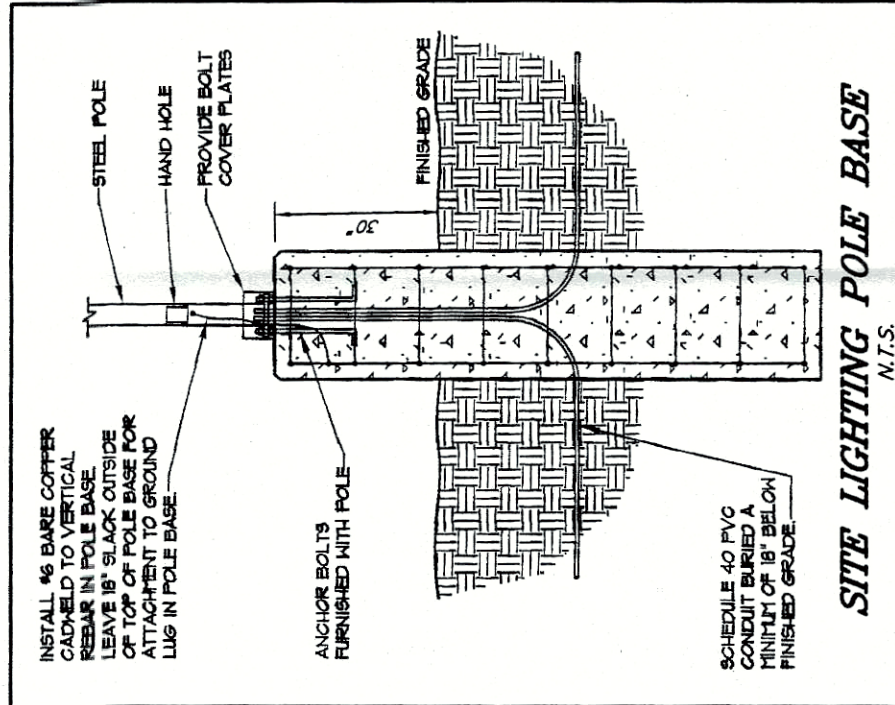
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

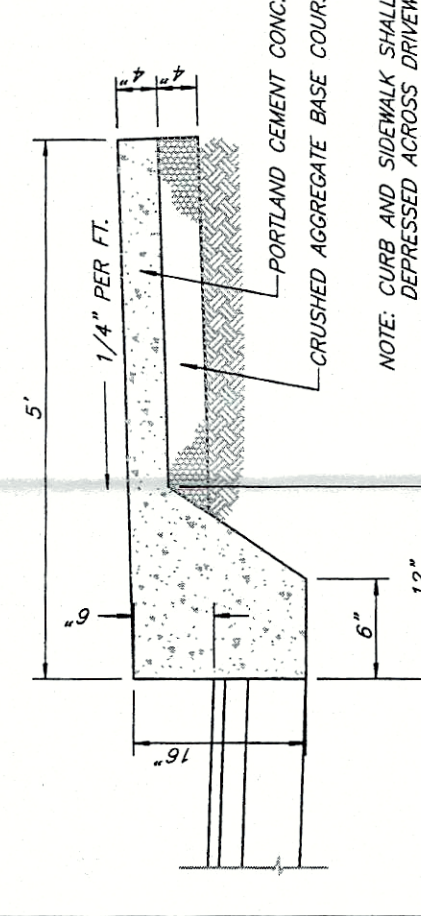
LANDSCAPE NOTES

1. ALL STEPS AND SPECIES NOTED HEREIN ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION).
2. LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINES FOR EDICULATED PLANTS, TREES, SHRUBS, AND PERENNIALS. GUIDELINES MUST BE FOLLOWED FOR ALL PLANTS, TREES, SHRUBS, AND PERENNIALS.
3. PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.
4. OWNER RESERVES THE RIGHT TO COORDINATE MAINTENANCE, AND TO OVERSEE STANDARDS, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE.
5. NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SANITARY CONNECTION.
6. ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE SPACED AS NOTED IN LANDSCAPE SPECIFICATION GUIDELINES.
7. ALL PLANTINGS SHALL RECEIVE A MINIMUM OF 2-3" OF DARK, SHREDDED HARD-WOOD BARK MULCH.
8. ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5" DIAMETER MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK HARDWOOD BARK MULCH.
9. ALL PLANTINGS SHALL BE OTHERWISE EXCISED BY SIDEWALK OR CURBING. MULCH BEDS SHALL BE 6" MIN. DEEP. PLANTS, CONTAINERS, SOILING MATERIAL, SHALL BE REMOVED WITHIN 6 HOURS OF PLANTING.
10. ALL MULCHED AREAS SHALL BE UNDERPAINTED WITH LANDSCAPE FABRIC (WEEDBLOCK 3+ LANDSCAPE FABRIC OR ACCEPTED EQUIVALENT).



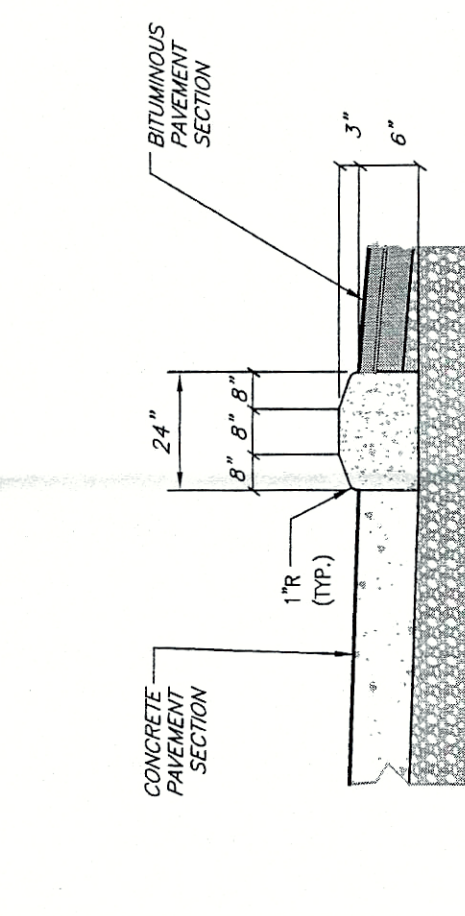
SITE LIGHTING POLE BASE

N.T.S.



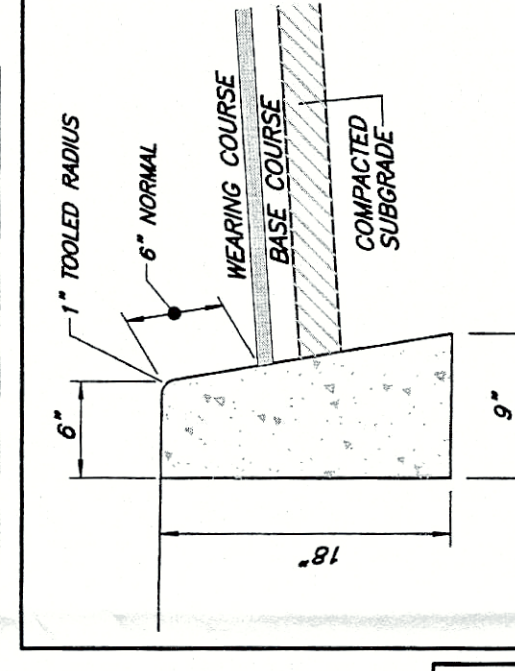
MONOLITHIC CURB & SIDEWALK

N.T.S.



ROLLOVER CURB

N.T.S.

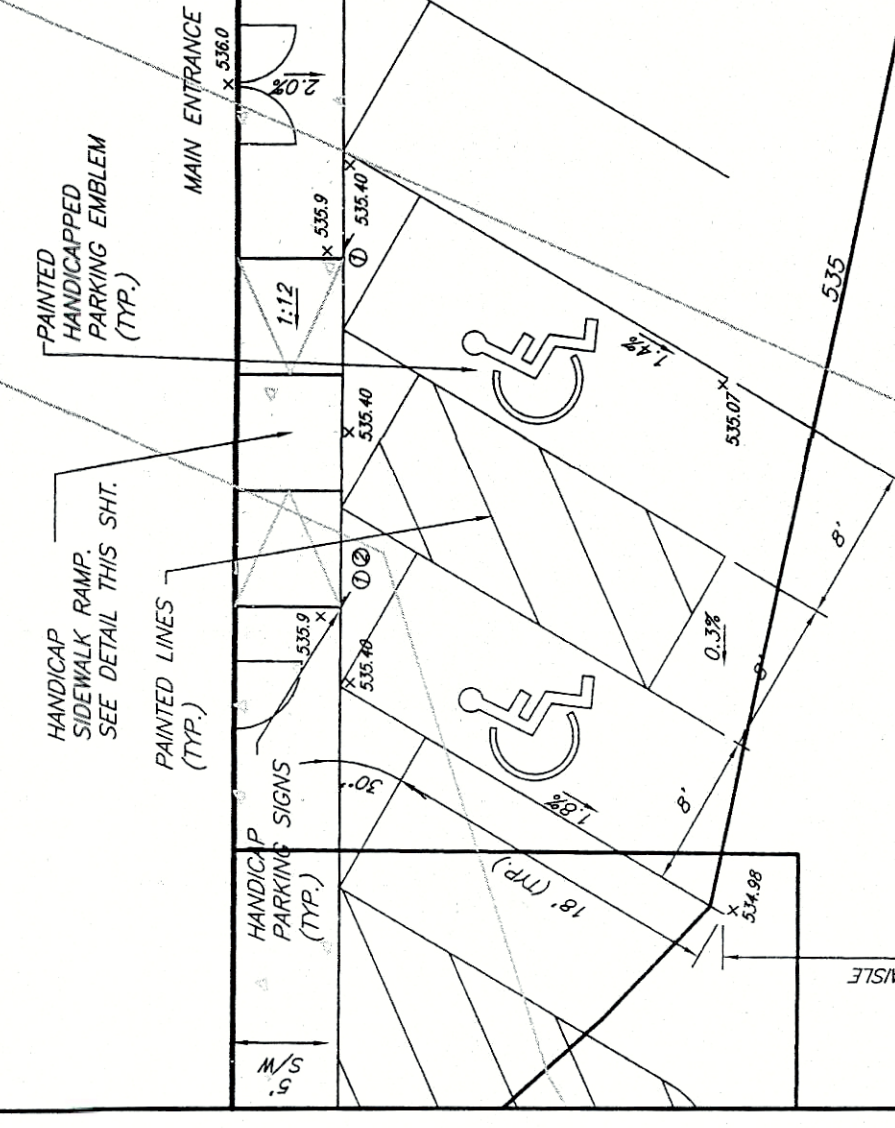


HEADER CURB DETAIL

N.T.S.

NOTES:

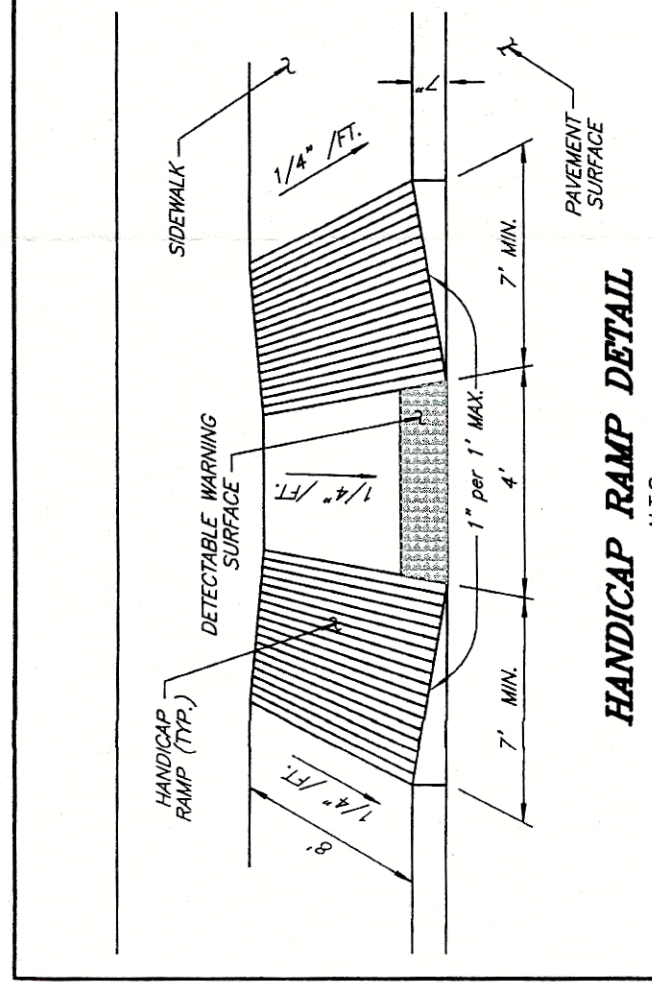
1. TRANSVERSE EXPANSION JOINT TO BE PLACED AT INTERVALS NOT TO EXCEED 40 FT.
2. CONCRETE FOR CURB SHALL BE 3 WITH A 28 DAY COMPRESSIVE STRENGTH OF 3500 P.S.I.



HANDICAP PARKING DETAIL

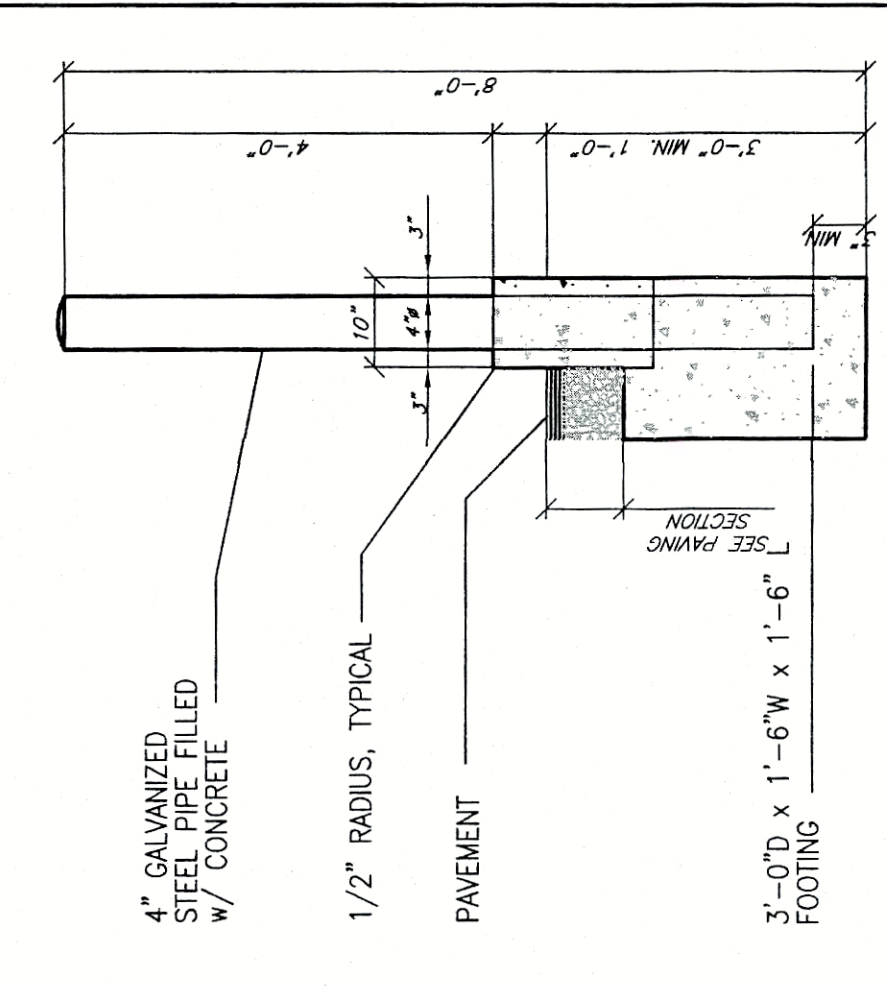
1" = 10'

1. ALL HANDICAPPED PARKING SPACES SHALL BE DESIGNED, RAISED, & SIGNED TO MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT FOR THE HANDICAPPED.
2. SEE SIGNAGE DETAILS THIS SHEET.



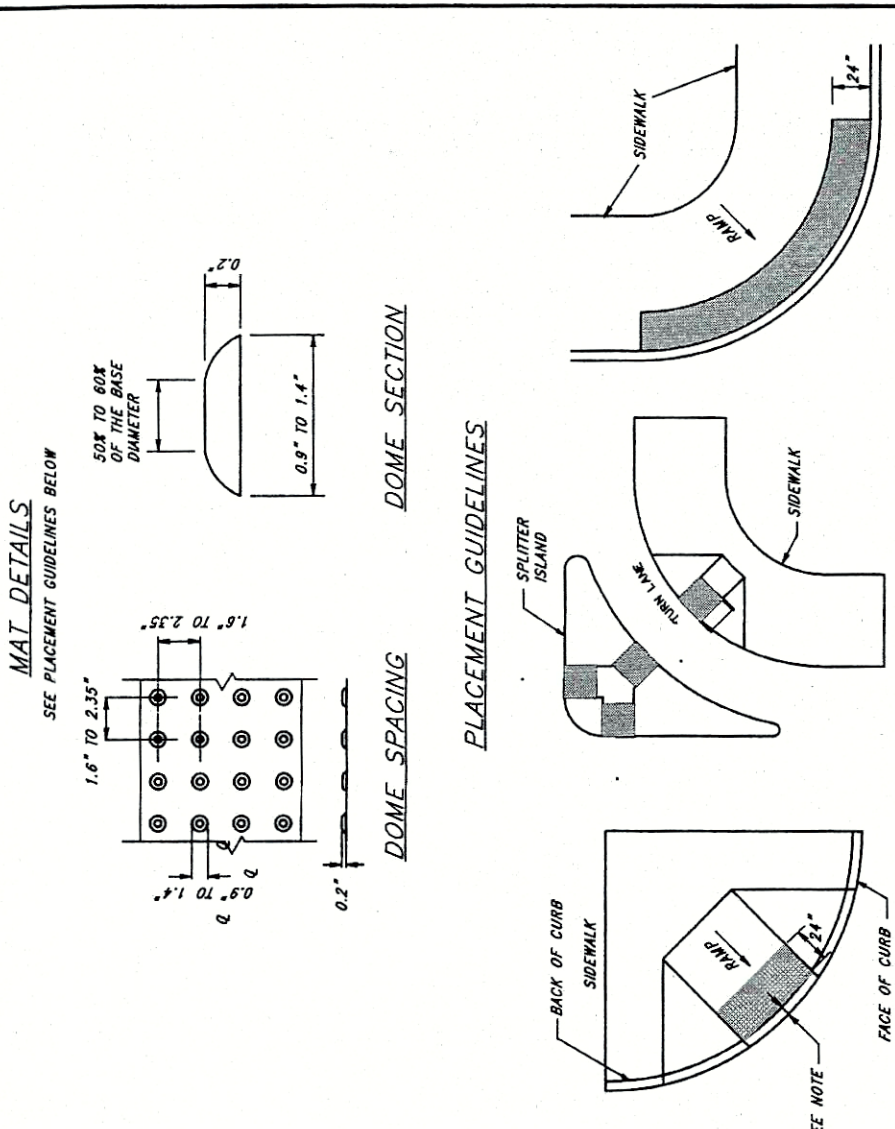
HANDICAP RAMP DETAIL

N.T.S.



BOLLARD DETAIL

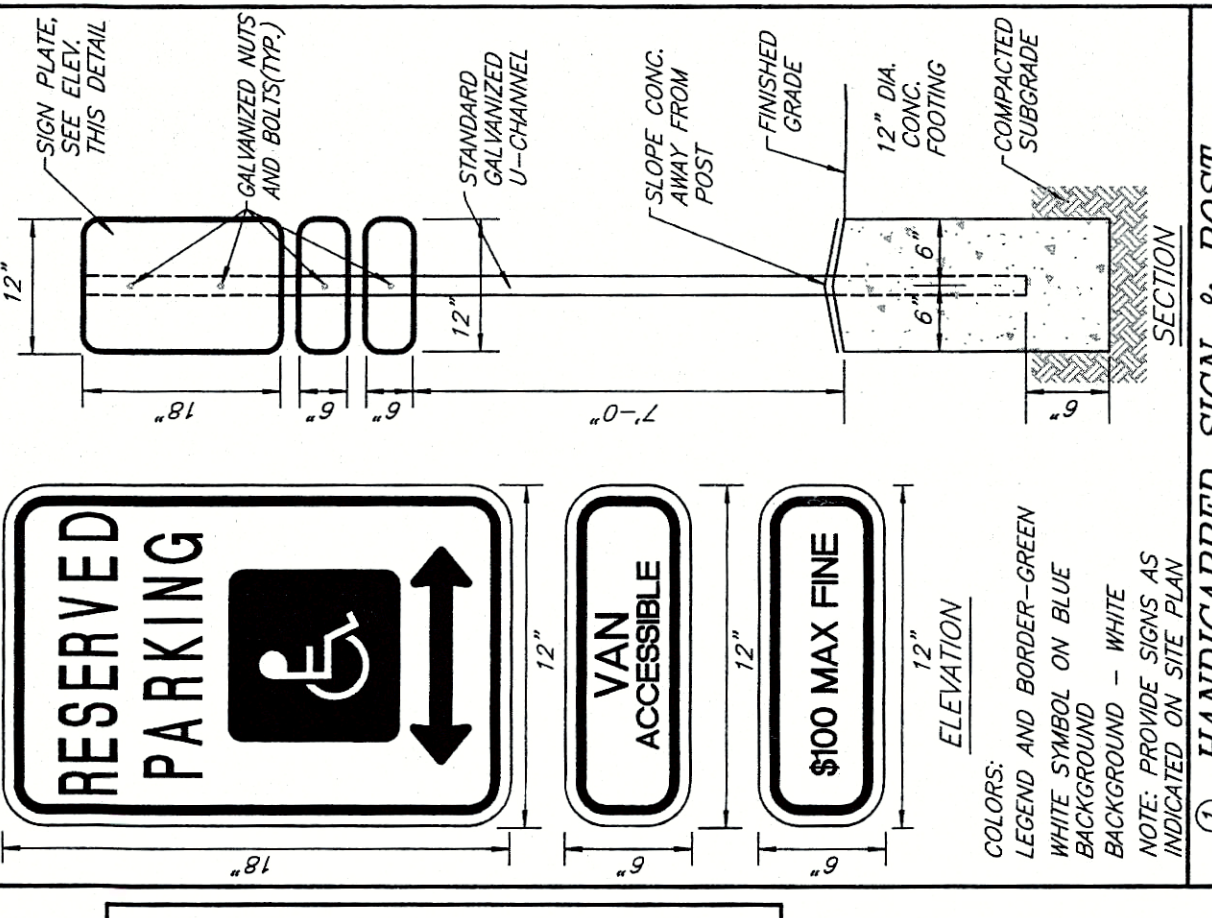
N.T.S.



DETECTABLE WARNING SURFACES

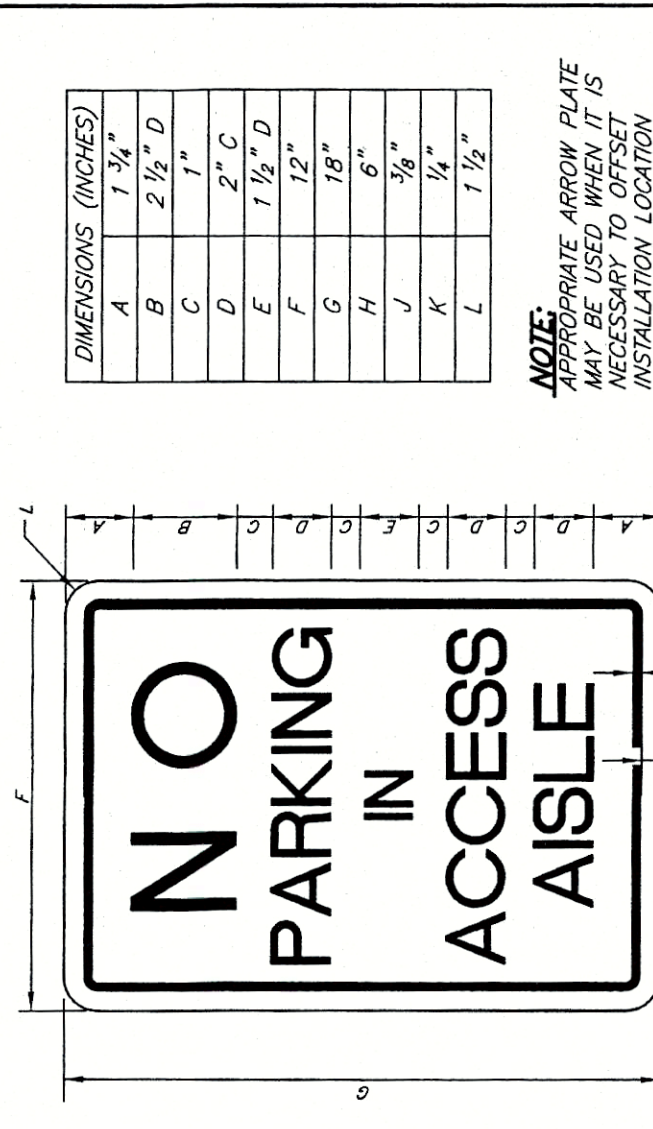
N.T.S.

1. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE SIDE WALKING THE CURB LINE IS 4 FEET FROM THE CURB. THE DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE SIDE WALKING THE CURB LINE IS 4 FEET FROM THE CURB. THE DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE SIDE WALKING THE CURB LINE IS 4 FEET FROM THE CURB.
2. SEE SIGNAGE DETAILS THIS SHEET.



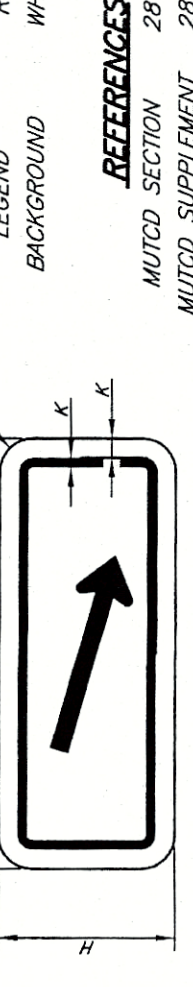
① HANDICAPPED SIGN & POST

N.T.S.



② ACCESS AISLE SIGN

N.T.S.



CONCRETE PAVEMENT SECTION

N.T.S.

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
82 WOMANS MILL COURT
FREDERICK, MD. 21701
PHONE: (301) 733-8503
FAX: (301) 733-1853
www.foxassoc.com
Email: foxassoc@foxassoc.com

FOX

Copyright © 2015
Fox & Associates, Inc.

THE ARNETT FARM
REMAINING LANDS
SITUATED ON THE WEST SIDE OF SHARPSBURG PIKE
ELECTION DISTRICT 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN
PROFESSIONAL CERTIFICATION
PROJECT NO. 14-3108
DRAWING NO. D-5582
DATE: JANUARY 2015
DRAWN BY: RLB
CHECKED BY: G.S.P.
SHEET 6 OF 9



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

PRELIMINARY PLAT/SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME....: CROSS CREEK COMMERCIAL LOT 4
NUMBER.....: PSP-16-002

OWNER.....: CROSS CREEK BUILDERS LLC
LOCATION....: POFFENBERGER ROAD N/S
DESCRIPTION.: PRELIMINARY PLAT/SITE PLAN FOR CROSS CREEK

ZONING.....: RU RESIDENTIAL URBAN
COMP PLAN...: HD High Density Residential
PARCEL.....: 05710057900000
SECTOR.....: 1
DISTRICT....: 10

TYPE.....:
GROSS ACRES.: 2.5
DWEI, UNITS.: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 05/25/2016

FOREST REVIEW FEE.....:\$837.85
DEVELOPMENT REVIEW FEE..:\$0.00

SITE ENGINEERING

METHOD.....:	WATER	SEWER
SERVICE AREA.....:	PUBLIC	PUBLIC
PRIORITY.....:	HN	CN
NEW HYDRANTS.....:	1	1
GALLONS PER DAY SEWAGE....:	0	
SEWER PLANT.....:	600	
	Conococheague	

STORM WATER MANAGMT TYPE.: BIORETENTION POND
DRAIN DIRECTION.....: N
FLOOD ZONE.....: C
WETLANDS.....: N
TOPOGRAPHY....: MOSTLY FLAT
BEDROCK.....:
VEGETATION.....: *Landscape provided*

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 20% BUFFER DESIGN MEETS REQUIREMENTS...: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 85% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS...: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: N
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: ~~Y~~
 TOTAL PARKING SPACES PLANNED...: 37 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD...: 34
 PARKING SPACES/DWELLING UNIT...: 0
 RECREATIONAL VEHICLE PARKING...: N

RESIDENTIAL AMENITY PLANS...: N/A

SOLID WASTE DISPOSAL PLANS...: DUMPSTER; PRIVATE HAULER
 MATERIALS STORED ON SITE...: NO OUTSIDE MATERIAL STORED

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	29	6	5
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

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



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

FIRE DISTRICT: ~~210~~ MILES TO STATION: 1.2
 AMBULANCE DIST: 75 MILES TO STATION: 2.4

COMMENTS:

PRELIMINARY PLAT/SITE PLAN FOR CROSS CREEK COMMERCIAL LOT 4
 rev 1

FUNCTIONAL DESCRIPTION FOR THE SITE IS AN OFFICE BUILDING

SITE WILL HAVE 28 EMPLOYEES; WITH HOURS OF OPERATION BEING
 MONDAY TO FRIDAY 8 AM - 6 PM

REQUIRED PARKING SPACES IS 34, WITH THE SITE PROVIDING 37
 SPACES

STORMWATER MANAGEMENT IS BEING HANDLED VIA A BIORETENTION
 POND

FOREST CONSERVATION HAS BEEN ADDRESSED VIA A PAYMENT IN
LIEU (\$7,971.48)

SITE LANDSCAPING AND LIGHTING HAVE BEEN ADDRESSED AND MEET
ALL COUNTY STANDARDS

SOILS LEGEND

Hsb HAGERSTOWN SILTY CLAY LOAM, VERY ROCKY, 3 TO 8 PERCENT SLOPES
Hec HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES

HATCH LEGEND

- ASPHALT PAVING
- CONCRETE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED S.W.M. MAINTENANCE & ACCESS EASEMENT

N/E HOLDINGS LLC
SHIPPERSBURG, MD 21764
L.M. 57 P. 160
L. 4436 F. 127
LOCAL RESIDENTIAL ZONED RU

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 SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS OF THE PROPOSED SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SEWER AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO THE COUNTY'S CURRENTLY APPLICABLE RULES, REGULATIONS AND ORDINANCES. THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

BY: _____ DATE: _____

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER DIVISION

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER SYSTEM IMPROVEMENTS. ALL WATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER SERVICE. WATER SERVICE AVAILABILITY IS SUBJECT TO THE COUNTY'S CURRENTLY APPLICABLE RULES, REGULATIONS AND ORDINANCES. THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR.

(A PRE-ANNEXATION AGREEMENT MUST BE OBTAINED FOR THIS LOT PRIOR TO WATER SERVICE BEING PROVIDED)

(SIGNATURE) _____ (DATE) _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND, LICENSE NO. 10812, EXPIRES 3-11-19.

DATE: _____ MARYLAND REG. NO. 10812 EXPIRES 3-11-19

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	75°18'06"	46.00'	60.43'	35.47'	S 84°03'24" W	56.18'
C2	60°54'30"	14.00'	14.88'	6.23'	N 61°14'12" E	14.19'
C3	17°11'39"	114.00'	34.91'	17.23'	N 22°11'08" E	34.08'
C4	60°54'30"	34.00'	36.14'	19.38'	N 61°14'12" E	34.42'
C5	55°11'16"	26.00'	25.04'	13.59'	S 64°05'49" W	24.09'

SITE DATA

TAX MAP/PARCEL: 51/519
ELECTION DISTRICT: 10
ZONING: H, HIGHWAY INTERCHANGE
WATERSHED: ANTICATAM CREEK (02140502)
PARCEL AREA: 2.50 AC.
FUNCTIONAL DESCRIPTION: OFFICE BUILDING
EXISTING IMPERVIOUS AREA: .311 SQ. FT. CONC. SIDEWALK
PROPOSED IMPERVIOUS AREA: 5,000 SQ. FT. 0.11 AC.
BUILDING AREA: 15,427 SQ. FT. 0.35 AC.
ASPHALT PARKING/DRIVE AREA: 1,711 SQ. FT. 0.04 AC.
CONC. SIDEWALK/DUMPSTER AREA: 22,138 SQ. FT. = 0.50 ACRES = 20.08
TOTAL BUILDING SQUARE FOOTAGE: 5,000 S.F. x 2 FLOORS = 10,000 S.F.
EXCISE TAX CALCULATION: \$1.00/SF (NONRESIDENTIAL/RETAIL) = \$10,000
PROPOSED BUILDING HEIGHT: 36'
NO. OF EMPLOYEES: 28
HOURS OF OPERATION: MONDAY - FRIDAY; 8:00 am - 6:00 pm
SITE USERS TRANSPORTATION: AUTOMOBILE
ON SITE PARKING/PAYMENT/LANDSCAPE MAINTENANCE: BY OWNER
PARKING PROVIDED: 10,000 / 300 S.F. = 34 SPACES REQ'D.
PARKING REQUIRED: 37
PARKING LANDSCAPE REQUIREMENT: 15,427 S.F. x 0.05 = 771 S.F. = 5.08
PARKING LANDSCAPE AREAS PROVIDED: 1,819 S.F. = 11.8%
HANDICAP PARKING REQUIRED & PROVIDED: 2
FREIGHT & DELIVERIES: UPS BOX TRUCK
WATER: CITY OF HAGERSTOWN
SEWER: WASHINGTON COUNTY DEPT. OF WATER QUALITY
SOLID WASTE STORAGE & DISPOSAL: DUMPSTER PAD AS SHOWN ON PLAN
PROJECTED EMISSIONS: NONE
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE: 600 GPD
EXISTING WATER ALLOCATION & WASTEWATER DISCHARGE: 0 GPD



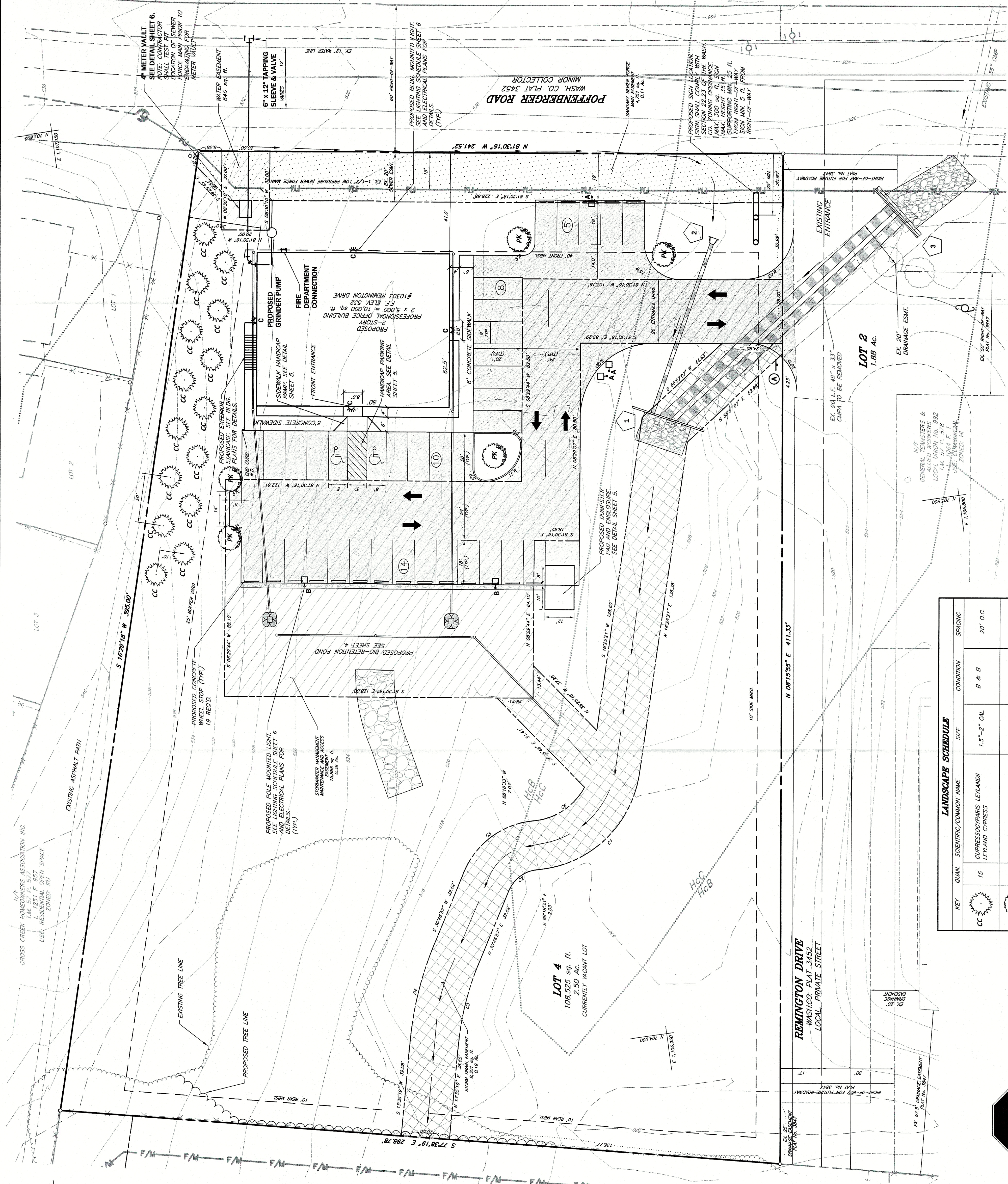
81+1
30' x 30'

LANDSCAPE SCHEDULE				
KEY	QUAN.	SCIENTIFIC/COMMON NAME	SIZE	CONDITION
CC	15	CUPRESSOCYPARIS LETYLANDII LEYLAND CYPRESS	1.5"-2" CAL	B & B
PK	5	PRUNUS SERRULATA 'KAWAZUMI' KAWAZUMI CHERRY	1.5"-2" CAL	B & B
				N/A
LANDSCAPE SHALL BE INSTALLED FOLLOWING SITE STABILIZATION AND PRIOR TO ISSUANCE OF THE BUILDING PERMIT. INSTALLATION DATES: SEPTEMBER 1 - JUNE 15 SEE LANDSCAPE DETAILS SHEET 5.				

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PRELIMINARY PLAN / SITE PLAN & LANDSCAPE PLAN
CROSS CREEK COMMERCIAL
LOT 4
SITUATE ON THE NORTH SIDE OF POTTENBERGER ROAD
ELECTION DISTRICT 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
LICENSE NO.: 27053 EXP. DATE: 1/29/19
PROJECT NO.: 16-31184
DRAWING NO.: D-3753
DATE: APRIL 2016
DRAWN BY: RLB
CHECKED BY: GSP
SHEET 2 OF 2

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