

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION June 1, 2020, 7:00 PM VIRTUAL MEETING ONLY

CALL TO ORDER AND ROLL CALL

MINUTES

- 1. May 4, 2020 Planning Commission regular meeting minutes *
- 2. May 18, 2020 Planning Commission public rezoning information meeting minutes *

OLD BUSINESS

1. <u>RZ-20-001 Recommendation</u> – Recommendation for map amendment for The Jone L. Bowman Residuary Trust and Linda Lou Ebersole Family Irrevocable Trust; Property located at 11107, 11111, 11115 and 11119 Hopewell Road; Current Zoning: HI (Highway Interchange); Requested Zoning: RT (Residential Transition); Planner: Travis Allen

NEW BUSINESS

SITE PLANS

 Windy Hill Dollar General Store [SP-20-010] – Site plan for a proposed 9100 square foot Dollar General Store to be located along the north side of Clear Spring Road east of Clear Spring on 1.98 acres of land; Zoning: HI (Highway Interchange); Planner: Lisa Kelly *

INITIAL ADVICE

1. <u>Dollar General Huyett's [SP-20-013]</u> – Waiver request from Article 12.6(k) of the Washington County Zoning Ordinance to utilize an existing septic system with upgrades for new commercial development on property located at 16525 National Pike; Zoning: BG (Business General); Planner: Lisa Kelly *

OTHER BUSINESS

- 1. Update of Staff Approvals Ashley Holloway
- 2. Forest Conservation Annual Report Travis Allen
- 3. Planning Commission member appointment

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, July 6, 2020 – Washington County Planning Commission regular meeting

*attachments

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

SITE PLAN FOR DOLLAR GENERAL WINDY HILL

Presented is a site plan for Dollar General Windy Hill.

The site is located along the north side of Clear Spring Road (Rte 68) east of Clear Spring. This subject parcel was previously occupied by the Windy Hill Restaurant. Zoning is Highway Interchange and it is 1.98 acres in size.

The developer is proposing to demolish the existing building and construct a new 9100 square foot Dollar General Store. The building will be twenty feet in height.

There will be one combined access onto Clear Spring Road. Thirty four parking spaces will be provided with thirty two spaces required.

The building will be served by an individual well and septic system.

Hours of operation will be 9 am to 10 pm 7 days a week. Proposed employees will be 6 to 10 persons.

Deliveries will be by tractor trailer weekly. A screened dumpster will be provided for refuse.

Lighting will be building and pole mounted.

A new sign will be installed at the site of the old existing sign at the front of the parcel near the access point.

Landscaping will be provided adjacent to the building along the west side and to the north and northeast to screen adjacent properties (Leyland Cypress).

Forestation requirements will be met by paying the fee in lieu (express procedure) of \$2,352.24

All approvals have been received except for Health. Requesting Approval with this condition of getting Health approval.

RECEIVED

MAY 14 2020



WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....

Dollar General - Windy Hill

NUMBER....:

SP-20-010

OWNER.....:

ROWLAND ON HOLDINGS LLC 4703 INDIAN SPRINGS ROAD North side of Clear Spring Road southeast of Clear Spring

LOCATION..... DESCRIPTION....:

Site Plan to redevelop previous restaurant site to a Dollar General Store

ZONING.....:

Highway Interchange

COMP PLAN LU....:

Commercial

PARCEL....: PLANNING SECTOR.....

04003500

ELECTION DISTRICT.....

5 04

TYPE.....:

Commercial

GROSS ACRES.....:

1.94

DWELLING UNITS....:

TOTAL LOTS.....

1

DENSITY....:

0 Units Per Acre

PLANNER.....

Lisa A Kelly

ENGINEER....:

FREDERICK SEIBERT & ASSOCIATES

RECEIVED....:

April 1, 2020

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:

No

WETLANDS.....

None

WATERSHED....:

Little Conococheague

ENDANGERED SPECIES.....:

None

STEEP SLOPES.....:

No

STREAM BUFFER....:

No

HISTORIC INVENTORY.....:

No Resources Present

EASEMENTS PRESENT.....

None

Staff Comments:

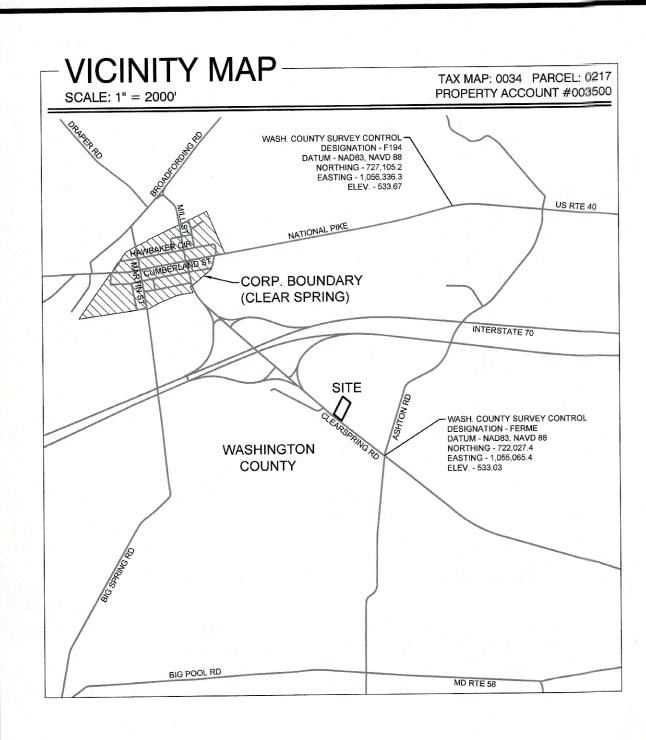
Not Applicable



WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

| | SITE DESIGN | | |
|--|---|------------------|------------------------------------|
| Impervious Area Plan | Impervious Maximum All | owed | Open Space Area Planned |
| | | | 0 |
| Open Space Minimum Required | Residential Amenity Plant | ns | Solid Waste Disposal Plans |
| | N/A | | dumpster/private hauler |
| Materials Stored on Site | Buffer Design Meets Requir | ements | Landscaping Meets Requirements |
| No | Yes | | |
| Lighting Plan Meets Requirements | Pedestrian Access is Adec | ıuate B | us Stop is Within Walking Distance |
| Yes | | | |
| Loading Area Meets Requirements | | | |
| | | | Not Fast Track |
| Parking Spaces - Total Planned | Parking Spaces - Per Dwelli | ng Unit | |
| 34 | | | |
| Parking Spaces - Minimum Required | Recreational Parking Pro | vided | |
| 32 | No | | |
| ACCESS SPACING VARIANCE NEEDED: | No | | |
| | SCHOOL INFORMATION | NC | |
| | ELEMENTARY | MIDDLE | HIGH |
| SCHOOL DISTRICT | Clear Spring | Clear Sprin | - Class Casina |
| | cicai spring | Clear Spring | g Clear Spring |
| PUPIL YIELD | cical spring | Clear Spring | g Clear Spring |
| PUPIL YIELD CURRENT ENROLLMENT | cical spring | Clear Spring | g Clear Spring |
| | cical spring | Clear Spring | g Clear Spring |
| CURRENT ENROLLMENT | PUBLIC FACILITIES INFORM | | g Clear Spring |
| CURRENT ENROLLMENT | | | g Clear Spring |
| CURRENT ENROLLMENT MAXIMUM CAPACITY | PUBLIC FACILITIES INFORM | | g Clear Spring |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: | PUBLIC FACILITIES INFORM | MATION | g Clear Spring |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING | MATION | g Clear Spring SEWER |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING WATER & SEWER INFORM | MATION | |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: AMBULANCE DISTRICT: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING WATER & SEWER INFORM WATER | MATION | SEWER |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: AMBULANCE DISTRICT: METHOD: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING WATER & SEWER INFORM WATER Well/Cistern | AATION NATION | SEWER Septic Tank |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: AMBULANCE DISTRICT: METHOD: SERVICE AREA: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING WATER & SEWER INFORM WATER Well/Cistern Well | AATION NATION | SEWER Septic Tank Septic |
| CURRENT ENROLLMENT MAXIMUM CAPACITY FIRE DISTRICT: AMBULANCE DISTRICT: METHOD: SERVICE AREA: PRIORITY: | PUBLIC FACILITIES INFORM CLEAR SPRING CLEAR SPRING WATER & SEWER INFORM WATER Well/Cistern Well | AATION NATION | SEWER Septic Tank Septic |



SITE PLAN & STORMWATER CONCEPT PLAN

DOLLAR GENERAL - WINDY HILL

Situated at 13120 Clear Spring Road Washington County, Maryland

> OWNER/DEVELOPER: Rowland on Holdings, LLC c/o James Rowland 4703 Indian Springs Rd. Hancock, MD 21750

ATTN: Jim Rowland PHONE: (301)-491-0818

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

MD - 378.03

MD SHA SHOULDER WORK / 2-LANE, 2-WAY GREATER THAN 40 MPH MD SHA STANDARD SINGLE OR DOUBLE OPENING TYPE K INLET OPEN END GRATE ON-TRAFFIC AREAS MD SHA STANDARD CONCRETE END SECTION HORIZONTAL ELLIPTICAL PIPE

HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZSTDSSPECS/DESMANUALSTDPUB/

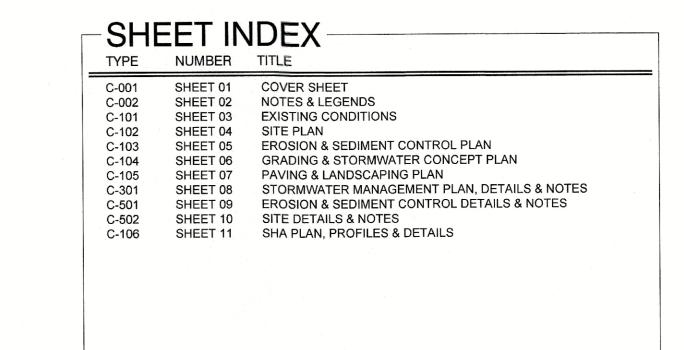
ALL ITEMS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE REFERENCED STANDARD AT THE TIME OF CONSTRUCTION.

OWNER / DEVELOPERS CERTIFICATION "I/We certify all/any parties responsible for clearing, grading, construction UTILITY NOTIFICATION personnel involved in the construction project will have a Certificate of The Soil Conservation District makes no representation as to the existence Training at a Maryland Dept. of the Environment approved training program or nonexistence of any utilities at the construction site. Shown on these for the control of soil erosion and sediment." construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. <u>1-800-257-7777</u> DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY OWNER / DEVELOPERS CERTIFICATION 1.2 ACRES AND THE TOTAL AMOUNT OF "I/we hereby certify that all clearing, grading, construction and/or EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN development will be done pursuant to this plan and in accordance with the COMPUTED TO BE APPROXIMATELY Stormwater Management Ordinance of Washington County and the policy 25 CU. YDS. OF EXCAVATION AND APPROXIMATELY
115 CU. YDS. OF FILL. on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)." WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL 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 (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) Maryland Standards and Specifications for Soil Erosion and Sediment ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all

discrepancies between the as-built information and approved plans have

been noted and are considered acceptable to the Consultant."

SIGNATURE



professional under the laws of the State of:

Maryland License # 20945

Expiration Date 08-23-2021

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed

CHK BY TAX MAP-GRID-PARCEL 0034-0022-0217

GENERAL NOTES

- Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
 No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock,
- sinkholes or any other natural or man-made existing features.

 3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the
- FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
 The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

| . 3 |
|-----|
| ct |

- 8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- 9. The contractor is to have Frederick Seibert & Associates, Inc. (301-791-3650) verify the site benchmark before any construction activity begins.
- The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
 The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or
- constructing roadway and parking through base course before loading site with heavy vehicles.

 Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- 13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- 14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the
- figured dimensions shall govern.

 15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
 Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by
- moderate settlement shall be compacted at optimum moisture content to a 90% density.

 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for
- All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
 The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and
- otherwise objectionable, non-complying and unsuitable soils and materials.

 20. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the
- project shall not relieve the contractor of his responsibility to complete such work.

 21. The existing site contours shown hereon were obtained from Washington County LIDAR and field verified by FSA (Contour
- accuracy is to plus or minus one half the contour interval).
- Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
 All handicap parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the
- handicap.
- handicap.

 24. This project has a projected start date of July 2020 and a completion date of November 2020.
- 25. Exterior lighting will consist of building mounted lights as shown on the architectural plans and pole mounted lights directed on site
- as shown on the site plan and electrical plan.

 The contractor shall provide MOSH safety assistance for W.P.C. inspector.
- Applicant to provide as built mylars at the completion of the project.
 A compete 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 Public Works.

 29. All grading on lot, either before or after the construction of a dwelling or appurtenances, shall be the full responsibility of the lot
- 30. No permanent structures (fences, sheds, play equipment, retaining walls) shall be permitted within any storm drainage easement either shown or described on the final plat of subdivision.

SWM NARRATIVE

NARRATIVE:

CURRENTLY THE SITE CONSISTS OF A 1.94 AC PARCEL WITH A RESTAURANT AND ASSOCIATED PARKING LOT ON CLEAR SPRING RD JUST SOUTH OF THE INTERSTATE 70 ON RAMP. THE LOT IS DIVIDED INTO TWO DRAINAGE AREAS. ONE TO THE NORTH AND ONE TO THE SOUTH.

THE SOUTH DRAINAGE AREA DRAINS TO AN EXISTING ROAD SIDE SWALE AND CONSISTS OF THE PARKING LOT AND HALF THE EXISTING BUILDING. THE PROPOSED DEVELOPMENT OF THIS PROJECT WILL REDUCE THE AMOUNT OF IMPERVIOUS AREA AND REDUCE THE RUN OFF FROM THIS SITE. THE PRE DEVELOPMENT IMPERVIOUS AREA IS 0.39 AC AND THE POST DEVELOPMENT IS 0.37 AC. THE PRE-DEVELOPMENT DISCHARGE IS 1.44CFS IN THE 2YR STORM AND 2.90CFS IN THE 10YR STORM. THE POST DEVELOPMENT IS 1.31CFS 2YR STORM AND 2.49CFS IN THE 10YR STORM.

THE NORTH DRAINAGE ARE IS PRIMARILY WOODED WITH SOME MEADOW, BUILDING AND PAVED/GRAVEL PARKING. THE EXISTING IMPERVIOUS AREA IS 0.79AC. THE PROPOSED DEVELOPMENT WILL INCREASE THE IMPERVIOUS AREA TO 0.81AC NEARLY ALL OF WHICH COMES FROM THE PROPOSED BUILDING. THIS AREA WILL BE TREATED BY A BIO RETENTION STRUCTURE AT THE NORTH END OF THE PROPERTY. THE PRE DEVELOPMENT 2YR DISCHARGE IS 2.51CFS, THE 10YR IS 6.64CFS. THE POST DEVELOPMENT DISCHARGE IS 1.03CFS 2YR STORM AND 6.64CFS 10YR STORM.

THIS SITE QUALIFIES AS RE-DEVELOPEMENT THE REQUIRED WQV IS 1,831 CF. THIS IS BEING TREATED IN AND BIO RETENTION STRUCTURE PROVIDING 2,014 CF.

DOWNSTREAM IMPAC

THE SOUTH DRAINAGE AREA DRAINS TO AND EXITING ROAD SIDE SWALE, THERE ARE NO NEGATIVE IMPACTS OF THIS DEVELOPMENT ON THE DOWNSTREAM PROPERTY OWNERS. THE NORTH DRAINAGE AREA OUTFLOW FROM THIS STRUCTURE WILL FLOW INTO THE EXISTING DRAINAGE PATH DISCHARGES TO A VACANT FIELD. BY REDUCING THE 2YR AND 10 YR STORM AND TREATING WATER QUALITY THERE WILL BE NO NEGATIVE IMPACTS ON THE DOWNSTREAM PROPERTY OWNERS.

| | | Non - ESD Practice | s (Chapter 3 - Struc | ctural Praction | ces) | |
|--------------|-----|------------------------------|--|-----------------|-------------|----------------------|
| TYPE | NO. | DA (ACRES) (To Structure) | IMPERVIOUS DA (ACRES) (To Structure) | WQv (AcFt.) | ESDv (AcFt) | PE Addressed (In) |
| BIORETENTION | 1 | 1.97 Ac. | 0.81 Ac. | 0.03 | 0.03 | 2.6 |

LEGEND - ABBREVIATIONS

| AASHTO | AMERICAN ASSOCIATION OF STATE | OC | ON CENTER |
|--------|--------------------------------------|------|----------------------------------|
| _ | HIGHWAY AND TRANSPORTATION OFFICIALS | PC | POINT OF CURVE |
| ADS | ADVANCED DRAINAGE SYSTEM | PCC | POINT OF COMPOUND CURVE |
| ASTM | AMERICAN SOCIETY FOR TESTING AND | PGL | PROPOSED GRADE LINE |
| | MATERIAL | PRC | POINT OF REVERSE CURVE |
| AWWA | AMERICAN WATER WORKS ASSOCIATION | PT | POINT OF TANGENT |
| BLDG | BUILDING | PVC | POINT OF VERTICAL CURVE |
| ВОТ | BOTTOM | PVI | POINT OF VERTICAL INTERSECTION |
| CIP | CAST IRON PIPE | PVT | POINT OF VERTICAL TANGENT |
| CL | CENTERLINE | ROW | RIGHT-OF-WAY |
| CMP | CORRUGATED METAL PIPE | SAN | SANITARY |
| CO | SANITARY SEWER CLEAN-OUT | SCE | STABILIZED CONSTRUCTION ENTRANCE |
| COMM | COMMUNICATION | SDR | STANDARD DIMENSION RATIO |
| CONC | CONCRETE | SIP | SET IRON PIN |
| DA | DRAINAGE AREA | SD | STORM DRAINAGE |
| DIA | DIAMETER | SDMH | STORM DRAIN MANHOLE |
| EGL | EXISTING GRADE LINE | SF | SQUARE FEET |
| EX | EXISTING | SS | SANITARY SEWER |
| EIP | EXISTING IRON PIN | SSMH | SANITARY SEWER MANHOLE |
| FFE | FINISH FLOOR ELEVATION | STA | STATION |
| FH | FIRE HYDRANT | STD | STANDARD |
| GV | GATE VALVE | SY | SQUARE YARDS |
| HGL | HYDRAULIC GRADE LINE | TAN | TYPE AS NOTED |
| HDPE | HIGH DENSITY POLYETHYLENE | TEMP | TEMPORARY |
| INV | INVERT | TS | TOP OF STRUCTURE |
| LF | LINEAR FEET | TG | TOP OF GRATE |
| MAX | MAXIMUM | TR | TOP OF RIM |
| MB | MAIL BOX | TYP | TYPICAL |
| MIN | MINIMUM | U/P | UTILITY POLE |
| MJ | MECHANICAL JOINT | VIF | VERIFY IN FIELD |
| NO | NUMBER | WL | WATERLINE |
| NIC | NOT IN CONTRACT | WM | WATER METER |
| NTS | NOT TO SCALE | wv | WATER VALVE |
| OAC | OR APPROVED EQUAL | | |

LEGEND - SYMBOLS & LINE TYPES

| SANITARY SEWER MANHOLE CLEANOUT | | |
|---|-----------|--|
| WATER FIRE HYDRANT VALVE | ▶४ | |
| STORM DRAINAGE MANHOLE INLETS CLEANOUT | 6W 0 | |
| ELECTRICAL & COMMUNICATION ELECTRICAL MANHOLE LIGHT POLE UTILITY POLE | | |
| UNKNOWN MANHOLE | | |
| GAS METER | • | |
| VEGETATION AREAS DECIDUOUS TREES EVERGREEN TREES | £3 | |

| EXISTING FEATURES | | PROPOSED FEATURES |
|--------------------------|--------------------------|-------------------|
| | SUBJECT BOUNDARY | |
| | ADJOINING BOUNDARY | |
| | CONTOUR (INDEX) | 615 |
| | CONTOUR (INTERMEDIATE) | 614 |
| ····· | TREELINE | |
| | EDGE OF WATER | |
| | RETAINING WALL | |
| | CENTERLINE | |
| | EDGE OF PAVEMENT | |
| | EDGE OF GRAVEL | |
| 4 4 4 4 4 | EDGE OF CONCRETE | 4 4 |
| | CONCRETE CURB | |
| <u> </u> | GUARD RAIL | |
| xxxx | FENCE LINE | xxxx |
| | ELECTRIC LINE (OVERHEAD) | OHE |
| G G | GAS LINE | —— GAS ——— GAS —— |
| S S | SANITARY SEWER | —s—s—s— |
| | STORM DRAIN | |

WATER LINE

_____ W ___ W ___

ZONING DATA

ZONING DISTRICT

BUILDING HEIGHT

PARKING PROVIDED

DELIVERIES

HOURS OF OPERATION_

NUMBER OF EMPLOYEE_ WATER & SEWER USAGE:

WATER PROVIDED

SEWER PROVIDED

WASTE & RECYCLABLES:

RECYCLE REMOVAL

ADDRESS ASSIGNMENT

ROAD CLASSIFICATION:

MAJOR COLLECTOR

FOREST CONSERVATION

WAIVER AND/OR VARIANCE

SITE LIGHTING:

EXISTING

PROPOSED

SITE SIGNAGE:

WATERSHED:

FEMA PANEL#

NAME____ NUMBER

(7,840.8 S.F.)

SOLID WASTE REMOVAL

| MINIMUM YARD SETBACK: | | |
|--|---------------------------------|--|
| FRONT40 | FT. | |
| | FT.1.2.3 | |
| *REAR10 | FT.1,2,3 | |
| ¹ EXCEPT AS REQUIRED IN SECTION ² EXCEPT AS REQUIRED IN SECTION ³ EXCEPT WHEN ADJACENT TO RES | | |
| BOARD OF ZONING APPEALS' CASEN | ONE | |
| | | |
| SITE DATA | | |
| TAX MAP - GRID - PARCEL | 0034-0022-0217 | |
| ELECTION DISTRICT | 04 | |
| ACCOUNT NUMBER | 003500 | |
| LIBER / FOLIO | | |
| PLAT NUMBER | NONE | |
| AREA SUMMARY: | | |
| PARCEL | 1.94 Ac.± | |
| DISTURBED AREA | | |
| EXISTING IMPERVIOUS | | |
| NEW IMPERVIOUS | 7,076 S.F. / 0.16 AC. (8%) | |
| IMPERVIOUS BEING REMOVED | 2,587 S.F. / 0.06 AC. (3%) | |
| PROPOSED TOTAL IMPERVIOUS | 29,927 S.F. / 0.67 AC. (35%) | |
| BUILDING SUMMARY: | | |
| FOOTPRINT | 9,100 S.F. | |
| HEIGHT | 20 FT. | |
| PROPOSED USE | RETAIL STORE | |
| PARKING REQUIRED | 32 SPACES 5SPACES PER 1.000 GLA | |

6,400 SF

34 SPACES 2 HANDICAP + 32 REGULAR

TRACTOR TRAILER TWICE WEEKLY

TRASH CAN AND PRIVATE HAULER

15' HIGH, 5' x 8', 40 S.F. (TO BE REMOVED)

CLEAR SPRING ROAD, MARYLAND ROUTE 68

POTOMAC RIVER WASHINGTON COUNTY

BUILDING AND POLE MOUNTED

IN PLACE OF EXISTING SIGN

PAYMENT-IN-LIEU, \$2,352.24

9AM - 10PM, 7 DAYS A WEEK

PRIVATE WATER (WELL)

ONSITE DUMPSTER

NONE

#13120

02140501

24043C0093D

PRIVATE SEWER (SEPTIC)

HI - HIGHWAY INTERCHANGE DISTRICT

NOTE:
By Article 6A entitled "Express Procedure" of the Washington County Forest Conservation Ordinance the owner has elected to pay into the Washington County Forest conservation Fund the amount of \$2,352.24.

This amount was determined by the Forest Conservation Worksheet at the rate of 30 cents per square foot.

| NET TRACT AREA | |
|--|-----------|
| A. Total Tract Area | = 1.20 Ac |
| 3. Deductions | = 0.00 Ac |
| C. Net Tract Area | = 1,20 Ac |
| AND USE CATEGORY CIA | |
| D. Afforestation Threshold (Net Tract Area x 15%) | = 0.18 Ac |
| E. Conservation Threshold (Net Tract Area x 15%) | = 0.18 Ac |
| EXISTING FOREST COVER | |
| F. Existing Forest Cover within the Net Tract Area | = 0.00 Ac |
| G. Area of Forest Above Conservation Threshold | = 0.00 Ac |
| BREAK EVEN POINT | |
| H. Break Even Point | = 0.00 Ac |
| Forest Clearing Permitted Without Mitigation | = 0.00 Ac |
| PROPOSED FOREST CLEARING | |
| J. Total Area of Forest to be Cleared | = 0.00 Ac |
| C. Total Area of Forest to be Retained | = 0.00 Ac |
| PLANTING REQUIREMENTS | |
| Reforestation for Clearing Above the Conservation Threshold | = 0.00 Ac |
| M. Reforestation for Clearing Below the Conservation Threshold | = 0.00 Ac |
| N. Credit for Retention above the Conservation Threshold | = 0.00 Ad |
| P. Total Reforestation Required | = 0.00 Ac |
| Q. Total Afforestation Required | = 0.18 Ac |
| R. Total Planting Requirement | = 0.18 Ac |

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CIVIL ENGINHERS SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

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CIVIL EVENT AND SCAPE ARCHITECTS - LAND SCAPE ARCHITECTS - LAND PLANNERS

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CIVIL EVENT AND SCAPE ARCHITECTS - LAND PLANNERS

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GREENCAPE ARCHITECTS - LAND PLANNERS

CHARGESTORM, MD 21740

GREENCASTE, PA 17203

717.587.1007

717.587.1007

120 Clear Spring Road
County, Maryland

Situate at 13120 Clear Spring

Washington County, I

Rowland on Holdings, LL

PROJECT NO.

7678

DWN BY DATE

DWH 03-06-2020

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TAX MAP-GRID-PARCEL
0034-0022-0217

SCALE

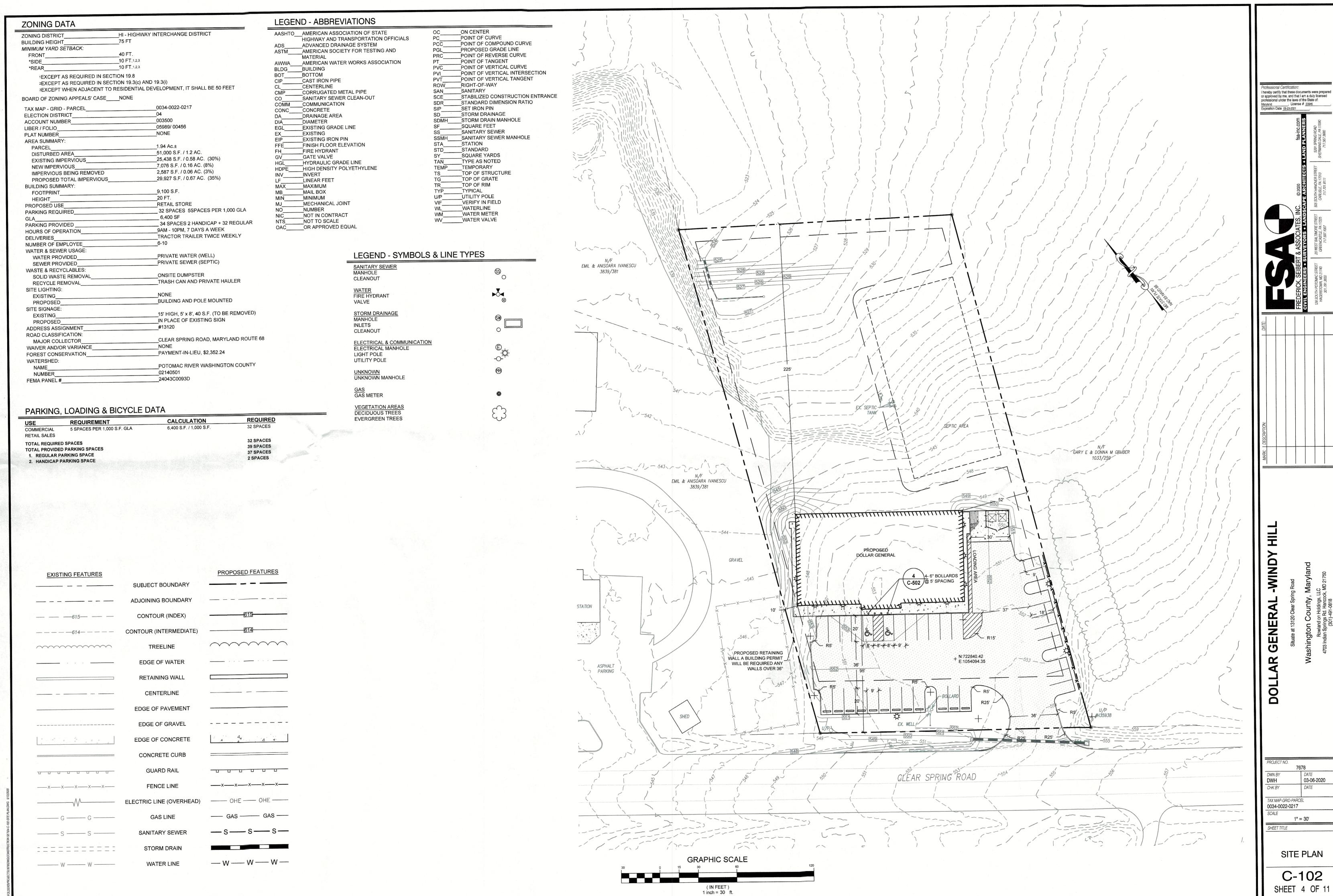
NONE

NOTES & LEGENDS

C-002 SHEET 2 OF 11

20-010 / SWCP20-008





1EET 4 OF 11



Memo To: Washington County Planning Commission

From: Frederick, Seibert & Associates

Date: May 20, 2020

RE: Huyetts Dollar General

It has come to our attention that new development in the BG zoning district is to have public water & sewer or a waiver from the Planning Commission is necessary per Article 12.6 of the Zoning Ordinance which is outlined below with criteria and responses.

- The Planning Commission may waive this requirement after consultation and advice from the Health Department. Please see attached email from Kimmy Armstrong dated 5/19/2020.
- 2. Prior to a decision to grant or not grant the waiver of this requirement, the Planning Commission shall consider the following:
 - i. The need to protect environmental resources from potential pollution from failing septic systems. This site has an existing septic system servicing a residence and a separate commercial retail building (approximately 1,200 sf). The house has since been demolished while the commercial retail building is not currently occupied. By way of the Dollar General being constructed the existing system will be augmented with modern septic tank and system technologies as well as an overall reduction in the amount of sewage being treated.
 - ii. The availability and proximity of existing public water and sewer facilities. While the site is served by public water, in order to for the site to be served by public sewer an 8" main extension from the south, approximately 2,100 feet, would need to be constructed.
 - iii. The status of any available plans for utility extensions in the future that may serve the area. As developer driven development from the south progresses north along MD 63 a proposed sewer line that crosses this site will be constructed along with it. The timing of this line is completely dependent on the economy and the need/desire for land along MD 63. Eventually this site will be served with public sewer.
 - iv. The existence and operation of private, on-site health facilities in the vicinity. With the exception of the recently constructed R&L Carriers site and Highland Manor to the south which are both on public systems, all development in this area is on private septic systems.
 - v. Recommendations of the Washington County Health Department. In a recent email, enclosed, the Health Department had no objection to the use private septic on this site.
 - vi. The adopted Washington County Water & Sewerage Plan. The Water & Sewerage Plan has this site designated as S-3 which permits on-site septic systems with conditions stated in the plan and are attached.
 - vii. Recommendations of the potential service providers. The Washington County Department of Water Quality has indicated that if the site were to be served with public sewer it would need to be an 8" mainline extension from the south. They have concerns with constructing an 8" line for an individual establishment and that the proposed use generates such a small amount of sewage.

viii. Any grant of a waiver to allow the use of a private, on-site well or septic system is conditional upon the agreement to abandon the private system and connect to the public utility when it becomes available. **Understood and agreeable.**

ix. When the Planning Commission has determined that a waiver from the required use of public water and sewer facilities is appropriate, the minimum lot size shall be as specified in section 12.5. Lot dimensions shall also conform to any applicable minimum requirements affecting lot size, width, or separations imposed by the Washington County Health Department. **Design of the new building shall conform to the lot area, width and setback requirements as specified in Section 12.5 of the Zoning Ordinance.**

x. Any private on-site well or septic system shall meet all Health Department requirements. **So noted.**

Ed Schreiber

WASH CO. HEALTH DEPT Common

From: Kimmy Armstrong -MDH- <kimmy.armstrong@maryland.gov>

Sent: Tuesday, May 19, 2020 1:32 PM

To: Ed Schreiber

Cc: Kelly, Lisa; Eckard, Debra S.; Dave Trostle; Baker, Jill

Subject: Re: Dollar General Huyetts- Planning Commission Utility Waiver

Hello Jill,

At the request of Frederick, Seibert & Associates, The Washington County Health Dept has been asked to provide their recommendation to a waiver request from section 12.6 (k) of the Washington County Zoning Ordinance. This section stipulates that new development in the BG zoning district be served with public water & sewer facilities that have been approved by this office. This section also indicates the Planning Commission may waive this requirement after consultation and advice from the Health Department.

The applicants met with Health Department employees Robert Kutchman and Kimmy Armstrong in early April 2020. The site was determined to have an existing septic system and based on existing usage for this system and historical Dollar General water usage it was determined that continued use, with system upgrades, was appropriate. The closest available sewer service to the site is over 2,100 linear feet away with private easements being needed and uncertainty the sewer line would function properly with only 50 gallons per day utilizing the line.

Given the site is provided public water, the limited amount of daily usage and the existing septic system upgrades the Health Department does not object to this site not having public sewer.

Please feel free to contact me with any questions.

Kimmy Armstrong

On Tue, May 19, 2020 at 11:48 AM Ed Schreiber <ed@fsa-md.com> wrote:

Hello Kimmy,

As we discussed on the phone earlier, will you be able to provide a brief statement regarding this site utilizing the existing septic system and not being provided public sewer?

Thanks

Ed Schreiber

Project Coordinator

WASHINGTON COUNTY ZONING OFFINANCE

two (2) feet above curb level and a plane seven (7) feet above curb level.

- 5. The screen planting or fence shall be broken only at points of vehicular or pedestrian access.
- 6. The screening requirements of Article 22, Division XI shall also apply and the stricter shall prevail.
- (i) Permanent or temporary outside display areas shall be designated on the site plan and shall be designed to be consistent with the non-parking uses in parking facilities guidelines contained in Section 22.14. Outside display areas are subject to the yard requirements of Section 12.5.
- (j) Unoccupied commercial buildings shall be subject to the following maintenance of vacant buildings guidelines.
 - 1. The property shall be kept clear of trash.
 - Parking lot lights shall be illuminated during the evening business hours of the surrounding commercial area. If there is no adjacent commercial area, the property shall be minimally lit for security purposes.
 - Commercial identification signs shall be removed and the space behind them repainted or treated in an appropriate manner to maintain an appearance consistent with the remainder of the building.
 - 4. Landscaped areas shall be kept clear of weeds and be properly maintained.
 - 5. Buildings shall be kept in good condition (painted areas kept in good condition, windows kept in good and clean condition, walls and other surfaces kept clear of graffiti and other staining elements, destruction caused by vandals repaired, etc.).
 - 6. Contact information shall be posted.

12.6

- (k) All new development in the Business, General District shall be served by public water and sewer facilities that have been approved by the Washington County Health Department.
 - The Planning Commission may waive this requirement after consultation and advice from the Health Department.
 Prior to a decision to grant or not grant a waiver of this requirement, the Planning Commission shall consider the following:
 - i. The need to protect environmental resources from potential pollution from failing septic systems.

WASHINGTON SOUNTY ZONING OFDIAMNCE

| ii. | The availability | y and | proximity | of | existing | public | water | and | |
|-----|------------------|-------|-----------|----|----------|--------|-------|-----|--|
| | Sevel Idennes | | | | | | | | |

- iii. The status of any available plans for utility extensions in the future that may serve the area.
- iv. The existence and operation of private, on-site health facilities in the vicinity.
- v. Recommendations of the Washington County Health Department.
- vi. The adopted Washington County Water and Sewerage Plan.
- vii. Recommendations of the potential service provider.
- Any grant of a waiver to allow the use of a private, on-site well or septic system is conditional upon the agreement to abandon the private system and connect to the public utility when it becomes available.
 - When the Planning Commission has determined that a waiver from the required use of public water and sewer facilities is appropriate, the minimum lot size shall be as specified in Section 12.5. Lot dimensions shall also conform to any applicable minimum requirements affecting lot size, width, or separations imposed by the Washington County Health Department.
 - Any private on-site well or septic system shall meet all Health Department requirements.
- (I) All new development in the Business, General District shall comply with the requirements of the Washington County Adequate Public Facilities Ordinance.

Section 12.7 Site Plan

ix.

X.

A Site Plan with an approved Forest Stand Delineation and Forest Conservation Plan is required (Section 4.11) for all principally permitted and approved special exception uses. All Site Plans shall contain information as required by the applicable sections of this Article and this Ordinance and shall not be approved without compliance with the applicable sections.

1. <u>S-1 Priority</u> (Existing Service or Under Construction)

a. Individual on-lot disposal systems including approved alternate on-lot sewerage treatment systems shall on-lot sewerage treatment systems shall not be permitted, except as follows:

If an existing community sewerage facility is inadequate or is not available, ¹⁷ an interim individual sewerage system may be used subject to the following conditions:

- (1) Such interim systems are adjudged by the local health department to be adequate, safe, and in compliance with pertinent State and local regulations, including minimum lot ownership as set forth in Regulation 10.03.28.02 and .03;
- (2) Permits for such interim systems shall bear a notice regarding the interim nature of the permit and stating that connection to a future community system shall be made within one (1) year or less after such system becomes available;
- (3) Provisions shall be made, whenever possible, to locate such systems so as to permit connection to the public facilities in a most economical and convenient manner.
- b. Extensions of existing community sewerage systems shall be permitted and encouraged.

2. <u>S-3 Priority</u> (Programmed Service)

a. Individual on-lot disposal systems including approved alternate on-lot sewage treatment systems may be permitted on an interim basis provided that:

¹⁷ The adequacy or availability of community sewerage service to a particular parcel of land is a judgment which must be made in each case through consultation among the responsible agencies and cannot be made on the basis of this Plan alone.

WASHINGTON COUNTY ADOPTED WATER & SELVETAGE PLAN

- (1) Such interim systems are adjudged by the local health department to be adequate, safe, and in compliance with pertinent State and local regulations, including minimum lot ownership as set forth in Regulation 10.02.28.02 and 0.3;
- (2) Permits for such interim systems shall bear a notice regarding the interim nature of the permit and stating that connection to a future community system shall be made within one (1) year or less after such system becomes available;
- Provisions shall be made, whenever possible, to locate such systems so as to permit connection to the public facilities in a most economical and convenient manner;
- b. Extensions of existing community sewerage systems shall be permitted and encouraged.

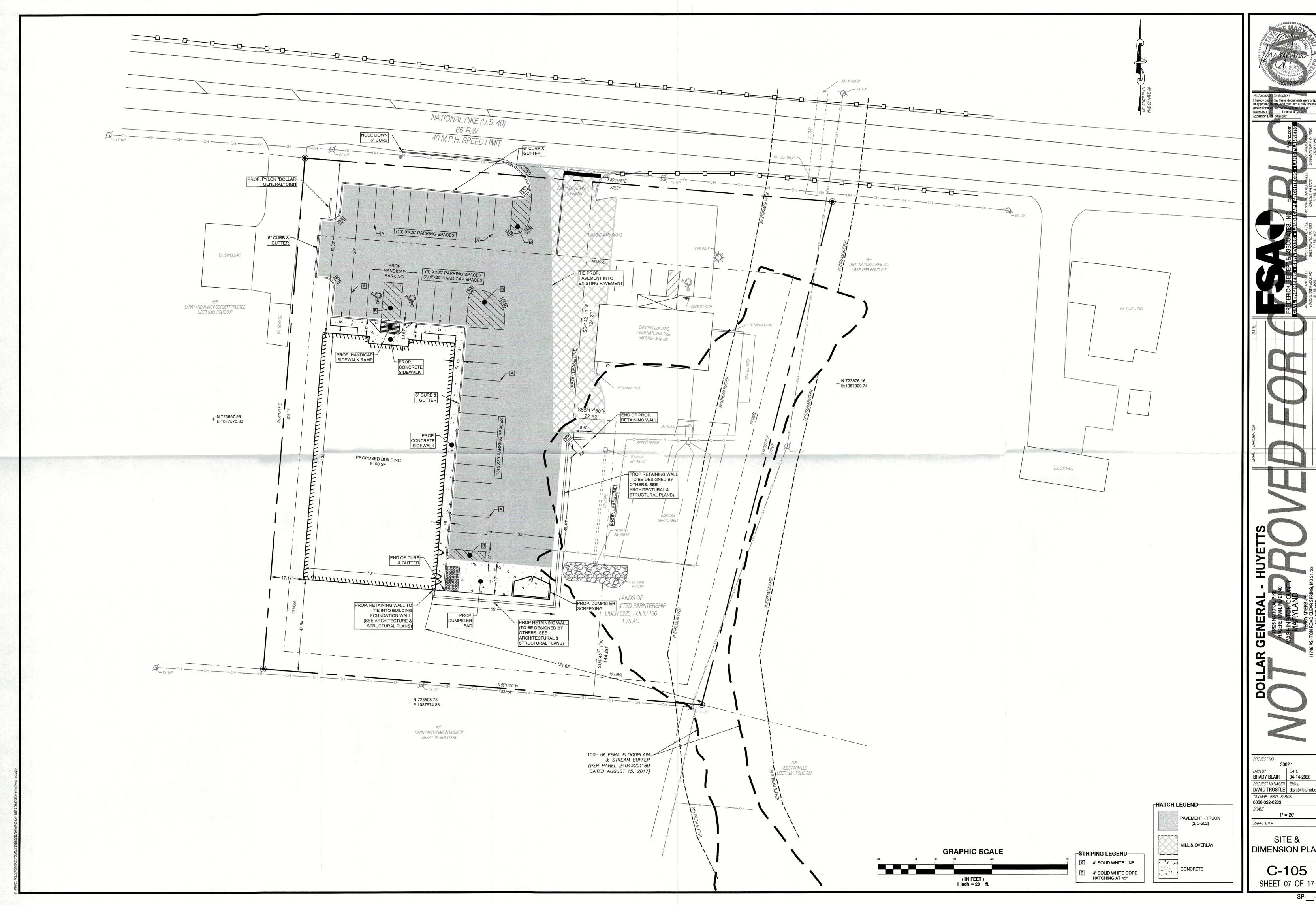
3. <u>S-5 Priority</u> (Planned Service)

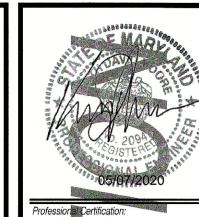
- a. Individual on-lot disposal systems including approved alternate on-lot sewerage treatment systems shall be permitted.
- b. Extensions of existing community sewerage systems shall not be permitted, except as provided by <u>Policy for Sewer Line Installation in Areas Where Service is Not Available.</u>
- c. New, permanent community sewerage systems shall not be permitted.

4. <u>NPS Designation</u> (No Planned Service)

This designation is not applied within established service areas.

- Individual on-lot disposal systems including approved alternate on-lot sewerage treatment systems shall be permitted;
- b. Extensions of existing community sewerage systems shall not be permitted;





 DWN BY
 DATE

 BRADY BLAIR
 04-14-2020
 PROJECT MANAGER EMAIL
DAVID TROSTLE dave@fsa-md.com

DIMENSION PLAN

C-105



FCO Article 17 (MD Annotated Code – Natural Resources 5.16)

- On or before March 1st of each year, the Department shall submit to the Maryland Department of Natural Resources a report on:
 - The number, location, and type of projects subject to the provisions of this Ordinance;
 - The amount and location of acres cleared, conserved, and planted, including any areas located in the 100 year floodplain, in connection with a development project;
 - The amount of reforestation and afforestation fees and noncompliance penalties collected and expended; and
 - The costs of implementing the Forest Conservation Program.
 - The number, location and type of violations and type of enforcement activity conducted in accordance with Article 16.
 - To the extent practicable, the size and location of all conserved and planted areas submitted in an electronic GIS format.



Overall Data

- Data reflects development activity during defined period
 - More development means more acres put under easement or \$ collected
 - Site specific considerations influence mitigation methods

| | FY 2019 | FY 2018 | % Change |
|----------------|--------------|------------|----------|
| Total Projects | 218 | 191 | + 12.4% |
| Exemptions | 77 | 82 | - 6% |
| Total Reviews | 141 | 109 | + 29.4% |
| Retained | 134.83 acres | 23.1 acres | + 484% |
| Planted | 26.16 acres | 11 acres | + 138% |
| Total LTP | 160.99 acres | 34.1 acres | + 372% |
| Cleared | 44.8 acres | 21.8 acres | + 110% |

Forest Conservation Annual Report

Washington County, Maryland FY 2019

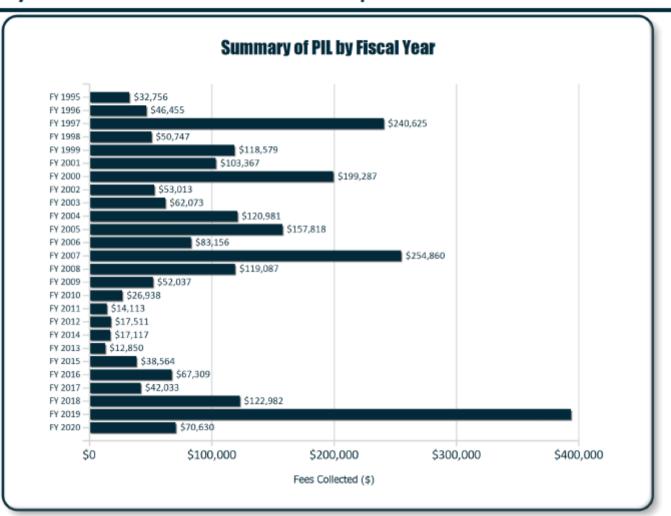


Fiscal Data

| | FY 2019 | FY 2018 | % Change |
|--------------------------|---------------|--------------|----------|
| Bond \$ Posted | \$111,893.21 | \$35,146.39 | + 218% |
| PIL Collected | \$384,165.54* | \$122,982.41 | + 212% |
| PIL Expended | \$32,533.63 | \$136,105.02 | - 76.1% |
| Implementation Costs* | \$437,370.86 | \$167,716.41 | + 161% |
| Labor | 785 hours | 733 hours | + 7.1% |

- \$318,989.88 for Vista Business Park Distribution Facility
- Implementation costs include PIL fees collected
 - EX- 2019 Implementation Costs w/o PIL fees are \$53,205.32

Payment in Lieu Collections and Expenditures





Forest Banks

- FY 19: 9.62 acres retained, 5.6 debited
 - Andrew Michael FBK (Cearfoss)

Enforcement and Non-Compliance

 Levying of non-compliance and/or violation fees did not become necessary during the reporting period