



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
100 W Washington Street, Room 2000  
March 4, 2024, 6:00 PM

**CALL TO ORDER AND ROLL CALL**

**PUBLIC INPUT MEETING**

1. **Washington County Planning & Zoning Department [RZ-24-001]** – Jill Baker \* ***Discussion/Action***  
Proposed text amendment to amend Section 23.4(a) of the Washington County Zoning Ordinance to remove exemptions for height restrictions on high-density warehouse structures

**NEW BUSINESS**

**MINUTES**

1. February 5, 2024 Planning Commission regular meeting \* ***Discussion/Action***
2. February 12, 2024 Planning Commission workshop meeting \* ***Discussion/Action***

**SITE PLAN**

1. **Kieffer Funk Solar [SP-23-037]** – Misty Wagner-Grillo \* ***Discussion/Action***  
Proposed solar array consisting of 376 rows of panels to be located at 11609 Kieffer Funk Road; Zoning: RT (Residential Transition) and A(R) (Agricultural Rural)

**FOREST CONSERVATION**

1. **Cross Creek Commercial [GP-23-010]** – Travis Allen \* ***Discussion/Action***  
Request to use the payment-in-lieu of planting option to meet forest conservation requirements for a commercial development and a request to remove two specimen trees; Location: intersection of Poffenberger Road and Sharpsburg Pike; Zoning: HI (Highway Interchange)

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jennifer Kinzer \* ***Information/Discussion***

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. March 11, 2024, 4:00 p.m. – Washington County Planning Commission Workshop meeting
2. March 21, 2024, 6:00 p.m. – Washington County Planning Commission Workshop meeting
3. April 1, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are required to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 10 working 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.

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Washington County

MARYLAND

WASHINGTON COUNTY PLANNING COMMISSION  
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. BZ-24-001

Date Filed: 2-8-24

Washington County Dept. of Planning & Zoning

Applicant

747 Northern Avenue  
Hagerstown, MD 21742

Address

Jill Baker, Director

Primary Contact

Address

☐ Property Owner

☐ Attorney

☐ Other: \_\_\_\_\_

☐ Contract Purchaser

☐ Consultant

240-313-2430

Phone Number

jbaker@washco-md.net

E-mail Address

☐ Adequate Public Facilities Ordinance

☐ Forest Conservation Ordinance

☐ Subdivision Ordinance

☐ Solid Waste Plan

☐ Water and Sewer Plan

☒ Zoning Ordinance

☐ Other \_\_\_\_\_

Section No. 23.4

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].

  
Applicant's Signature

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires on \_\_\_\_\_

Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Proposed Text Changes

☐ 30 copies of complete Application

**Proposed amendment:**

**Section 23.4 Height**

(a) Building height limitations shall not apply to ~~high-density warehousing,~~ water tanks, barns, windmills, silos, or other accessory farm structures; or to belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, chimneys or smoke stacks, flagpoles, fire towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways; or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building or to the manufacture, modification, servicing and housing of aircraft. No penthouse or roof structure shall have a total area greater than twenty-five (25) percent of the roof area, nor shall such structure be used for any purpose than a use incidental to the main use of the building.



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

March 2024

RZ-24-001

**APPLICATION FOR TEXT AMENDMENT  
WASHINGTON COUNTY ZONING ORDINANCE  
STAFF REPORT AND ANALYSIS**

**Proposal:** Application is being made to amend Section 23.4 (a) of the Washington County Zoning Ordinance to remove exemptions for height restrictions on high-density warehouse structures.

**Staff Report:** Because Washington County is geographically located at the intersection of two significant interstates (Interstates 70 & 81) the area has attracted many transportation related uses including warehouses and distribution facilities. Due to their intensity of use and need for access to the interstate system, these uses are currently allowed only in the industrial districts of Industrial Restricted (IR) and Planned Industrial (PI) and the Highway Interchange (HI).

The zoning ordinance has no definition of high-density warehouse so Staff searched for a definition to clarify this type of use. There were several definitions that were found that all varied just slightly. However, the general concept is that high-density warehousing is the concept of condensing stored items into the smallest amount of space and eliminating aisle ways. In today's workplace environment, this definition would likely apply to most, if not all, new warehouses and distribution centers being built.

**Analysis:** Of particular interest in this text amendment is the height limitations for these types of uses. In each of the districts mentioned, there is a height limitation of 75 feet. However, there is an exemption included within the exemptions and modifications section of the ordinance that allow for several specifically mentioned uses to exceed the zoning district height requirements without limitation. One of the uses listed as having no height limitation is "high-density warehouses". All of the other uses listed under this section are accessory structures that do not have need for occupancy. That makes the warehouse use stand out as an anomaly in this list of uses to be exempt.

This section of the ordinance was reviewed by the local Emergency Services department for the County to evaluate what our current inventory of apparatus could feasibly provide service to structures over 75 feet in height. Currently, the highest ladder truck in the County is 100 feet but when the apparatus is fully set, the maximum height that can be reached is approximately 75 feet.

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Given the proliferation of warehouses and distribution centers in the County, this exemption could easily overwhelm our local fire resources and cause potential life safety issues.

**Proposed amendment:**

Section 23.4 Height

(a) Building height limitations shall not apply to ~~high-density warehousing~~, water tanks, barns, windmills, silos, or other accessory farm structures; or to belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, chimneys or smoke stacks, flagpoles, fire towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways; or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building or to the manufacture, modification, servicing and housing of aircraft. No penthouse or roof structure shall have a total area greater than twenty-five (25) percent of the roof area, nor shall such structure be used for any purpose than a use incidental to the main use of the building.

**Staff Recommendation:** Staff recommends approval of the amendment as presented.

Respectfully submitted,



Jill Baker, AICP  
Director

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
February 5, 2024**

The Washington County Planning Commission held its regular monthly meeting on Monday, February 5, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

**CALL TO ORDER AND ROLL CALL**

In the absence of the Chairman and the Vice Chairman, Mr. Semler called the meeting to order at 6:05 p.m.

Planning Commission members present were: Jeff Semler, Denny Reeder, Terrie Shank, BJ Goetz (arrived at 6:20 pm) and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo, Planner; Scott Stotelmyer, Planner; and Debra Eckard, Administrative Assistant.

**REGULAR MEETING**

**NEW BUSINESS**

**MINUTES**

**Motion and Vote:** Ms. Shank made a motion to approve the minutes of the January 8, 2024 meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved.

**MODIFICATIONS**

**Washington County Public Works [OM-23-017]**

Ms. Wagner-Grillo presented a modification request for the partial relief of the stream buffer requirements per the Subdivision Ordinance (Article IV, Section 409). The property is located in Regional Park on Mt. Aetna Road and is currently zoned RT (Residential, Transition). The County is proposing the construction of two miles of all-purpose trails. These trails will be a mix of gravel and paved pathways. A field analysis and investigation were conducted of the entire property which revealed no established defined channels nor did the base flow indicate any seasonal stream events to warrant the level of protection required in the Subdivision Ordinance. The Soil Conservation District has reviewed all materials submitted for the project and has no objection to the modification.

**Motion and Vote:** Mr. Reeder made a motion to approve the modification request as presented. The motion was seconded by Ms. Shank and unanimously approved.

**SITE PLANS**

**North End Storage [SP-23-033]**

Mr. Stotelmyer presented for review and approval a site plan to add new storage units to an existing site located at 19729 Longmeadow Road. There will be one access point from Longmeadow Road. Parking required is five spaces and nine spaces will be provided. There will be no water or sewer service on the site. Hours of operation will be 24 hours per day, 7 days per week. Lighting will be building mounted. No additional signage is proposed. Forest Conservation requirements will be met by an on-site easement. All agency approvals have been received with the exception of Washington County Engineering Department.

**Motion and Vote:** Commissioners Wagner made a motion to approve the site plan as presented. The motion was seconded by Mr. Reeder and unanimously approved.

**Meritus School of Osteopathic Medicine Graduate Student Housing [SP-23-034]**

Mr. Stotelmyer presented for review and approval a site plan for proposed student housing to support the adjacent Meritus School of Osteopathic Medicine. The property is located at 19153 Innovation Drive and is currently zoned RS (Residential Suburban and ORI (Office, Research & Industry). Two access points

will be provided to the site – one from Mt. Aetna Road and one from Anatomy Way. Public water will be provided by the City of Hagerstown. Lighting will be pole mounted and building mounted. Proposed parking is 523 spaces for the housing units and community center. The following agency approvals have **not** been received: Washington County Health Department, Forest Conservation, City of Hagerstown Water and Sewer Departments, and the Soil Conservation District. The developer is seeking conditional approval from the Planning Commission pending all agency approvals.

A representative from Meritus was present at the meeting. He explained that it is their goal to have housing available when the school opens next year. The developer wishes to begin grading on the property during the month of February in order to meet deadlines for the housing to be completed on time. Mr. Scott Bert of HRG (the consultant) stated that no grading will begin before agency approvals have been received.

Ms. Shank asked if housing will be completed in phases. Mr. Bert stated the first phase will consist of three buildings totaling approximately 140 units. The developer is proposing to have 90 of those units ready for the opening of the school in 2025. Two hundred additional buildings would be constructed in the second phase of the project starting in 2025.

**Motion and Vote:** Mr. Reeder made a motion to approve the site plan contingent upon receiving all agency approvals. The motion was seconded by Commissioner Wagner and unanimously approved.

### **OTHER BUSINESS**

#### **Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of December (a total of 37 projects) which included four preliminary/final plats and five site plans.

#### **Proposed Text Amendment**

Ms. Baker explained in Article 23 of the Zoning Ordinance “Exemptions and Modifications” that high-density warehouses are exempt from height limitations and there is no definition in the Zoning Ordinance for high-density warehouses. A company recently approached the County about constructing a high-density warehouse that would exceed the 75-foot height limitation within the zoning district where a parcel of land is located that the company is interested in purchasing. The average height of warehouses in the County is 40-feet. Ms. Baker explained that she has contacted Emergency Services and learned that the highest ladder apparatus available in the County is 100-feet in length. This does not account for the angle at which the ladder is extended which limits the height to 75-feet. Staff is proposing a text amendment to remove the exemption from the Zoning Ordinance. Developers could file an appeal with the Board of Appeals if the height within the zoning district is insufficient for their proposed project.

Staff is proposing to present this amendment at the March 4<sup>th</sup> meeting during a public input meeting. Staff will be seeking the Planning Commission’s recommendation that evening as well.

#### **Comprehensive Plan Update**

Ms. Baker noted that staff continues to review comments received from stakeholders. A workshop has been scheduled for next week. Commission members should review the comments staff previously sent prior to the workshop.

Ms. Baker stated that one of the most common topics among comments received is the need for more affordable/workforce housing. Comments related to this topic include the need for higher densities, concerns regarding water and sewer infrastructure, traffic concerns, and environmental concerns.

### **UPCOMING MEETINGS**

1. Washington County Planning Commission workshop meeting February 12, 2024, 4 pm
2. Washington County Planning Commission regular meeting, March 4, 2024 at 6 p.m.

### **ADJOURNMENT**

Ms. Shank made a motion to adjourn the meeting at 7:05. The motion was seconded by Commissioner Wagner and so ordered by Mr. Semler.

Respectfully submitted,

DRAFT

**WASHINGTON COUNTY PLANNING COMMISSION  
WORKSHOP MEETING  
February 12, 2024**

The Washington County Planning Commission held a workshop meeting on Monday, February 12, 2024 at 4:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

**CALL TO ORDER AND ROLL CALL**

The Chairman called the meeting to order at 4:30 p.m.

Planning Commission members present were: Clint Wiley, Chairman, Denny Reeder, David Kline and BJ Goetz. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

**Comprehensive Plan Update**

Ms. Baker began discussions of the Comp Plan noting that more than 500 individual comments were received which included 496 comments from stakeholders as well 32 individual comments and 20 to 30 requests for land use map amendment changes. Approximately 40% of the comments received will require a change to the document. Over the last several months, staff has been reviewing and discussing the comments and their impacts to the Plan. This evening, staff will present the most common, broad and overarching comments for consideration. Any significant comments on individual chapters will be presented to the Planning Commission at the next workshop and individual changes to the land use map will be discussed later at a separate meeting.

- Inclusion of data beyond 2020 Census and comparable data from nearby jurisdictions.

Ms. Baker stated that several agencies believe that more current data through 2023 should be used. The Greater Hagerstown Committee (GHC) had the strongest comments regarding this issue. They believe that the latest increases in housing demand and projected population increases are not the same as the housing bubble seen in the early 2000s but more indicative of a continuing trend. She explained that staff is using the 2020 census data for housing and population projections. Most data is analyzed for long-term trends because it is more accurate. Staff believes that the slight difference of the past three years will not show a significant impact when evaluating long-term trends. Historically, the Comp Plan has used Census data in its projections.

**Consensus:** The Planning Commission agrees with using the 2020 Census data instead of more current data. This decision is based on the rationalization that data from more current trends would be skewed (due to COVID) and there is the potential for a higher margin of error. Using the 2020 Census data is consistent with the methodology used in past Comprehensive Plans.

GHC wants comparative data from other jurisdictions to be used when looking at housing and population projections. Ms. Baker explained that staff does look at data when working with other sections of the Comp Plan; however, not in the housing and population projections because we are looking at the long-term projections and the growth occurring within our own County. Other counties grow differently than Washington County due to different regulations, growth pressures and land use policies. The historic rate of growth used in previous Comp Plans has been 1% per year. Staff has used two growth scenarios to evaluate impacts from growth. The first scenario assumes historic growth rates of 1% per year. The other scenario assumes a higher growth rate of 1.5% per year. GHC wants another projection included increasing the growth rate to 2 or 2 ½% (similar to Frederick County). Staff believes using these rates

would only exacerbate the issues we are already facing, such as the lack of water and overcrowding of schools.

**Consensus:** The Planning Commission agrees with Staff's assessment of using the 1 and 1½% growth rates.

- Water and wastewater limitations

Ms. Baker noted that one of the most prevalent comments received was regarding the limitations of water and wastewater services in the County. These limitations are having a significant impact on our ability to accommodate growth. Unfortunately, this not an issue that can be solved in the Comprehensive Plan. Several comments were received that this issue is not being aggressively addressed in the Plan. Some believe that a more aggressive approach would be to move recommendations from the long-term goals to short-term goals or to explore additional alternatives to increase the availability of water.

**Discussion:** The limitation of water is the #1 inhibitor of development today in the county; however, the cost to upgrade the infrastructure is cost-prohibitive. Ms. Baker explained that currently, according to the City of Hagerstown, 15 million gallons of water per day can be used. Technically, per the State permit, the City could use up to 20 million gallons per day; however, the current infrastructure will not accommodate this amount. The City is currently considering performing upgrades to be able to accommodate 18 million gallons per day. The City is estimating the upgrade would cost approximately \$100 million. Funding for this project would primarily come from State and local resources.

Another point of discussion was the fact that the County has no water resources for the growth area except from the City of Hagerstown. The County has been exploring the establishment of a Regional Water Authority; however, the City has no interest.

**Consensus:** Move long-term goals to short-term goals to take a more aggressive approach to solving the water issues and emphasize the need to explore alternative options for water within the County growth areas.

- Housing – Density and Affordability

Ms. Baker stated that GHC is recommending an increase in density from the average of 1.3 dwelling units per acre to 3.5 dwelling units per acre. Recommendations for increasing density would include reducing lot sizes and allowing more multi-family and single-family attached units (townhouses) in districts where they are currently not allowed. This would make housing more affordable for families and more appealing for investors.

**Consensus:** Increase the average density from 1.3 dwelling units per acre to 3.5 dwelling units per acre in the County's growth areas.

- Schools

Ms. Baker explained that even if there was a re-districting and all capacity is considered and divided among the current schools, the elementary schools would still be above the state-rated capacity. Within the Urban Growth Area, there are three high schools that serve the area – South Hagerstown High, North Hagerstown High, and Williamsport High schools. Currently, South Hagerstown High school is grossly over capacity by 264 students, North Hagerstown High School is 24 students over capacity and Williamsport is

160 students below capacity. Within the new Capital Improvements Plan (CIP), the School Board, as part of its funding request, has asked for five new schools in the next 10 years. The first school would be the Downsville Pike school on the Board of Education's (BOE) campus. In addition, the BOE is proposing two additional elementary schools and two middle/senior schools. These new schools would be built to add capacity. Ms. Baker noted that currently the middle schools, with the exception of E. Russell Hicks Middle school, are under the state-rated capacity. Smithsburg and Boonsboro schools are well under capacity.

Ms. Baker talked briefly about the Adequate Public Facilities Ordinance (APFO) and related fees. She noted that the municipalities are not enforcing the APFO. Developers and homeowners are paying the excise tax. Staff is working on a presentation for the County Commissioners proposing to eliminate the APFO fee and raising the excise tax so the County will receive funds.

**Consensus:** Add more aggressive language about redistricting some of the schools.

Mr. Goetz expressed his opinion that that when the draft goes to the County Commissioners, staff needs to make it very clear that the recommendations discussed are being added to the Comp Plan at the direction of the Planning Commission.

**ADJOURNMENT**

Mr. Goetz made a motion to adjourn the meeting at 5:45 pm. The motion was seconded by Kline and so ordered by the Chairman.

Respectfully submitted,

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Clint Wiley, Chairman

**SITE PLAN STAFF REPORT****BASE INFORMATION**

**SITE NAME.....:** Kieffer Funk Solar  
**NUMBER.....:** SP-23-037

**OWNER.....:** JOACHIM WILLIAM LEE JOACHIM JAMES ALAN  
**LOCATION.....:** 11609 KIEFFER FUNK Road  
SMITHSBURG, MD 21783

**DESCRIPTION.....:** Proposed Solar array consisting of three hundred seventy-six (376) rows of panels, which will be mounted on a racking system attached to steel posts that have been driven into the ground (not augured). Rows will be spaced 11'-6" apart. The panels will track the sun east to west throughout the daytime hours. The site will not need any regrading prior to installation of proposed solar array, with exception to the infiltration berms that are to be installed to treat the runoff from the areas that have slopes greater than 10%. The total area of the limit of disturbance is 72.90± acres.

**ZONING.....:** RT; A(R) Refer to Map  
**COMP PLAN LU.....:** Low Density Residential  
**PARCEL.....:** 18006294  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 18

**TYPE.....:** Unspecified Non-Residential  
**GROSS ACRES.....:** 167.60  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 0  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Misty Wagner-Grillo  
**ENGINEER.....:** BECKER MORGAN GROUP INC  
**RECEIVED.....:** September 26, 2023

**SITE ENGINEERING***HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** No  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** None  
**STEEP SLOPES.....:** Yes  
**STREAM BUFFER.....:** No  
**HISTORIC INVENTORY.....:** I062  
**EASEMENTS PRESENT.....:** None

Staff Comments:

*Not Applicable*



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
4.57		0
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
0		
Parking Spaces - Minimum Required	Recreational Parking Provided	
0	No	

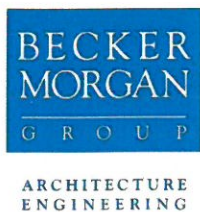
ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	SMITHSBURG
AMBULANCE DISTRICT.....:	HAGERSTOWN

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	Well/Cistern	Septic Tank
SERVICE AREA.....:	Well	Septic
PRIORITY.....:	5-Long Term Planned Service	5-Long Term Planned Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)



PLANNING OUR  
CLIENTS' SUCCESS

January 16, 2024

Washington County Planning & Zoning  
747 Northern Avenue  
Hagerstown, Maryland 21740

Re: **Forest Conservation – Natural Regeneration Justification**  
**KIEFFER FUNK SOLAR**  
11609 Kieffer Funk  
Smithsburg, MD 21783  
BMG Project No. 2022267.00

To whom it may concern:

In response to your comment letter dated December 11, 2023, and more specifically Sheet 14 – Comment 00017, provided by Mr. Travis Allen, I provide the following justification narrative regarding the use of the natural regeneration method of forest establishment.

It is noted that, for this project, a total Forest Conservation Easement area of 10.89 Acres is required. Our plan as submitted herewith accomplishes this Forest Conservation requirement by the establishment of a new Forest Conservation Easement area totaling 11.28 acres. Of the total 11.28 acres, 1.11 acres of the area or 9.84% is provided in area adjacent to existing forest. We propose that this 1.11 acres of the forest conservation be allowed to naturally regenerate over time.

This area as shown on the plan submitted herewith is oriented as a relatively narrow strip of forest expansion along the north and east lines of the proposed overall easement. Natural regeneration of forested area is particularly applicable in circumstances where narrow expansions are necessary.

This project proposes the installation of a perimeter fence line protecting the entirety of the area designated for natural regeneration. This will allow for complete protection of the regenerating forest area from operations such as moving, soil stockpiling, etc. The layout essentially creates an “island” effect in the protection provided by this fencing. Upon completion of the project, this area will only be accessible by navigating through the portion of the forest conservation easement that already exists in forested area. There will be no access from the developed solar array to the north and west.

It is my opinion as a Qualified Forest Conservation Professional in the State of Maryland that this proposed method of forest conservation, which combines the preservation of existing forest and the establishment of a small area of forest conservation by natural regeneration, represents a suitable method for the establishment of the overall 11.28-acre Forest Conservation Easement. Our expectation is that this area is uniquely suitable for this methodology, based on the discussion above.

Should you have any questions regarding the Forest Conservation Plan and intent, please feel free to contact me directly at 410-546-9100, or by email at [kparsons@beckermorgan.com](mailto:kparsons@beckermorgan.com).

Thank you for your time and consideration.

Sincerely,

BECKER MORGAN GROUP, INC.

Kevin W. Parsons, PLS, LEED AP, Qualified Forest Conservation Professional  
Senior Associate

kwp/

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BECKER MORGAN GROUP, INC.

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## MEMORANDUM

TO: Washington County Planning Commission,  
c/o Misty Wagner-Grillo, Planner, Department of Planning and Zoning

FROM: Rebecca Calimer, <sup>RAC</sup>EIT, CFM, Chief of Plan Review

DATE: February 21, 2024

SUBJECT: Kieffer Funk Solar (SP-23-037), Road Adequacy

In accordance with the *Washington County Adequate Public Facilities Ordinance (APFO)* existing public roads that serve new development shall at a minimum meet the standards in the Engineering Departments *A Policy to Determine the Adequacy of existing Highways (Highway Adequacy Policy)*, dated May 2005, or the development shall not be approved.

In accordance with Highway Adequacy Policy Section III.F.1 and the exemption provided under Section V.D.2 the minimum required pavement width is eighteen (18) feet. Available records indicate Kieffer Funk Rd is an average of 14.4 feet wide with points as narrow as 13.0 feet meaning it is inadequate for additional development.

Normal application of the Highway Adequacy Policy would require that the Owner/Developer widen Kieffer Funk Rd pavement to a minimum 18 feet along the +/- 2,200-foot route to White Hall Rd. Per Section 1.D of the Highway Adequacy Policy nothing prohibits or prevents the County from reaching an agreement with a developer concerning remedial corrections of existing conditions. The Developer has proposed alternate mitigation of installing a 50' long passing area adjacent to the site access.

In considering this request we bring attention to the following:

- County traffic counts collected in March 2022 indicate Kieffer Funk Rd has 222 trips per day which is considered a "very-low volume road."
- Once operational this use will generate very little traffic. Per the Developer, this site is expected to produce only 10-12 trips per year in maintenance. This would generally consist of a landscape professional vehicle with an occasional truck to replace a panel or other equipment, less than 1 trip per year on average. The 70 acres area of the project can produce up to 9 to 10

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trips of large farm vehicles during each harvest. Accordingly, there may be an overall reduction in trips and the size of the vehicles compared to the existing condition.

- With only a 20.625-foot deeded right-of-way for this section of Kieffer Funk Rd, it is likely that the grading for the full widening would require easements on private property not under the control of the County or Developer.

Application and initial appeal of the Highway Adequacy Policy is under the purview of the County Engineer while administration of the APFO, including Article IV pertaining to Roads, falls to the Planning Commission. In consideration of the above information, Division of Engineering does not object to acceptance of the proposed alternate mitigation to address road adequacy for this project or the ultimate approval of the site plan for the development, conditioned on installation of the 50' passing area.

SITE PLAN  
KIEFFER FUNK SOLAR PROJECT





































GENERAL NOTES : SOLAR ENERGY SYSTEMS

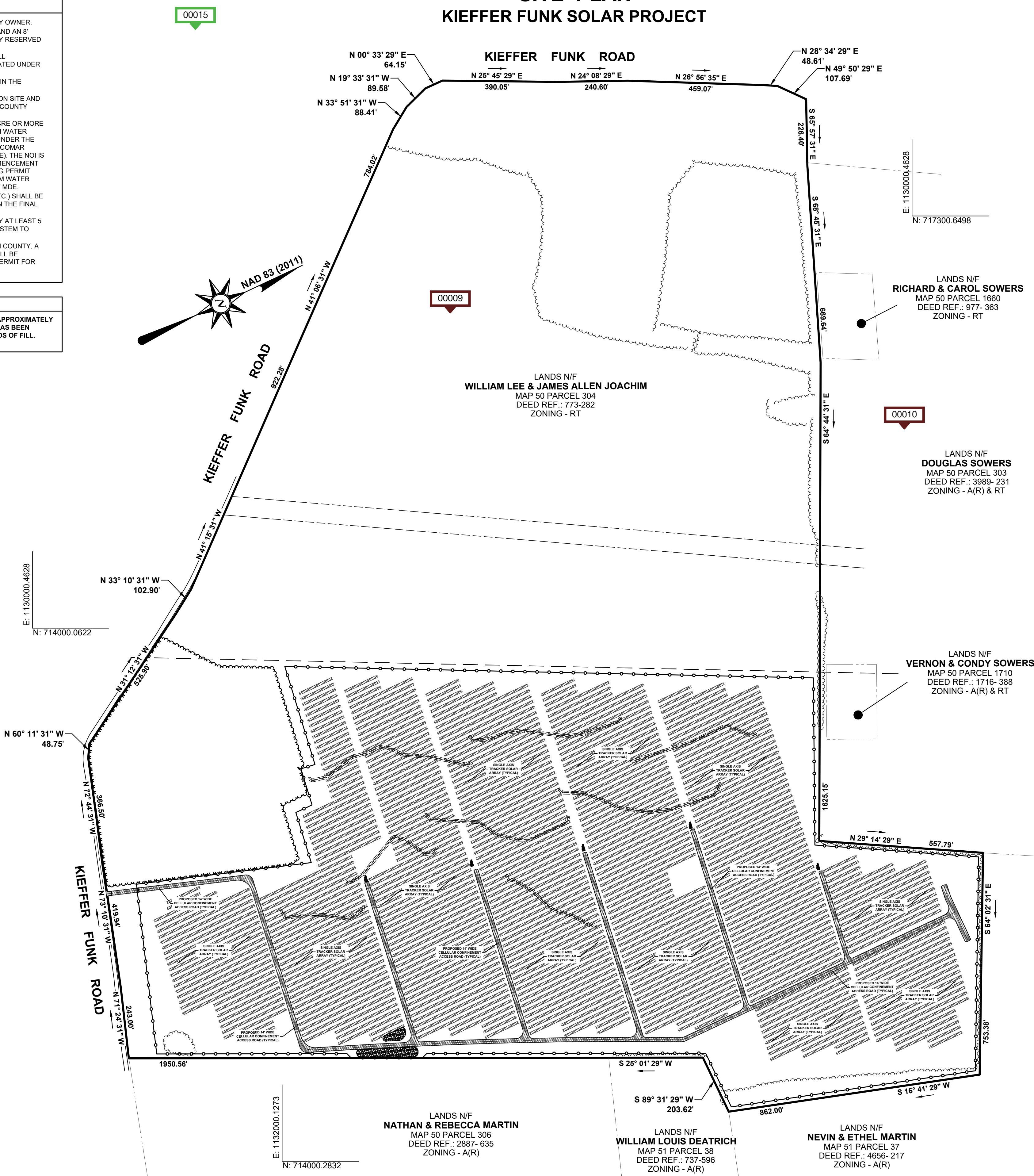
1. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
2. THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
3. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
4. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
5. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
6. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
7. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
8. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
9. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 72.9 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,717 CUBIC YARDS OF EXCAVATION AND 1,504 CUBIC YARDS OF FILL.

UNIT	SOIL TYPE	HSG
DsB	Duffield silt loam, 3 to 8 percent slopes	B
DsD	Duffield silt loam, 15 to 25 percent slopes	B
DvC	Duffield-Rock outcrop complex, 8 to 15 percent slopes	B
DvD	Duffield-Rock outcrop complex, 15 to 25 percent slopes	B
HaA	Hagerstown silt loam, 0 to 3 percent slopes	B
HaB	Hagerstown silt loam, 3 to 8 percent slopes	B
HaC	Hagerstown silt loam, 8 to 15 percent slopes	B
HaD	Hagerstown silt loam, 15 to 25 percent slopes	B
RmB	Ryder-Duffield channery silt loams, 3 to 8 percent slopes	B
RmC	Ryder-Duffield channery silt loams, 8 to 15 percent slopes	B
RyD	Ryder-Rock outcrop complex, 15 to 25 percent slopes	B
SpA	Swanpond silt loam, 0 to 3 percent slopes	D

LEGEND		
ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S)	→ EX. 10" S	→ 10" S
SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
SANITARY SEWER FORCE MAIN (F.M.)	→ EX. 10" F.M.	→ 12" F.M.
SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)		
SANITARY SEWER CLEANOUT (C.O.)		
WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
FIRE HYDRANT (F.H.)		
WATER VALVE (W.V.) OR METER (W.M.)		
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP, RCP, HDPE)	→ EX. 10" S	→ 12" S
CATCH BASIN (C.B.)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))		
UNDERGROUND ELECTRIC (U.E.)	→ U.E.	→ U.E.
UNDERGROUND TELEPHONE (U.T.)	→ U.T.	→ U.T.
UNDERGROUND GAS MAIN (G.)	→ EX. 2" G	→ 2" G
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH		N/A
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE	→	→
WETLAND BOUNDARY LINE		N/A
CONTOUR	→ 49	→ 55
ELEVATION SPOT SHOT		
BENCH MARK		
PROPERTY OR RIGHT-OF-WAY LINE	→	N/A
CENTERLINE	→	→
LIGHT POLE		



SHEET INDEX	
C-001	COVER SHEET
C-101	EXISTING CONDITIONS PLAN
C-201	SITE PLAN
C-301	STORMWATER PLAN
C-302	STORMWATER PLAN
C-401	OVERALL GRADING PLAN
C-402	GRADING PLAN
C-403	GRADING PLAN
C-501	EROSION AND SEDIMENT CONTROL PLAN
C-502	EROSION AND SEDIMENT CONTROL DETAILS
C-701	ENTRANCE PLAN
C-901	DETAILS
FCP-1	F 00005 INSPECTION PLAN

SITE DATA	
1. SITE NAME:	KIEFFER FUNK SOLAR
2. SITE ADDRESS:	11609 KIEFFER FUNK RD SMITHSBURG, MD 21783
3. OWNER OF RECORD:	WILLIAM & JAMES JOACHIM 3101 YALE AVE CAMP HILL, PA 17011
4. DEVELOPER:	STANDARD SOLAR, INC. (C/O PAIGE PENDLETON) 530 GATHER ROAD, SUITE 900 ROCKVILLE, MD 20850
5. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 312 WEST MAIN STREET, SUITE 300 SALISBURY, MD 21801
6. PROPERTY TAX ID:	MAP 50; PARCEL 304
7. ZONING CLASSIFICATION:	EXISTING: A(R) / (WASHINGTON COUNTY) PROPOSED: A(R) / (WASHINGTON COUNTY) APPEAL NO. AP2019-005
8. BZA APPROVAL:	773-282
9. DEED SUMMARY:	N/A
10. PLAT REFERENCE:	N/A
11. PRESENT USE:	AGRICULTURAL
12. PROPOSED USE:	PHOTOVOLTAIC SOLAR SYSTEM
13. WATERSHED:	02140502 - ANTIETAM CREEK
14. TOTAL SITE AREA:	167.60 ACRES
15. IMPERVIOUS COVERAGE:	EXISTING: 0.00 ACRES PROPOSED: 4.57 ACRES
16. SETBACKS:	FRONT: 50 FT. SIDE: 50 FT. REAR: 50 FT.
17. PROJECT AREA:	167.41± ACRES
18. TOTAL DISTURBED AREA:	72.57± ACRES

WASHINGTON COUNTY CERTIFICATE OF APPROVAL

THE SITE PLAN SHOWN HEREON COMPLIES WITH THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR THE CITY OF HAGERSTOWN, MARYLAND, AND OTHER APPLICABLE PROVISIONS OF THE LAND MANAGEMENT CODE, WITH THE EXCEPTION OF SUCH WAIVERS OR VARIANCES, IF ANY, AS NOTED ON THIS PLAN AND IN THE MINUTES OF THE HAGERSTOWN PLANNING COMMISSION AND/OR BOARD OF ZONING APPEALS. THIS APPROVAL IS VALID FOR THREE YEARS FROM DATE OF SIGNATURE. THIS APPROVAL MAY BE RENEWED BY THE PLANNING COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF THE HAGERSTOWN ZONING ORDINANCE. THIS PLAN SHALL BE VOID SHOULD REQUISITE PERMITS NOT BE OBTAINED AND SUBSTANTIAL CONSTRUCTION OCCUR WITHIN THREE YEARS OF THE DATE OF SIGNATURE.

ALL WORK SHALL BE IN ACCORDANCE WITH THIS PLAN. SHOULD THE DEVELOPER FIND NEED TO DEVIATE FROM THIS APPROVED PLAN, THE DEVELOPER SHALL CONSULT WITH PLANNING STAFF FOR A DETERMINATION WHETHER THE WORK IS MINOR AND CAN BE APPROVED BY STAFF, OR IF THE WORK IS SUBSTANTIAL ENOUGH TO REQUIRE REVISED PLANS AND POSSIBLE REAPPROVAL BY THE PLANNING COMMISSION.

SCOTT HOBBS  
DIRECTOR OF ENGINEERING

DEVELOPER CERTIFICATION

WE, STANDARD SOLAR, INC., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, AND THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

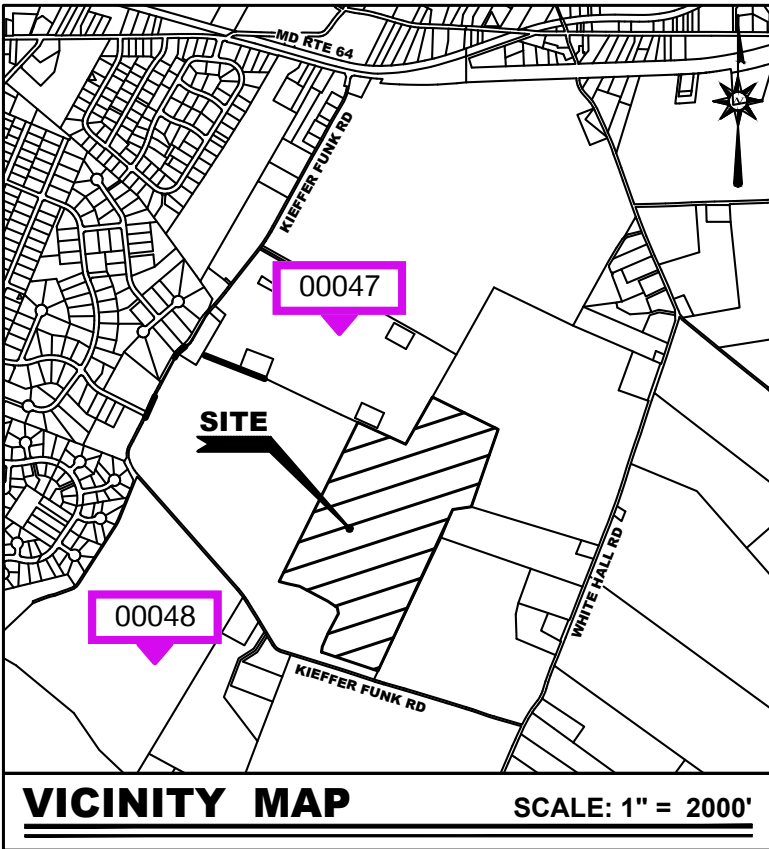
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ENGINEERS CERTIFICATION

I, GREGORY V. MOORE, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, AND THAT THE INFORMATION CONTAINED HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS THE ENGINEER'S GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JEFFERY A. HARMON P.E. NO. 30331 DATE: \_\_\_\_\_

SENSITIVE AREAS			REFERENCE	
AREA	ON-SITE	MITIGATION	REFERENCE	
WETLANDS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)	
RIVERS AND STREAMS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)	
SINKHOLES	YES	INSTALL INVERTED STONE FILTER	HILLIS-CARNES KARST EVALUATION	
STEEP SLOPES (>10%)	YES	PERMANENT YEAR-ROUND MEADOW COVER	BECKER MORGAN SURVEY	
HIGHLY ERODIBLE SOILS	YES	PERMANENT YEAR-ROUND MEADOW COVER	COMBINATION OF BECKER MORGAN SURVEY AND WEB SOIL SURVEY	



BECKER  
MORGAN  
GROUP

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Delaware

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Dover, DE 19904  
302.734.7950

The Tower at STAR Campus  
100 Discovery Boulevard, Suite 102  
Newark, DE 19713  
302.369.3700

Maryland

312 West Main Street, Suite 300  
Salisbury, MD 21801  
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600

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PROJECT TITLE

KIEFFER FUNK  
SOLAR

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

COVER SHEET

0 100 200 400  
SCALE: 1" = 200'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE: C-001		

PROJECT NO.: 2022267.00

DATE: 9/19/2023

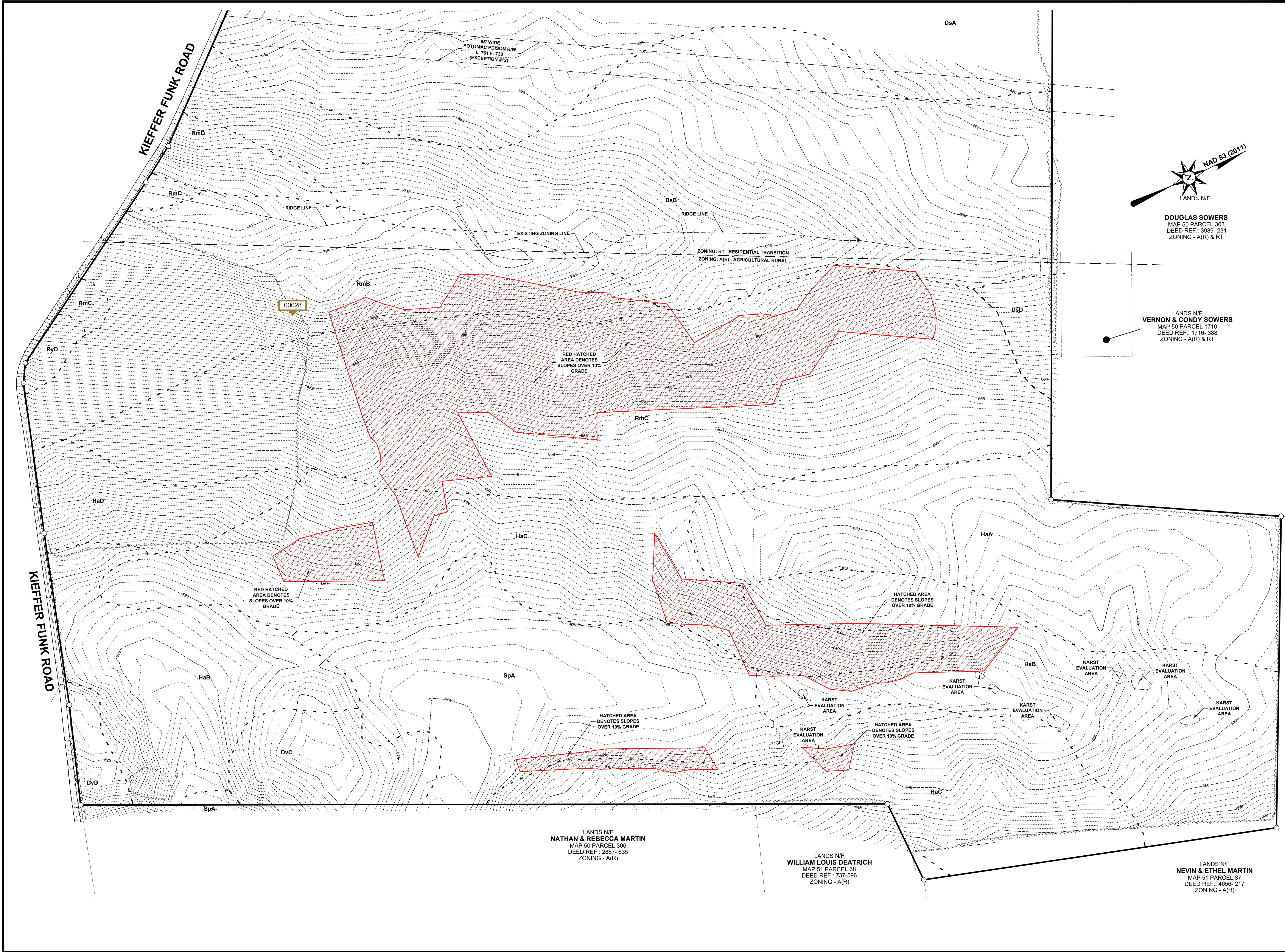
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SHEET

C-001

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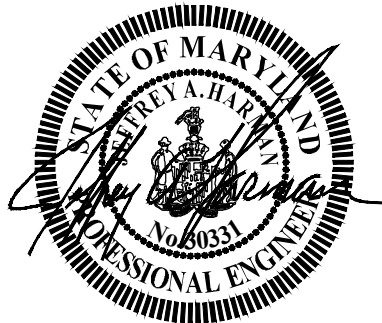
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STATE OF MARYLAND  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/24

PROJECT TITLE

## KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

## EXISTING CONDITIONS PLAN

0 50 100 200  
SCALE: 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00

DATE: 9/19/2023

SCALE: 1" = 100'

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SHEET

C-101

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EXPIRATION DATE: 09/23/24

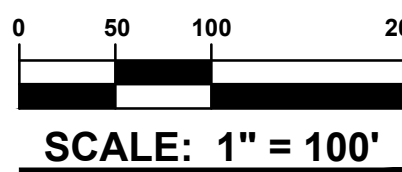
PROJECT TITLE

## KIEFFER FUNK SOLAR

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

## SITE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00

DATE: 9/19/2023

SCALE: 1" = 100'

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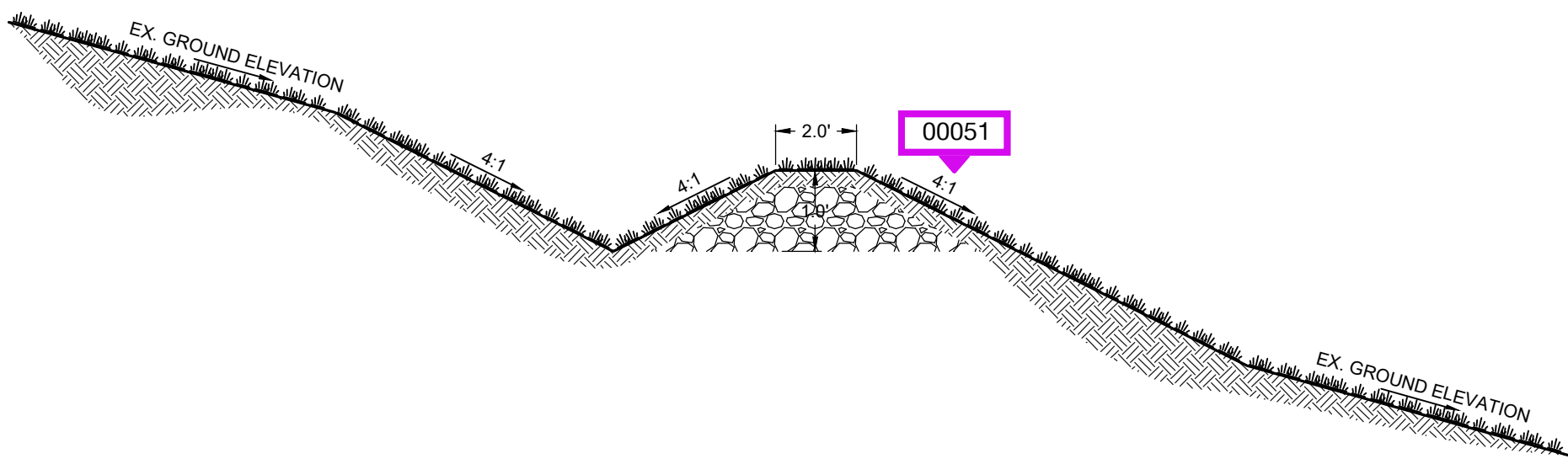
SHEET

C-201

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ESD SUMMARY

	Length (ft)	Top Width (ft)	Berm Side Slope	Depth (ft)	Berm Crest El. (ft)	Top Width Surface Area (sf)	ESD, Volume (cf)
Berm 1	428	8.00	4	1.00	665	3,424	3,424
Berm 2	530	8.00	4	1.00	653	4,240	4,240
Berm 3	511	8.00	4	1.00	681	4,088	4,088
Berm 4	490	8.00	4	1.00	647	3,920	3,920
Berm 5	565	8.00	4	1.00	669	4,520	4,520
Berm 6	353	8.00	4	1.00	637	2,824	2,824
Berm 7	275	8.00	4	1.00	627	2,200	2,200
Berm 8	330	8.00	4	1.00	635	2,640	2,640
							27,856



TYPICAL INFILTRATION BERM

NO SCALE



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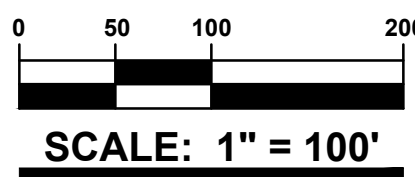
PROJECT TITLE

KIEFFER FUNK  
SOLAR

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

STORMWATER  
MANAGEMENT  
PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00

DATE: 9/19/2023

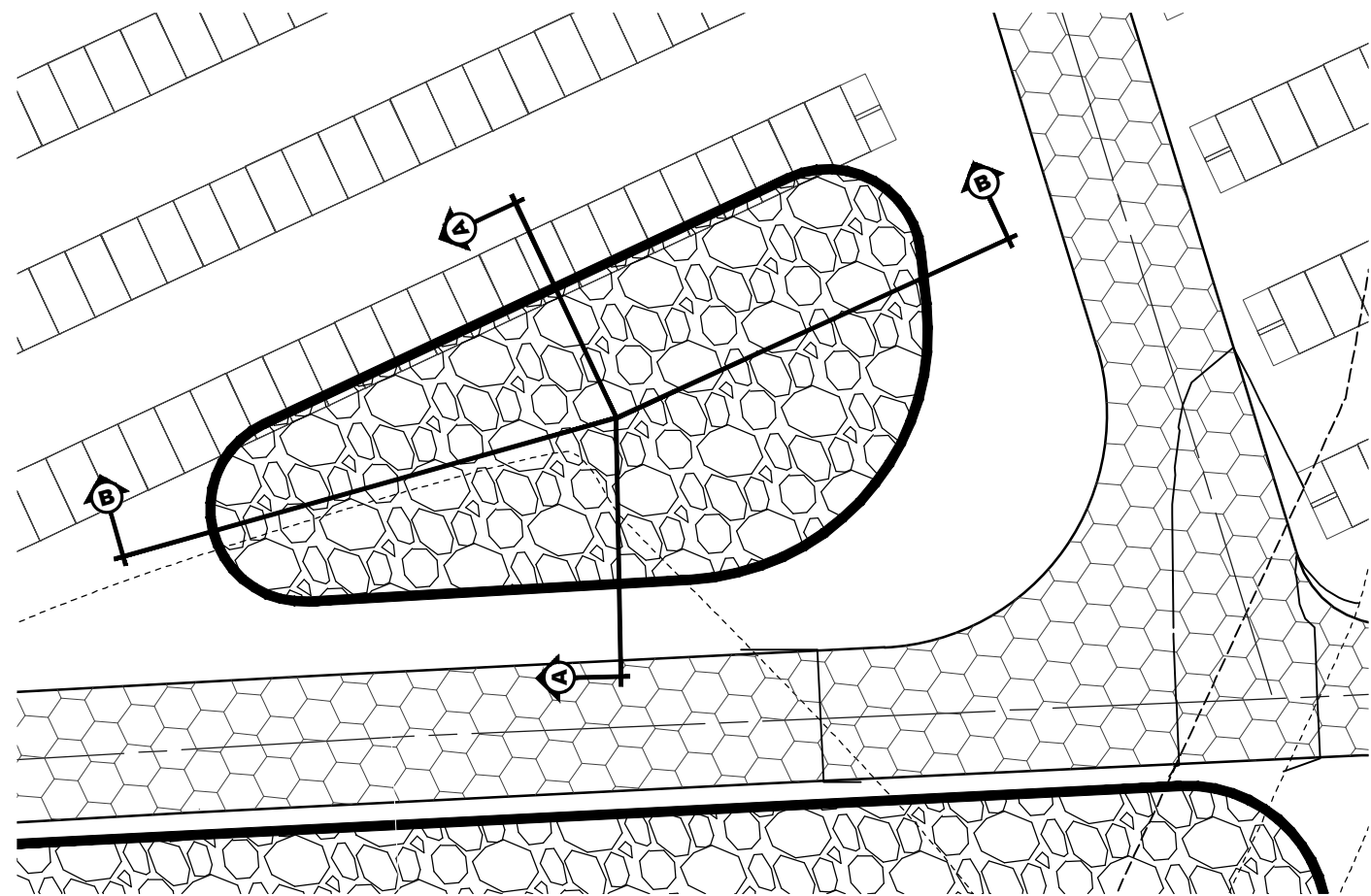
SCALE: 1" = 100'

DRAWN BY: E.M.S. PROJ. MGR.: E.H.H.

SHEET

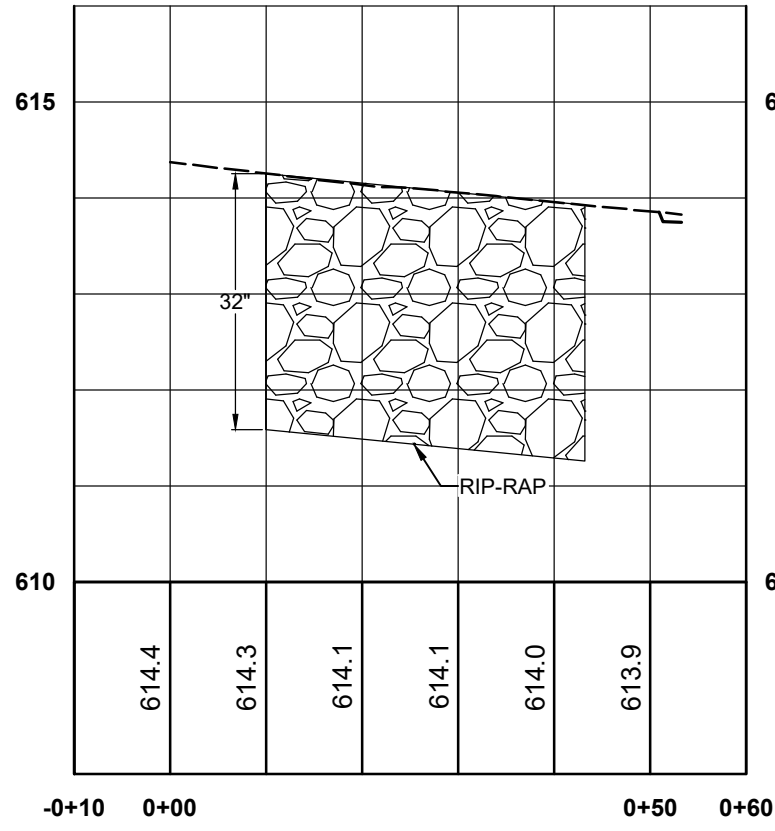
C-301

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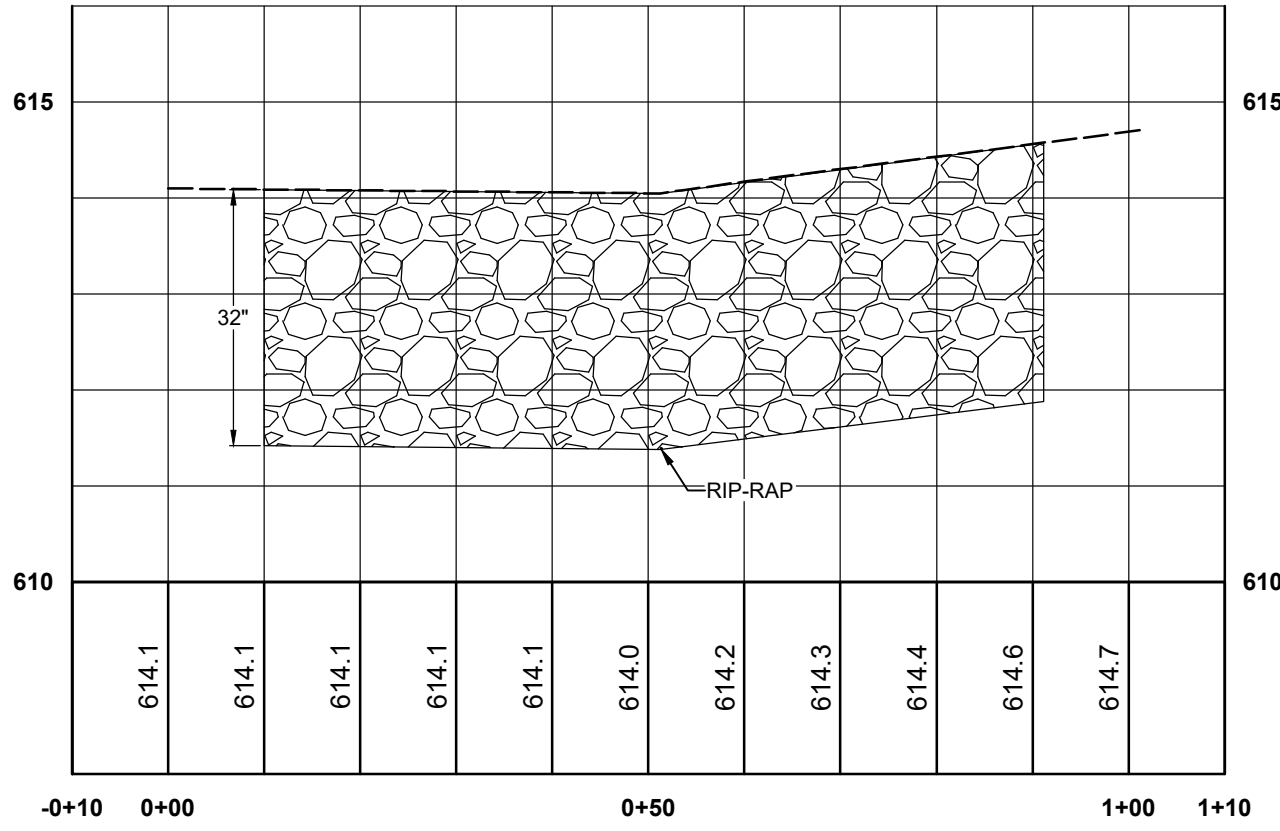
ENERGY DISSIPATION AREA #1

SCALE - 1" = 20'



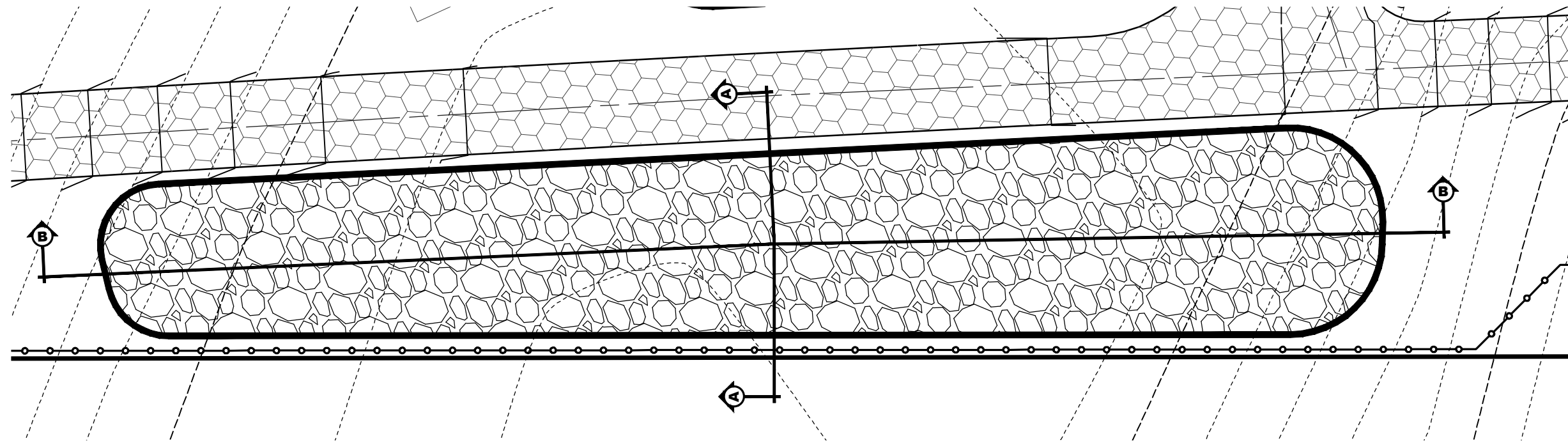
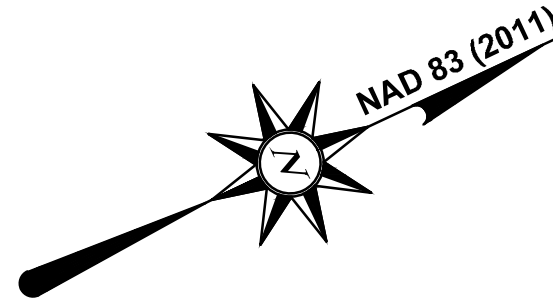
SECTION A - A

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



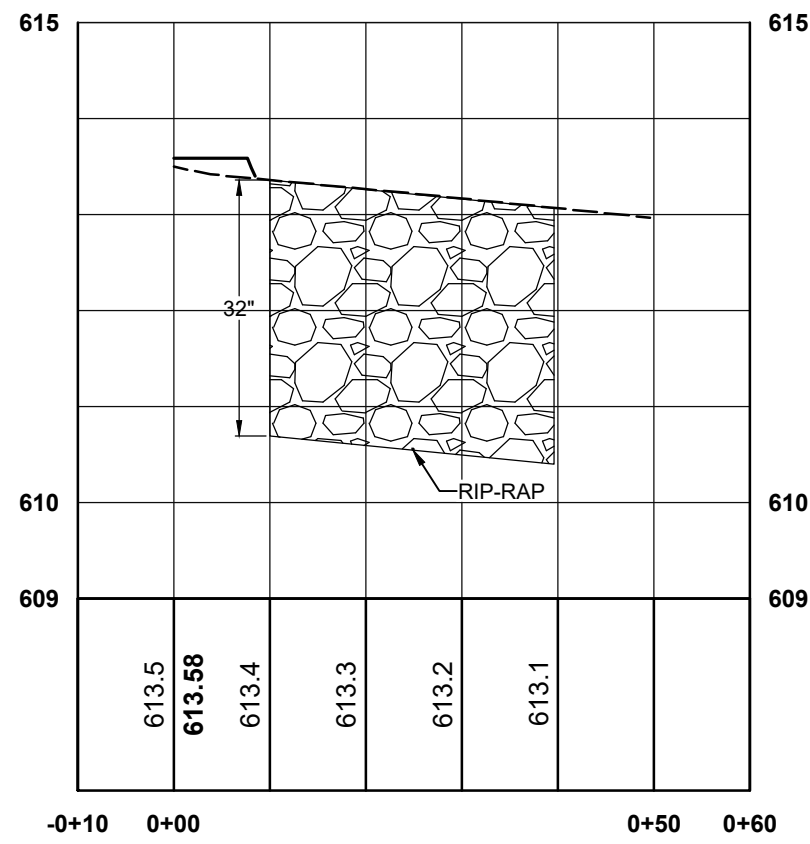
SECTION B - B

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



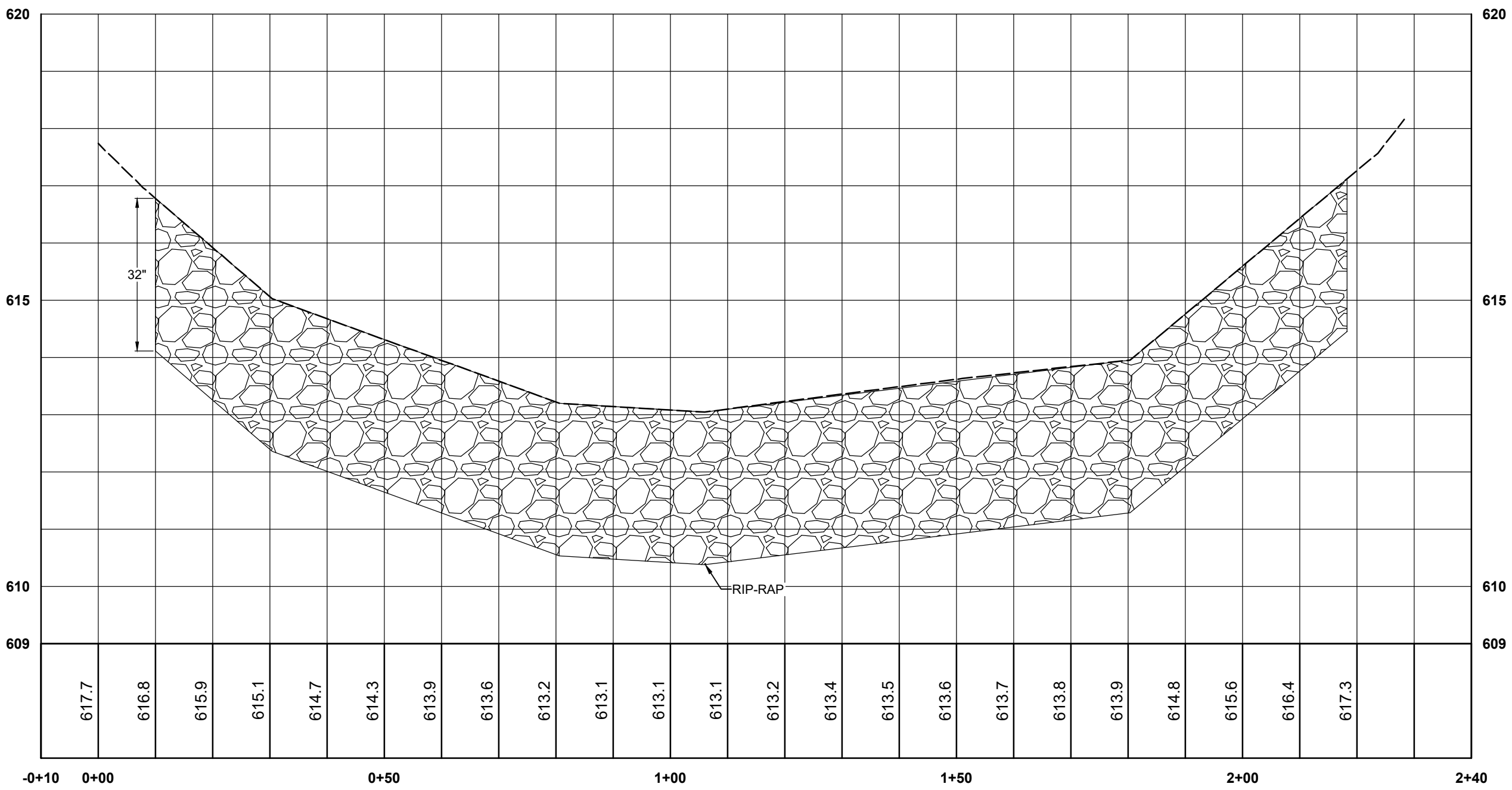
ENERGY DISSIPATION AREA #2

SCALE - 1" = 20'



SECTION A - A

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'



SECTION B - B

SCALE - H: 1" = 20' V: 1" = 2'E - 1" = 20'

00045

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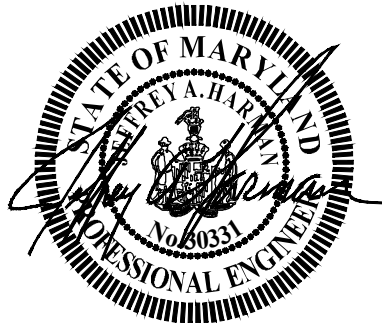
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SOLAR

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

STORMWATER  
MANAGEMENT  
PLAN

0 50 100 200  
SCALE: 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: C-302

PROJECT NO.: 2022267.00

DATE: 9/19/2023

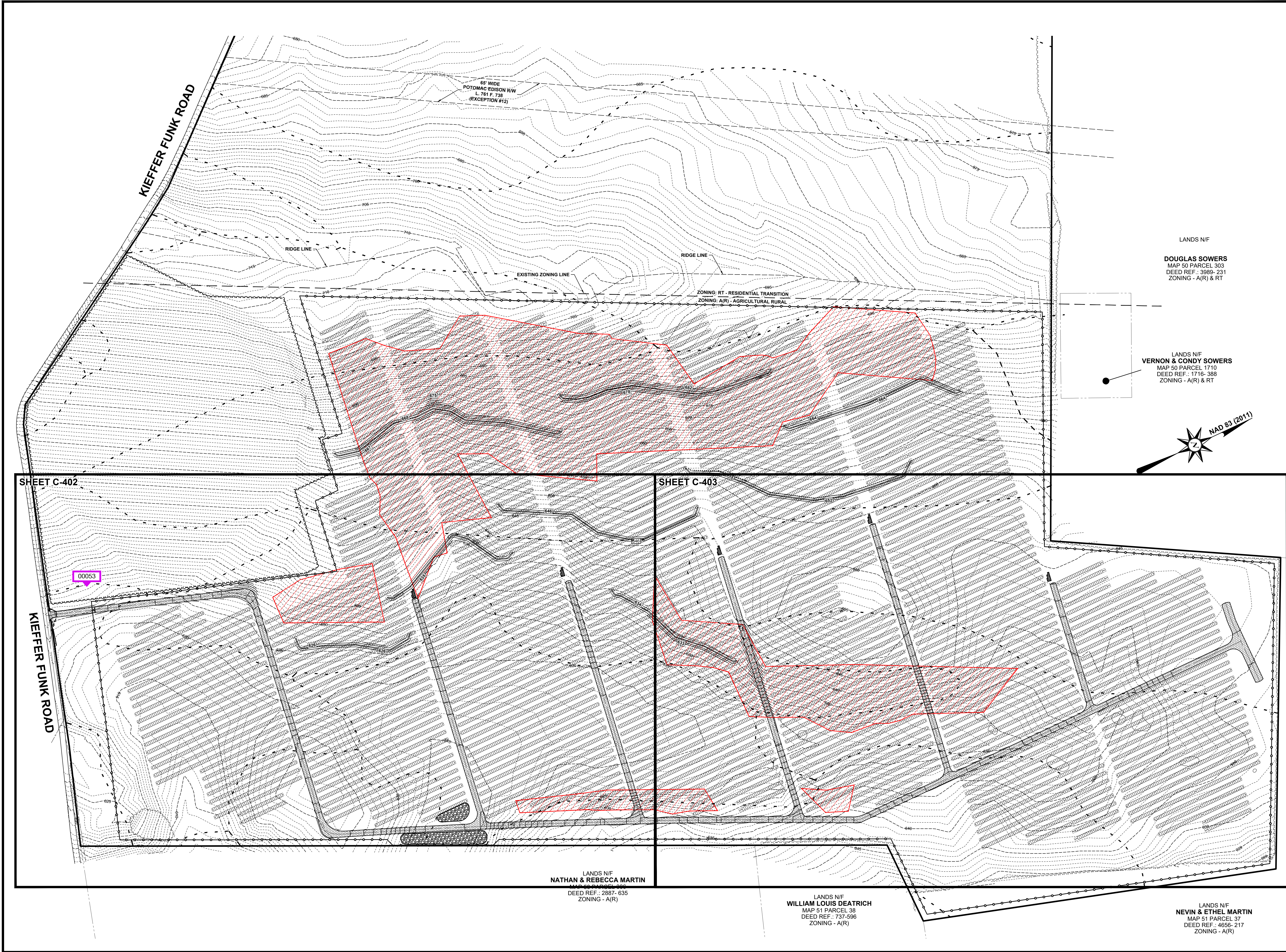
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SHEET

C-302

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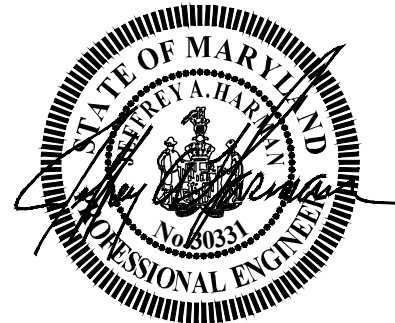


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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/24

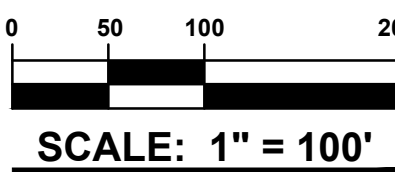
PROJECT TITLE

**KIEFFER FUNK  
SOLAR**

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**OVERALL  
GRADING PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE: C-401		

PROJECT NO.: 2022267.00

DATE: 9/19/2023

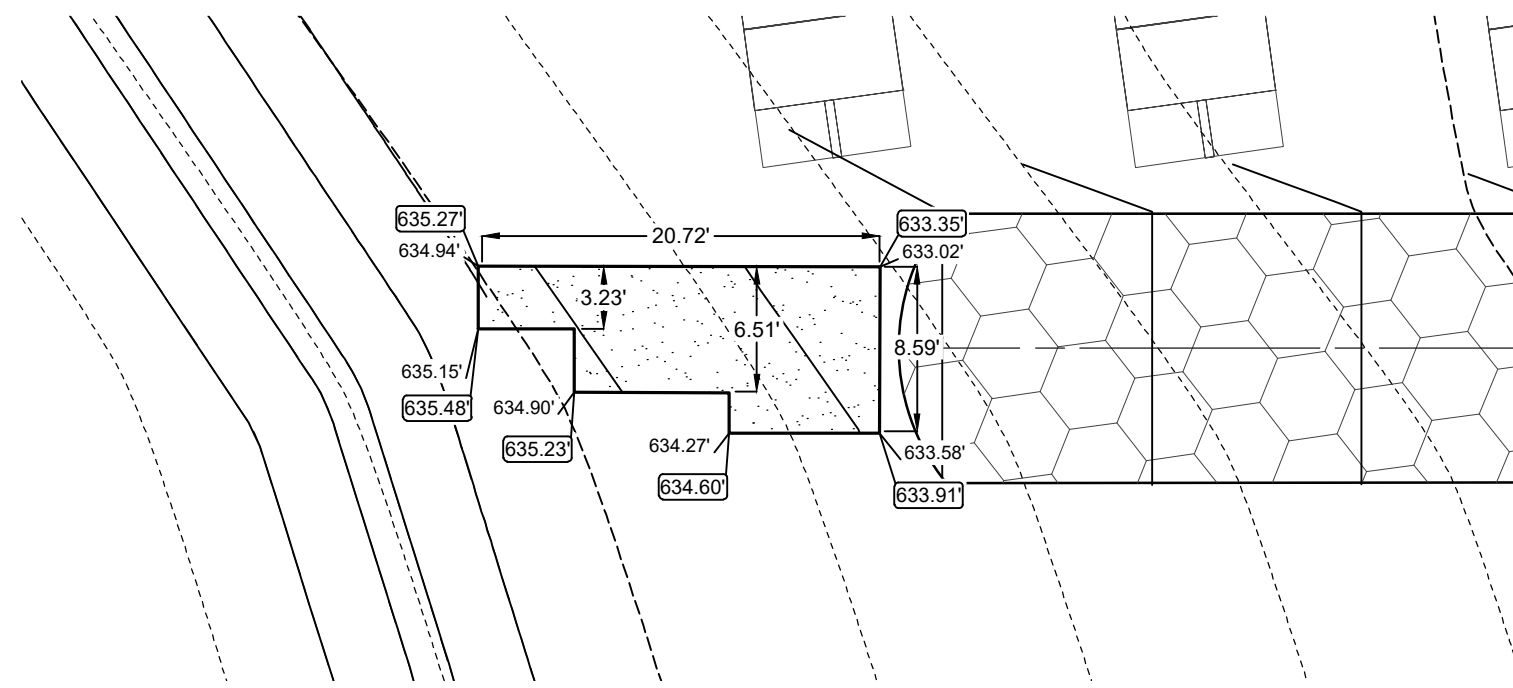
SCALE: 1" = 100'

DRAWN BY: E.M.S. PROJ. MGR.: E.H.H.

SHEET

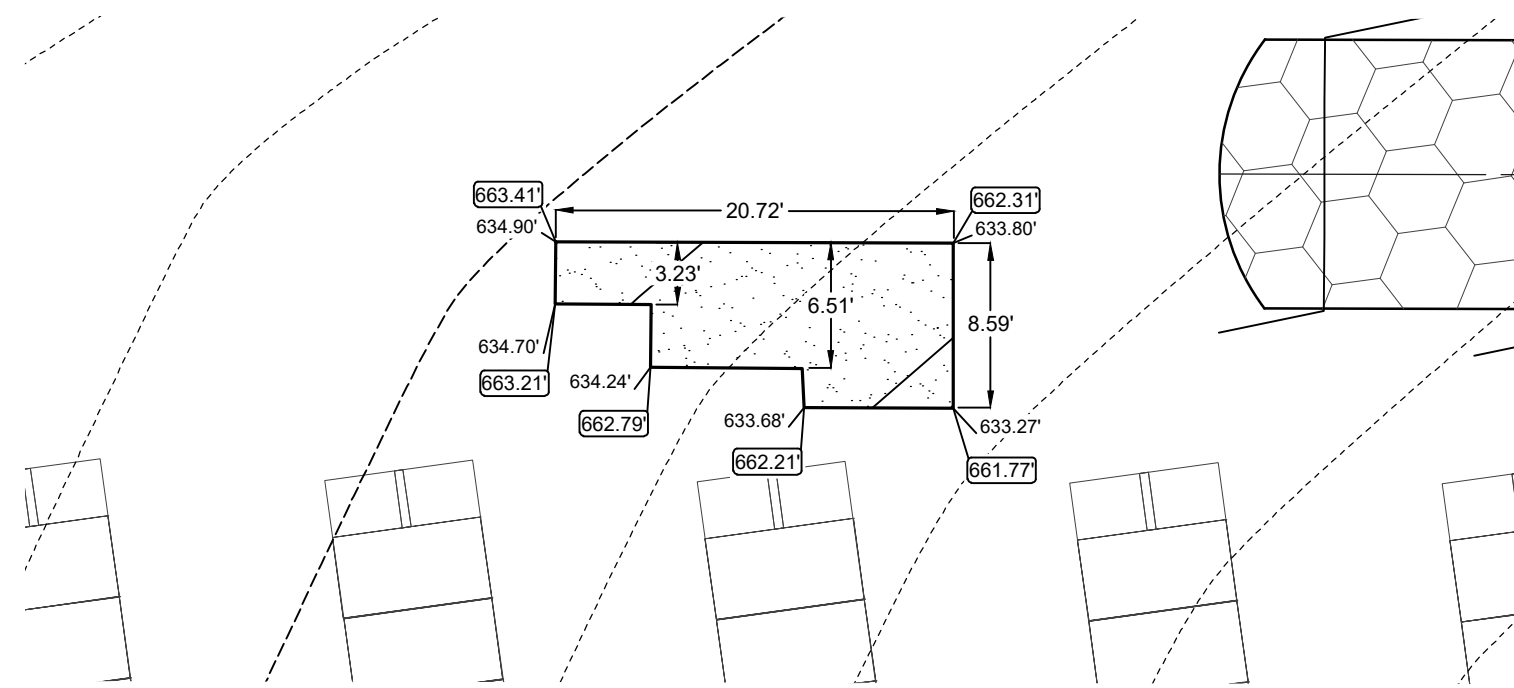
**C-401**

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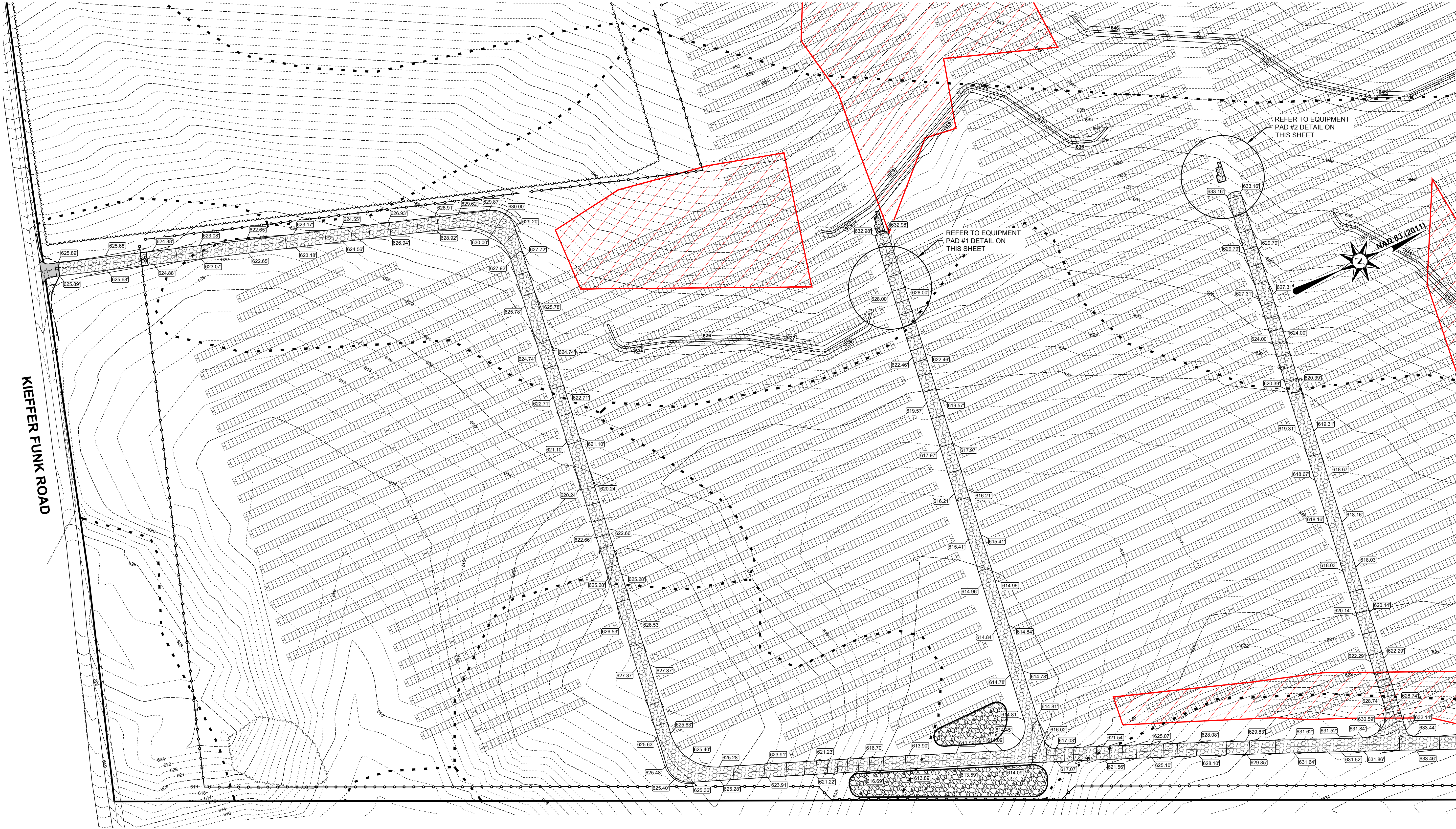
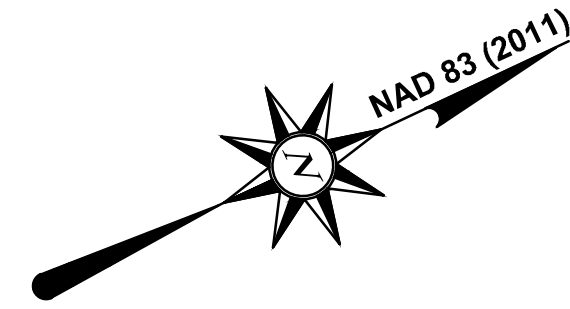
EQUIPMENT PAD #1

SCALE - 1" = 10'



EQUIPMENT PAD #2

SCALE - 1" = 10'



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PROJECT TITLE

**KIEFFER FUNK  
SOLAR**

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**SITE & GRADING  
PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00

DATE: 9/19/2023

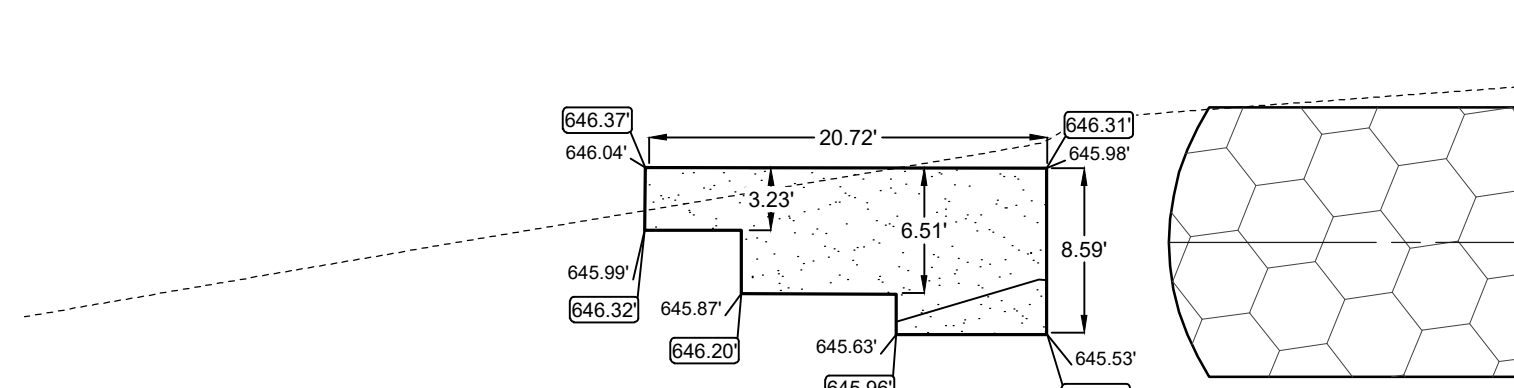
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SHEET

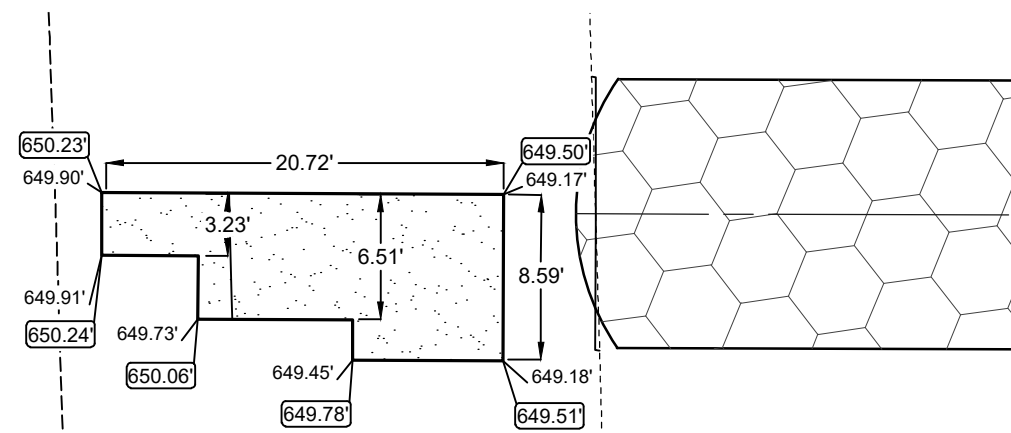
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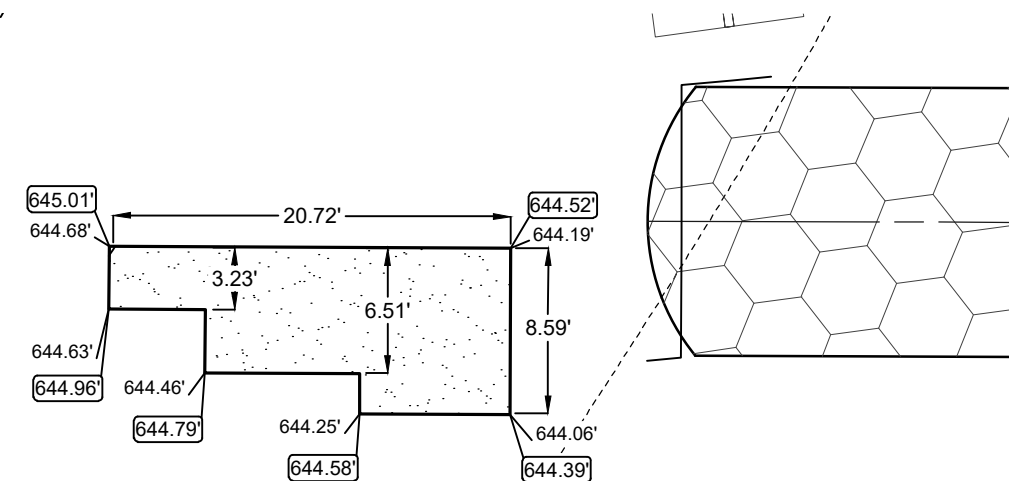
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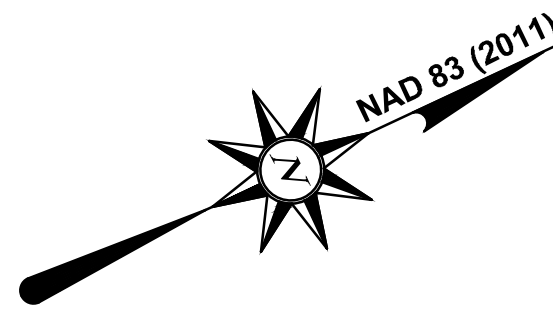
EQUIPMENT PAD #4

SCALE - 1" = 10'



EQUIPMENT PAD #5

SCALE - 1" = 10'



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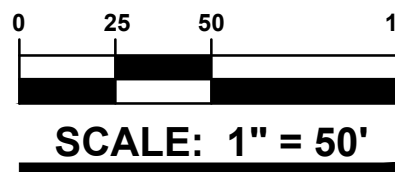
PROJECT TITLE

**KIEFFER FUNK  
SOLAR**

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**SITE & GRADING  
PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2022267.00

DATE:

9/19/2023

SCALE:

1" = 50'

DRAWN BY: E.M.S. | PROJ. MGR.: E.H.H.

SHEET

**C-403**

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EROSION SEDIMENT CONTROL LEGEND	
PROPOSED CHAINLINK FENCE	
SOILS LINE/LABEL	
LIMITS OF DISTURBANCE	
SILT FENCE	
SUPER SILT FENCE	
FILTER LOG	
STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED CONTOUR LINE	
EXISTING CONTOUR LINE	
PROPOSED CELLULAR CONFINEMENT	

EROSION & SEDIMENT CONTROL DATA	
TOTAL DISTURBED AREA:	72.90± ACRES

- MDE GENERAL PERMIT STATEMENTS**
1. THIS PLAN INCLUDES STANDARD EROSION AND SEDIMENT CONTROLS AND MAINTENANCE CRITERIA TO PROTECT NATURAL AREAS.
  2. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES ARE PROVIDED ON THIS PROJECT SITE THROUGH THE USE OF A STABILIZED CONSTRUCTION ENTRANCE (EXISTING PAVEMENT).
  3. SITE CLEARING ON THIS PROJECT SITE HAS BEEN EVALUATED AND LIMITED TO ONLY THOSE AREAS NECESSARY.
  4. THIS PROJECT SITE IS DESIGNED TO BE CONSTRUCTED AS A SINGLE PHASE AND THEREFORE DOES NOT INCLUDE ADDITIONAL PHASING.
  5. THIS PROJECT SITE DOES NOT INCLUDE SOIL AT HIGH RISK FOR EROSION. ALL AREAS PROPOSED AT GREATER THAN 3:1 SLOPE SHALL BE STABILIZED WITH STABILIZATION MATTING PER MDE STANDARDS.
  6. NO STEEP SLOPES EXIST ON THIS SITE AND THEREFORE CLEARING OF SUCH AREAS DOES NOT APPLY.

- EIGHT ELEMENTS OF ENVIRONMENTAL SITE DESIGN:**
- THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).
- 1.) UTILIZATION OF ENVIRONMENTAL SITE DESIGN
  - 2.) MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
  - 3.) CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
  - 4.) EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
  - 5.) EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
  - 6.) IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
  - 7.) IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
  - 8.) EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

00034

00029

- SEQUENCE OF CONSTRUCTION**
- 00030
1. CONTINUED TO OBTAIN ALL COUNTY AND STATE PERMITS.
  2. NOTIFY MDE AT 1-410-901-4020, AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION FOR A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
  3. CLEAR AND GRUB THOSE AREAS NECESSARY FOR THE INSTALLATION OF EROSION & SEDIMENT CONTROLS.
  4. INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC. AS INDICATED ON PLAN.
  5. NOTIFY MDE THAT PERIMETER SEDIMENT CONTROLS ARE IN PLACE.
  6. TEMPORARILY STABILIZE DISTURBED AREAS WITHIN THREE (3) DAYS OF INITIAL DISTURBANCE.
  7. CLEAR, GRUB AND ROUGH GRADE PROPOSED DRIVEWAYS, CONCRETE PADS, ETC. STOCKPILE MATERIAL TO BE SPREAD ON-SITE OR RELOCATED TO AN APPROVED AREA.
  8. PERFORM SITE STABILIZATION, ETC. PER PLAN.
  9. BEGIN INSTALLATION OF SOLAR ARRAY AS SHOWN ON PLAN.
  10. BEGIN PERMANENT STABILIZATION OF SITE INCLUSIVE OF POLLINATOR SEED MIX UNDER THE ARRAY DURING THE COURSE OF INSTALLATION OF THE ARRAY. BEGIN LANDSCAPING INSTALLATION.
  11. COMPLETE PERMANENT STABILIZATION OF THE SITE.
  12. CONTRACTOR SHALL CONTACT MDE AT 1-410-901-4020 PRIOR TO REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES. WITH INSPECTORS APPROVAL, REMOVE SEDIMENT AND EROSION CONTROL MEASURES.



LANDS N/F

**DOUGLAS SOWERS**  
MAP 50 PARCEL 303  
DEED REF.: 3989- 231  
ZONING - A(R) & RT

LANDS N/F  
**VERNON & CONDY SOWERS**  
MAP 50 PARCEL 1710  
DEED REF.: 1716- 388  
ZONING - A(R) & RT

5443 LF  
SUPER SILT  
FENCE

5443 LF  
SUPER SILT  
FENCE

LANDS N/F  
**NEVIN & ETHEL MARTIN**  
MAP 51 PARCEL 37  
DEED REF.: 4656- 217  
ZONING - A(R)

LANDS N/F  
**NATHAN & REBECCA MARTIN**  
MAP 50 PARCEL 306  
DEED REF.: 2887- 635  
ZONING - A(R)

LANDS N/F  
**WILLIAM LOUIS DEATRICH**  
MAP 51 PARCEL 37  
DEED REF.: 737-596  
ZONING - A(R)

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LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/24

PROJECT TITLE

**KIEFFER FUNK  
SOLAR**

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**EROSION  
SEDIMENT  
CONTROL PLAN**

0 50 100 200  
**SCALE: 1" = 100'**

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE: C-501		

**PROJECT NO.:** 2022267.00

**DATE:** 9/19/2023

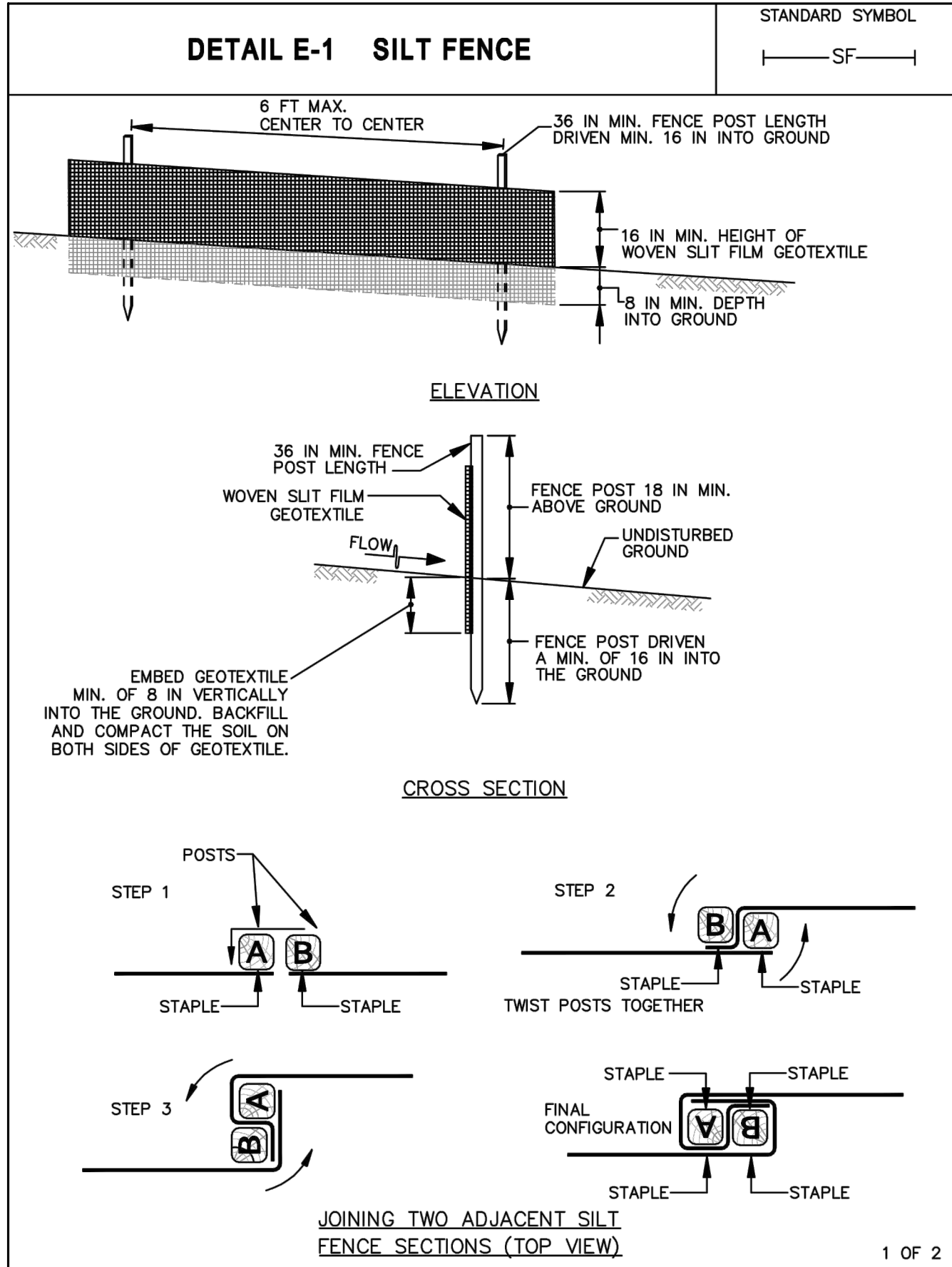
**SCALE:** 1" = 100'

**DRAWN BY:** E.M.S. **PROJ. MGR.:** E.H.H.

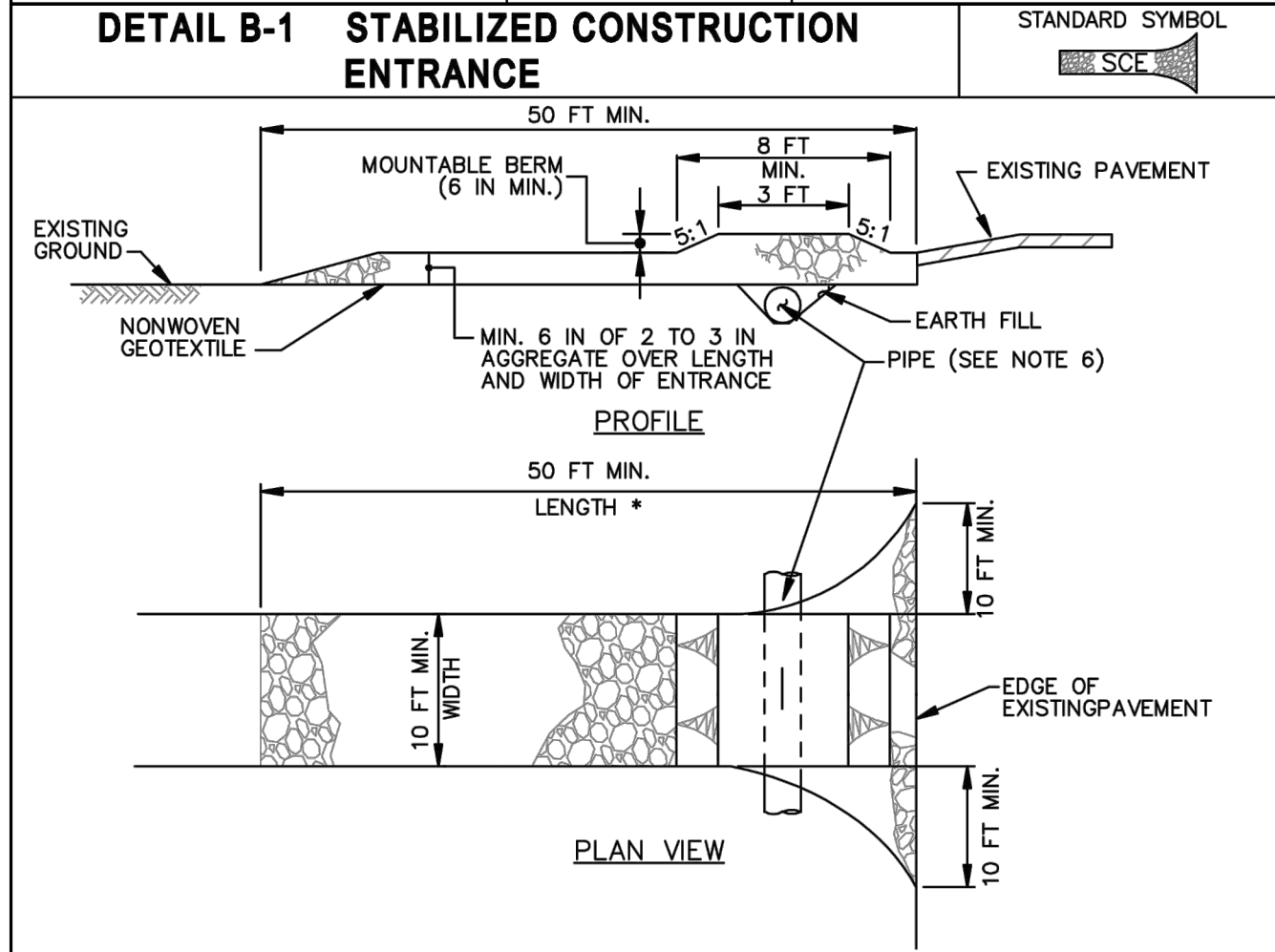
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**C-501**

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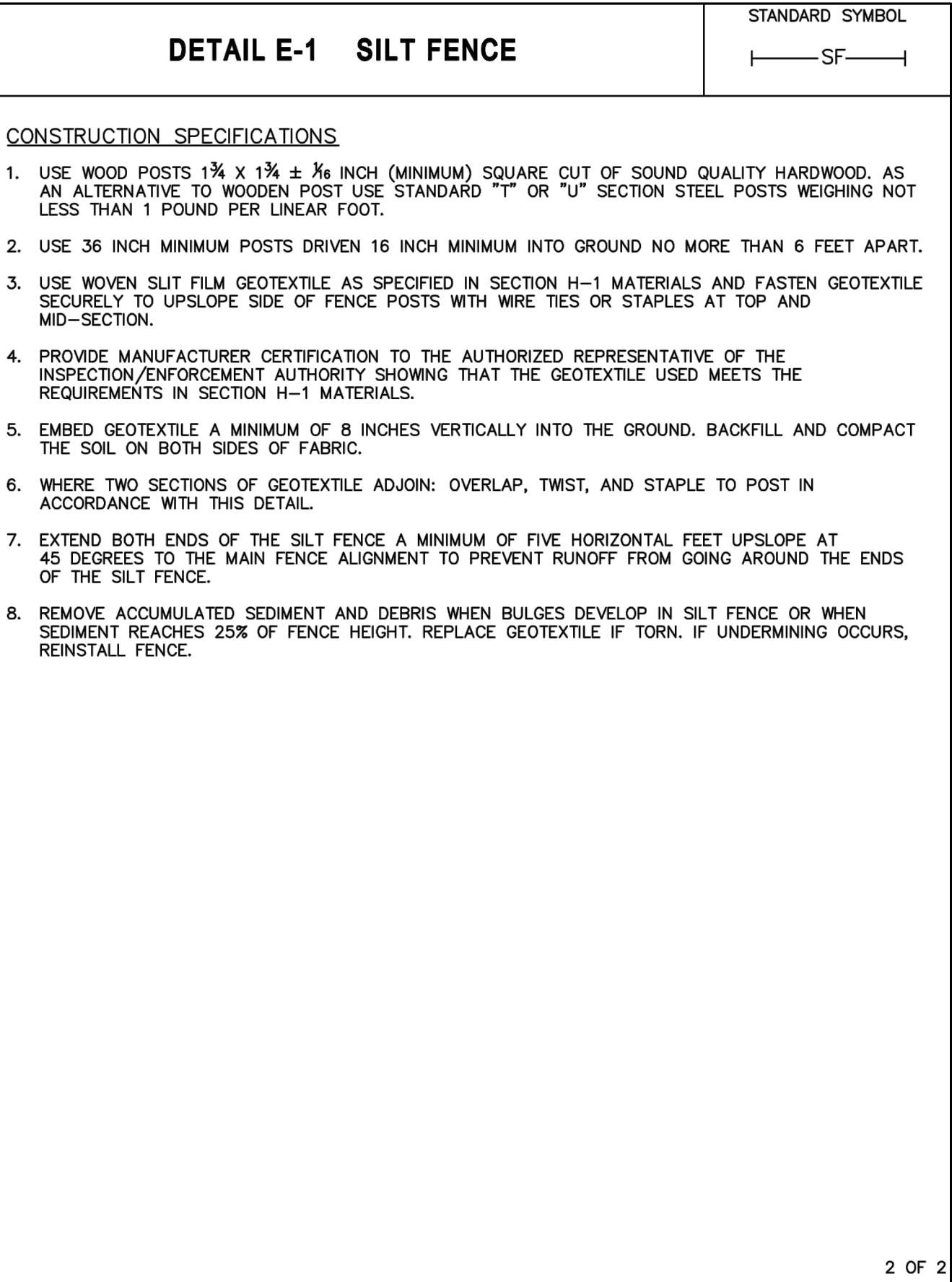


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

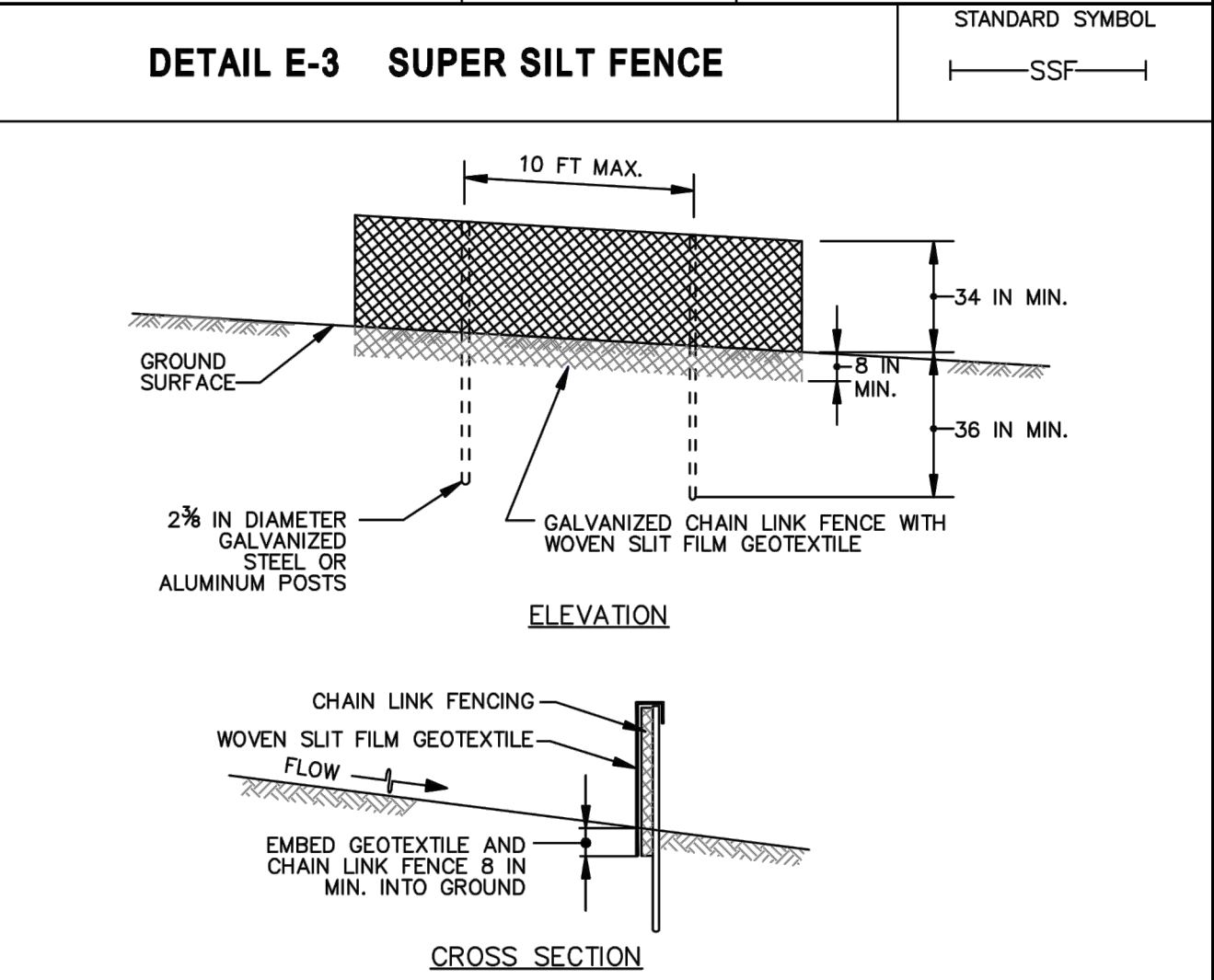


- CONSTRUCTION SPECIFICATIONS**
- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (\*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED 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.
  - PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
  - PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
  - MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS 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



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



- CONSTRUCTION SPECIFICATIONS**
- INSTALL 2½ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
  - FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2½ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
  - FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
  - WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
  - EXTEND BOTH ENDS OF THE SUPER 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 SUPER SILT FENCE.
  - PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  - REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

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

TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FROM FIGURE B.3): <u>7A</u> SEED MIXTURE (FROM TABLE B.1):					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	ANNUAL RYEGRASS	40	2/15 TO 4/30 8/15 TO 11/30	1/2"	436 lb/ac (10 lb/1000 sf)	2 ton/ac (90 lb/1000 sf)

PERMANENT SEEDING SUMMARY (POLLINATOR MIX)							
FUZZ BUZZ MIX ERNMX - 146				FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	PRICE/LB	PERCENT	N	P <sub>2</sub> O <sub>5</sub>	
1	Lolium perenne, 'Crave', Tetraploid	40	7.08	26.4%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
2	Dactylis glomerata, Polomac	40	7.08	21.0%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
3	Poa pratensis, 'Ginger'	40	7.08	18.9%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
4	Bromus biebersteinii, 'Fleet'	40	7.08	12.0%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
5	Trifolium hybridum	40	7.08	5.7%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
6	Festuca elatior x Lolium perenne, Duo	40	7.08	5.0%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
7	Trifolium pratense, Medium, Variety Not Listed	40	7.08	4.8%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
8	Lotus corniculatus, 'Leo'	40	7.08	2.0%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
9	Chamaecrista fasciculata, PA Ecotype	40	7.08	1.4%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
10	Lolium perenne	40	7.08	1.0%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
11	Coreopsis lanceolata	40	7.08	0.9%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
12	Chrysanthemum leucanthemum	40	7.08	0.5%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
13	Solidago nemoralis, PA Ecotype	40	7.08	0.4%	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)

- EROSION & SEDIMENT CONTROL NOTES:**
- PRIOR TO THE START OF WORK, THE CONTRACTOR IS TO OBTAIN MDE APPROVAL OF ANY PROPOSED PLAN CHANGES AND SEQUENCE OF CONSTRUCTION, SPECIFICALLY RELATING TO INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
  - SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER, OR WITH THE PERMISSION OF THE MDE SEDIMENT CONTROL INSPECTOR.
  - WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO AN APPROVED SEDIMENT TRAPPING MEASURE PRIOR TO RELEASE FROM THE SITE.
  - ALL TEMPORARY STOCKPILES ARE TO BE LOCATED WITHIN AREAS PROTECTED BY SEDIMENT CONTROL MEASURES, AND ARE TO BE TEMPORARILY STABILIZED.
  - ALL SEDIMENT CONTROL DIKES, SWALES, BASINS AND FLOW LINES TO BASINS WILL BE TEMPORARILY SEEDED IMMEDIATELY UPON INSTALLATION TO REDUCE THE CONTRIBUTION TO SEDIMENT LOADING.
  - DISPOSAL OF EXCESS EARTH MATERIALS ON STATE OR FEDERAL PROPERTY REQUIRES MDE APPROVAL, OTHERWISE MATERIALS ARE TO BE DISPOSED OF AT A LOCATION APPROVED BY THE LOCAL AUTHORITY.
  - TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AS PER THE APPROVED PLAN PRIOR TO GRADING OPERATIONS. LOCATION ADJUSTMENTS ARE TO BE MADE IN THE FIELD AS NECESSARY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM POSSIBLE TIME.
  - IF GRADING IS COMPLETED OUT OF A SEEDING SEASON, GRADED AREAS ARE TO BE TEMPORARILY STABILIZED BY MULCH AND MULCH ANCHORING. MULCH MATERIAL SHALL BE UNWEATHERED, UNCHOPPED SMALL GRAIN STRAW SPREAD AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE. MULCH ANCHORING TO BE ACCOMPLISHED BY AN APPROVED METHOD. USE OF A MULCH ANCHORING TOOL IS RECOMMENDED WHERE POSSIBLE.
  - IMPLEMENTATION OF THE SEDIMENT CONTROL PLAN SHALL BE IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
  - THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, OR PREVENT SEDIMENT FROM LEAVING THE SITE.
  - IN CASE WHERE STORMWATER MANAGEMENT STRUCTURES ARE A PART OF SITE DEVELOPMENT, REMOVAL OF SEDIMENT CONTROL STRUCTURES MAY NOT BE ACCOMPLISHED BEFORE THE CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT STRUCTURE IS STABILIZED. ALSO, PROPER DEWATERING OF THE SEDIMENT FROM THE SITE.
  - ON SITES WHERE INFILTRATION TECHNIQUES ARE UTILIZED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT ALL RUNOFF FROM ENTERING THE STRUCTURE DURING CONSTRUCTION.
  - SEDIMENT CONTROL FOR CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:
    - EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
    - IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY.
    - TEMPORARY SILT FENCE OR STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.
    - REMOVE ONLY LENGTH OF SIDEWALK THAT CAN BE REPLACED DURING THE SAME WORKING DAY.
  - ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
  - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, DETAILS OF TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED AS FOLLOWS:
    - WITHIN THREE CALENDAR DAYS ON ALL SURFACES OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).
    - WITHIN SEVEN DAYS FOLLOWING FINAL GRADING, ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT WILL BE PERMANENTLY STABILIZED BY SEEDING OR MULCH. PERMANENT MULCH CAN INCLUDE BUT IS NOT LIMITED TO STONE, GRAVEL, BLACKTOP, OR CONCRETE SURFACING.
  - THE REQUIREMENTS OF SECTION B-4 (VEGETATIVE STABILIZATION) DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
  - STABILIZATION OF ALL DISTURBED AREAS ARE TO MEET THE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" - SECTION B-4 VEGETATIVE STABILIZATION".
  - THE OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:
    - PRIOR TO THE START OF EARTH DISTURBANCE.
    - UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
    - PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
    - PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.
  - CONTRACTOR SHALL CONTACT THE SITE INSPECTOR FOR APPROVAL OF ANY MINOR REVISIONS TO THIS SITE PLAN A MINIMUM OF 5 DAYS PRIOR TO MAKING FIELD CHANGES. ANY MAJOR CHANGE TO THESE PLANS WILL REQUIRE REVISED DRAWINGS BE SUBMITTED AND APPROVED.
  - FOR DEWATERING SMALL TEMPORARY EXCAVATIONS, THE CONTRACTOR MAY OPT TO INSTALL EITHER A TEMPORARY PUMPING PIT AND STILLING BASIN OR USE A SILT BAG DEVICE TO REMOVE SEDIMENTS FROM THE PUMPED WATER.
  - SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SHALL BE IN ACCORDANCE WITH SECTION B-4.2 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
  - DUST CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION H-5 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
  - MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL".
  - APPROVED PLANS REMAIN VALID FOR 3 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL, UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
  - A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
  - AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
  - MODIFICATIONS TO AN APPROVED PLAN MAY BE REQUESTED BY THE OWNER/DEVELOPER OR REQUIRED BY THE APPROVAL OR ENFORCEMENT AUTHORITY. MODIFICATION OF AN APPROVED PLAN MUST BE MADE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL CRITERIA CONTAINED IN THE STANDARD AND/OR AS DIRECTED BY THE ENFORCEMENT AUTHORITY. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.



**ARCHITECTURE  
ENGINEERING**

**Delaware**  
309 South Governors Avenue  
Dover, DE 19904  
302.734.7950

The Tower at STAR Campus  
100 Discovery Boulevard, Suite 102  
Newark, DE 19713  
302.369.3700

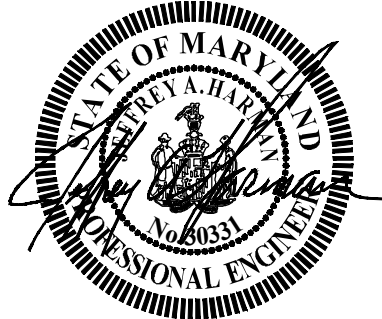
**Maryland**

312 West Main Street, Suite 300  
Salisbury, MD 21801  
410.546.9100

**North Carolina**

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403  
910.341.7600

[www.beckermorgan.com](http://www.beckermorgan.com)



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 30331  
EXPIRATION DATE: 09/23/24

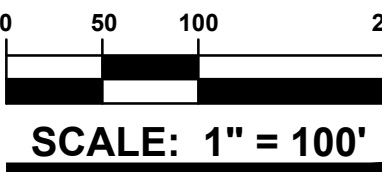
PROJECT TITLE

**KIEFFER FUNK  
SOLAR**

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**EROSION  
SEDIMENT  
CONTROL PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE	C-502	

**PROJECT NO.:** 2022267.00

**DATE:** 9/19/2023

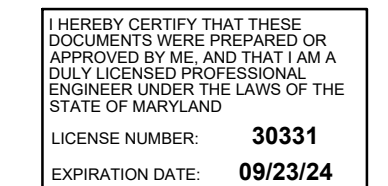
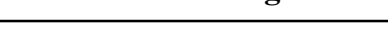
**SCALE:** 1" = 100'

**DRAWN BY:** E.M.S. **PROJ. MGR.:** E.H.H.

SHEET

**C-502**

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SHEET

F:\AutoCAD\Projects\2022\202226700\DWG\202226700-Site-C3D21.dwg, Sep 21, 2023 - 11:18am

## B.15

## B.16

## B.17

### Temporary Seeding Summary

B.18

## B.21

B.22

## B.23

- In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
- After the first week, sod watering is required as necessary to maintain adequate moisture content.
- Do not mow until the sod is firmly rooted. No more than  $\frac{1}{2}$  of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

D-Site-C3D21.dwg, Sep 21, 2023 - 11:18am





309 South Governors Avenue  
Riverside, CA 92504

Dover, DE 19904  
302.734.7950

## The Tower at STAR Campus

100 Discovery Boulevard, Suite 100  
Newark, DE 19713

302.369.3700

## Maryland

312 West Main Street, Suite 300  
Salisbury, MD 21801

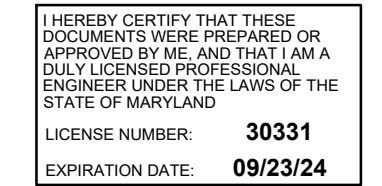
410.546.9100  
North Carolina

## North Carolina

3333 Jaeckle Drive, Suite 120  
Wilmington, NC 28403

910.341.7600

[www.beckermorgan.com](http://www.beckermorgan.com)



PROJECT TITLE

11609 KIEFFER FUNK RD  
SMITHSBURG  
WASHINGTON CO., MD

SHEET TITLE

**SCALE: 1" = 100'**

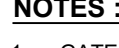
ISSUE BLOCK	


MARK	DATE	DESCRIPTION
LAYER STATE: C-001		
PROJECT NO.:		20222
DATE:		9/19
SCALE:		1" =
DRAWN BY: E.M.S.		PROJ. MGR.:

SHEET

## C-901

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Site-C3D21 dw



1. GATE SHALL BE DOUBLE SWING TYPE, PROVIDED WITH GATE HOLD BACKS, LOCKRACE, GATE LATCH AND DROP-BACK INSALLED IN A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. GATES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. ALL GATE POSTS SHALL BE A MINIMUM OF 6" IN DIAMETER OR AS RECOMMENDED BY THE INSTALLER.
2. THE FENCING SHALL BE WELDED FIELD WIRE, 7 FEET HIGH, FABRIC TO BE 4"x4" SQUARE OPENING, 14 GAUGE (MIN.) GALVANIZED STEEL.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

NO SCALE



### PROCEDURE FOR INSTALLING INVERTED FILTER TO TREAT SINKHOLES.

- REMOVE AND PROPERLY DISPOSE OF MATERIALS DUMPED IN AND AROUND THE SINKHOLE. EXCAVATE LOOSE MATERIAL FROM SINKHOLE AND TRY TO EXPOSE THE SOLUTION VOID(S) IN THE SINKHOLE. IF THE SINKHOLE IS LARGE ENOUGH, AS NECESSARY, TO ALLOW FOR INSTALLATION OF FILTER MATERIALS (FIGURE 1).
- SELECT A FIELD STONE THAT IS ABOUT 1.5 TIMES LARGER THAN THE SOLUTION VOID(S). PLACE THE STONE IN THE SINKHOLE, PLACING A SMOOTH, FLAT SURFACE OF THE STONE TO "LOOK" THE STONE "BRIDGE" IN PLACE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- PLACE A LAYER OF FILTER MATERIAL OVER THE "BRIDGE" AT A MINIMUM THICKNESS OF 18 INCHES. THE FILTER MATERIAL SHOULD BE A NON-DESTRUCTIVE, NON-TOXIC, NON-FLAMMABLE, NON-EROSIVE "BRIDGE" AND THE VOID(S) (A WELL PLACED "BRIDGE" SHOULD NOT HAVE LARGE OPENINGS AROUND IT). IN MOST CASES THIS MATERIAL COULD BE RIP RAP.
- IF THERE IS NO VOID(S) OF THE SINKHOLE, FILTER MATERIAL OVER THE PREVIOUS LAYER AT A MINIMUM THICKNESS OF 9 INCHES. THE SIZE SHOULD BE  $\frac{1}{2}$  TO  $\frac{3}{4}$  THE SIZE OF THE PREVIOUS LAYER. IN MOST CASES THIS MATERIAL COULD BE 57 STONE.
- IF THERE IS A VOID(S) OF THE SINKHOLE, FILTER MATERIAL OVER THE PREVIOUS LAYER AT A MINIMUM THICKNESS OF 9 INCHES. THE SAND HAS TO BE COMPATIBLE IN SIZE WITH THE PREVIOUS LAYER TO PREVENT PIPING. IN MOST CASES THIS MATERIAL COULD BE C-33 SAND OR EQUIVALENT.
- IF THERE IS NO FILTER CLOTH WITH BURIED STONE, A FILTER CLOTH SHOULD BE CONSIDERED. OVERLAY BY ABOUT 5 PERCENT TO ALLOW FOR SETTLEMENT. THE MATERIAL SHOULD BE SOIL WITH AT LEAST 50% CLAY MATERIALS AND A MINIMUM OF 3 FEET THICK. THE FILTER MATERIALS SHOULD BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR (ASTM) TO 99% WHEN AVAILABLE. TOPSOIL SHOULD BE USED ON THE SURFACE.
- STONE PLACED FOR THE "BRIDGE" AND THE FILTERS SHOULD HAVE A ROCK STRENGTH AT LEAST 100 PSI. IF THE MATERIAL IS NOT AVAILABLE, RESOURCES SHOULD BE USED TO DETERMINE IF IT CAN BE EASILY DENT OR BROKEN WITH LIGHT BLOWS OF HAMMER). SHALE OR SIMILAR SOFT AND NON-DURABLE ROCK IS NOT ACCEPTABLE.

## NO SCALE



NO SCALE



NO SCALE



## NO SCALE

Notes:

1. The use of any other type of geotextile or geogrid is strictly prohibited and makes this evaluation invalid.
2. Provide a Mirafi SP270 enhanced woven geotextile separation layer and install per Manufacturer recommendations including overlaps based on sub grade CBR.
3. Geoweb panels shall be connected with ATRAP® keys at each interface and end to end connection.
4. Provide ATRAP® Anchors to keep panels open for infill as required.
5. Geoweb infill shall be crushed aggregate with maximum size of 1.5 inches. Overfill the Geoweb panels and compact to provide a minimum 2 inch wear surface.
6. Limit the drop of infill to prevent panel distortion.



## SITE DATA

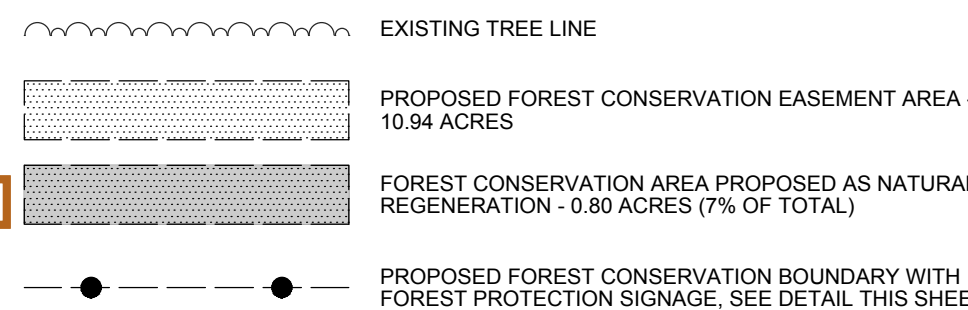
- |     |                        |  |
|-----|------------------------|--|
| 1.  | SITE NAME:             | KIEFFER FUNK SOLAR   |
| 2.  | SITE ADDRESS:          | 11609 KIEFFER FUNK RD<br>SMITHSBURG, MD 21783  |
| 3.  | OWNER OF RECORD:       | WILLIAM & JAMES JOACHIM<br>21703<br>CAMP HILL, PA 17011  |
| 4.  | DEVELOPER:             | STANDARD SOLAR, INC. (C/O PAIGE PENDLETON)<br>530 GAITHER ROAD, SUITE 900<br>ROCKVILLE, MD 20850<br>301.944.5299 |
| 5.  | ENGINEER / SURVEYOR:   | BECKER MORGAN GROUP INC.<br>312 WEST STREET, SUITE 300<br>SALISBURY, MD 21801<br>410-546-91000                   |
| 6.  | PROPERTY TAX ID:       | MAP 80, PARCEL 304   |
| 7.  | ZONING CLASSIFICATION: | EXISTING: A(R) / (WASHINGTON COUNTY)<br>PROPOSED: A(R) / (WASHINGTON COUNTY)                                     |
| 8.  | BZA APPROVAL:          | APPEAL NO. AP2019-005  |
| 9.  | DEED SUMMARY:          | 773- 282   |
| 10. | PLAN REFERENCE:        | N/A  |
| 11. | PRESENT USE:           | AGRICULTURAL   |
| 12. | PROPOSED USE:          | PHOTOVOLTAIC SOLAR SYSTEM  |
| 13. | WATERSHED:             | 02140502 - ANTIETAM CREEK  |
| 14. | TOTAL SITE AREA:       | 02167.80 ACRES   |
| 15. | IMPERVIOUS COVERAGE:   | EXISTING: 0.00 ACRES<br>PROPOSED: 4.57 ACRES   |
| 16. | SETBACKS:              | A(R) CONDITIONAL USE<br>FRONT: 50 FT.<br>SIDE: 50 FT.<br>REAR: 50 FT.  |
| 17. | PROJECT AREA:          | 167.41+ ACRES  |
| 18. | TOTAL DISTURBED AREA:  | 72.575+ ACRES  |

## Forest Conservation Worksheet 2.2

Net Tract Area						
A	Net Tract Area				A = 72.57	
B	Deductions				B = 0.00	
C	Net Tract Area				C = 72.57	
Land Use	Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry						
	ARA	MCR	IDA	HER	MPD	CIA 1
D	Afforestation Threshold ( Net Tract Area x 15% )				D = 10.89	
E	Conservation Threshold ( Net Tract Area x 15% )				E = 10.89	
<b>Existing Forest Cover</b>						
F	Existing Forest Cover within the Net Tract Area				F = 0.00	
G	Area of Forest Above Conservation Threshold				G = 0.00	
<b>Break Even Point</b>						
H	Break Even Point				H = 0.00	
I	Forest Clearing Permitted Without Mitigation				I = 0.00	
<b>Proposed Forest Clearing</b>						
J	Total Area of Forest to be Cleared				J = 0.00	
K	Total Area of Forest to be Retained				K = 0.00	
<b>Planning Requirements</b>						
L	Reforestation for Clearing Above the Conservation Threshold				L = 0.00	
M	Reforestation for Clearing Below the Conservation Threshold				M = 0.00	
N	Credit for Retention above the Conservation Threshold				N = 0.00	
P	Total Reforestation Required				P = 0.00	
Q	Total Reforestation Allowed				Q = 10.89	
R	Total Reforestation Requirement				R = 10.89	

FOREST CONSERVATION AREA TO BE ADDRESSED  
VIA ON-SITE FOREST CONSERVATION EASEMENT

### FOREST CONSERVATION LEGEND




### FOREST STAND DELINEATION NOTE

THIS PROPERTY IS THE SUBJECT OF AN APPROVED FOREST STAND DELINEATION ON RECORD WITH THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING, REFERENCE APPLICATION NO. FS-21-011 AND APPROVAL LETTER DATED JULY 29, 2021

## FOREST CONSERVATION STATEMENT OF INTENT

IT IS THE INTENT OF THE DEVELOPER AND PROPERTY OWNER TO PROVIDE FOR THE REQUIRED 10.89 ACRES OF FOREST CONSERVATION AREA BY PLACING A FOREST CONSERVATION EASEMENT, TOTALING 10.94 ACRES, ALONG THE SOUTHERN EDGE OF PROPERTY, ADJACENT TO KIEFFER FUNK ROAD, AS SHOWN HEREON.

## QUALIFIED PROFESSIONAL CERTIFICATION

  
\_\_\_\_\_  
KEVIN W. PARSONS, PROF. LAND SURVEYOR  
FOREST CONSERVATION QUALIFIED PROFESSIONAL  
BECKER MORGAN GROUP, INC.

09/18/2023  
DATE

UNIT	SOIL TYPE	HSG
DsB	Duffield silt loam, 3 to 8 percent slopes	B
DsD	Duffield silt loam, 15 to 25 percent slopes	B
DvC	Duffield-Rock outcrop complex, 8 to 15 percent slopes	B
DvD	Duffield-Rock outcrop complex, 15 to 25 percent slopes	B
HaA	Hagerstown silt loam, 0 to 3 percent slopes	B
HaB	Hagerstown silt loam, 3 to 8 percent slopes	B
HaC	Hagerstown silt loam, 8 to 15 percent slopes	B
HaD	Hagerstown silt loam, 15 to 25 percent slopes	B
RmB	Ryder-Duffield channery silt loams, 3 to 8 percent slopes	B
RmC	Ryder-Duffield channery silt loams, 8 to 15 percent slopes	B
RvD	Ryder-Rock outcrop complex, 15 to 25 percent slopes	B
SpA	Swanpond silt loam, 0 to 3 percent slopes	D

## FOREST CONSERVATION SITE NOTES

- |   |               |
|---|---------------|
| 1. TOTAL PARCEL AREA:                           | ±167.60 ACRES |
| 2. TOTAL LIMIT OF DISTURBANCE (L-O-D):          | ±72.57 ACRES  |
| 3. EXISTING FORESTED AREA IN L-O-D:             | 0.00 ACRES    |
| 4. AREA WITHIN 100-YEAR FLOODPLAIN:             | 0.00 ACRES    |
| 5. AREA OF WETLANDS (TIDAL/NON-TIDAL) IN L-O-D: | 0.00 ACRES    |
| 6. STEEP SLOPES PRESENT (>25%):                 | 0.00 ACRES    |
- 00022
7. NOTE THAT TOPOGRAPHY SHOWN HEREON IS BASED UPON 2021 USGS WESTERN MARYLAND LIDAR DATA. FOR CLARITY OF PLAN CONTOURS ARE SHOWN AT 5.0' INTERVALS.

LEGEND		
ITEM	EXISTING	PROPOSED
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)		
UNDERGROUND ELECTRIC		
OVERHEAD ELECTRIC		
MEDIUM VOLTAGE INTERCONNECTION	N/A	
CONCRETE CURB & GUTTER		N/A
REINFORCED TURF	N/A	
CONCRETE PAD / SURFACE		
WIRE FENCE		
SECURITY FENCE	N/A	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		N/A
DRAINAGE DITCH OR SWALE		
CONTOUR		
ELEVATION SPOT SHOT		
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		N/A
CORPORATE LIMITS LINE	N/A	N/A
LIGHT POLE		N/A

SENSITIVE AREAS			
AREA	ON-SITE	MITIGATION	REFERENCE
WETLANDS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)
RIVERS AND STREAMS	NO	N/A	MERLIN (MARYLAND'S ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK)
SINKHOLES	YES	INSTALL INVERTED STONE FILTER	HILLIS-CARNES KARST EVALUATION
STEEP SLOPES (>10%)	YES	PERMANENT YEAR-ROUND MEADOW COVER	BECKER MORGAN SURVEY
HIGHLY ERODIBLE SOILS	YES	PERMANENT YEAR-ROUND MEADOW COVER	COMBINATION OF BECKER MORGAN SURVEY AND WEB SOIL SURVEY



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

# MEMORANDUM

---

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: March 4, 2024

RE: Forest Conservation Plan Approval for Cross Creek Commercial (GP-23-010)

---

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize the fee-in-lieu of payment option to satisfy the 3.96-acre planting requirement for the commercial development located on two parcels at or near the intersection of Poffenberger Road and Sharpsburg Pike. The second request is to remove 2 specimen trees from the properties as a part of their development.

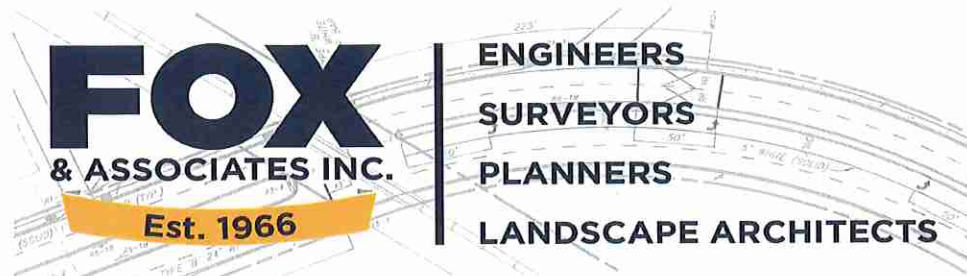
Enclosed for your review is a justification letter from Qualified Professional Clint Rock that makes their case for these requests. The forest stand delineation and a page from the grading plan are included to locate the specimen trees proposed for removal.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Senior Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)



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

November 1, 2023

Washington County Maryland Planning & Zoning Department  
747 Northern Avenue  
Hagerstown, Maryland 21742

Attention: Travis M. Allen, Comprehensive Planner

**Re: Cross Creek Commercial (GP-23-10) – Forest Mitigation Techniques/Specimen Tree Removal**

Mr. Allen,

We have prepared and submitted a Site Specific Grading Plan (GP-23-10) for the mass grading associated with the Cross Creek Commercial development at the Southeast corner of the intersection of Poffenberger Road and Sharpsburg Pike (MD 65).

The approved Forest Stand Delineation for this property (FS-22-040) identifies two specimen trees; one 36" multi-stem Silver Maple (*Acer saccharinum*) on TM. 57, P. 579 and one 51" Mockernut Hickory (*Carya tomentosa*) on TM. 57, P. 639.

Parcel 639, on the north side of Poffenberger Road, is the lowest point of the overall property, making it the most suitable location for the developer to provide stormwater management for the proposed commercial improvements. The stormwater management area required to comply with Washington County stormwater regulations is proposed to encompass all of parcel 639 and the northernmost portions of parcel 579. These stormwater management areas are proposed to be connected by a closed storm drain system under Poffenberger Road. During construction, the stormwater management areas proposed on parcel 579 are to function as temporary sediment basins 1 and 2 as shown on GP-23-10. A drainage channel is proposed to convey stormwater to these basins. This channel is proposed at the location of a naturally occurring channel which currently drains to an existing culvert under Poffenberger Road. The previously mentioned 36" Silver Maple is located within the area of this channel.

The earth disturbance resulting from the grading needed to construct the stormwater management area on parcel 639 and the conveyance channel of parcel 579 would require the removal of these specimen trees or would have fatal impacts to their health. As such, the removal of the specimen trees noted on FS-22-040 does not appear to be avoidable.

For the property owner to develop the property for the proposed use in an economically-efficient manner and provide the required off-street parking and stormwater facilities in accordance with Washington County regulations, there is not sufficient remaining area to provide on-site afforestation or reforestation. Neither does the developer have access to offsite areas on which afforestation/reforestation plantings could be provided or existing qualified forest areas which could be placed in a protective easement. As such, the developer is proposing to provide the required mitigation by means of Payment in Lieu (PIL).

We ask that the Planning Commission approve these requests to address the required forest mitigation by payment in lieu and to remove the two specimen trees observed on the property.

Thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

FOX & ASSOCIATES, INC.



Clint Rock, RLA  
Landscape Architect

SYMBOL	DESCRIPTION		K VALUE	% COVERAGE
HaB <sub>1</sub>	HAGERSTOWN SILT LOAM	3 TO 8 PERCENT SLOPES	0.37	63.5%
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3 TO 8 PERCENT SLOPES	0.37	6.0%
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX	8 TO 15 PERCENT SLOPES	0.37	30.5%
			TOTAL	100.0%

NOTE: THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS HaB, HcB, AND HcC SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

**AREA A**  
52,096 S.F.  
1.20 ACRES

**AREA B**  
61,164 S.F.  
1.40 ACRES

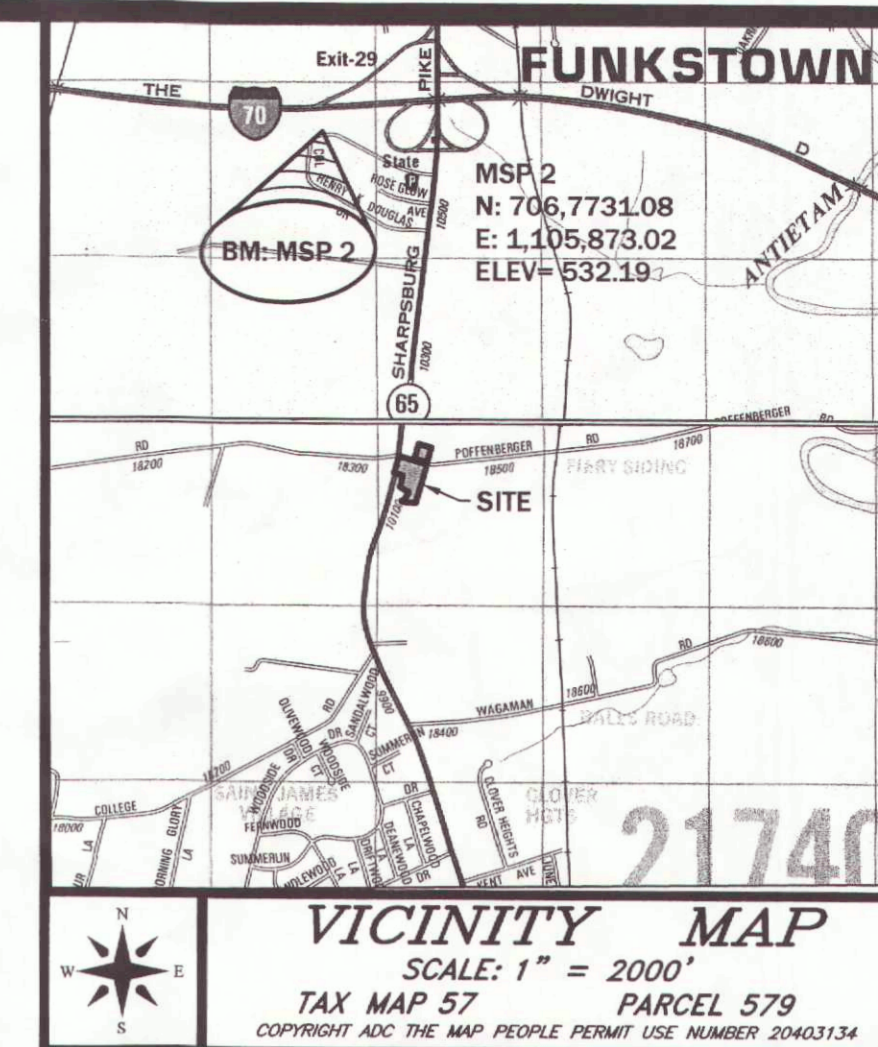
**AREA C**  
34,079 S.F.  
0.78 ACRES

AREA D  
11,478 S.F.  
0.26 ACRES

[illegible]

TAX MAP: 57  
GRID: 10  
PARCEL: 579 & 639  
DEED: 1317/1011  
PARCEL AREA: 11.25 ACRES  
ELECTION DISTRICT: 10  
ZONING: HI HIGHWAY INTERCHANGE  
BUILDING RESTRICTION LINES:  
FRONT: 40 FT.  
SIDE: 25 FT.\*  
REAR: 25 FT.\*  
\* 25 FT. WHEN ADJACENT TO  
RESIDENTIAL DEVELOPMENT PER  
SECTION 19.7 OF THE WASHINGTON  
COUNTY ZONING ORDINANCE  
EXISTING USE: UNDEVELOPED

1. TOPOGRAPHY SHOWN IS FROM FIELD RUN TOPO DATED 10/25 & 10/13, 2022, BY FOX & ASSOCIATES, INC. DATUM IS NAD 83 / NAVD 88.
2. MARSH RUN (MARYLAND 8-DIGIT WATERSHED CODE 02140503).
3. THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY WETLAND HABITAT ON THE SITE.
4. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 240433C03050 EFFECTIVE DATE 8/15/17.
5. THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.
6. THE WASHINGTON COUNTY SOIL SURVEY, MAP 36, ISSUED 2006, IDENTIFIES NO THREE DOT STREAMS ON THE SUBJECT SITE.
7. THIS FOREST STAND DELINEATION IS ON THE ENTIRE 11.25 AC. PARCEL.



**FOX**  
& ASSOCIATES INC.

Est. 1966

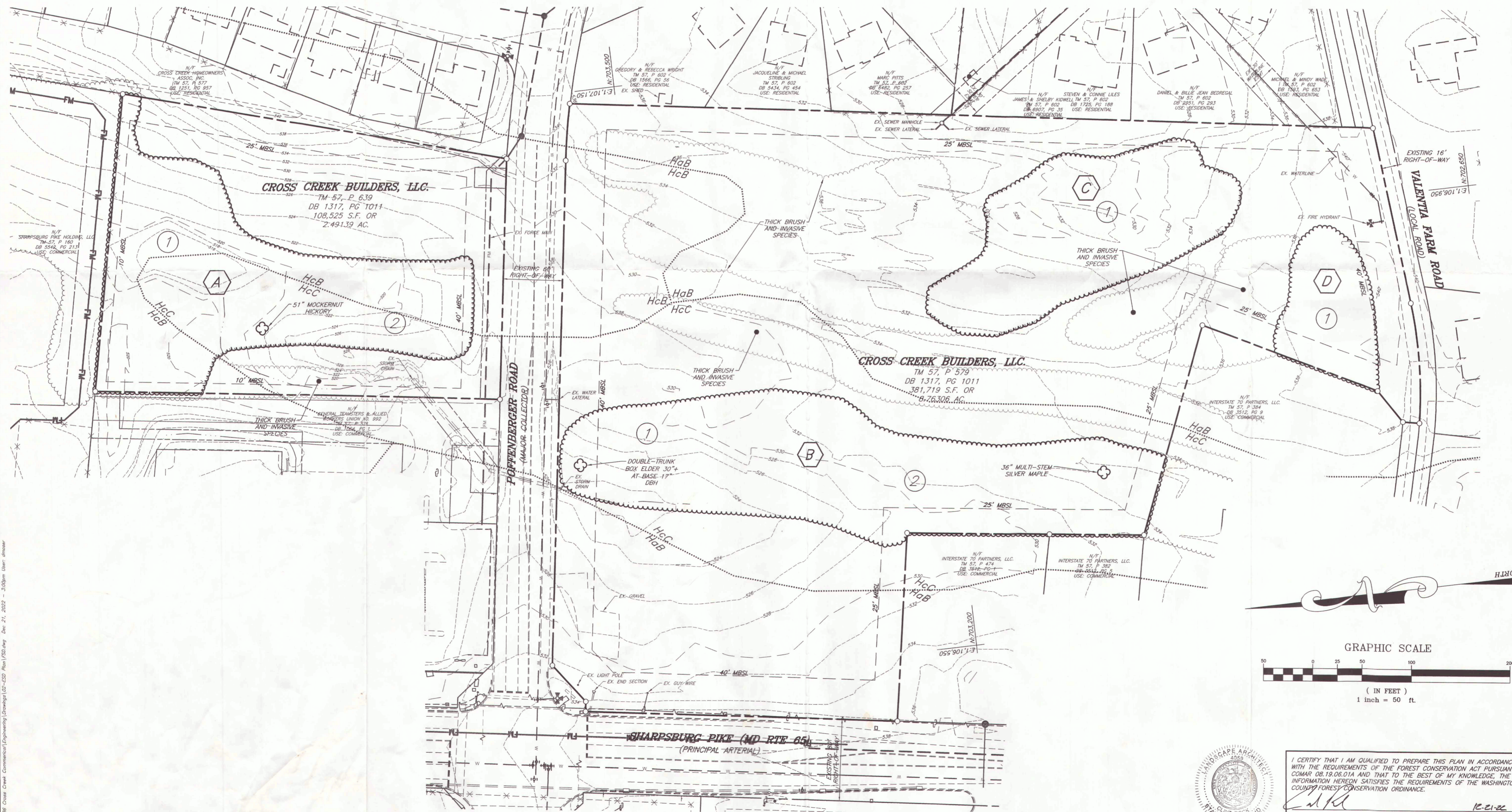
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**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD  
HAGERSTOWN, MD. 21740  
PHONE: (301) 733-8503  
FAX: (301) 735-1653

82 WORMANS MILL COURT  
SUITE "C"  
FREDERICK, MD. 21701  
PHONE: (301) 984-0680  
FAX: (301) 235-6009

Email: [foxassoc@foxassocinc.com](mailto:foxassoc@foxassocinc.com)  
[www.foxassocinc.com](http://www.foxassocinc.com)



**FOREST STAND DELINEATION PLAN**  
**CROSS CREEK COMMERCIAL**  
**FLEX SPACE BUILDING**  
SITUATE AT THE INTERSECTION OF SHARPSBURG  
PIKE (MD RTE 65) & POFFENBERGER RD.  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

RECEIVED

WASHINGTON COUNTY  
DEPT. OF PLANNING & ZONING

PROJECT NO. 22-31886  
DRAWING NO. D-9100  
DATE: NOVEMBER, 2022  
DRAWN BY: DCM  
CHECKED BY: CER

*SHEET 1 OF 1*

4/22/31886 Cross Creek Commercial\Engineering\Drawings\02-ESD Plan\FSD.dwg Dec 21, 2022 - 3:00pm User: dmaser

FS-22-XX<sup>04</sup>



# Plan Review Projects Initialized - January 01, 2024 - January 31, 2024

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FP-24-001	Forest Conservation Plan	Revisions Required	22-Jan-24	FLETCHERS GROVE - DEAN SOUTH/COURTNEY	CHASE SIX BLVD BOULEV BOONSBORO, MD	B&R DESIGN GROUP	DEAN 8486 LLC
SIM24-001	IMA	Active	08-Jan-24	20760 KEADLE ROAD BO	20760 KEADLE ROAD BOONSBORO, MD 21713	MICHAEL JOE BOYCE	VORHIES WAYNE L
SIM24-002	IMA	Active	09-Jan-24	14002 MISTY GLEN LANE HN	14002 MISTY GLEN LANE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOLLOWAY KEVIN ROSS HOTT CHERYL DEANN
SIM24-003	IMA	Active	12-Jan-24	WANTZ DISTRIBUTORS	11743 HOPEWELL ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	ALCAR LLC
SIM24-004	IMA	Active	22-Jan-24	9605 BLOOMING MEADOWS COURT HN	9605 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	FATHERS FOLLY LLC
SIM24-005	IMA	Requested	29-Jan-24	13557 EDMONT ROAD SM	13557 EDMONT ROAD SMITHSBURG, MD 21783	LAVELLE & ASSOCIATES, INC	MARK ERIC HOLDRIDGE REVOCABLE TRUS
TWN-24-001	Improvement Plan	In Review	24-Jan-24	IMPROVEMENT PLANS FOR MAPLEVILLE ROAD	113 MAPLE AVENUE BOONSBORO, MD 21713	B&R DESIGN GROUP	FULLER RYAN M FULLER JESSICA
PC-24-001	Preliminary Consultation	In Review	30-Jan-24	7 BREW - HAGERSTOWN	1711 MASSEY BOULEV HAGERSTOWN, MD 21740	ADAM KREHER	DK VALLEY PLAZA LLC
PP-24-001	Preliminary Plat	In Review	03-Jan-24	PRELIMINARY PLAT SITE IMPROVEMENT PLANS FOR PARADISE HEIGHTS SECTION C	AMESBURY ROAD HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	PARADISE HEIGHTS LAND
PWA2024-001	PWA	Active	22-Jan-24	ELMWOOD FARMS SECTION 5B (WILKES DRIVE)	16301 KENDLE ROAD WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PSP-21-002.R02	Redline Revision	Approved	16-Jan-24	SHOPS AT SHARPSBURG PIKE	10319 SHARPSBURG PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
SP-21-010.R04	Redline Revision	Approved	31-Jan-24	GATEWAY BUSINESS PARK	WEST SIDE OF THE SHARPSBURG PIKE	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SI-24-002	Simplified Plat	Final Copies Due	23-Jan-24	SIMPLIFIED PLAT FOR JAMES ERIC BARRETT, LOT 9	12105 ROSENBERRY LANE BIG POOL, MD 21711	GEHR DANIEL R. SURVEYING	LUCAS DARYL L
SP-24-001	Site Plan	In Review	12-Jan-24	COMBINED STORMWATER CONCEPT & SITE PLAN	145 IKO WAY, SUITE# 101 HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASH CO COMMISSIONERS BOARD OF
SP-24-002	Site Plan	In Review	15-Jan-24	MINOR SITE PLAN FOR CASCADE PROPERTIES, LLC - CHURCH	14304 CASTLE DRIVE CASCADE, MD 21719	FREDERICK SEIBERT & ASSOCIATES	CASCADE PROPERTIES LLC
GP-24-001	Site Specific Grading Plan	In Review	26-Jan-24	HAGERSTOWN MASON RE LLC - ACCESS ROAD IMPROVEMENT	18410 ANYTIME CORNER HAGERSTOWN, MD 21742		HAGERSTOWN MASON RE LLC
SGP-24-001	Standard Grading Plan	Revisions Required	09-Jan-24	FOUNTAINHEAD PROPERTIES MANAGEMENT INC	13814 PENNSYLVANIA AVENUE, UNIT# 101 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SGP-24-003	Standard Grading Plan	Revisions Required	11-Jan-24	KING CUSTOM HOME	5550 AMOS REEDER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	KING DAVID W & KING MARIE L

# Plan Review Projects Initialized - January 01, 2024 - January 31, 2024

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-24-004	Standard Grading Plan	Final Approvals	16-Jan-24	MICHELE MCKENNA LOT 2	21115 MOUSETOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHELE A MCKENNA REVOCABLE TRUST MCKENNA MICHELE A TRUSTEE
SGP-24-005	Standard Grading Plan	Approved	20-Jan-24	KAREN BENGEL	15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BENGEL KAREN ANN
SGP-24-006	Standard Grading Plan	Final Approvals	23-Jan-24	COLUMBIA GAS - MASSEY BLVD	17221 COLE ROAD HAGERSTOWN, MD 21740		
SGP-24-007	Standard Grading Plan	Final Approvals	24-Jan-24	HEROLD PIPES	18614 BURNSIDE BRIDGE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	PIPES HAROLD A PIPES EVA R
SGP-24-008	Standard Grading Plan	Pending	29-Jan-24	CO. 2279 18400 PRECISION PLACE HAGERSTOWN, MD 21742	18400 PRECISION PLACE HAGERSTOWN, MD 21742		MORGAN PROPERTY INVESTMENTS LLC
SSWP24-001	Stormwater Standard Plan	Approved	02-Jan-24	KARL POULIN	20322 TOWNSEND ROAD ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	POULIN KARL POULIN KELLY
SSWP24-002	Stormwater Standard Plan	Approved	09-Jan-24	OSCAR MARTINEZ - 612 BEAVER CREEK RD	612 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	OSCAR MARTINEZ
SSWP24-003	Stormwater Standard Plan	Revisions Required	11-Jan-24	FOUNTAINHEAD PROPERTIES MANAGEMENT INC	13814 PENNSYLVANIA AVENUE, UNIT# 101 HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FOUNTAINHEAD PROPERTIES MNGT INC
SSWP24-004	Stormwater Standard Plan	Approved	16-Jan-24	MICHELE MCKENNA LOT 2	21115 MOUSETOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHELE A MCKENNA REVOCABLE TRUST MCKENNA MICHELE A TRUSTEE
SSWP24-005	Stormwater Standard Plan	In Review	18-Jan-24	KING CUSTOM HOME	5550 AMOS REEDER ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	KING DAVID W & KING MARIE L
SSWP24-006	Stormwater Standard Plan	Approved	24-Jan-24	KAREN BENGEL	15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	BENGEL KAREN ANN
SSWP24-007	Stormwater Standard Plan	Approved	24-Jan-24	HEROLD PIPES	18614 BURNSIDE BRIDGE ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	PIPES HAROLD A PIPES EVA R
S-24-001	Subdivision Replat	Revisions Required	05-Jan-24	MARY BETH ALPHIN REPLAT	18925 AIR VIEW ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	ALPHIN MARY BETH ET AL
S-24-002	Subdivision Replat	Fees Due	18-Jan-24	LOT 5, "BRUCE N. HOFFMAN AND SONS"	15952 BROADFORDING ROAD HAGERSTOWN, MD 21740	TRIAD ENGINEERING	WIELAND CHARISSA D
TIS-24-001	Traffic Impact Study	Pending	03-Jan-24	VOLVO EXPANSION	13302 PENNSYLVANIA AVENUE HAGERSTOWN, MD 21742	STREET TRAFFIC STUDIES, LTD	MACK TRUCKS INC C/O MS ECHENIQUE
TYU-24-001	Two Year Update	Pending	25-Jan-24	HIGH'S DAIRY STORE - BOONSBORO	NW CORNER OF MD ALT 40 (OLD NATIONAL PIKE) & MD RTE 67 (ROHRSVILLE ROAD)	MESSICK & ASSOCIATES	OLD NATIONAL PIKE (BOONSBORO) LLC
TYU-24-002	Two Year Update	In Review	25-Jan-24	RHOTON STEVE	CLEAR SPRING ROAD E/S	FREDERICK SEIBERT & ASSOCIATES	RHOTON STEVEN L RHOTON DIANE L
GPT-24-001	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 73	9 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-002	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 78	10 PATTI LANE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-003	Type 2 Grading Plan	Approved	04-Jan-24	GAVER MEADOWS LOT 82	1 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC

## Plan Review Projects Initialized - January 01, 2024 - January 31, 2024

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
GPT-24-004	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 85	13 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-005	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 86	17 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-006	Type 2 Grading Plan	Approved	16-Jan-24	GAVER MEADOWS LOT 84	9 BESSY NAOMI DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC
GPT-24-007	Type 2 Grading Plan	Approved	17-Jan-24	GAVER MEADOWS LOT 2	5 HERMAN GAVAR PLACE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DAVID C LYLES DEVELOPERS LLC

## Plan Review Projects Initialized - January 01, 2024 - January 31, 2024

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-00003	Entrance Permit	Approved	02-Jan-24	STICK BUILT HOME	S-19-035 9336 ALLOWAY DRIVE, LOT 762		DRB GROUP MID ATLANTIC LLC
2024-00014	Entrance Permit	In Progress	02-Jan-24	2 FAMILY DWELLING	S-00-071 13814 PENNSYLVANIA AVENUE, LOT A, UNIT 100 AND 101, RIGHT AND LEFT SIDE		FOUNTAINHEAD PROPERTIES MNGT INC
2024-00046	Entrance Permit	In Progress	04-Jan-24	COMMERCIAL	SP-23-034 19528 INNOVATION DRIVE, BUILDING 4	MORGAN KELLER INC.	
2024-00050	Entrance Permit	Approved	04-Jan-24	STICK BUILT HOME	S-19-035 9359 ALLOWAY DRIVE, LOT 75		DRB GROUP MID ATLANTIC LLC
2024-00110	Entrance Permit	Approved	10-Jan-24	STICK BUILT HOME	S-18-035 9404 ALLOWAY DRIVE, LOT 226		DRB GROUP MID ATLANTIC LLC
2024-00114	Entrance Permit	Approved	10-Jan-24	STICK BUILT HOME	S-18-035 9418 ALLOWAY DRIVE, LOT 229		DRB GROUP MID ATLANTIC LLC
2024-00151	Entrance Permit	Approved	12-Jan-24	SEMI-DETACHED HOME	S-20-013 19524 COSMOS STREET, LOT 132		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00177	Entrance Permit	Approved	16-Jan-24	STICK BUILT HOME	S-75-14 20322 TOWNSEND ROAD, LOT 14		POULIN KARL POULIN KELLY
2024-00220	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19604 LAVENDER LANE, LOT 91		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00223	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19602 LAVENDER LANE, LOT 92		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00225	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19648 LAVENDER LANE, LOT 83		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00230	Entrance Permit	Approved	19-Jan-24	SEMI-DETACHED HOME	S-21-031 19646 LAVENDER LANE, LOT 84		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00240	Entrance Permit	In Progress	22-Jan-24	STICK BUILT HOME	S-22-008 15811 DELLINGER ROAD, LOT 5R	PAUL CRAMPTON CONTRACTORS INC	BENGEL KAREN ANN
2024-00250	Entrance Permit	In Progress	22-Jan-24	STICK BUILT HOME	SI-19-003 612 BEAVER CREEK ROAD, LOT 1		
2024-00298	Entrance Permit	Review	24-Jan-24	INDUSTRIAL	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00299	Entrance Permit	Review	24-Jan-24	INDUSTRIAL	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00004	Grading Permit	Approved	02-Jan-24	WESTFIELDS LOT #762	S-19-035 9336 ALLOWAY DRIVE, LOT 762		DRB GROUP MID ATLANTIC LLC
2024-00015	Grading Permit	In Progress	02-Jan-24	2 FAMILY DWELLING	S-00-071 13814 PENNSYLVANIA AVENUE, UNIT 100 AND 101 LOT A, RIGHT AND LEFT SIDE		FOUNTAINHEAD PROPERTIES MNGT INC
2024-00045	Grading Permit	In Progress	04-Jan-24	COMMERCIAL	SP-23-034 19528 INNOVATION DRIVE, BUILDING 4	MORGAN KELLER INC.	
2024-00051	Grading Permit	Approved	04-Jan-24	WESTFIELDS LOT #75	S-19-035 9359 ALLOWAY DRIVE, LOT 75		DRB GROUP MID ATLANTIC LLC
2024-00056	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 73	TWN-19-007 9 PATTI LANE, LOT 73		DAVID C LYLES DEVELOPERS LLC
2024-00058	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 78	TWN-19-007 10 PATTI LANE, LOT 78		DAVID C LYLES DEVELOPERS LLC
2024-00060	Grading Permit	Approved	04-Jan-24	GRADING FOR GAVER MEADOWS LOT 82	TWN-19-007 1 BESSY NAOMI LANE, LOT 82		DAVID C LYLES DEVELOPERS LLC
2024-00111	Grading Permit	Approved	10-Jan-24	WESTFIELDS LOT 226	S-18-035 9404 ALLOWAY DRIVE, LOT 226		DRB GROUP MID ATLANTIC LLC
2024-00115	Grading Permit	Approved	10-Jan-24	WESTFIELDS LOT #229	S-18-035 9418 ALLOWAY DRIVE, LOT 229		DRB GROUP MID ATLANTIC LLC
2024-00181	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 85	TWN-20-006 13 BESSY NAOMI DRIVE, LOT 85		DAVID C LYLES DEVELOPERS LLC
2024-00182	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 86	TWN-19-007 17 BESSY NAOMI DRIVE, LOT 86		DAVID C LYLES DEVELOPERS LLC

# Plan Review Projects Initialized - January 01, 2024 - January 31, 2024

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-00184	Grading Permit	Approved	16-Jan-24	GRADING FOR GAVER MEADOWS LOT 84	TWN-19-007 9 BESSY NAOMI DRIVE, LOT 84		DAVID C LYLES DEVELOPERS LLC
2024-00188	Grading Permit	In Progress	17-Jan-24	STICK BUILT HOME	SI-09-012 5550 AMOS REEDER ROAD, TRACT 4	EBY WILLIAM	KING DAVID W & KING MARIE L
2024-00197	Grading Permit	Approved	17-Jan-24	GRADING FOR GAVER MEADOWS LOT 2	TWN-19-007 5 HERMAN GAVER PLACE, LOT 2	NVR, INC. T/A NV HOMES AND RYAN HOMES	DAVID C LYLES DEVELOPERS LLC
2024-00198	Grading Permit	In Progress	17-Jan-24	COMMERCIAL	PSP-21-002.R02 10302 EZRA DRIVE		SHARPSBURG PIKE HOLDING LLC
2024-00209	Grading Permit	In Progress	18-Jan-24		15811 DELLINGER ROAD WILLIAMSPORT, MD 21795	PAUL CRAMPTON CONTRACTORS INC	BENGEL KAREN ANN
2024-00221	Grading Permit	Approved	19-Jan-24	ROSEHILL MANOR LOT #91	S-21-031 19604 LAVENDER LANE, LOT 91		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00226	Grading Permit	Approved	19-Jan-24	ROSEHILL MANOR LOT #83	S-21-031 19648 & 19646 LAVENDER LANE, LOT 83 & 84		DAN RYAN BUILDERS MID ATLANTIC INC
2024-00251	Grading Permit	In Progress	22-Jan-24	STICK BUILT HOME	SI-19-003 612 BEAVER CREEK ROAD, LOT 1		
2024-00297	Grading Permit	Review	24-Jan-24	GRUMBACKER LANE, LLC	SP-23-022		10319 GRUMBACKER LANE LLC
2024-00283	Grading Permit	Review	23-Jan-24	MASSEY BOULEVARD EXTENSION	17221 COLE ROAD		ARG CRHAGMD001 LLC 23425 COMMERCE PARK
2024-00057	Utility Permit	Approved	04-Jan-24	ANTIETAM BROADBAND	11606 KIEFFER FUNK ROAD	ANTIETAM CABLE TELEVISION INC	HUNTER KEITH W NEUBISER TODD M
2024-00137	Utility Permit	Approved	11-Jan-24	ANTIETAM BROADBAND	9606 CAFOXA DRIVE	ANTIETAM CABLE TELEVISION INC	HENESY JOSHUA R
2024-00264	Utility Permit	Approved	23-Jan-24	COLUMBIA GAS	18730 NORTHRIDGE DRIVE	COLUMBIA GAS OF MD	ISEMINGER SUSAN L

**Plan Review Projects Initialized - January 01, 2024 - January 31, 2024**

	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>42</b>	Forest Conservation Plan	1
	IMA	5
	Improvement Plan	1
	Preliminary Consultation	1
	Preliminary Plat	1
	PWA	1
	Redline Revision	2
	Simplified Plat	1
	Site Plan	2
	Site Specific Grading Plan	1
	Standard Grading Plan	7
	Stormwater Standard Plan	7
	Subdivision Replat	2
	Traffic Impact Study	1
	Two Year Update	2
	Type 2 Grading Plan	7
<b>Permits</b> <b>Total by Group:</b> <b>40</b>	Entrance Permit	16
	Grading Permit	21
	Utility Permit	3
<b>Total</b>		<b>82</b>