

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

REVISED AGENDA WASHINGTON COUNTY PLANNING COMMISSION 100 W Washington Street, Room 2000 July 7, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC REZONING INPUT MEETING

 <u>Fast Gas Company</u> [RZ-25-006] – Travis Allen * *Information/Discussion/Tentative Action* Proposed map amendment for property located at 16512 and 16524 Virginia Avenue and a parcel located on Brookmeade Circle from RT (Residential Transition to HI (Highway Interchange)

NEW BUSINESS

<u>MINUTES</u>

1. June 2, 2025 Planning Commission regular meeting * *Discussion/Action*

ORDINANCE MODIFICATION

 Keith & Melissa Corwell [OM-25-006] – Misty Wagner-Grillo * Discussion/Action Proposed Ordinance Modification to reduce the 50-foot side yard setback to 15-feet when adjacent to an agricultural use; Location: 11954 Big Spring Road; Zoning: A(R) – Agricultural Rural

SUBDIVISIONS

 <u>The Village at Valentia Ridge Lots 1-150</u> [PP-23-001] – Scott Stotelmyer * *Discussion/Action* Preliminary plat for a 150-lot subdivision; Location: North side of Poffenberger Road, east of MD Route 65; Zoning: RU – Residential Urban

<u>SITE PLANS</u>

- <u>Reid</u> [SP-24-034] Scott Stotelmyer * *Discussion/Action* Proposed 155-foot monopole style wireless telecommunications facility; Location: 20095 Lehmans Mill Road; Zoning: A(R) – Agricultural Rural
- <u>Downsville Elementary School</u> [SP-24-019] Misty Wagner-Grillo * *Discussion/Action* Proposed site plan for the new Downsville Elementary School; Location: 10405 Downsville Pike; Zoning: ORI – Office, Research & Industry
- <u>Washington County Tactical Village, Phase 1 Burn Building</u> [SP-25-007] Misty Wagner-Grillo * Discussion/Action Proposed burn building for Phase 1 of the Tactical Village; Location: 18350 Public Safety Place; Zoning: RT – Residential Transition
- <u>Downsville Solar II</u> [SP-23-011] Misty Wagner-Grillo * *Discussion/Action* Proposed development of a solar facility, community energy generating system within approximately 26 acres of existing agricultural land; Location: 17137 Black Stallion Lane; Zoning: A(R) – Agricultural Rural

FOREST CONSERVATION

- <u>Downsville Elementary School</u> [SP-24-019] Travis Allen * *Discussion/Action* Request to remove five specimen trees; Location: 10405 Downsville Pike; Zoning: ORI – Office, Research & Industry
- 2. <u>Washington County Tactical Village, Phase 1 Burn Building</u> [SP-25-007] Travis Allen * *Discussion/Action* Request to remove 13 specimen trees; Location: 18350 Public Safety Place; Zoning: RT – Residential Transition

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

OTHER BUSINESS

- Metro Landscape Contractors [SP-25-024] Travis Allen * Discussion/Action
 Request to change the permitted land use in an existing Rural Business zoning district from a former automotive
 repair facility to landscape/hardscape contracting business; Location 9920 Crystal Falls Drive
- Harshman Lot 1 Extension Request [S-23-043] Scott Stotelmyer * Discussion/Action Request for a one year extension for the proposed subdivision of a five-acre lot for a family member; Location: 16254 Shinham Road; Zoning: EC – Environmental Conservation
- 3. Update of Projects Initialized Jennifer Kinzer * Information/Discussion

ADJOURNMENT

UPCOMING MEETINGS

1. August 4, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

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.



FOR PLANNING COMMISSION USE ONLY		
Rezoning No.	RZ-25-006	
Date Filed:	4-8-25	

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

Fast Gas Company

Applicant

P.O. Box 4217, Hagerstown, MD 21741

Address

Bradley A. Fulton

Primary Contact

Same as above

Address

Property Owner Attorney

□Contract Purchaser □Consultant

(301) 582-2700

Phone Number

bfulton@acandt.com

E-mail Address

Property Location: Virginia Avenue	e & Bookmeade Circle
Tax Map: 56 Grid: 4	Parcel No.: 766; 309; 314 Acreage: +/- 0.891
Tax Account ID: 26-013739; 26-0	18870; 26-006759
Current Zoning: RT (Residential, Transition)	Requested Zoning: HI (Highway Interchange)
Reason for the Request: ~	character of the neighborhood-
Mistake in ori PLEASE NOTE: A Justification Sta	ginal zoning atement is required for either reason.
	MADO
	Applicant's Signature
Subscribed and sworn before me this 20^{4h}	day of January 20 25
My commission expires on Aug. 2628	" Elyabeth A Loan
ELIZABETH A. LOAR	Notary Public
Notary Public - State of Maryland Washington County FOF PLANNING CO My Commission Expires Aug 26, 2028	DMMISSION USE ONLY
M Application Form	☑ Names and Addresses of all Adjoining
⊠ Fee Worksheet	& Confronting Property Owners
	⊠ Vicinity Map
d Ownership Verification	☑ Justification Statement
Boundary Plat (Including Metes	30 copies of complete Application
& Bounds)	Package



VASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET FOR PLANNING COMMISSION USE ONLY Rezoning No. _____ Date Filed:

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: Fast Gas Company	Date:
Zoning Ordinance Map Amendment Number of Acres * <u>0.891</u> x \$20.00 [1 ac	\$ 2,000.00 cre minimum] د 20
Engineering Review Fee	\$ <u>150.00</u>
Technology Fee	<u>\$ 15.00</u>
TOTAL FEES DUE - N	1AP AMENDMENT \$ 2185.00

*Minimum charge of \$20.00 [if less than one acre]

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

 Water and Sewer Plan Amendment
 \$ 2,000.00

 Technology Fee
 \$ 15.00

TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT \$ 2,015.00

Forest Conservation Exemption\$	25.00
Technology Fee	15.00
TOTAL FEES DUE – FOREST EXEMPTION \$	40.00

Please make checks payable to "Washington County Treasurer".

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Real Property Data Search () Search Result for WASHINGTON COUNTY

View Map	View Ground	View GroundRent Redemption			View GroundRent Registration		
Special Tax Recept	ure: None						
Account Identifier:	Distr	ict - 26 Accoun	t Numbe	r - 013739			
		Owner I	nforma	tion			
Owner Name:	FAST	FAST GAS COMPANY		Use: Principal Residence	RESIDENTIA	NL.	
Mailing Address:	PO B HAG	PO BOX 4217 HAGERSTOWN MD 21742-		Deed Reference:	/04050/ 0012	3	
	Loc	ation & Stru	icture I	nformation			
Premises Address:	BRO	OKMEADE CIR IAMSPORT 217	95-0000	Legal Description:	50X272 .312 BROOKMEA RR HOFFMA	A DE CIRCLE N DRIVE	
Map: Grid: Parcel:	Neighborhood:	Subdivision:	Section	: Block: Lot: Asse	ssment Year:	Plat No:	
0056 0004 0766	26010510.22	0000		2023		Plat Ref:	
Town: None							
Primary Structure E	BuiltAbove Grade	Living AreaFin	nished B	asement AreaPrope	rty Land Area	County Use	
				13,576	SF		

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value	Phase-In Asse	ssments
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	15,600	15,600		
Improvements	0	0		
Total:	15,600	15,600	15,600	15,600
Preferential Land:	0	0		

Transfer Information

Deed1: /04050/ 00123	Price: \$15,000
Deed1 · /04050/ 00123	and the second second
000011101000100120	Deed2:
Date: 08/27/1993	Price: \$2,100
Deed1: /01109/ 00345	Deed2:
Date: 12/31/1984	Price: \$0
Deed1: /00777/ 00191	Deed2:
mption Information	
	Deed1: /01030/ 00123 Deed1: /01109/ 00345 Date: 12/31/1984 Deed1: /00777/ 00191 mption Information

Partial Exempt Assessments	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.0010.00	0.0010.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

1

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Exhibit C1

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Real Property Data Search ()

Search Result for WASHINGTON COUNTY

View Map	View GroundRen	t Redemption	View Grou	indRent Registration	
Special Tax Recepture: N	one				
Account Identifier:	District - 2	6 Account Number -	018870		
		Owner Informa	tion		
Owner Name:	FAST GAS	COMPANY	Use: Principal Reside	RESIDENTIAL	
Mailing Address:	PO BOX 4 HAGERST	217 OWN MD 21741-4217	Deed Reference:	/07311/ 00327	
	Locati	on & Structure	Information		
Premises Address:	16512 VIR WILLIAMS	GINIA AVE PORT 21795-0000	Legal Descriptio	n: LOT 96 PT 95 70X180 16512 VIRGINIA AVE TAMMANY MANOR	
Map: Grld: Parcel: Neigh 0056 0004 0309 26010	nborhood: Sub 0510.22 0000	division: Section:)	Block: Lot: Assess 2023	ment Year: Plat No: 263 Plat Ref:	
Town: None					
Primary Structure Built / 1950 1	bove Grade Livi 120 SF	ng Area Finished B	asement Area Prop 12,60	erty Land Area County Use 00 SF	
StorlesBasementType	Exterior	QualityFull/Half Bath	Garage Last N	otice of Major Improvements	
1 YES STANDA	RD UNITBRICK/	3 1 full	1Alt/1Carport		
		Value Informat	tion		
	Dana Valu	. Walue	Dhase in As		
	Base valu	e value	Phase-In As	As of	
		01/01/2023	07/01/2024	07/01/2025	
Land:	46,300	46,300			
Improvements	100,300	158,400			
Total:	146,600	204,700	185,333	204,700	
Preferential Land:	0	0			
		Transfer Inform	ation		
Sallar MOORE FOITH I		Date: 09/21/2022		Price: \$120.000	
Type: NON-ARMS LENGT	HOTHER	Deed1: /07311/ 003	27	Deed2:	
Seller: MOORE MAXWELL	MELTON & EDIT	HDate: 03/19/2010		Price: \$0	
Type: NON-ARMS LENGT	OTHER	Deed1: /03840/ 003	180	Deed2:	
Seller: MILLS NOEL L		Date: 08/25/1993		Price: \$87,000	
Type: ARMS LENGTH IMPROVED		Deed1: /01111/ 00185 Deed2:		Deed2:	
	E	xemption Inform	nation		
Partial Exempt Accesso	nte: Clase	o 172902 - 10 1915 781	07/01/2024	07/01/2025	
Country	000		0.00	0/10/12023	
State:	000		0.00		
Municipal:	000		0.00	0.0010.00	
Special Tax Reconture: No	UUU		0.0010.00	0.0010.00	
and the second strength	Homest	ead Application	Information		
Homesteed Application Of	Intesting		information		
nomesteau Application S	atus; No Applica	ion			

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Exhibit C2

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Real Property Data Search () Search Result for WASHINGTON COUNTY

View Map	View GroundRent Redemption		View GroundRent Registration		
Special Tax Receptur	ture: None				
Account Identifier:	District - 2	5 Account Number	- 006759		
		Owner Inform	nation		
Owner Name:	FAST GAS	COMPANY	Use: Principal Resident	RESIDENTIAL ce:YES	
Mailing Address:	PO BOX 42 HAGERSTO	217 DWN MD 21741-42	Deed Reference: 17	/07407/ 00458	
	Locati	on & Structure	e Information		
Premises Address:	16514 VIRGINIA AVE WILLIAMSPORT 21795-0000		Legal Description:	PT LOT 94/95 0.29 ACRES 16514 VIRGINIA AVE WILLIAMSPORT PIKE	
Map: Grid: Parcel: No 0056 0004 0314 26	elghborhood: Sub 010510.22 000	division: Section 0	Block: Lot: Asses 2023	sment Year: Plat No: 263 Plat Ref:	
Town: None					
Primary Structure Bu 1958	ilt Above Grade Liv 1,788 SF	ing Area Finished	Basement Area Prop 0,29	perty Land Area County Use 100 AC	
StorlesBasementType 1 YES STA	e Exteri NDARD UNITBRICH FRAM	orQualityFull/Half (73 1 full E	Bath Garage Last No	tice of Major Improvements	
		Value Inform	ation		
	Base Valu	e Value	Phase-in A	ssessments	
		As of 01/01/202	As of 07/01/2024	As of 07/01/2025	
Land:	46,300	46,300			
Improvements	135,000	213,000	000 000	050 000	
Preferential Land:	0	259,300	233,300	259,300	
		Franciar Inform	notion		
		transfer inform	nation		
Seller: REEL WILLIAM LOUISE	RICKY & KAY	Date: 02/22/2024		Price: \$255,000	
Type: ARMS LENGTH	IMPROVED	Deed1: /07407/ 0	00458	Deed2:	
Seller: HAMMOND KA	YL	Date: 02/16/2000)	Price: \$0	
Type: NON-ARMS LEN	IGTH OTHER	Deed1: /01553/ 0	1010	Deed2:	
Seller: SMITH JEFFRE Type: ARMS LENGTH	Y A & DEBBIE J IMPROVED	Date: 11/17/1986 Deed1: /00826/ 0	0685	Price: \$72,500 Deed2:	
	E	emption Info	mation		
Partial Exempt Assess	sments:Class		07/01/2024	07/01/2025	
County:	000		0.00		
State:	000		0.00	2.5 120.3 2	
Municipal:	000		0.0010.00	0.0010.00	
Special Tax Recapture	r: None				
	Homeste	ead Applicatio	n Information		
Homestead Applicatio	n Status: No Applic	ation			

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:





CLERK OF CIRCUIT COURT WASHINGTON COUNTY

Parcel 766

Lincoln Title and Settlement Services, LLC 12916 Conamar Drive, Suite 202 Hagerstown, MD 21742 File No. LT11-0402EB Tax ID No. 26-013739

This Deed, made this 25th day of February, 2011, by and between John A. Bowman and Audrey Bowman, his wife, and Susan Mayhugh, GRANTORS, and Fast Gas Company, a Maryland General Partnership, GRANTEE.

- Witnesseth -

That in consideration of the sum of FIFTEEN THOUSAND DOLLARS 00/100 (\$15,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All the following tract or parcel of land situate approximately 200 feet Northwest of Virginia Avenue and 195 feet Southwest from Hoffman Drive in Election District No. 26, Washington County, Maryland, and being more particularly described in accordance with a survey by Fellows, Reed and Associates, Inc., as follows:

BEGINNING at a 5/8 inch rebar, set in the northern margin of a 20 foot wide alley, opposite the northwest corner of Lot 101 in Tammany Heights (Plat 253). Said rebar also in the eastern right-of-way line of Brookmeade Drive (SRC Plat No. 28645); thence leaving Brookmeade, North 30 degrees 29 minutes 31 seconds East 83.53 feet, to a ¼ inch iron pipe, found; thence North 67 degrees 15 minutes 31 seconds East 238.09 feet to a ½ inch iron pipe, found in a line of David L. Mundey Lot, of record in Liber 663, folio 721; thence leaving Mundey and running with the lot of Fred S. French of record in Liber 644, folio 331, South 22 degrees 44 minutes 29 seconds East 50.00 feet to a 5/8 inch rebar, set in the aforementioned north margin of an alley; thence with said margin, South 67 degrees 15 minutes 31 seconds West 305.00 feet to the place of beginning; CONTAINING 13,576 square feet, more or less, and being more particularly shown on a plat of survey prepared by Fellows, reed and Associates, Inc., attached to the Deed dated August 27, 1993 and recorded in Liber 1109, folio 345 and incorporated herein by reference.

BEING the same property conveyed unto John A. Bowman, Audrey Bowman and Susan Mayhugh by Deed from Washington County Association for Retarded Citizens, Inc., dated August 27, 1993 and recorded in the Land Records of the County of Washington, Maryland, in Liber 1109, Folio 345.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Exhibit D-1

CLERK OF CIRCUIT COURT WASHINGTON COUNTY

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-of-way of record.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland General Partnership, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

a2 3-	John A. Bowman	<u>ac(</u> SEAL)
- Contraction -	Quidry Bowman	(SEAL)
	M Susan Mayhugh	(SEAL)
STATE OF MARYLAND	> SS	

I hereby certify that on this 25th day of February, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John A. Bowman and Audrey Bowman, his wife, and Susan Mayhugh, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary

My Commission Expires: February 16, 2014

4050 0125

CLERK OF CIRCUIT COURT WASHINGTON COUNTY

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Jason M. Divelbiss, Attorney

AFTER RECORDING, PLEASE RETURN TO: Fast Gas Company P.O. Box 4217 Hagerstown, MD 21741-4217

20.00
20.03
114.00
75.00
R0.655
Rept # 55885
Blk \$ 19
11:27 油

TODD L. HERSHEY, TREASURER TAXES PAID <u>3-1-11</u> μω

Parcel 309

Taxes Paid \$0.00 Robert M. Breeding, Treasurer SC 08-31-2023

"1 of 1"

 Washington Cty Cir Crt

 IMP FD SURE
 \$40.00

 RECORDING FEE
 \$20.00

 TR TAX STATE
 \$600.00

 CTY TR TAX
 \$350.00

 CTY REC TAX
 \$912.00

 TOTAL
 \$1,922.00

 KRT
 TR

 Aug 31, 2023
 \$350.00

Prepared by: Lincoln Title & Settlement Services 19638 Leitersburg Pike, Suite 202 Hagerstown, MD 21742 File No.: LT23-1885-MD

Tax ID No.: 26-018870 Title Insurer: Security Title Guarantee Corporation of Baltimore

This Deed, made this 31st day of August, 2023 by and between *Edith J. Moore and Susan Wolff*, party of the first part, Grantor; and *Fast Gas Company*, a *Maryland general partnership*, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00), the receipt whereof is hereby acknowledged, and other good and valuable consideration, the said Grantor does grant and convey to the said party of the second part, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot of ground situate in the County of Washington, State of Maryland and described as Lot numbered Ninety Six (96) and the Western twenty (20') feet of Lot Numbered Ninety Five (95), in a Subdivision known as "Revised Plat of Tammany Heights", as per plat thereof recorded in Plat Book 263, among the Land Records of Washington County, Maryland.

SAVING AND EXCEPTING THEREFROM all that that parcel of land described in the Deed dated December 13, 1963 and recorded among the land records of Washington County, Maryland in Liber 404, folio 424.

BEING the same property conveyed unto Edith J. Moore and Susan Wolff, by Deed from Edith J. Moore, dated March 5, 2010 and recorded among the land records of Washington County, Maryland in Liber 3840, folio 380.

Which has an address of 16512 Virginia Avenue, Williamsport, MD 21795

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-ofway of record, including conditions and restrictions as set forth in the Land Records of Washington County, Maryland.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland general partnership, party of the second part, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Exhilit D-2

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As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

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moore Edith J. Moore Susan Wolff

STATE OF MARYLAND

COUNTY OF WASHINGTON

I hereby certify that on this 31st day of August, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Edith J. Moore and Susan Wolff, the Grantor herein, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

Notary Public

My Commission Expires: February 16, 2026

(SEAL)

ELIZABETH F.Z. BRYAN Notary Public - State of Maryland Washington County My Commission Expires Feb 16, 2026

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Kent N. Oliver, Esquire

AFTER RECORDING, RETURN TO: Fast Gas Company P.O. Box 4217 Hagerstown, MD 21741-4217 BOOK: 7407 PAGE: 458

Yarcel 314

Taxes Paid \$0.00 Robert M. Breeding, Treasurer CB 02-22-2024

Washington Cty Cir Crt IMP FD SURE \$40.00 RECORDING FEE \$20.00 TR TAX STATE \$1,275.00 CTY TR TAX \$1,025.00 CTY REC TAX \$1,938.00 TOTAL \$4,298.00 KRT RZ 12:00 pm Feb 22, 2024

"1 of 1"

Prepared by: Lincoln Title & Settlement Services 19638 Leitersburg Pike, Suite 202 Hagerstown, MD 21742 File No.: LT23-1915-MD

Tax ID No.: 26-006759 Title Insurer: Security Title Guarantee Corporation of Baltimore

This Deed, made this 22nd day of February, 2024 by and between William Ricky Reel and Kay Louise Reel, his wife, party of the first part, Grantor; and Fast Gas Company, a Maryland general partnership, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$255,000.00), the receipt whereof is hereby acknowledged, and other good and valuable consideration, the said Grantor does grant and convey to the said party of the second part, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land, together with the improvements thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, situate in Washington County, Maryland, fronting 70 feet on the North side of the Hagerstown-Williamsport Turnpike and extending back therefrom with uniform width a distance of 180 feet, being the Eastern 30 feet of Lot No. 95 and the Western 40 feet of Lot No. 94 as designated on the plat of lots called "Revised Plat of Tammany Heights", as recorded in the Office of the Clerk of the Circuit Court for Washington County, Maryland, in Plat Record folio 263.

Being same property conveyed unto William R. Reel and Kay L. Reel, his wife, by Deed from Kay L. Reel, f/k/a Kay L. Hammond, dated February 11, 2000 and recorded among the land records of Washington County, Maryland in Liber 1553, folio 1010.

Which has an address of 16514 Virginia Avenue, Williamsport, MD 21795

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject to all of the conditions, restrictions, streets, reservations, easements, covenants and rights-ofway of record, including conditions and restrictions as set forth in the Land Records of Washington County, Maryland.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fast Gas Company, a Maryland general partnership, party of the second part, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Exhilit D-3

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

(As to both)

William Ricky Ree

Kay Louise Reel

STATE OF MARYLAND

COUNTY OF WASHINGTON

I, Elizabeth F.Z. Bryan, a Notary Public for the County of Washington and State of Maryland, do hereby certify that William Ricky Reel and Kay Louise Reel, his wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

Witness my hand and official seal, this the 22nd of February, 2024.

Notary Publid

My Commission Expires: February 16, 2026

(SEAL)

THIS IS TO CERTIFY that the within Deed was prepared by a party to the instrument or by a person authorized to sign on behalf of such party.

Rolla Works Much of

ELIZABETH F.Z. BRYAN

Notary Public - State of Maryland Washington County

My Commission Expires Feb 16, 2026

Kent N. Oliver, Esquire

AFTER RECORDING, RETURN TO: Fast Gas Company P.O. Box 4217 Hagerstown, MD 21741-4217

ADJOINING & CONFRONTING PROPERTY OWNER	2		
NAME	MAILING ADDRESS	PREMISES ADDRESS	TAX MAP/PARCEL
Morningside East LLC	10228 Governor Lane Blvd., Unit 3002, Williamsport, MD 21795	16432 Virginia Avenue, Williamsport, MD 21795	56/192
Vincent Groh	c/o TCA Trust Corp. America, 18702 Crestwood Drive, Hagerstown, MD	Bookemeade Drive, Williamsport, MD 21795	48/253
Mary & Anthony Mayhugh	16606 Tammany Manor Road, Williamsport, MD 21795	Hoffman Drive, Williamsport, MD 21795	56/1065
David Mundey, et al.	10712 Hoffman Drive, Williamsport, MD 21795	10712 Hoffman Drive, Williamsport, MD 21795	56/226
Susan E. Miller Revocable Trust	10710 Hoffman Drive, Williamsport, MD 21795	10710 Hoffman Drive, Williamsport, MD 21795	56/227
Jessie Lambert	16516 Virginia Avenue, Williamsport, MD 21795	16516 Virginia Avenue, Williamsport, MD 21795	56/327
Shelby Powell	16518 Virginia Avenue, Williamsport, MD 21795	16518 Virginia Avenue, Williamsport, MD 21795	56/196
Old Folks Home of the Potomac Synod of the	c/o Homewood Retirement Center, 16107 Elliott Parkway, Williamsport,		
Reformed Church in the United States, Inc.	MD 21795	16505 Virginia Avenue, Williamsport, MD 21795	56/77

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ZONING ORDINANCE MAP AMENDMENT

+/- 0. 891 ac. - VIRGINIA AVENUE & BROOKMEADE CIRCLE

+/- 0.312 ac. (Tax Map 56; Parcel 766) +/- 0.289 ac. (Tax Map 56; Parcel 309) +/- 0.290 ac. (Tax Map 56; Parcel 314)

Justification Statement

The following Justification Statement is submitted in further support of the application submitted by FAST GAS COMPANY (the "**Applicant**") to rezone the above referenced three (3) parcels of real property (collectively, the "**Properties**") from RT (Residential, Transition) to HI (Highway, Interchange) on the basis that there was a "mistake" made in assigning the current RT (Residential, Transition) zoning.

As shown on the attached 2005 Zoning Map, the Properties, along with the AC&T Store and the entire frontage of Virginia Avenue west of Hoffman Drive, were all previously zoned HI-2 (Highway Interchange). As stated in the now repealed Article 19B of the Zoning Ordinance, the purpose of the HI-2 zoning district was "to serve as a transitional zone between HI-1 and nearby residential areas by providing for those uses of a restricted business or light industrial nature..." (see attached).

However, when the HI-2 (Highway Interchange) zoning district was repealed in 2012, rather than maintain this consistency, these properties received multiple different zoning classifications. The four (4) parcels closest to the Hoffman Drive / Governor Lane Boulevard intersection were zoned RT (Residential, Transition); the AC&T Store and two (2) parcels closest to the store were zoned HI-1; and the large tract to the north closest to the Interstate was zoned RM (Residential, Multi-family). See attached copy of the current zoning map.

This decision in 2012 to not carry the HI-1 zoning classification through to all the properties along Virginia Avenue between the Interstate and Hoffman Drive was a "mistake" which justifies the within piecemeal rezoning request.

In the leading decision on the concept of "mistake" in zoning, the Maryland Court of Special Appeals explained:

"[T]he presumption of validity accorded to a comprehensive zoning is overcome and error or mistake is established when there is probative evidence to show that the assumptions or premises relied upon by the Council at the time of the comprehensive rezoning were invalid. <u>Error can be established by showing that at the time of the</u> <u>comprehensive zoning the Council failed to take into account then existing facts, or</u> *projects or trends which were reasonably foreseeable of fruition in the future*, so that the Council's action was premised initially on a misapprehension.... Error or mistake may also be established by showing that events occurring subsequent to the comprehensive zoning have proven that the Council's initial premises were incorrect.... 'On the question of original mistake, this Court has held that when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning.'" *Boyce v. Sembly*, 25 Md.App. 43, 50-51 (1975) (quoting Rockville v. Stone, 271 Md. 655, 662 (1974). (emphasis added)

In 2012 the following facts and trends existed which were not sufficiently taken into account when deciding not to extend the HI-1 zoning classification to all the properties along Virginia Avenue between I-81 and Hoffman Drive:

- The distinct and material difference in the patterns and character of land-use west of the intersection of Virginia Avenue, Hoffman Drive and Governor Lane Boulevard as compared to east of the intersection. Thus, making the intersection the logical point at which the zoning districts should transition.
 - As can be seen in the attached series of aerial photographs of the area from 2005 to 2023, the area lying between I-81 and Hoffman Drive has a distinctly commercial and higher intensity pattern and character influenced predominantly by the Interstate, Homewood, the AC&T Store and the multi-family apartment complex. Whereas the area to the east of the intersection has a distinctly residential and lower intensity pattern and character influenced predominantly by the Tammany and Van Lear communities.
- Related to the first item above, the segment of Virginia Avenue on which the Properties front and which provides the Properties the only means of ingress and egress is classified as a Principal Arterial roadway by the Maryland State Highway Administration and sees approximately 11,000 12,000 trips per day. This level of traffic, combined with the physical proximity of approx. 1,000 feet from the I-81 ramps, clearly indicates an incompatibility with residential zoning and land-use.

The Board of County Commissioners' failure to take the foregoing facts sufficiently into consideration in 2012 led to the misapprehension that the Properties should be zoned RT (Residential Transition) and thus forms the basis of the within request to rezone the property to HI (Highway Interchange) consistent with the AC&T Store and other adjacent properties to the west.

Perhaps in recognition of these factors, the current draft of the 20240 Comprehensive Plan does currently recommend a change in the land-use classification to "Commercial" for two (2) of the three Properties which are the subject of this rezoning request. See attached portion of the 2040 Comp. Plan Land-Use Map. However, as has been demonstrated above, at a minimum the third of the subject Properties should also be classified for "Commercial" use and the more logical place to transition to the "Medium Density Residential" classification would be the intersection of Virginia Avenue with Hoffman Drive and Governor Lane Boulevard.

2005 Zoning Map



ARTICLE 19B "HI-2" HIGHWAY INTERCHANGE DISTRICT¹⁰⁸

Section 19B.1 Purpose

The HI-2 District is intended to serve as a transitional zone between HI-1 and nearby residential areas by providing for those uses of a restricted business or light industrial nature, less intense than those allowed in the HI-1 District. It is intended to be compatible with both the HI-1 District and other nearby zoning districts. The uses permitted shall be the same as those in the BT, RM, PUD, IT, RR, RS, or RU Districts.

Section 19B.2 Principal Permitted Uses

- (a) All Principal Permitted uses in the BT, RM, PUD, IT, RR, RS, and RU districts.
- (b) Cemeteries, mausoleums, and memorial gardens.

Section 19B.3 Special Exception Uses (Requiring Board of Appeals Authorization after Public Hearing)

(a) All Special Exception uses allowed in the BT, RM, IT, and RU districts.

Section 19B.4 Accessory Uses

Uses and structures customarily accessory and incidental, to any principal permitted or special exception use.

Section 19B.5 Site Plan Review¹⁰⁹

All development in the HI-2 District requires site plan review and approval and an approved Forest Stand Delineation and Forest Conservation Plan in accordance with Section 4.11. The Commission shall apply the following general standards in the HI-2 District:

- (a) Interchange access: First priority shall be given to insuring safe and uncongested access to the interstate highways from all connecting roads. Future as well as present traffic volumes shall be considered by the Commission. In the site plan review, the Planning Commission shall consider the location and spacing of ingress and egress and shall not permit them where they would interfere with traffic movement onto the approach ramps. Frontage roads may be required when deemed appropriate by the Commission.
 - (b) Architectural and landscape design: The Planning Commission shall give special attention to the visual appearance of the interchange area as seen by

¹⁰⁸ Revision 6, Section 19B added 4/26/88 (RZ-383)

¹⁰⁹ Revision 7, Section 19B.5 amended 11/16/93 (RZ-93-10)











2040 Comp. Plan Land-Use Map

Medium Density Residential

11

GOVERNOR LANE BLVD

Parcel 314

JOHN

EWELL DR

Parcel 309

HOFFMAN DR

Commercial

VIRGINIA AVE

BUFOR

nercial

Application for Map Amendment Staff Report and Analysis

Property Owner(s) Applicant(s)	:	Fast Gas Company Fast Gas Company
Location	:	Virginia Avenue and Brookmeade Circle
Election District	:	#26 – Halfway
Comprehensive Plan		
Designation	:	Low Density Residential
Zoning Map	:	56
Parcel(s)	:	P. 309, 314, 766
Acreage	:	.90 acres
Existing Zoning	:	RT – Residential, Transition
Requested Zoning	:	HI – Highway Interchange
Date of Meeting	:	July 7, 2025

I. Background and Findings Analysis:

1. <u>Site Description</u>



The proposed rezoning site is on three parcels located at or near the intersection of Virginia Avenue (U.S. 11) and Brookmeade Circle, approximately ¹/₄ mile north of the Interstate 81/U.S. 11 interchange (Exit 2). The total acreage of the three parcels subject to this rezoning case is .891 acres. All properties are located

within the Urban Growth Area (UGA) that surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown.

Parcels 309 and 314 (16512 and 16514 Virginia Avenue) are improved by single story brick homes. Parcel 766 (Brookmeade Circle) is currently improved by five truck parking spaces at its western end, with the remainder of the property being undeveloped. All properties are owned by the same entity which owns the adjacent AC&T gas station and convenience store at 16504 Virginia Avenue.

No sensitive environmental resources have been identified on any of these properties.

2. <u>Population Analysis</u>

To evaluate the change in population, information was compiled from the US Census Bureau over a thirty-year time frame. A thirty-year horizon was chosen to show long term population trends both in the election district of the proposed rezoning, and the County as a whole.

The properties subject to this rezoning are located within the Halfway Election District (#26). As shown in the table below, the population in this district has grown more slowly than the County has over the thirty-year time frame between 1990 and 2020. District 26 has grown 22.1% over the thirty-year period (.74%) per year while the County as a whole has increased in population by 27.4% (.91% per year) during the same period. The Halfway Election District experienced its greatest population increase during the thirty-year period surveyed between 2000 and 2010 (9.3% over those ten years).

Population Trends 1990 - 2020				
Year	Area	Population	% change from previous decade	
1990	District	9,418		
	County	121,393		
2000	District	9,854	4.6%	
	County	131,932	8.7%	
2010	District	10,774	9.3%	
	County	147,430	11.7%	
2020	District	11,501	6.7%	
	County	154.705	4.9%	

Table 1: Halfway Election District Population Trends

Source: US Census Bureau

3. Availability of Public Facilities

A. <u>Water and Sewerage</u>

The adopted Water and Sewerage Plan for the County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that helps promote healthy and adequate service to citizens. By its own decree, the purpose of the Washington County Water and Sewerage Plan is "...to provide for the continued health and well-being of Washington Countians and our downstream neighbors..."¹ This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a timely and efficient manner and by establishing an inventory of existing and programmed services.

Water:

W1-Existing Service (City of Hagerstown)

The parcels are served by existing (W-1) public water facilities as they are located within the Urban Growth Area. Water service in this area is provided by the City of Hagerstown, which also owns the distribution system. All surrounding properties in the vicinity are also served by the City and designated W-1. The City of Hagerstown Water Division offered no comment on the proposed development when sent the application for review.

Wastewater:

W1-Existing Service (County)

The subject parcels are served by existing (W-1) public sewerage facilities within the Urban Growth Area. The County owns the collection system and handles the effluent treatment at the Conococheague Wastewater Treatment Plant. Nearly all adjacent properties are also designated W-1 and served by the same treatment facility.

The Department of Water Quality, the wastewater provider for this area, had no comments when routed this application.

B. Emergency Services

Fire and Emergency Services:

Volunteer Fire Company of Halfway (1114 Lincoln Avenue) – 2 miles away

¹ Washington County, Maryland Water and Sewerage Plan 2009 Update, Page I-2

The subject parcel is located within the service area of the Volunteer Fire Company of Halfway. This same entity also provides the nearest emergency rescue services. Their station is located approximately 2 miles away from the properties in question.

A copy of this application was sent to the Washington County Division of Emergency Services. No comments were received.

C. <u>Schools</u>

The requested zoning classification, Highway Interchange (HI), does not permit residential development. Therefore, there would be **no school capacity mitigation requirements** for pupil generation under the County's Adequate Public Facilities Ordinance.

4. <u>Present and Future Transportation Patterns</u>

Road Access

The subject properties are located on Virginia Ave/U.S. 11. The stretch of U.S. 11 that borders the property is functionally classified as Other Principal Arterial in the Transportation Element of the County's 2002 Comprehensive Plan, in terms of mobility and access characteristics. Other Principal Arterial roads are designed to carry greater than 20,000 vehicles in Average Daily Traffic. The County's classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

Some of the subject properties also have road frontage on Brookmeade Circle. Brookmeade Circle is designated as a Local Road. Local Roads are designed to carry less than 2,000 Average Daily Traffic in urban areas.

<u>Traffic Volume</u>

In addition to evaluating access points of subject properties for rezoning purposes, it is also important to evaluate traffic generation from proposed development in the context of existing traffic volumes. This is commonly accomplished through the analysis of prior traffic counts and any existing traffic impact studies. As the proposed rezoning sites are located on County and State roads, traffic counts are shown for locations in the vicinity of both Brookmeade Circle and Virginia Avenue. The County's Division of Engineering collected single day traffic counts at five locations in the vicinity of the site in 2016. These locations are found at various points along Virginia Avenue within ¹/₂ mile or less from the site. Since these were first time collections at these locations, trends cannot be discerned. These counts do however give us an idea of traffic volume occurring in the "neighborhood."

As shown in the table below, the highest traffic volume was recorded at the intersection of Governor Lane Boulevard and U.S. 11, roughly 150' east of the site at 6,599 vehicles. The closest traffic count was at Brookmeade Drive just north of U.S. 11, which abuts the AC&T property. During the one-day traffic survey, 1,293 vehicles were counted at that location.

Brookmeade Drive North of U.S. 11	1,293
Hoffman Drive North of U.S. 11	301
Governor Lane Blvd South of U.S. 11	6,599
Van Lear Drive South of U.S. 11	417
Donelson Drive South of U.S. 11	765

Table 2: 2016 County Traffic Volumes

Source: Washington County Division of Engineering and Construction Management Traffic Count Inventory Map

The nearest consistent traffic counter in the immediate vicinity of the subject properties on Virginia Avenue is roughly 1.5 miles away near the intersection of Massey Boulevard. A thirty-year traffic survey at this location offers a glimpse at long-term traffic patterns along the state route in proximity to the rezoning site.

Year	U.S. 11 near
	Massey Blvd
2020	10,211
2015	11,392
2010	12,350
2005	12,650
2000	14,250
1995	10,225
1990	14,575

Table 3: Traffic Volumes 1990-2020

Source: Maryland State Highway Administration

From an overall perspective, Table 3 shows that traffic has generally decreased at this location between 1990 and 2020. Traffic counts were highest in 1990 and 2000 at over 14,000 AADT. Even accounting for COVID-19 impacts on the 2020 traffic patterns, when the count was at its lowest number during the thirty-year period surveyed, traffic has not recently reached historic levels. The 2023 count, for example, was 11,191 AADT.

Future Road Improvements

According to a review of short- and long-term transportation planning documents, a few notable major roadway projects affecting capacity or traffic flow realignment are currently slated to occur in the immediate vicinity of the subject parcel on County, State or Federal roads.

The widening of U.S. 11 between Wilson Boulevard in Hagerstown and Hoffman Boulevard just east of the site is identified in both the Hagerstown Eastern Panhandle Metropolitan Planning Organization's Long Range Transportation Plan (LRTP) and the Highways Plan of Washington County's Comprehensive Plan in the Transportation Chapter. The road is to be widened to four lanes, but not before the 2036-2050 time frame, according to the LRTP.

The Maryland Department of Transportation's Consolidated Transportation Plan also notes three bridge replacements on I-70 in the vicinity of the site: 1) over I-81, 2) over U.S. 11 3) over the Norfolk Southern rail line. Some of this work is already ongoing. There is not an exit from I-70 directly onto U.S. 11, so at most the latter road would get secondary traffic diversion at times of heavy traffic or accidents on other connecting routes.

Both the Washington County Engineering Plan Review and State Highway Administration had no comment after receiving a copy of the rezoning application.

Public Transportation

This area is served by Route 441 of the County Commuter. Route 441 travels between the Washington County Transit Center in Hagerstown and the town of Williamsport. The route operates six days per week, between Monday and Saturday.

5. <u>Compatibility with Existing and Proposed Development in the Area:</u>

A. Zoning

The subject parcels are currently zoned Residential Transition (RT) and are requesting to change to Highway Interchange (HI). The purpose of the HI zoning district is:

"...to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population, or uses that have a need to be located near the interstate highway system to facilitate access by a large number of employees, or the receipt or shipment of goods by highway vehicles. In addition to providing accessible locations, the Highway Interchange District is intended to protect the safe and efficient operation of the interchange and to promote its visual attractiveness....".²

The HI Zoning District does not define its own standalone permitted uses. Instead, it pulls all principal permitted uses allowed in the BL, BG, PB, and ORT Districts as well as those in the IR District except heliports and Commercial Communications Towers. Truck stops are among other land uses allowed by special exception in an HI District.



Map 1: Surrounding Zoning Classifications

² Washington County Zoning Ordinance, Article 19

Staff Report and Analysis RZ-25-006 Fast Gas Company Page 8

Virginia Avenue (U.S. 11) and I-81 are responsible for the separation of land uses according to zoning in this area, as shown on Map 1 above. Located immediately adjacent to I-81 Exit 2, the subject properties (roughly identified by the rectangular extent indicator, but also including the existing AC&T not part of this rezoning) lie at the intersection of three different zoning boundaries. The three subject properties, all zoned RT, are part of the large block of residential land uniformly given this zoning to the east. HI predominates to the west on lands immediately surrounding the interchange. A standalone RM district abuts one of the three subject properties to the north. South of U.S. 11 and the interchange, one can see the beginnings of the PI zoning along Governor Lane Boulevard and the RS (Residential Suburban) zoning beyond the Norfolk Southern Rail line.

B. Land Use



Image 1: Vicinity Land Use

Source: Google Maps

The proximity of the major transportation routes noted above influences the mixed nature of land use in this part of the Urban Growth Area. The stretch of Virginia Avenue that runs in front of the subject properties is still substantially residential, both on the roadway itself and on connecting local roads that run through the Van Lear and Tammany subdivisions. The Brookmeade Apartments are located immediately north. Homewood, a full-service retirement community that includes onsite health care services in addition to housing, is directly south. There are, however, a number of commercial businesses on U.S. 11, headlined by the AC&T that is the focus of this rezoning. In addition to that business, Washington County Teachers Credit Union and Scoop-A-Liscious are located ¹/₂ and ³/₄ of a mile east.

Beyond Homewood to the south, Governor Lane Boulevard is home to many industrial businesses. The lands northwest of the I-81 interchange, zoned HI, are in a transitional state as there is still currently much open land that will soon be developed in a light industrial nature along the lower part of Hopewell and Wright Roads with a pending warehouse development.

The Town limits of Williamsport lie just west of the interchange. Commercial businesses such as McDonald's, Waffle House and 4 Star Athletic Complex soon give way to residential or institutional uses (the school complex) in that direction.

C. Historic Sites

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. According to the Washington County Historic Sites Survey there are 2 existing historic sites located within an approximately ¹/₂ mile radius of the proposed rezoning areas.

Below is a listing of existing historic resources within a ¹/₂ mile radius of the subject parcels:

- WA-I-023: "Mt. Tammany" Late-18th century 2-story brick dwelling associated with a prominent early resident of Washington County.
- WA-I-022: "Milestone Farm" Mid-19th century farm complex encompassing 2story brick house and several outbuildings.

6. <u>Relationship of the Proposed Change to the Adopted Plan for the County:</u>

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth to create a harmony between different land uses. In general, this is accomplished through evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that promotes compatibility while maintaining the health, safety, and welfare of the general public.

Both properties are located in the **Low Density Residential** sub-policy area. The Comprehensive Plan offers the following definition for this policy area:

"This policy area designation would be primarily associated with singlefamily and to a lesser degree two-family or duplex development. It is the
largest policy area proposed for the Urban Growth Area and becomes the main transitional classification from the urban to rural areas."³

In the draft Land Use Plan of the County's ongoing Comprehensive Plan update, the subject properties are proposed to be changed to a <u>Commercial</u> Land Use Policy Area. This proposal reflects the recent change in ownership of some of the properties (acquired by the applicant in 2023), a request by the property owner, and consideration of the changing nature of this part of Virginia Avenue.

7. <u>"Change or Mistake" Rule</u>

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the "Change or Mistake" Rule. The "Change or Mistake" Rule requires proof by the applicant that there has been either: a substantial change in the character in of the neighborhood since the last comprehensive zoning plan (2012), or a mistake in designating the existing zoning classification.

As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include:

1) population change; 2) the availability of public facilities; 3) present and future transportation patterns; 4) compatibility with existing and proposed development for the area; 5) the recommendation of the planning commission; and 6) the relationship of the proposed amendment to the local jurisdiction's Comprehensive Plan.

Even when change or mistake has been sufficiently sustained, it merely allows the local governing body the authority to change the zoning; it **does not require** the change. When conditions are right for a change, the new zone must be shown to be appropriate and logical for the location and consistent with the County's Comprehensive Plan.

II. Staff Analysis:

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was

³ 2002 Washington County, Maryland Comprehensive Plan, Page 243

applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that the neighborhood surrounding the property has changed enough since the governing body's last assessment to require a new evaluation of the established zoning designation.

The applicant of this case has indicated in their justification statement that they believe that a **mistake** was made by the local legislative body to rezone the property in 2012. As noted in the prior section describing the "Change or Mistake" Rule, the Washington County's Zoning Ordinance requires data to be presented to the local legislative body on factors such as population change, present and future traffic patterns, the availability of public facilities, the relationship of the proposed change to the Comprehensive Plan and its compatibility with existing and proposed development in order to determine how the area subject to rezoning has evolved since the comprehensive rezoning.

1. Evidence for Mistake in the Current Zoning

In order to demonstrate that a mistake was made by the regulatory body in applying the existing zoning classification to the parcel, the applicant must establish that an error occurred as a result of factors such as:

- 1. A failure to take into account projects or trends probable of fruition;
- 2. Decisions based on erroneous information;
- 3. Facts that later prove to be incorrect;
- 4. Events that have occurred since the current zoning; or
- 5. Ignoring facts in evidence at the time of zoning application.

The last Comprehensive Rezoning in Washington County was completed in 2012, affecting the Urban Growth Area (UGA) that surrounds the City of Hagerstown and the towns of Williamsport and Funkstown. The Rezoning affected approximately 17,000 parcels and 38,000 acres of land.⁴ Information such as population projections, growth trends, transportation and infrastructure data, and the recommendations of the Comprehensive Plan were considered as a part of this effort. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of each parcel affected by the Comprehensive Rezoning. Landowners were also given the opportunity to appeal the rezoning of their property at that time if they felt aggrieved by the Board's decision.

⁴ Washington County Ordinance No. ORD-2012-08

The applicant contends that the Board of County Commissioners (BOCC) erred in their decision during the 2012 UGA Comprehensive Rezoning to rezone the lots in question to RM. The applicant claims that factors such as the following were not fully considered by the Board in their 2012 decision:

• The inconsistent application of the HI-1 zoning classification to properties located on Virginia Avenue between I-81 Exit 2 and Hoffman Drive with the repeal of the HI-2 zoning classification in 2012.

Elaborating on the above assertion, the applicant contends that Hoffman Drive forms a logical diving line in land use intensity for properties in this area that should've guided the zoning decisions made in 2012. West of Hoffman Drive, the applicant contends that there is a higher land use intensity, more commercial in nature, influenced by anchor developments such as the AC&T, Homewood and the Brookmeade Apartments. To the east of Hoffman Drive, they assert the pattern is more clearly for lower intensity residential land uses, such as the Van Lear and Tammany subdivisions.

i. Recent Zoning History

These properties were rezoned to the present **RT** designation in conjunction with the Comprehensive Rezoning of the Urban Growth Area in 2012 (RZ-10-005).







The HI-2 zoning district was intended to serve as a transitional zone between HI-1 zones and nearby residential areas. Typically, HI-1 areas were designated on lands closest to interstate highway interchanges, with HI-2 zones then buffering adjacent lands in the vicinity of the interchanges. HI-1 allowed commercial and industrial uses. Permitted uses were pulled from the BL, BG, PB, and IR Districts.

HI-2 allowed low intensity business and industrial uses as well, but also residential development at varying densities. Permitted uses were pulled from the BT, RM, PUD, IT, RR, RS and RU Districts. The HI-2 zoning district was eliminated during the 2012 UGA Rezoning, while the HI-1 zoning district was later eliminated with the rezoning of the County's Town Growth Areas, beginning in 2013.

This left only the current standalone HI zoning district which now had a solely commercial/industrial focus which no longer permitted residential development of any kind. Residential properties that were formerly permitted within HI-2 zoning districts were reassigned to other existing residential zoning classifications such as the RT zoning which is currently applied to the subject properties.

> Discussion

No documentation exists which definitively illuminates why the subject properties were not also given the HI-1 zoning classification when the HI-2 zoning classification was repealed in 2012. Property records from the State of Maryland Department of Assessments and Taxation, however, indicate that the current dividing line between HI and RT zoned properties likely was largely due to the ownership at that time.

Fast Gas Company owned the two properties east of the AC&T (16508 & 16510 Virginia Avenue) at the time of the UGA Rezoning in 2012. They did not own the other four properties along Virginia Avenue leading to Hoffman Drive (16512, 16514, 16516 & 16518 Virginia Avenue). Fast Gas Company requested the HI-1 Zoning classification for the properties that they owned at the time of the 2012 UGA Rezoning. The properties they did not own were given the RT zoning classification, in the absence of any property owner requests for a different classification. These decisions therefore caused existing residential properties to become legally non-conforming with their new HI zoning classification only in cases where property owners specifically requested that process occur.

The only exception to the above description of events is for parcel 766, located north of the AC&T on Brookmeade Circle. Fast Gas Company did own that property in 2012, but it was rezoned to RT instead of HI, unlike the other Fast Gas Company properties. No records exist indicating a property owner request for HI on that property in 2012.

III. Conclusion:

The applicant has claimed that a mistake was made to rezone these properties from HI-2 to RT in 2012 because of the selective application of the HI-1 to similarly situated adjacent properties. The burden of the applicant in a "Mistake" case is to provide evidence that the Board:

- 1. Failed to take into account projects or trends probable of fruition,
- 2. Made decisions based on erroneous information,
- 3. Used facts that later prove to be incorrect,
- 4. Couldn't have foreseen Events that have occurred since the current zoning, or
- 5. Ignored facts in evidence at the time of zoning application.

Regarding the charge of mistake, it has been demonstrated that the selective reassignment of properties along this stretch of Virginia Avenue from HI-2 to both the RT and HI-1 zoning classifications in 2012 was likely due to the ownership at that time. In the

absence of property owner requests, most properties leading up to Hoffman Drive were given RT zoning classifications because Virginia Avenue is still almost entirely residential along this particular stretch of roadway until reaching the AC&T station. And while it is certainly true that land use intensity increases as one approaches the interchange, it is only recently that more properties on the north side of Virginia Avenue in this area have transitioned away from stable ownership of single-family homes by individual property owners. Single family homes did exist in 2012, and continue to exist presently, both east and west of Hoffman Drive. This makes it difficult to characterize the decisions made in 2012 to reassign some properties HI/HI-1 and others to RT as being a mistake.

At the same time, current circumstances with property ownership have also changed. The three properties subject to this rezoning are now all owned by the applicant and are no longer being actively used for residential purposes. The draft Land Use Plan Map for the Comprehensive Plan update recommends that these properties become commercial largely because of the change in ownership. These facts, plus their immediate proximity to the I-81 Exit 2 interchange advance a certain logic to now applying the HI zoning classification, given present conditions.

Whether or not extending HI zoning further into the nearby residential neighborhoods could have cascading effects spurring the residential to commercial transition which has already occurred elsewhere on Virginia Avenue over time is unknown. The pre-2012 HI-2 zoning classification for these properties does provide prior precedent for allowing commercial and light industrial uses in these locations. A mixing of commercial and residential land uses is likely the logical future for lands along many of the major radial transportation routes, such as U.S. 11, that bisect the UGA from their point of origin in Hagerstown.

Staff also wishes to advise that decision makers carefully consider the wide range of land uses permitted under the HI zoning requested by the applicant for their compatibility with the neighborhood that surrounds this site. The land use desired by the current property owner may not remain the same over time under the flexibility offered by HI zoning.

Respectfully Submitted,

In Can

Travis Allen Senior Planner

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING June 2, 2025

The Washington County Planning Commission held its regular monthly meeting on Monday, June 2, 2025 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

The Vice-Chairman called meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Vice-Chairman, Denny Reeder, Jay Miller, Terrie Shank, BJ Goetz, 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 and Scott Stotelmyer, Planners; and Debra Eckard, Office Manager.

NEW BUSINESS

<u>MINUTES</u>

Motion and Vote: Mr. Miller made a motion to approve the minutes of the May 5, 2025 Planning Commission meeting as presented. The motion was seconded by Mr. Reeder and unanimously approved with Mr. Goetz abstaining from the vote.

Mr. Semler announced that the Black Rock PUD Remand was being removed from the agenda because staff is waiting on legal advice from the County Attorney's office.

PRELIMINARY CONSULTATIONS

Chaberton Solar Hearthstone LLC [PC-25-002]

Ms. Wagner-Grillo presented a preliminary consultation for a proposed 2-megawatt community solar energy generating station (SEGS) on 37.15 acres to be located at 16615 Lappans Road. The property is currently zoned A(R) – Agricultural Rural. A preliminary consultation was held on April 10, 2025 with the reviewing agencies and developer. Currently, the proposed use is a Special Exception use in the AR zoning district which would require a public hearing with the Board of Zoning Appeals. After July 1, 2025, the County will be required to accept SEGS as a permitted use in any location in accordance with State legislation that was recently adopted; a site plan will be required.

Ms. Baker further explained that the Maryland General Assembly passed legislation this year that preempts counties with regard to siting of SEGS. According to the new law, any SEGS that will produce 1-megawatt or greater of electricity must be permitted as a principal permitted use in all zoning districts.

Discussion and Comments: Mr. Semler asked how high the solar panels would be situated off the ground and if farming or grazing could be accommodated under them. A representative from Chaberton stated there is significant bedrock on the site which currently prohibits farming. No farming or grazing is proposed under the solar arrays.

No action required.

ORDINANCE MODIFICATIONS

Carol L. Gregory [OM-25-004]

Mr. Stotelmyer presented an ordinance modification to allow the creation of two lots with panhandle entrances more than 400-feet in length. The property is located at 7660 Fairplay Road and is currently zoned A(R) – Agricultural Rural. The property owner wishes to subdivide the property for her two daughters. The two panhandle lots would be created from the second point of access. The panhandles will be 25-feet wide and 426-feet and 825-feet in length respectively.

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

St. James School – Turner Athletic Center [SP-23-016]

Mr. Stotelmyer presented a revised site plan for the Turner Athletic Center at St. James School located at 17525 Kellett Drive. The property is currently zoned A(R) – Agricultural Rural. There is one access point to the site from Kellett Drive. Required parking is 81 spaces; 92 spaces will be provided. Water will be provided by an on-site spring; sewer will be provided by Washington County.¹ Hours of operation will be 8 am to 10 pm. Lighting will be building mounted and pole mounted. No new signage is proposed. This project is exempt from Forest Conservation Ordinance requirements. All agency approvals have been received.

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

(¹ Staff stated at the meeting that sewer was provided by Washington County. This is incorrect. The school is served by a private community package treatment plant that is monitored and maintained by Maryland Department of the Environment.)

Fed Ex #219 Hagerstown [SP-24-026]

Mr. Stotelmyer presented a site plan for proposed security upgrades including the installation of an automated overhead trust gate, security fencing, site lighting and new pavement on an existing gravel lot located along Halfway Boulevard. There will be no water or sewer service to the property. Hours of operation will be 24 hours per day, 7 days per week. There will be pole mounted lighting on the site. Forest Conservation requirements were addressed on a previous project. All agency approvals have been received.

Motion and Vote: Mr. Miller made a motion to approve the site plan as presented. The motion was seconded by Ms. Shank and unanimously approved.

Cedar Springs Business Park Lots 1 and 2 [PSP-24-001]

Mr. Stotelmyer presented a preliminary plat/site plan for the Cedar Springs Business Park Lots 1 and 2 located at 12000 Greencastle Pike. The property is currently zoned HI – Highway Interchange. The developer is proposing two mixed-use buildings of 27,000 sq. ft. and 45,000 sq. ft. respectively. There will be one access point from Greencastle Pike. Required parking is 136 spaces; 215 parking spaces will be provided. Water will be provided by the City of Hagerstown and sewer will be provided by Washington County. Hours of operation will be 8 am to 5 pm, Monday thru Friday. Lighting will be pole mounted and building mounted. No signage is proposed. Forest Conservation requirements were addressed on a previous project. Approval is pending from the Washington County Health Department, Washington County Dept. of Water Quality, Washington County Engineering Department and Washington County Land Development.

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

<u>Sheetz #184 – Huyetts [SP-25-001]</u>

Ms. Wagner-Grillo presented a site plan for the proposed redevelopment of the Sheetz convenience store located at 12404 Lager Drive. The property is currently zoned BL – Business Local. The developer is proposing to replace the existing Sheetz with a 6,139 sq. ft. convenience store, removing the car wash, adding a drive-thru, and upgrading the signage and canopy. Existing parking is 59 spaces; parking required is 31 spaces; 48 spaces will be provided. Forest conservation requirements were previously addressed through a payment-in-lieu. The existing storm water management area is a bio-retention area. Water will be provided by the City of Hagerstown; sewer will be provided by the County. All agency approvals have been received.

Motion and Vote: Mr. Goetz made a motion to approve the site plan as presented. The motion was seconded by Ms. Shank and unanimously approved.

Bowman Lightner Phase 4 [SP-25-002]

Ms. Wagner-Grillo presented a site plan for a proposed addition to a gravel trailer storage lot located at 15935 Spielman Road. The property is 63.38 acres in size and is currently zoned HI – Highway Interchange. The developer is proposing a gravel overflow parking lot for box truck trailers only; this is not for overflow truck parking. The hours of operation will be 7 am to 6 pm. There will be no employees on site. No lighting or signage is proposed. Forest conservation requirements will be met

by on-site retention. The existing storm water management area will be expanded. All agency approvals have been received.

Motion and Vote: Mr. Miller made a motion to approve the site plan as presented. The motion was seconded by Ms. Shank and unanimously approved.

17165 Black Stallion Lane – Heritage Manor [SP-25-003]

Ms. Wagner-Grillo presented a site plan for a proposed 45 bed assisted living facility located at 17165 Black Stallion Lane. The property is 2.37 acres in size and is currently zoned A(R) – Agricultural Rural with the RB – Rural Business overlay. The previous use of this property was a nursing home. There will be 15 employees, 4 staff members per shift. The hours of operation will be 24 hours per day, 7 days per week. Parking required is 19 spaces; 19 spaces will be provided. The existing structure has a private well and septic system. The existing signage will be updated. Additional building mounted lights are being proposed and a photometric plan has been approved. This project is exempt from Forest Conservation requirements. All agency approvals have been received.

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

Hard Rock Excavation [SP-24-033]

Ms. Wagner-Grillo presented a site plan for a proposed excavating contractor business with office on 3.78 acres located at 17028 Broadfording Road. The property is currently zoned A(R) – Agricultural Rural. The Board of Zoning Appeals granted a waiver for density and setbacks to allow for two homes on the property and a special exception was granted for a contractor's equipment and storage yard with office spaces for the excavation business. Hours of operation will be 7 am to 5 pm. There will be eight employees. There is no proposed lighting; there is existing signage. Water will be provided by the City of Hagerstown and a private septic system for sewage. Storm water management will be provided on-site. The developer is proposing to meet forest conservation requirements using the payment-in-lieu of planting option. All agency approvals have been met with the exception of Forest Conservation.

Motion and Vote: Mr. Miller made a motion to approve the site plan contingent upon approval of the Forest Conservation payment-in-lieu. The motion was seconded by Mr. Reeder and unanimously approved.

Fulton Properties, Inc. [SP-24-023]

Ms. Wagner-Grillo presented a site plan for a proposed gravel tractor trailer storage lot on 43.72 acres located at 14557 Industry Drive. The property is currently zoned PI – Planned Industrial. No additional employees are proposed. There is no additional lighting or signage proposed. Hours of operation will be 8 am to 5 pm. Forest Conservation requirements will be met using on-site plantings and a landscaped buffer along the rear of the property to screen adjacent residential uses. Storm water management will be met on-site using submerged gravel wetland. Approvals are pending from the Soil Conservation District and Land Development.

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

FOREST CONSERVATION

Overdale Estates, Phase 2, Lot 1 [S-25-005]

Mr. Allen presented a request to use the payment-in-lieu of planting option to satisfy all forest mitigation for a one lot subdivision located at 12612 Jefferson Boulevard. The property is currently zoned AR – Agricultural Rural. There is a 2.6 acre planting requirement resulting from the subdivision of 13.01 acres. The applicant wants to retain the remaining lands to use for agricultural purposes. Staff recommends that at least a portion of the planting requirement be accomplished on-site in accordance with the intent of the Forest Conservation Ordinance. There is ample space to accommodate on-site mitigation providing benefits to the site as well as the neighborhood. Mr. Allen suggested that a landscaping strip could be planted to buffer the residential lots adjoining the property as well as the salvage yard. Mr. Allen reminded members there is more than \$400,000 in the PIL account which is becoming increasingly more difficult to spend in the time allotted by the Ordinance. Landowners are not always willing to place forest easements on their properties even though they are being paid for it. By placing at least a portion of the forest on-site, it would reduce the amount of the PIL payment going into the PIL account.

Discussion and Comments: Mr. Gordon Poffenberger of Fox & Associates, Inc. was present to represent the property owner. He reiterated the owner's wish to use the payment-in-lieu of planting option and to keep the remaining lands as pasture.

Mr. Miller expressed his opinion that the Commission should listen to Staff's recommendation and believes that a compromise should be reached with the property owner. Mr. Goetz expressed his opinion that this is not a commercial or warehouse use and it is wrong to take away the farmland to plant trees because we are losing farmland to warehouses and solar array projects. Mr. Allen noted that most of the warehouse projects have accomplished at least part, if not all, mitigation on-site. He also explained that agriculture is given special consideration in the Ordinance in relation to agricultural structures and land uses. This case is different because there will be a residential component on the property which triggers the need for mitigation. Commissioner Wagner expressed his opinion that requiring mitigation on site (2.6 acres) would not be a significant hardship on a property that is 30 acres in size. He agrees that a compromise with the property owner would be beneficial. Mr. Semler reviewed the topography and soils of the property and believes a buffer would be a good compromise.

Motion and Vote: Ms. Shank made a motion to approve the request with afforestation in the form of a 35-foot buffer along the property boundary with the salvage yard and the remainder of the mitigation to be eligible for the payment-in-lieu of planting. The motion was seconded by Mr. Reeder and approved with four votes in favor and one vote opposed.

OTHER BUSINESS

Trinity Nursing Academy

Mr. Allen presented a request to change the permitted land use in an existing Rural Business zoning district from a former HVAC repair shop to a Maryland licensed training school for nursing students. The property is located at 20142 National Pike. Mr. Allen explained that when an RB zone is approved, it is approved for a specific land use. The Planning Commission is charged with determining if the new proposed use constitutes a significant change in the intensity of the use of the property. If the proposed use is deemed a significant change in scale and intensity, a public hearing would be required.

Mr. Talabi of the Trinity Nursing Academy stated that the structure is currently vacant. The Academy is proposing renovations to accommodate the nursing school with approximately 16 students and 8 staff members on-site. An increase of approximately 10-feet is proposed to accommodate 2 classrooms and a few offices; however, there will be no significant increase to the building footprint at this time.

Ms. Baker explained that the use was established for an office-type setting and is now being proposed for an educational use. The Planning Commission must consider if the change would be significant enough in scale and intensity to warrant public input or is the change reasonable and will not change the intensity of the former use of the property.

Mr. Goetz questioned that if the type of educational facility would change in the future, could that change the intensity of the use. Mr. Allen stated that each change in use in the RB zoning district is reviewed on a case-by-case basis by the Zoning Administrator and would be brought back to the Planning Commission for its consideration if there was a question about the intensity of the newly proposed use.

Motion and Vote: Mr. Goetz made a motion to approve the request based on information presented by the applicant and staff that the intensity and scale of the proposed use is not a significant change. The motion was seconded by Mr. Reeder and unanimously approved.

Annual Report

Ms. Kinzer presented the Washington County Annual Report for 2024 which is a requirement from Maryland Dept. of Planning. She highlighted several points of interest contained within the document. There were 182 new permits issued in 2024; 66% development inside the PFAs and 34% outside the PFAs. The Board of County Commissioners approved six rezoning cases: four map amendments and two text amendments. There were three annexations by the City of Hagerstown. Four sewer and water service amendments were approved throughout the County to bring properties into compliance with County Health Department regulations. Through December 31, 2024, the County preserved over 41,000 acres of land. The total acres encumbered in 2024 was 1,975.1 for a total value of over \$8 million. Units approved on existing lots were 10. Total minor subdivisions were 16; five in the PFA areas and 11 in the rural areas. There were 46 major subdivision lots which included one in the rural area and the student housing (apartments) for the new school at Meritus. Total units in major subdivisions were 397 in PFAs and 36 outside the PFAs; which is 92% inside the

PFAs and 8% outside the PFAs. The total number of lots in the PFA was 410 lots and 54 lots in the rural area. This equates to 88% development in the PFAs and 12% in the rural area. There were 23 commercial site plans in 2024: 17 in the PFAs and 6 in the rural area.

Motion and Vote: Mr. Reeder made a motion to approve the 2024 Annual Report as presented and to forward the Report to the Maryland Dept. of Planning. The motion was seconded by Mr. Goetz and unanimously approved.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of April including six site plans.

Determination of CIP consistency with adopted Comprehensive Plan

Ms. Baker presented the summary of projects included in the County's Capital Improvements Program, which is a 10-year program. The Planning Commission is tasked with determining if proposed projects in FY 2026 are consistent with the goals and objectives of the County's adopted 2002 Comprehensive Plan.

Consensus: The Planning Commission reached a consensus that the approved CIP is consistent with the County's adopted 2002 Comprehensive Plan. (Commissioner Wagner abstained)

ADJOURNMENT

Mr. Reeder made a motion to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Miller and so ordered by the Vice-Chairman.

UPCOMING MEETINGS

1. July 7, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

Jeff Semler, Vice-Chairman



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ORDINANCE MODIFICATION STAFF REPORT

BASE INFORMATION			
SITE NAME	Corwell Lot 1		
NUMBER	OM-25-006		
OWNER	CORWELL KEITH G & CORWELL N	/IELISSA M	
LOCATION	11954 BIG SPRING Road		
	Clear Spring, MD 21722		
DESCRIPTION	Create a 3.43 acre lot for an Imm	nediate Family Member lea	ving 13.13 acres in
	Modification is to reduce the 50'	side vard setback when adi	iacent to an Δσιικe
	to 15'.	side yard setsdek when du	
ZONING	Agricultural, Rural		
COMP PLAN LU	Agriculture		
PARCEL	04013913		
PLANNING SECTOR	5		
ELECTION DISTRICT	04		
ТҮРЕ			
GROSS ACRES	16.56		
DWELLING UNITS			
TOTAL LOTS	1		
DENSITY	N/L Units Per Acre		
PLANNER	Misty Wagner-Grillo		
ENGINEER	FREDERICK SEIBERT & ASSOCIAT	ES	
RECEIVED:	June 3, 2025		
	SITE ENGINEERING		
HYDROGR	APHY, SENSITIVE & ENVIRONMEN	ITAL INFORMATION	
FLOOD ZONE	No		
WETLANDS	No		
WATERSHED	Potomac River WA Cnty		
ENDANGERED SPECIES	None		
HISTORIC INVENTORY	No Resources Present		
EASEMENTS PRESENT	Exempt		
	SCHOOL INFORMATION		
Staff Comments:	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Clear Spring	Clear Spring	Clear Spring
PUPICYIELD			
CURRENT ENROLLMENT			
ΜΑΧΙΜUΜ CAPACITY			
	PUBLIC FACILITIES INFORMAT	TION	

Clear Spring Clear Spring

FIRE DISTRICT	:
AMBULANCE DISTRICT	



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

WATER & SEWER INFORMATION

METHOD	:
SERVICE AREA	:
PRIORITY	.:
NEW HYDRANTS	.:
GALLONS PER DAY SEWAGE.	:
PLANT INFO	.:

WATER Well/Cistern Well 7-No Planned Service-Well SEWER

Septic Tank Septic 7-No Planned Service-Septic

None



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WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

PRELIMINARY PLAT STAFF REPORT

BASE INFORMATION		
SITE NAME:	The Village at Valentia Ridge Lots 1-150 Preliminary Plat	
NUMBER	PP-23-001	
OWNER:	ROULETTE RICHARD E TRUSTEE L & E TRUST	
LOCATION	North side of Poffenberger Rd and east of MD Rt 65	
DESCRIPTION:	Proposed 150 lot subdivision; semi-detached units	
ZONING	HI; RU Refer to Map	
COMP PLAN LU	Low Density Residential	
PARCEL	10059356	
PLANNING SECTOR	1	
ELECTION DISTRICT	10	
ТҮРЕ		
GROSS ACRES	46.22	
DWELLING UNITS		
TOTAL LOTS		
DENSITY	0 Units Per Acre	
PLANNER	Scott A Stotelmyer	
ENGINEER	APEX LAND SOLUTIONS LLC	
RECEIVED:	February 1, 2023	

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION		
FLOOD ZONE	Yes	
WETLANDS	Yes	
WATERSHED	Antietam Creek	
ENDANGERED SPECIES	None	
HISTORIC INVENTORY	No Resources Present	
EASEMENTS PRESENT	None	
	SITE DESIGN	
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
Not Appen Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements	_	Net Fest Treels
Deuling Crease Total Discussed	Decline Conserve Dev Dwelling Unit	NOT FAST TRACK
Parking Spaces - Total Planned	Parking Spaces - Per Dweiling Unit	
Parking Spaces - Minimum Required	Recreational Parking Provided	
	SCHOOL INFORMATION	

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	1404		
MAXIMUM CAPACITY	1240		
	PUBLIC FACILITIES INFO	RMATION	
FIRE DISTRICT	FUNKSTOWN		
AMBULANCE DISTRICT	HAGERSTOWN		
	WATER & SEWER INFO	RMATION	
	WATER		SEWER
METHOD:	City		County
SERVICE AREA:	City		County
PRIORITY	5-Long Term Planned	Service	1-Existing Service
NEW HYDRANTS			
GALLONS PER DAY SEWAGE:			
PLANT INFO			Conococheague

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF SEWER AND/OR WATER SERVICE. SEWER AND/OR WATER SERVICE AVAILABILITY IS SUBJECT TO CONFORMANCE WITH ALL RULES, POLICIES AND REGULATIONS ESTABLISHED BY THE COUNTY AND IN EFFECT AT THE TIME APPLICATION FOR SERVICE IS MADE AND/OR THE AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS' FACILITIES THAT MAY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO (2) YEARS.

SIGNATURE

DATE

AGENCY AND UTILITY CONTACTS WASHINGTON COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION (240)313-2400 WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY (240) 313-2600

(240) 313-2600 WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (301) 797-6821 ANTIETAM CABLE (301) 797-5000

VERIZON POTOMAC EDISON COLUMBIA GAS (301) 797-6821 (301) 797-5000 (301) 790-7135 (301) 582-5210 (800) 440-6111

THIS PLAN/PLAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT FOR THE SYSTEM THAT SERVES THIS PROJECT. ALLOCATION GRANTED FOR CONSTRUCTION SHOWN ON THIS PLAN/ PLAT SHALL BE IN ACCORDANCE WITH THE CAPACITY MANAGEMENT PLAN DEVELOPED FOR THIS SYSTEM BASED ON A AVAILABILITY OF ALLOCATION REMAINING IN THE FACILITY.

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

GENERAL NOTES

- 1. ZONING IS 'RU' RESIDENTIAL URBAN DISTRICT MINIMUM BUILDING SETBACK LINES: (M.B.S.L.) FRONT = 25'; SIDE = 10'; REAR = 40' MINIMUM LOT WDTH AT FRONT M.B.S.L. IS 70'. MINIMUM LOT AREA IS 10,000 SQ. FT.
- 2. CONTOURS ARE FROM AERIAL PHOTOGRAMMETRY AND FIELD SURVEY BASED ON CITY OF HAGERSTOWN CONTROL POINTS NETWORK HORIZONTAL DATUM NAD 27 AND VERTICAL DATUM NAVD 88. PHOTOGRAMMETRY BY KEDDAL AERIAL MAPPING FLOWN IN NOVEMBER 2002. FIELD SURVEY BY DAVIS, RENN & ASSOC. WAS DONE IN JANUARY 2002.
- 3. THERE IS A 100 YEAR FLOOD PLAIN ON SUBJECT PROPERTY PER WASHINGTON COUNTY, MARYLAND FLOOD INSURANCE RATE MAP PANEL NO. 24043C0302D, AND 24043C0305D DATED AUGUST 15, 2017 (ZONES A AND AE WITH BASE FLOOD ELEVATIONS.
- 4. WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY PER THE U.S. DEPARTMENT OF THE NATIONAL WETLAND INVENTORY MAPPING, THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY:
- R2UBH RIVERINE OPEN WATER, LOWER PERENNIAL, UNCONSLIDATED BOTTOM, PERMANENTLY FLOODED.
- 5. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL THE UTILITIES AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 THE CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND ALL UTILITY COMPANIES ONE (1) WEEK BEFORE START OF CONSTRUCTION --
- 'MISS UTILITY' -- 1-800-257-7777 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER, APEX LAND SOLUTIONS, INC. OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING PRIOR TO BEGINNING WORK.
- 9. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- 10. ALL STORM DRAINAGE AND ROADWAY CONSTRUCTION SHALL BE THE LATEST STANDARDS AND SPECIFICATIONS OF WASHINGTON COUNTY, MARYLAND.
- 11. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 12. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS.
- 13. THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION FOR EXISTING FACILITIES SHOWN HEREON.
- 14. ALL CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- 15. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- 16. THERE ARE NO STREET LIGHTS PLANNED AT THIS TIME.
- 17. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN.
- ALL LOTS ADJACENT TO POFFENBERGER ROAD WILL ACCESS FROM INTERNAL STREETS.
 THERE ARE NO KNOWN SINKHOLES, ROCK OUT-CROPINGS, WATER COURSES, TREE GROVES, SWAMPS, OTHER NATURAL FEATURES, HISTORIC AREAS OR GRAVEYARDS WITHIN THE DISTURBED AREA OF THIS SITE, EXCEPT AS SHOWN HEREON.
- 20. UNLESS OTHERWISE STATED, ALL PROPERTY CORNERS ARE 5/8" REBARS WITH CAP (TO BE SET).
- 21. ANY AND ALL BUILDING IMPROVEMENTS (DECKS, PORCHES, BAY WINDOWS, BUMP-OUTS, FIREPLACES, SUNROOMS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.)
- 22. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24 (A) OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE.
- 23. AN ACCESSORY STRUCTURE SHALL NOT BE PLACED ON ANY LOT UNTIL THE PRINCIPAL PERMITTED STRUCTURE HAS BEEN CONSTRUCTED.24. NO ON STREET OR PUBLIC PARKING FACILITIES ARE PROVIDED. ALL PARKING FACILITIES
- SHALL BE LOCATED WITHIN GARAGES AND DRIVEWAYS ON THE PROPOSED LOTS. 25. NOT SHOWN: UTILITY AND DRAINAGE EASEMENTS OF 10' ALONG THE FRONT AND 8'
- ALONG THE SIDES AND REAR OF EACH LOT ARE HEREBY DEDICATED. AN 15' IS ADDED ALONG THE FRONT OF LOTS 67, 110 AND 111.
- 26. TOTAL ACREAGE OF THE UPSTREAM WATERSHED WHICH DIRECTLY AFFECTS THIS SUBDIVISION IS 365 ACRES +/-.

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WASHING

SITE

<u>DISTURBED AREA QUANTITY</u>

THE TOTAL AREA TO BE DISTURBED AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 47.39 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 110,980 CUBIC YARDS** OF EXCAVATION AND APPROXIMATELY 110,980 CUBIC YARDS** OF FILL CONTRACTOR OF FILL CONTRACTOR OF THE CONTRACT OF THE

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

ESD STORMWATER SUMMARY

ESDv REQUIRED	109.367 FT ³
ROOFTOP DISCONNECT ESD _v CREDIT	30,657 FT ³
BIORETENTION AREA ESD, CREDIT	40,313 FT ³
GRASS SWALE ESD, CREDIT	1,625 FT ³
TOTAL ESD, PROVIDED	72,595 FT ³

REMAINING REQUIREMENTS MET BY PROVIDED EXTENDED DETENTION FACILITIES w/ WATER QUALITY FOREBAYS & MICROPOOLS

NOTE: IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

NOTE: 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 OF ENTRANCE PERMIT.

NOTE:

THE SOIL AND EROSION CONTROL MEASURES DEPICTED ON THESE PLANS ARE FOR CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE ONLY. SEDIMENT CONTROL PLANS FOR HOUSE CONSTRUCTION AS REQUIRED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SHAL BE DEVELOPED AND APPROVED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PRIOR TO BEGINNI HOUSE CONSTRUCTION.

	REVISIONS	
DESCRI	PTION	BY
REVISED PER PLANNING D	EPARTMENT COMMENTS	M.E.R.
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DEVELOPMENT I	PLANS	c
AND	UTILITY NOTIFICATION	THE STREAM I TO THE REQU ORDINANCE A
	THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION TO THE EXISTENCE OR NON EXISTENCE OF ANY UTILITIES AT TI CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWIN ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE	AS OR IMPROVE N HE ESTABLISH AN IGS GROUND COVE PRACTICES RE
PKELIMINAKY PLA	RESPONSIBILITY OF THE LAND WORKERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXIS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT UTILITY BE CONTACTED AT 1-800-257-7777.	STS CONSERVATION STS CONSTRUCTION MISS THOSE DESIGN APPROVED BY ACCORDANCE
FOR		POLICIES. NO BUFFER NOR BUFFER.
CONSTRU	CTION. IN	IC.
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E - LOTS'	1 - 150	THE PROPERTY OWNE
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	4. LO	A UTILITY PERMIT WILL CATED WITHIN THE CO
JTON COUNTY, M	IARYLAND	A COMPLETE SET OF RMIT MUST BE ONSITE OTHER REPRESENTATI
	6. Di:	PLEASE BE ADVISED 1 STURBANCE OF ONE (1 TENT TO COMPLY WITH
1105+27 Q 2 ATTRIDE 39 36 10 N LATTRIDE 39 36 43 N	SHEET INDEX 1. COVER SHEET 2. ENVIOLING CONDUCTIONS	SCHARGES ASSOCIATED QUIRED UNDER THE C ID CODE OF MARYLANE
LONGITUDE 77 43 31 W ELEVATION 512.64 ELEVATION 487.19	2. EXISTING CONDITIONS NO 3. INDEX SHEET MC 4. PRELIMINARY PLAT	DI IS TO BE SUBMITTED DE PRIOR TO COMMENC STURBING ACTIVITY THA
	5. PRELIMINARY PLAT 6. COMPOSITE UTILITY AND S.E. & S.C. PLAN	SCHARGES ASSOCIATED
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	11. GRADING AND S.E. & S.C. PLAN 12. GRADING AND S.E. & S.C. PLAN 13. PLAN AND PROFILE - FIERY SIDING WAY 9.	THE STORMWATER MA SPECTION TIME TABLES.
	14.PLAN AND PROFILE - FIERY SIDING WAYWA15.PLAN AND PROFILE - DELANEY DRIVEDE5.PLAN AND PROFILE - DELANEY DRIVEDE	ASHINGTON COUNTY, A NINTENANCE AND ACCES VELOPER PRIOR TO IS NE CONSTRUCTION BER
	16. PLAN AND PROFILE - MANOR HOUSE TRAIL 17. STORM DRAIN PROFILES	
	18. STORM DRAIN DETAILS 18A. STORM DRAIN DETAILS 19. ROADWAY DETAILS THE SE	EWER PORTION OF T
RUSE WILL	101NONDWAY DETAILSLOTS 119A. ROADWAY DETAILSPUMP20. WATER DETAILSARE NO00. PH	17-144 PHASE 2 LO STATION AND LOTS OT APPROVED AND S
	21. SANITARY SEWER DETAILS01 FH21A. SANITARY SEWER DETAILS67-74DEPAR	ASE 3 WHICH WILL 1 , 103-110, 111-116 TMENT OF WATER QU
$\frac{\text{VICINITY MAP}}{\text{SCALE: 1"} = 2000'}$	22. SOIL EROSION AND SEDIMENT CONTROL DETAILS 22A. SOIL EROSION AND SEDIMENT CONTROL DETAILS	CON
LATITUDE 39.596904 LONGITUDE -77.717997	23. SOIL EROSION AD SEDIMENT CONTROL DETAILS 24. STORMWATER MANAGAEMENT GENERAL NOTES / DETAILS 25. S.E. & S.C. / STORMWATER DETAILS - POND 1	ESD TYPE
PREPARED FOR:	26. S.E. & S.C. / STORMWATER DETAILS - POND 2 27. STORMWATER STRUCTURE SOIL BORING LOGS	
OWNER/DEVELOPER POTOMAC CONSTRUCTION, INC.	27A. STORMWATER STRUCTURE SOIL BORING LOGS 28. BIO-RETENTION PONDS A & B DETAILS	BIORETENTION
13126 PENNSYLVANIA AVENUE HAGERSTOWN, MARYLAND 21742 ATTN: JEFF WARREN	29. PUMPING STATION - SITE PLAN AND DETAILS 30. PUMPING STATION SPECIFICATIONS 304. PUMPING STATION SPECIFICATIONS	NONROOFTOP DISCONNECT
PHONE: 301-791-9311	30B. PUMPING STATION SPECIFICATIONS 31. PUMPING STATION ELECTRIC	DISCONNECT
NOTES: 1. APPROVAL OF THIS PLAN, PP-23-001, SHALL REPLACE	32. PUMPING STATION DETAILS 33. FOREST CONSERVATION PLAN	TYPE
L THE PRELIMINARY PLAT FOR THIS PROJECT ORIGINALLY APPROVED UNDER S-04-61.	34. FOREST CONSERVATION PLAN 35. ENTRANCE AND PAVEMENT MARKING PLAN 36. LANDSCAPING PLAN - PLOPETENTIONS A AND P	EXTENDED DETENTION
2. RELER TO SHEETS TO-12 TOR BENCHWARK ECONTORS.	37. LANDSCAPING PLAN - SWM PONDS 1 AND 2 38. PHASING PLAN	EXTENDED DETENTION
	TY NOTIFICATION PROFESSIONAL	CERTIFICATION
AFFROVED DATE Apex Land Sense .R. 03-01-2023 Image: Control of the second been identified and asbuilt determined and asbuilt	iolutions, LLC cannot guarantee the existence or e of any utilities at the construction side. Shown istruction drawings are those utilities which have ad by above ground indicators and available utility rawings. It is the responsibility of the owners or	documents were oved by me. and
operators and exist or dama contacted at:	d contractors to assure themselves that no hazards age will occur to utilities. It is suggested that 811 be Phone No. 1-800-248-1786 Phone	ensed Professional aws of the State of and.
Call before you dig.	E COS/ONAL ENGINEERIE Michael E. Renn	License No. 26556 Expiration Date 7/25/25

DIAL 811 or 800-248-1786

SENSITIVE AREA NOTICE UTILITY NOTIFICATION BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT REMENTS OF THE WASHINGTON COUNTY SUBDIVISION "THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION RTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES WATER QUALITY, THE PROPERTY OWNER IS REQUIRED T AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION D THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. AER IN ACCORDANCE WITH URBAN BEST MANAGEMENT RECOMMENDED BY THE WASHINGTON COUNTY SOIL IN DISTRICT. NO PERMANENT STRUCTURES OR T IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD Exists or damage will occur to utilities. It is suggested ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777. ED TO IMPROVE WATER QUALITY OR FLOW AS THE WASHINGTON COUNTY PLANNING COMMISSION (WITH ALL APPLICABLE REGULATIONS, LAWS, AND SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE OWNER/DEVELOPERS CERTIFICATION - WASHINGTON COUNTY "I/WE HEREBY CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL; BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFIATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. N 5.29.25 JEFF WARREN SIGNATURE DATE PRINTED NAME ENGINEER/ARCHITECT DESIGN CERTIFICATION HINGTON COUNTY I HEREBY CERTIFY THAT THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, NDARD NOTES AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. S PROJECT SHALL BE THE FULL RESPONSIBILITY N/ AN 20, 2025 26556 DRAINAGE AND UTILITIES EASEMENT ALONG ALL AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT DISTURBED AREA QUANTITY EAR LOT LINES HEREBY RESERVES UNLESS THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <u>47.39</u> ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY EON (LOTS 67, 110 AND 111). REEMENT AND PERFORMANCE SECURITY WILL BE OVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY 110.980 CU. YDS. OF EXCAVATION AND APPROXIMATELY 110.980 CU. YDS. OF FILL (INCLUDING TOPSOIL) E REGULATED UNDER A UTILITY PERMIT OR (FOR S.C.S. USE ONLY) BE REQUIRED FOR ANY PROPOSED UTILITY WORK INTY RIGHT-OF-WAY. OFFER FOR DEDICATION THE WATER SYSTEM IMPROVEMENTS SHOWN HEREIN FOR THIS PROJECT ARE HEREBY APPROVED PLANS AND A COPY OF THE GRADING OFFERED TO THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT AS A AND AVAAILABLE FOR USE BY THE INSPECTOR, CONTRIBUTION-IN-AID-OF-CONSTRUCTION. UNLESS PREVIOUSLY AGREED UPON IN VE OF WASHINGTON COUNTY. WRITING, ALL WATER SYSTEM PIPE AND APPURTENANCES ON THE UPSTREAM SIDE OF THE METER DISCHARGE SHALL BECOME THE PROPERTY OF THE CITY OF HAGERSTOWN 'HAT ANY PROJECT WHICH CREATES A WATER & SEWER DEPARTMENT UPON SUCCESSFUL TESTING OF THE COMPONENTS IN I) ACRE OR MORE WILL REQUIRE A "NOTICE OF ACCORDANCE WITH CURRENT POLICIES AND STANDARDS. IT IS UNDERSTOOD THAT ALL THE GENERAL PERMIT FOR STORM WATER MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER SUCCESSFUL TESTING. IT IS FURTHER UNDERSTOOD THAT THE OWNER/DEVELOPER WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS IS RESPONSIBLE FOR ADJUSTING THE HEIGHT OF ANY COMPONENTS SUCH AS METER LEAN WATER ACT AS STATED IN 40 CFR 122.26 TILES, INCLUDING THE METER SETTINGS, AND VALVE BOXES AFFECTED BY GRADE REGULATIONS COMAR 26.08.04.09A AND IS CHANGES OR PLACEMENT OF FINAL STREET SURFACING. YLAND DEPARTMENT OF ENVIRONMENT (MDE). THE WITH THE APPROPRIATE FEES DIRECTLY TO THE EMENT OF CONSTRUCTION ACTIVITY. NO LAND C-29.15 JEFF WARREN T REQUIRES A GRADING PERMIT FROM WASHINGTON INTIL THE GENERAL PERMIT FOR STORM WATER DATE SIGNATURE PRINTED NAME WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN JCTURES (FENCES, SHEDS, PLAY EQUIPMENT, SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE N OR DESCRIBED ON THE FINAL PLAT OF WASHINGTON COUNTY SOIL CONSEERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL TOR MUST CONTACT THE CERTIFYING ENGINEER AND DAYS PRIOR TO THE START OF CONSTRUCTION **VPROVED BY** NAGEMENT SYSTEM TO SCHEDULE AND COORDINATE DATE: TH THE STORMWATER MANAGEMENT ORDINANCE OF (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) PERFORMANCE SECURITY AND EXECUTED SS AGREEMENT SHALL BE REQUIRED FROM THE SUANCE OF ANY BUILDING OR GRADING PERMIT THESE PLANS. WASHINGTON COUNTY DIVISION OF ENGINEERING APPROVED BY HIS PROJECT IS ONLY APPROVED FOR PHASE DATE: _ OTS 75-102 AND PHASE 3 LOTS 45-73. THE 1-44, 67-74, 103-110, 111-116 AND 145-150 SHALL NT BE CONSTRUCTED. SEWER CONSTRUCTION NCLUDE THE PUMP STATION AND LOTS 1-44. AND 145-150 MUST BE RESUBMITTED TO THE THE AGE RESTRICTION FOR THIS DEVELOPMENT UALITY AT A LATER DATE FOR APPROVAL. IS 55 YEARS AND OLDER. ESD PRACTICES SUMMARY TABLE ISTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION: NEW PRACTICES (CHAPTER 5 - NON STRUCTURAL & STRUCTURAL DA TO IMPERVIOUS NO. WQv **ESDv** STRUCTURE DDRESSED DA TO STRUCTURE (AC) (AC-FT) (AC) (AC-FT) (IN) 0.22 9.17 3.2 N/A 1.83 BENCHMARKS BM NO. NORTHING ELEVATION EASTING 7.46 2.61 8 0.71 1.83 N/A 702957.6208 1109427.0105 495.74 0.52 0.124 703177.1200 1110592.4999 463.93 N/A 2.43 N/A 0.60 3 703177.2165 1111093.2287 455.00 8.26 8.26 0.141 0.20 N/A N/A N-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES MPERVIOUS DA TO NO. WQv **ESDv** STRUCTURE DA TO DDRESSED STRUCTURE (AC) (AC) (AC-FT) | (AC-FT)(IN) 7.95 21.00 0.58 N/A N/A 43.00 13.16 1.04 2 N/A N/A PP-23-001 COVER SHEET M. RENN Drawn: FOR Checked: M. RENN THE VILLAGE AT VALENTIA RIDGE MAY 02, 2022 Date:

LOTS 1-150 PROPERTY MAP No. 57 BLOCK No.'s 11, 12, 17 & 18 PARCEL No. 162 ELECTION DISTRICT No. 10 TAX ACCOUNT NUMBER 059356 WASHINGTON COUNTY, MARYLAND

STRICT No. 10 059356 ARYLAND Sheet: 22-007

1inch = 100 feet

1 of 38

Project No. :

Hagerstown, MD 21740

info.apexlandsolutions@gmail

τø	SQ. FT.	ACRES±
77	7,500	0.1799
<u>.</u>	17.500	0.1722
78	7,300	0.1722
80	7.500	0.1722
81	7,500	0.1722
82	7,808	0.1793
83	17.500	<u>0.1722</u>
54. 52	<u> 7,500</u>	<u>0.1722</u>
00 87	<u> -∕-???</u>	<u>V.1/44</u>
80 RR	10714	<u>~~~~~~~</u>
80	7.629	0.1751
80	7,500	0.1722
91	7,500	0.1722
92	7,500	0.1722
<u>93</u>	<u> 7,500</u>	0.1722
94. Xæ	17320	
80 88	10,1VI 17 800	
89 87	1488	<u>→ 11722</u>
ŏá –	17.300	<u> 0.1727</u>
ŠŠ –	17.500	0.1722
100	7,500	0.1722
101	7,500	0.1722
102	7,500	0.1722
103	17,500	0.1722
104	<u>17,500</u>	<u>0.1722</u>
	<u> </u>	
<u>107</u>	HXX -	 ~~~~~
ičá	17.500	0.1722
ĬŎŎ	17.500	0.1722
110	13,389	0.3074
111	19,882	0.2269
112	7,500	0.1722
113	17,500	
112	10,21/	
<u>iiž</u>	10.308	0.2137
118	19,308	<u>0.2i37</u>
119	7,588	0.1737
120	7,500	0.1722
121	17,500	0.1722
122	17.500	<u>0.1722</u>
123		
1 <u>4</u> 4 198		<u></u>
128	HXX	- 81/55 -
127	17.500	0.1722
128	17,500	0.1722
129	7,500	0.1722
130	1 7,500	0.1722
131	17,500	0.1722
132	10,290	<u> </u>
133	<u> </u>	<u>- <u>v.1722</u></u>
	 4 % ~ -	<u> </u>
išš	17.800	<u> </u>
i <u>37</u>	17.500	0.1722
138	7.500	0.1722
139	7,500	0.1722
140	1 7,500	0.1722
141	17,500	0.1722
142	17,500	0.1722
143	17.000	<u> </u>
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	10,000 18,820	
127	17.500	<u> <u>7</u></u>
İÅŚ	17.500	0.1722
149	7,500	0.1722
150	110.991	0.2523

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CURVE	LENGIH	RADIUS	DELTA	TANGENT	CH. BRG.	CHORD	CORVE	LENGTH	RADIUS	DELTA	TANGENT	<u>CH. BRG.</u>	CHORD
C1	82.66	275.00	<u>17'13'20"</u>	41.42	N02'08'56"W	82.35	C39	50.07	275.00	10°25'55°	24.68	\$73°50'40"E	50.00
C2	707.48	450.00	90°04°46"	450.35	N51"30'07"E	838.84	C40	9.12	275.00	01"53"58"	3.69	<u>_\$87"40'43"E</u>	9.12
<u>C3</u>	115.66	223.00	29°27'06°	58.76	N81'48'57"E	114.39	C41	39.19	25.00	<u>89'48'51"</u>	24.78	N68"21'50"E	35.30
C4	221.65	275.00	4870°52"	117.03	S89'49'10°E	215.70	C42	39.35	25.00	<u>90'11'09</u> °	25.05	<u>N21"38'10"W</u>	35.41
C5	150.50	250.00	34°29'32°	77.13	S06701'30°W	148.24	C43	65.21	250.00	14'56'42"	31.95	S15°47°55"W	65.03
CS	180.60	300.00	<u>34°29'32</u> "	92.56	N0501'30"E	177.89	C44	78.30	250.00	<u>17"29'09"</u>	38.01	<u>\$00"25'00"W</u>	76.00
C7	181.35	225.00	4670'52°	95.75	N89*49'10"W	176.48	C45	9.00	250.00	0203'42"	4.44	<u>\$1071'25°E</u>	9.00
C8	108.91	275.00	<u>22°41'32"</u>	54.48	S78°28'10°W	108.20	C46	1.81	300.00	00'20'46"	0.54	N11'02'53°W	1.81
C9	9.27	175.00	0302'09"	4.61	S08703'34"W	9.27	C47	50.06	300.00	09'33'37"	24.49	N06'05'41"W	50.00
C10	43.71	125.00	2002'00"	22.08	S00'26'21"E	43.48	C48	50.08	300.00	09°33'37°	24.49	NO327'58"E	50.00
C11	61.19	175.00	20°02'00"	30.89	N00'26'21"W	60.88	C49	47.55	300.00	09*04'53*	23.73	N12'47'11"E	47.50
C12	6.62	125.00	0302'09"	3.30	N08'03'34"E	6.62	C50	31.12	300.00	05"56'38"	14.58	N2017'57"E	31.11
C13	608.28	400.00	8707 47	380.08	S50'01'38°W	551.34	C51	72.01	225.00	18°20'12°	36.04	N75'53'50°W	71.70
C14	67.63	225.00	1773'20"	33.89	S02'08'58"E	67.38	C52	109.34	225.00	27'50'40"	55.07	S81'00'44"W	108.27
C15	8.56	275.00	01°47°04°	3.53	N09'52'03"W	8.57	C53	24.99	125.00	11"27"22"	12.34	S03'50'58"W	24.95
C18	50.67	275.00	10"33"28"	24.88	N03°41'47"W	50.60	C54	18.71	125.00	08"34'38"	9.12	S0610'2"E	18.70
C17	23.42	275.00	04°52'47"	10.88	N04°01'20"E	23.41	C55	25.89	175.00	08"28'34"	12.67	N0873'04"W	25.87
C18	25.15	450.00	0372'06"	12.28	N0803'47"E	25.14	C56	35.30	175.00	11:33'25"	17.36	N03'47'56"E	35.24
C19	48.58	450.00	0870'59"	24.00	N12"45'19"E	48.54	C57	107.16	400.00	15 20'57"	53.39	S85'55'03°W	108.84
C20	50.03	450.00	08°22'10°	24.45	N19°01'54"E	50.00	C58	113.74	400.00	167 7'30 "	58.83	\$70'05'49"W	113.35
C21	50.18	450.00	08°23'21"	24.50	N25°24'39°E	50.16	C59	65.07	400.00	091915	32.15	\$571727°W	65.00
C22	50.03	450.00	06°22'10°	24.45	N31°47°25°E	50.00	C80	65.07	400.00	091915"	32.15	\$47*58'12"W	65.00
C23	50.18	450.00	08°23'21°	24.50	N3810'11"E	50.16	C61	85.07	400.00	091915"	32.15	S38'38'57"W	65.00
C24	50.03	450.00	06°22°10"	24.45	N44°32'57°E	50.00	C82	65.07	400.00	0919'15"	32.15	S2919'42°W	65.00
C25	50.18	450.00	06°23'21°	24.50	N50°35'42"E	50.18	C83	85.07	400.00	0919'15"	32.15	\$20'00'27"W	65.00
C26	76.12	450.00	09°41'32"	37.05	N58"58'09"E	78.03	C84	62.03	400.00	08"53"05"	29.83	S10'54'17"W	61.97
C27	58.96	450.00	07'30'24"	28.72	N67"34'07"E	58.92	C85	95.49	3495.00	01"33"55"	40.73	N80'01'48"E	95.48
C28	31.65	450.00	04°01'47"	15.77	N7320'13"E	31.64	C86	173.87	437.00	22°47°49°	86.83	S88'35'28"E	172.73
C29	50.03	450.00	08°22'10"	24.48	N78'32'12°E	50.00	C87	180.38	1153.00	08'57'49"	86.44	S72'09'17"E	180.19
C30	50.03	450.00	08°22'10°	24.45	N84"54'22"E	50.00	20000000000000000000000000000000000000		annonadantikokkaanadanti		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		***************************************
C31	50.03	450.00	0822'10"	24.45	S88°43'28"E	50.00							
C32	16.35	450.00	0204'53°	8.03	S84'29'57"E	16.35							
C33	60.27	225.00	15'20'52"	30.03	N88'52'04"E	60.09							
C34	55.39	225.00	14'06'14"	27.75	N74'08'31"E	55.25	а. С						
C35	11.42	275.00	02°22'43°	5.34	N6816'46"E	11.42							
C38	50.49	275.00	10"31'10"	24.81	N74°43'43°E	50.42							
C37	50.07	275.00	10'25'55"	24.68	N8512'15"E	50.00							
C38	50.49	275.00	10'31'10"	24.81	S84'19'12"E	50.42							
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REMAINING LANDS OF RICHARD E. ROULETTE

N 1831 42 YA 834

P/O PARCEL 162	65.4281 ACRES
TOTAL AREA OF LOTS	27.1408 ACRES
TOTAL DEDICATED ROW	1.9632 ACRES
PUMPING STATION NO. 1	0.1089 ACRES
OPEN SPACE NO. 1	3.1901 ACRES
OPEN SPACE NO. 2	5.1950 ACRES
SWM #1	2.3273 ACRES
SWM #2	2.7317 ACRES
TOTAL AREA OF ROADS	5.5124 ACRES
FOREST CONSERVATION AREA	8.0600 ACRES
REMAINING OPEN SPACE AND FLOODPLAIN	9.1987 ACRES

MINIMUM LOT SIZE MINIMUM LOT WIDTH TOTAL NUMBER OF LOTS ESD STORMWATER SUMMARY

	109,367 FT°
ROOFTOP DISCONNECT ESD _v CREDIT	30,657 FT ³
BIORETENTION AREA ESD, CREDIT	40,313 FT ³
GRASS SWALE ESD _V CREDIT	1,625 FT ³
TOTAL ESD _v PROVIDED	72,595 FT ³

REMAINING REQUIREMENTS MET BY PROVIDED EXTENDED DETENTION FACILITIES w/ WATER QUALITY **FOREBAYS & MICROPOOLS**

min

SURVEYOR'S STATEMENT

7,500.00 S.F.

50.00'

150

I HEREBY CERTIFY, THAT THE PLAN SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RICHARD E. ROULETTE TO RICHARD E. ROULETTE, AS TRUSTEE OF THE RICHARD E. ROULETTE REVOCABLE TRUST UNDER A REVOCABLE TRUST AGREEMENT DATED JUNE 6, 2018, BY DEED DATED JUNE 6, 2018, AND RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY MARYLAND IN LIBER 5885, FOLIO 428 AND PART OF THE LANDS COVEYED BY MARY HELEN FLOWERS, TO L & E TRUST, BY DEED DATED AUGUST 27, 2008 NID RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 3542, FOLIO 276, AND THAT REBARS W/CAPS HAVE BEEN PLACED AS AS INDICATED HEREON. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

MICHAEL E. RENN PROFESSIONAL SURVEYOR MD. REG. NO. 21318

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Know what's **below**.

Call before you dig.

DIAL 811 or 800-248-1786

UTILITY NOTIFICATION Apex Land Solutions, LLC cannot guarantee the existence or

on-existance of any utilities at the construction side. Shown on these construction drawings are those utilities which have been identified by above ground indicators and available utilit and asbuilt drawings. It is the responsibility of the owners or operators and contractors to assure themselves that no hazards exist or damage will occur to utilities. It is suggested that 811 I contacted at: Phone No. 1-800-248-1786

MIIE.60

PROFESSIONAL CERTIFICATION

I 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.

hael E. Renn License No. 26556 Expiration Date 7/25/25

	LINE TABLE	*****	LINE TABLE			
LINE	BEARING	LENGTH	UNE	BEARING	LENGTH	
L1	N 79"14'24" E	26.00'	L40	N 09'34'39" E	32.59'	
L2	N 3474'24" E	35.36'	L41	S 06'32'30" W	15.81'	
L3	S 10°45'36° E	31.02'	L42	S 06'27'44" W	3.04'	
L4	N 8327'30" W	46.98'	i.43	N 09'52'03" W	13.24'	
L5	S 23"27"25" W	10.08'	L44	S 04'01'20" W	36.19'	
LŐ	S 66'43'44" E	20.00*	L45	S 06'27'44" W	26.44'	
L7	S 66"43'44" E	20.00'	L46	S 88°04'05" E	33.28'	
L8	S 23"27"25" W	9.92'	L47	N 70'49'33° E	34.70'	
L9	S 66'43'44" E	11.43'	L48	N 67'40'43" W	14.09'	
L10	N 66"16'16" E	35.36'	L49	N 2316'16" E	11.06'	
L11	S 55°44'47° E	35.64'	L50	S 15'47'55" W	26.01	
L12	S 33'24'37" W	35.58	L51	S 00°25'00" E	30.75'	
L13	N 21°43'44" W	35.36'	L52	S 00'25'00" W	0.35'	
L14	S 66'43'44° E	54.22	L53	S 06'05'41" E	0.09'	
L15	N 49"27'52" E	36.61'	L54	N 2316'16" E	16.67	
L16	S 102721° E	23.91'	L55	S 06'32'30" W	28.13'	
L17	<u>S 55'27'21" E</u>	35.11'	<u>L56</u>	N 09°34'39" E	29.85'	
L18	N 34"32'39" E	35.36'	L57	N 09'34'39" E	14.81'	
L19	<u>S 10°27'21° E</u>	23.56'	L58	N 09°34'39" E	<u>31.93'</u>	
<u>L20</u>	N 39°03'56° W	34.98	L59	S 06'32'30" W	15.15'	
<u>L21</u>	<u>S 10°45'36" E</u>	31.02'	<u> </u>	<u>S 571727" W</u>	42.25'	
<u>L22</u>	<u>S 55°45'36° E</u>	35,36'	<u>L61</u>	S 47'58'12" W	42.25'	
<u>L23</u>	<u>S 06°27°44" W</u>	26.60*	1.62	<u>S 38'38'57° W</u>	42.25'	
<u>124</u>	<u>S 08°27'44° W</u>	26.44	<u>1.63</u>	<u>S 2919'42" W</u>	42.25'	
<u>L25</u>	N 2671'05" W	<u>79.39°</u>	<u> </u>	<u>S 20'00'27" W</u>	42.25'	
<u>L28</u>	N 63"48'55" E	<u>58.79'</u>	L65	<u>S 10'54'17" W</u>	40.28'	
<u>L27</u>	<u>N 2671'05" W</u>	83.25	<u>L66</u>	<u>S 06°27'44" W</u>	3.04'	
<u>L28</u>	N 8327'30" W	33.66'	<u>L67</u>	<u>S 83"32'16" E</u>	10.00'	
<u>L29</u>	N 83°27'30° W	13.32'	<u>L68</u>	N 08°27'44" E	22.73°	
<u>L30</u>	N 67'05'24" E	16.35'	L69	S 78'46'44" W	49.77	
131	N 67°05'24" E	38.58'	L70	<u>S 68°58'24" E</u>	30.62'	
<u>L32</u>	<u>S 66°43'44" E</u>	40.88'	L71	N 06'32'38" E	18.60'	
<u>133</u>	N 231616" E	11.06'	L72	<u>S 68'58'24" E</u>	34.66'	
<u>L34</u>	N 2376'16" E	<u>16.67'</u>	L73	N 78'46'44" E	49.81'	
L <u>35</u>	N 67'05'24" E	25.52	L74	N 08°05'35" W	<u>8.10°</u>	
<u>L38</u>	<u>S 06°32'30" W</u>	19.52	L75	N 78"46'44" E	49.86'	
<u>L37</u>	<u>N 09'34'39" E</u>	21.24'	L76	S 68°57'28" E	35.61'	
<u>L38</u>	N 09"34"39" E	26.17	L77	N 21°01'36" E	12.00'	
L39	<u>N 09°34'39" E</u>	14.81'				

L13 L14 L15

LEGEND

CONCRETE MONUMENT (SET) 5/8" REBAR WITH CAP (SET) UNLESS OTHERWISE NOTED

BUILDING RESTRICTION LINE MINIMUM BUILDING RESTRICTION LINE

(TYP.) TYPICAL PARCEL

B.R.L.

M.B.R.L.

R/W

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RIGHT-OF-WAY

DEDICATED FUTURE ROAD WIDENING

10' WIDE DRAIAGE EASEMENT

FOREST CONSERVATION EASEMENT

GENERAL NOTES

- 1. ZONING IS 'RU' RESIDENTIAL URBAN DISTRIC' MINIMUM BUILDING SETBACK LINES: (M.B.S.L.) FRONT = 25'; SIDE = 10'; REAR = '40' MINIMUM LOT WIDTH AT FRONT M.B.S.L. IS 70'. MINIMUM LOT AREA IS 10,000 SQ. FT.
- 2. CONTOURS ARE FROM AERIAL PHOTOGRAMMETRY AND FIELD SURVEY BASED ON CITY OF HAGERSTOWN CONTROL POINTS NETWORK HORIZONTAL DATUM NAD 27 AND VERTICAL DATUM NAVD 88. PHOTOGRAMMETRY BY KEDDAL AERIAL MAPPING FLOWN IN NOVEMBER 2002. FIELD SURVEY BY DAVIS, RENN & ASSOC. WAS DONE IN JANUARY 2002.
- 3. THERE IS A 100 YEAR FLOOD PLAIN ON SUBJECT PROPERTY PER WASHINGTON COUNTY, MAARYLAND FLOOD INSURANCE RATE MAP PANEL NO. 24043C0302D, PAGE 95 OF 225, DATED AUGUST 15, 2017. (ZONES A AND AE WITH BASE FLOOD ELEVATIONS.
- 4. WETLANDS HAVE BEEN IDENTIFIED ON THE SUBJECT PROPERTY PER THE NATIONAL WETLAND INVENTORY MAPPING, THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY:
 - PFOIA PALUSTRINE FORRESTED, HYPERTHALINE, PERMANANTLY FLOODED.
 - R2UBH RIVERINE OPEN WATER, LOWER PERENNIAL, UNCONSLIDATED BOTTOM, PERMANENTLY FLOODED.
- 5. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL THE UTILITIES AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- 6. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 7. THE CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND ALL UTILITY
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER. APEX LAND SOLUTIONS. INC. OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING PRIOR TO BEGINNING WORK.
- 9. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- 10. ALL STORM DRAINAGE AND ROADWAY CONSTRUCTION SHALL BE THE LATEST STANDARDS AND SPECIFICATIONS OF WASHINGTON COUNTY, MARYLAND.
- 11. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF HAGERSTOWN WATER AND SEVER DEPARTMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 12. ALL SANITARY SEWERS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS.
- 13. THE CITY OF HAGERSTOWN WATER AND SEWER DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION FOR EXISTING FACILITIES SHOWN HEREON.
- 14. ALL CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- 15. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- 16. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS. 17. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN.
- 18. ALL LOTS ADJACENT TO POFFENBERGER ROAD WILL ACCESS FROM INTERNAL STREETS. 19. THERE ARE NO KNOWN SINKHOLES, ROCK OUTCROPINGS, WETLANDS, WATER COURSES,
- TREE GROVES, SWAMPS, OTHER NATURAL FEATURES, HISTORIC AREAS OR GRAVEYARDS WITHIN THE DISTURBED AREA OF THIS SITE, EXCEPT AS SHOWN HEREON. 20. UNLESS OTHERWISE STATED, ALL PROPERTY CORNERS ARE 5/8" REBARS WITH CAP
- (TO BE SET). 21. ANY AND ALL BUILDING IMPROVEMENTS (DECKS, PORCHES, BAY WINDOWS, BUMP-OUTS,
- FIREPLACES, SUNROOMS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.) 22. SUBDIVISION IDENTIFICATION SIGNS SHALL COMPLY WITH SECTION 22.24 (A) OF THE
- WASHINGTON COUNTY SUBDIVISION ORDINANCE. 23. AN ACCESSORY STRUCTURE SHALL NOT BE PLACED ON ANY LOT UNTIL THE PRINCIPAL PERMITTED STRUCTURE HAS BEEN CONSTRUCTED.
- 24. NO ON STREET OR PUBLIC PARKING FACILITIES ARE PROVIDED. ALL PARKING FACILITIES SHALL BE LOCATED WITHIN GARAGES AND DRIVEWAYS ON THE PROPOSED LOTS.
- 25. NOT SHOWN: UTILITY AND DRAINAGE EASEMENTS OF 10' ALONG THE FRONT AND 8' ALONG THE SIDES AND REAR OF EACH LOT ARE HEREBY DEDICATED.
- 26. TOTAL ACREAGE OF THE UPSTREAM WATERSHED WHICH DIRECTLY AFFECTS THIS SUBDIVISION IS 365 ACRES +/-.

GRAPHIC SCALE

- 27. ALL SIDEWALKS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- 28. BIO-RETENTION FACILITIES A& B SHALL BE MAINTAINED BY THE HOA.

- 2. AFTER PLACEMENT OF THE TEMPORARY SIGNAGE AND BEFORE ANY CONSTRUCTION AND PLANTING TAKES PLACE, THE DEVELOPER OF THE SUBDIVISION OR HIS REPRESENTATIVE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH A WASHINGTON COUNTY PLANNING DEPARTMENT REPRESENTATIVE. A 5 DAY ADVANCE NOTICE IS REQUIRED BY THE WASHINGTON COUNTY PLANNING DEPT. SCHEDULE MEETING BY CALLING 240-313-2430.
- SHALL BE REMOVED.
- BY CALLING 240-313-2430.
- 6. FOR A PERIOD OF TWO (2) YEARS FOLLOWING COUNTY INSPECTION AND DETERMINATION THAT THE FOREST HAS BEEN INSTALLED ACCORDING PRACTICES.
- 7. THE PLANTED TREES SHALL BE CARED FOR THROUGH WEEDING AND WATERING, AS NECESSARY, ANY DEAD OR DISEASED SEEDLINGS WILL BE REPLACED TO ENSURE A MINIMUM SURVIVAL RATE OF 75% BY THE END OF THE MAINTENANCE PERIOD.
- SPECIES EMERCING CROWTH.
- 10. THE OWNER SHALL RETAIN A QUALIFIED PROFESSIONAL (QUALIFIED BY FOREST STAND DELINEATIONS AND CONSERVATION PLANS) TO EVALUATE THE FOREST CONSERVATION AFFORESTATION AREAS PLANNING DEPARTMENT REPRESENTATIVE MAY BE PRESENT DURING THE INSPECTION OF THE SITE BY THE QUALIFIED PROFESSIONAL AT THE END OF THE 1ST AND 2ND YEARS, ADDITIONALL, THE PLANNING DEPT. WILL PERFORM ITS OWN INSPECTION AT 1 AND 2 YEAR INTERVALS.

FOREST CONSERVATION SPECIFICATIONS OVERVIEW

THE TOTAL TRACT AREA IS 65.43 ACRES. THE NET TRACT AREA IS 59.99 ACRES; (PLEASE REFER TO THE ATTACHED FOREST CONSERVATION WORKSHEET). THE AFFORESTATION REQUIREMENT IS 7.88 ACRES. 3.93 ACRES WILL RETAINED. THE OWNER/DEVELOPER PROPOSES TO MEET THIS REQUIREMENT THROUGH PLANTING 7.88 ACRES OF DEDICATED OPEN SPACE (FLOODPLAIN AND WETLANDS).

THE AFFORESTATION REQUIREMENT OF 7.88 ACRES SHALL BE MET ON-SITE BY ESTABLISHING THREE AREAS OF FOREST.

AFFORESTATION AREA 'A' (2.09 ACRES) IS LOCATED ALONG THE VESTERN PORTION OF THE SUBJECT PROPERTY AND TO THE REAR OF LOTS 1 THRU 25. AFFORESTATION AREA 'B' (3.25 ACRES) IS LOCATED ADJACENT TO ANTIETAM CREEK ALONG THE NORTHERN PROPERTY LINES OF THE SUBJECT PROPERTY

AND ENTRELY WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN. AFFORESTATION AREA 'C' (2.34 ACRES) IS LOCATED ALONG THE EASTERN PORTION OF THE SUBJECT PROPERTY SURROUNDING STORMWATER

MANAGEMENT POND 2 AND LOCATED IN THE FLOODPLAIN.

RESPONSIBILITY FOR IMPLEMENTATION OF FOREST CONSERVATION PLAN

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION TO IMPLEMENT AND ARIDE BY THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN, WHICH IS SUBJECT TO APPROVAL BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN SHALL CONVEY WITH THE PROPERTY, AS NOTED IN THE LONG TERM FOREST PROTECTION PLAN BELOW. IT SHALL BE SOLELY THE RESPONSEMILITY OF THE DEVELOPER TO INSTALL AND MAINTAIN ALL AFFORESTED AREAS FOR THE DURATION OF THE TWO YEAR MAINTENANCE PERIOD.

TWO YEAR FOREST MANAGEMENT AGREEMENT

THE PROPERTY OWNER SHALL SIGN AND HAVE NOTARIZED AN ADDENDUM TO THIS FOREST CONSERVATION PLAN INDICATING THAT, HE/SHE INDICATES HIS/HER FULL UNDERSTANDING OF THIS PLAN AND AGREES TO ABIDE BY ITS REQUIREMENTS.

PAYMENT OF SURETY FOR AFFORESTATION

PRIOR TO FINAL PLAT APPROVAL, THE OWNER SHALL POST A BOND PAYABLE TO THE WASHINGTON COUNTY PLANNING COMMISSION. THE SURETY SHALL BE IN AN AMOUNT EQUAL TO THE COST OF THE REQUIRED AFFORESTATION, REFORESTATION, AND MAINTENANCE DURING THE 2 YEAR PERIOD COVERED BY THE AGREEMENT, PLUS A 15 PERCENT CONTINGENCY RESERVE.

LONG TERM FOREST PROTECTION PLAN

UPON COMPLETION OF ALL CONSTRUCTION BY THE OWNER, THE BOUNDARIES OF THE NON-BUFFER FOREST CONSERVATION AREA WILL BE MARKED WITH CHEMICALLY TREATED FENCE POSTS AND DURABLE SIGNAGE (SEE DETAIL 3.6.9 THIS SHEET) WITH WORDING TO THE EFFECT THAT THE REA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREAS LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL **XF THE WASHINGTON COUNTY PLANNING DEPARTMENT.** PROPERTY OWNERS ARE ADVISED THAT PENALTIES AND FINES ARE ASSOCIATED WITH VICLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN FOREST CONSERVATION AREAS PROVIDED THAT THERE IS NO FOREST DISTURBANCE OR REMOVAL OF

THE LONG TERM FOREST PROTECTION PLAN OR REFERENCE TO ITS EXISTENCE ON THIS PLAT, SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR THIS PROPERTY AND SUBDIVISIONS

THIS FOREST CONSERVATION PLAN SHOWS THAT NO TREES WITHIN THE FOREST CONSERVATION AREAS ARE TO BE DISTURBED. IF, FOR ANY REASON IN THE FUTURE, FOREST COVER IS PROPOSED TO BE DISTURBED, A REVISED FOREST CONSERVATION PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION AND APPROVED PRIOR TO DISTURBING ANY TREES.

THE FOREST CONSERVATION AREA WILL BE PLACED IN A FOREST CONSERVATION EASEMENT, WHICH SHALL BE RECORDED ON AN 18" X 24" FINAL PLAT OR EASEMENT PLAT FOR THIS PROPERTY.

CONSTRUCTION & PLANTING SCHEDULE

INSTALLATION OF PROTECTIVE FENCING AND SIGNAGE - PRIOR TO any site grading PRE-CONSTRUCTION /PLANTING MEETING WITH PLANNING DEPARTMENT

REPRESENTATIVE - APRIL 2024 SITE GRADING - APRIL-SEPTEMBER 2024 STABILIZE DISTURBED AREAS - OCTOBER 2024

TREE PLANTING - OCTOBER 2024 POST PLANTING INSPECTION BY PLANNING DEPARTMENT REPRESENTATIVE - MAY 2023

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	REVISIONS	
\square	DESCRIPTION	BY
	REVISED PER PLANNING DEPARTMENT COMMENTS	M.E.

SEQUENCE OF CONSTRUCTION

1. THE APPROXIMATE LIMITS OF DISTURBANCE ARE SHOWN ON SHEET 1. PRIOR TO BREAKING GROUND, THE PROPERTY OWNER SHALL ERECT A 4' HIGH GRANGE PLASTIC BARRIER FENCE ALONG THE BOUNDARIES OF THE FOREST CONSERVATION AREAS AND INSTALL AND MAINTAIN TEMPORARY ROTECTIVE SIGNAGE DURING CONSTRUCTION (SEE DETAIL C-4 THIS

3. ANY DISTURBED AREAS WITHIN THE AFFORESTATION AREA SHALL BE CLEARED OF DEERIS & TRASH, GRADED TO FEATHER INTO THE SURROUNDING LAND, AND PLOWED & DISKED PRIOR TO PLANTING. THESE AREAS WILL ALSO BE SEEDED IN ACCORDANCE WITH THE SEDMENT & EROSION CONTROL PLAN FOR THE SITE PRIOR TO PLANTING TREES. EXISTING STANDING DEAD AND FALLEN DEAD TREES

4. THE WASHINGTON COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED WITHIN TEN (10) WORKING DAYS AFTER THE AFFORESTATION AREA HAS BEEN PLANTED. A POST CONSTRUCTION/PLANTING INSPECTION BY THE PLANNING DEPARTMENT MUST BE ARRANGED. SCHEDULE INSPECTION

5. AFTER THE FINAL INSPECTION AND A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE FOREST HAS BEEN PLANTED ACCORDING TO PLAN, A TWO YEAR MAINTENANCE PERIOD WILL COMMENCE.

to the approved forest conservation plan, the owner shall CONTROL WEEDS AND INSECT PESTS AND WATER. AS NECESSARY, TO ENSURE SUCCESSFUL TREE ESTABLISHMENT. THE USE OF HERBICIDES and/or insecticides should be kept to a minimum and shall be IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND GENERALLY ACCEPTED BEST MANAGEMENT

8. INVASIVE SPECIES SHALL BE REMOVED WITHIN THE FOREST EASEMENT AREA IN EACH YEAR OF THE TWO YEAR MAINTENANCE PROGRAM. INVASIVE SPECIES MAY BE REMOVED THROUGH MANUAL METHODS OR CHEMICAL HERBICIDES (SUBJECT TO LEGAL ENVIRONMENTAL RESTRICTIONS). CARE SHALL BE TAKEN NOT TO DAMAGE NATIVE

9. THE REQUIRED AFFORESTATION OR REFORESTATION SHALL BE ACCOMPLISHED WITHIN 1 YEAR OR TWO (2) GROWING SEASONS, WHICHEVER IS A GREATER TIME PERIOD, FOLLOWING FINAL FOREST CONSERVATION PLAN APPROVAL FOR EACH PHASE OF THE PROJECT, AND BEFORE THE COMPLETION OF EACH PHASE OF THE OVERALL DEVELOPMENT.

THE MARYLAND DEPARTMENT OF NATURAL RESOURCES TO PREPARE EVALUATE THE POREST CONSERVATION APPONESTATION AREAS AT THE END OF THE 1ST AND 2ND YEARS AND TO SUBMIT A REPORT TO THE OWNER (WITH A COPY TO THE WASHINGTON COUNTY PLANNING DEPARTMENT) WHICH DESCRIBES THE CONDITION OF THE TREES AND MAKES ANY PERTIMENT RECOMMENDATIONS TO FACILITATE SUCCESSFUL ESTABLISHMENT OF THE FORESTATION AREA. A

PLANTING REQUIREMENTS A. AFFORESTATION AREA A: 2.09 ACRES SHADE TREES (100% OF REQUIREMENT) = 2.09 AC. X 1.00 = 2.09 AC. 2.09 X 350 (1 1/2) GAL. CONTAINERS/AC. = 732 TREES 732 TREES/4 SPECIES = 183 TREES/SPECIES

PLANTING SCHEDULE - AREA A PIN OAK (QUERCUS PALUSTRIS) - 183 TREES RED MAPLE (ACER RUBRUM) - 183 TREES SHAGBARK HICKORY (CARYA OVATA) - 183 TREES WHITE OAK (QUERCUS ALBA) - 183 TREES

B. AFFORESTATION AREA B: 3.25 ACRES SHADE TREES (100% OF REQUIREMENT) = 325 AC. X 1.00 = 3.25 AC. 3.25 X 350 (1 1/2) GAL. CONTAINERS/AC. = 1138 TREES 1136 TREES/4 SPECIES = 265 TREES/SPECIES

PLANTING SCHEDULE - AREA B

PIN OAK (QUERCUS PALUSTRIS) - 285 TREES BLACK WILLOW (SALIX NIGRA) - 285 TREES Shagbark Hickory (Carya Ovata) - 285 trees RED MAPLE (ACER RUBRUM) - 285 TREES

C. AFFORESTATION AREA C: 2.54 ACRES SHADE TREES (100% OF REQUIREMENT) = 2.54 AC. X 1.00 = 2.54 AC. 2.54 X 350 (1 1/2) GAL. CONTAINERS/AC. = 889 TREES 889 TREES/4 SPECIES = 222 TREES/SPECIES

PLANTING SCHEDULE - AREA C

PIN OAK (QUERCUS PALUSTRIS) — 222 TREES RED MAPLE (ACER RUBRUM) — 222 TREES SHAGBARK HICKORY (CARYA OVATA) — 222 TREES WHITE OAK (QUERCUS ALBA) — 222 TREES

G. SUBSTITUTIONS FOR ALL THE ABOVE SPECIES MAY BE MADE PROVIDED THAT THE REPLACEMENT SPECIES ARE SUITED TO SITE CONDITIONS AND APPROVED BY A PROFESSIONAL QUALIFIED TO REVIEW FOREST CONSERVATION PLANS. A SUBSTANTIAL DEGREE OF SPECIES DIVERSITY SHALL BE MAINTAINED.

H. TREES IN GOOD HEALTH AND CONDITION SHALL BE PLANTED ON AN APPROXIMATE SPACING OF 12'X12' AND PER FIGURE D--16 THIS SHEET. HARDWOOD SEEDLINGS SHALL BE $1/4^{\circ} - 1/2^{\circ}$ CALIPER WITH ROOTS 8" OR LONGER. CONFER SEEDLINGS MUST BE $1/8^{\circ} - 1/4^{\circ}$ CALIPER WITH ROOTS 8" OR LONGER AND TOP GROWTH 6" OR MORE.

Fig. 3.6.9 Afforestation Area Protection Signage Fig. C-4 Temporary Conservation Area Signs During Construction For Long-Term Conservation Area Protection 11° MIN. 11" MIN. FOREST FOREST CONSERVATION AREA CONSERVATION AREA AFFORESTATION MACHINERY, DUMPING PROJECT OR STORAGE OF ANY MATERIALS IS PROHIBITED Trees for Your Future Trees Shall Not Be Disturbed MOLATORS ARE SUBJECT T FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991 METAL OR HEAVY DURABLE PAPER -STOCK

SIGNS SHALL REMAIN INDEFINITELY. SIGNS SHALL BE LOCATED AS SHOWN ON SHEET 33 OR A MAXMUM OF 50' O.C.

Forest Conservation Worksheet - Version 2.2

Davis, Renn & Associates, Inc.

Note: Use 0 for all negative numbers that result from

the calculations.

Net Tract Area A.Total Tract Area

B. Deductions (Critical Area, area restricted by local ordinance or program) . Net Tract Area Net Tract Area = Total Tract (A) - Deductions (B) Land Use Category: High Density Residential .

D.Afforestation Threshold (Net Tract Area (C) x E.Conservation Threshold (Net Tract Area [C] x 20%

Existing Forest Cover F.Existing Forest Cover within the Net Tract Area

G.Area of Forest Above Conservation Threshold If the Existing Forest Cover (F) is greater than the Conservation Threshold (E), then

G = F - E; Otherwise G = 0. Breakeven Point H.Breakeven Point (Amount of forest that must be retained so that no mitigation is

required) (1) If the Area of Forest Above the Conservation Threshold (G) is greater than 0. then $H = (0.2 \times \text{the Area of Forest Above Conservation Threshold (G)) + the}$ Conservation Threshold (E),

(2)If the Area of Forest Above the Conservation Threshold (G) is equal to O,

then H = Existing Forest Cover (F). I.Forest Clearing Permitted Without Mitigation I = Existing Forest Cover (F) - Breakeven point (H)

Proposed Forest Clearing J. Total Area of Forest to be Cleared

K. Total Area of Forest to be Retained K = Existing Forest Cover (F) - Forest to be Cleared (J)

Planting Requirements If the Total Area of Forest to be Retained (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0, Q=0

Otherwise, calculate the planting requirement(s) as follows: L. Reforestation for Clearing Above the Conservation Threshold

(1) If the Total Area of Forest to be Retained (K) is greater than the Conservation Threshold (E), then L = the Area of Forest to be Cleared (J) x 0.25: (2) If the Forest to be Retained (K) is less than or equal to the Conservation Threshold(E) then L = Area of Forest Above Conservation Threshold (G) x 0.25 . Reforestation for Clearing Below the Conservation Threshold

(1) If Existing Forest Cover (F) is greater than the Conservation Threshold (E) and the Forest to be Retained (K) is less than or equal to the Conservation Threshold (E), then $M = 2.0 \times (Conservation Threshold (E) - Forest to be Retained (K))$ (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E),

then $M = 2.0 \times Forest$ to be Cleared (J) N. Credit for Retention Above the Conservation Threshold If the area of Forest to be Retained (K) is greater than the Conservation Threshold (E),

then N = K - E; Otherwise N=O Total Reforestation Required P = L + M - N

. Total Afforestation Required If Existing Forest Cover (F) is less than the Afforestation Threshold (D), then Q = Afforestation Threshold (D) - Existing Forest Cover (F) **R.** Total Planting Requirement $\mathbf{R} = \mathbf{P} + \mathbf{Q}$

OWNER - PARCEL 162 RICHARD E. ROULETTE, ET AL 18918 POFFENBERGER ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301) 797-5406

OWNER - REMAINING LANDS POTOMAC CONSTRUCTION C/O JEFF WARREN 860 PENNSYLVANIA AVENUE HAGERSTOWN, MARYLAND 21742 PHONE: (301) 791-9311

ſ		
	DATE	ROVED
	03-01-2023	
Kno		

UTILITY NOTIFICATION

Apex Land Solutions, LLC cannot guarantee the existence or non-existance of any utilities at the construction side. Shown on these construction drawings are those utilities which have been identified by above ground indicators and available utilit and asbuilt drawings. It is the responsibility of the owners or operators and contractors to assure themselves that no hazard exist or damage will occur to utilities. It is suggested that 811 be contacted at: Phone No. 1-800-248-1786

PROFESSIONAL CERTIFICATION

I certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No. 26556 hael E. Renn Expiration Date 07/25/2025

Call before you dig. DIAL 811 or 800-248-1786

PRELIMINART/FINAL FURES	Didwii.
CONSERVÁTION PLAN	Checked:
FOR	Date: M/
HE VILLAGE AT VALENTIA RIDGE	Project No. :
PROPERTY MAP No. 57 GRID 11 BLOCK No.'s 11, 12, 17 & 18 PARCEL No. 162 ELECTION DISTRICT No. 10	Scale: 1ind
ACCOUNT NUMBER 059356 WASHINGTON COUNTY, MARYLAND	Sheet: 34

PP-23-001				
Drawn:	M. RENN			
Checked:	M. RENN			
Date:	MAY 02, 2022			
Project N	o.: 22-007			
Scale:	1inch = 100 feet			
Sheet: 3	4 of 38			

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Reid
NUMBER	SP-24-034
OWNER:	COOL BROOK LANDS INC
LOCATION	20095 LEHMANS MILL Road
	Hagerstown, MD 21742
DESCRIPTION	Proposed 155-foot monopole-style wireless telecommunications facility
ZONING:	Agricultural, Rural
COMP PLAN LU	Agriculture
PARCEL	09001700
PLANNING SECTOR	1
ELECTION DISTRICT	09
ТҮРЕ:	Unspecified Non-Residential
GROSS ACRES	
DWELLING UNITS	
TOTAL LOTS	
DENSITY	N/L Units Per Acre
PLANNER:	Scott A Stotelmyer
ENGINEER	CAMILLE SHABSHAB
RECEIVED	March 27, 2025
	SITE ENGINEERING
HYDROG	RAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE:	Yes
WETLANDS	None
WATERSHED	Antietam Creek

ENDANGERED SPECIES	State Listed	
HISTORIC INVENTORY	1207	
EASEMENTS PRESENT:	None	
	SITE DESIGN	
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
Not Apple Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	_
Parking Spaces - Minimum Required	Recreational Parking Provided	

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	SCHOOL INFORMA	TION	
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Paramount	Northern	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
ΜΑΧΙΜUΜ CAPACITY			
	PUBLIC FACILITIES INFO	RMATION	
FIRE DISTRICT			
AMBULANCE DISTRICT			
	WATER & SEWER INFOR	RMATION	
	WATER		SEWER
METHOD	No Provider		No Provider
SERVICE AREA	No Provider		No Provider
PRIORITY	7-No Planned Servic	e-Well	7-No Planned Service-Septic
NEW HYDRANTS			
GALLONS PER DAY SEWAGE:			
PLANT INFO			None

Verizon

SITE INFORMATION

SCOPE OF WORK: 1. INSTALL EROSION AND SE 2. INSTALL TEMPORARY CON 3. INSTALL TEMPORARY GRA 4. CLEAR AND GRADE SITE 5. INSTALL MONOPOLE FOUN 6. INSTALL GROUNDING, TEL 7. INSTALL VERIZON WIRELE 8. INSTALL ELECTRICAL AND 9. INSTALL FENCE AND SITE 10. INSTALL VERIZON WIRELE	EDIMENT CONTROLS. INSTRUCTION ENTRANCE. AVEL ACCESS ROAD TO COMPOUND. TO FINAL SUBGRADE ELEVATION. INDATION AND MONOPOLE. CO PULL BOXES, UTILITY WIREWAY. SS EQUIPMENT SLAB AND CARRIER EQUIPMENT. D TELEPHONE CONDUIT AND HAND HOLES. IMPROVEMENTS. SS ANTENNAS, CABLES, RRHS AND EQUIPMENT.	*
JURISDICTION:	WASHINGTON COUNTY	
PARCEL:	0011/0022/0013	
PARCEL AREA:	225.2500 A.C.	
PARCEL OWNER:	COOL BROOK LANDS INC	
PREMISES ADDRESS:	20095 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742	
MAILING ADDRESS:	20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742	
TAX ACCOUNT NUMBER:	09-001700	
NEIGHBORHOOD:	N/A	
ZONING:	A (R)	
STRUCTURE TYPE:	RAW LAND - NEW MONOPOLE	
GROUND ELEVATION:	623.0' NAVD	
LATITUDE:	N 39 42' 32.782"	
LONGITUDE:	W 77 [.] 40' 14.495"	
EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS ARE	0 SF A: 4,204 SF	
NOTE: MONOPOLES AND CO STRUCTURAL STANDARDS F	OMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.	
	PROJECT TEAM	
APPLICANT:	MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190 MR. LEN FORKAS (703) 620-2555	
ARCHITECT/ENGINEER:	ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408–0960	

SP-24-034 REID **20095 LEHMANS MILL ROAD** HAGERSTOWN, MD 21742 NEW 155' MONOPOLE

<u>GEN</u>	NERAL NOTES:
1.	ALL GRADING FOR THIS PR
2.	THERE IS A 10'WIDE DRAIN
	EASEMENT ALONG ALL SIDE
3.	A PUBLIC WORKS AGREEME
	RIGHT-OF-WAY THAT ARE
4.	A UTILITY PERMIT WILL BE
5.	A COMPLETE SET OF APPR
	INSPECTOR, OR OTHER REP
6.	NO PERMANENT STRUCTURE
	DRAINAGE EASEMENT EITHE
7.	DEVELOPER/CONTRACTOR N
	CONSTRUCTION OF THE STO
8.	IN CONFORMANCE WITH TH
	EXECUTED MAINTENANCE A
	OR GRADING PERMIT FOR (
פוס	TURBED AREA QUANTITIES
THE	TOTAL AREA TO BE DISTUR
TO	TAL AMOUNT OF EXCAVATION
0F	EXCAVATION AND 1 700 CUE
01	
OW	NER /DEVELOPER CERTIFICATIO

OWNER/DEVELOPER CERTIFIC I/WE HEREBY CERTIFY THAT DONE PURSUANT TO THE PLA TRAINING AT A MARYLAND DE SEDIMENT.

<u>JUNE 8, 2025</u> DATE <u>Matt Per</u> Printed

OWNER/DEVELOPER CERTIFICA BE DONE PURSUANT TO THIS AND THE POLICY ON CONSTRU (S-3).

<u>MAY 21, 2025</u> DATE <u>MATT PEN</u> PRINTED

ENGINEER DESIGN CERTIFICATION I HEREBY CERTIFY THIS PLAN ORDINANCES, COMAR 26.17.01.

<u>JUNE 8, 2025</u> DATE <u>17641</u> REG. NO.

CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.	
– 2018 INTERNATIONAL BUILDING CODE	
– 2018 INTERNATIONAL EXISTING BUILDING CODE	
- 2017 NATIONAL ELECTRICAL CODE	
– 2018 NFPA 101, LIFE SAFETY CODE	
- AMERICAN CONCRETE INSTITUTE	
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION	
– ANSI/TIA-222-H	

PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER. AINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8'WIDE DRAINAGE AND UTILITIES GIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON. MENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT. 38 REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY. PROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION. JRES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM THER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION. R MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING R CONSTRUCTION PER THESE PLANS.	Communication services, inc. 6100 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 PHONE: (202) 408-0960
CURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 0.232 ACRES AND THE ON AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,900 CUBIC YARDS CUBIC YARDS OF FILL. ATION – WASHINGTON COUNTY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE AN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF EPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND NING NAME SIGNATURE TION – WASHINGTON COUNTY LL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WITHIN THE COUNTY RIGHT OF WAY WILL PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY VICTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY	Milestone Towers
NING	MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600 RESTON, VA 20190 MR. MATT PENNING (703) 620–2555 SP-24-034 REID 20095 LEHMANS MILL ROAD HAGERSTOWN, MD 21742 ZONING: AGRICULTURAL (RURAL)
SHEET INDEX	TAX MAP: 0011 GRID: 0022 PARCEL: 0013 ELECTION DISTRICT: 09-000
ROVAL NDITIONS PLAN D EROSION AND SEDIMENT CONTROL PLAN NCE AND ACCESS ROAD PLAN D SEDIMENT CONTROL NOTES D SEDIMENT CONTROL DETAILS AND SOILS MAP	APPROVED BY: DATE: SEAL: For the state of Maryland, License No. 17641, Expiration Date: 12/27/2025
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	PROJECT NO: 1050.437 DESIGNER: C.S. ENGINEER: M.A. THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE 0 1/2 1 GRAPHIC SCALE IN INCHES SHEET TITLE: TITLE SHEET
CALL UTILITIES NOTIFICATION MISS UTILITY 811 3 WORKING DAYS PRIOR TO DIGGING	SHEET NUMBER: T-1

ZONING HEARING WAS HELD ON OCTOBER 30, 2024.

BEFORE THE BOARD OF APPEALS FOR WASHINGTON COUNTY, MARYLAND MILESTONE TOWER LIMITED Partnership * Appeal No.: AP2024-039 Appellant * * OPINION Milestone Tower Limited Partnership (hereinafter "Appellant") requests a special exception for a proposed monopole-style commercial communications facility at the subject property. The subject property is located at 20026 Lehmans Mill Road, Hagerstown, Maryland and is zoned Agricultural, Rural. The Board held a public hearing in this matter on October 30, 2024. Appellant was represented by Jonathan Yates, Esq. at the hearing. This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required. Findings of Fact Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact: 1. Cool Brook Lands, Inc. is the owner of the subject property located 20026 Lehmans Mill Road, Hagerstown, Maryland. The subject property is zoned Agricultural, 2. Appellant is the contract lessee for a portion of the subject property to be used as a commercial communications facility. 3. The subject property consists of approximately 225 acres which has been owned in the same family since 1865. 1

4. Appellant proposes to construct a 155-foot monopole-style commercial communications tower with a 2-foot lightning rod on top. The facility will consist of the monopole and an accessory building. 5. Appellant expects construction to take approximately sixty (60) days. The facility will be accessed eight (8) to ten (10) times per year for maintenance and repairs as necessary. 6. The facility will be accessed by a 10-foot gravel driveway extending from Lehmans Mill Road and completely contained within the subject property.

7. There are no commercial communication towers within two (2) miles of the subject property. There is a significant gap in communications service within the area to be served by the proposed facility. There are no other towers located sufficiently to meet the existing communication needs.

8. The closest residence is approximately 1,633 feet from the proposed location of the commercial communications facility on the subject property. 9. Appellant has agreed to install an air navigation light on the monopole as requested by the Hagerstown Regional Airport. 10. Jacob Horst testified in opposition to this appeal and raised concerns There

was opposition presented to this appeal by several witnesses. Rationale

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Zoning Ordinance for Washington County, Maryland. A special exception is defined as "a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood." Article 28A. In addition, Section 25.6 sets forth the limitations, guides, and standards in exercise of the board's duties and provides:

2

of nearby homes. The Board finds that the proposed use is an appropriate use of land and/or structure. The Board recognizes there may be other appropriate uses for the property, but the proposed use is permitted by special exception. There is an inherent

the proposed use would have any effect on property values or the peace and enjoyment

appropriateness to such use as deemed by the Board of County Commissioners, subject to review of the criteria to evaluate the impact on surrounding properties. Notwithstanding the analysis pursuant to Schultz v. Pritts and the related appellate opinions, there are no judicial decisions directly affecting the subject property. The proposed project is consistent with the orderly growth of the community.

There is no evidence that it will create dangerous traffic or other safety concerns within the surrounding area. Although, there were questions about EMF and radiation output, Appellant presented testimony that the emissions were lower and less risk than using a cellular phone. The proposed use has adequate buffering from adjacent property owners and does not require any variances for setback requirements. Thus, the proposed project can be completed and still maintain the other requirements of the Ordinance. The Board finds that the proposed use is consistent with the purpose and vision of the Ordinance. The nearest school is Paramount Elementary which is approximately three (3) miles away and will not be affected by this project. Although there are a number of churches in the general surrounding area, the proposed facility does not create additional traffic to the area or impact access to gatherings or events that may be held at locations in the surrounding area.

Having considered the testimony and evidence presented and having further considered the criteria set forth in the Ordinance, the Board finds that the proposed use at the subject property will have no greater "adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." Schultz v. Pritts, 291 Md. 1, 15 (1981). For all these reasons, we conclude that

4

granted. Accordingly, the request for a special exception f commercial communications facility at the subject prope vote of 5 to 0. The special exception is granted subject to use is consistent with the testimony and evidence preser the Board. BOARD OF By: Tracie Date Issued: November 27, 2024	or a proposed monopole-style rty is hereby GRANTED, by a the standard condition that the ted during the hearing before APPEALS
Accordingly, the request for a special exception f commercial communications facility at the subject prope vote of 5 to 0. The special exception is granted subject to use is consistent with the testimony and evidence preser the Board. BOARD OF By: Tracie Date Issued: November 27, 2024	or a proposed monopole-style rty is hereby GRANTED, by a the standard condition that the ted during the hearing before APPEALS
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use is consistent with the testimony and evidence preser the Board. BOARD OF By: Tracie Date Issued: November 27, 2024	nted during the hearing before
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BOARD OF By: Tracie Date Issued: November 27, 2024	Appeals
By: Tracie Date Issued: November 27, 2024	
Date Issued: November 27, 2024	Felker, Chair
Notice of Appeal Fights Any party aggrieved by a final order of the Authority in a contested case. w In form, is entitled to file a petition for judicial review of that order to the Circuit Co days of the date of the order.	nether such decision is affirmative or negative urt for Washington County within thirty (30)

Communication services, inc 6100 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 PHONE: (202) 408-0960	
WILESTONE TOWERS LIMITED PARTNERSH D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600 RESTON, VA 20190 MR. MATT PENNING (703) 620-2555	IIP V
SP-24-034 REID 20095 LEHMANS MILL ROAD HAGERSTOWN, MD 21742 ZONING: AGRICULTURAL (RURAL) TAX MAP: 0011 GRID: 0022 PARCEL: 00 ELECTION DISTRICT: 09-000	13
WASHINGTON COUNTY DIVISION OF ENGINEERING APPROVED BY: DATE:	
SEAL:	orepared r under
DATE DESCRIPTION	REV.
11–12–2024 SITE PLAN REVIEW	Α
03–25–2025 SITE PLAN REVIEW 05–21–2025 SITE PLAN REVIEW	B C
06-08-2025 WCSCD COMMENTS	D
06-19-2025 COUNTY COMMENTS	E
PROJECT NO: 1050.437	
DESIGNER: M.A.	
THESE DRAWINGS ARE FORMATTED	
graphic scale in inches SHEET TITIF:	
ZONING APPROVAL	
SHEET NUMBER:	
R-1	

PENNSYLVANIA	
WATCHAND	LINE TYPES BOUNDARY LINE - SUBJECT PARCE UNSURVEYED LINE - BOUNDARY O EASEMENT BOUNDARY RIGHT OF WAY BOUNDARY EDGE OF ASPHALT EDGE OF GRAVEL CURB FENCE LINE - CHAIN - x - x - x - x - x - x - x OVERHEAD UTILITY LINE OHUL OHUL
SCALE: 1" = 1,500' TRUE NORTH	
<section-header> SITE NAME: REID SITE NAME: REID SITE SAME ADDIDARY SURVEY AND IS NOT TO BE USED FOR THE REARSFER OF PROPERTY. THE SUBJECT PARCEL INFORMATION: OWNER: COLL BROKES LAWDS IN USED TO THE SUBJECT PARCEL AREAS TO THE SUBJECT PARCEL INFORMATION: AREAS TO THE COLLEGE ADDIDARY SURVEY AND 21742. COUNTY: WASHINGT COLLITY. COUNTY: WASHINGT COLLITY. THE ACCORDE DREPERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS ALL SUBJECT PARCEL TO THE SUBJECT PARCEL ARE AS FOLLOWS ALL SUBJECT PARCEL TO THE SUBJECT PARCEL ARE AS FOLLOWS ALL SUBJECT PARCEL TO THE SUBJECT PARCEL ARE AS FOLLOWS ALL SUBJECT PARCEL TO THE SUBJECT PARCEL ARE AS FOLLOWS AREA TO ADD BS AND NAVD 88, AND THE BEARNO BASE THE DATIVIS ARE NAD BS AND NAVD 88, AND THE BEARNO BASE </section-header>	9 (N 743500.0000 E 1122000.0000 (N 743500.0000 (N 743500.0000) (N 743500.0000 (N 743500.0000) (N 743500.0000) (
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	WASH CO S 3 1/2" BRD	URVEY CONTROL AV NZE DISK	ALON						CURB
Marrie	GRID N:7412 GRID E:11193 LATITUDE: LDNGITUDE: FI: N/A	134.030 321.250 39*42′01.542 ″ -77*41′09.274 ″							FENCE LINE – CHAIN
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3.	THE SUBJECT P OWNER: COOI F	ARCEL INFORM BROOKS LANDS	ATION; LLC						
	PREMISES ADDR	ESS: 2009 HAG	95 LEHMAN ERSTOWN, 1 26 LEHMAN	S MILL RD MD 21742 S MILL RD					
	COUNTY: WASHI	HAGI NGTON COUNT	ERSTOWN, I Y, MD	MD 21742					
	DISTRICT NUMBE ZONING: A (R)	IR: 09 ACCOUI USE: AGRIG	NT NUMBER CULTURAL	R: 001700					/
4.)	THE RECORDED DEED BOOK 034 PLAT: 9418	REFERENCES F 176, PAGE 007	OR THE SU 34	JBJECT PA	RCEL AR	E AS FO	LLOWS:		/
5.	THE DATUM'S A	RE NAD 83 AN	ND NAVD 8	8, AND TH	IE BEARII	NG BASE	IS		
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WASH AUGU	INGTON COUNTY ST 15, 2017.	, MD. COMMUN	ITY PANEL	NUMBER	24043C	0133D. R	EVISED,		
9.	NO TITLE REPOR	RT WAS FURNIS	SHED FOR	THIS SURV	EY.				
10. PURP ANCIL	THE DATA COLL OSES OF CONS ⁻ LARY EQUIPMEN	ECTED AND SH FRUCTION OF A IT AND ALL AF	iown on i Cellulaf Propriate	HIS DRAWI 7 TOWER, 7 7 EASEMEN	NG ARE ANY NEC ITS.	FOR THE ESSARY			
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12.	THIS PROPERTY	IS SUBJECT T	O ALL MAT	TERS OF I	PUBLIC R	ECORD.			
13. LISTE	THE LOCATION OF BELOW ARE V	OF THE PROPO	SED TOWEF DRIZONTAL	R IS AS FO AND ±20')LLOWS; VERTICA	THE VALI L.	UES		
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								$\left \right $	
	ESD SUN	IMARY T	ABLE						
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Drainage Area	Practice Number	Practice Type	Contributing Drainage Area (sf)	Impervious Drainage Area (sf)	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (in)		/
	DA1 -ESD Practice #1	non-rooftop	5,822	1,081	150	107	1.2		/ N 743500.0000 E 1122000.0000
	DA1 - ESD Practice #2	pervious pavement	698	0	43	44	1.2		/
DA2	DA2 - ESD Practice #2	pervious pavement	37,162	0	372	373	1.0		
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B-3 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

Definition: Reshaping the existing land surface to provide suitable topography for building facilities and other site improvements.

Purpose: To provide erosion control and vegetative establishment for extreme changes in grade.

Conditions Where Practice Applies: Earth disturbances or extreme grade modifications on steep or long slopes.

Design Criteria

The grading plan should be based on the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surroundings to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, adjacent properties, drainage patterns, measures for water removal, and vegetative treatment, etc.

Many jurisdictions have regulations and design procedures already established for land grading that must be followed. The plan must show existing and proposed contours for the area(s) to be graded including practices for erosion control, slope stabilization, and safe conveyance of runoff (e.g., waterways, lined channels, reverse benches, grade stabilization structures). The grading/construction plans are to include the phasing of these practices and consideration of the following:

- 1. Provisions to safely convey surface runoff to storm drains, protected outlets or stable water courses to ensure that surface runoff will not damage slopes or other graded areas.
- 2. Cut and fill slopes, stabilized with grasses, no steeper than 2:1. (Where the slope is to be mowed, the slope should be no steeper than 3:1, but 4:1 is preferred because of safety factors related to mowing steep slopes.) Slopes steeper than 2:1 require special design and stabilization considerations to be shown on the plans.
- 3. Benching per Detail B-3-1 whenever the vertical interval (height) of any 2:1 slope exceeds 20 feet; for 3:1 slopes, when it exceeds 30 feet; and for 4:1 slopes, when it exceeds 40 feet. Locate benches to divide the slope face as equally as possible and to convey the water to a stable outlet. Soils, seeps, rock outcrops, etc. are to be taken into consideration when designing benches.

a. Provide benches with a minimum width of six feet for ease of maintenance.

b. Design benches with a reverse slope of 6:1 or flatter to the toe of the upper slope and with a minimum of one foot in depth. Grade the longitudinal slope of the bench between 2 percent and 3 percent, unless accompanied by appropriate design and computations.

appropriate design and computations.

- Convey surface water down slope using a designed structure, and:
- b. Do not subject the slope's face to any concentrated flow of surface water such as from
- c. Protect the face of the slope by special erosion control materials to include, but not be
- vegetative cover and better slope stabilization.

stabilization methods.

- conditions.
- related damages.
- the fill material on a frozen foundation.
- Section B-4 Standards and Specifications for Stabilization Practices.

Maintenance

The line, grade, and cross section of benching and serrated slopes must be maintained. Benches and serrated slopes must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization.

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

Definition: Using vegetation as cover to protect exposed soil from erosion.

<u>Purpose</u>: To promote the establishment of vegetation on exposed soil.

Conditions Where Practice Applies: On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization; and permanent stabilization.

Effects on Water Quality and Quantity

Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment.

Adequate Vegetative Establishment

Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseedings within the planting season.

- 1. Adequate vegetative stabilization requires 95 percent groundcover.
- 2. If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.
- 3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the
- rates originally specified.

4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

Conditions Where Practice Applies: Any cut or fill slope greater than 15 feet in height. This practice also applies to stockpiles.

Criteria

A. Incremental Stabilization - Cut Slopes

1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed

- and apply seed and mulch on all cut slopes as the work progresses.
- 2. Construction sequence example (Refer to Figure B.1):
- around the excavation.
- b. Perform Phase 1 excavation, prepare seedbed, and stabilize.
- necessary.

d. Perform final phase excavation, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

season will necessitate the application of temporary stabilization.

c. The maximum allowable flow length within a bench is 800 feet unless accompanied by

4. Diversion of surface water from the face of all cut and fill slopes using earth dikes or swales.

a. Protect the face of all graded slopes from surface runoff until they are stabilized.

natural drainage ways, graded swales, downspouts, etc.

limitedto, approved vegetative stabilization practices, riprap or other approved

5. Serrated slope as shown in Detail B-3-2. The steepest allowable slope for ripable rock is 1.5:1. For non rock surfaces, the slopes are to be 2:1 or flatter. These steps will weather and act to hold moisture, lime, fertilizer and seed thus producing a much quicker and longer lived

6. Subsurface drainage provisions. Provide subsurface drainage where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site

7. Proximity to adjacent property. Slopes must not be created close to property lines without adequate protection against sedimentation, erosion, slippage, settlement, subsidence, or other

8. Quality of fill material. Fill material must be free of brush, rubbish, logs, stumps, building debris, and other objectionable material. Do not place frozen materials in the fill nor place

9. Stabilization. Stabilize all disturbed areas structurally or vegetatively in compliance with

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

Definition: Establishment of vegetative cover on cut and fill slopes.

Purpose: To provide timely vegetative cover on cut and fill slopes as work progresses.

a. Construct and stabilize all temporary swales or dikes that will be used to convey runoff

c. Perform Phase 2 excavation, prepare seedbed, and stabilize. Overseed Phase 1 areas as

Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding

> -PHASE 1 EXCAVATION -PHASE 2 EXCAVATION

-PHASE 3 EXCAVATION

Figure B.1: Incremental Stabilization - Cut

B. Incremental Stabilization - Fill Slopes

- 1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses.
- 2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans.
- 3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
- 4. Construction sequence example (Refer to Figure B.2):
- a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.
- b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.
- c. Place Phase 1 fill, prepare seedbed, and stabilize.
- d. Place Phase 2 fill, prepare seedbed, and stabilize.
- e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

Note: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing

TEMPORAY DIKE/SWALE TO BE PLACED AT THE END OF EACH WORK DAY TO BE USED UNTIL SLOPE IS COMPLETELY STABILIZ PHASE 3-EXCAVATION SUPER SILT FENCE -DIKE/SWAL EXISTING GROUND -

Figure B.2: Incremental Stabilization - Fill

Purpose: To provide a suitable soil medium for vegetative growth.

Criteria A. Soil Preparation

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition: The process of preparing the soils to sustain adequate vegetative stabilization.

Conditions Where Practice Applies: Where vegetative stabilization is to be established.

1. Temporary Stabilization

- a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
- b. Apply fertilizer and lime as prescribed on the plans.

c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable

2. Permanent Stabilization

means.

- a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
- i. Soil pH between 6.0 and 7.0.
- ii. Soluble salts less than 500 parts per million (ppm).
- iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
- iv. Soil contains 1.5 percent minimum organic matter by weight.
- v. Soil contains sufficient pore space to permit adequate root penetration.
- b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
- c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

Communication services, inc. 6100 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 PHONE: (202) 408-0960
Image: constraint of the example of
SP-24-034 REID 20095 LEHMANS MILL ROAD HAGERSTOWN, MD 21742 ZONING: AGRICULTURAL (RURAL) TAX MAP: 0011 GRID: 0022 PARCEL: 0013 ELECTION DISTRICT: 09-000
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	b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack gra
e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a beauty	c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of
chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving	natural topsoil.
the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be	6. Topsoil Application
unnecessary on newly disturbed areas.	a. Erosion and sediment control practices must be maintained when applying topsoil.
Topsoiling1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have	 b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets
 low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation. 2. Topsoil solveged from an existing site may be used provided it meets the standards as set 	 c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimentation
forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by	proper grading and seedbed preparation. C. Soil Amendments (Fertilizer and Lime Specifications)
3 Topsoiling is limited to areas having 2:1 or flatter slopes where:	1. Soil tests must be performed to determine the exact ratios and application rates for both lin
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.	and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.	2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled
c. The original soil to be vegetated contains material toxic to plant growth.	according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
d. The soil is so acidic that treatment with limestone is not feasible.	3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted excer
Areas having slopes steeper than 2:1 require special consideration and design.	when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will
5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:	pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting	 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means. 5. Where the subsoil is either highly acidia or composed of heavy clave, spread ground
textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 ¹ / ₂ inches in diameter.	limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.
iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under	iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II,
iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.	iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
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 iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic. v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum. 2. Application a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. 	 iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.
 iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slury. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic. v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum. 2. Application a. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber per 100 gallons of water. 3. Anchoring a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard¹. 	 iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.
 iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slury. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic. v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum. 2. Apply mulch to all seeded areas immediately after seeding. b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre. c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. a. Anechoring a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazart: i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most ef	 iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited. iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

s or plant parts such as Bermuda grass, quack grass, thistle, or others as specified.

oil or subsoil is in a frozen or muddy condition, r in a condition that may otherwise be detrimental to on

e the exact ratios and application rates for both lime eas of 5 acres or more. Soil analysis may be nmercial laboratory. Soil samples taken for or chemical analyses.

on, free flowing and suitable for accurate application be substituted for fertilizer with prior approval from zers must all be delivered to the site fully labeled t bear the name, trade name or trademark and

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

Definition: The application of seed and mulch to establish vegetative cover.

Purpose: To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies: To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

A. Seeding

- 1. Specifications
- a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
- b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
- c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.
- d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

2. Application

- a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
- i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
- ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

Definition: To stabilize disturbed soils with vegetation for up to 6 months.

Purpose: To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies: Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.

2. For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.

3. When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

	TEMPORARY SEEDING SUMMARY								
	HARDINESS ZONE (FROM FIGURE B3): ZONE 6B SEED MIXTURE (FROM TABLE B.1): 1 FERTILIZER RATE								
NO.	SPECIES	SEEDING RATE	SEEDING DATE	SEEDING DEPTH	(10-20-20)				
1	FOXTAIL MILLETT	0.7 LB/1000 SF	5/16-7/31	1/2"	436 LB/ACRE (10 LB/1000SF)	2 TONS/AC (90 LB/1000 SF)			

- b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
- i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
- ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
- c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
- i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorous), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
- ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
- iii. Mix seed and fertilizer on site and seed immediately and without interruption.
- iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching

1. Mulch Materials (in order of preference)

- a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
- b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
- i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
- ii. WCFM, including dye, must contain no germination or growth inhibiting factors.
- iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.

Figure B.3: U.S.D.A. Plant Hardiness Zones

Table B.1: Temporary Seeding for Site Stabilization

Direct Constant	Seeding Rate ^{1/}		Seeding	Recommended Seeding Dates by Plant Hardiness Zone $^{3\prime}$					
Plant Species	lb/ac	lb/1000 ft ²	(inches)	5b and 6a	6b	7a and 7b			
Cool-Season Grasses									
Annual Ryegrass (Lolium perenne ssp. multiflorum)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30			
Barley (Hordeum vulgare)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30			
Oats (Avena sativa)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30			
Wheat (Triticum aestivum)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30			
Cereal Rye (Secale cereale)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15			
Warm-Season Grasses									
Foxtail Millet (Setaria italica)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14			
Pearl Millet (Pennisetum glaucum)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14			

NOTES:

1. Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses. Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above. Oats are the recommended nurse crop for warm-season grasses.

2. For sandy soils, plant seeds at twice the depth listed above.

3. The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition: To stabilize disturbed soils with permanent vegetation.

Purpose: To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies: Exposed soils where ground cover is needed for 6 months or

Criteria

A. Seed Mixtures

1. General Use

a. Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.

b. Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.

testing agency.

d. For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 ½ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary .

2. Turfgrass Mixtures

a. Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.

- Seeding Summary. The summary is to be placed on the plan.
- ranging from 10 to 35 percent of the total mixture by weight.

3. Sod Maintenance

- a. 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.
- b. After the first week, sod watering is required as necessary to maintain adequate moisture content.
- c. Do not mow until the sod is firmly rooted. No more than? 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.

Table B.2: Recommended Permaner Site Condition or Purpose of the Planting Steep Slopes, Roadsides Sand and Gravel Pits, Sanitary Landfills Salt-Damaged Areas Mine Spoil, Dredged Material, and Spoil Banks Utility Rights-of-Way Dikes and Dams Berms and Low Embankments (<u>not</u> on Ponds) Pond and Channel Banks, Streambanks Grassed Waterways, Diversions, Terraces, Spillways Bottom of Drainage Channels, Swales, Detention Basins Field Borders, Filter Strips, Contour Buffer Strips Wastewater Treatment Strips and Areas Heavy Use Areas (Grass Loafing Paddocks for Livestoc Athletic Fields, Residential and Commercial Lawns Recreation Areas R = Recommended mix for this site condition or purpose. A = Alternative mix, depending on site conditions.

c. For sites having disturbed area over 5 acres, use and show the rates recommended by the soil

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent

i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each

- ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
- iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
- iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1¹/₂ to 3 pounds per 1000 square feet.

Notes:

Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland" Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

- c. Ideal Times of Seeding for Turf Grass Mixtures Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a) Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b) Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)
- d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1¹/₂ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.
- e. If soil moisture is deficient, supply new seedings with adequate water for plant growth ($\frac{1}{2}$ to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

nt Seedi	ding Mixtures by Site Condition or Purpose												
			R	econ	nmei	nded	Mix	c (see	e Tal	ole B	8.3)		
	1	2	3	4	5	6	7	8	9	10	11	12	13
	R	R	R	A	R	А				А	A	R	R
	R	R	R	А	R	А				А	А	R	
	А												R
	А		R	Α	А								
	R	R	R	R	R	R	Α			R	R	R	
	А	А	R	Α		R	R	А		R	R	R	
	R	R	R	R	R	R	Α	A		R	R	R	А
	R	R	R	R	A	А	А			А	A		
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ek)								R					
							A	R	R		R		
							R	R	R		R		

	Table B.S. Selected LIS	st of Permanent Herbaceous See			ing surve	ures	1		
		Seeding Rate		Soll	Max.	Maint.			
MIX	Accountenace Cantvar	Ib/ac	1000 ft ²	Class ²	(inch)	Level V	Remarks		
WARM-SEASON/COOL-SEASON GRASS MEXES									
I. SELECT ONE WARM-SEASON GRASS:									
Switch Grass (Panician virgation)	Blackwell, Carthage, Cave-in-Rock, or Shelter	10	0.23				All species are native to Maryland. Plant this mix with a resular grass drill.		
Coastal Panic Grass (Panicum amarian var. amaruhan)	Atlantic	10	0.23				Coastal panicgrass is best adapted to Zones 7a and 7b		
AND ADD:	L		1000				2010 THINK IS.		
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	15	0.34	E - P	4 - 7	C • D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grass (switchurss or coastal panicarass) is		
PLUS ONE OF THE FOLLOWING LEGUMES:			1.00				becoming established.		
Partridge Pea (Chamaecrista fasciculate)	Common	4	0.09				Switchgrass, coastal panicgrass, the		
Bush Clover (Lespedeza capitata)	Common	2	0.05				'Dawson' variety of creeping red fescue,		
Wild Indigo (Baptista tinctoria)	Common	2	0.05			1.1	tolerant. Do not use bush clover or wild indigo on wet sites.		
2. Big Bluestem (Andropogon gerarda)	Niagara or Rountree	6	0.14				All species are native to Maryland.		
Indiangrass (Sorghastrum nutans)	Rumsey	6	0.14				The indiangrass and bluestems have		
Liule Bluestein (Schizachyrium scoparnon)	Aldons or Blaze	4	0.09				native seed drill.		
Creeping Red Fescue (Festuca rubra var: rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	15	0.34	E . 101			Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grasses are becoming established.		
PLUS ONE OF THE FOLLOWING LEGUMES:				C. MW	0.0	C.0	proses are occurring established.		
Partridge Pea (Chamaecrista fasciculata)	Common	4	0.09						
Bush Clover (Lespedeza capitata)	Common	2	0.05						
Wild Indigo (Baptista tinctoria)	Common	2	0.05						
Showy Tick-Trefoil (Desmodium canadense)	Common	1	0.02						



			PERMANE	NT SEEDING	G SUMMARY			
	HARDINESS ZONE	(FROM FIGURE B3): ZO	ONE 6B			FERTILIZER RATE		
	SEED MIXTU	RE (FROM TABLE B.3):	1			(10-20-20)		
NO.	SPECIES	APPLICATION RATE (LB/1000 SF)	SEEDING DATE	SEEDING DEPTH	N	PzOs	KzO	LIWERATE
8	TALL FESCUE	2.3	3/1-5/15 8/15-10/15 5/16-6/15*	1/4"-1/2"	45 LB/ACRE (1.0 LB/1000 SF)	90 LB/ACRE (2 LB/1000 SF)	90 LB/ACRE (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)

. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).

1. General Specifications

- a. Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
- b. Sod must be machine cut at a uniform soil thickness of t inch, plus or minus $\dot{\nu}$ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
- c. Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
- d. Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
- e. Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.

2. Sod Installation

- a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
- b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
- c. Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
- d. Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.

2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Seeding Rate 1/		Soll	Max	Putit	Remarks	
Mix	Recommended Cultivar	lb/ac lb/ I 1000 fr ²	Drainage Class	Height (inch)	Maint. Level ^{3/2}			
WARM-SEASON/COOL-SEASON GRASS MIXES								
3. SELECT <u>THREE</u> GRASSES: Deertongue (Dichanthalhum ciandesthum)	Tioga	20	0.46				Excellent for excessively droughty, low pH (acidic) soils.	
Sheep Fescue (Festuca ovina) OR	Common or Bighom	20	0.46				Sheep fescue, Canada wild rye, and redtop are cool-season grasses that will	
Canada Wild Rye (Elymus canadensts)	Common	3	0.07	Sec.			provide erosion protection while the warm-season grass (deertongue) is	
Redtop (Agrostis gigantean)	Streaker	1	0.02	E - MW	4 - 0	C-D	becoming established.	
PLUS ONE OF THE FOLLOWING LEGUMES:	C. (4. 1997)		1.11				Common lespedeza ('Kobe' variety) is	
Common Lespedeza (Lespedeza striata)	Kobe	10	0.23				more tolerant of low acidity and high manganese concentrations than Korean	
Korean Lespedeza (Laspadaza stipulacaa)	Climax or Rowan	10	0.23				lespedeza. These lespedezas are reseeding annuals.	
4. Deertongue (Dichanthelinan clandestiman)	Tioga	15	0,34			-		
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	20	0.46				Hee Virrinia wild rue on most shadu	
Virginia Wild Rye (Elymus virginicus) OR	Common	5	0.11	W - P	2 - 3	C - D	sites.	
Canada Wild Rye (Elymus canadensis)	Common	3	0.11			-	Use Canada wild rye on droughty sites	

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THES	E DRAWINGS ARE FORMATTED TO BE FULL-SIZE	
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G	RAPHIC SCALE IN INCHES SHFFT TITI F:	
	SHEET NUMBER:	

C-8

Table B.3:	: Selected List of Permanent Herbaceous Seeding Mixtures (Continued)
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		Seeding	g Rate 1/	Soil	Max		
Mix	Recommended Cultivar	lb/ac	lb/ 1000 ft ²	Drainage Class ^{2/}	Height (inch)	Maint. Level ^{3/}	Remarks
COOL-SEASON GRASS MIXES							
5. SELECT <u>Two</u> GRASSES: Creeping Red Fescue (<i>Festuca rubra</i> var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	20	0.46				Use creeping red fescue in heavy shade and on moist sites. Perennial ryegrass and redtop will
Hard Fescue (Festuca trachyphylla)	Attila or Aurora	20	0.46				establish more rapidly than either fescue. Redtop tolerates wet sites better
Perennial Ryegrass (Lolium perenne)	Blazer (II), Pennfine	10	0.23	E SD	2.2	P D	than ryegrass.
OR Redtop (Agrostis gigantean) AND ADD THE FOLLOWING LEGUME:	Streaker	1	0.02	E - 3P	2-3	8-0	Flatpea will suppress woody vegetation. It should be planted in the spring, or as a dormant seeding in late fall or winter. It must be incorporated into the soil or covered with mulch. It may not be winter-hardy if planted late summer -
Flatpea (Lathyrus sylvestris)	Lathco	15	0.34				fall. <u>Caution</u> : Flatpea can spread aggressively, and can be toxic to livestock.
6. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinacea)	Recommended MD turf-types ^{4/}	40	0.93				
Perennial Ryegrass (Lolium perenne)	Blazer (II), Pennfine	25	0.57				
PLUS ONE OF THE FOLLOWING LEGUMES: Birdsfoot Trefoil (Lotus corniculatus)	Empire, Viking, Norcen, Leo	8	0.18	W - SP	2 - 3	C - D	Birdsfoot trefoil is suitable for use only in Zones 5b and 6a.
White Clover (<i>Trifolium repens</i>)	Common	5	0.11				
7. Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	60	1.38	W - MW	1 - 2	C-D	This mix has good shade tolerance.
Kentucky Bluegrass (Poa pratensis)	Recommended MD turf-types [±] ∕	15	0.34				

		Seedin	g Rate ^{1/}	Soil	Max		
Mix	Recommended Cultivar	lb/ac	lb/ 1000 ft ²	Drainage Class ^{2/}	Height (inch)	Maint. Level ^{3/}	Remarks
B. Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinacea)	Recommended MD turf-types ∸	100	2.3	E - SP	2 - 3	A - D	Tall fescue produces a dense turf if frequently mowed, but tends to be clumpy if mowed only occasionally. For best results, recommend using a blend of 3 cultivars.
							Use low-endophyte cultivars in areas where livestock may graze.
. SELECT ONE SPECIES OF FESCUE:							Good for highly managed athletic
Tall Fescue (Lolium arundinaceum) (formerly Festuca arundinacea)	Recommended MD turf-types ^{4/}	60	1.38				Tall fescue is more suitable for
OR Hard Fescue (Festuca trachyphylla)	Attila or Aurora	40	0.92				compacted, high use areas and on me sites.
AND ADD:							Hard fescue produces finer-textured
Kentucky Bluegrass (Poa pratensis)	Recommended MD turf-types 4/	40	0.92	W - SP	2 - 3	A - B	with more shade tolerance.
Perennial Ryegrass (Lolium perenne)	Blazer (II), Pennfine	20	0.46				Use tall fescue instead of hard fescue for wastewater treatment strips and areas.
							For best results, recommend using a blend of 3 cultivars each for tall fesc and Kentucky bluegrass.
0. Orchardgrass (Dactylis glomerata)	Any	25	0.57				Low maintenance mix that is easy to establish.
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	10	0.23				
Redtop (Agrostis gigantean)	Streaker	1	0.02	W - SP	2 - 3	C - D	
Alsike Clover (Trifolium hybridum)	Common	3	0.07				Alsike clover can be toxic to horses.
White Clover (Trifolium repens)	Common	3	0.07				Omit the clovers if using this mix for wastewater treatment strips and area

2. The follov Barirus Caliber Eagleton Freedom	ving Kentucky Haga Livingst Merit Midnigh	bluegrass cultivar Monopoly ton Washingto t	rs are suitable f on	'or general use, a	and are also note	ed for tolerance of low	maintenance conditions:
B. Tall Fescu	ie - The followi	ing turf-type culti	vars are suitable	for general use:			
Alamo E	Bulldawg	Debutante	Good-En	Micro DD	Rebel 3D*	Scorpio	Titan 2
Apache II	Chapel Hill	Dominion	Grande	Millennium	Rebel III*	Shenandoah	Tomahawk*
Avanti*	Chieftain II*	ⁱ Duke	Guardian	Olympic Gold	d Rebel Jr.	Shenandoah II	Trailblazer II*
Axiom	Chinook	Duster*	Heritage	Oncue	Rebel Sentry	Southern Choice*	Twilight II
Bandana	Cochise II	Eldorado*	Houndog 5	Pixie	Red Coat	SR 8200	Virtue*
Barlexus	Comstock	Empress	Jaguar III	Pixie E+	Regiment*	SR 8300	Watchdog
Barrington	Coyote	Falcon II*	Lancer	Plantation	Rembrandt	Stetson	Wolfpack
Bonanza*	Crossfire*	Finelawn Petite*	Leprechaun	Pyramid 1	Renegade	Tarheel	WPEŻE
Bonanza II	Crossfire II	Genesis	Masterpiece	Rebel 2000	Reserve	TF6	Wyatt

Tall fescue cultivar names that are followed by an asterisk (*) have low endophyte levels (20% or lower, based on seed analysis). To avoid livestock health problems due to endophyte toxicity, use low-endophyte cultivars for critical area plantings where livestock may be allowed to graze (e.g., heavy use grass loafing paddocks). Please note that endophyte levels in plantings can vary between varieties, between fields of the same variety, and with the time of year. For areas where livestock will not have access, cultivars with higher endophyte levels are desirable because they tend to be more drought tolerant and more resistant to disease and insect damage.

		Table B.4:	Quality of Seed		
Species	Minimum Seed Purity (%)	Minimum Seed Germination (%)	Species	Minimum Seed Purity (%)	Minimum Seed Germination (%)
COOL-SEASON GRASSES			WARM-SEASON GRASSES		
Barley	98	85	Bluestem, Big	60	60
Bentgrass, Creeping	95	85	Bluestem, Little	55	60
Bluegrass, Canada	90	80	Deertongue	95	75
Bluegrass, Kentucky	97	80	Indiangrass	60	60
Bluegrass, Rough	96	80	Millet, Foxtail or Pearl	98	80
Fescue, Chewings	97	85	Panicgrass, Coastal	95	70
Fescue, Creeping Red	97	85	Switchgrass	95	75
Fescue, Hard	97	85	LEGUMES/FORBS		
Fescue, Sheep	97	85	Clover, Alsike	99	85
Fescue, Tall	97	85	Clover, Bush		
Meadowgrass, Fowl			Clover, Red	99	85
Oats	98	85	Clover, White	98	90
Orchardgrass	90	80	Flatpea	98	75
Redtop	92	80	Indigo, Wild		
Rye, Cereal	98	85	Lespedeza, Common	98	80
Ryegrass, Annual or Perennial	97	85	Lespedeza, Korean	98	80
Saltgrass, Alkali	85	80	Pea, Partridge	98	70
Wheat	98	85	Tick-Trefoil, Showy		
Wild Rye, Canada	85	70	Trefoil, Birdsfoot	98	85
Wild Rye, Virginia			Wildflowers		

NOTE: All seed must comply with the Maryland State Seed Law. Seed must be free of prohibited or restricted noxious weeds, as currently listed by the Maryland Department of Agriculture, Turf and Seed Section.

Table B.5: R	commended Planting Dates for Pe	rmanent Cover in Maryland ^v			
	1	Plant Hardiness Zones			Tabl
Type of Plant Material	5h and 6a	6h	7a and 7h		_
Seeds - Cool-Season Grasses (includes mixes with forbe and/or legumes)	Mar 15 to May 31 Aug 1 to Sep 30	Mar 1 to May 15 Aug 1 to Oct 15	Feb 15 to Apr 30 Aug 15 to Oct 31 Nov 1 to Nov 30+	Seeding Mixture	
Soeds - Warm-Season/Cool-Season Grass Mixes (includes mixes with forbs and/or legumes)	Mar 15 to May 31++ Jun 1 to Jun 15*	Mar 1 to May 15++ May 16 to Jun 15*	Feb 15 to Apr 30 • • May 1 to May 31*	Tall fescue makes up 70 percent or	1
Sod - Cool-Season	Mar 15 to May 31 Jun 1 to Aug 31* Sep 1 to Noy 1*+	Mar 1 to May 15 May 16 to Sep 14* Sep 15 to Nov 15*+	Feb 15 to Apr 30 May 1 to Sep 30* Oct 1 to Dec 1*+	more of cover.	3
Unrooted Woody Materials, Bare-Root Plants, Bulbs, Rhizomes, Corms, and Tubers ²⁷	Mar 15 to May 31 Jun 1 to Jun 30"	Mar 1 to May 15 May 16 to Jun 30*	Feb 15 to Apr 30 May 1 to Jun 306	Birdstoot Tretoil	0
Containerized Stock; Halled-and-Burlapped Stock	Mar 15 to May 31 Jun I to Jun 30 ⁸ Sep 1 to Nov 15* +	Mar 1 to May 15 May 16 to Jun 30* Sep 15 to Nov 30*+	Feb 15 to Apr 30 May 1 to Jun 306 Oct 1 to Dec 158+	Fairly uniform stand of tall feacue or	t
Notes:				hirdsfoot trefoil.	5
The planting dates listed are averages for each zone When seeding toward the end of the listed planting Temporary Seeding for Site Stabilization and plan When planted during the growing season, most of 1 exception—they may be supplied as growing (non-	These dates may require adjustment t dates, or when conditions are expected together with the permanent seeding m bese materials must be purchased and ko formant plants.	o reflect local conditions, especially n io be less than optimal, select an appr ix. ept in a dormant condition until plant	ear the boundaries of the zones. opriate nurse crop from Table B.) ing. Bare root grasses are the	Weeping lovegrass fairly uniform plant distribution.	5
Additional planting dates for the lower Coastal Pla planting during this period.	n, dependent on annual rainfall and ten	perature trends. Recommend adding	g a nurse crop, as noted above, if	Red & chewings fescue, Kentucky	1
 Warm-season grasses need a soil (emperature of at adequate, the seeds will remain dormant until cont emergence and weed control prior to planting. Will later plantings, especially on droughty sites. 	least 50 degrees I' in order to germinate itions are favorable. In general, plantin en selecting a planting date, consider the	. If soil temperatures are colder than g during the latter portion of this peri- e need for weed control vs. the likeliho	50 degrees, or moisture is not od allows more time for weed od of having sufficient moisture (bluegrass, hard fescue mixtures.	
Additional planting dates during which supplement	al watering may be needed to ensure pla	out establishment.			
Frequent freezing and thawing of wet soils may re Soil usually needs 4 to 6 weeks to become sufficier	sult in frost-heaving of materials plantes by rooted. Large containerized and ball atc.	d in late fall. If plants have not sufficie led-and-burlapped stock may be plan	ntly rooted in place. ted into the winter months as long		

		Seedin	g Rate ^{1/}	E e il	Mar			
Mix	Recommended Cultivar	lb/ac	lb/ 1000 ft ²	lb/ Drainage 1000 ft ² Class ^{2/}	Max. Height (inch)	Maint. Level ^{3/}	Remarks	
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	30	0.69					
Chewings Fescue (Festuca rubra ssp. commutata)	Common	30	0.69					
Kentucky Bluegrass (Poa pratensis)	Recommended MD turf-types ^{4/}	20	0.46	E - MW	2 - 3	B - D		
OPTIONAL ADDITION								
Rough Bluegrass (Poa trivialis)	Common	15	0.34				Add rough bluegrass in moist, shady conditions.	
Creeping Red Fescue (Festuca rubra var. rubra)	Dawson, Pennlawn, Flyer, Fortess, Ruby, or Salem	25	0.57				Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well-established,	
Hard Fescue (Festuca trachyphylla)	Attila or Aurora	25	0.57				grasses may tend to outcompete the wildflowers.	
Sheep Fescue (Festuca ovina)	Common or Bighorn	25	0.57				Wildflowers are best established by broadcasting and cultipacking on a	
PLUS WILDFLOWER MIX:							prepared seedbed. Drilling can be a used, but care must be taken so that	
Black-eyed Susan (Rudbeckia hirta)	Common	2	0.05				seeds are not drilled too deep.	
Lance-leaved Coreopsis (Coreopsis lanceolata)	Common	2	0.05	E - MW	2 - 3	C - D	Hydroseeding is not recommended this mix if wildflowers are used. (T	
Purple Coneflower (Echinacea purpurea)	Common	2	0.05				have very small seeds.)	
Partridge Pea (Chamaecrista fasciculate)	Common	5	0.11					
OR ADD CLOVER MIX:								
White Clover (Trifolium repens)	Common	3	0.07					
Red Clover (Trifolium pretense)	Any	3	0.07					
			1	1		1	1	

 Table B.3:
 Selected List of Permanent Herbaceous Seeding Mixtures (Continued)

Table B.5: Recommended Planting Dates for Permanent Cover in Maryland U

		Plant Hardiness Zones		
Type of Plant Material	5b and 6a	бь	7a and 7b	
Seeds - Cool-Season Grasses (includes mixes with forbs and/or legumes)	Mar 15 to May 31 Aug 1 to Sep 30	Mar 1 to May 15 Aug 1 to Oct 15	Feb 15 to Apr 30 Aug 15 to Oct 31 Nov 1 to Nov 30♦	Se
Seeds - Warm-Season/Cool-Season Grass Mixes (includes mixes with forbs and/or legumes)	Mar 15 to May 31♦♦ Jun 1 to Jun 15*	Mar 1 to May 15♦♦ May 16 to Jun 15*	Feb 15 to Apr 30♦♦ May 1 to May 31*	Tall fescue
Sod - Cool-Season	Mar 15 to May 31 Jun 1 to Aug 31* Sep 1 to Nov 1*+	Mar 1 to May 15 May 16 to Sep 14* Sep 15 to Nov 15* +	Feb 15 to Apr 30 May 1 to Sep 30* Oct 1 to Dec 1*+	
Unrooted Woody Materials; Bare-Root Plants; Bulbs, Rhizomes, Corms, and Tubers ^{2/}	Mar 15 to May 31 Jun 1 to Jun 30*	Mar 1 to May 15 May 16 to Jun 30*	Feb 15 to Apr 30 May 1 to Jun 30*	Birdsfoot T
Containerized Stock; Balled-and-Burlapped Stock	Mar 15 to May 31 Jun 1 to Jun 30* Sep 1 to Nov 15*+	Mar 1 to May 15 May 16 to Jun 30* Sep 15 to Nov 30*+	Feb 15 to Apr 30 May 1 to Jun 30* Oct 1 to Dec 15*+	

Notes

1. The planting dates listed are averages for each zone. These dates may require adjustment to reflect local conditions, especially near the boundaries of the zones. When seeding toward the end of the listed planting dates, or when conditions are expected to be less than optimal, select an appropriate nurse crop from Table B.1 Temporary Seeding for Site Stabilization and plant together with the permanent seeding mix.

2. When planted during the growing season, most of these materials must be purchased and kept in a dormant condition until planting. Bare-root grasses are the exception--they may be supplied as growing (non-dormant) plants.

• Additional planting dates for the lower Coastal Plain, dependent on annual rainfall and temperature trends. Recommend adding a nurse crop, as noted above, if planting during this period.

Warm-season grasses need a soil temperature of at least 50 degrees F in order to germinate. If soil temperatures are colder than 50 degrees, or moisture is not adequate, the seeds will remain dormant until conditions are favorable. In general, planting during the latter portion of this period allows more time for weed emergence and weed control prior to planting. When selecting a planting date, consider the need for weed control vs. the likelihood of having sufficient moisture for later plantings, especially on droughty sites.

* Additional planting dates during which supplemental watering may be needed to ensure plant establishment.

+ Frequent freezing and thawing of wet soils may result in frost-heaving of materials planted in late fall, if plants have not sufficiently rooted in place. Sod usually needs 4 to 6 weeks to become sufficiently rooted. Large containerized and balled-and-burlapped stock may be planted into the winter months as long as the ground is not frozen and soil moisture is adequate. Notes:

plant distri

Red & chev bluegrass, h

B.6: Maintenance Fertilization for Permanent Seeding

pe	lb/ac	lb/1000 sf	Time	Mowing
-10	500	11.5	Yearly or as needed.	Not closer than 3 inches, if
010	400	9.2	Fall	desired.
ų	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 mehes.
10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter	Not required, no closer than 4 mohes in the fall after seed has matured.
-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
10	250	5.8	September, 30 days later December, May 20, June 30, d needed	Mow no closer than 2 inches for red fescue and Kentucky bluegrass; 3 inches for fescue.

B.35

Table I	3.3: Selected List of Pe	rmanent H	lerbaceous :	Seeding Mi	xtures (Co	ontinued)	
		Seeding	g Rate ^{1/}	Soil	Max.		
Mix	Recommended Cultivar	lb/ac	lb/ 1000 ft ²	Drainage Class ^{2/}	Height (inch)	Maint. Level ^{3/}	Remarks
13. Alkali Saltgrass (Puccinellia distans)	Fults or Salty	20	0.46				This is the recommended mix for saline sites. Saltgrass will persist only under
Creeping Red Fescue (Fastuca rubra var. rubra)	Dawson	15	0.34				For best results, use only the 'Dawson'
Fowl Meadowgrass (Poa palustris)	Common	2	0.05	W - P	2 - 3	B - D	variety of creeping red fescue. It is a salt-tolerant variety.
OPTIONAL ADDITION Creeping Bentgrass (Agrostis stolonifera)	Seaside	2	0.05				Add bentgrass for wetter conditions.

1. Seeding Rates: Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates must be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses, legumes, or wildflowers. All legume seeds must be inoculated before planting with the appropriate Rhizobium bacteria. When feasible, hard-seeded legumes should be scarified to improve germination. 2. Soil Drainage Class (refer to the county soil survey for further information): E - Excessively Drained; W - Well Drained; MW - Moderately Well Drained; SP - Somewhat Poorly Drained; P - Poorly Drained.

3. Maintenance Level:

A - Intensive mowing (every 2 - 4 days), fertilization, lime, insect and weed control, and watering (examples: high maintenance lawns and athletic fields). B - Frequent mowing (every 4 - 7 days), occasional fertilization, lime, pest control, and watering (examples: residential, school, and commercial lawns). C - Periodic mowing (every 7 - 14 days), occasional fertilization and lime (examples: residential lawns, parks). D - Infrequent or no mowing, fertilization, or lime after the first year of establishment (examples: wildlife areas, roadsides, steep banks).

4. Turf-type cultivars of tall fescue and Kentucky bluegrass must be selected based on recommendations of the University of Maryland Cooperative Extension Service, Agronomy Mimeo 77. Recommendations are as follows: A. Kentucky Bluegrass -

noted for shade t	olerance:	
America	Coventry	Quantum Leap
Ascot	Liberator	Showcase
Brilliant	Moonlight	SR 2000
Champagne	Nuglade	Unique
Compact	Princeton 105	-

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500 400	11.5 9.2	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250	5.8	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

nunication servic 6100 EXECUTIVE BLVD. SUITE 430 ROCKVILLE, MD 20852 PHONE: (202) 408-0960 Milestone Towers MILESTONE TOWERS LIMITED PARTNERSHIP V D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600 RESTON, VA 20190 MR. MATT PENNING (703) 620–2555 SP-24-034 REID 20095 LEHMANS MILL ROAD HAGERSTOWN, MD 21742 ZONING: AGRICULTURAL (RURAL) TAX MAP: 0011 GRID: 0022 PARCEL: 0013 **ELECTION DISTRICT: 09-000** WASHINGTON COUNTY DIVISION OF ENGINEERING APPROVED BY: _____ SEAL: EMA Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/27/2025 SUBMITTALS DESCRIPTION DATE l RF 11–12–2024 SITE PLAN REVIEW 03–25–2025 SITE PLAN REVIEW 05-21-2025 SITE PLAN REVIEW 06-08-2025 WCSCD COMMENTS 06-19-2025 COUNTY COMMENTS





ER D	SIZE	TYPE	SPACING CENTER TO CENTER	HEIGHT AT MATURITY
	6'	CONT.	12'	40'



TREE PLANTING DETAIL SCALE: NOT TO SCALE





WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Downsville Elementary School
NUMBER	SP-24-019
OWNER:	BOARD OF EDUCATION OF WASH CO
LOCATION	10405 DOWNSVILLE Pike
	Hagerstown, MD 21740
DESCRIPTION	Institutional site plan for the Downsville Elementary School. The scope of the
	project involves building a new school in an undeveloped (grass) area of a
	developed site.
ZONING	Office. Research and Industrial
COMP PLAN LU	Industrial/Flex
PARCEL	10015804
PLANNING SECTOR	1
ELECTION DISTRICT	10
T/05	
	Institutional
GROSS ACRES	44.88
DWELLING UNITS	0
TOTAL LOTS	1
DENSITY	0 Units Per Acre
PLANNER	Misty Wagner-Grillo
ENGINEER	ADTEK ENGINEERS, INC.
RECEIVED	September 20, 2024
	• •

SITE ENGINEERING

HYDROGRAPHY. SENSITIVE & ENVIRONMENTAL INFORMATIC	HYDROGRAPHY	APHY. SENSITIVE	& ENVIRONMENTAL	INFORMATION
---------------------------------------------------	-------------	-----------------	-----------------	-------------

	,
FLOOD ZONE:	No
WETLANDS:	No
WATERSHED	Marsh Run
ENDANGERED SPECIES	None
STEEP SLOPES	No
STREAM BUFFER:	No
HISTORIC INVENTORY:	No Resources Present
EASEMENTS PRESENT:	None
Staff Comments:	

Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	SITE DESIGN				
Impervious Area Plan	Impervious Maximum Allow	ved	Open Space Area Planned		
26.3	80				
Open Space Minimum Required	Residential Amenity Plans	s	Solid Waste Disposal Plans		
			Dumpster		
Materials Stored on Site	Buffer Design Meets Requirem	nents	Landscaping Meets Requirements		
	Yes		Yes		
Lighting Plan Meets Requirements	Pedestrian Access is Adequa	ate	Bus Stop is Within Walking Distance		
Yes					
Loading Area Meets Requirements	_				
			Not Fast Track		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling	Unit			
137					
Parking Spaces - Minimum Required	Recreational Parking Provid	ded			
137	No				
NUMBER OF ACCESS POINTS: 1					
	SCHOOL INFORMATION	1			
	FIEMENTARY	, MIDDLE	нісн		
	Ecuntain Bock	Springfiel	d Williamsport		
	i ountuin Rock	opringrier	u viniariisport		
	DUBLIC EACH ITIES INFORMA				
		TION			
	Hallway				
AIVIBULANCE DISTRICT		TION			
	WATER & SEWER INFORMA	TION	SEM/ED		
METHOD			SEVVER		
	City		County		
			County		
	1-EXISTING Service		1-EXISTING SERVICE		
NEW HYDRANIS					
GALLONS PER DAY SEWAGE:					
PLANT INFO			Conococheague		

DOWNSVILLE PIKE ELEMENTARY SCHOOL SITE PLAN

10405 DOWNSVILLE PIKE HAGERSTOWN, MARYLAND 21740

GENERAL NOTES

- . ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- 2. THERE IS A 10-FT. WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8-FT. 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. 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
- 10. PROJECT IS KNOWN AS "DOWNSVILLE PIKE ELEMENTARY SCHOOL" AND IS SHOWN ON WASHINGTON COUNTY INDEX TILES NO. V49W AND U49W, PARCEL 0403, TAX ID NO. 015804, DEED REFERENCE 04521/00347. THE SITE IS ZONED ORI OFFICE, RESEARCH, AND INDUSTRY). THE SITE AREA IS 44.88
- 11. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 12. THIS PLAN WAS PREPARED WITH A TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY DEWBERRY ENGINEERS ON NOVEMBER 15, 2023. DATUM: M.S.P. NAD83/2011 NAVD 88.
- 13. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- 14. THERE IS NO FLOODPLAIN ON THIS PROPERTY. THE SITE IS IN ZONE "X" (OUTSIDE THE 100-YEAR FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP NO. 24043C-0282D, DATED AUGUST 15,
- 15. THE SITE IS LOCATED WITHIN THE MARSH CREEK WATERSHED (02140503) WHICH IS A TRIBUTARY TO THE POTOMAC RIVER.
- 16. PARKING COUNT IS CONSISTENT WITH OTHER SCHOOLS OF SIMILAR SIZE IN THE COUNTY. IT SHOULD BE NOTED THAT OVERFLOW PARKING AT THE WASHINGTON COUNTY PUBLIC SCHOOLS LOT ON-SITE IS AVAILABLE.
- TOTAL PARKING SPACES PROVIDED = 124 SPACES (NON-BUS).
- 17. SOILS INFORMATION TAKEN FROM "SOILS SURVEY OF WASHINGTON COUNTY", 2010 EDITION. RmB - RYDER-DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES DsB - DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
- HbB HAGERSTOWN SILTY CLAY LOAM, 3 TO 8 PERCENT, VERY ROCKY
- 18. THERE ARE NO NON-TIDAL WETLANDS LOCATED IN THE LIMITS OF THIS PROJECT SITE.
- 19. ALL ACCESSIBILITY DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF MARYLAND ACCESSIBILITY CODE (COMAR 05.02.02) AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.

TOTAL AREA	1,955,177 SQ.FT. OR 44.88 AC.
EXISTING SITE IMPERVIOUS AREA	305,280 SQ.FT. OR 7.01 AC.
TOTAL IMPERVIOUS PERCENT = 26.3%	
LIMITS OF DISTURBANCE	593,991 SQ.FT. OR 13.32 AC.

21. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW ELEMENTARY SCHOOL AND ASSOCIATED PLAY AREAS. PARKING. AND SIDEWALKS.

22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST CITY OF HAGERSTOWN STANDARD SPECIFICATIONS AND DETAILS, AND WHERE APPLICABLE THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS AND DETAILS.

23. CONTRACTOR TO NOTIFY "MISS UTILITY" AT (800) 257-7777 AT LEAST 72 HOURS PRIOR TO START

WASHINGTON COUNTY PUBLIC SCHOOLS, OWNER/ ATTN: ROB ROLLINS

10435 DOWNSVILLE PIKE, HAGERSTOWN MD 21740, TELE: (301) 766-8601

MOSELEY ARCHITECTS

1414 KEY HIGHWAY, SECOND FLOOR, BALTIMORE MD 21230, TELE: (410) 539-4300

ADTEK ENGINEERS, INC

150 SOUTH EAST STREET, SUITE 201 FREDERICK, MD 21701, TELE: (301) 662-4408

F CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 72 HOURS AFTER CALLING "MISS UTILITY".

24. ALL TAPS TO PUBLIC WATER LINES DURING CONSTUCTION SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

25. CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF ENGINEERING AND/OR DPW. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.

26. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) BOOK OF STANDARDS, LATEST EDITIONS.

27. ALL UTILITIES AND STORM DRAINS OUTSIDE OF COUNTY RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS.

28. WHEN WORKING IN THE AREA OF AN EXISTING GAS LINE. THE CONTRACTOR SHALL HAVE THE COLUMBIA GAS OF MARYLAND 1-888-460-4332 VERIFY THAT NO LEAKS EXIST PRIOR TO ANY WORK IN THE AREA. A GAS COMPANY REPRESENTATIVE MUST BE PRESENT AT THE PROJECT SITE BEFORE ANY BLASTING WITHIN 20 FEET OF GAS LINES. ANY EXCAVATION WITHIN FIVE (5) FEET OF A GAS LINE SHALL BE DONE BY HAND. THE DEVELOPER, OR THE DEVELOPER'S REPRESENTATIVE SHALL GET APPROVAL FROM THE GAS COMPANY FOR ANY WORK WITHIN A GAS LINE EASEMENT AREA.

29. ALL EXTERIOR WATER VALVES MUST OPEN RIGHT.

30. ON-SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS

31. THE CONTRACTOR SHALL NOT (1) STAGE WORK, (2) STORE MATERIALS OR (3) PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION-RELATED VEHICLES IN THE PUBLIC RIGHTS-OF-WAY OR PUBLICLY-OWNED PROPERTY WITHOUT PRIOR APPROVAL OF THE COUNTY TRAFFIC ENGINEER OF DESIGNEE. WHERE PRACTICAL AND TO THE DEGREE POSSIBLE, THE ENGINEER SHALL DESIGNATE ON THESE PLANS APPROPRIATE SPACE THAT CAN BE UTILIZED FOR THE ABOVE PURPOSES. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES FOR THE DURATION OF THE PROJECT.

32. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIER, FLAGGERS, ETC.).

33. IF ROAD OR ANY PART OF ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE COUNTY TRAFFIC ENGINEER FOR APPROVAL.

34. IF TEMPORARY PARKING, INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS SHALL BE REQUIRED DURING PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING ALL AFFECTED RESIDENTS/BUSINESSES AT LEAST ONE (1) DAY IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY OR COUNTY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.

35. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND/OR MUD HAPPEN TO OVERRIDE THE PREVENTION MEASURES AND ENTER THE ROADWAY OR SIDEWALK, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE ROADWAY OR SIDEWALK AS SOON AS POSSIBLE, AT THEIR EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY THE REQUIRED WATERING OF THE GROUND AS NEEDED.

36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL ACCEPTANCE BY THE COUNTY.

37. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION UNTIL COUNTY HAS GRANTED FINAL APPROVAL TO THE PROJECT. TRAV #4 RBCS N 705,245.6709 E 1,097,435.3078 ELEV=552.36 TRAV #13 RBCS N 704,374.3636 E 1,097,086.8946 ELEV=568.34 TRAV #15 RBCS N 704,548.3769 E 1,096,672.8122 ELEV=578.94

38. PLACE 4" MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.

39. MINIMUM 2% SLOPES MUST BE PROVIDED FOR ADEQUATE DRAINAGE OF GRASSY AREAS. DRIVEWAYS SHALL HAVE A MAXIMUM 15% SLOPE.

40. ONLY STEEL FORMS ARE TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND RADII

GREATER THAN 200'. 41. STORMWATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE NEW 2007 MARYLAND

STORMWATER MANAGEMENT DESIGN MANUAL. 42. THE BUILDING HAS BEEN DESIGNED TO ALLOW FOR THREE FUTURE BUILDING ADDITIONS LOCATED ALONG THE EAST AND SOUTH SIDES OF THE BUILDING. THESE ADDITIONS HAVE BEEN INCORPORATED INTO THE

STERLING AVE.

DEVELOPER

ARCHITECT

CIVIL ENGINEER

QUALITY AND QUANTITY COMPUTATIONS. IN OTHER WORDS, THE DETENTION POND, SWM-1, AND SWM-2 ARE SIZED FOR THE FUTURE IMPERVIOUS AREA ASSOCIATED WITH THE BUILDING ADDITIONS.

43. CURRENT BOARD OF EDUCATION CENTER FOR EDUCATION SERVICES DRIVEWAY MUST BE USED FOR CONSTRUCTION ACCESS UNTIL SHA ACCESS PERMIT IS APPROVED FOR THE NEW ENTRANCE AT

EXISTING LEGENI

ТНН	COMMUNICATIONS HAND HOLE
INV	CENTERLINE INVERT
СМР	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
⊤##	TREE NUMBER (TREE TABLE)
EP	EDGE OF ASPHALT
FL	FLOW LINE
TC	TOP OF CURB
	STORM SEWER GRATE
\odot	BOLLARD
EHH	ELECTRIC HAND HOLE
-0-	FIRE HYDRANT
٩F	FIBER OPTIC MARKER POST
€	GROUND LIGHT
\wedge	GUY WIRE
\Box	COMMUNICATIONS PEDESTAL
S	SANITARY SEWER MANHOLE
\Box	CLEAN OUT
\bigcirc	HAND HOLE
()	COMMUNICATIONS MANHOLE
	VAULT
\mathbb{W}	WATER MANHOLE
\otimes	WATER VALVE
-0-	SIGN
Ø	ELECTRIC POLE
Ęع •	TREE
5.	HANDICAP MARKING
\$ }	LIGHT POLE

SEQUENCE OF CONSTRUCTION

- 1. CONTRACTOR SHALL CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-9821. THE OWNER'S REPRESENTATIVE, SITE DESIGN ENGINEER, AND WASHINGTON COUNTY AT LEAST (5) FIVE DAYS PRIOR TO STARTING ANY WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING, INTERIM WATER QUALITY INSPECTION, AND FINAL SITE CLOSEOUT. THE SITE CONTRACTOR SHALL PROVIDE A FULL SIZED SET OF PLANS FOR THE MEETING.
- 2. THE LIMIT OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- 3. THE SITE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (800) 257-7777 A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF ANY CONSTRUCTION.
- 4. THE SITE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION.
- 5. INSTALL PERIMETER SAFETY FENCE.
- 6. BEGIN CLEARING AND GRUBBING AS NECESSARY TO INSTALL PERIMETER SEDIMENT CONTROLS ONLY.
- 7. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND ASSOCIATED CONTROLS, PERIMETER SUPER SILT FENCE, AND INLET PROTECTION ON EXISTING INLETS AS CALLED FOR. INSTALL OUTFALL STRUCTURE EW-1, STONE OUTLET PROTECTION, BARREL, CONCRETE CRADLE, AND ANTI-SEEP COLLAR WHILE SIMULTANEOUSLY GRADING THE SEDIMENT BASIN AND INSTALLING CUTOFF TRENCH AND CLAY CORE. INSTALL THE RISER, TRASH RACK, ANTI-VORTEX DEVICE, AND BAFFLE BOARDS. ONCE BASIN GRADING IS COMPLETE, INSTALL CONVEYANCE MEASURES TO DIRECT THE SITE AREA TO THE BASIN. INSTALL SAFETY FENCE AROUND PERIMETER OF BASIN.
- 8. ONCE SEDIMENT CONTROLS HAVE BEEN INSTALLED. BEGIN ROUGH GRADING SITE. ANY STOCKPILES SHALI BE SURROUNDED BY SUPER SILT FENCE ON THE DOWNHILL SIDE AND TEMPORARILY STABILIZED WHEN NOT ACTIVELY BEING USED (3 DAYS MAX). ANY SPOIL AND/OR BORROW MUST COME FROM OR GO TO A SITE THAT HAS A CURRENT AND APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- 9. INSTALL STORMDRAIN TRUNKLINES ON THE EAST AND WEST SIDE OF THE BUILDING FROM THE BASIN TO MH-2, MH-3, MH-4, MH-5 TO I-7 AND ALL STORMDRAIN PIPES BETWEEN, AND FROM THE BASIN TO MH-8, MH-9, MH-10, MH-11, I-12, I-13, I-14, AND ALL STORMDRAIN PIPES BETWEEN. FUTURE STORMWATER MANAGEMENT AREAS MAY BE USED FOR CONVEYANCE, BUT DO NOT INSTALL ANY STORMWATER MANAGEMENT MEDIA AT THIS TIME! INLET PROTECTION SHOULD BE ALLOCATED ON EVERY INLET BEING PROPOSED ON SITE. ADDITIONALLY, ENSURE TO PROCURE FLUSHING OF THE STORM DRAIN LINES PRIOR TO THE CONVERSION OF THE SEDIMENT BASIN. INSTALL TEMPORARY BYPASS PIPES AT I-6 & I-7 ASH SHOWN ON HTE PLANS.

10. ONCE THE BUILDING AREA HAS BEEN BROUGHT TO GRADE, BEGIN CONSTRUCTION OF THE BUILDING AND REMAINING UTILITIES.

11. FINE GRADE AND CONSTRUCT BUILDING AND CURB/GUTTER/SIDEWALKS/BASE PAVING ONCE ALL UNDERGROUND UTILITIES ARE INSTALLED IN THESE AREAS.

- 12. CONTRACTOR SHALL CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-9821. THE OWNER'S REPRESENTATIVE, TO SCHEDULE AN INTERIM INSPECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE WATER QUALITY PRACTICES ON SITE. THIS INSPECTION IS CRUCIAL TO ENSURE THAT ALL PREPARATORY MEASURES ARE IN PLACE AND MEET THE REQUIRED STANDARDS.
- 13. ONCE UPSTREAM AREAS ARE STABILIZED INTERIM INSPECTION MUST BE CONDUCTED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT INSPECTOR FOR ALL THE STORMWATER RETENTION PONDS BEING INSTALLED ON SITE. REMOVE PERIMETER EARTH DIKES THEN, BEGIN REMOVAL OF THE SEDIMENT BASIN. FLUSH ALL STORMDRAIN TO THE BASIN AND DEWATER IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. UNDERCUT BASIN BOTTOM BY 2'. ALL MUCKED OUT MATERIAL SHALL BE DISPOSED OF OFF-SITE AT AN MDE APPROVED SITE (PROVIDE DOCUMENTATION OF DISPOSAL SITE TO INSPECTOR). IMMEDIATELY STABILIZE ALL AREAS DISTURBED DURING BASIN REMOVAL.
- 14. CONVERT BASIN TO DETENTION POND. STABILIZE ALL AREAS DISTURBED DURING CONVERSION.
- 15. INSTALL STORMWATER MANAGEMENT FACILITIES SWM-1 THROUGH SWM-5 IN NO PARTICULAR ORDER. INTERIM INSPECTION MUST BE CONDUCTED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT INSPECTOR FOR ALL THE STORMWATER MANAGEMENT FACILITIES PRIOR TO THE INSTALLATION OF ANY FILTER MEDIA. IMMEDIATELY STABILIZE SLOPES AND REMAINING DISTURBED AREA WITH SOD UPON FINAL PLACEMENT OF PLANTING MEDIA. DURING INSTALLATION, SUBGRADE AND ALL MEDIA LAYERS MUST BE ADEQUATELY PROTECTED FROM RUN-ON. ANY FACILITIES CONTAMINATED WITH SEDIMENT WILL BE REJECTED, FULLY EXCAVATED, AND RECONSTRUCTED. KEEP A RECORD OF ALL STORMWATER MANAGEMENT RELATED MATERIAL TICKETS AND INSPECTIONS AS THESE ITEMS WILL BE NEEDED FOR AS-BUILTS/CLOSEOUT OF THE PERMIT.
- 16. INSTALL FINAL SURFACE ASPHALT, SIGNS, AND STRIPING.
- 17. OBTAIN A WCPS APPROVED RECORD DRAWING OF ALL STORMWATER MANAGEMENT FACILITIES.
- 18. THE CONTRACTOR IS RESPONSIBLE OF MAINTENANCE OF ALL STORMWATER MANAGEMENT UNTIL AS-BUILT APPROVAL IS RECEIVED.

19. CONTRACTOR SHALL CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION AND CLOSEOUT MEETING BEFORE REMOVAL OF THE REMAINING SEDIMENT AND EROSION CONTROL MEASURES. UPON APPROVAL, REMOVE REMAINING SEDIMENT AND EROSION CONTROL MEASURES AND PERMANENTLY STABILIZE ANY AREAS DISTURBED IN THEIR REMOVAL. "VEGETATION MUST MEET THE 95% OVERALL STABILIZATION REQUIREMENT PER THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL PRIOR TO SCHEDULING A MEETING" FOR THE FINAL INSPECTION.



Construction Type: SD Practices (Cha Туре Micro-bioretentio Micro-bioretentio Micro-bioretentio

Micro-bioretentio Micro-bioretentio Dry Pond (detention)

SITE ADDI OWNER:

TAX MAP PARCEL **ZONING:**

ESD PRACTICES SUMMARY TABLE

New Development						
oter 5 - Non-Structural and Structural)						
	Nama	DA to	Impervious DA to	WQv (cu-ft)	ESDv (cu-ft)	PE Addressed
	Name	Structure (ac)	Structure (ac)			(in)
n (M-6)	SWM-1	1.820	1.135	N/A	9,246	2.29
n (M-6)	SWM-2	1.623	1.050	N/A	9,280	2.50
n (M-6)	SWM-3	0.447	0.229	N/A	2,070	2.50
n (M-6)	SWM-4	1.688	1.168	N/A	10,263	2.50
n (M-6)	SWM-5	0.778	0.505	N/A	4,449	2.50
on)	Pond-1	8.591	4.094	0	0	0

SITE DATA

SITE ADDRESS:	10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740				
OWNER:	BOARD OF EDUCATION WASHINGTON COUNTY 10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740 PHONE: 301-766-2800				
TAX MAP:	0057				
PARCEL NO:	0403				
ZONING:	ORI – OFFICE, RESEARCH, & INDUSTRY				
SETBACKS:	FRONT REAR SIDE 50' 25' 25'				
BUILDING HEIGHT	46' (NO KNOWN OBSTRUCTION TO EXISTING SATELLITE SKY OR RECEPTION VIEWSHEDS OF ANY EXISTING TELEPORT AND ASSOCIATED TELECOMMUNICATION FACILITIES OR EQUIPMENT)				
ACRAGE:	44.88 AC. ±				
ELECTION DISTRICT:	10				
EXISTING USE:	OFFICE BUILDING				
PROPOSED USE:	ELEMENTARY SCHOOL				
PARKING REQUIRED:	REQUIRED PARKING SHALL BE BASED UPON A DETAILED PARKING ANALYSIS AND STUDY THAT SHALL ADDRESS: NUMBER OF FACULTY AND STAFF, PROJECTED ENROLLMENT, REQUIREMENTS FOR SPECIAL EVENTS, AND CAPACITY OF SPECIAL ASSEMBLY AREAS. THE FINAL DETERMINATION OF ADEQUACY SHALL BE MADE BY THE PLANNING COMMISSION.				
PARKING PROPOSED	REGULAR — 137 SPACES ADA — 11 SPACES (INCLUDING 3 VAN SPACES)				
PROPOSED SITE LIGHTING	BEACON RATIO SERIES POLE AND WALL MOUNTED FIXTURES (CATALOG NO's RAR2-320I-140-4K7-3. RAR2-320L-140-4K7-2, AND RWL2-160L-65-4K7-3-UNV)				
LOW-EMISSION VEHICLE PARKING:	5% OF THE TOTAL VEHICLE PARKING CAPACITY OF THE SITE.				
SOLID WASTE COLLECTIO WEEKLY PICKUP.	N (2) 8.5 CUBIC YARD DUMPSTERS, ONE FOR GENERAL REFUSE AND ONE FOR MIXED RECYCLING,				
FREIGHT AND DELIVERY	REQUIREMENTS - DAILY FOOD DELIVERY, DAILY PARCEL DELIVERY, DAILY MAIL DELIVERY, MAINTENANCE AND EMERGENCY VEHICLES AS REQUIRED.				
PROPOSED BUS TRAFFIC	- 15 BUSES WITH DAILY DROP OFF AND PICK UP.				
BUILDING SCHEDULE/PR	DJECTED DAILY USE AND NUMBER OF EMPLOYEES — DAILY USE DURING REGULAR SCHOOL YEAR FROM 7:30 AM TO 3:00 PM FOR 600 PROJECTED STUDENTS AND 75 PROJECTED STAFF. OCCASIONAL EVENING EVENTS AVERAGING 2 EVENTS/WEEK WHICH MAY INCLUDE SPORTING EVENTS, COMMUNITY EVENTS, AND AFTER SCHOOL RELATED ACTIVITIES.				
WATER USAGE - 3,000	GALLONS/DAY				
SEWER USAGE - 3.000	GALLONS/DAY				
	·				
STO	RMWATER MANAGEMENT NARRATIVE				
THE PRO AND AS: AREAS. QUALITY FACILITIE	JECT INVOLVES CONSTRUCTION OF A NEW ELEMENTARY SCHOOL SOCIATED PARKING, SIDEWALKS, DRIVE AISLES, AND ATHLETIC THE PROPOSED PROJECT IS CONSIDERED NEW DEVELOPMENT. CONTROL (ESD TO THE MEP) IS PROVIDED IN 5 BIORETENTION S.				
QUANTIT NEAR TH PATTERN DEVELOF DISTURB	QUANTITY CONTROL IS PROVIDED IN A DRY STORAGE DETENTION POND NEAR THE OUTFALL OF THE SITE STORMWATER. THE EXISTING DRAINAGE PATTERN IS MIMICKED AS CLOSELY AS POSSIBLE WITH THE PROPOSED DEVELOPMENT. THE STUDY AREA FOR THIS ANALYSIS IS THE LIMIT OF DISTURBANCE.				
ENG	NEER/ARCHITECT DESIGN CERTIFICATION				
l hereby been de and Mar Sedimer	certify this plan for soil erosion and sediment control has signed in accordance with local ordinances, COMAR 26.17.01.07, yland Standards and Specifications for Soil Erosion and t Control				
06/12/	25 26524				
Date	: Reg. No. Signature				

		Tomas a stand of a	MARTIN L. SNOOK MEM. PARK
	£	MAMORIAL EISEN	NHOWER MEMORIAL HWY
) ESDv (cu-ft) PE Addressed (in)		stating E	1097000
A 9,246 2.29 A 9,280 2.50 A 2,070 2.50 A 10,263 2.50		STERLING RU	TECHNOLOGY BLVD
A 4,449 2.50 0 0 0		SITE	PROGRESS WAY
		Sunsal Frank	anous ou de la SANT
			VEW ESTATES
		=	VICINITY MAP
ATELLITE SKY OR RECEPTION VIEWSHEDS OF ANY		TAX N PROPER	ADC MAP: 20 ADC GRID: H13 MAP: 0092, PARCEL: 0089 RTY ACCOUNT #: 12-28917
IMUNICATION FACILITIES OR EQUIPMENT)	SHEET	DRAWING LIS	GRID MAP C-8D
	NUMBER C-0	SHEET N COVER SHEET	AME
DETAILED PARKING ANALYSIS AND STUDY THAT TAFF, PROJECTED ENROLLMENT, REQUIREMENTS FOR ASSEMBLY AREAS. THE FINAL DETERMINATION OF	C-1A C-1B	OVERALL EXISTING	G CONDITIONS PLAN
	C-2 C-2A	ESC PLAN	
7 TED FIXTURES (CATALOG NO'S 7-2 AND RW 2-1601-65-447-3-UNV)	C-2B C-2C	ESC PLAN ESC DETAILS	
7-2, and $RWL2-160L-65-4R7-5-0NV7 OF THE SITE.$	C-2D C-2E	ESC DETAILS ESC NOTES AND D	DETAILS
NERAL REFUSE AND ONE FOR MIXED RECYCLING,	C-2F	ESC NOTES AND D	DETAILS
ARCEL DELIVERY, DAILY MAIL DELIVERY, MAINTENANCE	C-3A	SITE PLAN	IN
IP.	C-3B C-3C	SITE PLAN SITE PLAN DETAILS	
- DAILY USE DURING REGULAR SCHOOL YEAR FROM	C-3D	SITE PLAN DETAILS	2 11 4
WHICH MAY INCLUDE SPORTING EVENTS, COMMUNITY IES.	C-4	OVERALL GRADIN	IG & SWM PLAN
	C-4A C-4B	GRADING & SWM GRADING & SWM	PLAN PLAN
	C-4C C-4D	STORMDRAIN PRC	OFILES OFILES
	C-4E	STORMDRAIN PRC	DFILES
	C-4G	SWM-1 DETAILS	
	C-4H C-4J	SWM-2 DETAILS	
NTARY SCHOOL ID ATHLETIC	C-4K	SWM-4 DETAILS	
VELOPMEN I. BIORETENTION	C-4M	POND 1 PROFILES	
ENTION POND TING DRAINAGE	C-4N C-4P	WATER PROFILES	
E PROPOSED THE LIMIT OF	C-4Q C-5A	SWM DETAILS	NT PLAN
	C-5B		NT PLAN
	C-6A	SIGNAGE STRIPING	G AND FENCING PLAN
control has	C-6B C-6C	SIGNAGE STRIPING	G AND FENCING PLAN
AR 26.17.01.07, on and	L-1.1 L-1.2	PRELIMINARY/FINA	AL FOREST CONSERVATION
	L-1.3	PRELIMINARY/FINA	AL FOREST CONSERVATION
re	L-1.4 L-1.5	PRELIMINARY/FINA	AL FOREST CONSERVATION
	L-1.6 L-1.7	PRELIMINARY/FINA PRELIMINARY/FINA	AL FOREST CONSERVATION AL FOREST CONSERVATION
	L-1.8	PRELIMINARY/FINA	AL FOREST CONSERVATION
	L-2.2		l I
	L-2.3 L-2.4	LANDSCAPE PLAN	
	L-2.5 L-2.6	LANDSCAPE PLAN FOREST CONSERV	i Ation details
	SG-1 SG-2	SIGNALIZATION PL	AN IATION SHEET
CERTIFICATION OF THE DISTURBED AREA QUANT		MAINTENANCE	OF LANDSCAPING
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS H BEEN DETERMINED TO BE APPROXIMATELY 13.32 ACRES OR 580	IAS ,182	AS THE DEVELOPER AGREES TO INSTALL	/OWNER OF THIS PROJECT, THE ALL LANDSCAPING IN ACCORDA
SQUARE FEET AND THE TOTAL AMOUNT OF EXCAVATION AND FIL SHOWN IN THESE PLANS HAS BEEN COMPUTED TO BE APPROXIM 43,941 CUBIC YARDS OF EXCAVATION AND 23,603 CUBIC YARDS	LL AS MATELY S OF	APPROVED PLAN (O THERETO) AND BIND SAID LANDSCAPING	R ANY SUBSEQUENT APPROVED) ITSELF AND FUTURE OWNERS 1 IN SUBSTANTIAL CONFORMANCE
		APPROVED PLAN OF LANDSCAPING IN AC CONSTITUTES A VIO	F DEVELOPMENT. FAILURE TO MA CCORDANCE WITH THIS APPROVED LATION OF THE APPROVED SITE
OWNER/DEVELOPER CERTIFICATION		TO ENFORCEMENT A COMPLIANCE WITH T	ACTION, AS ALLOWED BY LAW, TO THE PLAN.
construction, and/or development will; be done pursuant to t plan and responsible personnel involved in the construction pr will have a Certificate of Training at a Maryland Department	his roject		
Environment approved training program for the control of soil erosion and sediment.		OWNER/DEVELOPE	R (NAME & TITLE PRINTED)
		SIGNATURE	
OWNER/DEVELOPER (NAME & TITLE PRINTED) DA	TE	P . 1 - 0	
SIGNATURE		ENGINEER AS- MANAGEMEN	-BUILT STORMWATER
CITY OF HAGERSTOWN LITILITIES DEDADTA	ENT-	I VERIFY AND AFFIR WATER MANAGEMEN EXCEEDS THE REQUI	M THAT THE CONSTRUCTION FOR T FACILITIES AS PERFORMED EITI IREMENTS AND DESIGN INTENT O
WATER AND WASTEWATER DIVISIONS		INCLUDING ALL SPEC HAS BEEN COMPLET INSPECTION DOCUME	CIFICATIONS AND REFERENCED S ED IN ACCORDANCE WITH GOOD INTATION AND THE AS-RUILT IN
WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED THE STANDARDS IN FEELCT AT THE THE OF CONSTRUCTED	AND TO	THAT IT HAS BEEN COUNTY REQUIREMEN ASSURE THE VERIFIC	DONE IN ACCORDANCE WITH THE NTS AND AT A LEVEL DEEMED N CATION MADE HEREIN: AND ALI
APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS		BETWEEN THE AS-B BEEN NOTED AND A CONSULTANT	BUILT INFORMATION AND APPROV
STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SEI PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR W	RVICE,		
A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIL HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE Y	RE EAR.	NAME	
		SIGNATURE	
(DATE)			

<u>"MISS_UTILITY"</u>

CONTRACTOR TO NOTIFY "MISS UTILITY" AT (800) 257-7777 AND THE WASHINGTON COUNTY DEPARTMENT OF ENGINEERING AT (240)-313-2460 AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. BEFORE EXCAVATION

DATE:

APPOVED BY:

WASHINGTON COUNTY

DIVISION OF ENGINEERING



EXISTING LEGEND

- THH COMMUNICATIONS HAND HOLE
- INV CENTERLINE INVERT CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- T## TREE NUMBER (TREE TABLE) EP EDGE OF ASPHALT
- FL FLOW LINE
- TC TOP OF CURB
- STORM SEWER GRATE © BOLLARD
- ELECTRIC HAND HOLE
- -Ó- FIRE HYDRANT
- F FIBER OPTIC MARKER POST
- GROUND LIGHT ∧ GUY WIRE
- T COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE
- 🖸 CLEAN OUT HAND HOLE
- COMMUNICATIONS MANHOLE
- VAULT W water manhole
- ⊗ WATER VALVE
- SIGN
- Ø ELECTRIC POLE
- ଓ TREE ଓ HANDICAP MARKING 🔅 LIGHT POLE



CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED $(ORIGINAL SIZE = 30" \times 42")$ GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.



EXISTING LEGEND

THH COMMUNICATIONS HAND HOLE

- INV CENTERLINE INVERT
- CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE
- T## TREE NUMBER (TREE TABLE)
- EP EDGE OF ASPHALT FL FLOW LINE
- TC TOP OF CURB
- STORM SEWER GRATE
- ◎ BOLLARD ELECTRIC HAND HOLE
- -Ó- FIRE HYDRANT
- F FIBER OPTIC MARKER POST
- GROUND LIGHT ∧ GUY WIRE
- (T) COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE 🛛 CLEAN OUT
- O HAND HOLE
- (T) COMMUNICATIONS MANHOLE

+++++

- VAULT W WATER MANHOLE
- ⊗ WATER VALVE
- SIGN Ø ELECTRIC POLE
- 🗘 TREE
- Ġ. HANDICAP MARKING 🔆 LIGHT POLE

EXISTING UTILITY (TBA) (TO BE ABANDONED) EXISTING UTILITY (TBR)

EXISTING ASPHALT TO BE

MILLED (2" DEPTH)

EXISTING UTILITY (TBR) (TO BE REMOVED)	#######
FEATURE TO BE REMOVED	XX
EXISTING BUILDING TO BE REMOVED	
EXISTING ASPHALT DRIVE W/CURB & GUTTER TO BE REMOVED	
EXISTING CONCRETE SIDEWALK & ASPHALT PAVEMENT TO BE REMOVED	

GENERAL DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH REPRESENTATIVE UTILITY COMPANIES AND IMPLEMENTING REQUIRED UTILITY-RELATED WORK ACCORDINGLY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- CONTRACTOR'S SHALL SHEET/SHORE AND BRACE ANY AND ALL STRUCTURES EXPOSED BY EXCAVATION/CONSTRUCTION.
- IN THE EVENT THAT, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES THE CONTRACTOR ENCOUNTERS ANY EXISTING UTILITIES/STRUCTURES NOT SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR DIRECTIONS PRIOR TO PROCEEDING WITH ANY WORK.
- ALL SAWCUTS ARE TO BE STRAIGHT AND EVEN, JAGGED EDGES WILL NOT BE ACCEPTED.
- REPLACE DEMOLISHED MATERIALS WITH STRUCTURAL FILL, COMPACTED TO MINIMUM 95% OF MAX DRY DENSITY BASED UPON ASTM D698.
- EXISTING CURB AND CURB AND GUTTER ALONG ADJACENT STREETS AND ENTRANCE WAYS TO REMAIN, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES THAT ARE NOT SHOWN FOR DEMOLITION/REMOVAL.
- WHERE CONCRETE TO BE DEMOLISHED IS SHOWN ADJACENT TO CURB OR CURB AND GUTTER, CONTRACTOR SHALL SAWCUT ALONG BACK OF CURB IF EXISTING CURB AND CONCRETE ARE MONOLITHIC.
- 10. A MEETING WITH A LICENSED ARBORIST, THE CIVIL ENGINEER OF RECORD, THE GENERAL CONTRACTOR, AND OWNER SHALL OCCUR PRIOR TO THE PRE-CONSTRUCTION EX. SIGN MEETING TO DISCUSS TREE PROTECTION/PRESERVATION TECHNIQUES AND STRATEGIES TO BE EMPLOYED DURING DEMOLITION OF THE BUILDING AND ASSOCIATED PAVEMENT THE AGREED UPON MEASURES SHALL BECOME PART OF THE DEMOLITION PERMIT.
- . ALL TREES TO BE REMOVED SHALL BE REMOVED BY A LICENSED ARBORIST. ALL STUMPS TO BE GROUND OUT PER SPECIFICATIONS.
- 12. THERE MAY BE ADDITIONAL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT IDENTIFIED ON THESE PLANS. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION AND IMMEDIATELY NOTIFY THE OWNER OF ANY ENCOUNTERED UTILITIES.
- 13. ALL UNDERGROUND UTILITIES ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION SHALL BE ASSUMED TO BE LIVE UNTIL DETERMINED OTHERWISE.

NOTE:

EX. STOP SIGN EX. ROAD SIGN—

EX. DITCH -----

IN= 563.54 - 12" CMP-

OUT= 563.53 - 12" CMP-

GW - +

EX. SIGN

"NO THRU TRUCKS ON STERLING RD" -----

IN= 565.61 - 12" CMP -____

OUT= 565.55 - 12" CMP-

EX. COMM. HAND HOLD

EX. ELEC HAND HOLE ------

EDGE OF ASPHALT —

EDGE OF ASPHALT -

IN= 568.57 - 12" CMP-

OUT= 568.09 - 12" CMP-

EX. UG ELEC

EX. UG ELEC

2008 -

EX. COMM. HAND HOLD

+567.2

+569.3

+569.3

+569.7

+570.

4 1 • • /•

+577.3

+5*78.5*.

. . .

. .

70P=578.85 <u>578</u>6

PREBAR .FD.

— FX. VAUN

579.1

1 · **1 |** +5 5.8 ·

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OA

+567.9

+5*70.9*

+572.3

+573.1

+574.3

+573.0

+573.0

Access Panel

GENERAL CONTRACTOR TO RELOCATE LIGHT POLES, CONDUIT HANDHOLES, AND AND RELATED ELECTRICAL INFRASTRUCTURE DISPLACED FROM THE WIDENING OF THE DRIVE AISLE ON THE EAST SIDE OF THE SITE IN COORDINATION WITH WASHINGTON COUNTY PUBLIC SCHOOLS.





·_____ -TOP= 551.01 INV= 540.07 - 8" VCP - EDGE OF WATER - HEADWAL TOP=552.71 OUT(A)=546.32-30" CMP OUT(B)=546.37-42" RCP +549.3 TOR=553.11 IN=546.82-42" RCP +549+549.2 N/F DOWNSVILLE LOT D 15 LLC L. 2667 F. 108 EX. ELEC HAND HO H 4 PE PHASE 1 THE POTOMAC EDISON COMPANY LOT 3 PLAT 7127 TOP= 558.26 INV= 546.88 - 8" V +575.4REBAR & CAP FD. 719 715 720 0 552 0 716 5652 747 +558.D +562.9 +566.9 +574.B +571.2 +556.6 +568 +565.2 -| TOP= \$58.85 T21 ^C/ ^c/ ^{T25} INV= 551.69 - 8" VCP *[22* [©] [∼]/ *123* [©] [−]/ / *124* [©] TIA COS T45_T44 © T47 / +575.5 |+56*3.7*| +5*70.9* +571.9 +561.9 TREE , 10P= 357.6: OUT= 554.64 - 12" CMP -+564.6 (+562.7 +561. +567 ~~ EX. ELEC HAND HOLE -TOP=557.63 IN(A)= 553.38 - 30" CMP IN(B)= 554.27 - 12" CM |||__B_H38908 +/565.9 +56**\$**.8 +567.2 OUT(C)= 553.28 - 30" CMP +562.5 TOP= 558.91 OUT = 555.75TOP= 558.93 IN(A) = 554.64 - 30" CMPIN(B) = 555.40 - 12" CMP+575.2 / +56d.9 +567.3 1T48 F OUT(C) = 554.63 - 30" CMPTOP= 560.40 OUT= 557.31 --Area of Potential Building/Structure Height Limitation, per recordation of height restriction as recorded at Liber 569.6 N +572.9 1910 Folio 705 and as amended per +5732 | +565.6 T49 Liber 1982 Folio 68.— – GRATE TOP= 560.30 |9 H38909_|____ IN(A)= 556.19 - 30" CMP IN(B)= 557.06 - 12" CMP OUT(C)= 556.18 - 30" CMP TOR= 562.52 0UT= 558.57 - 12" CMP --/TOP= 564.02 INV= 558.85 - 8" V TOP= 562.34 IN(A)= 557.53 - 30" CMP T128 IN(B)= 558.05 - 12" CMP . ELEC HAND HOLE \mathbb{Z} 7704550 OUT(C)= 557.50 - 30" CMP +563.6 +\$67.7 +5730 -NO POLE JUSTI PEDESTAL NO POLE JUST PEDESTA THE EX. ELEC HAND HOLE ≥ ///[×]S− EX. 'CONSE.4.@URB / +574.7 0/H38910 TOP= 564.17 IN(A)= 560.14 - 12" TERRACOTA ^{C3} 755 OUT(B)= 560.07 - 12" CMP TOP= 563.88 N(A)= 558.97 - 30" CMP N(B)= 559.68 - 12" CMP OUT(C)= 558.88 - 30" CMP +566.7 +570.9 - 35 H38937 ₩/V 168 \$ 169.\$ _____ TOP= 567.90 ⁷ INV= 560.88 - 8" VCP Grate $GRATE = 50^{\circ}$ $TOP = 564.49 = 50^{\circ}$ $TOP = 564.49 = 50^{\circ}$ $TOP = 561.09 = 30^{\circ}$ CMP $GV = 561.03 = 30^{\circ}$ CMP CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED $(ORIGINAL SIZE = 30" \times 42")$ GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.





STANDARD INLET PROTECTION DEVICES				
STRUCTURE #	DRAINAGE AREA (ACRES)	STANDARD INLET PROTECTION TYPE		
I-4A	0.14	В		
I-6	1.73	В		
-7	1.62	В		
I-10B	0.47	В		
I-12	0.42	В		
I-13	0.16	В		
I-14	0.69	В		
I-15	0.71	В		
I-16	1.52	В		
I-17	0.57	В		
I-18	0.32	В		
-19	0.45	В		
I-20	0.23	В		
I-21	0.36	В		



PROP. BUILDING (SEE ARCH DWG'S)	
CONCRETE SIDEWALK	4
LIGHT DUTY ASPHALT	
REGULAR DUTY ASPHALT	
HEAVY DUTY CONCRETE	
STORMWATER MANAGEMENT FACILITY	
CHAIN LINK FENCE	-00

ACILITY		
	-000	

2/2024 1:44:53 PM

(SIGNATURE)

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Washington County Tactical Village Phase 1 Burn Building/Grading
NUMBER	SP-25-007
OWNER	
	WASH CU CUMMISSIONERS BOARD OF
LOCATION	18350 PUBLIC SAFETY Place
	Hagerstown, MD 21/40
DESCRIPTION	Proposed Burn Building and Grading for Phase I of the Tactical Village -Work includes relocating the southern portion of an existing 22' swale. Mass grading the site and stabilizing areas as the proposed grade is reached. Constructing utilities, drainage structures and inlet protection. Grading the forebay and SWM pond. Installing subbase and paving porous or standard asphalt where noted.
ZONING	Residential, Transition
COMP PLAN LU	Low Density Residential
PARCEL	10018579
PLANNING SECTOR	1
ELECTION DISTRICT	10
ТҮРЕ	Institutional
GROSS ACRES	49.29
DWELLING UNITS	
TOTAL LOTS	1
DENSITY	0 Units Per Acre
PLANNER	Misty Wagner-Grillo
ENGINEER	WASHINGTON CO ENGINEERING
RECEIVED	February 24, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION				
FLOOD ZONE	: No			
WETLANDS	: No			
WATERSHED	: Marsh Run			
ENDANGERED SPECIES	: None			
STEEP SLOPES	.: No			
HISTORIC INVENTORY	: 1456			
EASEMENTS PRESENT	: None			

Staff Comments:

Not Applicable

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

	SITE DESIGN			
Impervious Area Plan	Impervious Maximum Allow	wed	Open Space Area Planned	
14	80			
Open Space Minimum Required	Residential Amenity Plan	is S	olid Waste Disposal Plans	
			Onsite Dumpter	
Materials Stored on Site	Buffer Design Meets Requirer	ments Land	Iscaping Meets Requirements	
	Yes		Yes	
Lighting Plan Meets Requirements	Pedestrian Access is Adequ	ate Bus S	top is Within Walking Distance	
Yes				
Loading Area Meets Requirements	_			
			Not Fast Track	
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling	g Unit		
0				
Parking Spaces - Minimum Required	Recreational Parking Provi	ded		
0	No			
ACCESS SPACING VARIANCE NEEDED	No			
NUMBER OF ACCESS POINTS: 1				
	SCHOOL INFORMATION	V		
	FIEMENTARY		нен	
	Bockland Woods	F Russell Hicks	South Hagerstown	
		E hussen mens	South hageistown	
		ντιονι		
	Foblic TACILITIES IN ORMA			
	Fallplay			
AWBOLANCE DISTRICT		TION		
WATER & SEWER INFORMATION				
METHOD	WATER		SEWER	
	City		County	
SERVICE AREA	City		County	
PRIORITY	1-Existing Service		1-Existing Service	
NEW HYDRANTS				
GALLONS PER DAY SEWAGE:				
PLANT INFO			Conococheague	

	AS.		-) \	
	ΓΑ		C	
	B		U	RN
		1	8	35
ENGINEER / ARCHITECT DESIGN CERTIFICATION I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL				
<u>Pomula Jean Molin 39252 5:9.2025</u> signature Date				
SEAL:				
APPROVED FOR CONSTRUCTION <u>JCHIHOBBS, P.E.</u> DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD				
I / WE CERTIFY ALL / ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND / OR	TYPE	No.	DA (ACRES) (To Structures)	IMPERVIOUS DA (ACRES)
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.		1	0.57	0.05
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.	A - 2		1.69	0.84
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION.	A - 2 A - 2	2	0.46	0.29
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION.	A - 2 A - 2 A - 2 A - 2	2 3 4	0.46	0.47
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. 5/9/25SCOTT HOBBS, P.E. DIRECTOR OF ENGINEERING	A - 2 A - 2 A - 2 A - 2 A - 2 A - 2	2 3 4 5	0.46 0.67 2.51	0.47
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION.	A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2	2 3 4 5 6	0.46 0.67 2.51 1.70	0.47 0.47 0.47
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION.	A - 2 A - 2	2 3 4 5 6 7	0.46 0.67 2.51 1.70 1.00	0.47 0.47 0.47 0.47
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. SCOTT HOBBS, P.E. DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD WASHINGTON COUNTY SOIL CONSERVATION DISTRICT	A - 2 A - 2	2 3 4 5 6 7 8	0.46 0.67 2.51 1.70 1.00 0.92	0.47 0.47 0.47 0.47 0.47
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. SCOTT HOBBS, P.E. DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL	A - 2 A - 2 N - 1	2 3 4 5 6 7 8 1 2	0.46 0.67 2.51 1.70 1.00 0.92 0.06	0.47 0.47 0.47 0.47 0.47 0.47 0.06
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. SCOTT HOBBS, P.E. DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL JUNCTION COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL	A - 2 A - 2 N - 1 N - 1 N - 1	2 3 4 5 6 7 8 1 2 3	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. Juby Hamman 5/9/25 DRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD VASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL BY. DATE:	A - 2 A - 2 N - 1 N - 1 N - 1 N - 2	2 3 4 5 6 7 8 1 2 3 1	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03 0.12	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03 0.12
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. J_J_J_J_S	A - 2 A - 2 N - 1 N - 1 N - 1 N - 1 N - 2 N - 2 N - 2	2 3 4 5 6 7 8 1 2 3 1 2	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03 0.12 0.46	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03 0.12 0.46
DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. JJJJJJ 5/9/25 SCOTT HOBBS, P.E. JDATE DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL BY.	A - 2 A - 2 N - 1 N - 1 N - 1 N - 1 N - 2 N - 2 N - 2 N - 2 N - 2	2 3 4 5 6 7 8 1 2 3 1 2 3 1 2 3	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03 0.12 0.46 0.03	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03 0.12 0.46 0.03
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Development will be done pursuant to this plan and responsible personnel involved in the construction project will have a certificate of training at a maryland department of the environment approved training program for the control of soil erosion and sediment. APPROVED FOR CONSTRUCTION. 5/9/25 Scott Hobbs, P.E. 5/2/25 Director of Fundimeering for washing to for country, md 5/2/25 Washington country soil conservation district soil erosion and sediment control plan approval. 5/2/25 BY.	A - 2 A - 2 N - 1 N - 1 N - 1 N - 1 N - 2 N - 2 N - 2 N - 2 TOTAL:	2 3 4 5 6 7 8 1 2 3 1 2 3 1 2 3	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03 0.12 0.46 0.03 0.12 0.46 0.03 0.12 0.46 0.03	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03 0.12 0.46 0.03 NON-ESD PR IMPERVIOUS DA (ACRES)
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DEFELORMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIROMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. APPROVED FOR CONSTRUCTION. JJJJJS SCOTT HOBBS, P.E. DIRECTOR OF ENGINEERING FOR WASHINGTON COUNTY, MD WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL BY. DATE: (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) WWNER/DEVELOPER: KOARD OF COUNTY COMMISSIONERS FOR VASHINGTON COUNTY, ID AGENT: SCOTT HOBBS, P.E. LICENSE No. 31179 VIRECTOR OF ENGINEERING 47 NORTHERN AVE. IAGERSTOWN, MARYLAND 21742 'HONE: 240-313-2460	A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 A - 2 N - 1 N - 1 N - 1 N - 2 N - 2 N - 2 TOTAL:	2 3 4 5 6 7 8 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 1 2 3 3 1 2 3 1 2 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 3 1 3 3 3 3 3 3 3 3 3 3 3 3 3	0.46 0.67 2.51 1.70 1.00 0.92 0.06 0.02 0.03 0.12 0.46 0.03 DA (ACRES) (To Structures) 10.12 0.5 ACRES	0.47 0.47 0.47 0.47 0.47 0.06 0.02 0.03 0.12 0.46 0.03 NON-ESD PRA IMPERVIOUS DA (ACRES) (To Structures) 4.67

GTON COUNTY, MARYLAND SION OF ENGINEERING ICAL VILLAGE PHASE 1 N BUILDING/GRADING **O PUBLIC SAFETY PL**

PROJECT NO. 28-266 CONTRACT NO. BD-BB-266-28

RE & NON-STRUCTURAL)

JS S) s)	RCN	ESDv (ac-ft)							
	55	0.0342							
	59	0.0857							
	55	0.0357							
	58	0.0342							
	62	0.4616							
	60	0.0781							
	58	0.1036							
	59	0.1701							
	70	0.0051							
	55	0.0020							
	55	0.0027							
	55	0.0096							
	55	0.0037							
	55	0.0027							
		1.029							
	-	-							

ACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

US ES) res)	RCN	STORAGE @ DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY SIZE (inches)	CPv (cfs) (Discharge)	Qp10 (cfs)	Qf100 (cfs)
	60	1.8169	HDPE	24	1.4	2.2	5.8

/ICINITY	MAF
SCALE: 1"=2	2000'

ADO	C MAP: 26	GRIE): C-6	PARCE	L: 0059
POINT	NORTHIN	G	EAS	TING	ELEVATION
#11	693147.8	35	11064	38.79	492.68
# 12	693777.9	99	11044	56.26	491.79
#5	692636.7	73	11056	640.07	482.60

REDEVELOPMENT | RESTORATION

INDEX OF SHEETS:

SHEET 1	GN 01	COVER SHEET
SHEET 2	GN 02	GENERAL NOTES AND LEGEND
SHEET 3	GN 03	EXISTING CONDITIONS W/ SITE NOTES
SHEET 4-11	SP 01-08	SITE PLANS AND GRADING PLANS
SHEET 12-14	DE 01-03	CONSTRUCTION DETAILS
SHEET 15-20	PR 01-06	ROADWAY PROFILE & DETAILS
SHEET 21-26	SD 01-06	STORM DRAINS
SHEET 27-29	S 01-03	RETAINING WALL PLAN
SHEET 30-32	SWM 01-03	STORMWATER MANAGEMENT PLAN
SHEET 33-44	UTL 01-12	UTILITY PLAN
SHEET 45-50	SM 01-06	SITE MECHANICAL PLAN
SHEET 51-58	SE 01-08	SITE ELECTRICAL PLAN
SHEET 59-64	PMS 01-06	PAVEMENT MARKINGS & SIGNAGE PLAN
SHEET 65-66	LS 01-02	LANDSCAPE PLAN
SHEET 67-73	ESC 01-07	EROSION AND SEDIMENT CONTROL PLAN
SHEET 74-77	SB 01-04	SOIL BORING LOGS

SITE ANALYSIS DATA CHART

TOTAL SITE AREA: 49.29 AC. OR 2,147,072 SQ.FT

AREA OF PLAN SUBMISSION: 49.29 AC. OR 2,147,072 SQ.FT LIMIT OF DISTURBED AREA: 27.16 AC OR 1,183,066 SQ.FT

- EXISTING IMPERVIOUS AREA: 4.30 AC
- PROPOSED IMPERVIOUS AREA: 7.34 AC OR 319,730 SQ.FT PRESENT ZONING DESIGNATION: R-T

PROPOSED USES FOR SITE AND STRUCTURES: EMERGENCY SERVICES TRAINING OPEN SPACE ON SITE: 16.18 ACRES AND 59.6% OF DISTURBED AREA. BASE BID BUILDING AREA: X_SF

POTENTIAL BUILDING AREA: X_SF

HOURS OF OPERATION: 7AM TO 10PM M-F, 830M TO 330PM SAT/SUN. BUILDING ADDRESS: 18350 PUBLIC SAFETY PLACE

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 27.16 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 48,025 CU. YDS. OF EXCAVATION AND APPROXIMATELY 60,870 CU. YDS. OF FILL.

BOARD OF COUNTY COMMISSIONERS:

JOHN F. BARR, PRESIDENT **JEFFREY A. CLINE, VICE PRESIDENT** RANDY LEATHERMAN **RANDALL E. WAGNER** DEREK HARVEY

MICHELLE GORDON, COUNTY ADMINISTRATOR

SCOTT HOBBS, P.E., DIRECTOR OF ENGINEERING

28-266-01

SP-25-007

			GENERAL
1.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIAL PROV STANDARD SPECIFICATIONS, AND SUPPLEMENTAL SPECIFICATIONS.	/ISIONS, THE LATES	ST EDITION OF THE MD-SHA
2.	WHERE REFERENCE IS MADE TO STANDARDS, IT SHALL BE THE CONT POSSESSION THE MARYLAND SHA BOOK OF STANDARDS FOR HIGHW, LATEST UP TO DATE MSHA STANDARDS AS OF THE DATE OF ADVERTI	RACTOR'S RESPON AY AND INCIDENTA SEMENT OF THIS PI	ISIBILITY TO HAVE IN HIS L STRUCTURES WITH THE ROJECT.
3.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE LATE SPECIAL PROVISIONS, AND ANY REFERENCED MD-SHA OR CITY OF HA PROCEED.	ST APPROVED SET AGERSTOWN STANI	OF PLANS, SPECIFICATIONS, DARDS AS OF NOTICE TO
4.	HORIZONTAL CONTROL: THE COORDINATES FOR THIS PROJECT HAVE BEEN ESTABLISHED BY WASHINGTON COUNTY AND CITY OF HAGERSTOWN CONTROL MONUN SYSTEM, NAD 83(91).	GPS VALUES BASE /IENTS ADJUSTED T	D ON SURROUNDING NGS, O THE MARYLAND GRID
5.	<u>VERTICAL CONTROL:</u> THE LOCATIONS AND ELEVATIONS BENCHMARKS ARE SHOWN ON GE ELEVATIONS SHOWN ARE IN U.S. SURVEY FEET AND AGREE WITH THE	OMETRIC LAYOUT	PLAN. PROJECT SYSTEM, NAVD 88.
6	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROL POINTS AND BENCHMARKS FOR THE DURATION OF THE OF THE CONTRACTOR TO REPLACE ANY OF THESE POINTS THAT A CONSTRUCTION PROCESS. WHERE NECESSARY, POINTS SHALL BE OF A REGISTERED SURVEYOR TO THE STANDARD WITH WHICH THE	PROTECTING PRO CONTRACT. IT SHA RE DISTURBED OR REPLACED UNDE EY WERE ESTABLIS	DPERTY MARKERS, ALL BE THE RESPONSIBILITY DAMAGED DURING THE R THE DIRECT SUPERVISION SHED.
7.	ALL INVERT ELEVATIONS ARE APPROXIMATE. INVERT ELEVATIONS OF ENGINEER, TO MEET CONDITIONS ENCOUNTERED DURING INSTALLAT SHALL BE CONSTRUCTED ON UNIFORM GRADE BETWEEN INVERT ELE OTHERWISE DIRECTED BY THE ENGINEER.	E PIPES MAY BE MO ION OF DRAINAGE VATIONS AS NOTEI	DIFIED, AS DIRECTED BY THE STRUCTURES. ALL PIPES D ON THE PLANS, UNLESS
8.	THE LOCATIONS AND LENGTHS OF PIPES TO BE INSTALLED SHALL BE ORDERING.	VERIFIED BY THE C	CONTRACTOR PRIOR TO
9.	THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STORM DRA MEET FIELD CONDITIONS AS APPROVED THE ENGINEER.	IN STRUCTURES AS	S NECESSARY IN ORDER TO
10.	THE CONTRACTOR SHALL MAKE, CHECK, AND BE RESPONSIBLE FOR A NECESSARY FOR THE PROPER CONSTRUCTION OF ALL WORK.	ALL MEASUREMENT	S AND DIMENSIONS
11.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL ACCORDINGLY. ALL DIMENSIONS SHOWN SHALL BE CHECKED AND VE BEFORE ANY WORK COMMENCES.	CONDITIONS AND P RIFIED IN THE FIEL	LANNING ALL CONSTRUCTION D BY THE CONTRACTOR
12.	ANY DAMAGE TO ADJACENT ROADS, YARDS, STRUCTURES, FENCES, SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONA OWNERS BEFORE ANY WORK COMMENCES.	SHRUBBERY, ETC., L COST TO THE CC	DURING CONSTRUCTION OUNTY OR THE PROPERTY
13.	THE CONTRACTOR SHALL GRADE FOR POSITIVE DRAINAGE AT ALL RC LOTS, AND YARDS IN CONFORMANCE WITH THE PROPOSED DRAINAG	ADWAY INTERSEC E PATTERNS SHOW	TIONS, ENTRANCES, PARKING N ON THE PLANS.
14.	MATERIALS SALVAGED FROM CONSTRUCTION SHALL BECOME THE CONNECTED ON THE PLANS OR IN THE SPECIFICATIONS	ONTRACTOR'S PRO	PERTY UNLESS OTHERWISE
15.	WORK SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CO	NTRACTOR.	
16.	THE CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY INTERRUPTED FOR SHORT PERIODS OF TIME, THE INTERRUPTION SH THE PROPERTY OWNER.	AT ALL TIMES. IF AC ALL BE COORDINAT	CCESS MUST BE ED WITH THE ENGINEER AND
17.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANC PERIOD OF CONSTRUCTION BY PROVIDING A REASONABLY SMOOT THE USE OF PUBLIC TRAFFIC, AND BY PROVIDING ACCESS TO ALL COMMERCIAL ENTRANCES AT ALL TIMES. THE CONTRACTOR TO FO	E OF TRAFFIC THF H AND EVEN SURF PUBLIC ROADS AN DLLOW MD- SHA S	ROUGHOUT THE ENTIRE FACE SATISFACTORY FOR D RESIDENTIAL AND FANDARDS.
18.	THE CONTRACTOR SHALL ADJUST TO PROPOSED GRADE ALL EXIS OTHER UTILITIES LOCATED WITHIN THE ASPHALT OVERLAY AND FU WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASPHALT PAY I	TING MANHOLES, V JLL DEPTH ASPHAL TEMS NECESSARY	/ALVE BOXES, OR T PAVING AREAS. THIS TO COMPLETE THE WORK.
		AE	BREVIATIONS
AAS	HTO -AMERICAN ASSOCIATION OF STATE	 G2	-GRADE 2
١DT	HIGHWAY AND TRANSPORTATION OFFICIALS -AVERAGE DAILY TRAFFIC	H.S.D HWALL	-HEADLIGHT SIGHT DIST -HEADWALL
;.C. ;.F.C	-BOTTOM OF CURB CBOTTOM FACE OF CURB	INV. K	-INVERT -RATE OF CHANGE OF G
¦/L С-	-BASE LINE -CUT	L LOD	-LENGTH -LIMIT OF DISTURBANCE
;В. ;L	-CATCH BASIN -CENTERLINE	LP LVC	-LIGHTPOLE -LENGTH OF VERTICAL (
:/O :ON	-CLEANOUT ICCONCRETE	MPH MSHA	-MILES PER HOUR -MARYLAND STATE HIGH
COR		N.P.	-NORTH BOUND
,UL\)C	-COLVERT -DEGREE OF CURVATURE	PC	-POINT OF CURVATURE
)S :	-DESIGN SPEED -EXTERNAL	P.D.E. P.G.E.	-PERPETUAL DRAINAGE -PROFILE GRADE ELEVA
:.В. -, -,		P.G.L. P I	-PROFILE GRADE LINE
⊑, I SM	TEASEMENT	P/R	-POINT OF INTERSECTION
X . F-	-EXISTING -FILL	PROP. PT.	-PROPOSED -POINT OF TANGENCY
3 1	-GRADE 1	PVC	-POINT OF VERTICAL CU

NOTES

- 19. ALL ASPHALT PAVEMENT UTILITY CUTS SHALL BE PERFORMED AND REPAIRED IN ACCORDANCE WITH CITY OF HAGERSTOWN STANDARDS.
- 20. IN ANY AREA WHERE ASPHALT THAT IS TO BE REMOVED ADJOINS ASPHALT THAT IS TO REMAIN, THE ASPHALT PAVING SHALL BE SAW CUT IN ORDER TO PROVIDE A CLEAN JOINT BETWEEN THAT WHICH IS TO BE REMOVED AND THAT WHICH IS TO REMAIN.
- 21. CLEARING AND GRUBBING SHALL OCCUR INSIDE THE PLATTED RIGHT OF WAY UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 22. UTILITIES: THE LOCATIONS OF UNDERGROUND AND AERIAL UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED COMPLETE OR ACCURATE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST FIVE (5) DAYS PRIOR TO STATING ANY WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR MUST PROTECT, IN PLACE, ALL ACTIVE UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLANS.

Miss Utility	1-800-257-7777
Washington County Division of Engineering	240-313-2460
Washington County Dept. of Water Quality	240-313-2625
Washington County Soil Conservation District	301-797-6821
Potomac Edison (Allegheny Power)	301-582-5266
Columbia Gas (Hagerstown)	240-420-2026
Verizon	301-790-7135
Antietam Cable	240-420-2082
City of Hagerstown Utilities Dept Water & Wastewater Division	301-739-8577 (Ext. 650)
City Of Hagerstown Light Dept.	301-790-2600

- 23. IF DURING CONSTRUCTION THE CONTRACTOR FINDS THAT CLEARANCES BETWEEN EXISTING UTILITIES AND PROPOSED WORK IS LESS THAN THAT NOTED OR IS LESS THAN SIX INCHES, HE SHALL CONTACT THE ENGINEER FOR INSTRUCTIONS ON HOW TO PROCEED.
- 24. THE CONTRACTOR MUST PROTECT IN PLACE ANY ACTIVE ABOVE GROUND AND OR UNDERGROUND UTILITIES FOUND UNLESS OTHER TREATMENT IS CALLED FOR. REPAIRS TO UTILITIES OR PROPERTY DAMAGE AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION. THE COUNTY OR THE PROPERTY OWNER SHALL NOT BEAR ANY COST OR RESPONSIBILITY FOR DAMAGE TO UTILITIES OR PROPERTY AS THE RESULT OF THE CONTRACTOR'S NEGLIGENCE.
- 25. THE CONTRACTOR SHALL PROTECT AND NOT INTERRUPT EXISTING UTILITY SERVICES DURING CONSTRUCTION, UNLESS AUTHORIZED BY THE ENGINEER. THE CONTRACTOR SHALL SUPPORT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION AND THIS SUPPORT SHALL BE INCIDENTAL TO PERTINENT PAY ITEMS. THE LOCATION OF THE UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
- 26. A GEOTECHNICAL EXPLORATION REPORT WAS COMPLETED FOR THIS PROJECT BY TRIAD ENGINEERING, INC. DATE OF REPORT IS JUNE 19, 2024. ANY QUESTIONS REGARDING THE REPORT SHOULD BE DIRECTED TO STEPHEN GYURISIN, P.E. AT 1075-D SHERMAN AVENUE, HAGERSTOWN, MARYLAND; OR PHONE (301)-797-6400. TRIAD PROJECT #03-24-0288.
- 27. 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.
- 28. 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 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.
- 29. 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 DIVISIONS OF ENGINEERING, PERMITS, AND INSPECTIONS.
- 30. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- 31. 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 HERBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
- 32. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.

	PVI	-POINT OF VERTICAL INTERSECTION
TANCE	PVT	-POINT OF VERTICAL TANGENCY
	R.	-RADIUS
	RCP	-REINFORCED CONCRETE PIPE
GRADE	R.G.E.	-REVERTIBLE GRADING EASEMENT
	R.O.W.	-RIGHT OF WAY
E	S.B.	-SOUTH BOUND
	S.D.	-STORM DRAIN
CURVE	SHLD	-SHOULDER
	S.S.D.	-STOPPING SIGHT DISTANCE
HWAY ASSOCIATION	STA.	-STATION
	S/W	-SIDEWALK
	Т	-TANGET
	T.C.	-TOP OF CURB
EEASEMENT	T.C.E.	-TEMPORARY CONSTRUCTION EASEMENT
ATION	T.P.	-TEST PIT
	TYP.	-TYPICAL
ON	U/BOX	-UTILITY BOX
	V.C.	-VERTICAL CURVE
	W.B.	-WEST BOUND

EXISTING

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-POINT OF VERTICAL CURVATURE

		DATE			
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	PROPERTY LINE, CORNER				
· · ·	RIGHT-OF-WAY LINE	NO			
· · · · · · · · ·	TEMP. CONSTRUCTION EASEMENT (T.C.E.)	CRIPTI			
	REVERTIBLE GRADING EASEMENT (R.G.E.)	N DES			
		IOISI/			
	STREAM EASEMENT	RE			
	CENTERLINE				
38	CONTOURS PROFILE GRADE LINE				
	TREE LINE	N			
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				ulding	
	STREAM OR DITCH FLOW LINE	XLA		əx. Bu	
WL	WATER LINE	AR	NG	e Anne	742 01
SS G	SANITARY SEWER LINE, STUB GAS LINE	M.	EERI	strative	MD 217 313-24
FMFM	FORCE MAIN		IGINI	dminis	stown, l x: 240-
	STORM DRAIN, END SECTION		F EN	unty A	Hagers 460 Fa)
	WATER VALVE WATER CAP, REDUCER, BEND		O NC	on Cot	1 Ave , 313 24
Ŷ	FIRE HYDRANT, METER	OL:	VISIO	hingto	lortheri e 240
\\\\\\\\	OVERHEAD ELECTRIC LINE		DI	Was	747 N Phone
		HS	/	COUNTY	
	FLOODPLAIN BUILDINGS.HOUSES. GARAGES	A			
S	SANITARY SEWER MANHOLE	⊢		.S FA	
	STORM DRAIN INLET				כ
-() &	UTILITY POLE HANDICAP PARKING				
÷.	POLE LIGHT				5
	ROAD SIGN		<u></u> Д	- Ш	
+ 470.50	SPUTELEVATION				ב
(#) FIRE H	INLET NUMBERING				
• ○ • ^{F.H.}	FIRE HYDRANT	U V	l S		ר ר
¢•	POWER POLE WITH GUY AND ANCHOR		BI IC		
r o ^{w.m.}	WATER METER				
	DIRECTIONAL FLOW ARROW	ACTI(1835		
学大学	TREE	–	1 1	Ц И Ц	
	SINGLE LED LIGHT AND POST			Ľ)
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AND				SDIL	
N IS		SITE NO	DTES	SYMBOL	
I FOR					
	1.	APPLICANT/OWNER: WASHINGTON	COUNTY BOARD OF COMMISSIONERS	Ft.	F
D,		100 W. WASH SUITE 1101	HINGTON ST.	HaB	H
TED	2	HAGERSTOWN	, MD 21740	HaC	Н
	Ζ.	TAX IDENTIFICATION No.:	018579	HbB	H
THE		LIBER / FOLIO:	05374/00077	НюС	Н
		PLAI ELECTION DISTRICT:	M683 10	НсВ	H
		SITE ADDRESS:	18350 PUBLIC SAFETY PLACE HAGERSTOWN, MD 21740	HcC	H
THAT	3.	EXISTING USE: VACANT			

SDILS TAI	3LE			
SDIL DESCRIPTION	PERCENT SLOPE (%)	KF VALUE	HYDRAULIC SDILS GRDUP	HYDRIC (Y/N)
TOWN SILT LOAM	-	0.37	С	ΝD
STOWN SILT LOAM	3-8	0.37	В	ΝD
STOWN SILT LOAM	8-15	0.37	В	NΠ
STOWN SILTY CLAY LOAM	3-8	0.37	В	ΝD
STOWN SILTY CLAY LOAM	8-15	0,37	В	ΝD
STOWN-ROCK OUTCROP COMPLEX	3-8	0.37	В	ND
STOWN-ROCK OUTCROP COMPLEX	8-15	0.37	В	ΝD
POND SILT LOAM	0-3	0,43	D	ND
POND-FUNKSTOWN SILT LOAMS	0-3	0.43	D	ND

JRE ADRESSES	•
PUBLIC SAFETY PL	PUBLIC SAFETY TRAINING CENTER
PUBLIC SAFETY PL	FUTURE INDOOR FIRING RANGE
PUBLIC SAFETY PL	FUTURE VEHICLE INSTRUCTIONAL BULDING
TACTICAL VILLAGE	FUTURE CANINE BUILDING
TACTICAL VILLAGE	FUTURE HIGH BAY STORAGE BULDING
TACTICAL VILLAGE	FUTURE INSTRUCTIONAL PAVILION
TACTICAL VILLAGE	FUTURE APPARATUS STORAGE BUILDING
	•

DATE						
BY						
REVISION DESCRIPTION						
NO.						
DESIGNED BY: LRB	DRAWN BY:	LRB	CHECKED BY:	PJM	DATE:	MAY 2025
WASHINGTON COUNTY, MARYL	DIVISION OF ENGINEERING	ANGETON C.		Washington County Administrative Annex. B	Phone: 240-313-2460 Fax: 240-313-2401	ARTIN
CTICAL VILLAGE PHASE 1					CITE DI ANI	

SCALE 1:100

LEGEND:

FUTURE CONSTRUCTION

PHASE 1 CONSTRUCTION

SITE ANALYSIS DATA CHART A. TOTAL SITE AREA: 49.29 AC. OR 2,147,072 SQ.FT B. AREA OF PLAN SUBMISSION: 49.29 AC. OR 2,147,072 SQ.FT C. LIMIT OF DISTURBED AREA: 27.16 AC OR 1,183,066 SQ.FT D. EXISTING IMPERVIOUS AREA: 4.30 AC E. PROPOSED IMPERVIOUS AREA: 7.34 AC OR 219,804 SQ.FT F. PRESENT ZONING DESIGNATION: R-T G. PROPOSED USES FOR SITE AND STRUCTURES: EMERGENCY SERVICES TRAINING H. OPEN SPACE ON SITE: 16.18 _ ACRES AND _ 59.6% OF DISTURBED AREA. I. BASE BID BUILDING AREA: X SF J. POTENTIAL BUILDING AREA: X SF K. HOURS OF OPERATION: 7AM TO 10PM M-F, 8AM TO 4PM SAT/SUN. L. BUILDING ADDRESS: 18350 PUBLIC SAFETY PLACE M. PROPOSED PARKING SPACES: 19 TOTAL (2 HANDICAP) N. PROPOSED SIGNAGE: 2 HANDICAP PARKING, 10 STOP SIGNS O. POLE LIGHTING: 18 P. PROJECTED DAILY USE: 70 PEOPLE Q. BURN BUILDING: 1575 SQ FT

N: 6933000	

			DESIGNED BY:	NO.	REVISION DESCRIPTION	BΥ	DATE
	I AC I ICAL VILLAGE PHASE 1	WASHINGTON COUNTY, MARYLAND	LRB				
SI PR		DIVISION OF ENGINEERING	DRAWN BY:				
SC/ 1: SF 28 0.		WIGTON CD	LRB				
ALE 100 7-02 5-26		ET CO	CHECKED BY:				
) 0. 2 NO. 366	IAU IIUAL VILLAGE PROPUSED	Washington County Administrative Annex. Building	PJM				
		Phone: 240-313-2460 Fax: 240-313-2401	DATE:				
		MARTIN	MAY 2025				

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Downsville Solar II - Site Plan
NUMBER	SP-23-011
	VATERS MICHAEL D SR
LOCATION:	1/13/ BLACK STALLION Lane
	HAGERSTOWN, MD 21740
DESCRIPTION	The project is located at 17137 Black Stallion Lane in Hagerstown, Maryland. The proposed project consists of the development of a solar facility, community energy generating system within approximately 26.0 acres of existing agricultural land. The remaining existing agriculture will remain within the parcel.
ZONING	Agricultural, Rural
COMP PLAN LU	Agriculture
PARCEL	02024004
PLANNING SECTOR	1
ELECTION DISTRICT	02
ТҮРЕ	Unspecified Non-Residential
GROSS ACRES	94.61
DWELLING UNITS	0
TOTAL LOTS	1
DENSITY	0 Units Per Acre
PLANNER ENGINEER RECEIVED	Misty Wagner-Grillo KIMLEY-HORN & ASSOCIATES INC April 5, 2023

SITE ENGINEERING

HYDI	ROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION
FLOOD ZONE	No
WETLANDS:	No
WATERSHED	Potomac River WA Cnty
ENDANGERED SPECIES:	None
STEEP SLOPES	Yes
STREAM BUFFER:	No
HISTORIC INVENTORY	1392
EASEMENTS PRESENT: Staff Comments:	None

Not Applicable

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

SITE DESIGN							
Impervious Area Plan	Impervious Maximum Allowed	k	Open Space Area Planned				
0.61	80		0				
Open Space Minimum Required	Residential Amenity Plans		Solid Waste Disposal Plans				
0	n/a		n/a				
Materials Stored on Site	Buffer Design Meets Requiremer	nts L	andscaping Meets Requirements				
n/a	Yes		Yes				
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	e Bu	us Stop is Within Walking Distance				
Loading Area Meets Requirements	_		Not Fast Track				
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Ur	nit					
0							
Parking Spaces - Minimum Required	Recreational Parking Provided	1					
0	No						
ACCESS SPACING VARIANCE NEEDED: N NUMBER OF ACCESS POINTS: 1	ACCESS SPACING VARIANCE NEEDED: No NUMBER OF ACCESS POINTS: 1						
SCHOOL DISTRICT PUPIL YIELD CURRENT ENROLLMENT MAXIMUM CAPACITY	Fountain Rock	Springfield	Williamsport				
	PUBLIC FACILITIES INFORMATIO	ON					
FIRE DISTRICT AMBULANCE DISTRICT	WILLIAMSPORT HALFWAY						
	WATER & SEWER INFORMATIC	ON					
	WATER		SEWER				
METHOD	No Provider		No Provider				
SERVICE AREA	No Provider		No Provider				
PRIORITY	7-No Planned Service-Well		7-No Planned Service-Septic				
NEW HYDRANTS							
GALLONS PER DAY SEWAGE:							
PLANT INFO			None				

OVERALL SITE SUMMARY

SURVEY NOTE

THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY KARINS AND ASSOCIATES, INC. ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR THE LANDS OF WILLA J VATERS, TRUSTEE, 17137 BLACK STALLION LANE, SITUATED IN: WASHINGTON COUNTY, MARYLAND" DATED MARCH 2021.

HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD88

ZONING NOTES

OVERALL PROPERTY AREA (TM. 0056, P. 1085)

= 4,121,212 SF± **EXISTING ZONING:** AR, AGRICULTURE (RURAL) AGRICULTURE EXISTING LAND USES PROPOSED ZONING: AR, AGRICULTURE (RURAL) PROPOSED LAND USES: AGRICULTURE; SOLAR ENERGY GENERATING SYSTEM: COMMUNITY SCALE ** PERMITTED VIA APPROVED SPECIAL EXCEPTION #AP2021-020 DATED SEPTEMBER 9, 2022 PLANNING REGION NONE AGRICULTURAL / RURAL

= 94.61 AC±

SP-23-011

N/A

COMPREHENSIVE PLAN DESIGNATION: PLAN REVIEW TRACKING NUMBER: WATER AND SEWER CONTRACT NUMBERS:

BULK REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA	3 AC	94.61 AC
MAX. BUILDING HEIGHT	20 FT	<20 FT
MIN. FRONT YARD	50 FT	>50 FT
MIN. SIDE YARD	50 FT	>50 FT
MIN. REAR YARD	50 FT	>50 FT

PROJECT AREA

TOTAL PROPERTY AREA (INCLUDING BUFFER AREA) =94.61 AC± =26.19 AC± TOTAL DISTURBED AREA SOLAR ARRAY/ENERGY STORAGE (AREA W/IN FENCE) =21.26 AC± AREA WITHIN CRITICAL AREA =0.00 AC± AREA WITHIN 100-YR FLOODPLAIN =0.00 AC± =0.61 AC± EXISTING IMPERVIOUS AREA EXISTING IMPERVIOUS AREA TO BE REMOVED =0.00 AC± PROPOSED IMPERVIOUS AREA =0.64 AC± =0.62 AC± ROAD ENTRANCES, ACCESS/DRIVES EQUIPMENT & PADS (INVERTORS/ENERGY STORAGE/TRANSFORMERS) =0.02 AC± =1.25 AC± TOTAL IMPERVIOUS AREA FOREST STAND DELINEATION FS-24-003

APPLICATION NUMBER: APPROVAL DATE:

SURVEY INFORMATION

TOPOGRAPHIC SURVEY KARINS AND ASSOCIATES

TITLE: TOPOGRAPHIC SURVEY FOR THE LANDS OF WILLA J VATERS, TRUSTEE DATED: 03/31/2021

GENERAL NOTES

- 1. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
- 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.

MARCH 12, 2024

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 10. THIS PROJECT COMPLIES WITH THE SOLAR ENERGY GENERATION SYSTEM REQUIREMENTS OF THE ZONING ORDINANCE.
- 11. PER CORRESPONDENCE WITH THE WASHINGTON COUNTY PLANNING & ZONING DEPARTMENT ON MAY 2, 2025, THIS PROJECT GENERATES LESS THAN OR EQUAL TO 2MWAC OF ELECTRICITY AND IS EXEMPT FROM A DECOMMISSIONING PLAN AND DECOMMISSIONING SURETY.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW)							
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)							
		DA TO	IMPERVIOUS DA				
TYPE		STRUCTURE	TOSTRUCTURE	VVQV	ESDV	PE	
	NO.	(AC)	(AC)	(AC-FT)	(AC-FT)	ADDRESSED	
DISCONNECTION OF ACCESS DRIVES	1	1.23	1.23	0.0974	0.0974	1.0	
DISCONNECTION OF EQUIPMENT PAD	2	0.02	0.02	0.0014	0.0014	1.0	
INFILTRATION TRENCH (LEVEL SPREADERS) AND DISCONNECT OF SOLAR PANELS	3	24.94	0.002	0.1040	0.1040	1.0	

Sheet List Tab

		F
Sheet	Sheet	
	Number	
COVER	1	
OVERALL EXISTIN	2	
OVERALL S	3	
ENLARGED	4	ſ
ENLARGED ENTR/	5	
SITE DE	6	
LANDSCAPI	7	
GRADING AND D	8	
PRE-DEVELOPMENT D	9	
POST-DEVELOPMENT I	10	
OVERALL STORMWATE	11	
STORMWATER MAN	12	
STORMWATER MAN	13	
SOIL EROSION AND SED	14	
ENLARGED SOIL EROSION AN	15	
SEDIMENT TR	16	
SOIL EROSION AND SEDIN	17	
SOIL EROSION AND SEDIN	18	
SOIL EROSION AND SEDI	19	
SOIL EROSION AND SEDI	20	

PROPER						BY
MICHAEL D VATER	KS, SR.		CONTROL RECORD DESTINATION: SHANK N: 706,706.97 E: 1 000 274 51			ATE
HAGERSTOWN, MI	D 21740	WASHINGTON CO. SURVEY CONTROL RECORD DESTINATION: DOUB 2 PROJECT	ГД E: 1,099,374.51			DA
APPLIC	ANT/DEVELOPER	E: 1,087,576.89	JBJECT			
DOWNSVILLE SOL	AR II LLC					
ATTN: LUCAS RAP 282 CENTURY PL,	POPORT SUITE 2000					
LOUISVILLE, CO 80 EMAIL: LUKE.RAPF	0027 POPORT@AES.COM					ONS
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	NGINEER /		\bigwedge			Ŕ
LANDSC	APE ARCHITECT		\sim /			
KIMLEY-HORN ANI ATTN: SEAN MILL) ASSOCIATES, INC ER, P.E.					
3904 BOSTON STF SUITE 202	RET		MAP			40.
BALTIMORE, MD 2 TEL: (443) 743- 347	1224 70	SCALE: 1" = 20	00'		<u> </u>	
SURVEY	'OR				NC. 21224	
				O	TES, II , MD	
2113 EMMORTON	PARK ROAD			H	SOCIA TIMORE 470 COM	
SUITE 100 EDGEWOOD, MD 2	21040				ND AS , BAL 743-3 HORN.(
TEL:(410) 612-9900 EMAIL: JMETTEE@) ⊉KARINSENGINEERING.COM				DRN A E 202 443-7 LEY-H	
				G	EY-HG SUIT ONE: WW.KIM	
ſ	OWNER/DEVELOPER CERTIFICATION			Ι	5 KIML ON ST PH WV	
	I/we certify all/any parties responsible fo	or clearing, grading, construction, and/or	r development	L	BOST	
	will; be done pursuant to this plan and re will have a Certificate of Training at a Ma program for the control of soil erosion a	esponsible personnel involved in the col aryland Department of the Environment a and sediment	approved training		3 3904	
	program for the control of son erosion a	ina seament.			11.	
	5/29/25 Lucas	Rappoport Lucas	Rappoport	THOMA	ARTIN	
L	Date	ed Name Signat	ure	T.S.S.	能管	
	ENGINEER/ARCHITECT DESIGN CERT	IFICATION		ROT 59359		
	I hereby certify this plan for soil erosio	n and sediment control has been design	ed in accordance	MININAL EN	GAN HILL	
	Erosion and Sediment Control.	1.07, and Maryland Standards and Specin	ications for Soll	6/	Lut .	
	05/10/2026 5935 Date Reg.	59 Signa	ature	PROFESSIONAL CERTIF CERTIFY THAT THESE D	FICATION: I HERE	BY RE
L				AM A DULY LICENSED F ENGINEER UNDER THE OF MARYLAND.	PROFESSIONAL LAWS OF THE ST	ATE
	OWNER/DEVELOPER CE	ERTIFICATION – WASHINGTON C	OUNTY	LICENSE NO. EXPIRATION DATE	05/12/20 Z () ()) <u>26</u> ≥
	I/WE HEREBY CERTIFY THAT ALL CL DEVELOPMENT WITHIN THE COUNT	LEARING, GRADING, CONSTRUCTION, A	ND/OR UANT TO THIS)04)04 2025		ST
	WASHINGTON COUNTY AND THE PO	HE STORM WATER MANAGEMENT ORD OLICY ON CONSTRUCTION OF SUBDIVIS	SION	PR0. 1530 JATE 17/2	BY 8) BY
	5/29/25 Lucas R	appoport Lucas Rapp	oport	КНА 1147 06/2	SIGNE(IECKEL
	DATE PRINTED NA	ME SIGNATURE	/		DE DE	Ę
	ENGINEER AS-BUILT STO	RMWATER MANAGEMENT CERTI	FICATION			
	I VERIFY AND AFFIRM THAT THE CON	NSTRUCTION FOR THE STORM WATER I		l .		
	INTENT OF THIS PLAN, INCLUDING AI AND HAS BEEN COMPLETED IN ACC	LL SPECIFICATIONS AND REFERENCED	STANDARDS, PRACTICES. I		-	
	ALSO VERIFY AND AFFIRM THAT I HA DOCUMENTATION AND THE AS-BUIL	AVE REVIEWED THE CONSTRUCTION IN T INFORMATION; THAT IT HAS BEEN DO	SPECTION NE IN			
	ACCORDANCE WITH WASHINGTON ON NECESSARY TO ASSURE THE VERIFI	COUNTY REQUIREMENTS AND AT A LEV ICATION MADE HEREIN; AND ALL DISCR	EL DEEMED	L 1	_	
	ARE CONSIDERED ACCEPTABLE TO	ON AND APPROVED PLANS HAVE BEEN THE CONSULTANT.	I NOTED AND	U U	0	
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PLAN	- WASHINGTON COUL	NTY SOIL CONSERVATION DISTR DIMENT CONTROL PLAN APPR	RICT OVAL	AI		1AR'
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IAGE AREA MAP	_ DATE:		_		S П	
NAGEMENT PLAN	(PLAN IS VALID FOR	TWO YEARS FROM DATE OF APPROVA	L)	IL EPA		\succeq
IENT DETAILS		IRRED AREA QUANTITIES				NNC
IT CONTROL PLAN		URBED SHOWN ON THESE PLANS HAS	BEEN		<u>S</u>	N C(
DIMENT CONTROL PLAN	J DETERMINED TO BE APPROX OF EXCAVATION AND FILL AS	IMATELY <u>26.19</u> ACRES. AND THE TOTAL SHOWN ON THESE PLANS HAS BEEN	AMOUNT	N	Ž	GTO
CONTROL DETAILS	COMPUTED TO BE APPROXIM AND APPROXIMATELY <u>10426</u>	IATELY <u>10073</u> CUBIC YARDS OF EXCAV CUBIC YARDS OF FILL.	ATION	0	N N	NIN
	- La Mile	00/45/0000		Ď	Ď	WAS
T CONTROL NOTES	ENGINEER SIGNATURE	DATE		SHEET N		
				1 0F	= 19	

)N	% OF PROJECT AREA
	5.60%
	17.40%
ORTANCE	0.60%
	11.20%
ORTANCE	27.90%
	9.60%
	24.70%
	1.00%
	2.00%

SURVEY CONTROL/BENCHMARK

MAN (NGS I	HURIZUNTAL & VERTICAL CUNTRUL PUINT)
PID:	JV7240 - SURVEY DISK SET IN CONCRETE MONUME
NORTH	684,517.24 FEET
EAST:	1,191,972.44 FEET
ELEV:	417.53 FEET

JV7241 - SURVEY DISK SET IN CONCRETE MONUMENT

JV1888 - SURVEY DISK SET IN CONCRETE MONUMENT

3	REQUIRED	PROPOSED
	3 AC	94.61 AC
	20 FT	<20 FT
	50 FT	>50 FT
	50 FT	>50 FT
	50 FT	>50 FT

17. TOTAL PANEL QUANTITY PROPOSED ON SITE: 2,744 PANELS AND 36 PANEL ROWS

128 - 189 -			_		
			NORTH	N: 706.751	WASHING
EXISTING P/ TO REMAIN 25 AND 50-F (PER GEOTE LEVEL SPRE	SLOPES GR PROPOSED PROPOSED IMPROVEME PROPOSED STAGING AF BEDROCK C	 PROPERTY LIMITS OF D ADJACENT F EASEMENT MDE WATEF CRITICAL RG ROAD CENT EXISTING M PROPOSED 	VICIN SCALE	76.76 76.89	ERLING ROAD ERLING ROAD STON CO. SURVEY L RECORD TION: DOUB 2
AVED ACCESS D OOT KARST BUF ECHNICAL ENGIN ADER	EATER THAN 254 LANDSCAPE BU GRAVEL ACCES ACCESS DRIVE INTS TEMPORARY REA	LINE ISTURBANCE PROPERTY LINE LINE SSHED DIVIDE DOT ZONE ERLINE AJOR CONTOUR MAJOR CONTOUR MAJOR CONTOU MINOR CONTOU VERHEAD ELECT ENCELINE UNDERGROUNE OVERHEAD ELE DC ELECTRICAL FENCELINE REELINE TILITY POLE INTERCONNECT SOLAR TRACKE	ITY M : 1" = 2000	PROJECT SITE PROPE	
PRIVE	% FFER S DRIVE	JR JR TRIC D ELECTRIC CTRIC			IINGTON CO. S CONTROL R DESTINATION: N: 700 E: 1,09
				ENCH ROAD	SURVEY RECORD SHANK 6,706.97 9,374.51
		KHA PROJECT AND			
DOWNSVILLE SOLAR II	ENI ARGED	DATE 200001111	imley » Horn		
		RTIFICATI SE DOCUD FROVED B FROVED B FR	© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		
		DESIGNED BY NCS 1300 DRAWN BY NCS 2300 DRAWN BY NCS 2300 DRAWN BY NCS 2300	N4 BOSTON ST, SUITE 202, BALTIMORE, MD 21224 PHONE: 443-743-3470 www.kimtev Ligen com		
WASHINGTON COUNTY MARYLAND		EBY ERE 2026 CHECKED BA CHECKED BA CHECKED BA		REVISIONS	DATE BY

 \square

SHEET NUMBER

4 OF 19

LANDSCAPE BUFFER **OVERALL DIMENSIONS**

25 FT

TOTAL WIDTH TOTAL LENGTH 3,521 FT

86,872 SF

TOTAL AREA

RIJEFER DI ANTING SPECIES

DUFFER FLANTING SFECIES									
TYPE	SYMBOL	SPECIES	TOTAL COUNTS	MATURE HEIGHT	SPACING	GROWT	H RATE	SIZE	ROOT
LARGE TREE		QUERCUS STELLATA (POST OAK)	51	40-50 FT	25-30 FT O.C.	1-2.5 FT PER YEAR	MEDIUM TO FAST	1" CAL., 5' - 6; HT.	B & B OR CONT.
		CARPINUS CAROLINIANA (AMERICAN HORNBEAM)		15-40 FT	25-30 FT O.C.	1-2 FT PER YEAR	SLOW TO MEDIUM	1" CAL., 5' - 6; HT.	B & B OR CONT.
		NYSSA SYLVATICA (BLACKGUM)		30-50 FT	25-30 FT O.C.	1-2 FT PER YEAR	MEDIUM TO FAST	1" CAL., 5' - 6; HT.	B & B OR CONT.
MEDIUM/LARGE TREE		JUNIPERUS VIRGINIANA (EASTERN RED CEDAR)	126	40-70 FT	10-15 FT O.C.	1-2 FT PER YEAR	MEDIUM	5' - 6' HT.	B & B
		ILEX OPACA (AMERICAN HOLLY)		50 FT	10-15 FT O.C.	2 FT PER YEAR	FAST	5' - 6' HT.	B & B
EVERGREEN SHRUB	\odot	ILEX GLABRA (INKBERRY HOLLY)	- 504	5-8 FT	3.5 FT O.C.	.5 FT PER YEAR	SLOW	24" - 30" HT.	#5 CONT.
		MORELLA PENSYLVANICA (NORTHERN BAYBERRY)		10-15 FT	2-2.5 FT O.C.	1-1.23 FT PER YEAR	SLOW TO MEDIUM	24" - 30" HT.	#5 CONT.
		VIBURNUM PRUNIFOLIUM (BLACK-HAW VIBURNUM)	51	12-24 FT	5-12 FT O.C.	1-2 FT PER YEAR	SLOW TO MEDIUM	24" - 30" HT.	#5 CONT.
		HAMAMELIS VIRGINIANA (WITCH HAZEL)		15-30 FT	6-10 FT O.C.	1-2 FT PER YEAR	MODERATE	24" - 30" HT.	#5 CONT.
FLOWERING SHRUB		ITEA VIRGINCIA (VIRGINIA SWEETSPIRE)		4-8 FT	3-3.5 FT O.C.	1-2 FT PER YEAR	MEDIUM TO FAST	24" - 30" HT.	#5 CONT.
		MORELLA PENSYLVANICA' SILVER SPRITE (SILVER SPRITE BAYBERRY)		5-10 FT	2-3 FT O.C.	1-1.5 FT PER YEAR	MEDIUM	24" - 30" HT.	#5 CONT.

PROJECT #SP-23-011

LEGEND/PLANT SCHEDULE

SHADE TREE (2 PER 100-FT)

EVERGREEN TREE (5 PER 100-FT)

EVERGREEN SHRUB (20 PER 100-FT)

FLOWERING SHRUB (2 PER 100-FT)

ERNST MIX #153 - SHOWY NORTH EAST NATIVE WILDFLOWER & GRASS MIX* (OR APPROVED EQUAL) *POLLINATOR MIX

LANDSCAPE BUFFER STANDARD SECTION SCALE: 1" = 20'

- ARBORTIE AT BARK GUY WIRES (3), WHITE FLAG ON EACH - 2 STRANDS OF TWISTED GALVANIZED WIRE EACH (IF REQUIRED) TURNBUCKLE (3), GALVANIZED (IF REQUIRED)

SET TREE AT ORIGINAL GRADE OR UP TO 1/8 DEPTH OF ROOT BALL — 2" SHREDDED HARDWOOD MULCH

SOIL SAUCER: USE PREPARED SOIL, 6" MIN.

ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/2 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED PLANTING SOIL MIX PER PLANTING SPECIFICATIONS

UNDISTURBED SOIL PEDESTAL

EVERGREEN TREE PLANTING

LANDSCAPE BUFFER BEDROCK NOTE:

WHEN PRESENT IN THE 25-FT LANDSCAPE BUFFER, BEDROCK OUTCROPPING LIMITS SHALL BE FIELD VERIFIED ALONG WITH ADEQUATE SOIL DEPTH FOR PLANTING. SOIL DEPTH SHALL BE 24-48" MIN. DEEP FOR TREES AND 18-24" MIN. DEEP FOR SHRUBS. INFILL WITH ADDITIONAL SHRUBS WHEN TREES ARE NOT ABLE TO BE PROVIDED. IF ADEQUATE SOIL DEPTH FOR PLANTING IS NOT PRESENT, THE LANDSCAPE BUFFER SHALL BE INTERRUPTED AND CONTINUE WHERE THERE IS ADEQUATE SOIL DEPTH TO ENSURE THE HEALTH AND RIGOR OF THE LANDSCAPE BUFFER MATERIAL

PLANTING NOTES

Plant Identification - All plants shall be properly marked for identification and checking.

List of Plant Material - The quantities given in the plant list are approximate only. The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the landscape architect. The Contractor shall furnish, and plant, all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of Kimley-Horn and the owner. This contract will be based on the bidder having verified prior to bidding the availability of the required plant materials as specified on the Plant Materials List.

Plant Quality - All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been pruned regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant disease, infestation, or insect eggs and shall have a healthy, normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall, in general, conform to its natural growth proportions unless otherwise specified. All plants, including container grown, shall conform to the branching, caliper and height specifications of the American Association of Nurserymen's Publication entitled American standard for Nursery Stock, ANSIZ60.1-2004 or latest edition, and shall have a well-shaped, heavy-branched structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. Plants of a given size shall not measure less than the minimum size as set forth in the American Standard for Nursery Stock, ANSIZ60.1-2004 or latest edition.

Plant Tagging - The contractor shall prepare a list of nurseries supplying the specified plant material for the owner and Kimley-Horn to inspect, at their option, and tag prior to digging

Plant Spacing - Plant spacing is to scale on plan. No shrub material shall be closer than 30" to building walls.

Kimley-Horn.

latest edition, and shall be wrapped in untreated burlap.

Excavation - Holes for all trees shall be 2 times the size of root ball or container and shall have vertical sides. Holes for shrubs shall be 12" wider than the root ball. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (leafmold) will be incorporated into plant beds by tilling again to a depth of 8". Proportions of soil to organic material will be two parts existing soil to one part organic material.

Planting - Backfilling shall be done with soil mix previously described, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage, chemical residues or inconsistencies between plans and actual site conditions, they should be called to the attention of Kimley-Horn and the owner for adjustment before planting. Plants shall be set plumb and straight and trees shall be guyed or staked, where required, at the time of planting. Backfill shall be well worked about the roots and seated by watering. Plants will be planted higher than surrounding grade. Shrubs and trees will be set at a depth to place 1/8th of the rootball above finish grade. Remove rope from round tree trunks and lay back burlap and wire baskets from top 1/3 of all B&B material. Nylon, plastic, or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

Cultivation - All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 2" minimum and 3" maximum with well-aged, fine-shredded hardwood bark. The area around isolated plants shall be mulched to at least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be entirely mulched to the building wall

Maintenance - The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition by replanting, plant replacement, watering, weeding, cultivating, pruning, spraying, restaking and cleaning up, and by performing all other necessary operations of care for the promotion of good plant growth so that all work is in satisfactory condition at the time of acceptance at no additional cost to the owner.

Fertilizer & Inoculation - All fertilizer shall be granular, with 35 to 80 percent of the total nitrogen in a slowly available form. For trees, shrubs, and groundcover; fertilizer shall be a complete fertilizer with a minimum analysis of 10 percent nitrogen, 6 percent phosphorus and 4 percent potassium. For perennials, annuals, and bulbs; fertilizer shall be a time-released, high-phosphate fertilizer; i.e., osmacote. For bulbs, fertilizer shall be bone meal (commercial, raw and finely-round), with an analysis of 4 percent nitrogen and 20 percent phosphoric acid.

1. Trees: Use 2 lb. of 10-6-4 fertilizer per inch of trunk diameter.

- Groundcover: Use 3 lbs. of 10-6-4 fertilizer per 100 square feet of bed area.
- Perennials, Annuals, Bulbs: Use 3 lbs, of time-release, high-phosphate fertilizer (5-10-5) per 100 square feet of bed area.

5. Planting pits shall be backfilled with a mixture containing 80% existing topsoil, 20% organic material such as leaf mold, peat moss or composed sewage sludge. Incorporate endo and ectomycorrihizal fungi transplant amendment per manufacturer's recommendations (manufacturer - Horticultural Alliance, Inc. phone 1-800-628-6373).

Guarantee and Replacement - All plant material shall be unconditionally guaranteed for two years. The guarantee will begin on the date of final acceptance of the work. After a plant has been determined to be dead, dying or damaged from handling or installation, it will be replaced during the next growing season. For example, if a plant is found dead during the summer months, it will be replaced during the fall planting season. The guarantee will end for all plant material two years after acceptance. During the guarantee period, the Contractor will not be responsible for mechanical injury or vandalism caused by other parties.

Material Inspection - Owner and/or Kimley-Horn shall, at their discretion, inspect plant material before and during delivery and installation. Plant material will be properly delivered in covered trucks, and promptly uncovered when delivered to prevent damage. Material will be unloaded and properly handled in such a way as not to damage plants. Plants will be inspected and may be rejected upon delivery and/or installation by the owner for mechanical damage, and damage that will subsequently cause misshapen or deformed material. Owner will have authority to observe site preparation and planting installations, and have the right to reject any work if the specifications and construction documents are not followed. All plant material shall be of the quality specified and installed as described above, and unless these minimum standards are satisfied, the plants will be rejected.

Soil Mix - Soil mix will be 2/3 existing topsoil, 1/3 leafmold thoroughly mixed and homogenized. Other organic material may be substituted upon written approval by

Rootball Size - The ball size shall conform to the American Association of Nurserymen's Publication entitled American Standard for Nursery Stock, ANSIZ60.1-2004 or

Fertilizer shall be added depending on the size of the plant and the manufacturer's recommendation using the following application rates:

2. Shrubs: Use 1/4 lb. of 10-6-4 fertilizer per foot of height or spread per plant, or 3-51bs of 10-6-4 fertilizer per 100 square feet of bed area.

ARRAY POLLINATOR GRASS MIX

CIES		<u>% BY WEI0</u>
LE BLUESTEM 'CAMPER'	SCHIZACHYRIUM SCOPARIUM	0.45
ANGRASS 'PA ECOTYPE'	SORGHASTRUM NUTANS	0.10
PLETOP	TRIDENS FLAVUS	0.10
E OATS GRAMA	BOUTELOUA CURTIPENDULA	0.10
OMSEDGE	ANDROPOGON VIRGINICUS	0.03
GINIA WILD RYE	ELYMUS VIRGINICUS	0.20
UMN BENT GRASS	AGROSTIS PERENNANS	0.02

*MD NRCS MIX 8D IS TO BE INTERSEEDED INTO GRASS MIX.

IND

MIX TO BE EVALUATED FOR HEIGHT AND SPECIES OVER 3' HT. TO BE REMOVED AND REPLACED WITH ALTERNATE SPECIES FROM THE NRCS MANUAL LIST.

NOTES: SEED MIX DESIGNED BY ERNST CONSERVATION SEEDS

8884 MERCER PIKE MEADVILLE PA 16335

SUBSTITUTIONS MAY BE REQUIRED BASED ON SPECIES AVAILABILITY. CONSULT MARYLAND CONSERVATION PLANTING GUIDE FOR SUITABLE ALTERNATIVE SPECIES. USE OF A COVER CROP IS RECOMMENDED (OATS OR SIMILAR)

SEED MIXES TO BE DERIVED FROM USDA REGIONAL SEED MIX SELECTION, AND TO BE APPROVED BY SOIL CONSERVATION DISTRICT. AT TIME OF PURCHASE BASED UPON AVAILABILITY CERTAIN SUBSTITUTIONS MAY BE REQUIRED. SEED MIXES TO COMPLY WITH MARYLAND POLLINATOR FRIENDLY SOLAR STANDARDS.

SEEDING WITHIN PROJECT AREA TO BE ESTABLISHED AT THE BEGINNING OF CONSTRUCTION. SEEDING OF EXTERIOR PROJECT BOUNDARIES TO BE ESTABLISHED NEAR PROJECT COMPLETION. PROJECT WILL APPLY SOLAR SITE POLLINATOR HABITAT. SCORECARD IS TO BE REVIEWED AND NRCS BEST MANAGEMENT PRACTICES AND IMPLEMENTATION REQUIREMENTS TO BE FOLLOWED.

- PID: NORTH 684,517.24 FEET EAST: 1,191,972.44 FEET
- PID: NORTH: 699,999.17 FEET EAST: 1,190,059.65 FEET
- JV1888 SURVEY DISK SET IN CONCRETE MONUMENT PID: ELEV: 423.12 FEET
- JV1892 SURVEY DISK SET IN CONCRETE MONUMENT PID:

THE <10% SLOPE REQUIREMENT FOR NON-ROOFTOP DISCONNECT AREAS, IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORMWATER DESIGN MANUAL.

- FEATURES DEPICTED HEREON ARE SHOWN PER THE "GEOTECHNICAL REPORT", DATED MARCH 1, 2024, KARST CONSTRUCTION MANAGEMENT PLAN", DATED DECEMBER 18, 2024, PREPARED BY TERRACON CONSULTANTS, INC.
- ANY CAVE ENTRANCES, SINKHOLES/SOIL SUBSIDENCE AREAS, AND/OR ROCK COLLAPSES ARE OBSERVED DURING WORK ACTIVITIES, CONTRACTOR TO CEASE CONSTRUCTION WITHIN A 100-FOOT RADIUS OF THE FEATURE AND CONTACT THE DESIGNATED SITE KARST SPECIALIST FOR FURTHER INSPECTION.

	Q100 (cfs)			
st-Dev	Pre-Dev	Post-Dev		
13.81	31.38	31.38		
22.59	54.05	52.59		
20.90	44.26	44.20		
8.91	96.17	96.17		

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SOIL TYPES							
MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	CLASSIFICATION	% OF PROJECT AREA			
DsA	DUFFIELD SILT LOAM, 0 TO 3 PERCENT	В	PRIME	5.60%			
DsB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT	В	PRIME	17.40%			
DuB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT, VERY ROCKY	В	FARMLAND OF STATEWIDE IMPORTANCE	0.60%			
НаВ	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT	В	PRIME	11.20%			
НbВ	HAGERSTOWN SILTY CLAY, 3 TO 8 PERCENT, VERY ROCKY	В	FARMLAND OF STATEWIDE IMPORTANCE	27.90%			
HbC	HAGERSTOWN SILTY CLAY, 8 TO 15 PERCENT, VERY ROCKY	В	NOT PRIME	9.60%			
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT	В	NOT PRIME	24.70%			
SpA	SWANPOND SILT LOAM, 0 TO 3 PERCENT	D	PRIME	1.00%			
SsA	SWANPOND-FUNKSTOWN SILT LOAMS, 0 TO 3 PERCENT	D	PRIME IF IRRIGATED	2.00%			

LOD = 26.19 AC

PROJECT #SP-23-011

OVERALL STORMWATER MANAGEMENT PLAN SCALE: 1" = 150'

GEOTECHNICAL NOTES:

- 1. GEOTECHNICAL TEST INFORMATION AND GEOLOGICAL FEATURES DEPICTED HEREON ARE SHOWN PER THE "GEOTECHNICAL REPORT", DATED MARCH 1, 2024, PREPARED BY ANS GEO, AND THE "DOWNSVILLE SOLAR II KARST CONSTRUCTION MANAGEMENT PLAN", DATED DECEMBER 18, 2024, PREPARED BY TERRACON CONSULTANTS, INC.
- 2. PER THE KARST CONSTRUCTION MANAGEMENT PLAN, IF ANY CAVE ENTRANCES, SINKHOLES/SOIL SUBSIDENCE AREAS, AND/OR ROCK COLLAPSES ARE OBSERVED DURING WORK ACTIVITIES, CONTRACTOR TO CEASE CONSTRUCTION WITHIN A 100-FOOT RADIUS OF THE FEATURE AND CONTACT THE DESIGNATED SITE KARST SPECIALIST FOR FURTHER INSPECTION.

POST DEVELOPMENT LAND USE NOTES:

ALL ONSITE PROPOSED GRAVEL DRIVES ARE MODELED AS IMPERVIOUS ALL ONSITE AREA WITHIN THE ARRAY IS MODELED AS MEADOW (GOOD CONDITION). 3. ALL ONSITE AREA ALONG THE ACCESS ROAD, OUTSIDE OF FENCING, IS MODELED AS GRASS (GOOD CONDITION).

GRADING NOTE:

1. FINAL STORMWATER MANAGEMENT DESIGN PROVIDES GRADING IN NON-ROOFTOP DISCONNECT AREAS WITH SLOPES GREATER THAN 10%, IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORMWATER DESIGN MANAUAL.





10073 CY OF CUT AND 10426 CY OF FILL.





SHEET NUMBER 15 OF 19

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Detail G-1-3: Stone/Riprap Outlet Sediment Trap ST-III

Computed By: NCS Date: 1/4/2024 Checked By: STM Project Name: DOWNSVILLE SOLAR II Trap #: 1 Location: WASHINGTON COUNTY

Riprap Outlet Sediment Trap ST-III Trap No. 01

DRAINAGE AREA - INITIAL	5.84	ACRES
DRAINAGE AREA - INTERIM	5.84	ACRES
DRAINAGE AREA - FINAL	5.84	ACRES
WET STORAGE REQUIRED	31,536	CF
WET STORAGE PROVIDED	46,267	CF
EXISTING GROUND ELEVATION AT OUTLET	555	FT
TRAP BOTTOM ELEVATION	550.5	FT
TRAP BOTTOM DIMENSIONS	148 X 99	FTXFT
DEPTH OF OUTLET	1.5	FT
BOTTOM WIDTH OF OUTLET	12	FT
CLEANOUT ELEVATION	551.625	FT
TOP OF EMBANKMENT ELEVATION	557.5	FT
SIDE SLOPE	4:1	H:V RATIO
EMBANKMENT TOP WIDTH	4	FT
OUTLET PROTECTION - LENGTH	10	FT
OUTLET PROTECTION - DEPTH	19	IN

			Storago			Cumul
			Slorage			Curriu.
Elevation	Area	Average Area	Interval	Interval Volume	Cumul. Volume	Volume
FT	SF	SF	FT	CF	CF	AC-FT
		0	0	0		
550.5	8214				0	0.000
		8448	0.5	4224		
551	8681				4224	0.097
		9158	1	9158		
552	9635				13382	0.307
		10125	1	10125		
553	10615				23507	0.540
		10627	1	10627		
554	11619				34134	0.784
		12134	1	12134		
555	12648				46267	1.062
		13988	2.5	34970		WET
557.5	15328				81237	1.865

Baffle Board Design

(See Detail G-2-4)

40. A = surface area at wet storage elevation =

1. Effective width, $W_e = (A/2)^{1/2} =$

- 42. Flow length from inflow point to outlet =
- 43. If line 42 is less than We x 2, provide baffle boards to lengthen flow path

Need Baffles 44. Effective flow length, Le = L1+L2+L3 = 162 ft (must be ≥ W_e x 2 ፣ **152.4** ft) ОК

76.22

107.03

11619 ft²

Detail G-1-3: Stone/Riprap Outlet Sediment Trap ST-III

Computed By:		Date:	1/4/2024	Checked By:	STM	
ocation:	WASHINGTON COU			пар #.	2	
	Riprap O	utlet Sedi	ment Trap ST-	III Trap No. 02	2	
RAINAGE ARE	EA - INITIAL		5.92		ACR	ES
RAINAGE ARE	EA - INTERIM		5.92		ACR	ES
RAINAGE ARE	EA - FINAL		5.92		ACR	ES
VET STORAGE	REQUIRED		31,968	3	CF	-
VET STORAGE	PROVIDED		32,391	1	CF	
XISTING GROU	JND ELEVATION AT OUT	LET	559		FT	-
RAP BOTTOM	ELEVATION		554.5		FT	-
RAP BOTTOM	DIMENSIONS		138 X 4	12	FT X	FT
DEPTH OF OUT	let		1.5		FT	-
BOTTOM WIDTH	H OF OUTLET		14		FT	-
LEANOUT ELE	EVATION		555.62	5	FT	-
OP OF EMBAN	NKMENT ELEVATION		561.5		FT	-
SIDE SLOPE			4:1		H:V RA	ATIO
MBANKMENT	TOP WIDTH		4		FT	-
DUTLET PROTE	CTION - LENGTH		10		FT	-
OUTLET PROTECTION - DEPTH			19		IN	

			Storage			Cumul.
Elevation	Area	Average Area	Interval	Interval Volume	Cumul. Volume	Volume
=T	SF	SF	FT	CF	CF	AC-FT
		0	0	0		
554.5	5621				0	0.000
		5798	0.5	2899		
555	5974				2899	0.067
		6336	1	6336		
556	6698				9235	0.212
		7073	1	7073		
557	7448				16308	0.374
		7461	1	7461		
558	8223				23768	0.546
		8623	1	8623		
559	9022				32391	0.744
		10417	2.5	26043		WET
561.5	11812				58433	1.341

Baffle Board Design

(See Detail G-2-4)

40. A = surface area at wet storage elevation = 41. Effective width, $W_e = (A/2)^{1/2} =$

42. Flow length from inflow point to outlet =

43. If line 42 is less than We x 2, provide baffle boards to lengthen flow path

143 44. Effective flow length, Le = L1+L2+L3 =

8223 ft² 64.12 120

ОК

Need Baffles ft (must be \ge W_e x 2 : **128.2** ft)



LEGEND

XX
XX XX
SF42
— SF42 — LOD —
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ال <u>پ ــــــــــــــــــــــــــــــــــــ</u>

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PROPERTY LINE ADJACENT PROPERTY LINE LIMITS OF DISTURBANCE EXISTING CONTOUR SEDIMENT TRAP PROPOSED 1.0-FT CONTOUR SEDIMENT TRAP PROPOSED 0.5-FT CONTOUR BUILDING RESTRICTION LINE EXISTING TREE LINE SOIL BOUNDARY SMART FENCE (SUPER SILT FENCE) SMART FENCE (SUPER SILT FENCE) AND LOD EARTH DIKE (TYPE A-X)

SEDIMENT TRAP FOOTPRINT

RIPRAP INFLOW PROTECTION/ ROCK OUTLET PROTECTION

REMOVABLE PUMPING STATION

FILTER BAG



SHEET NUMBER

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RPS









- REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
- USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE

PERMITTIVITY (SEC-")

UV RESISTANCE

SEAM STRENGTH

PUNCTURE

FLOW RATE

- ASTM D-4632 250 LB ASTM D-4833 150 LB ASTM D-4491 70 GAL/MIN/FT 1.2 SEC⁻¹ ASTM D-4491 70% STRENGTH @ 500 HOURS ASTM D-4355 ASTM D-4751 APPARENT OPENING SIZE (AOS) 0.15-0.18 MM ASTM D-4632
- REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPE	CIFICATIONS FOR SOIL EF	ROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
	F.9	

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SHEET NUMBER







AND SPE	CIFICATIONS	FOR	SOIL E	ROSION ANI	SEDIMENT	CONTROL	
JRE SERVICE	20	D11		MARYLAN WATER	D DEPARTME	NT OF ENVIR	ONMENT ATION
	С	.5					

5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID

7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND

8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND

MARYLAND DEPARTMENT OF ENVIRONMENT



	OF MARYLAND. LICENSE NO. EXPIRATION DA		C C C	59359 05/12/20	026
	PROJECT 153004 DATE	7/202: AS SHO ¹) BY N	3Y N	BY S
	KHA 114	06/1 scale	DESIGNED	DRAWN B	CHECKED
	SOIL EROSION AND	SEDIMENT CONTROL		DEIAILS	
	DOWNSVILLE SOLAR II	PREPARED FOR	DOWNSVILLE SOLAR II LLC		WASHINGTON COUNTY MARYLAND
J	SHE 18	TET NU	JMB[er 19	

PROJECT #SP-23-011



INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

A. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS

THIS PRACTICE SHOULD FOLLOW THE CONTOUR.

STRICTLY PROHIBITED.

300 TO 3,000 FEET LONG.

CONDITIONS WHERE PRACTICE APPLIES

STABILIZATION

PUT ON THE PLAN.

SPECIES

ANNUAL

BARLEY

3 OATS

4 WHEAT

RYEGRASS

PEARL MILLET

WARM-SEASON GRASSES

DEFINITION

DISTURBED SOILS

A. SEED MIXTURES

SOIL TESTING AGENCY

MIXTURE BY WEIGHT.

SQUARE FEET.

GRASSES WILL POSE NO DIFFICULTY.

HOT SEASONS. OR ON ADVERSE SITES.

C.IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

NOTES

2. TURFGRASS MIXTURES

1. GENERAL USE

STABILIZATION

NEEDED FOR THE COOL-SEASON GRASSES

II WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW APPLY THE FIBER BINDER

III. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II,

AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A

TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED

IV. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO

MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND

BY THE MANUFACTURER, APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE

WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE

PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY

BELOW ALONG WITH APPLICATION RATES SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS

NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE

3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW

MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

COOL SEASON GRASSES

WARM SEASON GRASSES

SEEDING RATES FOR THE WARM-SEASON GRASSES ARE IN POUNDS OF PURE LIVE SEED (PLS). ACTUAL PLANTING RATES

SEEDING RATES LISTED ABOVE ARE FOR TEMPORARY SEEDINGS, WHEN PLANTED ALONE. WHEN PLANTED AS A NURSE CROP

WITH PERMANENT SEED MIXES, USE 1/3 OF THE SEEDING RATE LISTED ABOVE FOR BARLEY, OATS, AND WHEAT. FOR

UNLESS PLANTING WILL OCCUR IN VERY LATE FALL BEYOND THE SEEDING DATES FOR OTHER TEMPORARY SEEDINGS.

SMALLER-SEEDED GRASSES (ANNUAL RYEGRASS PEARL MILLET FOXTAIL MILLET) DO NOT EXCEED MORE THAN 5% (BY

WEIGHT) OF THE OVERALL PERMANENT SEEDING MIX. CEREAL RYE GENERALLY SHOULD NOT BE USED AS A NURSE CROP

CEREAL RYE HAS ALLELOPATHIC PROPERTIES THAT INHIBIT THE GERMINATION AND GROWTH OF OTHER PLANTS. IF IT MUST

THE PLANTING DATES LISTED ARE AVERAGES FOR EACH ZONE AND MAY REQUIRE ADJUSTMENT TO REFLECT LOCAL

O USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON

a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT

TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT

OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN

b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES. STREAM BANKS.

c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE

d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 S POUNDS PER

a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL

b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS

I. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE

MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN

CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT

RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE

SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE

III.TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS

IV.KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND

CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE

WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)

ENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE. TURE AND SEED

PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND" CHOOSE

SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

<u>OUTHERN MD, EASTERN SHORE</u>: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A,

a. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES,

LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1S

INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF

b. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (S

TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS

IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THÉ PLANTING SEASON, IN ABNORMALLY DRY OR

II.KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE

MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS

KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL

AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE.

RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT,

CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS

BLUEGRASS LAWNS, FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA

MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND

CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1S TO 3 POUNDS PER 1000

POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS

SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0

1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL

OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE

USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.

HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON

BE USED AS A NURSE CROP, SEED AT 1/3 OF THE RATE LISTED ABOVE. OATS ARE THE RECOMMENDED NURSE CROP FOR

SHALL BE ADJUSTED TO REFLECT PERCENT SEED GERMINATION AND PURITY, AS TESTED. ADJUSTMENTS ARE USUALLY NOT

3/1 - 5/15

8/1 - 10/15

3/1 - 5/15

8/1 - 10/15

3/1 - 5/15

8/1 - 10/15

3/1 - 5/15

8/1 - 10/15

5/16 - 7/31

SEEDING DATES SEEDING DEPTHS

0.5"

1.0"

1.0"

1.0"

0.5"

FERTILIZER RATE

(10-20-20)

436 LB/AC

(10 LB/1000 SF)

LIME RATE

2 TONS/AC

(90 LB/1000 SF)

FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE

MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY

O USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.

O STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

HARDINESS ZONE (from Figure B.3): ZONE 6B

SEED MIXTURE (from Table B.1)

APPLICATION

RATE (LB/AC)

96

72

120

20

FOR SANDY SOILS, PLANT SEEDS AT TWICE THE DEPTH LISTED ABOVE.

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

CONDITIONS WHERE PRACTICE APPLIES EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE

SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.

AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY .

SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

PERMANENT SEEDING SUMMARY, THE SUMMARY IS TO BE PLACED ON THE PLAN.

PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT

CONDITIONS, ESPECIALLY NEAR THE BOUNDARIES OF THE ZONE.

SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF

LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT

APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.

V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN. THEN

SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR

SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN

FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLE TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING

TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW

NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

	PERMANENT SEEDING SUMMARY									
HARDI	NESS ZOI	NE (FROM F	IGURE B.3)	6B	FERT					
SEED	MIXTURE	E (FROM TABL	.E B.3) <u>SEE E</u>	BELOW		IZER RATE (IU)-20-20)	LIME RATE		
D. S	PECIES	APPLICATION RATE (LB/AC.)	SEEDING DATES	SEEDING DEPTHS	N	P205	K20			
459 BL 'C	% LITTLE .UESTEM XAMPER'	<u></u>	E (4, C)(4							
INDI. 'PA I	10% IANGRASS ECOTYPE'	60	5/1-6/1	1/4*-1/2*	1/4 -1/2	1/4 - 1/2				
PUF	10% RPLETOP					45 LBS/AC (1.0	90 LBS/AC (2.0	90 LBS/AC (2.0	2 tons/ac	
RID 10% 5	SIDE OATS RAMMA				LB/1000 SF)	LB/1000 SF)	LB/1000 SF)	(90 lb/ 1000 sf)		
BRO	3% OMSEDGE	15	15 5/1-6/1 1/4"-1/2"							
20% W	6 VIRGINIA /ILD RYE									
2% BEN	AUTUMN NT GRASS									
			DED "SEEDING DA	ATES" SOD MAY	BE USED TO EST					

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

- 1. GENERAL SPECIFICATIONS a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE
 - AVAILABLE TO THE JOB FOREMAN AND INSPECTOR. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF S INCH, PLUS OR MINUS J INCH, AT THE
 - TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND
 - RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
 - d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION. 2. SOD INSTALLATION

a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

- b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS. c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING
- d. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE. e WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW
- SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS. **3. SOD MAINTENANCE**
 - a. 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. b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE
 - MOISTURE CONTENT c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ½ 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.

B-4-6 STANDARDS AND SPECIFICATIONS FOR SOIL STABILIZATION MATTING

MATERIAL USED TO TEMPORARILY OR PERMANENTLY STABILIZE CHANNELS OR STEEP SLOPES UNTIL GROUNDCOVER IS ESTABLISHED

ARRAY FOR PERMANENT SEEDING

O PROTECT THE SOILS UNTIL VEGETATION IS ESTABLISHED.

NDITIONS WHERE PRACTICE APPLIES IN NEWLY SEEDED SURFACES TO PREVENT THE APPLIED SEED FROM WASHING OUT: IN CHANNELS AND ON STEEP

SLOPES WHERE THE FLOW HAS EROSIVE VELOCITIES OR CONVEYS CLEAR WATER; ON TEMPORARY SWALES, EARTH DIKES, AND

PERIMETER DIKE SWALES AS REQUIRED BY THE RESPECTIVE DESIGN STANDARD; AND, ON STREAM BANKS WHERE MOVING WATER IS LIKELY TO WASH OUT NEW VEGETATIVE PLANTINGS.

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES

O PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION. SEDIMENTATION. AND CHANGES TO DRAINAGE PATTERNS

CONDITIONS WHERE PRACTICE APPLIES STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE

- A. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. B. THE FOOTPRINT OF THE STOCKPILE MUST BE SIDED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATION NO STEEPER THAT 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING
- C. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
- D ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE E. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING
- CONCENTRATED FLOW IN A NON-EROSIVE MANNER. F. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT
- CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE. G. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY REQUIREMENT AS WELL AS STANDARD B-4-1
- INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION H. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

HE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING

 \bigcirc $\langle \rangle$ FESSIONAL CERTIFICATION: I HEREB Y THAT THESE DOCUMENTS WE PARED OR APPROVED BY ME, AND TH A DULY LICENSED PROFE GINEER UNDER THE LAWS OF THE STAT MARYLAND ENSE NO. AND Ο Ζ 0 Ο ____ \sim \square Ш S S Υ S n n S S N \bigcirc Ο

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SHEET NUMBER

19 OF 19

PROJECT #SP-23-011

WASHINGTON COUNTY SOIL EROSION, SEDIMENT CONTROL, AND SEEDING NOTES:

- 1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE PROVISIONS OF THE APPROVED PLAN.
- ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", "SECTION B – GRADING AND STABILIZATION" AND THE PROVISIONS OF THE
- APPROVED PLAN.
 3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR
- SOIL EROSION AND SEDIMENT CONTROL", AND THE APPROVED PLAN.
 4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY). UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
- 5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
- a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- 6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITHIN THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
- 7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
- 8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
- 9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
- 10. NO SLOPE SHALL BE GREATER THAN 2:1.
- 11. AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, "ADEQUATE VEGETATIVE STABILIZATION", IS DEFINED AS 95 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE CLOSEOUT REVIEW, AND/OR RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:
- A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, NPDES PERMIT NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.
- B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT NOTICE OF INTENT- NOI) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.
- C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD INSPECTION FORM", "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY" PER THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – NOI).
- D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION-NOT.

WASHINGTON COUNTY STANDARD UTILITY NOTES:

- 1. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE. CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREAS.
- CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAULED TO AN APPROVED LOCATION TO WASTED MATERIALS TO PAVED AREAS.
 CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
- CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
 IN AREAS WHERE THE CONSTRUCTION TAKES TO PLACE OUTSIDE OF THE EXISTING ROADBED. CONTRACTOR TO INSTALL SILT FENCE ALONG
- 4. IN AREAS WHERE THE CONSTRUCTION TAKES TO PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
- 5. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
- 6. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
- 7. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH OR APPROPRIATE STREET REPAIR.



	HILE PROFESSION		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.	3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224	WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
	KHA PROJECT RECERCIENCE	D OR APP Y LICENS T UNDER LAND. NO. D D T T D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D V T C D	CALE AS SHOWN	DESIGNED BY NCS	AND NAL THE ST 59359 5/12/22 S S S Z X X X X X X X X X X X X X X X X	CHECKED BY STM
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		DOWNSVILLE SULAR II	PREPARED FOR	DOWNSVILLE SOLAR II LLC		WASHINGTON COUNTY MARYLAND
J	2	SHEE"	T NU DF	MBE	19 19)

PROJECT #SP-23-011



PROPERTY OWNER MICHAEL D VATERS, SR. 17137 BLACK STALLION LANE

CIVIL ENGINEER/ LANDSCAPE ARCHITECT

SURVEY INFORMATION

- EXISTING TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY KARINS AND ASSOCIATES, DATED 03/31/2021. EXISTING ENVIRONMENTAL FEATURES BASED ON FIELD WORK COMPLETED BY KIMLEY-HORN ON DECEMBER 23, 2021
- AND JULY 20, 2023, USING SUB-FOOT ACCURATE GNSS/GPS AND FORESTRY SUPPLIERS DBH FABRIC TAPE. COORDINATES SHOWN HEREON REFER TO THE NAD83 (2011)
- ELEVATIONS SHOWN HEREON REFER TO THE NAVD88
- SITE SURVEY HAS BEEN SUPPLEMENTED BY WASHINGTON

HAGERSTOWN, MD 21740

APPLICANT/DEVELOPER

DOWNSVILLE SOLAR II LLC ATTN: LUCAS RAPPAPORT 4200 INSLAKE DRIVE, SUITE 302 GLEN ALLEN, VA 23060 TEL: (610) 761-8279 EMAIL: LUKE.RAPPAPORT@AES.COM

KIMLEY-HORN AND ASSOCIATES, INC ATTN: SEAN MILLER, P.E. 3904 BOSTON STREET SUITE 202 BALTIMORE, MD 21234

LEGEND

_ _ _ _____ _____ EXISTING TREE LINE • • • • • • • • • • • • • SOIL BOUNDARY _____ · ____ _____ _____ TP _____ TP _____ ----- CRZ ----- CRITICAL ROOT ZONE \sim uui $\langle / / / \rangle$

^{T1}£3

 (\cdot)

- CBZ

- VICINITY MAP SCALE: 1" = 2000' PROPERTY LINE ADJACENT PROPERTY LINE LIMITS OF DISTURBANCE EXISTING CONTOUR BUILDING RESTRICTION LINE SOIL MAP UNIT SYMBOL EXISTING EASEMENT

CONTROL RECORD

1.087.576.8

DESTINATION: DOUB 2 N: 706,756.76

: 1.099.374.5

-PROJECT

MDE WATERSHED DIVIDE EXISTING FENCE LINE EXISTING OVERHEAD ELECTRIC PROPOSED FENCELINE TREE PROTECTION FENCE

EXISTING BUILDING

EXISTING TREE LINE

FOREST CONSERVATION EASEMENT AREA

STEEP SLOPES (>25%)

BEDROCK OUTCROP AREAS

KARST AREA

ERODIBLE SOILS (K>0.35 ON SLOPES>15%)

EXISTING SPECIMEN TREE WITH CRITICAL ROOT ZONE

25-FOOT KARST BUFFER

KARST POINT APPOXIMATE WELL LOCATION

STUDY AREA DESCRIPTION

THE STUDY AREA, AS SHOWN, CONSISTS OF THE PROPOSED AREA OF GROUND DISTURBANCE WITHIN ONE PARCEL. THE STUDY AREA IS WITHIN THE ATLANTIC COASTAL PLAN PROVINCE. NO CRITICAL AREA IS LOCATED WITHIN THE STUDY AREA. THERE IS ONE FOREST STAND AND MULTIPLE CLUSTERS OF TREES. A PLOT WAS TAKEN AT THE REMAINING TREE CLUSTERS WITHIN THE STUDY AREA AND NONE MET THE DENSITY AND SIZE REQUIREMENTS TO BE CONSIDERED A FOREST STAND. A FULL WETLAND DELINEATION WAS ALSO CONDUCTED USING A SUB-FOOT ACCURATE GNSS/GPS EQUIPMENT.

SITE TABULATION:

PARCEL AREA STUDY AREA PROPOSED LIMITS OF DISTURBANCE EXISTING AREA TO REMAIN IN AG 100-YR FLOOD PLAIN AREA (FEMA MAP #24043C0284D) CRITICAL AREA BEDROCK OUTCROP AREA TOTAL FOREST AREA WITHIN STUDY AREA WETLANDS STREAMS

±94.61 AC. ±94.61 AC. ±26.19 AC. ±64.50 AC. ±0.00 AC. ±0.00 AC. ±5.10 AC.

±0.00 AC. ±0.00 AC. ±0 LF

EN	IVIRONMENTAL	INF	ORM	ON
1.	MDE WATERSHED: CONOCOCHEAG	JUE CRE	EK-021405	

- POTOMAC RIVER WA CNTY-021405
- 2. FEDERAL HUC8 WATERSHED: UPPER POTOMAC RIVER-02140501 3. ERODIBLE SOILS (K>0.35 ON SLOPES>15%): AS SHOWN
- 4. BEDROCK OUTCROPS: AS SHOWN
- 5. CRITICAL HABITAT AREA: N/A 6. STEEP SLOPES (>25%): AS SHOWN
- 7. PRIME SOILS: AS SHOWN
- 8. HYDRIC SOILS: N/A
- 9. STREAMS, OHWM, & BUFFERS: N/A 10.100 YR FLOODPLAIN: N/A
- 11. CRITICAL AREA BOUNDARY: N/A
- 12. WETLANDS: N/A
- 13. EXISTING LAND USE: AGRICULTURAL 14. PROPOSED LAND USE: SOLAR ENERGY GENERATING SYSTEM: AGRICULTURAL; COMMUNITY SCALE (SPECIAL EXCEPTION) 15. MARYLAND AND NATIONAL HISTORIC TRUST: N/A
- CONTROL RECORD INATION: SHANK N: 706.706.97 0 $\widehat{}$ OFESSIONAL CERTIFICATION: I HEREB Y THAT THESE DOCUMENTS WEF PARED OR APPROVED BY ME, AND TH A DULY LICENSED PRO GINEER UNDER THE LAWS OF THE STAT MARYI AND INSE NO. C く S 7 ORE 4 **M** $\overline{\mathbf{n}}$ S Ζ Ο \bigcirc _ \mathbf{O} Ŷ $\mathbf{\mathcal{L}}$ Ο 1 ဟ Ο n n VIL >S S NN NN 0 0 \square \square SHEET NUMBER

FCP-1

FOREST CONSERVATION EASEMENT					
Line #	Length	Direction			
L59	53.440	N19° 12' 00.19"E			
L60	150.006	S53° 35' 39.06"E			
L61	474.051	S43° 35' 39.06"E			
L62	152.769	S37° 13' 36.83"W			
L63	17.874	S29° 03' 14.70"W			
L64	40.428	S14° 55' 51.97"W			
L65	126.953	S27° 15' 56.77"W			
L66	124.386	S72° 57' 21.39"W			
L67	75.684	S80° 53' 28.64"W			
L68	64.260	S89° 59' 31.10"W			
L58	48.204	N14° 43' 44.70"W			
L69	68.650	N17° 11' 52.87"E			
L70	191.661	N20° 05' 31.88"E			
L71	70.286	N37° 46' 31.14"E			
L72	138.749	N04° 36' 14.89"E			
L73	29.380	N49° 10' 37.06"W			
L74	148.457	N84° 41' 22.37"W			
L75	102.112	S20° 20' 10.85"W			
L76	66.838	S05° 59' 58.89"W			
L77	33.686	S81° 42' 09.46"W			
L78	57.101	N13° 21' 36.93"W			
L79	78.840	N17° 57' 21.03"E			
L80	135.687	N50° 36' 27.61"W			
L81	36.969	S05° 23' 19.97"W			
L82	44.292	S48° 48' 51.11"W			
L83	37.896	N76° 13' 07.87"W			
L84	35.417	N00° 00' 01.05"W			
L85	84.474	N26° 21' 14.59"E			
L86	85.631	S67° 35' 40.73"E			
L87	53.843	S71° 01' 47.45"E			
L88	167.257	N28° 33' 40.21"E			

LONG-TERM PROTECTION NOTES:

- 1. FOREST AREAS SHOWN HEREON HAVE BEEN REVIEWED AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. CLEARING OF FORESTED AREAS HAVE NOT BEEN APPROVED. THOSE AREAS NOTED AS "FOREST RETENTION AREAS" OR "FOREST CONSERVATION EASEMENT AREAS" ARE NOT TO BE DISTURBED BY A REGULATED ACTIVITY AS DEFINED IN THE FOREST CONSERVATION ORDINANCE UNTIL THAT REGULATED ACTIVITY AND ITS ASSOCIATED FOREST DISTURBANCE IS REVIEWED AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ACCORDING TO THE REQUIREMENTS AND STANDARDS OF THE FOREST CONSERVATION ORDINANCE IN EFFECT AT THE TIME.
- 2. PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATION OF THESE RESTRICTIONS. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE, AS LONG AS THERE IS NO FOREST DISTURBANCE, REMOVAL OF THE EXISTING FOREST, OR INHIBITION OF ITS NATURAL GROWTH PROCESSES ARE PERMITTED IN THESE FOREST AREAS.
- 3. THIS NOTE OR REFERENCE TO ITS EXISTENCE OR THIS PLAT SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR ANY LOT SHOWN ON THIS PLAT.
- 4. THE RETENTION AREA SHOWN ON THIS PLAN IS TO BE RETAINED BY THE RESPECTIVE PROPERTY OWNERS IN A NATURAL FORESTED CONDITION, PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE OF 2014. FURTHERMORE, THE USE OF RETENTION AND PLANTING AREA SHALL BE LIMITED TO FOREST CONSERVATION PRACTICES ACTIVITIES WHICH ARE CONSISTENT WITH THE PRESERVATION OF THE RETENTION AREA AS NATURAL FOREST LAND, AS STIPULATED BY THE SAME ORDINANCE.



	BAUT ROLL
	Notes: 1. Retentior 2. Boundari 3. Exact loc 4. Trench si 5. Roots sho
	Source: Adapte
	Root Pruning
T F (Downsville Sola Net Tract Area A. Total Trac 3. Deduction C. Net Tract Land Use Category ARA
	D. Afforestat Conservation Existing Forest Cov Existing Forest Cov Existing Forest Cov Break Even Point H. Break Even Proposed Forest Cov Proposed Forest Cov J. Total Area C. Total Area C. Total Area C. Total Area

- GENERAL



Forest	Conserv	vation W	orksheet	t			
nsville Solar 17137	Black Stallio	on Lane, Hage	erstown, MD	Date	3/2	7/2025	
Area					1.20		
Total Tract Area = Proper	ty + Offsite G	Grading			A =	26.19	
Deductions					B =	0.00	
Net Tract Area				_	C =	26.19	
Category	Carlos	and the second					
Input the	number "1" u	under the app	ropriate land	use			
zoning, a	and limit to or	nly one entry					
ARA MDR	IDA	HDR	MPD	CIA			
0 0	1	0	0	0			
Afforestation Threshold (D =	3.93					
Conservation Threshold (E =	5.24					
Forest Cover		5			1.20	1.1.1	
Existing Forest Cover with	hin the Net Tr	act Area			F =	4.68	
Area of Forest Above Con	servation Thr	eshold			G =	0.00	
en Point							
Break Even Point					H =	4.68	
Forest Clearing Permitted	Without Miti	gation			1 = 7	0.00	
Forest Clearing							
Total Area of Forest to be	Cleared				J =	0.00	
Total Area of Forest to be	Retained				K =	4.68	
Requirements	1.1.1.1.1.1				12.2	-	
Reforestation for Clearing	Above the Co	onservation Th	reshold		L =	0.00	
Reforestation for Clearing	Below the Co	onservation Th	reshold		M =	0.00	
Credit for Retention above	the Conserva	ation Threshol	d		N =	0.00	
Total Reforestation Require	red				P =	0.00	
Total Afforestation Require	ed				Q =	0.00	
Total Planting Requirement	nt				R =	0.00	



	SOIL TYPES										
MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	K FACTOR	HYDRIC?	CLASSIFICATION	% OF OVERALL PROPERTY AREA					
DsA	DUFFIELD SILT LOAM, 0 TO 3 PERCENT	В	0.37	NO	PRIME	8.74%					
DsB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT	В	0.37	NO	PRIME	19.50%					
DuB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT, VERY ROCKY	В	0.37	NO	FARMLAND OF STATEWIDE IMPORTANCE	5.57%					
НаВ	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT	В	0.37	NO	PRIME	3.71%					
HbB	HAGERSTOWN SILTY CLAY, 3 TO 8 PERCENT, VERY ROCKY	В	0.32	NO	FARMLAND OF STATEWIDE IMPORTANCE	14.67%					
НЬС	HAGERSTOWN SILTY CLAY, 8 TO 15 PERCENT, VERY ROCKY	В	0.32	NO	NOT PRIME	14.54%					
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT	В	0.32	NO	NOT PRIME	18.28%					
SpA	SWANPOND SILT LOAM, 0 TO 3 PERCENT	D	0.43	NO	PRIME	2.35%					
SsA	SWANPOND-FUNKSTOWN SILT LOAMS, 0 TO 3 PERCENT	D	0.43	NO	PRIME IF IRRIGATED	12.64%					

DOWNSVILLE SOLAR SPECIMEN TREE TABLE										
TREE #	COMMON NAME	SCIENT IFIC NAME	DBH (IN)	CRITICAL ROOT ZONE RADIUS (FT)	CONDITION RATING	COMMENTS				
ST1	Northern Red Oak	Quercus rubra	31.2	46.8	Fair	Vines; slightly poor crown				
ST2	Green Ash	Fraxinus pennsylvanica	32.3	48.5	Dead	Dead via EAB				
ST3	Red Maple	Acer rubrum	37.5	56.3	Poor	Multi stemmed; dead branching; trunk rot; dieback				
ST4	White Oak	Quercus alba	32.2	48.3	Poor	Dead branching; trunk damage; vines; dieback				
ST5	White Oak	Quercus alba	38.3	57.5	Poor	Dead branching; major dieback; vines				
ST 6*	T ree of Heaven	Ailanthus altissima*	33.9	50.9	Poor	Dead branching; heavy vines; dieback				
ST7	Common Hackberry	Celtis occidentalis	31.7	47.6	Fair	Slightly leaning; vines				
ST8	Red Maple	Acer rubrum	48.7	73.1	Fair	Multi trunk; slight dieback				
ST9	Black Locust	Robinia pseudoacacia	30.7	46.1	Fair	Dead branching; dieback				
ST 10	Red Maple	Acer rubrum	39.9	59.9	Fair	Multi stemmed				
ST 11	Common Hackberry	Celtis occidentalis	35.9	53.9	Fair	Multi trunk; vines; slightly leanin				
ST 12	White Oak	Quercus alba	34.7	52.1	Good	-				
ST 13	Red Maple	Acer rubrum	32.2	48.3	Fair	Multi trunk;				
ST 14	White Oak	Quercus alba	30.7	46.1	Fair	Slightly leaning; some dead branching				
ST 15	Green Ash	Fraxinus pennsylvanica	33.1	49.7	Dead	Dead via EAB				
ST 16	Northern Red Oak	Quercus rubra	35.1	52.7	Poor	Dying; major dieback; no crown				
ST17*	T ree of Heaven	Ailanthus altissima*	46.4	69.6	Poor	Vines; multi stemmed; dead branching; dieback				
ST 18	White Oak	Quercus alba	47.8	71.7	Poor	Major dieback and dead branching; vines				
ST 19	Black Walnut	Juglans nigra	34	51.0	Fair	Invasive Vines, Multi-trunk, Slight Dieback				
ST 20	Black Walnut	Juglans nigra	31	46.5	Fair	Invasive Vines, Multi-trunk, Slight Dieback				

SEQUENCE OF FOREST CONSERVATION PROCEDURES:

1. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS

2. CONTRACTOR TO STAKE OUT LIMITS OF DISTURBANCE

3. NOI MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING WITH WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (WCSCD). PROVIDE A COPY TO WCSCD.

4. NOTIFY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (WCSCD) AT 301-797-6821 AT LEAST (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.

5. CONTRACTOR TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SEDIMENT CONTROL INSPECTOR (410-537-3000) FOR REQUIRED PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.

INITIAL/FINAL PHASE OF CONSTRUCTION

6. CLEAR AND GRUB AREAS AS NECESSARY FOR THE INSTALLATION OF FOREST CONSERVATION PRACTICES.

7. CONTRACTOR TO STAKE AND FLAG PROTECTED FOREST CONSERVATION EASEMENT AREA AND INSTALL FOREST CONSERVATION EASEMENT AREA SIGNS PRIOR TO ANY LAND DISTURBING ACTIVITY.

8. CONTRACTOR TO STAKE AND FLAG THE CRITICAL ROOT ZONE RETENTION AREA OF SPECIMEN TREE #19 (ST-19) PRIOR TO ANY LAND DISTURBING ACTIVITY.

9. INSTALL TREE PROTECTION FENCING AND SIGNS ALONG THE LIMITS OF DISTURBANCE WITHIN THE CRITICAL ROOT ZONE OF SPECIMEN TREE #19 (ST-19). CONTRACTOR SHOULD AVOID DAMAGE OF LARGE ROOTS DURING INSTALLATION OF TREE PROTECTION FENCE POSTS. CONTACT MDE INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION OF REMAINING SEDIMENT CONTROL MEASURES.

10. INSTALL REMAINING SEDIMENT CONTROLS AS SHOWN ON THE PLAN. FINISH CLEARING AND GRUBBING, AND HAUL ALL DEBRIS TO AN MDE APPROVED SITE. STOCKPILE TOP SOIL ONSITE AS SHOWN ON PLAN. CONTRACTOR CAN FIELD LOCATE AN ADDITIONAL STOCKPILE AREA ELSEWHERE IF NEEDED WITH APPROVAL OF MDE INSPECTOR AND WASHINGTON COUNTY SOIL CONSERVATION DISTRICT.

11. CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCING AND ALL OTHER SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.

12. COMPLETE ACCESS DRIVES, GRADING AND FOUNDATION INSTALLATION, UTILITY CONSTRUCTION, SOLAR PANEL INSTALLATION, AND FENCE INSTALLATION. PERMANENTLY STABILIZE ALL AREAS.

13. NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (WCSCD) AT LEAST (5) DAYS PRIOR TO THE REMOVAL OF ANY SOIL EROSION AND SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSEOUT REVIEW MEETING.

14. UPON PERMANENT STABILIZATION OF ALL CONTRIBUTING DRAINAGE AREAS AND WITH APPROVAL OF THE MDE INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROLS INCLUDING TREE PROTECTION FENCING ALONG THE CRITICAL ROOT ZONE OF SPECIMEN TREE #19 (ST-19), AND RE-STABILIZE AREAS OF DISTURBANCE.



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

MEMORANDUM

TO:	Washington County Planning Commission
FROM:	Travis Allen, Senior Planner
DATE:	July 7, 2025
RE:	Specimen Tree Variance Request for Downsville Elementary School (SP-24-019)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this Washington County Public Schools project located on Downsville Pike. The applicant is requesting to remove 5 specimen trees from the site as a part of its development.

Enclosed for your review is the justification letter from Qualified Professional Michael Norton that makes their case for the tree removal request. Please note that the forest conservation plan is contained on pages 38-42 and page 44 of the site plan for this project also included in your agenda packet. These pages identify the specimen tree proposed for removal.

The removal of specimen trees requires 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

747 Northern Ave | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET





April 9, 2025

Washington County Department of Planning and Zoning 747 Northern Avenue Hagerstown, MD 21742

> Re: Downsville Elementary School Request for Specimen Tree Variance NLD #23-077

On behalf of the Washington County Public Schools and pursuant to Article 15 of the Forest Conservation Ordiance, we are writing to request a Specimen Tree Variance(s) to allow impacts to or the removal of the following trees identified on the Forest Stand Delineation for the abovenamed County construction project:

Project Description:

The existing property is located along frontage of Mussetter Pike, Hagerstown, Maryland. This site consists of a parcel owned by the Washington County Public Schools. The site currently has buildings, open lawn, forest areas along with tree planting for MS4 credits.. Proposed construction consists of a new elementary school, ball fields, vehicle parking and circulation along with necessary improvements to meet school requirements.

Requirements for Variance:

- (1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) Verify that the granting of the variance will not confer on the landowner a special privilege that would be denied to other applicants
- (4) Verify that the variance request is not based on conditions or circumstances that are the result of actions by the applicant;
- (5) Verify that the request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and
- (6) Verify that the granting of a variance will not adversely affect water quality.

Specimen Tree Variance:

5146 Dorsey Hall Drive, 2nd Floor Ellicott City, MD 21042 (443) 542-9199



nortonlanddesign.com

(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

Response: As part of the program, the task is to provide the County with a new community elementary school facility.

The site has been designed to reduce impacts to existing trees while accommodating schools on the existing site. The limits of disturbance has been pulled in to the extent possible while fitting areas of ballfields, parking and circulation.

There are five (5) specimen trees for removal. The removal of specimen trees is due to the overall proposed site layout requiring circulation separating bus and parent dropoff, site grading ballfield construction

If the County is not allowed to remove the trees, the school will not be able to be constructed due to the close proximity of specimen trees to grading and utility locations. As such, this would cause an *unwarranted hardship* to the community that it serves.

(2) Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

Response: If the County were required to keep all improvements outside the root zones of the specimen trees, the building, safe access drive aisles, parking and utilities would fail to be built due to the close proximity of specimen trees.

(3) Verify that the granting of the variance will not confer on the landowner a special privilege that would be denied to other applicants;

Response: The school modernization is in conformance with the County's General plan. As such, this is not a *special privilege* to be conferred on the applicant.

(4) Verify that the variance request is not based on conditions or circumstances that are the result of actions by the applicant;

Response: Washington County Public Schools has taken no *actions leading to the conditions or circumstances* that are the subject of this variance request.

(5) Verify that the request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; and

Response: The surrounding land uses do not have any inherent characteristics or conditions that have created or contributed to this particular need for a variance.

(6) Verify that the granting of a variance will not adversely affect water quality.

Response: Tree removals have been minimized by compact design of the layout ensuring the preservation of as many specimen trees as possible. In addition, this property will be developed in accordance with the latest Maryland Department of the Environment criteria for stormwater management. This includes Environmental Site Design to provide for protecting the natural resources to the Maximum Extent Practicable. This includes limiting the impervious areas and providing on-site stormwater management systems. A Stormwater Management Concept is currently under review by the Washington County to ensure that this criterion is enforced. Therefore, the proposed activity will not degrade the water quality of the downstream areas and will not result in *measurable degradation in water quality*.

As further basis for its variance request, the applicant can demonstrate that it meets the *Minimum criteria*, which states that a variance must not be granted if granting the request:

	Specimen Tree Summary										
Tree	Species	Species	D.B.H	CRZ	Tree	Comments					
#	(Scientific Name)	(Common Name)	(inches)		Condition						
6	ACER SACCHARINUM	SILVER MAPLE	35	8655	GOOD	REMOVE FOR ENTRANCE					
8	ACER SACCHARINUM	SILVER MAPLE	51	18376	GOOD	REMOVE FOR ENTRANCE AND STORMWATER MANAGEMENT					
9	ACER SACCHARINUM	SILVER MAPLE	42	12463	GOOD	REMOVE FOR STORMWATER MANAGEMENT, UTILITIES					
14	ACER SACCHARUM	SUGAR MAPLE	49	16963	DEAD	REMOVE DUE TO HAZARD CONDITION					
17	ACER RUBRUM	RED MAPLE	49	16963	GOOD	REMOVE FOR PARKING LOT					

Conclusion:

For the above reasons, the applicant respectfully requests that the Planning Commission approve its request for tree variance and thereby, GRANTS permission to remove the specimen trees in order to allow the construction of this vital project.

The recommendations in this report are based on tree conditions noted at the time the FSD field work was conducted. Tree condition can be influenced by many environmental factors, such as wind, ice and heavy snow, drought conditions, heavy rainfall, rapid or prolonged freezing temperatures, and insect/disease infestation. Therefore, tree conditions are subject to change without notice.

The site plans and plotting of tree locations were furnished for the purpose of creating a detailed Tree Protection Plan. All information is true and accurate to the best of my knowledge and experience. All conclusions are based on professional opinion and were not influenced by any other party.

Sincerely,

Michael Norton



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

MEMORANDUM

TO:Washington County Planning CommissionFROM:Travis Allen, Senior PlannerDATE:July 7, 2025RE:Specimen Tree Variance Request for Tactical Village Burn Building (SP-25-007/FP-25-003)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this County project located on Sharpsburg Pike. The County is requesting to remove 13 specimen trees from the site as a part of its Phase 2 development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the specimen trees proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Dustin Horst that makes their case for the tree removal request.

The removal of specimen trees requires 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

747 Northern Ave | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

- MEMO Specimen Tree Removal & PIL Request
- SUBJECT Site Plan for Public Safety Training Center SP-25-007
- TO Washington County Planning Commission
- DATE May 7, 2025
- FROM Dustin Horst

REMARKS:

This site consists of approximately 49 acres with 14 acres of forest. The property is a mix of agricultural fields with several pockets of forest. The proposed development for this site is approximately 37 acres. All undeveloped areas remaining are to be locked up in a forest retention easement. Due to the amount of forest clearing, an additional 16.28 acres of forest mitigation is required. All onsite reforestation, retention and afforestation has been exhausted.

There is a total of twenty five (25) specimen trees scattered throughout the site and thirteen (13) are proposed for removal. If said trees remain, development on this property would be severely limited and could not occur. Water Quality will not be negatively affected by the removal of specimen trees due to the site being developed and treated by ways of environmental site design practices and stormwater management facilities.

On behalf of the property owner, I request the remaining forest mitigation be addressed by payment-inlieu and a variance for the removal of ten (13) specimen trees due to the hardship as stated above.

Sincerely,

1 That

Dustin Horst





FOLDERS|PROJECTS|2000S|8206|8206.1|DWG|8206.1 FCP.DWG 2025-04-16



RED FOLDERS|PROJECTS|80005|8206|8206.1|DWG|8206.1 FCP.DWG 2025-04-1



FOLDERS/PROJECTS(8000S)8206(8206.1/DWG)8206.1 FCP.DWG 2025-



CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO — Justification Statement	
SUBJECT — Adkins Automotive	SP-15-024
FROM — Adam Hager	
REMARKS:	

To whom it may concern:

This statement provides a comparison between the previous use of the property by Adkins Automotive and the proposed use by Metro Landscape Contractors.

Previous Use — Adkins Automotive

The property was previously occupied by Adkins Automotive, an automotive repair facility that primarily serviced firetrucks, along with cars, trucks, and other specialty vehicles. The site featured a large gravel parking lot for truck parking, storage, and repair. The operation had two employees and two service bays, requiring six parking spaces (including one handicapped space). Additionally, there was an on-site residence where employees lived. The average daily trips generated by this use were estimated at 25.

Proposed Use — Metro Landscape Contractors

The proposed use is for Metro Landscape Contractors, a landscape-hardscape contracting business. This business will have 8 direct report on-site employees and 8 off-site employees who report directly to job sites and will not visit the property daily. The 8 direct report on-site employees will include foremen who pickup trucks and leave for the day, as well as staff such as a mechanic, office personnel, and estimator who will remain on-site. The existing service bays will be used for storing and maintaining equipment. The gravel lot will be utilized for parking and storing equipment and materials, including trucks, trailers, skid loaders, mulch, pavers, etc. The residence will continue to serve as an employee residence or may be rented. This site will not be open to the public, and no customers will visit the property. The estimated average daily trips generated by this use are 24.

Comparison

The proposed use by Metro Landscape Contractors will be of similar or slightly lower intensity compared to the previous automotive use, primarily because it will not generate customer visits. The information provided is based on the previous site plan, noting that Adkins Automotive had grown beyond the original two employees before relocating to a larger facility. For this analysis, conservative estimates reflecting minimum employee and customer traffic have been used, and the proposed use remains comparable or less intense than the previous use.

Sincerely, Adam Hager Adam Hager **Project Manager**



CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE



June 23, 2025

Washington County Planning Department 747 Northern Avenue Hagerstown, MD 21742

Attention: Jennifer Kinzer

RE: Extension Request Activit No .: S-23-043 Project Name: Harshman – Lot 1 Expiration: 6/24/2025 FSA #2022-0325

Dear Jennifer,

Please place this extension request on the next Planning Commission Agenda.

Last summer this property was transferred from one family member to another family member and they have been discussing if they want to continue with the subdivision or do something different and at this time, they still haven't decided. We will work with them closer to see what they want to do.

The plan was submitted as a one lot subdivision. A new perc test was done and approved. The plan was submitted but sometime after submittal, the family had second thoughts about the subdivision. Then the son conveyed the land to his father Rick Harshman. I would estimate that the plan is 75% to 80% complete and depending on the new owners decision, the plan should be able to be approved within a one year extension.

Thank you, FREDERICK, SEIBERT AND ASSOCIATES, INC.

Frederic M. Frederick, RLS, PE President

FMF/vab.2022-0035 extension letter

fsa-inc.com

HAGERSTOWN, MD 128 S. Potomac Street Hagerstown, MD 21740 301.791.3650

GREENCASTLE, PA 11142 Williamsport Pike, Suite A 505 S. Hanover Street Greencastle, PA 17225 717.597.1007

CARLISLE, PA Carlisle, PA 17013 717.701.8111

NEW BLOOMFIELD, PA 15 E. Main Street New Bloomfield, PA 17068 717.275.7531

Land Development Reviews										
Record #	Туре	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner		
FP-25-002	Forest Conservation Plan	Received	05/23/2025	5/27/2025	FLETCHER'S GROVE - PHASE 3 - DEAN NORTH	109 KINNA PLACE BOONSBORO, MD 21713	B&R DESIGN GROUP	DEAN 8486 LLC		
FS-25-011	Forest Stand Delineation	Approved	05/14/2025	5/14/2025	FOREST STAND DELINEATION FOR BROOKES HOUSE, INC.	19986 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BROOKES HOUSE INC		
FS-25-012	Forest Stand Delineation	Approved	05/15/2025	5/19/2025	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	1253 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	CLSI	CHURCH JESUS CHRIST OF LATTER DAY SAINTS		
FS-25-013	Forest Stand Delineation	Approved	05/20/2025	5/20/2025	FOREST STAND DELINEATION STANG PROPERTY	5615 AMOS REEDER ROAD BOONSBORO, MD 21713	FOX & ASSOCIATES INC	Richard & Maureen Stang		
SIM25-033	IMA	Active	05/07/2025		17326 BAKERSVILLE ROAD BO	17326 BAKERSVILLE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES			
SIM25-034	IMA	Active	05/08/2025		20509 MOUNT AETNA ROAD HN	20509 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	OLIVER HOMES INC	YANG DINGWU LI HONG		
SIM25-035	IMA	Active	05/09/2025		19529 GARRETTS MILL ROAD KN	19529 GARRETTS MILL ROAD KNOXVILLE, MD 21758	UNGER SURVEYING & CONSTRUCTION	DIAZ LUIS CONCEPCION RAMOS CORTEZ CLAUDIA FLORICELDA CHAVEZ		
SIM25-036	IMA	Requested	05/14/2025		13329 EDGEMONT ROAD SM	13329 EDGEMONT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	THOMPSON FRANKLIN E THOMPSON PAM A		
TWN-25-003	Improvement Plan	In Review	05/06/2025	5/7/2025	CRESTVIEW BYPASS WATER MAIN (TOWN OF BOONSBORO)	6819 MONROE ROAD BOONSBORO, MD 21713		BOONSBORO MAYOR & COUNCIL		
TWN-25-004	Improvement Plan	Pending	05/19/2025		ACE HARDWARE	WEST SIDE OF OLD NATIONAL PIKE BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC		
TWN-25-005	Improvement Plan	In Review	05/27/2025	5/27/2025	LITTLE ANTIETAM CREEK (SOUTH) ECOLOGICAL RESTORATION (TOWN OF KEEDYSVILLE)	19 SO MAIN STREET KEEDYSVILLE, MD 21756	ECOTONE	KEEDYSVILLE TOWN OF		
S-25-016	Preliminary-Final Plat	Revisions Required	05/14/2025	5/20/2025	CORWELL LOT 1	11954 BIG SPRING ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CORWELL KEITH G & CORWELL MELISSA M		
SI-25-007	Simplified Plat	Revisions Required	05/16/2025	5/20/2025	FORD-VACATING LOTS 2 -5 PLAT 11201-11203	20241 LLOYD ASHTON WAY BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	FORD DALE MILTON FORD DONNA LARUE		
SI-25-009	Simplified Plat	In Review	05/22/2025	5/27/2025	ELIZABETH EHRHARDT PARCEL A	1032 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	Elizabeth Ehrhardt		
SI-25-010	Simplified Plat	In Review	05/23/2025	6/13/2025	SWOPE PARCELS A-D	14683 FALLING WATERS ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT &	Estate of Allen & Cheryl Swope		
SP-25-015	Site Plan	Revisions Required	05/01/2025	5/5/2025	SITE PLAN	1938 DUAL HIGHWA HAGERSTOWN, MD 21740	MAHMUT AGBA, LLC	ALI MOHAMMED		
SP-25-016	Site Plan	Pending	05/05/2025		MINOR SITE PLAN FOR RALPH MARTIN	19815 REIDTOWN ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	MARTIN RALPH E MARTIN LEAH		
SP-25-017	Site Plan	In Review	05/09/2025	5/12/2025	COMBINED STORMWATER CONCEPT & SITE PLAN FOR BROOK LANE GYMNASIUM	13121 BROOK LANE HAGERSTOWN, MD 21742		BROOK LANE PSYCHIATRIC CTR		

Land Development Reviews										
Record #	Record # Type Status Opened Date				Title	Location	Consultant	Owner		
SP-25-018	Site Plan	In Review	05/19/2025	5/20/2025	ONELIFE FITNESS	17301 VALLEY MALL ROAD, UNIT# 750 HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	PR VALLEY LIMITED		
SP-25-019	Site Plan	In Review	05/20/2025	5/20/2025	STRATOSPHERE SOCIAL	10313 ARNETT DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC		
SP-25-020	Site Plan	In Review	05/29/2025	6/6/2025	VERIZON FAIRVIEW	15318 FAIRVIEW ROAD CLEAR SPRING, MD 21722	MORRIS & RITCHIE ASSOCIATES, INC.	SHANK OLIVIA V		
GP-25-010	Site Specific Grading Plan	In Review	05/09/2025	5/12/2025	 9738 DOWNSVILLE PIKE	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	1	9738 DOWNSVILLE PIKE LLC		
GP-25-011	Site Specific Grading Plan	In Review	05/21/2025	5/23/2025	LOT 4 ELDRIDGE FRAZIER, JR	24111 RAVEN ROCK ROAD SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	FRAZIER ELDRIDGE LAVADA JR		
SGP-25-039	Standard Grading Plan	Approved	05/05/2025	5/19/2025	LOT1, BLOOMING MEADOWS	9649 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740		BROWN RACHEL M BROWN DYLAN W		
SGP-25-040	Standard Grading Plan	Revisions Required	05/13/2025	5/19/2025	THOMAS E RODKEY			RODKEY THOMAS E BURTNER CASSIE B		
SGP-25-041	Standard Grading Plan	In Review	05/16/2025	5/19/2025	HAMMETT-SOCKS	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	COREY'S CONSTRUCTION	Robin Ann Hammet		
SGP-25-042	Standard Grading Plan	Approved	05/16/2025	5/19/2025	ADVANCED ANGLES - WOODSIDE DR	1	FREDERICK SEIBERT & ASSOCIATES	HARTLEY DOMENIC G HARTLEY		
SWCP25-008	Stormwater Concept Plan	In Review	05/13/2025	5/13/2025	POTOMAC STORAGE	COL HENRY K DOUGLAS DRIVE	1	Potomac Storage LLC		
SSWP25-035	Stormwater Standard Plan	Approved	05/07/2025	5/19/2025	LOT1, BLOOMING MEADOWS	9649 BLOOMING MEADOWS COURT HAGERSTOWN, MD 21740	TRIAD ENGINEERING	BROWN RACHEL M BROWN		
SSWP25-036	Stormwater Standard Plan	Revisions Required	05/09/2025	5/23/2025	FREE STALL BARN	12104 LITTLE ANTIETAM ROAD SMITHSBURG, MD 21783		MARTIN PHILIP M MARTIN DELPHINE S		
SSWP25-037	Stormwater Standard Plan	Approved	05/12/2025	5/12/2025	STUDENT TRADES FOUNDATION - 1510 SHERMAN AVENUE	1510 SHERMAN AVENUE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WARREN MELISSA D		
SSWP25-038	Stormwater Standard Plan	In Review	05/13/2025	5/19/2025	THOMAS E RODKEY	1	1	RODKEY THOMAS E BURTNER		
SSWP25-039	Stormwater Standard Plan	In Review	05/16/2025	5/19/2025	HAMMETT-SOCKS	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	COREY'S CONSTRUCTION	Robin Ann Hammet		
SSWP25-040	Stormwater Standard Plan	Approved	05/16/2025	5/19/2025	ADVANCED ANGLES - WOODSIDE DR		FREDERICK SEIBERT & ASSOCIATES	HARTLEY DOMENIC G HARTLEY		
S-25-015	Subdivision Replat	Revisions Required	05/02/2025	5/6/2025	DONALD R. COOPER, JR AND JULIE E. MILLER- COOPER	12753 PECKTONVILLE ROAD BIG POOL, MD 21711	FOX & ASSOCIATES INC	COOPER DONALD R JR & JULIE E M		
TYU-25-011	Two Year Update	In Review	05/20/2025	6/10/2025	ACE HARDWARE	WEST SIDE OF OLD NATIONAL PIKE BOONSBORO MD 21713	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC		
TYU-25-012	Two Year Update	In Review	05/20/2025	6/10/2025	21-23 E MAPLE ST, FUNKSTOWN	1	FOX & ASSOCIATES INC	CRAMPTON PAUL N JR		
TYU-25-013	Two Year Update	In Review	05/22/2025	6/10/2025	MT AETNA CONFERENCE CENTER	CAMPUS OF HIGHLAND VIEW ACADEMY EAST OF ACADEMY DR & SOUTH OF ACADEMY LN	FOX & ASSOCIATES INC	HIGHLAND VIEW ACADEMY INC		
GPT-25-024	Type 2 Grading Plan	Approved	05/07/2025	6/3/2025	PARADISE HEIGHTS LOT 69 13819 PULASKI DR	13819 PULASKI DRIVE HAGERSTOWN, MD 21742	RICHMOND AMERICAN HOMES OF MARYLAND, INC	PARADISE HEIGHTS LAND		

Permits Reviews									
Record #	Туре	Status	Opened Date	Title	Location	Consultant	Owner		
2025-02016	Entrance Permit	Approved	05/04/2025	STICK BUILT HOME	S-25-007 HOFFMASTER ROAD		EHRHARDT ELIZABETH A		
2025-02028	Entrance Permit	In Progress	05/05/2025	STICK BUILT HOME	S-22-012 13819 PULASKI DRIVE, LOT 69		PARADISE HEIGHTS LAND		
2025-02070	Entrance Permit	Approved	05/06/2025	STICK BUILT HOME	S-11-033 9649 BLOOMING MEADOWS COURT, LOT 1	DILLARD DUANE B JR T/A	BROWN RACHEL M BROWN DYLAN		
2025-02211	Entrance Permit	Pending Information	05/14/2025	HAMMETT-SOCKS DRIVEWAY	20517 MOUNT AETNA ROAD HAGERSTOWN, MD 21742		AKMAL YASMIN		
2025-02221	Entrance Permit	Review	05/14/2025	STICK BUILT HOME	S-98-114 234 STANFORD ROAD, LOT S68		TREJO BARAJAS JORGE LUIS TREJO GABRIELA		
2025-02455	Entrance Permit	In Progress	05/29/2025	STICK BUILT HOME	S-80-6 WOODSIDE DRIVE, LOT 8		ADVANCED ANGLES CONSTRUCTION AND HOME IMPROVEMENTS LLC		
2025-02158	Floodplain Permit	Review	05/12/2025	FLOODPLAIN	14241 FALLING WATERS ROAD, LOT 346		POTOMAC FISH & GAME CLUB		
2025-01985	Grading Permit	In Progress	05/01/2025	STICK BUILT HOME	LOR 4930 CHURCHEY ROAD	RYLEA HOMES, INC.	DOYLE BRADY A RYAN MOLLY K		
2025-02030	Grading Permit	In Progress	05/05/2025	PARADISE HEIGHTS LOT 69 13819 PULASKI DR	S-22-012 13819 PULASKI DRIVE, LOT 69		PARADISE HEIGHTS LAND		
2025-02052	Grading Permit	Approved	05/06/2025	STICK BUILT HOME	LOR 19529 GARRETTS MILL ROAD	FINE HOMES CONSTRUCTION, LLC.	DIAZ LUIS CONCEPCION RAMOS CORTEZ CLAUDIA FLORICELDA CHAVEZ		
2025-02069	Grading Permit	Approved	05/06/2025	STICK BUILT HOME	S-11-033 9649 BLOOMING MEADOWS COURT, LOT 1	DILLARD DUANE B JR T/A HIGHLAND HOMES	BROWN RACHEL M BROWN DYLAN W		
2025-02454	Grading Permit	In Progress	05/29/2025	STICK BUILT HOME	S-80-6 WOODSIDE DRIVE, LOT 8		ADVANCED ANGLES CONSTRUCTION AND HOME IMPROVEMENTS LLC		
2025-02144	Non-Residential Ag Certificate	Review	05/09/2025	FARM BUILDING	LOR 12104 LITTLE ANTIETAM ROAD		MARTIN PHILIP M MARTIN DELPHINE S		
2025-02276	Non-Residential Signs Permit	Review	05/19/2025	BUILDING MOUNTED	SP-16-023 19813 LEITERSBURG PIKE		LEITERSBURG PIKE ONE LLC		
2025-02321	Utility Permit	Approved	05/21/2025	POTOMAC EDISON	20027 ROSEBANK WAY	POTOMAC EDISON	GHATTAS HOLDINGS LLC		
2025-02356	Utility Permit	Approved	05/23/2025	POTOMAC EDISON	15143 HIGH GERMANY ROAD	POTOMAC EDISON	HOOPENGARDNER ALTON B ET AL BERNSTEIN LINDA J TRUSTEE		
2025-02067	Utility Permit	Approved	05/06/2025	ANTIETAM BROADBAND	KNEPPER ROAD, COHILL ROAD, ASHTON ROAD, AND RHODES COURT.	ANTIETAM CABLE TELEVISION INC	KNEPPER GARY A L/E		
2025-02076	Utility Permit	Approved	05/07/2025	ANTIETAM BROADBAND	FAIRPLAY ROAD, MONDELL ROAD, REICHARD ROAD, JORDAN ROAD, AND TAYLORS LANDING ROAD.	ANTIETAM CABLE TELEVISION INC	STAEBLEIN THOMAS E STAEBLEIN JAN L		
2025-02077	Utility Permit	Approved	05/07/2025	ANTIETAM BROADBAND	9802 WOODSIDE COURT, WOODSIDE DRIVE, SANDLEWOOD COURT, SUMMERLIN COURT, AND OLIVEWOOD DRIVE.	ANTIETAM CABLE TELEVISION INC	WISHARD WAYNE WISHARD FRANCES		
2025-02103	Utility Permit	Approved	05/08/2025	COMCAST	10707 BOWER AVENUE	COMCAST	SNYDER ROGER L SR & SNYDER TERESA		
2025-02120	Utility Permit	Approved	05/08/2025	ANTIETAM BROADBAND	9418 EARLEY DRIVE, LESLIE DRIVE AND HETZER DRIVE.	ANTIETAM CABLE TELEVISION INC	SHARPSBURG PIKE LLC		
2025-02121	Utility Permit	Approved	05/08/2025	ANTIETAM BROADBAND	18824 DILLER DRIVE, MESA TERRACE, SWEET VALE DRIVE, WAVY HILL AVENUE, AND MARILEW COURT.	ANTIETAM CABLE TELEVISION INC	DISTEFANO AMANDA DISTEFANO LOUIS		

Plan Review Pro	jects Initialized -	May 01,	2025 - May	/ 31,	2025
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Permits Reviews									
Record #	Туре	Status	Opened Date	Title	Location	Consultant	Owner		
2025-02136	Utility Permit	Review	05/09/2025	COMCAST	11007 DECKER AVENUE AND DIANE DRIVE	COMCAST	STRANGE JERRELL D		
2025-02139	Utility Permit	Approved	05/09/2025	COMCAST	17303 EVERGREEN DRIVE	COMCAST	ARRIAGA HERRERA OSCAR RENEE		
2025-02145	Utility Permit	Approved	05/09/2025	COMCAST	17525 GAY STREET	COMCAST	TERENZIO ALICE GALE		
2025-02146	Utility Permit	Approved	05/09/2025	COMCAST	10927 GRAYSTONE DRIVE	COMCAST	COLE RUSSELL D COLE REBA D		
2025-02172	Utility Permit	 Approved	05/12/2025	ANTIETAM BROADBAND	7918 PENDLETON COURT, FAIRPLAY ROAD, MEADE COURT, WALKER CIRCLE, MCCLELLAN AVENUE, AND ABBOTT DRIVE.	 ANTIETAM CABLE TELEVISION INC 	HOSE WAYNE L & TINA L		
2025-02173	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	18000 NORMAN DRIVE, NORMAN COURT, KNOLL LANE AND KNOLL DRIVE.	ANTIETAM CABLE TELEVISION INC	CARTWRIGHT CRAIG ALAN & TINA MARIE		
2025-02174	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	18424 BREATHEDSVILLE ROAD AND COUNTY HOME LANE.	ANTIETAM CABLE TELEVISION INC	REMSBURG DONALD D & LISA A		
2025-02175	Utility Permit	Approved	05/12/2025	ANTIETAM BROADBAND	21510 KELSO DRIVE, LEITERSBURG SMITHSBURG ROAD, KELSO DRIVE, RIGGOLD STREET, UNGER ROAD AND LEITERS MILL ROAD.	ANTIETAM CABLE TELEVISION INC	SMITH SANFORD P		
2025-02206	Utility Permit	Review	05/14/2025	COMCAST	13502 MARSH PIKE, LONGMEADOW ROAD, DONNYBROOK DRIVE, SPRING VALLEY DRIVE AND GRANADA LANE.	COMCAST	WARE CATHERINE C		
2025-02368	Utility Permit	Approved	05/23/2025	ANTIETAM BROADBAND	21712 OTOOLE DRIVE	ANTIETAM CABLE TELEVISION INC	THE JUDITH A KLINE LIVING TRUST KLINE JUDITH A TRUSTEE		
2025-02466	Utility Permit	Review	05/30/2025	COMCAST	19523 SPRING VALLEY DRIVE AND SPRING VALLEY COURT	COMCAST	SNOWBERGER BRENDA		

	Туре	Total			
LandDev	Forest Conservation Plan				
Total by Group:	Forest Stand Delineation				
35	IMA				
	Improvement Plan				
	Preliminary-Final Plat				
	Simplified Plat				
	Site Plan				
	Site Specific Grading Plan				
	Standard Grading Plan				
	Stormwater Concept Plan				
	Stormwater Standard Plan				
	Subdivision Replat	1			
	Two Year Update	3			
	Type 2 Grading Plan	1			
Permits	Entrance Permit	6			
Total by Group:	Floodplain Permit	1			
55	Grading Permit	5			
	Non-Residential Ag Certificate	1			
	Non-Residential Signs Permit	1			
	Utility Permit	19			
Total		72			