



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

## AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION

March 2, 2020, 7:00 PM

### WASHINGTON COUNTY ADMINISTRATIVE COMPLEX

100 WEST WASHINGTON STREET

2<sup>ND</sup> FLOOR, PUBLIC MEETING ROOM #2000

### CALL TO ORDER AND ROLL CALL

### MINUTES

1. February 3, 2020 Planning Commission meeting minutes \*

### OLD BUSINESS

1. **RZ-19-007 – WALZC, LLC** – Recommendation for map amendment application for 29.57 acres of property located at 14624 National Pike, Clear Spring; Current Zoning: A(R) – Agricultural Rural; Proposed Zoning: A(R) with RB (Rural Business) floating zone; Planner: Travis Allen \*

### NEW BUSINESS

### MODIFICATIONS

1. **PR Valley Anchor-S, LLC [OM-20-002]** – Modification request to create a lot with existing businesses that has road frontage but ingress/egress is not public; requesting approval of off-site parking; Property located along the Valley Mall Road; Zoning: PB (Planned Business); Planner: Lisa Kelly \*

### SITE PLANS

1. **St. James School Turner Athletic Center [SP-19-020]** – Site plan for proposed addition to the existing Alumni Hall Field House for athletic and other special events at St. James School located along the east side of College Road; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly \*
2. **Delivery Station Program DBA7 [ SP-19-036]** – Site plan for a proposed warehouse and package distribution center located at 16604 Industrial Lane; Zoning: PI (Planned Industrial); Planner: Lisa Kelly \* **TENTATIVE**

### OTHER BUSINESS

1. **Black Rock PUD** – Proposal to amend approved development plan – major or minor change and modification for additional panhandle; Planner: Rebecca Calimer \*
2. Proposed Text Amendment for short-term residential rentals; Jill Baker and Ashley Holloway \*
3. **Update of Staff Approvals** – Ashley Holloway

### ADJOURNMENT

### UPCOMING MEETINGS

1. Thursday, March 12, 2020, 6:00 p.m., Washington County Planning Commission Workshop with the Historic District Commission to discuss the demolition permit process; Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, MD
2. Monday, April 6, 2020, 7:00 p.m., Washington County Planning Commission public rezoning information and regular meeting, Washington County Administrative Complex, 100 W. Washington Street, 2<sup>nd</sup> Floor, Public Meeting Room #2000, Hagerstown, Maryland

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

**The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430, 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.***





# 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

## ORDINANCE MODIFICATION STAFF REPORT

### BASE INFORMATION

SITE NAME.....: PR Valley Ancor-S, LLC - (BJ's Brewhouse, Sleep Number & Verizon Retail Store)  
NUMBER.....: OM-20-002  
  
OWNER.....: PR VALLEY ANCHOR-S LLC  
LOCATION.....: Valley Mall Road  
DESCRIPTION.....: Modification to create a lot with existing businesses that has road frontage but ingress/egress is not public. Need approval for offsite parking.  
  
ZONING.....: Planned Business  
COMP PLAN LU.....: Commercial  
PARCEL.....: 26021278  
PLANNING SECTOR.....: 1  
ELECTION DISTRICT.....: 26  
  
TYPE.....:  
GROSS ACRES.....: 11.94  
DWELLING UNITS.....:  
TOTAL LOTS.....: 1  
DENSITY.....: N/L Units Per Acre  
  
PLANNER.....: Lisa A Kelly  
ENGINEER.....: FOX & ASSOCIATES INC  
RECEIVED.....: February 13, 2020

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No  
WETLANDS.....: None  
WATERSHED.....: Conococheague Creek  
ENDANGERED SPECIES.....: None  
HISTORIC INVENTORY.....: No Resources Present  
EASEMENTS PRESENT.....: None

### SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments:			
SCHOOL DISTRICT	Hickory	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

### PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: HALFWAY  
AMBULANCE DISTRICT.....: HALFWAY

### WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County



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

City  
1-Existing Service

County  
1-Existing Service

Conococheague



DM-20-002  
**Washington County**  
**M A R Y L A N D**

**RECEIVED**

FEB 12 2020

**DIVISION OF  
PLAN REVIEW & PERMITTING**

**WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT**

**WASHINGTON COUNTY PLANNING COMMISSION  
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION**

**APPLICANT**

NAME PR Valley Anchor-S, LLC Attn: Steve Hutchinson  
MAILING ADDRESS 2005 Market St, suite 1000, Philadelphia, PA 19103  
TELEPHONE 215.454.1293 216.212.1779  
(home) (work) (cell)

**PROPERTY OWNER**

NAME PR Valley Anchor-S, LLC Attn: Steve Hutchinson  
MAILING ADDRESS 2005 Market St, suite 1000, Philadelphia, PA 19103  
TELEPHONE 215.454.1293 216.212.1779  
(home) (work) (cell)

**CONSULTANT**

NAME Fox & Associates, Inc. Attn: Steve Cvijanovich  
ADDRESS 981 Mt. Aetna Road Hagerstown, MD 21740  
TELEPHONE 301.733.8503 ext. 129

**DESCRIPTION OF PROPERTY**

TAX ACCOUNT ID # (Required) 021278  
PARCEL REFERENCE: MAP 0048 GRID 0018 PARCEL 0716  
PROPOSED LOT ACREAGE See Justification Letter TOTAL SITE ACREAGE 11.94 acres  
ZONING DISTRICT PB ROAD FRONTAGE (FT) See Justification Letter

9/24/18

Page 1 of 7

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

**WWW.WASHCO-MD.NET**

**LOCATION / ADDRESS**

17318 Valley Mall Road ( address of BJ's Brewhouse)-1.44 acre lot proposed)

**EXISTING AND PROPOSED USE OF PROPERTY** The project site is located at Valley Mall.

The three (3) businesses that are included in this ordinance modification request include BJ's Brewhouse, Sleep Number, and the Verizon Retail store. These businesses are existing and the action sought by this ordinance modification will not impact these businesses operationally. No change between existing and proposed uses are planned.

**LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER** N/A

**SUBDIVISION MODIFICATION INFORMATION**

**MODIFICATION TO SUBDIVISION ORDINANCE SECTION** 405.11.B and Zoning Section 22.12.2

**MODIFICATION IS TO ALLOW** for creation of a lot that has public road frontage but the means of ingress/egress to the lot will not be directly to the public road but via an existing private road that leads to a road that has been dedicated to public use and accepted for public maintenance and a request related to shared parking.

**STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION** (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

Please see attached letter summarizing the justification of the Ordinance Modification sought. .

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

To the best of my knowledge, the information provided in this application and other material submitted is correct.



Stephen C. Cvijanovich, Agent for Applicant

2-12-2020

Applicant's Signature

Date



Stephen C. Cvijanovich, Agent for Applicant

2-12-2020

Property Owner's Signature

Date

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**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_



**PROCEDURE FOR REQUESTS FOR A MODIFICATION TO THE  
STANDARDS OF THE SUBDIVISION ORDINANCE**

1. Modification request applications shall be filed with the Washington County Division of Plan Review & Permitting, Washington County Administrative Annex, 80 West Baltimore Street, Hagerstown, Maryland 21740, Phone: 240-313-2460, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed off of the <https://www.washco-md.net/index.php/2017/04/25/plan-review-forms-checklists/>. A Filing fee of \$115.00 dollars should be submitted when no engineering / outside agency review is required. A filing fee of \$265.00 is required when multiple agency review is necessary, and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.
2. The Planning Commission meets on a monthly basis (schedule attached) on the second floor of the County Administration Building, 100 West Washington Street, Room 2000, Hagerstown, Maryland. Attendees must use the entrance on West Washington Street and the elevator to the 2<sup>nd</sup> floor. Meetings begin promptly at 7:00 p.m. The Planning Commission reserves the right to cancel and/or change the meeting dates and time as needed. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.
3. Upon receipt of the modification application, the Plan Review Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.
4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):
  - (a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.
  - (b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.
  - (c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.
  - (d) That the modification is to correct inequities resulting from a physical hardship such as topography.
  - (e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.

5. The Director of the Division of Plan Review & Permitting shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:

(a) Where it is impractical to dedicate the full right-of-way required by Washington County Plan Review or State Highway Administration are satisfied with the acquired right-of-way.

(b) Where the existing structure, septic system, or other appurtenance is within the right-of-way to be dedicated and for which the relocation of same may create a future hardship.

(c) When the property access or driveway intersects with a State maintained road and the access permit issued by the State requires the property access or driveway to be located such that it fails to meet the Subdivision Ordinance spacing requirements. The Director can grant a modification from the County's Highway Plan spacing requirements up to 25% from the current spacing requirements if: a physical hardship or safety condition is identified; does not create a condition which allows for more lots than would be permitted if the modification was not granted; location must be approved by Plan Review and/or State Highway; and have no negative impact on neighboring properties.

(d) Panhandle Length – based upon a physical hardship, no negative impact on neighboring properties; and the local fire department concurs with site.

(e) Public Road Frontage – Up to 25% from the current standard of 25 feet based upon a physical hardship, safety condition, existing condition where there is less than 25 foot of frontage identified. The driveway geometry associated with the new frontage/access configuration shall be approved by County Plan Review and/or State Highway Administration. There is no negative impact on neighboring properties.

(f) The Director of the Division of Plan Review & Permitting shall have the ability to grant the creation of a lot without road frontage in those cases where the proposed subdivided lot(s) contain existing structures and an attempt is being made to comply with the Zoning Ordinance provision of one principle use on one zoning lot.

6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

7. Appeal by any person aggrieved from any action of the Planning Commission or the Director of the Division of Plan Review & Permitting shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). The BZA is located on the second floor of the County Administration Building, 100 West Washington Street, Room 2000 Hagerstown, Maryland 21740 Phone: 240-313-2460

<https://www.washco-md.net/index.php/2017/04/28/planreview-bza/>

## SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
<u>  X  </u>	<u>          </u>	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. <b>Please include this checklist.</b>
<u>  X  </u>	<u>          </u>	A filing fee of \$115.00 when no Engineering or outside agency review is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: <b>Washington County Treasurer.</b> Include fee worksheet.
<u>  X  </u>	<u>          </u>	Twelve (12) sketch plans, drawn to scale, showing:
<u>  X  </u>	<u>          </u>	a. dimensions & shape of proposed lot with acreage;
<u>  X  </u>	<u>          </u>	b. size & location of existing and/or future structures;
<u>  X  </u>	<u>          </u>	c. existing/proposed roadways and associated access right of way or easements;
<u>  X  </u>	<u>          </u>	d. existing/proposed entrance/exit to property;
<u> N/A </u>	<u>          </u>	e. natural or topographic peculiarities of the lot in question.
<u>  X  </u>	<u>          </u>	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.



## 2018 Planning Commission Meeting Schedule

December 4, 2017

January 8, 2018

February 5, 2018

March 5, 2018

April 2, 2018

May 7, 2018

June 4, 2018

July 2, 2018

August 6, 2018

September 10, 2018

October 1, 2018

November 5, 2018

December 3, 2018

The Planning Commission's Policy #7 states, "Approvals from agencies for all matters to be considered by the Commission must be received by the Planning Commission office no later than 9:00 a.m. two Monday's prior to the Commission meeting. All matters not received by the times indicated will be deferred until the Commission's regular meeting the following month." Determination for plan readiness for review by the Planning Commission is determined by the Division of Plan Review & Permitting.

All regular monthly Planning Commission meetings will be held on the second floor of the County Administration Building located at 100 West Washington Street, Room 2000, Hagerstown, Maryland. Attendees must use the entrance on West Washington Street and the elevator to the second floor. Meetings begin promptly at 7:00 p.m. The Planning Commission reserves the right to cancel and/or change the meeting dates and time as needed.

Workshop meetings will be scheduled on an as-needed basis.



ENGINEERS  
SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS

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

February 12, 2020

Lisa Kelly, Senior Planner  
Washington County Department of Plan Review and Permitting  
80 West Baltimore Street  
Hagerstown, MD 21740

Re: Valley Mall Subdivision Ordinance Modification Requests for proposed BJ's Brewhouse, Sleep Number, and the Verizon retail store Subdivision

Dear Lisa,

As discussed the ownership of Valley Mall wishes to subdivide the improvements, building and associated parking areas, on which BJ's Brewhouse, Sleep Number, and the Verizon retail store now exist. The desire of Mall ownership to create this new lot is very similar to the recent subdivisions of Olive Garden, Firestone, and Golden Corral. Again, similar to Olive Garden, Firestone, and Golden Corral and in order to move forward with the subdivision of we are applying for an Ordinance Modification relating to 405.11B of the Subdivision Ordinance which states " **Every lot shall abut a minimum of twenty-five (25) feet, and shall have access to a road or street that has been dedicated to public use and accepted for public maintenance, ....**" and also **Section 22.12.2 Sharing of Parking Facilities** of the Washington County Zoning Ordinance. Each Ordinance Modification listed above is discussed in greater detail below.

The tenants located in the building mentioned include BJ's Brewhouse, Sleep Number, and the Verizon retail store and the Site Plan for these tenants was originally approved under County File number SP16-036. This Site Plan was subsequently revised via the redlined revision processes to add ingress/egress improvements for both vehicular traffic and pedestrians and also to revise curbing and lane markings to improve access for both vehicular traffic and pedestrians. This redlined revision was approved by Washington County Department of Plan Review and Permitting under file number SP-16-036.R01 on May 31, 2018.

The area on which the BJ's Brewhouse, Sleep Number, and the Verizon retail store is situated is part of the main former Sears parcel and not on its own lot of record like many of the other "outparcels" are around the Mall. These outparcels that were subdivided and are situated on their

own lots of record include Popeye's, Burger King, NTB, and Chuck-E-Cheeses as a few examples and most recently Olive Garden, Firestone, and Golden Corral were subdivided to be on their own respective parcels as well. The owners of Valley Mall, PR Valley Anchor-S, LLC, have requested Fox prepare a Preliminary/Final Plat to create lot 9 that would result in the BJ's Brewhouse, Sleep Number, and the Verizon retail store building and a portion of the adjacent parking to be on their own separate lot of record.

The extent of the subdivision proposed, lot 9, is depicted on the attached exhibit. This exhibit depicts the limits of the subdivision proposed as well as the parent tract from which the proposed lot is to be subdivided. The lot as proposed will be contiguous to Halfway Boulevard, Ramp E, and Valley Mall Road, a publicly owned and maintained rights of way. However, the limit of the lot proposed would have a direct ingress from Ramp E but not have access to Halfway Boulevard or direct access to Valley Mall Road without utilizing the lands of others to gain access to the public portion of Valley Mall Road. Therefore, citing the requirements of Section 405.11B of the subdivision ordinance which states " **Every lot shall abut a minimum of twenty-five (25) feet, and shall have access to a road or street that has been dedicated to public use and accepted for public maintenance,**" Mall ownership is seeking an Ordinance Modification to this requirement where the lot proposed does abut the required road or street that has been dedicated to public use but does not utilize the aforementioned dedicated street or road for egress from the lot proposed. Currently patrons gain access to proposed lot 9 many ways to include Ramp E, a public street, and also via Valley Mall Road, a privately owned/maintained street that is contiguous to proposed lot 9. The current configuration of the project area is such that ingress to the site is available directly from a public street but egress from the site is accomplished by traveling over lands of an adjoining property to gain access to a public street. It has been the policy of Mall ownership to have reciprocal easement agreements with the other owners of lots of record granting the right to use Mall owned and maintained streets to gain access to public roadways and therefore the Ordinance Modification to Section 405.11B of the subdivision ordinance is being requested.

The subdivision of the BJ's Brewhouse, Sleep Number, and the Verizon retail store site is proposed to consist of lot 9, which contains the building and sixty-nine (69) parking around the building.

The parking required for the BJ's Brewhouse, Sleep Number, and the Verizon retail store use is based on **ARTICLE 22 DIVISION 1 OFF-STREET PARKING AND LOADING AREA REQUIREMENTS** of the Washington County Zoning Ordinance states that a restaurant, with or without drive-thru service shall provide for parking at the rate of 1 space per 75 sq. ft. of GFA. The term GFA is defined as Gross Floor Area within the Washington County Zoning Ordinance. Additionally, Sleep Number and the Verizon retail store are categorized as retail space that is required to be parked at the rate of 5 spaces per 1,000 SF of Gross Leasable Area. Therefore, the use mentioned above and the Parking Article prescribed parking required is summarized in the table below.

PARKING REQUIRED SUMMARY				
USE	AREA (SF) OF USE	USE UNIT OF MEASURE	REQUIRED PARKING TO BE PROVIDED	TOTAL PARKING REQUIRED
BJ's Brewhouse	8,136	GFA	1 space per 75 SF of GFA	108
SLEEP NUMBER @ BJ's	2,874	GLA	5 spaces per 1000 SF of GLA	14
Verizon @ BJ's Site	3,656	GLA	5 spaces per 1000 SF of GLA	18
Total Parking Required				141
TOTAL PARKING PROVIDED ON-SITE WHICH CONSISTS OF 65 REGULAR AND 4 HANDICAPPED SPACES				69 SPACES

As presented on the original Site Plan for BJ's Brewhouse, Sleep Number, and the Verizon retail store, SP-16-036, the parking provided around the building is sixty-nine (69) spaces with the remaining needed spaces being located on the remainder of the parent tract on the south side of Valley Mall Road. The use of parking at this location did result in patrons of BJ's Brewhouse, Sleep Number, and the Verizon retail store needing to walk across Valley Mall Road at the signalized pedestrian crossing should all parking spaces in the vicinity of the building be occupied. The proposed, post-subdivision, condition is really no different from what actual exists today as patrons would have access to parking fields adjacent to the BJ's Brewhouse, Sleep Number, and the Verizon retail store use as they currently do yet the access to these spaces would be "documented" by the Ordinance Modification sought. Therefore, the subdivision as proposed is required to be presented to the Planning Commission for an Ordinance Modification as required by **Section 22.12.2 Sharing of Parking Facilities** of the Washington County Zoning Ordinance.

The referenced section of the Zoning Ordinance includes verbiage that states "If a shared parking facility is approved, the following conditions must be met:" These condition as contained in the ordinance are repeated verbatim below and the **bold text** includes commentary whereby how the subdivision proposed meets these conditions.

- i. The uses must either be located on the same property or off-site parking facilities may be shared when located within 500 feet of the major point of pedestrian access for each use sharing the parking facility. **The subdivision proposed will result in the BJ's Brewhouse, Sleep Number, and the Verizon retail store building and a portion of its required parking being located on lot 9 with the remaining parking requirement being met within the exiting contiguous parking fields. All parking required for the BJ's Brewhouse, Sleep Number, and the Verizon retail store use, to include on-lot spaces and those on the adjacent PR Valley Anchor-S parcel are within 500' of the front door of the BJ's Brewhouse, Sleep Number, and the Verizon retail store building.**
- ii. Adequate pedestrian access that is compliant with State and Federal accessibility code requirements must be provided from the parking area to each major point of pedestrian access for each user of the shared parking area. **The configuration of the BJ's Brewhouse, Sleep Number, and the Verizon retail store parking field will remain as was depicted on the approved Site Plan for BJ's Brewhouse, Sleep Number, and the Verizon retail store assigned County File Number SP-16-036 and is not impacted due to the subdivision proposed as the lot proposed to be created, lots 9,**



- iii. **will not result in a reduction of the parking spaces currently available to BJ's Brewhouse, Sleep Number, and the Verizon retail store patrons but will document the availability of the adjacent PR Valley Anchor-S parcel as areas available for parking. .**
- iv. The number of spaces needed shall be determined by the Planning Commission. All other requirements outlined in this Article shall also be met. **The number of parking spaces proposed on lot 9 and the Anchor-S and the adjacent mail Mall parcel are compliant with the number required by ARTICLE 22 DIVISION 1 OFF-STREET PARKING AND LOADING AREA REQUIREMENTS of the Washington County Zoning Ordinance. Therefore a reduction of the required number of parking spaces is not being sought, but the applicant is requesting approval for the required number of spaces to be permitted on lot 9 and the adjacent Anchor-S parcel and the adjacent main Mall parcel as shown.**
- v. Perpetual joint use parking easement shall be signed by all participating members and recorded at the Office of the Clerk of Circuit Court for Washington County. A copy of the recorded document shall be submitted to the Planning Staff prior to final site plan approval. **The applicant acknowledges the need to provide a perpetual joint use parking easement to meet this condition of the shared parking facilities requirements. The applicant has prepared a DECLARATION OF EASEMENT FOR SHARED ACCESS AND PARKING, a draft of which is attached to this letter.**

This correspondence contains an exhibit that clearly depicts the limits of lot 9 as described above and also depicts the limits of the parking facilities that are currently contained within the area of the proposed subdivision.

In closing, we respectfully request that this Ordinance Modification be presented to the Planning Commission for consideration at the next regularly scheduled Planning Commission meeting. Additionally, we also request that the Planning Commission be asked to allow for staff to approve this subdivision at staff level not requiring another appearance before the Planning Commission. Should you have any questions or require additional information please don't hesitate to contact me directly.

Sincerely,  
FOX & ASSOCIATES, INC.



Stephen C. Cvijanovich  
Senior Project Manager

Copy to: PR Valley Limited Partnership, File



DIVISION OF  
PLAN REVIEW & PERMITTING

**OWNER'S REPRESENTATIVE AFFIDAVIT**

This is to certify that Stephen C. Cvijanovich is authorized to make application for the work described as submittal of Ordinance Modifications and Board of Zoning Appeals Variance Requests, and located at Valley Mall located at 17318 Valley Mall Road, Hagerstown, MD.  
The said work is authorized by PR Valley Anchor-S, LLC, the owner in fee, as required by the International Residential Code and the International Building Code.

This office does not enforce covenants or deed restrictions and it is the owner's, builder's and/or developer's responsibility to make sure the covenants and/or deed restrictions are not being violated as a result of the issuance of this permit.

**PROPERTY OWNER:**

PR Valley Anchor-S, LLC


Name

2005 Market Street, Suite 1000

Address

Philadelphia, PA 19103

City, State, Zip Code

  
**Property Owner's Signature**

**AUTHORIZED REPRESENTATIVE:**

Stephen C. Cvijanovich

Name

981 Mt. Aetna Road

Address

Hagerstown, MD 21740

City, State, Zip Code

  
**Authorized Representative's Signature**

**DECLARATION OF  
EASEMENT FOR SHARED ACCESS AND PARKING**

**THIS DECLARATION OF EASEMENT FOR SHARED ACCESS AND PARKING** (hereinafter the "Declaration") is made this \_\_\_\_ day of \_\_\_\_\_, 2020, by **PR VALLEY ANCHOR-S LLC**, a Maryland limited liability company (hereinafter referred to as the "Declarant").

WHEREAS, the Declarant is the fee simple owner of a parcel of real property (the "Property") situate, lying and being in Washington County, Maryland, being a part of Parcel 716, Tax Map 48 and shown and described as a part of "P. 716 Paulward Properties Company, Inc. 576/52" on a plat entitled "Simplified Plat for Crown American Acquisition Associates I, L.P.", last revised December 22, 1998 and recorded among the Plat Records of Washington County, Maryland as Plat Number 5892; and

WHEREAS, the Property is part of the same real property conveyed unto PR Valley Anchor-S LLC, a Maryland limited liability company, by a Special Warranty Deed from Seritage SRC Finance LLC, a Delaware limited liability company, dated June 19, 2018, and recorded in Book 5780, Page 116, among the Land Records of Washington County, Maryland; and

WHEREAS, a portion of the Property, shown as Lot 9 on a plan entitled "Preliminary/Final Plat for Lot 9-Valley Mall, dated as of \_\_\_\_\_ (last revised \_\_\_\_\_) and recorded as Plat Number \_\_\_\_\_ in the Land Records of Washington County, Maryland is being subdivided from the balance of the Property, and as a result, fewer than the minimum number of parking spaces required for the use of said Lot 9 can be provided thereon, and accordingly Declarant wishes to reserve, for the use and benefit of the said Lot 9, additional parking spaces on other lands of PR Valley Anchor-S, LLC.

WHEREAS, the Declarant has determined it to be in the best interest of the future owners of the said Lot 9, and of the balance of the Property, that the aforesaid easements be established and a general agreement of the owners' respective rights with respect thereto be formalized; and

WHEREAS, the Declarant has determined the terms of such an agreement with respect to the said easement areas, and now wishes to reduce the same to this written formal Declaration, to be recorded among the Land Records of Washington County, Maryland.

WITNESSETH:

1. The recitals set forth hereinabove are hereby incorporated into this Declaration as substantive provisions and a part hereof, and the recitals accurately reflect the intention of the Declarant and the facts recited therein.

2. This Declaration is one which binds and shall bind the Declarant as well as its successors and assigns in interest in and to the Property and the said Lot 9, including any resubdivisions thereof; and accordingly, this Declaration is made both to benefit and burden the titles of the Property and the said Lot 9, in perpetuity and in the manner described herein, and shall, as to both benefits and burdens, run with the land and the respective titles to the Property and the said Lot 9.

3. Declarant does hereby establish and reserve for itself, its successors and assigns, and for all subsequent owners of the subject parcels, a non-exclusive and perpetual easement for the benefit of the said Lot 9, on, over and across all portions of the balance of the Property which shall at any time constitute paved parking spaces and driveway aisles, for the purposes of providing ingress, egress, access and parking over such driveway aisles and parking spaces.

4. The Declarant acknowledges its common ownership of the said Lot 9, the balance of the Property and the easements created therein by this Declaration. It is the intention of the Declarant that such common ownership of the fee simple interests of the said Lot 9, the balance of the Property and the easements created therein shall not extinguish or eliminate such easements; and, therefore, the Declarant specifically waives, for itself and for any future owners of the Property and of the easements created therein, their respective successors and assigns, the principles of common law merger. It is the intention of the Declarant that at the time of conveyance of a fee simple interest in and to the said Lot 9, or any portion thereof, that the



Declarant shall reserve and convey the easements described herein to its successors and assigns in interest with respect to the benefited Lot 9, in perpetuity.

5. This Declaration shall run with the land and shall, subject to the terms and conditions of the Lease, bind and inure to the benefit of the Declarant and its successors and assigns in interest with respect to the said Lot 9 and the balance of the Property.

6. Declarant and its successors and assigns in interest, at their sole cost and expense, shall maintain in a state of good repair the easement areas on the Property, with said maintenance to include keeping the same free of trash and debris, removing snow and ice from the same, and repairing, resurfacing, improving and replacing the improvements located in the said easement areas, as necessary (including, but not limited to, gravel, grading, paving where now or hereafter paved, drainage and other improvements), and installing, maintaining, repairing and replacing all utilities and other related improvements that may be installed in the easement areas; and Declarant, its successors and assigns in interest to the Property shall be responsible for all the costs and expenses of maintaining the said easement areas and any other improvements or utilities located or hereafter installed in the easement areas as hereinabove provided.

7. The successors and assigns in interest to the said benefited Lot 9 shall indemnify and hold harmless Declarant, its successor and assigns in interest with respect to the balance of the Property against and from:

a. any and all claims, actions, damages, liability or expense which the persons so indemnified and held harmless, or their respective agents, employees or invitees, or any other person, may incur in connection with any and all injuries to or deaths of persons, or damage to real or personal property, arising out of the exercise or use of the easements by the indemnifying party, its agents, employees or invitees, except such as may be caused by the negligent or willful act or omission of the indemnified party; and

b. any and all mechanics', materialman's or other liens or claims arising out of any action taken by either party or its agents, employees or invitees pursuant to the provisions of this Declaration.

[Balance of page intentionally left blank; signature page follows.]

WITNESS the hand and seal of the Declarant hereto affixed to this Declaration in order to establish it as a specialty as of the day and date first set forth above.

PR Valley Anchor-S, LLC, a Maryland limited liability company

By: PREIT Associates, L.P., a Delaware limited partnership, its sole member

WITNESS:

By: Pennsylvania Real Estate Investment Trust,  
its sole general partner

BY: \_\_\_\_\_

Name: Lisa M. Most

Title: Senior Vice President

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF PHILADELPHIA, TO WIT:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared Lisa M. Most, who has been satisfactorily proven to be the person whose name is subscribed to this written instrument, who acknowledged herself to be a Senior Vice President of Pennsylvania Real Estate Investment Trust, the general partner of PREIT Associates, L.P., the sole member of PR Valley Anchor-S, LLC, a Maryland limited liability company (the "Company") and that she, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the Company for the purposes therein contained.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
NOTARY PUBLIC

This is to certify that this instrument has been prepared by a representative of Declarant.

\_\_\_\_\_



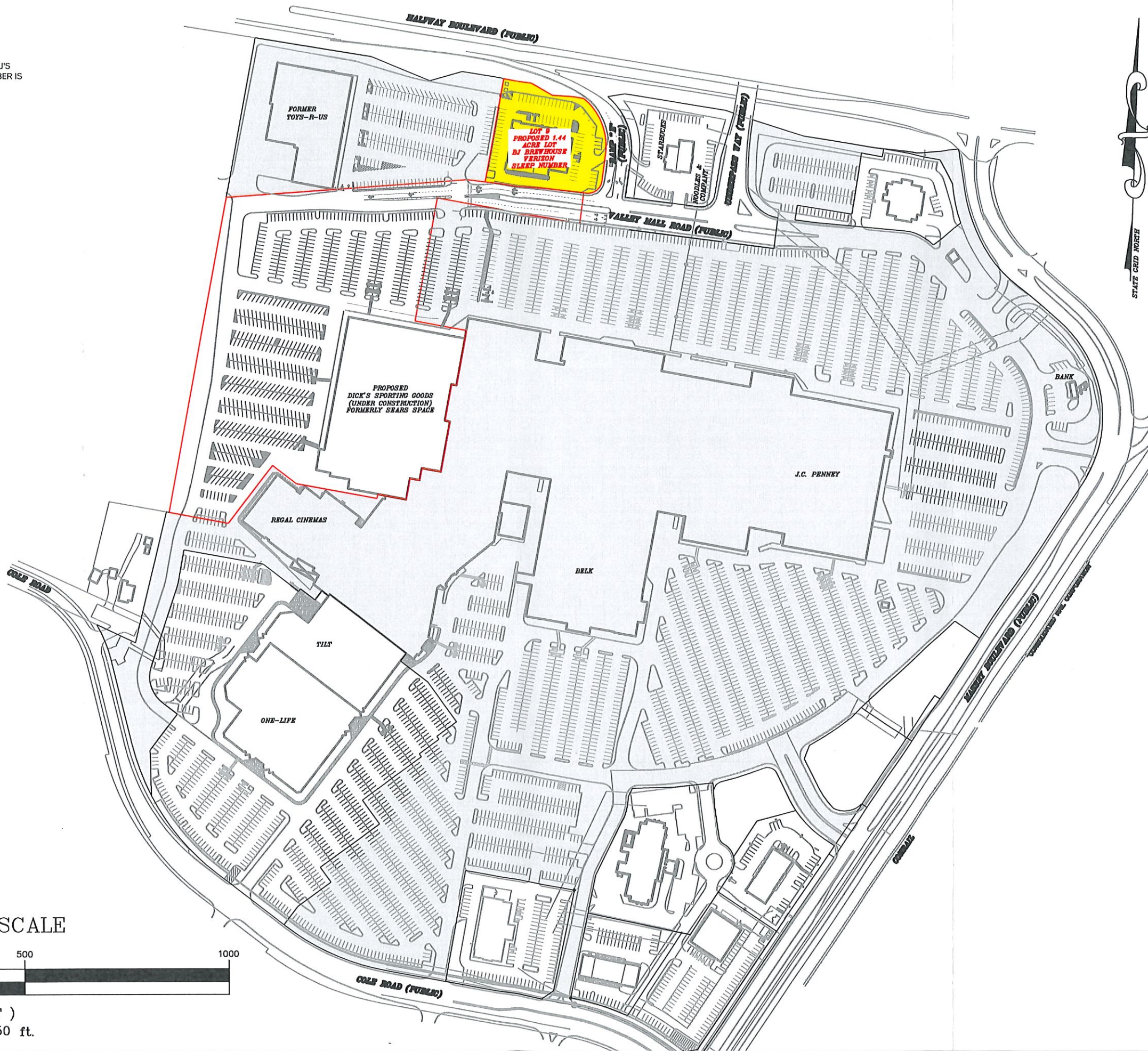
LEGEND

- DENOTES PARENT TRACT FORM WHICH BJ'S BREWHOUSE, VERIZON AND SLEEP NUMBER IS PROPOSED TO BE SUBDIVIDED FROM
- DENOTES LIMIT OF PROPOSED LOT 9

GRAPHIC SCALE



( IN FEET )  
1 inch = 250 ft.



FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
SUITE 10  
FREDERICK, MD. 21701  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853  
Email: foxmco@foxmcoinc.com  
www.foxmcoinc.com

EXHIBIT - PROPOSED LOT 9

VALLEY MALL  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=250'

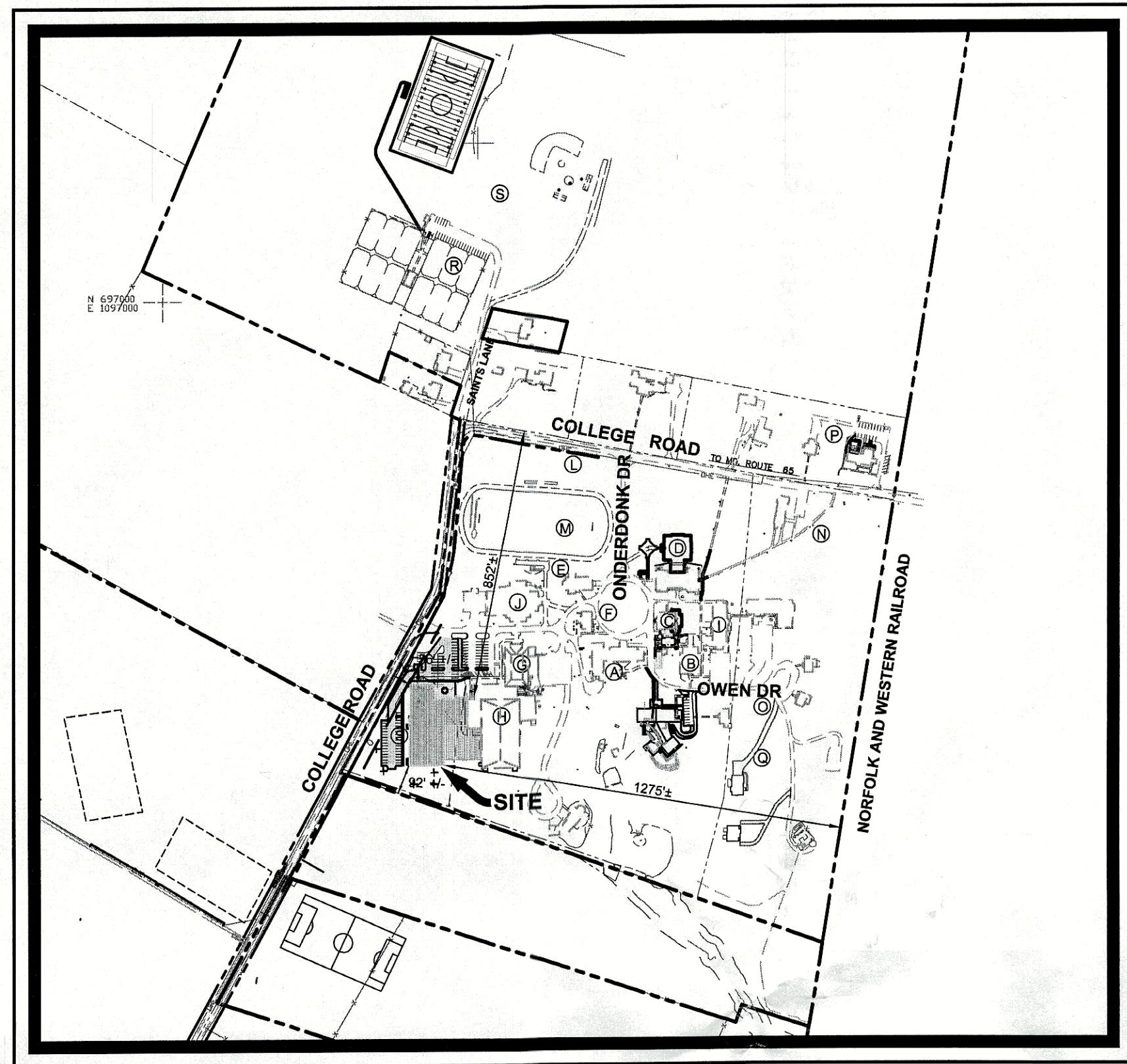
PROJECT NO. 15-31143  
DRAWING NO. D-8480  
DATE: 02.11.2020  
DRAWN BY: NMM  
CHECKED BY: SCC

SHEET 1 OF 1



# SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER

LOCATION MAP:



SCALE: 1" = 400'

## MAP LOCATION

A-CLAGGETT HALL  
B-JOHN E. OWENS LIBRARY  
C-KEMP HALL  
D-POWELL HALL  
E-CHAPEL  
F-LAIDLAW INFIRMARY  
G-BOW-BYRON FINE ARTS CENTER  
H-ALUMNI HALL (FIELD HOUSE)  
I-GIRL'S DORMITORY  
J-DINING HALL  
K-TREATMENT FACILITY  
L-TRACK  
M-FOOTBALL FIELD  
N-DORMITORY  
O-STAFF HOUSING  
P-HERSHEY HALL  
Q-JOHN ROSS FULTON HOUSE  
R-EXISTING TENNIS COURTS  
S-EXISTING BASEBALL FIELD

## SITE DATA:

TYPE OF USAGE: INSTITUTIONAL  
ACREAGE PER DEED: 133.31 ACRES  
ZONING: A - AGRICULTURAL  
PHYSICAL ADDRESS: 17836 COLLEGE ROAD  
HAGERSTOWN, MD. 21740  
PURPOSE OF PLAN: NEW ATHLETIC CENTER ADDITION  
STORMWATER QUALITY: 3 MICRO BIORETENTION PONDS  
FOR ESD  
STORMWATER QUANTITY: HANDLED ON-SITE VIA BIORETENTION  
CONTROL  
EXCISE TAX CLASSIFICATION: N/A  
DISTURBED AREA: 3.9 AC.

## PROJECT CONTACTS:

**OWNER:** SAINT JAMES SCHOOL, INC.  
**MAILING ADDRESS-** 17841 COLLEGE ROAD  
SAINT JAMES, MD 21740  
**PHONE NUMBER-** 301-733-9330 EXT. 3014  
**CONTACT-** BILL WIVELL  
BUSINESS MANAGER  
**SITE :** SAINT JAMES SCHOOL  
**ADDRESS-** 17841 COLLEGE ROAD  
HAGERSTOWN, MD 21740  
**PHONE NUMBER-** 301-733-9330 EXT. 3014  
**CONTACT-** BILL WIVELL  
BUSINESS MANAGER

## SHEET INDEX:

COVER SHEET.....C.1.0  
NOTES & LEGEND.....C.1.1  
EXISTING CONDITIONS AND DEMOLITION PLAN.....C.2.0  
SITE PLAN.....C.3.0  
SITE NOTES & DETAILS.....C.3.1  
SITE NOTES, DETAILS & PROFILES.....C.3.2  
LANDSCAPE PLAN, NOTES & DETAILS.....C.3.3  
EROSION/SEDIMENT CONTROL PLAN & GRADING PLAN.....C.4.0  
EROSION/SEDIMENT CONTROL NOTES & DETAILS.....C.4.1  
STORM DRAIN PLAN AND PROFILES.....C.5.0  
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STORMWATER MANAGEMENT PLAN MICRO BIO-RETENTION AREA 1.....C.6.0  
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## STORMWATER MANAGEMENT SUMMARY TABLE

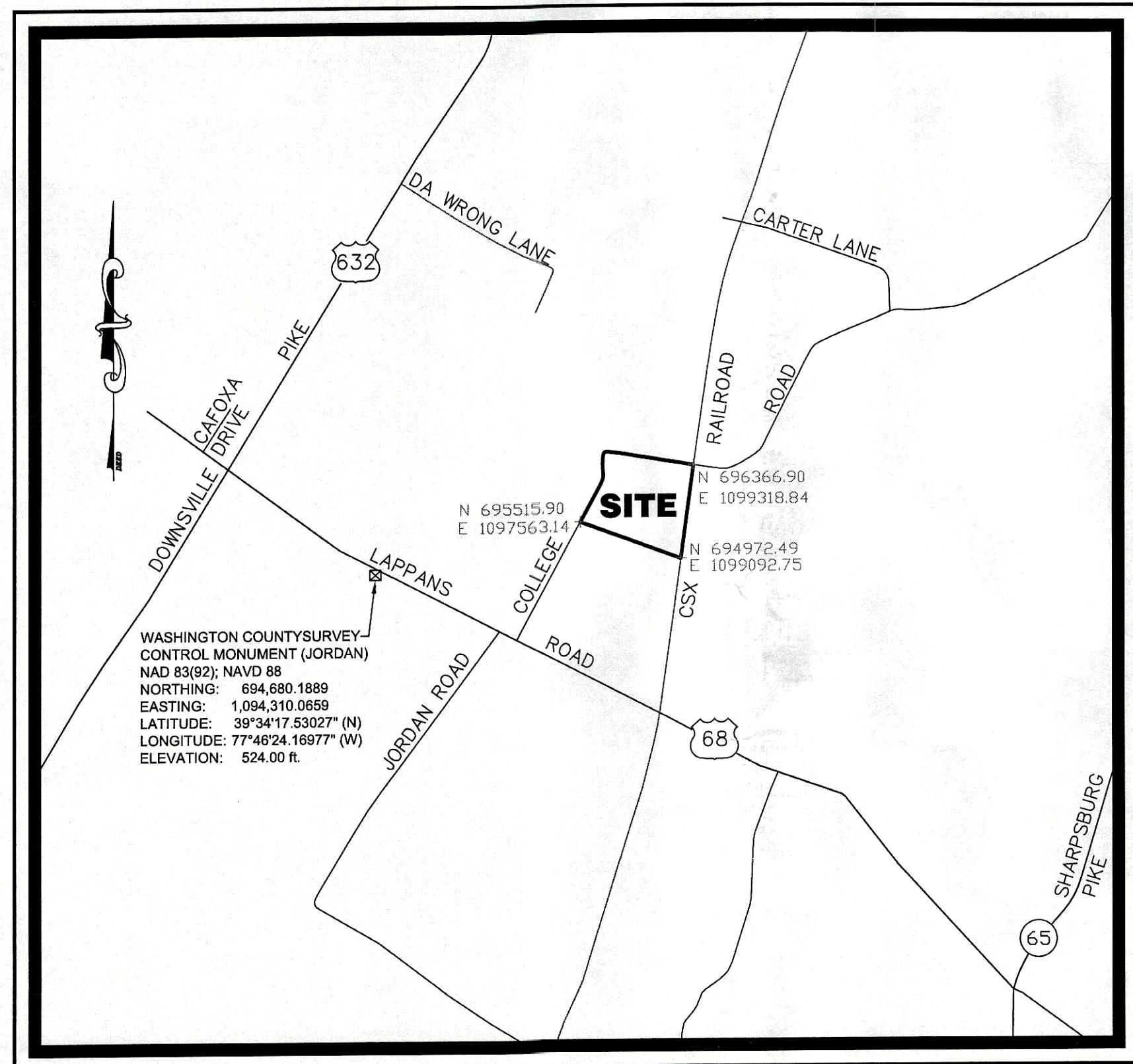
PROJECT NAME: SAINT JAMES - ATHLETIC CENTER  
COUNTY PROJECT NO. (SP,PP,GP) SP-19-020

ESD PRACTICES (CHAPTER 5 -STRUCTURAL & NON-STRUCTURAL)									
TYPE	No.	DA (TO STRUCTURE)	IMPERVIOUS DA (TO STRUCTURE)	RCN	ESDv(ac-ft)	WQv(ac-ft)	CPv(ac-ft)	CPv(cfs) (DISCHARGE)	Rev (ac-ft)
MB	1	0.77 AC.	0.44 AC.	55	0.086	-	PROVIDED WITH ESD	PROVIDED WITH ESD	PROVIDED WITH ESD
MB	2	0.66 AC.	0.46 AC.	55	0.092	-	PROVIDED WITH ESD	PROVIDED WITH ESD	PROVIDED WITH ESD
MB	3	0.56 AC.	0.45 AC.	55	0.090	-	PROVIDED WITH ESD	PROVIDED WITH ESD	PROVIDED WITH ESD

NON-ESD PRACTICES (CHAPTER 3 -STRUCTURAL PRACTICES)										
TYPE	No.	DA (ACRES) (TO STRUCTURE)	IMPERVIOUS DA (acres) (TO STRUCTURE)	RCN	STORAGE @DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY Size-(inches)	CPv(cfs) (DISCHARGE)	Qp10 (cfs)	Qf100 (cfs)

TOTAL DA (SITE)	3.90 ACRES
CONSTRUCTION TYPE (CIRCLE ONE)	(NEW) REDEVELOPMENT RESTORATION

VICINITY MAP:



ADC MAP No: 25  
GRID: 4J  
SCALE: 1"=2,000'

## CERTIFICATIONS:

<b>OWNER/DEVELOPER'S CERTIFICATION</b> I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3).	<b>ENGINEER/ARCHITECT DESIGN CERTIFICATION</b> I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 378.
DATE _____ PRINTED NAME _____ SIGNATURE _____	DATE _____ REG. NO. _____ SIGNATURE _____
APPROVED: WASHINGTON COUNTY, DIVISION OF PLAN REVIEW AND PERMITTING	<b>OWNER/DEVELOPER'S CERTIFICATION</b> I/WE CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL, BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.
SIGNATURE _____ DATE _____	DATE _____ PRINTED NAME _____ SIGNATURE _____
<b>ENGINEER'S STORM WATER MANAGEMENT CERTIFICATION</b> 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.	<b>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</b> BY: _____ DATE: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)
SIGNATURE _____ DATE _____ SEAL _____	DATE _____ PRINTED NAME _____ SIGNATURE _____
<b>DISTURBED AREA QUANTITIES</b> THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY <b>3.9 AC.</b> AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY <b>1438 C.Y.</b> OF EXCAVATION AND <b>9943 C.Y.</b> OF FILL. NOTE: THE QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.	<b>UTILITY NOTIFICATION</b> THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. THE LAW REQUIRES PRIOR TO EXCAVATION THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-297-7777
<b>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY ALLOCATION CERTIFICATION</b> THIS PLAN / PLAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT PLAN 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 AVAILABILITY OF ALLOCATION REMAINING IN THE FACILITY.	
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	

## STANDARD NOTES:

### WASHINGTON COUNTY STANDARD GENERAL NOTES FOR SITE PLANS

- THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.
- 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 PUBLIC WORKS.

### FIRE DEPARTMENT NOTICE

- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH N.F.P.A. 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF N.F.P.A. 1, UNIFORMED FIRE CODE.
- NO OPEN AIR BURNING IS PERMITTED.
- A PERMIT IS REQUIRED FROM THE HAGERSTOWN FIRE MARSHALL'S OFFICE, 25 WEST CHURCH STREET, HAGERSTOWN, BEFORE PERFORMING BLASTING OPERATIONS.
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL BUILDINGS.
- NEW AND EXISTING BUILDINGS SHALL HAVE THE APPROVED ADDRESS NUMBERS, PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, (N.F.P.A. 1-10.12.1.1).
- A FIRE DEPARTMENT RAPID ENTRY ACCESS BOX (KNOX BOX) SHALL BE INSTALLED AT THE MAIN ENTRANCE OF THE FINE ARTS CENTER. KEYS TO THE NEW AREA SHALL BE PROVIDED AT THE TIME OF FINAL INSPECTION FOR INSTALLATION INTO THE KNOX BOX.
- AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREINAFTER CONSTRUCTED OR MOVED INTO THE JURISDICTION, (N.F.P.A. 1-18.3.1).
- IN SPRINKLERED BUILDINGS, THE FIRE DEPARTMENT CONNECTION(S) (F.D.C.) SHALL BE INSTALLED ON THE FRONT OF THE BUILDING UNLESS OTHERWISE APPROVED BY THIS DEPARTMENT. THE F.D.C. SHALL BE EQUIPPED WITH NATIONAL HOSE THREADS (N.H.T.) WITH LOCKING CAPS. THE CAPS CAN BE PURCHASED AS NOTED IN ITEM #3. A WATER SUPPLY TO SUPPORT THE AUTOMATIC SPRINKLER SYSTEM SHALL BE AVAILABLE WITHIN 100 ft. OF THE F.D.C. (NO CLOSER THAN 40 ft. FROM THE BUILDING) UNLESS OTHERWISE APPROVED.
- WATER MAINS SUPPLYING FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH N.F.P.A. 24, "PRIVATE SERVICE MAINS AND THEIR APPURTENANCES". FIRE HYDRANTS INSTALLED ON PRIVATE MAINS SHALL MEET THE STANDARDS OF THE CITY OF HAGERSTOWN WATER DEPARTMENT. FIRE HYDRANTS SHALL BE DISTRIBUTED THROUGHOUT THE SITE IN ORDER TO PROVIDE A WATER SUPPLY TO ALL SIDES OF EACH STRUCTURE. FIRE HYDRANT PLACEMENT SHALL BE NO GREATER THAN 350 FEET SPACING WITH BUILDINGS 100,000 sq. ft. OR GREATER AND 500 FEET WITH BUILDINGS THAT ARE LESS THAN 100,000 sq. ft. WITH FIRE HYDRANTS PLACED AT INTERSECTIONS WHENEVER POSSIBLE.

TRIAD ENGINEERING, INC.

1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

CADD FILE:  
2831-2017-C-1-0.dwg

CHECKED BY:  
B.J.S.  
DRAWN BY:  
STAFF  
DATE:  
04/26/19

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. 34688 EXPIRATION DATE: 7-09-21

SITE PLAN  
SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER  
17841 COLLEGE ROAD  
HAGERSTOWN, MD. 21740

COVER SHEET

WATERSHED CODE: 02140503 - MARSH RUN  
GRID: 0001 PARCEL: 0057 ELEC. DIST: 02

ZONING: A  
TAX MAP: 0052

TRIAD  
TRIAD ENGINEERING, INC.  
www.triadeng.com

SHEET NUMBER:

C.1.0  
JOB NO.: 03-16-0733

SP-19-020



**EXISTING:**











































EXISTING:	PROPOSED:	
		CENTERLINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND ELECTRIC LINE
		FENCE LINE
		FIBER OPTIC LINE
		GUARD RAIL
		UNDERGROUND GAS LINE
		SANITARY SEWER
		TELECOMMUNICATIONS LINE
		OVERHEAD WIRE
		WATER LINE

CENTERLINE  
OVERHEAD ELECTRIC LINE  
UNDERGROUND ELECTRIC LINE  
FENCE LINE  
FIBER OPTIC LINE  
GUARD RAIL  
UNDERGROUND GAS LINE  
SANITARY SEWER  
TELECOMMUNICATIONS LINE  
OVERHEAD WIRE  
WATER LINE  
CABLE TV LINE MARKER  
CABLE TV PEDESTAL  
TYPICAL CATCH BASINS  
DRAINAGE CLEANOUT  
DOWNSPOUT  
STORM DRAIN END SECTION  
TYPICAL INLETS  
STORM DRAIN MANHOLE  
ELECTRIC BOX  
ELECTRICAL MANHOLE  
ELECTRIC LINE MARKER  
ELECTRIC METER  
ELECTRIC TRANSFORMER  
SANITARY SEWER FORCE MAIN BLOW OFF  
SANITARY SEWER FORCE MAIN RELEASE  
SANITARY SEWER CLEANOUT  
SANITARY SEWER MANHOLE  
SEPTIC TANK  
FIBER OPTIC BOX  
FIBER OPTIC MANHOLE  
FIBER OPTIC LINE MARKER  
GAS MANHOLE  
GAS LINE MARKER  
GAS METER  
GAS REGULATOR  
GAS VALVE  
GAS VENT  
GAS WELL  
GAS WELL (ABANDONED)  
TELECOMMUNICATIONS MANHOLE  
TELECOMMUNICATIONS LINE MARKER  
TELECOMMUNICATIONS PEDESTAL  
UTILITY GUY POLE  
UTILITY GUY WIRE  
UTILITY POLE

EXISTING:

A vertical list of 48 electrical symbols, each with a corresponding black-filled version next to it. The symbols include various types of switches, outlets, lighting fixtures, and control devices.

PROPOSED:

	WATER LINE BLOW OFF
	WATER FOUNTAIN
	HOSE BIB
	HYDRANT
	WATER MANHOLE
	WATER LINE MARKER
	WATER METER
	WATER LINE PLUG
	WATER LINE REDUCER
	WATER LINE AIR RELEASE VALVE
	FIRE CONNECTION ("SIAMESE" /STORZ)
	SPRINKLER CONTROL
	SPRINKLER HEAD
	WATER VALVE
	WELL
	GEOTHERMAL WELL
	BBQ GRILL
	BOLLARD
	FLAGPOLE
	FUEL PUMP
	HANDICAP SYMBOL
	HVAC UNIT
	LIGHT POST
	SINGLE FIXTURE OVERHEAD LIGHT POLE
	DOUBLE FIXTURE OVERHEAD LIGHT POLE
	PARKING
	PERCOLATION TEST
	RAILROAD BOX
	RAILROAD SIGNAL
	RAILROAD SWITCH
	SATELITE DISH
	SEEP
	CONIFEROUS SHRUB
	DECIDUOUS SHRUB
	CONIFEROUS TREE
	DECIDUOUS TREE
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TOE OF SLOPE
	TRAFFIC BOX
	TRAFFIC SIGNAL
	MAILBOX

### SENSITIVE AREA NOTES

1. THERE ARE NO INTERMITTENT STREAM SYMBOLS ASSOCIATED WITHIN THE PROJECT LIMITS AS SHOWN ON SHEET NUMBER 35 OF 56 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND; THERE IS AN INTERMITTENT STREAM SYMBOL TO THE SOUTH OF THIS PROJECT, BUT ANY REQUIRED STREAM BUFFERS WOULD NOT AFFECT THE PROJECT LIMITS.
2. THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY ARTICLE 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE) WITHIN THE SITE.
3. THIS SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDEMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
4. THERE ARE NO AREAS OF KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.
5. THE PROJECT LIMITS ARE NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 240070 0155 A, WITH AN EFFECTIVE DATE OF May 1, 1978.
6. THERE ARE NO WETLANDS WITHIN THE PROJECT LIMITS PER MAPPING BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE "WILLIAMSPORT, MD-WA-" QUAD SHEET.

### ON SITE SPRING NOTES AND PRECAUTION

1. PLEASE NOTE THAT A SPRING IS PRESENT TO THE EAST OF THE CONSTRUCTION AREA. IN SOME INSTANCES, BLASTING CAN DISRUPT GROUNDWATER FLOW PATHS AND/OR CAUSE MUDDY OR TURBID CONDITIONS IN THE SPRING FLOW DUE TO BLAST VIBRATIONS. IF THIS SPRING IS USED FOR DRINKING WATER OR OTHER PURPOSES, WE SHOULD BE ADVISED, AND THE SITE WORK CONTRACTOR SHOULD TAKE PRECAUTIONS TO LIMIT VIBRATIONS IN THIS AREA.

PROJECT NOTES:

1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK, OR OTHER SUBSURFACE OR MAN-MADE FEATURES, EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM NUMEROUS SOURCES INCLUDING, BUT NOT LIMITED TO PROPERTY OWNER, UTILITY OWNER, PAST SITE PLANS AND DRAWINGS AND LOCATION OF SURFACE FEATURES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND ANY OTHER UTILITY AND SUBSURFACE INVESTIGATIVE SERVICES AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY TOUROS FOR THE PROJECT AND TO COMPLY WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS.
6. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE. MEASURES THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
7. TRIAD ENGINEERING, INC. WILL NOT BE RESPONSIBLE FOR ANYTHING TO DO WITH CONSTRUCTION UNLESS CONTRACTED BY THE OWNER OR CONTRACTOR TO PERFORM A SPECIFIC SERVICE.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND NOT FIELD VERIFIED.
10. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER TO OBTAIN ALL NECESSARY EASEMENTS AND/OR RIGHT OF WAYS NECESSARY IN ORDER TO COMPLETE THE PROJECT SHOWN ON THESE PLANS. TRIAD ENGINEERING, INC. WILL ASSUME NO RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE ACQUIRING OF OFFSITE EASEMENTS AND RIGHT OF WAYS.
11. SITE CONTRACTOR MAY HAVE TO MODIFY FINISH GRADES SHOWN NEXT TO BUILDINGS DUE TO TYPE OF WALL CONSTRUCTION PROVIDED. GENERALLY A MINIMUM FINISH GRADE 6 INCHES BELOW FINISH FLOOR FOR MASONRY CONSTRUCTION AND 12 INCHES BELOW FINISH FLOOR FOR WOOD/SIDING CONSTRUCTION SHOULD BE MAINTAINED. CONTRACTOR MUST PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL UNITS.
12. IF A STORMWATER MANAGEMENT STRUCTURE IS PRESENT ON THIS SITE, CONSTRUCTION INSPECTION AND ASBUILT CERTIFICATION OF THIS STRUCTURE OR STRUCTURES BY A REGISTERED PROFESSIONAL ENGINEER WILL BE REQUIRED. THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE INSPECTING ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE WHEN INSPECTIONS WILL BE REQUIRED. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER WHEN THE STRUCTURE HAS BEEN COMPLETED AND STABILIZED IN ORDER THAT THE ASBUILT SURVEY MAY BE PERFORMED. STABILIZATION IS DEFINED AS HAVING A STAND OF GRASS OR OTHER SUITABLE VEGETATIVE COVER AS SPECIFIED ON THESE PLANS.
13. FINAL APPROVAL OF A STORMWATER MANAGEMENT STRUCTURE MUST BE GRANTED BY THE APPROPRIATE GOVERNMENT AGENCY/AGENCIES. APPROVAL BY THE INSPECTING ENGINEER DOES NOT GUARANTEE THAT ADDITIONAL WORK WILL NOT HAVE TO BE PERFORMED ON A STORMWATER MANAGEMENT STRUCTURE IN ORDER FOR IT TO COMPLY WITH THE STANDARDS OF THE GOVERNMENT AGENCY OR AGENCIES THAT ARE RESPONSIBLE FOR APPROVING THE STRUCTURE. TRIAD ENGINEERING, INC., ITS PERSONNEL AND ITS SUBCONTRACTORS WILL NOT BE LIABLE FOR ANY ADDITIONAL WORK ASSOCIATED WITH A STORMWATER MANAGEMENT STRUCTURE IN ORDER TO HAVE IT CONFORM TO NECESSARY STANDARDS.
14. ALL SPECIFICATIONS SHOWN HEREIN SHALL BE USED AND LOCAL, STATE AND FEDERAL SPECIFICATIONS SHALL BE MINIMUM STANDARD.
15. IF SITE IS TO BE COVERED BY THE WASHINGTON COUNTY, MARYLAND S-3 POLICY, THEN THE INSPECTION/CERTIFYING ENGINEER SHOULD BE CONTACTED ONE (1) WEEK IN ADVANCE TO START OF WORK.

**TRIAD ENGINEERING, INC.**

1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424

**OFFICE LOCATIONS**  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

[illegible]

CADD FILE:	2831-2017-C-1-1.dwg	
DRAWN BY:	STAFF	CHECKED BY: B.J.S
DATE:	04/26/19	SCALE: AS SHOWN

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. 34688 EXPIRATION DATE: 7-09-21

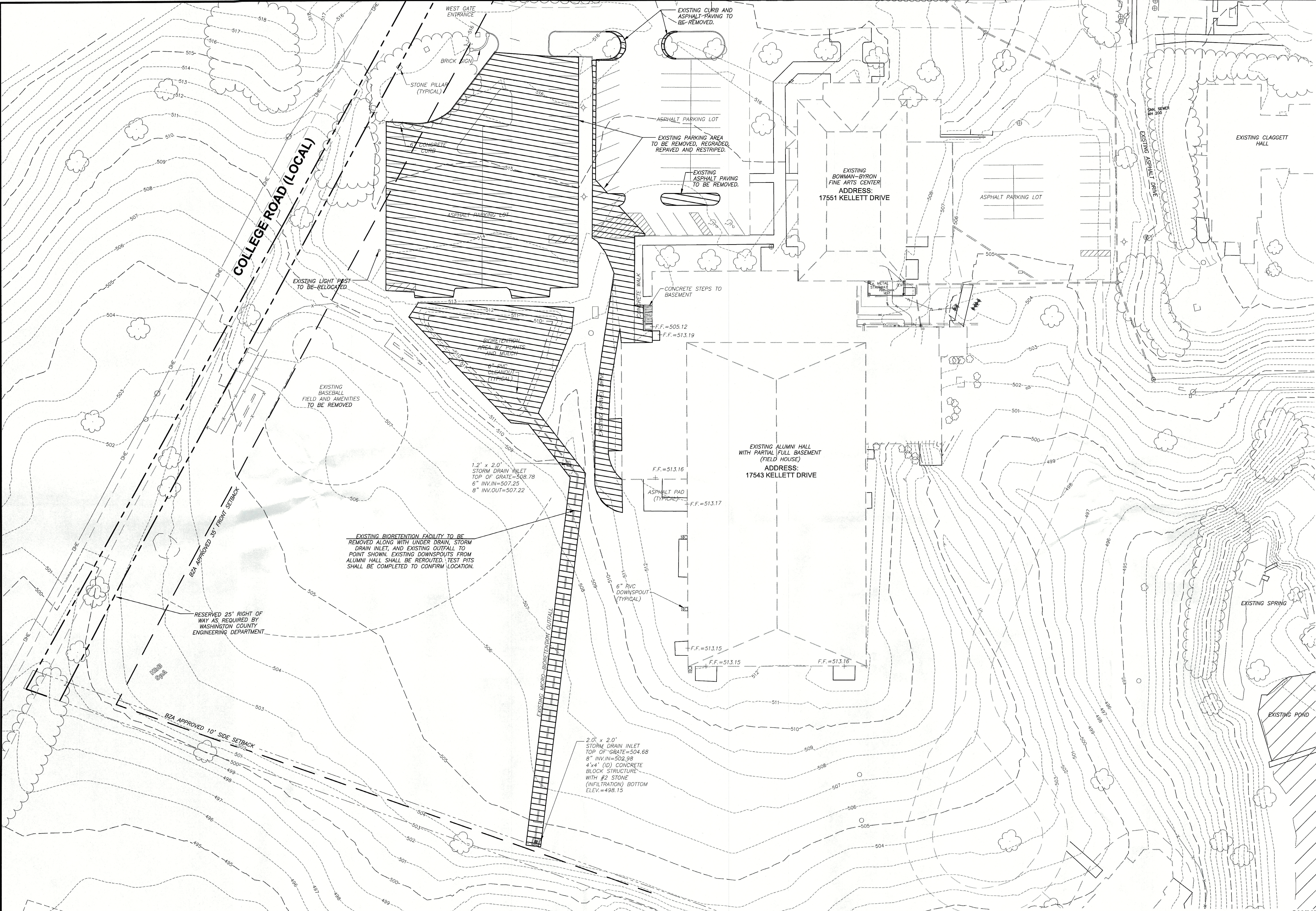
<p align="center"><b>SITE PLAN</b>  <b>SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER</b>          17641 COLLEGE ROAD          HAGERSTOWN, MD. 21740</p>	
<p align="center"><b>NOTES AND LEGENDS</b></p>	
<p>ZONING: A</p>	<p>WATERED CODE: 02140503 - MARSH RUN</p>
<p>TAX MAP: 0052</p>	<p>GRID: 0001      PARCEL: 0057      ELEC. DIST.: 02</p>



SHEET NUMBER:

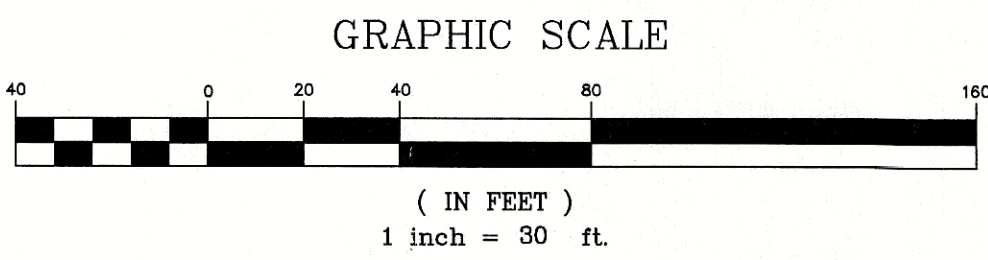
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SOIL TYPES ON SITE			
SYMBOL	DESCRIPTION	K FACTOR (WHOLE)	HYDROLOGIC SOILS GROUP
HbB	HAGERSTOWN SILTY CLAY LOAM, 3 TO 8% SLOPES, VERY ROCKY	0.32	B
SpA	SWANPOND SILT LOAM, 0 TO 3% SLOPES	0.43	D

NO HIGHLY ERODIBLE SOILS.



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REV #	DATE	DESCRIPTION
3	01/29/20	PER WASH. COUNTY COMMENTS
2	10/11/19	PER ARCHITECTURAL CHANGE & COUNTY COMMENTS
1	01/31/19	PER WASHCO ENGINEERING DEPT. & WASHCO SOIL CONSERVATION

CADD FILE: 2831-2017-C-2-0	CHECKED BY: B.J.S.
DRAWN BY: staff	SCALE: 1"=30'
DATE: 04/26/19	REV #

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SITE PLAN	SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER
17641 COLLEGE ROAD	HAGERSTOWN, MD. 21740
EXISTING CONDITIONS AND DEMOLITION	
ZONING: A	WATERSHED CODE: 02140503 MARSH RUN
TAX MAP: 0062	PARCEL: 0067
GRID: 0001	ELEC. DIST: 02

**TRIAD**  
TRIAD ENGINEERING, INC.  
www.triadeng.com  
SHEET NUMBER:  
**C.2.0**  
JOB NO.: 03-16-0733





- GENERAL NOTES**
- TAX MAP 0062, PARCEL 0057.
  - ELECTION DISTRICT 06.
  - TOTAL SITE AREA (PER DEEDS) = 133.31 ACRES ±.
  - DEED REFERENCE:
  - BEING ALL OF LANDS CONVEYED TO ST. JAMES SCHOOL INC. AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY AT LIBER 1438 FOLIO 271.
  - THE EXISTING PROPERTY LINES SHOWN HEREON ARE DERIVED FROM DEEDS AND /OR PLATS OF RECORD BEING OVERLAIN ONTO EXISTING FIELD MONUMENTATION, BASED ON SURVEYS PERFORMED BY TRIAD ENGINEERING.
  - TOPOGRAPHY SHOWN HEREON IS BASED ON WASHINGTON COUNTY TOPOGRAPHIC MAPPING, SUPPLEMENTED WITH FIELD RUN SURVEYS BY TRIAD ENGINEERING, INC. OF 2018.
  - HORIZONTAL DATUM IS N.A.D. 83(2007) AND VERTICAL DATUM IS N.A.V.D. 88.
  - SITE IS ZONED "A1V" - AGRICULTURAL (RURAL) DISTRICT.
  - USAGE - EXISTING USAGE OF THE SITE IS CURRENTLY ALUMNI HALL ATHLETIC CENTER. THE PROPOSED USAGE OF THE SITE WILL BE AN ATHLETIC CENTER ADDITION FOR USE BY STUDENTS AND STAFF.
  - DIMENSIONAL RESTRICTIONS PER ARTICLE 5A, SECTION 5A.6, OF THE WASHINGTON COUNTY ZONING ORDINANCE:
    - LOT AREA: 15 ACRES
    - FRONT YARD DEPTH: 160 FEET
    - REAR YARD DEPTH: 50 FEET
    - MINIMUM WIDTH OF SIDE YARDS: 100 FEET
    - MINIMUM LOT WIDTH: 75 FEET
  - HOURS OF OPERATIONS: 8 HOURS/DAY, 8 A.M. - 10 P.M.
  - WASHINGTON COUNTY DOES NOT HAVE SPECIFIC NUMBER OF PARKING SPACES REQUIREMENTS FOR SCHOOLS. THE PARKING REQUIREMENT IS BASED ON NEED. THE CURRENT NEED FOR THE EXISTING PARKING LOT IS MINIMUM OF 81. SO THE NEW PARKING LOT WILL ADD 3 MORE SPACES FOR A TOTAL OF 84 SPACES INCLUDING 2 HANDICAP SPACES.
  - PARKING PROVIDED: 84 TOTAL SPACES (82 SPACES & 4 ADA ACCESSIBLE) & 1 EXISTING LOADING/UNLOADING SPACE IN REAR OF MAIN BUILDING.
  - SITE IS SERVED BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR SEWER AND WATER IS SERVED BY AN ON-SITE SPRING AND CLEAN AND PURIFIED BY AN ON-SITE WATER FILTRATION SYSTEM. CURRENTLY 55 EDUS ARE ALLOCATED FOR THE ENTIRE SCHOOL SITE. THERE IS NO PLAN TO INCREASE THE NUMBER OF STUDENTS AT THIS TIME THAT WOULD NECESSITATE THE NEED FOR MORE EDUS, BUT AFTER COMPLETION OF THE BUILDING ON THE FOLLOWING JULY, THE EDUS WILL BE EVALUATED TO DETERMINE IF MORE WILL BE REQUIRED.
  - THE PROPOSED SEWER LINE AND ASSOCIATED PUMP ARE OWNED BY THE PROPERTY OWNER, THUS THE OWNER IS RESPONSIBLE FOR MAINTENANCE.
  - NEW SIGNS PROPOSED FOR THIS PROJECT WILL CONFORM TO THE MARYLAND SHA MUTCD'S STANDARDS.
  - TRASH AND RECYCLABLES ARE COLLECTED ON-SITE AND REMOVED FROM SITE BY A LICENSED COMMERCIAL HAULER AND TAKEN TO AN APPROVED DISPOSAL FACILITY.
  - FREIGHT DELIVERIES: ESTIMATED 2 TO 3 SMALL DELIVERY TRUCKS PER WEEK (U.P.S., ETC.) PLUS THE MONTHLY MOBILE LIBRARY STOP. AN EXISTING LOADING AND UNLOADING ZONE IS CURRENTLY BEING USED ON THE EAST SIDE OF ALUMNI HALL.
  - ALL SITE LIGHTING PROPOSED WILL BE WALL MOUNTED AND SHOWN ON THE ARCHITECTURAL PLANS.
  - PROPOSED BUILDING AREA = 44,436 S.F.
  - PROPOSED BUILDING WILL A SINGLE STORY WITH AN EXPOSED FOUNDATION IN BACK.
  - THERE ARE NO WETLANDS WITHIN THE PROJECT SITE AS SHOWN PER U.S. FISH AND WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY MAPPING.
  - THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.
  - THERE ARE NO INTERMITTENT STREAM SYMBOLS ASSOCIATED WITHIN THE PROJECT SITE AS SHOWN ON SHEET NUMBER 35 OF 56 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND.
  - THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE) WITHIN THE PROJECT SITE.
  - THIS PROJECT SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
  - THIS SITE PROJECT IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 24043 C0284D, WITH EFFECTIVE DATE OF AUGUST 15, 2017.
  - PARTS OF THE PROJECT ARE EXEMPT FROM THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE REQUIREMENTS PURSUANT TO SECTION 3.2.A. SEE SHEET C.7.0. A FOREST STAND DELINEATION AND FOREST CONSERVATION WILL BE SUBMITTED.
  - ON - SITE IMPERVIOUS AREA BASED ON LOD:

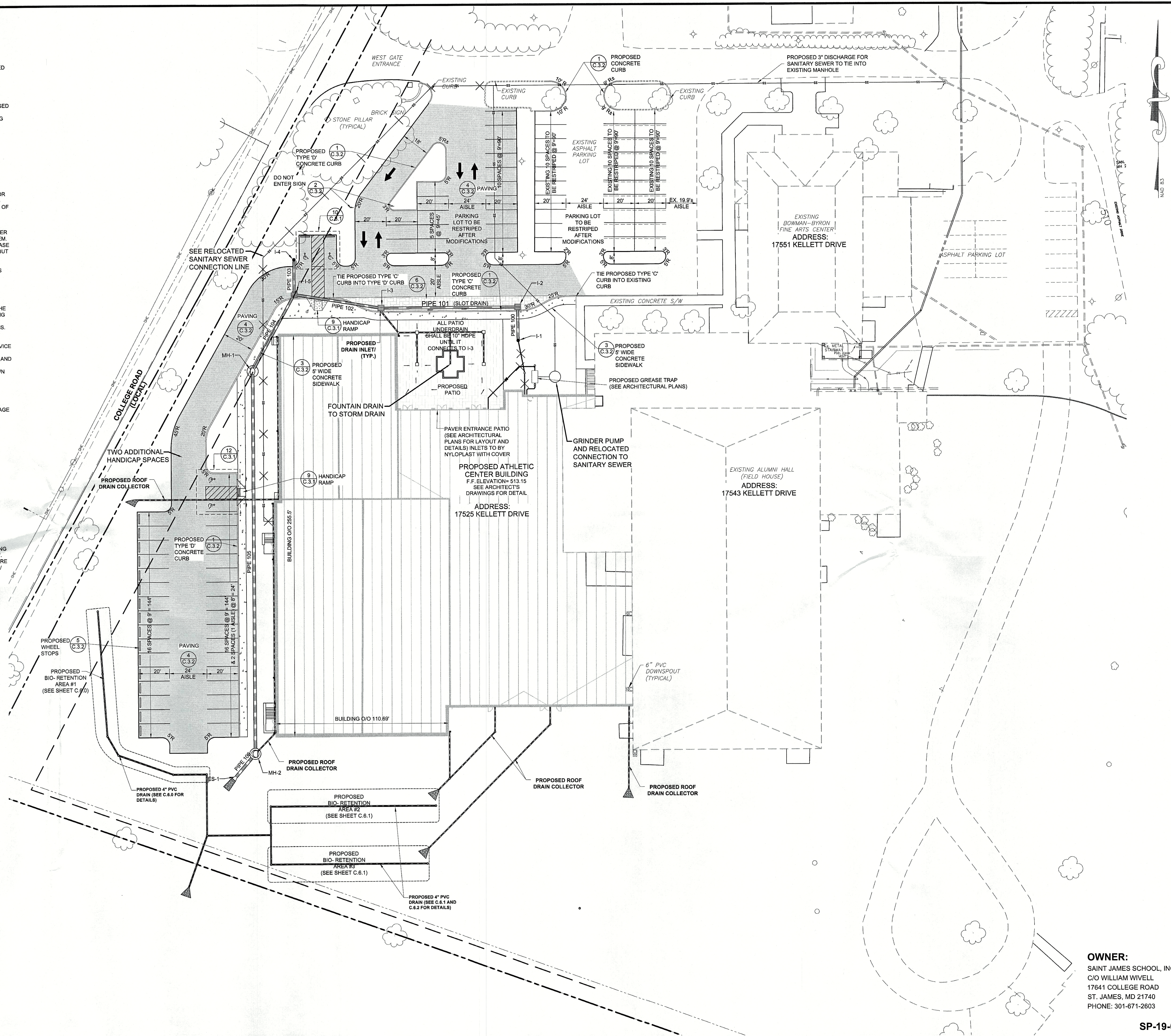
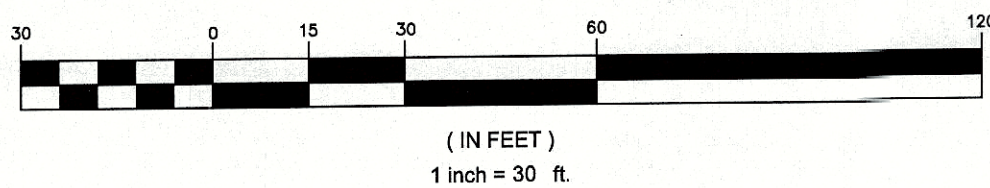
PRE-CONSTRUCTION:

BUILDINGS	0 S.F. OR	0 AC.
PARKING, DRIVE AREAS, ETC.	5,839 S.F. OR	0.13 AC.
TOTAL	5,839 S.F. OR	0.13 AC./3.8 AC. = 3.4% OF L.O.D.

POST CONSTRUCTION:

BUILDING	44,436 S.F. OR	1.02 AC.
PARKING, DRIVE AREAS, ETC.	34,233 S.F. OR	0.79 AC.
TOTAL	78,669 S.F. OR	1.81 AC./3.8 AC. = 48% OF L.O.D.
  - LANDSCAPING FOR THIS SITE IS BEING ADDRESSED VIA FOUNDATION PLANTINGS AND THROUGH PLANTINGS IN THE BIORETENTION AREAS.
  - BOARD OF ZONING APPEALS CASE NUMBER: AP2019-003. A VARIANCE REQUEST WAS MADE AND GRANTED BY THE BOARD OF ZONING APPEALS ON APRIL 17, 2019 FOR A REDUCTION OF THE EXISTING FRONT SETBACK FROM 150' TO 35' AND A REDUCTION OF THE SIDE YARD SETBACK FROM 100' TO 10'.
  - EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THIS PLAN. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THIS OFFICE FOR A NEW ADDRESS ASSIGNMENT.

**GRAPHIC SCALE**



**OWNER:**  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
17641 COLLEGE ROAD  
ST. JAMES, MD 21740  
PHONE: 301-671-2603

**TRIAD ENGINEERING, INC.**  
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REV #	DATE	DESCRIPTION
1	01/09/20	PER WASH. COUNTY COMMENTS
2	12/16/19	REVISION 1 PER ARCHITECTURAL & CONTRACTOR COMMENTS
3	10/11/19	PER ARCHITECTURAL CHANGE & COUNTY COMMENTS
4	04/05/19	PER WASHCO ENGINEERING DEPT. & WASHCO SOIL CONSERVATION

CADD FILE:	2831-2017-C-3-0.dwg
DRAWN BY:	staff
CHECKED BY:	B.J.S.
DATE:	04/05/19
SCALE:	1"=30'

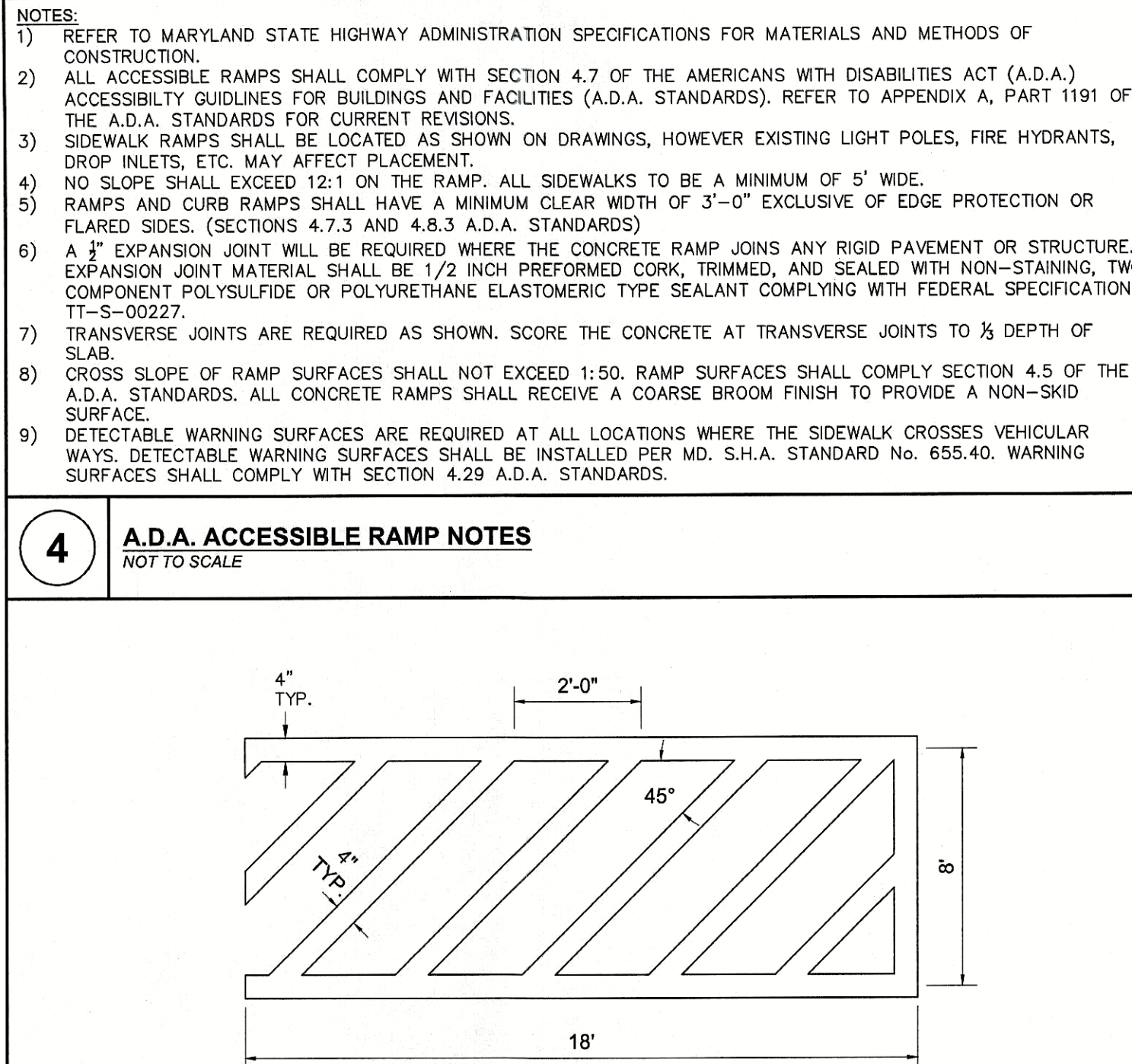
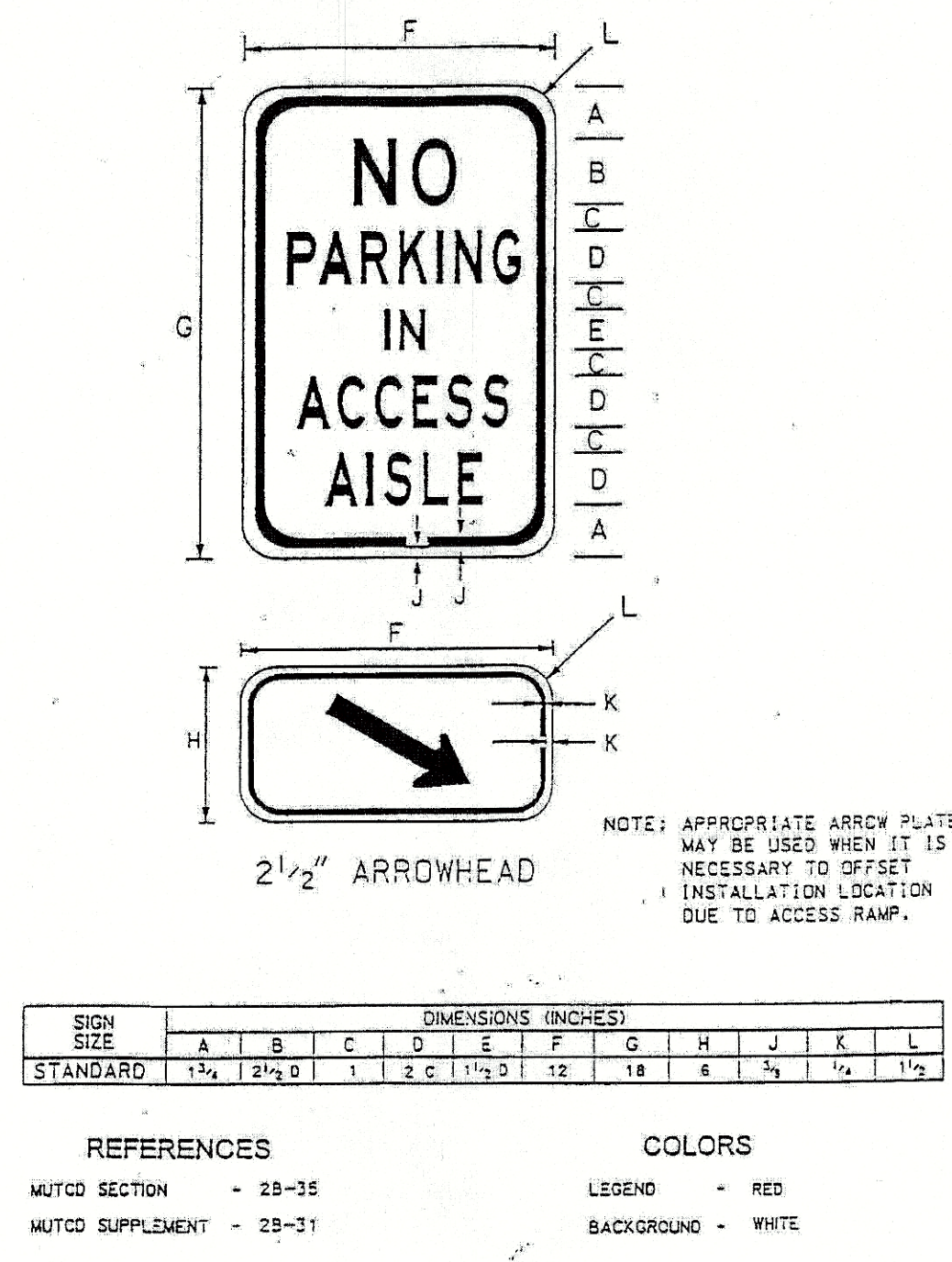
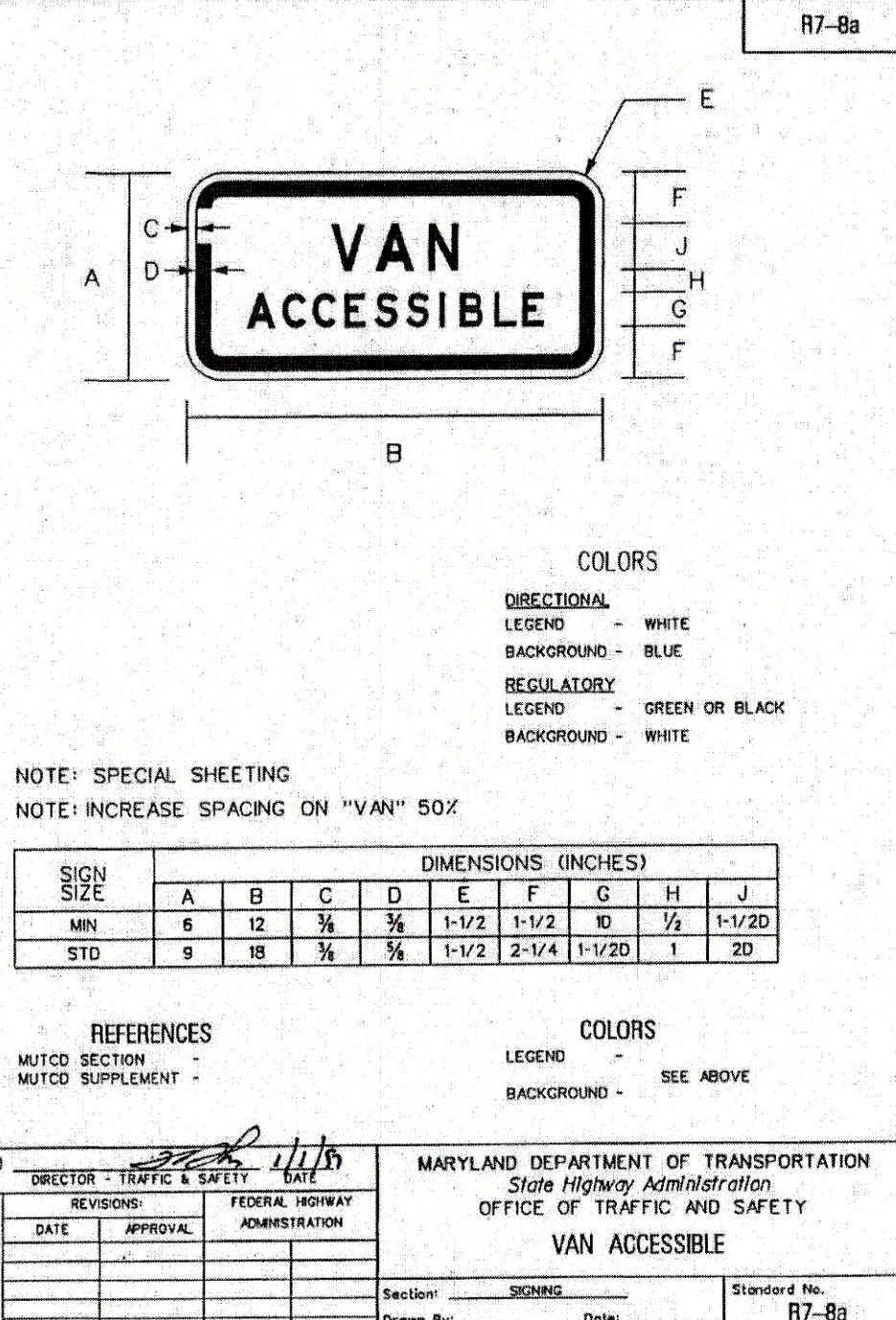
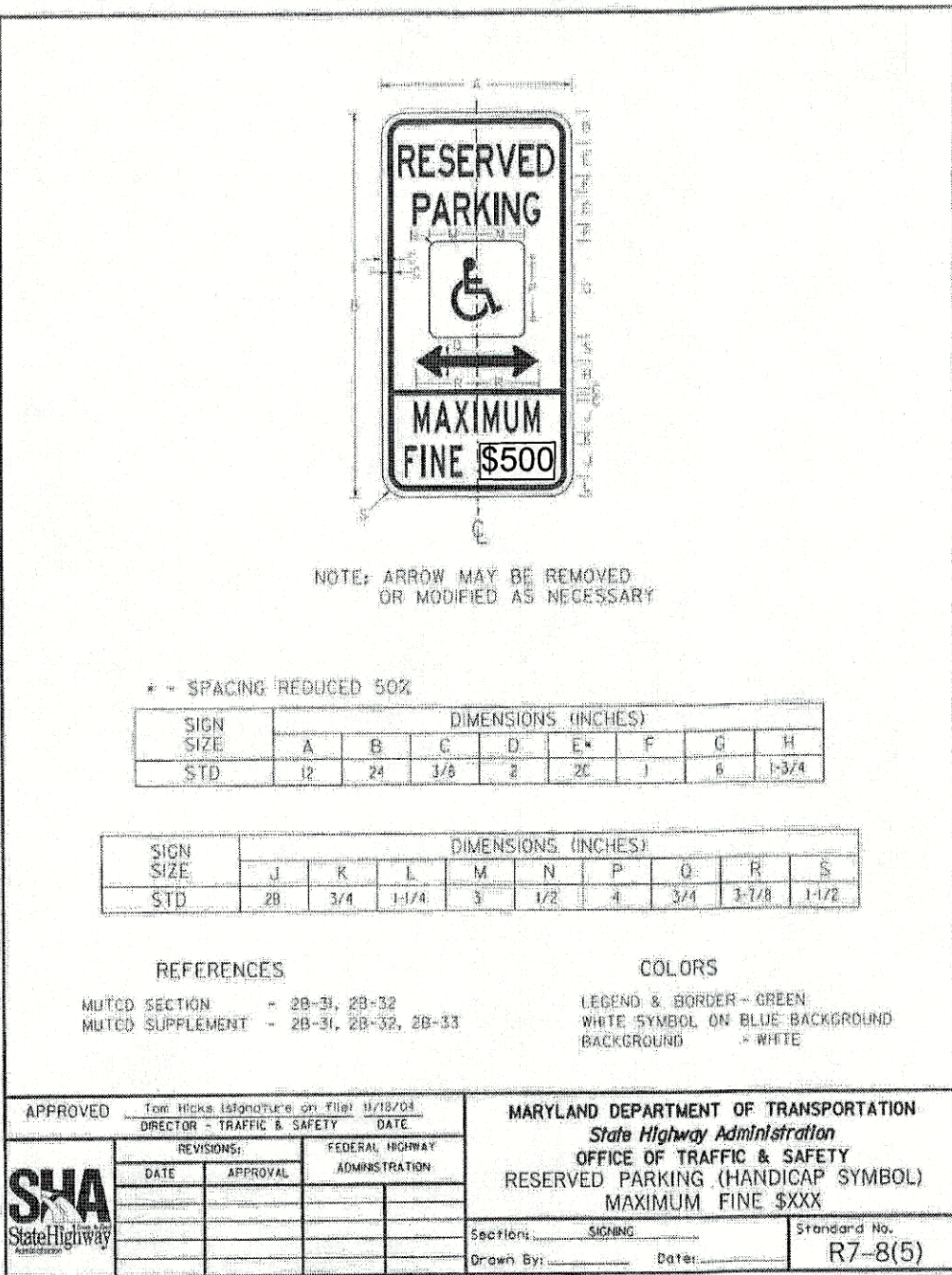
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<b>SITE PLAN</b>		<b>SITE PLAN</b>	
SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER		17641 COLLEGE ROAD	
HAGERSTOWN, MD. 21740		PARCEL 0057	
ZONING: A	WATERSHED CODE: 02-140503 MARSH RUN	GRID: 0001	ELEC. DIST.: 02
TAX MAP: 0062			

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SHEET NUMBER:  
**C.3.0**  
JOB NO.: 03-16-0733

SP-19-020



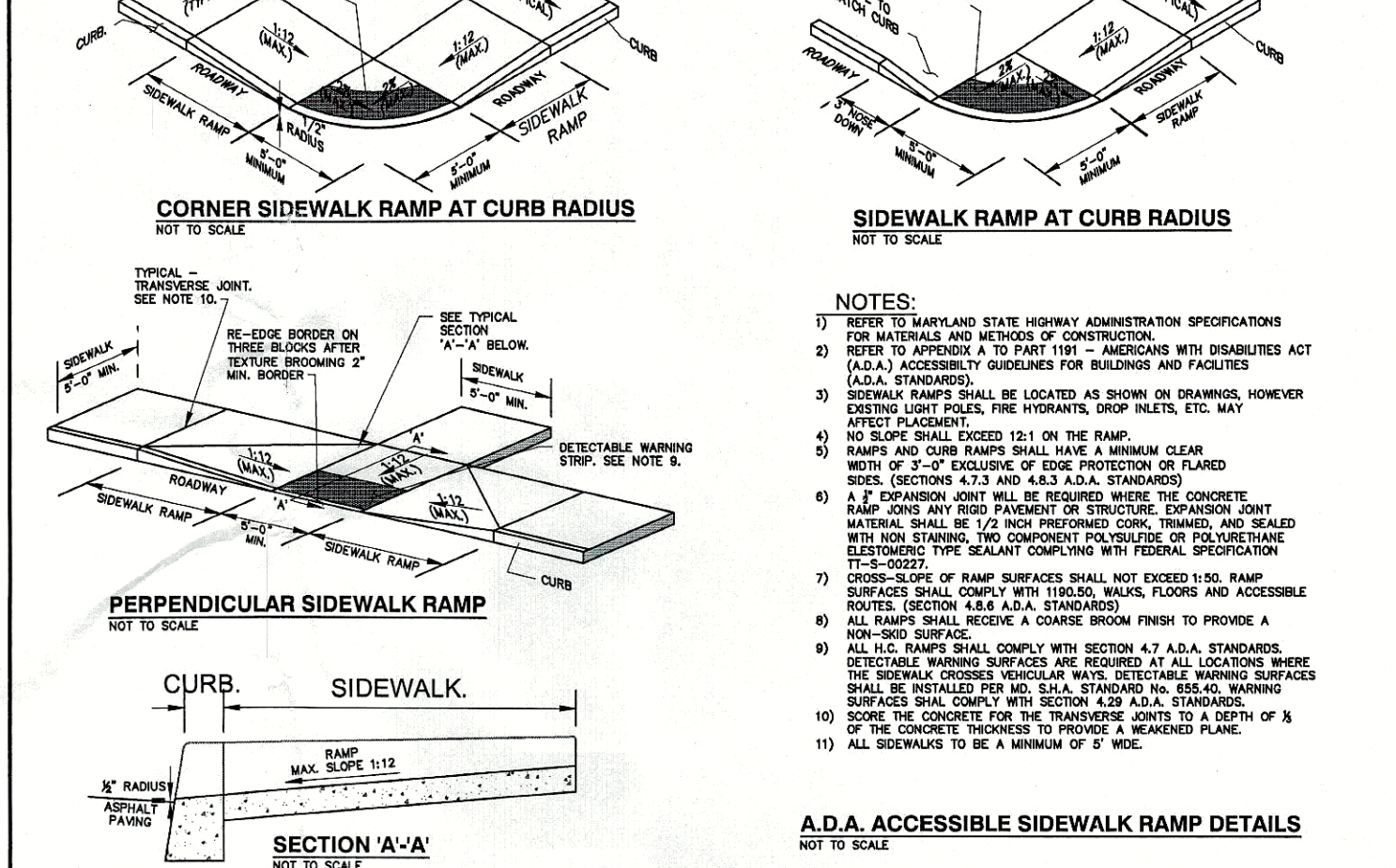
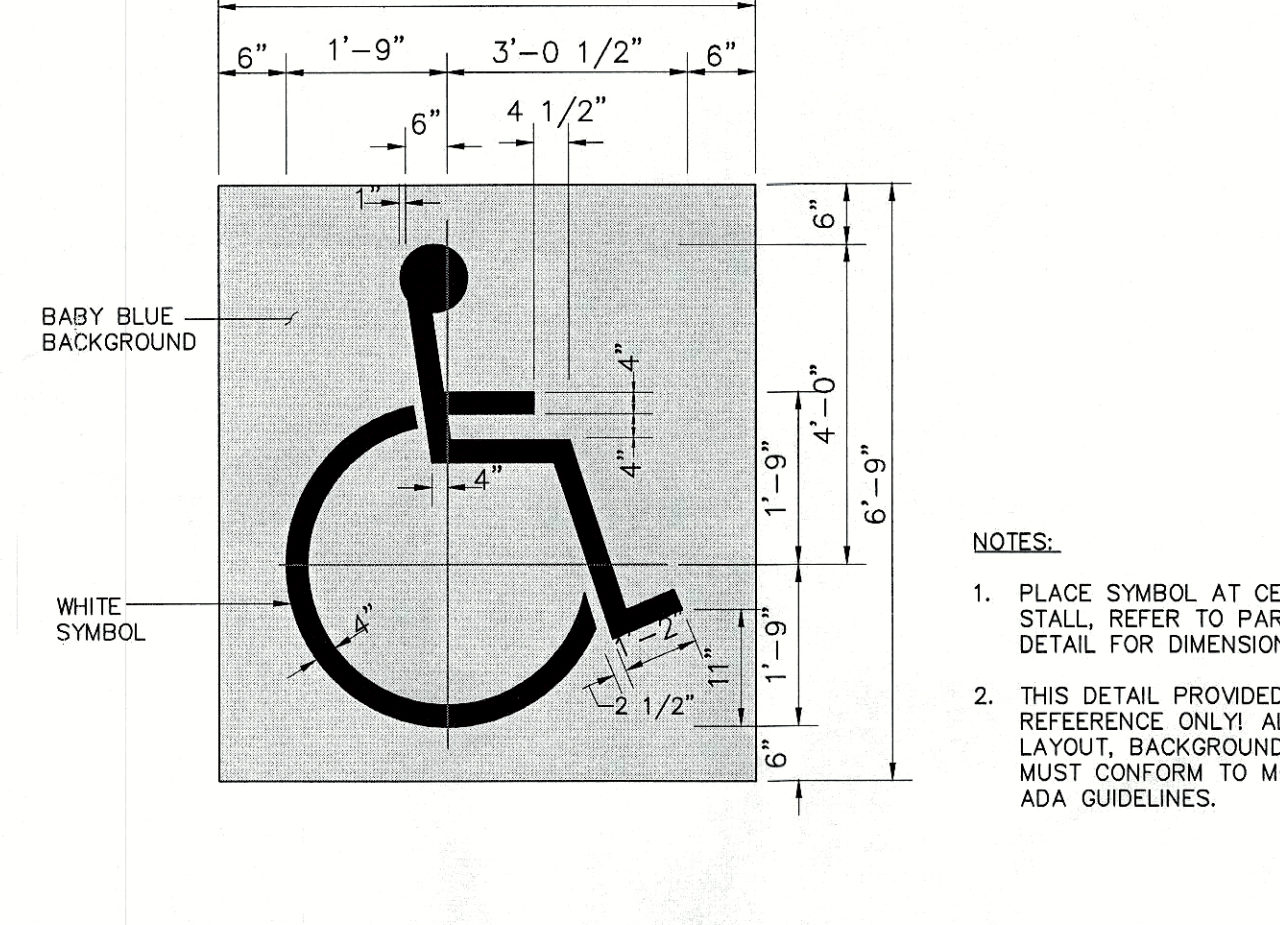
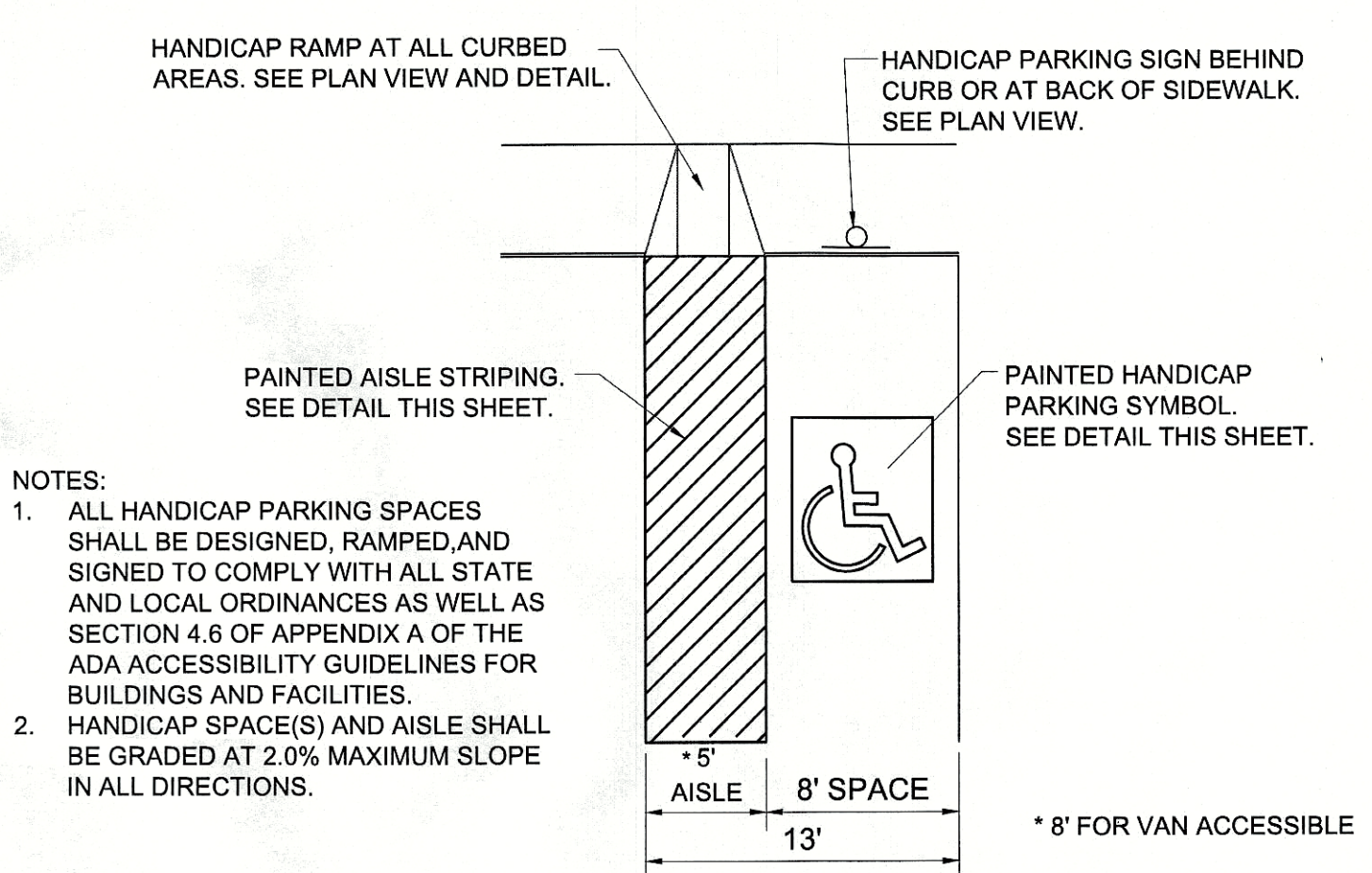
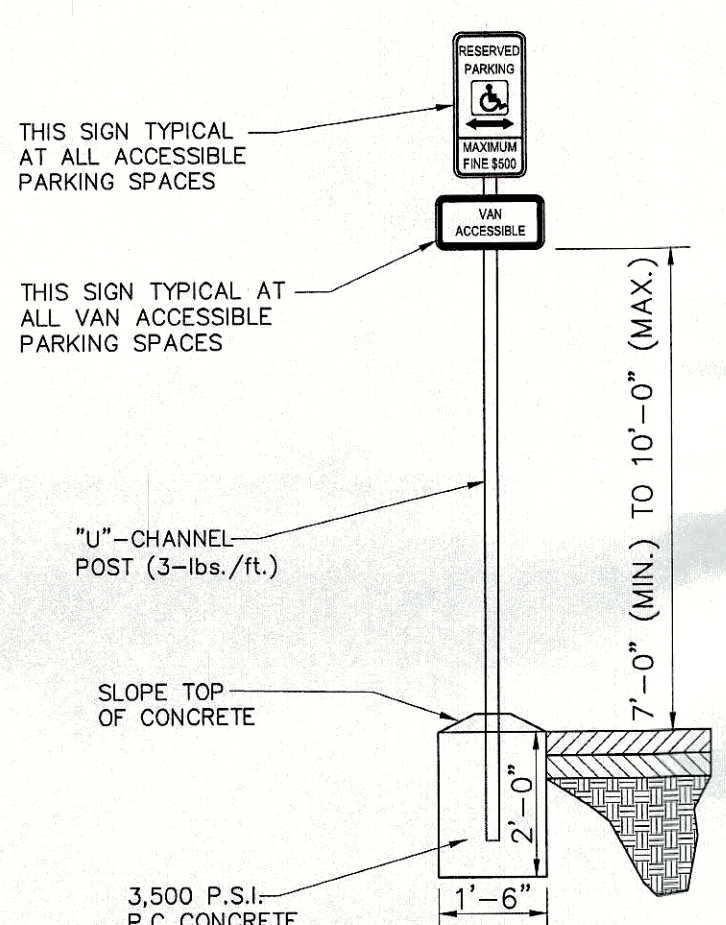


1 HANDICAP ACCESSIBLE PARKING SIGN DETAIL  
SCALE: 1" = 10'

2 HANDICAP ACCESSIBLE PARKING SIGN DETAIL  
SCALE: 1" = 10'

3 HANDICAP ACCESSIBLE PARKING SIGN DETAIL  
SCALE: 1" = 10'

5 HANDICAP AISLE STRIPING DETAIL  
NOT TO SCALE

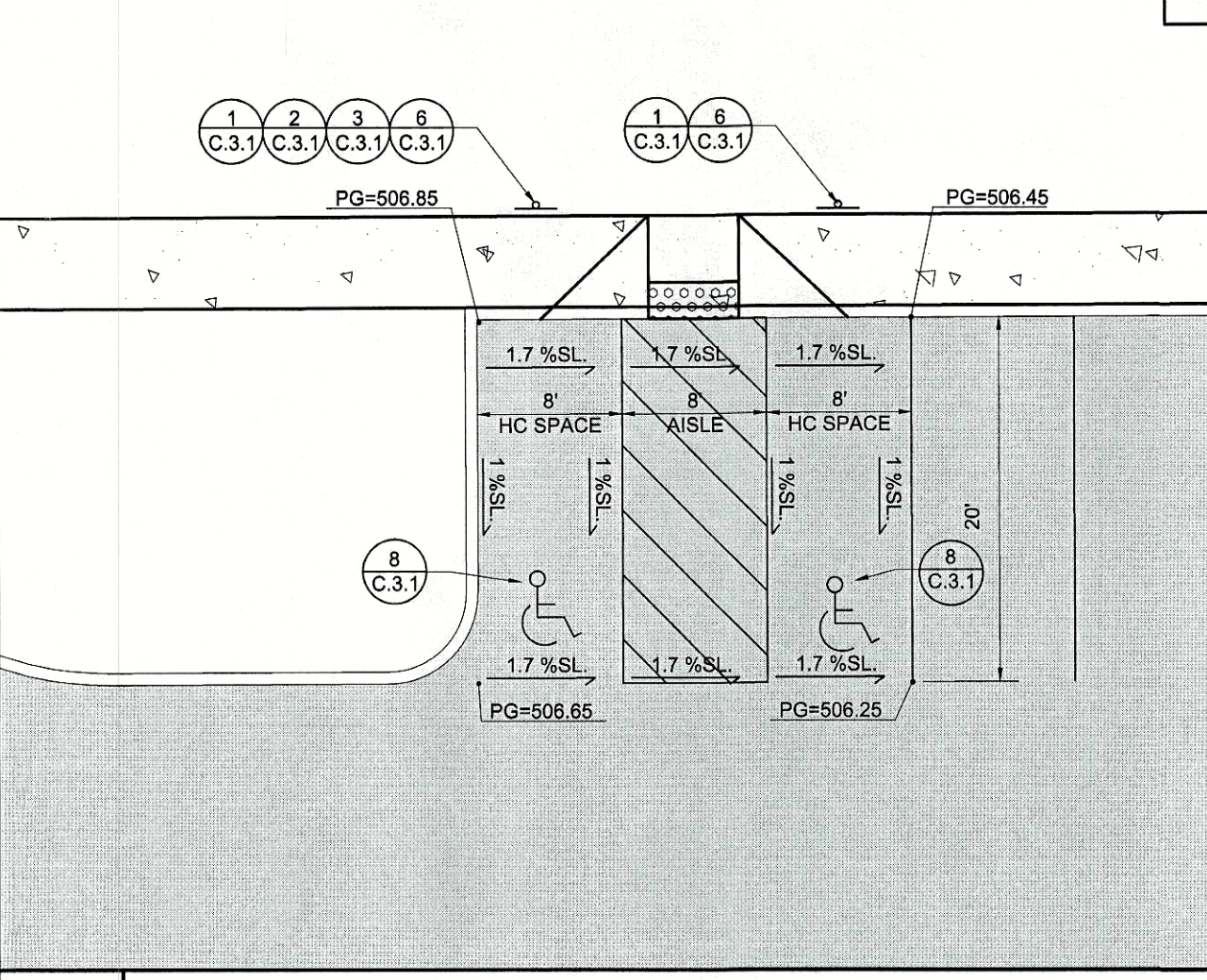
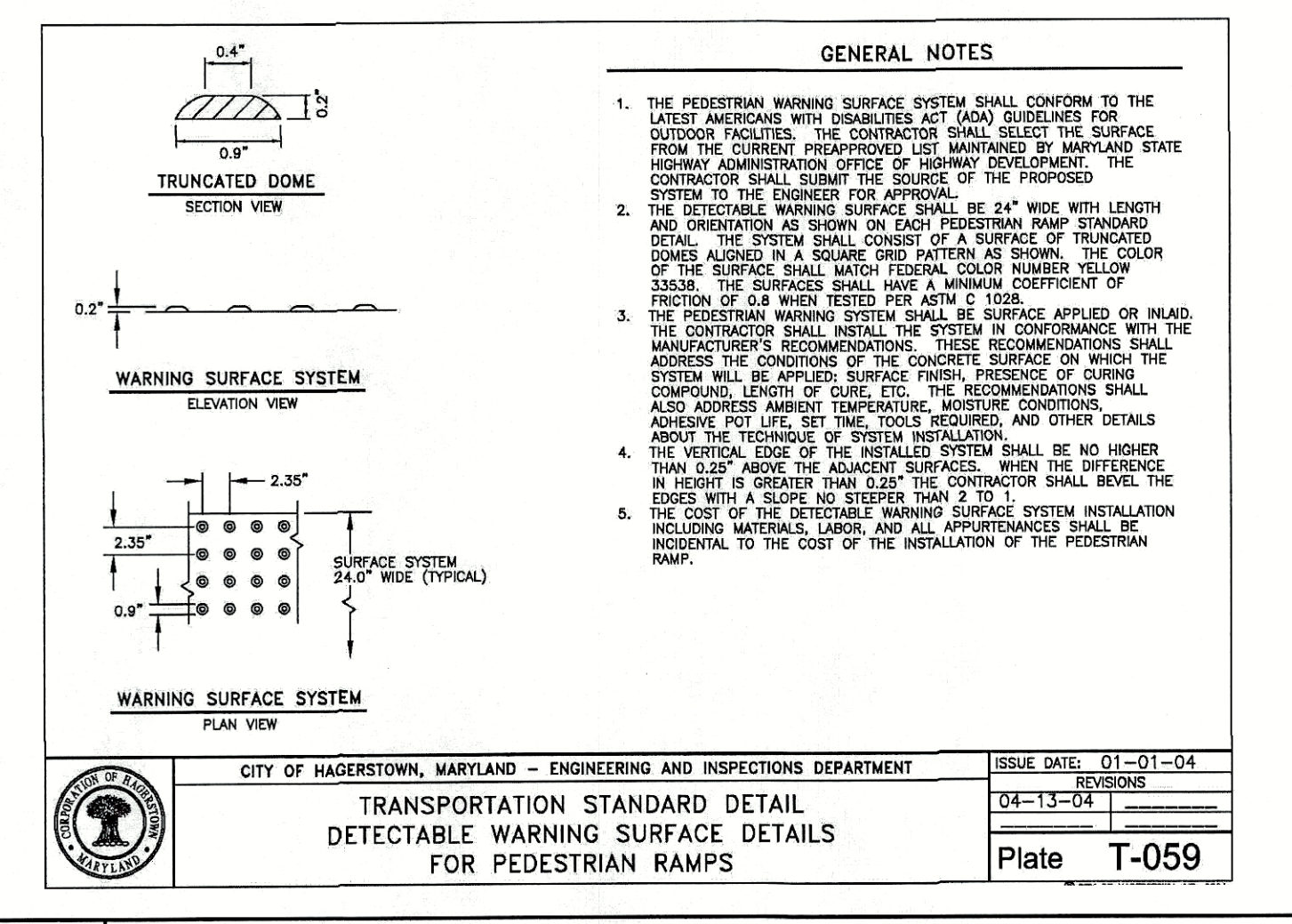
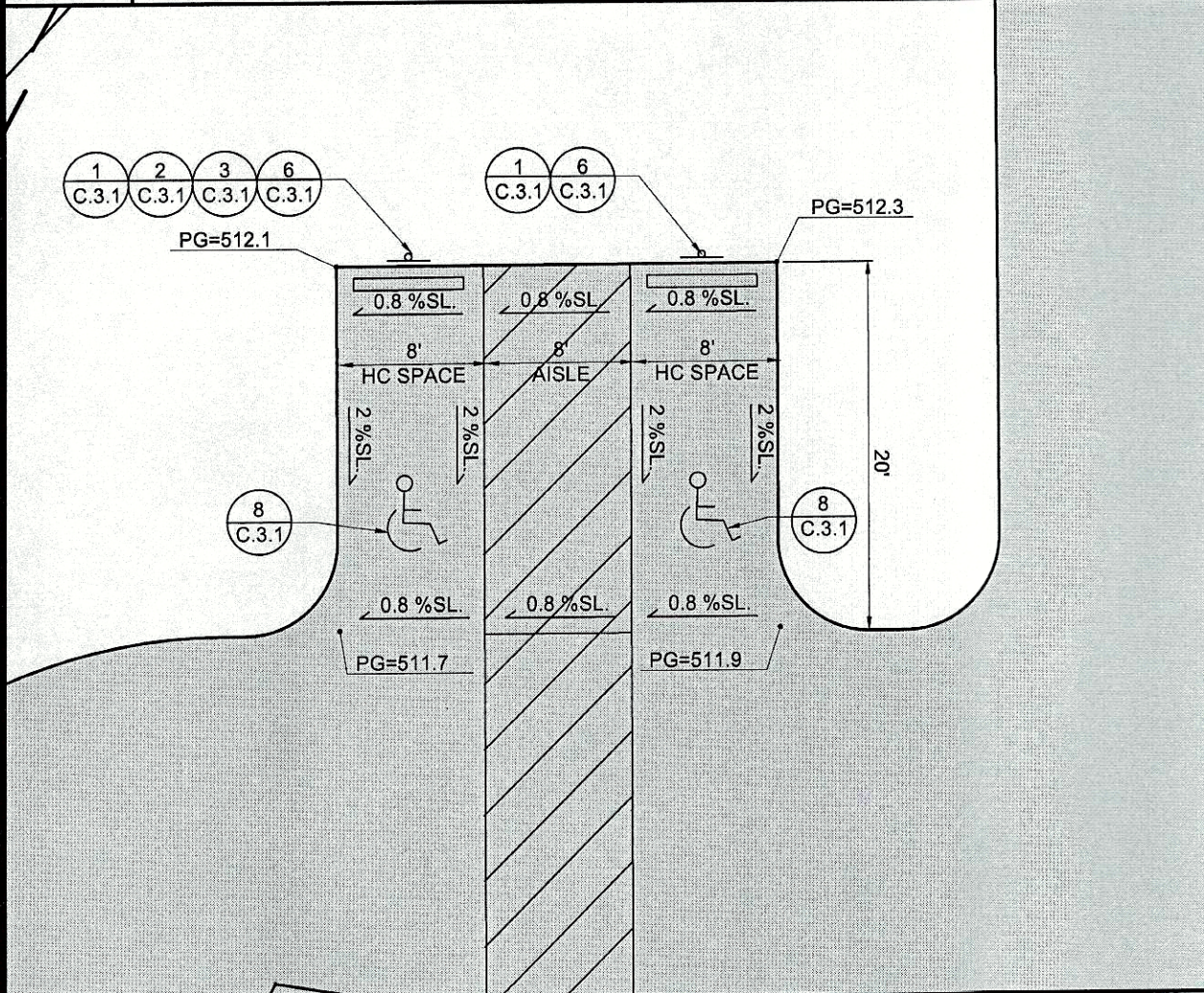


6 HANDICAP ACCESSIBLE SIGNPOST DETAIL  
NOT TO SCALE

7 HANDICAP ACCESSIBLE PARKING DETAIL  
NOT TO SCALE

8 HANDICAP SYMBOL DETAIL  
NOT TO SCALE

9 HANDICAP RAMP DETAIL  
NOT TO SCALE



10 HANDICAP ACCESSIBLE PARKING DETAIL AT COMMERCIAL RETAIL BUILDING  
SCALE: 1" = 10'

11 TRANSPORTATION STANDARD DETAIL DETECTABLE WARNING SURFACE DETAILS FOR PEDESTRIAN RAMP (PLATE T-059)  
NOT TO SCALE

12 HANDICAP ACCESSIBLE PARKING DETAIL AT COMMERCIAL RETAIL BUILDING  
SCALE: 1" = 10'

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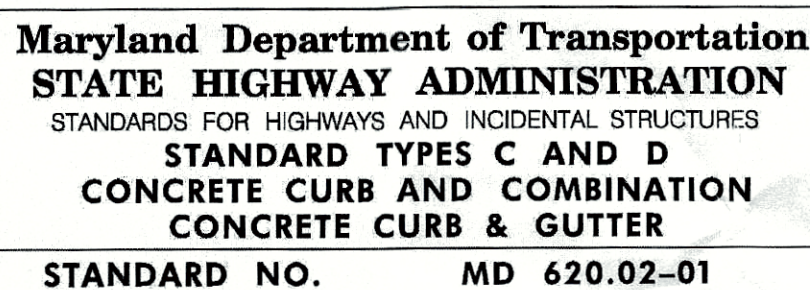
**SITE NOTES & DETAILS**

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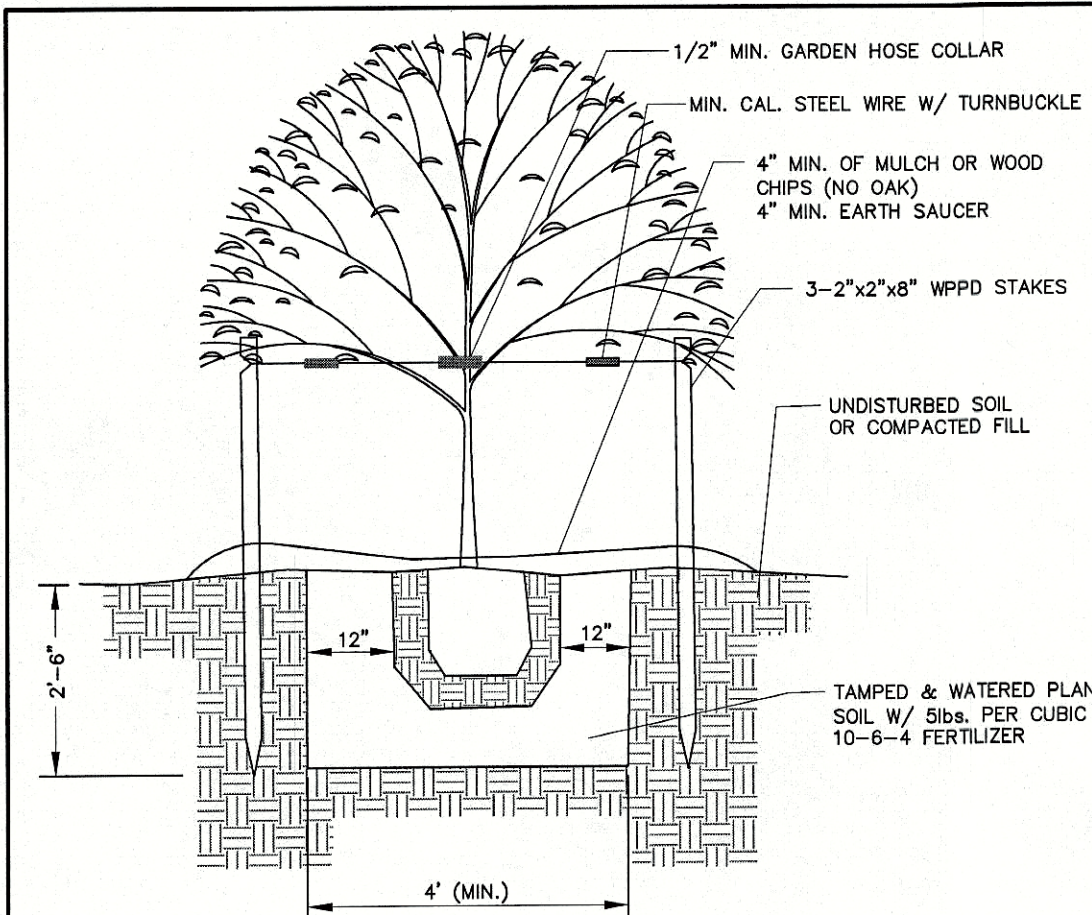
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BUILDING LANDSCAPE SCHEDULE					
	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MIN. PLANT SIZE
TREES	BN	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	5	6'-8" CLUMP B&B
	JA	DRAGON LADY HOLLY	ILEX x AQUIFOLIUM 'DRAGON LADY'	2	5'-6" B&B OR CONT.
	LI	ACOWA GRAPE NYRTLE	LAGERSTROMIA INDICA x FAURIEI 'ACOWA'	10	6'-7" B&B
	MP	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	6	12"-13" CAL. B&B
SHRUBS & GROUND COVER	BT	GOLDEN RUBY BARBERRY	BARBERRY THUNBERGII 'GOLDEN RUBY'	26	18"-24" B&B OR CONT.
	HQ	PEE WEE OAK LEAF HYDRANGEA	HYDRANGEA QUEROPOLIA 'PEE WEE'	24	18"-24" B&B OR CONT.
	PL	OTTO LUYKEN ENGLISH LAUREL	PRUNUS LAUROCEARUSUS 'OTTO LUYKEN'	25	18"-24" B&B OR CONT.
	VC	DAVID VIBURNUM	VIBURNUM DAVIDII	8	18"-24" B&B OR CONT.
		HEMEROCALLIS 'CHRISTMAS IS'	CHRISTMAS IS DAYLILY	40	1 GALLON PLANT 1.5' O.C.
		VARIEGATA LIRIOPE	LIRIOPE MUSCARI 'VARIEGATA'	80	1 GALLON PLANT 1.25' O.C.

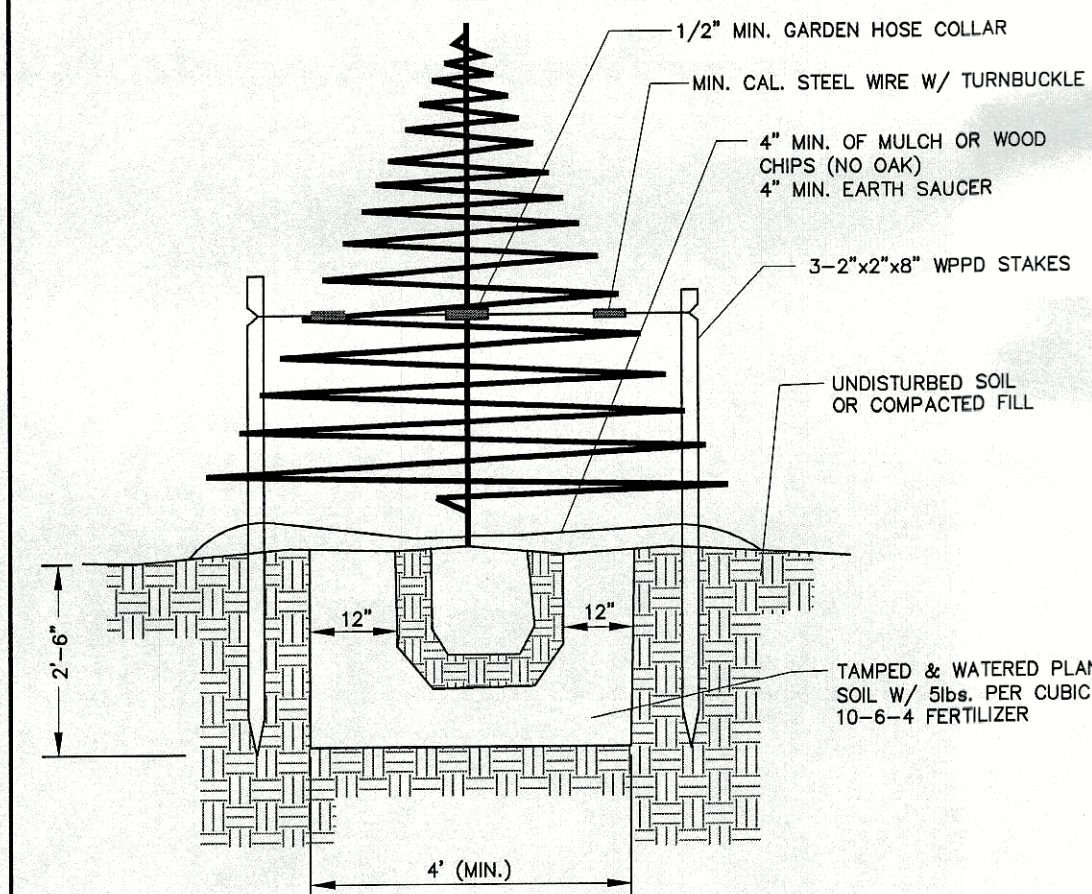
**PLANTING SEASON:**  
MARCH 1 TO MAY 15 AND AUGUST 15 TO NOVEMBER 15.

- ALL PLANTS SHALL BE OF NURSERY STOCK QUALITY, SYMMETRICAL GROWTH AND FREE OF INSECT PESTS AND DISEASE.
- PLANTS WHICH HAVE DIED OR BECOME DISEASED OR PEST RIDDEN SHALL BE REPLACED BY THE DEVELOPER.
- MINIMUM SIZE. THE TRUNK DIAMETER (MEASURED AT A HEIGHT OF ONE (1) FOOT ABOVE THE FINISHED GRADE LEVEL) SHALL BE A MINIMUM OF ONE AND ONE-HALF (1-1/2) INCHES OR GREATER.
- PLANTS SHALL BE PLANTED IN CONFORMANCE WITH GOOD LANDSCAPING PRACTICES.
- PLANTS SHALL BE PROPERLY PROTECTED BY RAISED CURBS OR SIMILAR DEVICES FROM DAMAGE FROM VEHICLES.
- PLANTS SHALL BE PROPERLY MAINTAINED AND SHALL NOT BE REMOVED WITHOUT BEING REPLACED BY ANOTHER PLANT OF THE SAME KIND OR ANOTHER PLANT APPROVED BY THE LANDSCAPE ARCHITECT.



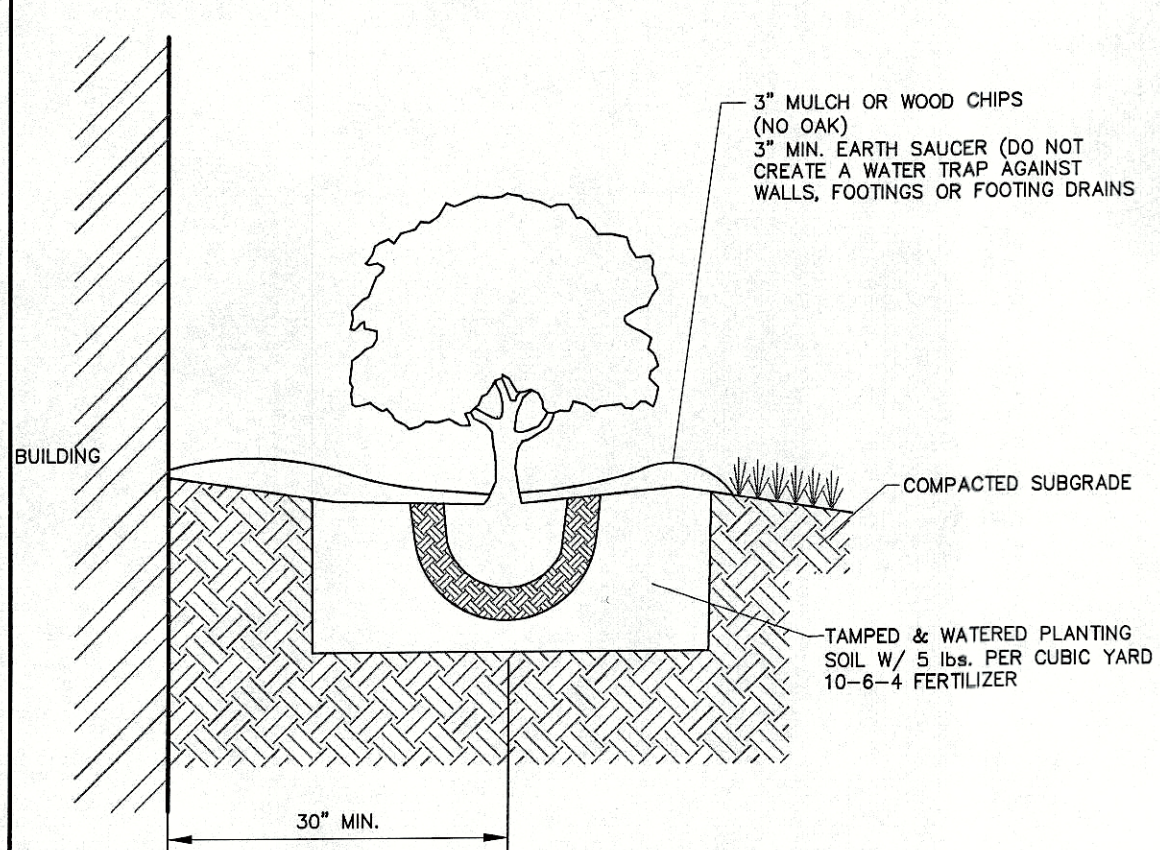
**DECIDUOUS TREE DETAIL**

(LESS THAN 8' HIGH)  
N.T.S.



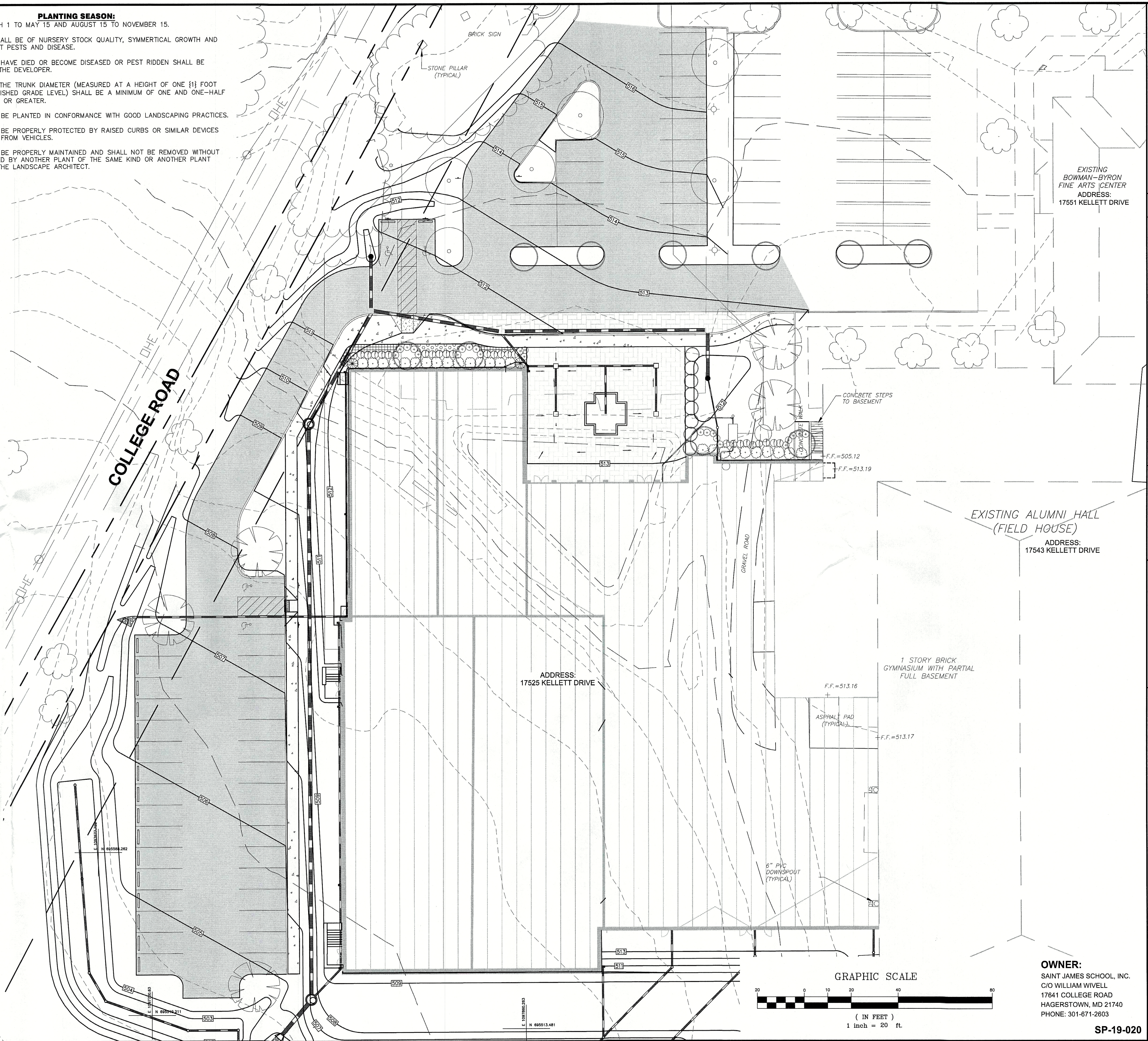
**CONIFEROUS TREE DETAIL**

(LESS THAN 8' HIGH)  
N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



**TRIAD ENGINEERING, INC.**  
1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424  
OFFICE LOCATIONS  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

REV.	DATE	DESCRIPTION	BY
1	8/13/19	PER WASHCO ENGINEERING DEPT. & WASHCO SOIL CONSERVATION	
2	10/11/19	PER ARCHITECTURAL CHANGE & COUNTY COMMENTS	
3	01/09/20	PER WASHCO COUNTY COMMENTS	

CADD FILE: 2831-2017-C-3-1.dwg  
CHECKED BY: B.J.S.  
DRAWN BY: staff  
DATE: 04-26-19  
SCALE: 1"=10'  
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. 34688 EXPIRATION DATE: 07/09/21

**SITE PLAN**  
**SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER**  
17641 COLLEGE ROAD  
HAGERSTOWN, MD 21740  
**LANDSCAPE PLAN, NOTES & DETAILS**  
ZONING: A  
WATERSHED CODE: 02140503 MARSH RUN  
TAX MAP: 0062  
GRID: 0001  
PARCEL: 0057  
ELEC. DIST.: 02

**TRIAD**  
TRIAD ENGINEERING, INC.  
www.triadeng.com  
SHEET NUMBER:  
**C.3.3**  
JOB NO.: 03-16-0733

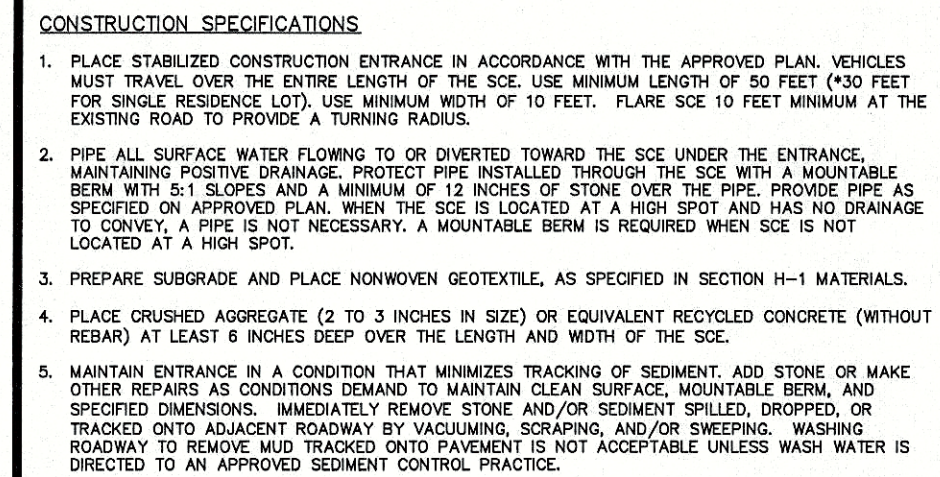
**OWNER:**  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
17641 COLLEGE ROAD  
HAGERSTOWN, MD 21740  
PHONE: 301-671-2603

SP-19-020

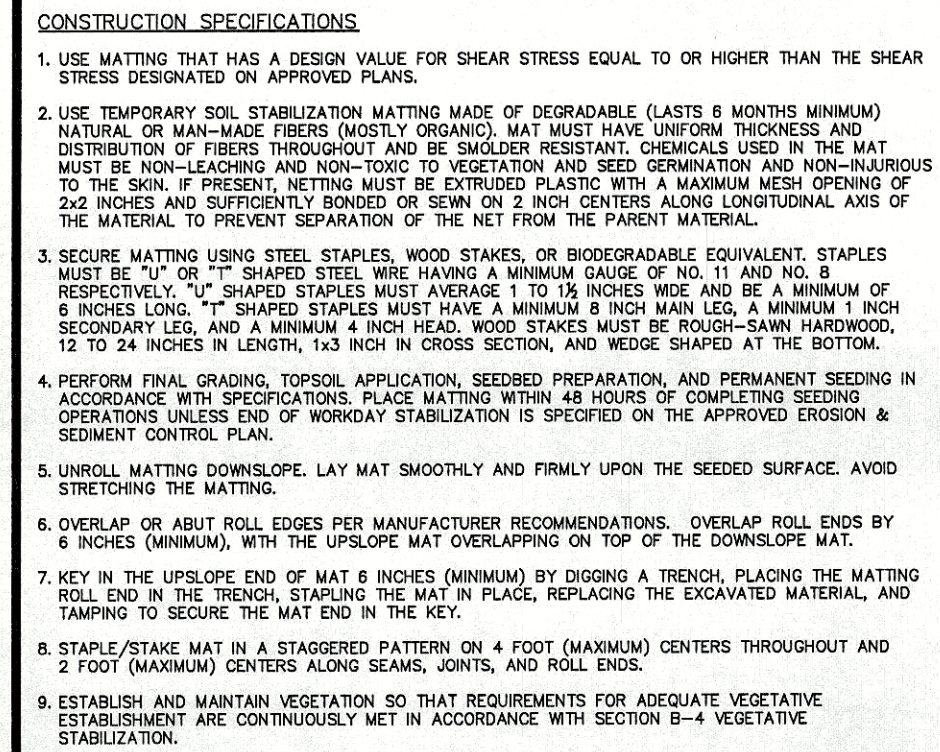


**SP-19-020**

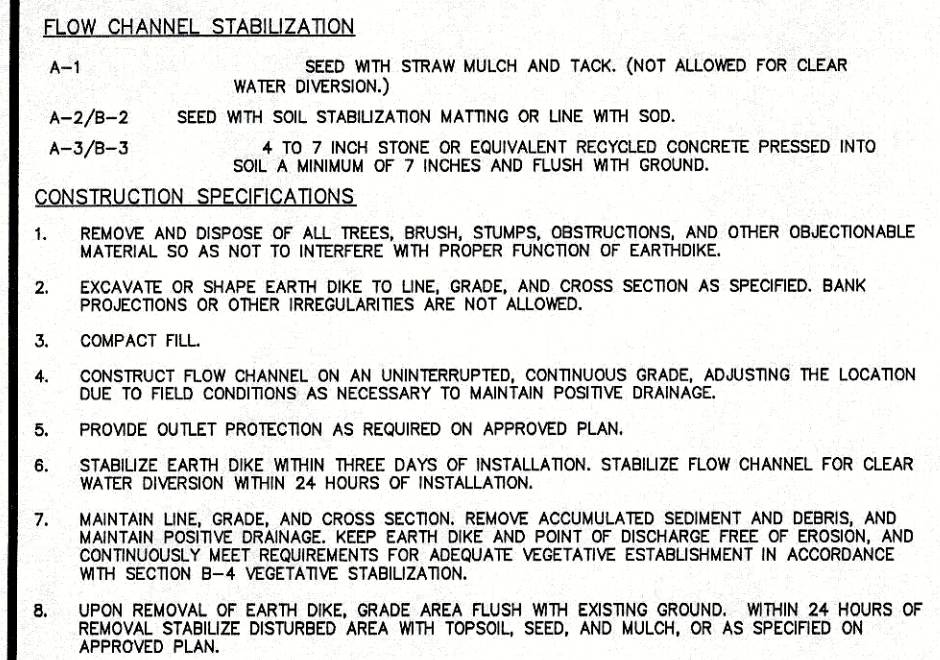




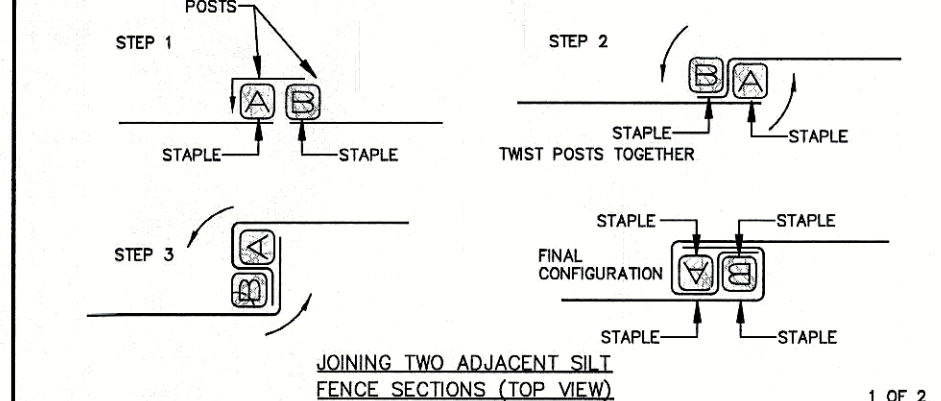
1	<b><u>STABILIZED CONSTRUCTION ENTRANCE</u></b> NOT TO SCALE
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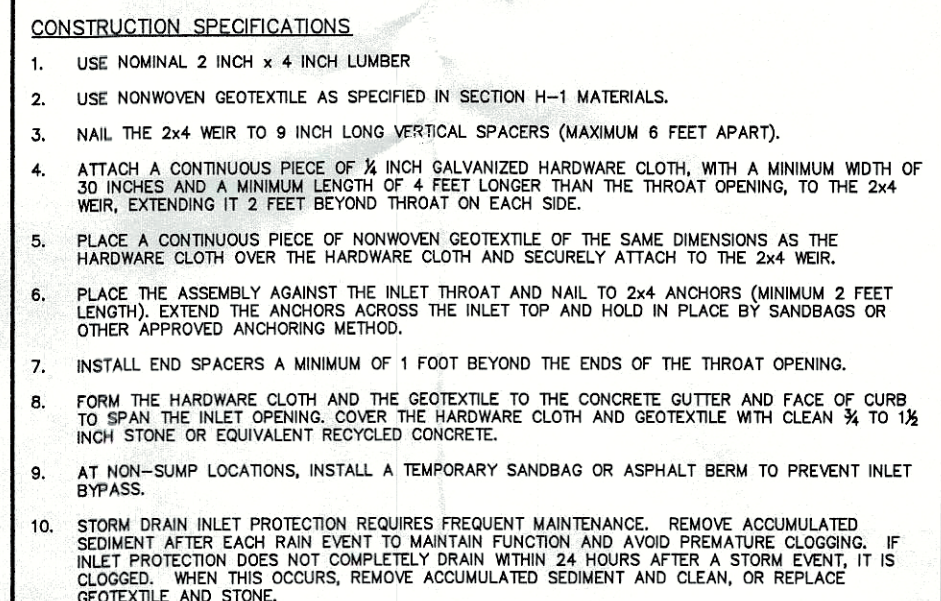
NATURAL RESOURCES CONSERVATION SERVICE		WATER MANAGEMENT ADMINISTRATION	
7	TEMP. SOIL STABILIZATION MATTING - SLOPE NOT TO SCALE		



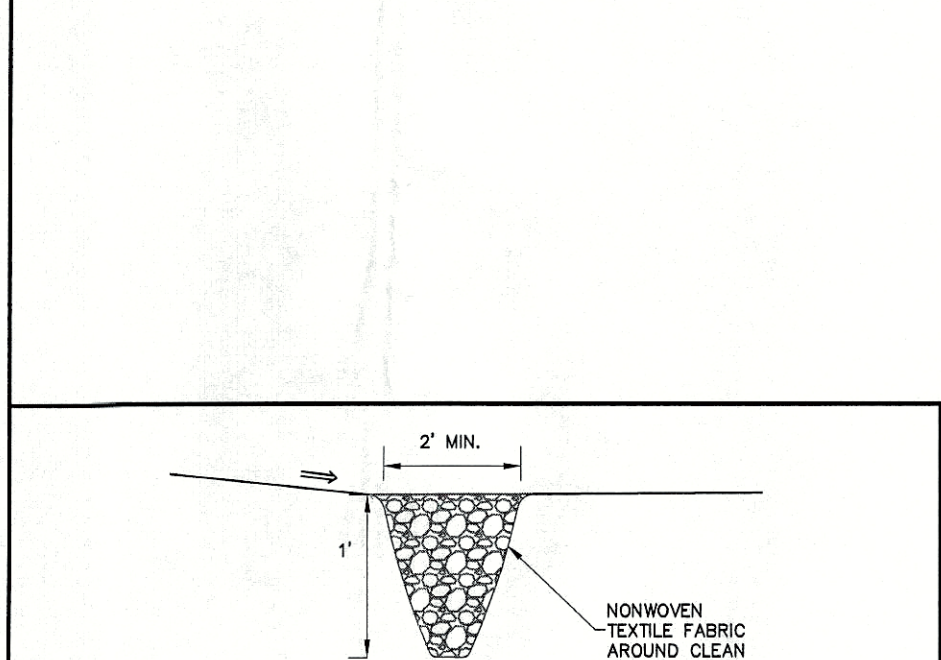
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NOT TO SCALE



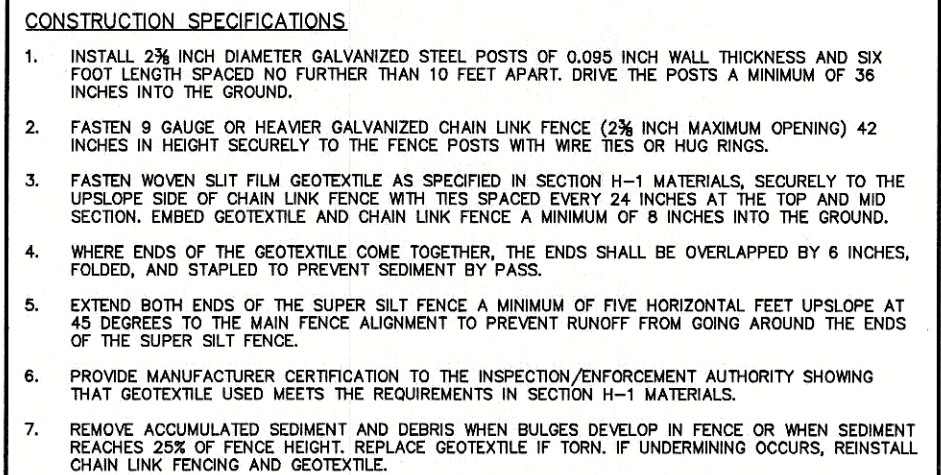
PERSONNEL	RESOURCES	CONSTRUCTION	SERVICE	SAFETY	ENVIRONMENT	ADMINISTRATION
2	<b>SILT FENCE</b> NOT TO SCALE					



NATIONAL RESOURCE CONSERVATION SERVICE	SOIL CONSERVATION SERVICE
8	<b><u>CURB INLET PROTECTION</u></b> NOT TO SCALE



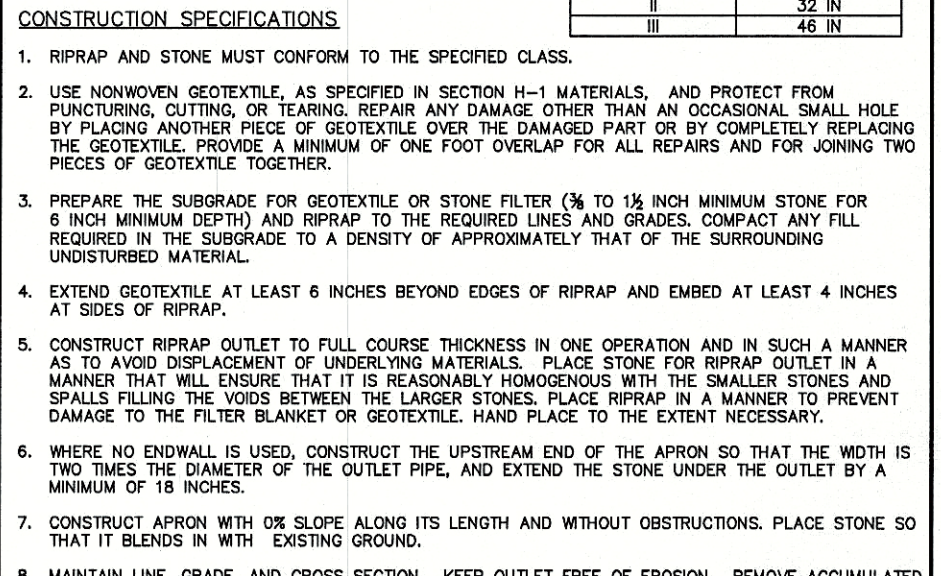
14	<b>LEVEL SPREADER</b> NOT TO SCALE
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FEDERAL RESOURCES CONSERVATION SERVICE		WATER MANAGEMENT ADMINISTRATION	
3	<b><u>SUPER SILT FENCE</u></b> NOT TO SCALE		



WATER RESOURCES CONSERVATION SERVICE		WATER MANAGEMENT ADMINISTRATION	
9	<b>STANDARD INLET PROTECTION</b> NOT TO SCALE		

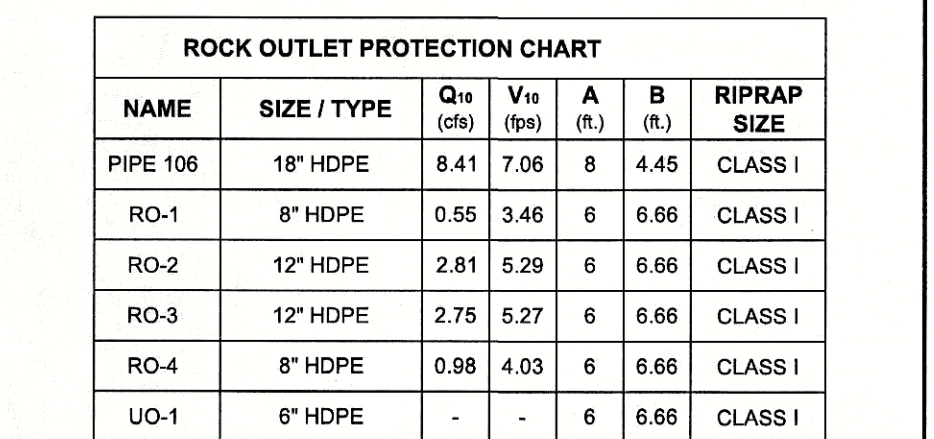


NATURAL RESOURCES CONSERVATION SERVICE		WATER MANAGEMENT ADMINISTRATION	
4	<b>ROCK OUTLET PROTECTION III</b> NOT TO SCALE		

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE '2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', 'SECTION B - GRADING AND STABILIZATION' AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE 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 ONE TIME AND MAY BE DIVIDED INTO TWO OR MORE GRADING UNITS. 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. A GRADING UNIT MUST BE CONTIGUOUS 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 THE FOLLOWING TIME FRAME:
  - A) THREE (3) CALENDAR DAYS FOR THE SURFACE OF ALL PERMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL; (3-1); AND
  - B) SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD 8-4-1 INCREMENTAL STABILIZATION AND STANDARD 8-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO STREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLAN.
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 SOIL SHALL BE EXPOSED FOR MORE THAN 21.
11. AS REQUIRED BY SECTION 8. 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 OWNER TO PROVIDE A POST CONSTRUCTION MONITORING AND REVIEW AND/OR RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

[illegible]

		<b>TEMPORARY</b>	
		<b>HARDINESS ZONE (FROM FIGURE 1)</b>	
		<b>SEED MIXTURE (FROM TABLE B.1)</b>	
<b>No.</b>	<b>SPECIES</b>	<b>APPLICATION RATE (LB. / AC.)</b>	<b>M</b>
	BARLEY (HORDEUM VULGARE)	96 lb/ac. 2.2 lb/1000 s.f.	M



#### STANDARD UTILITY NOTES

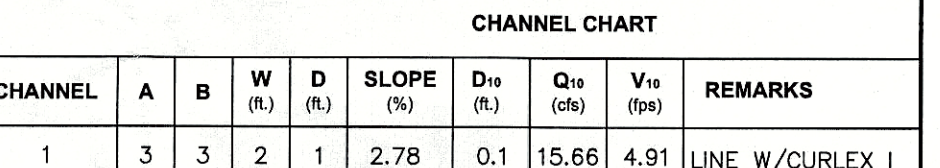
## UTILITY NOTIFICATION

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. THE LAW REQUIRES PRIOR TO EXCAVATION THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-272-7777

---

SEEDING SUMMARY			
SEEDING DATES		FERTILIZER RATE (10-20-20)	LIME RATE
AR. 1 - MAY 15	1.0	436 lb./ac. (10 lb./1,000 sq.ft.)	2 tons/ac. (90 lb./1,000 sq.ft.)
UG. 1 - OCT. 15			

\_\_\_\_\_



\_\_\_\_\_

NOTE: SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STABLE PATTERNS, VEGETATION STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES, AND MULCHING INFORMATION.

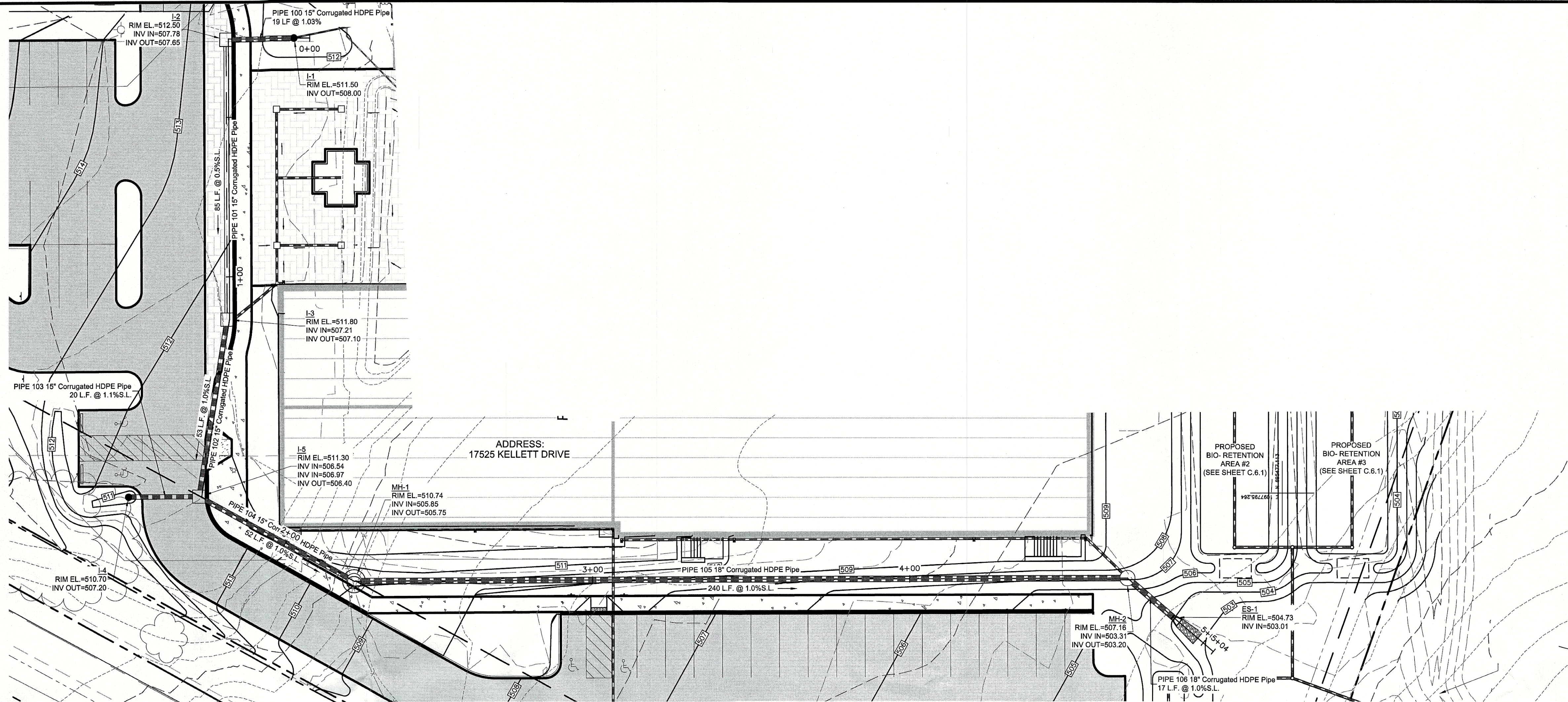
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SHEET NUMBER:  
**C 4 1**

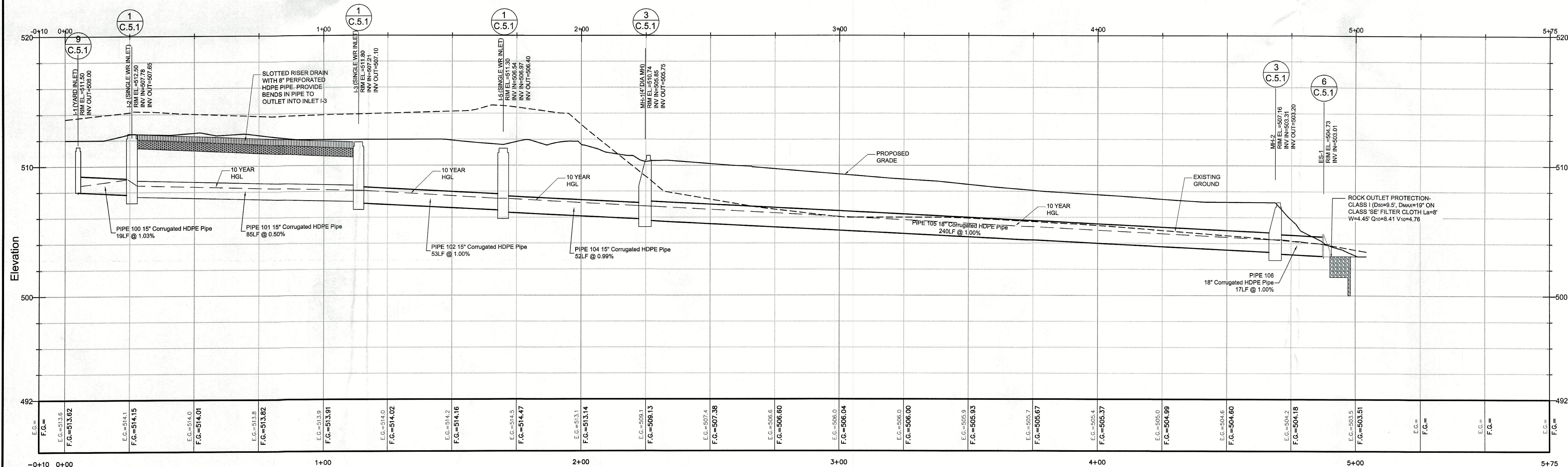
JOB NO.: 03-16-0733

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PLAN VIEW  
SCALE: 1"=20'



PROFILE OF STORM DRAIN  
SCALE: HORIZ: 1"=20'  
VERT: 1"=4'

OWNER:  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
17641 COLLEGE ROAD  
ST. JAMES, MD 21740  
PHONE: 301-671-2603

SP-19-020

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HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424  
OFFICE LOCATIONS  
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REV. #	DATE	DESCRIPTION
1	8/13/19	PER WASHCO ENGINEERING DEPT. & COUNTY COMMENTS
2	10/1/19	PER ARCHITECTURAL CHANGE & COUNTY COMMENTS
3	01/08/20	PER WASH. COUNTY COMMENTS

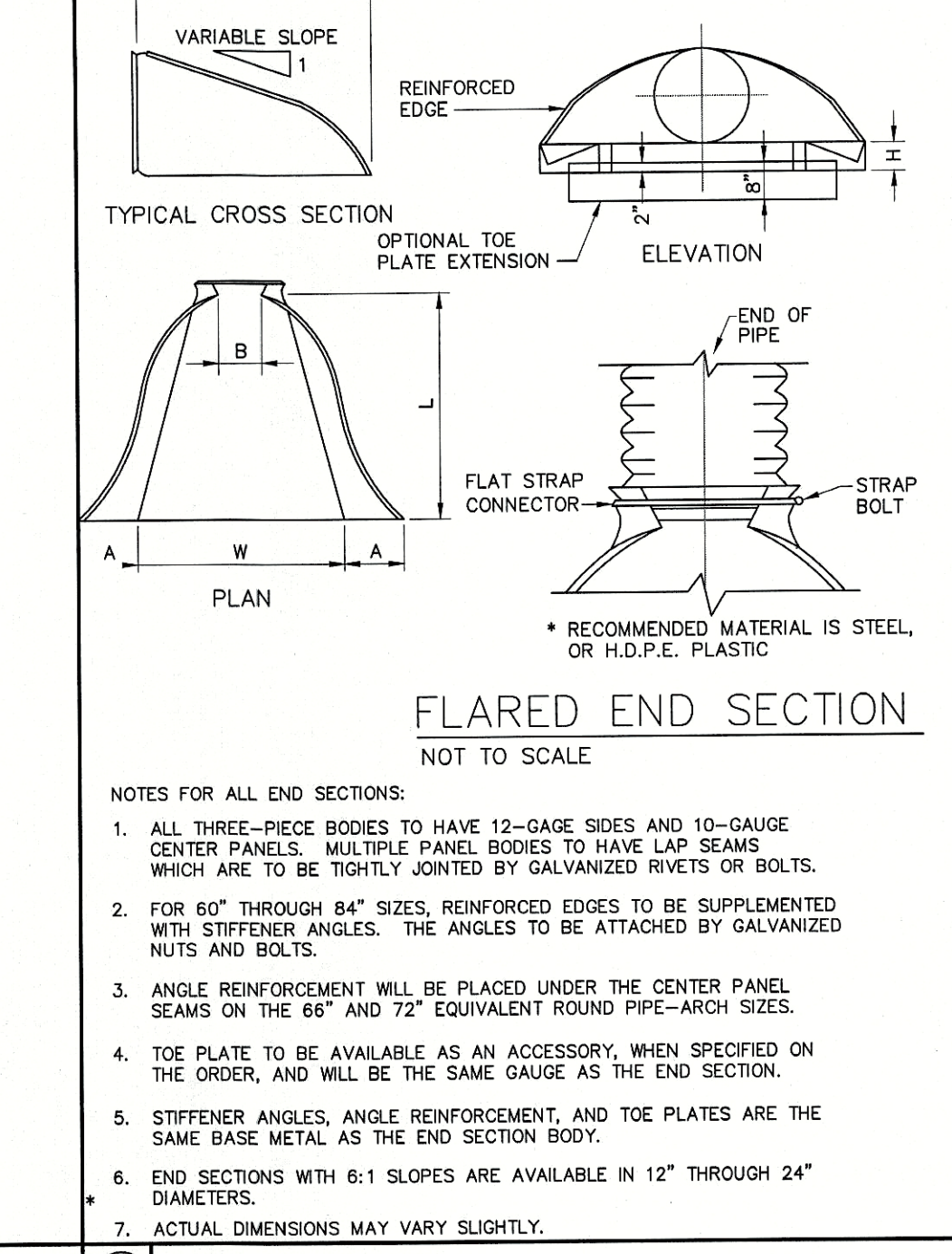
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CHECKED BY:	B.J.S.
DATE:	04/26/19
SCALE:	AS SHOWN

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. 34688 EXPIRATION DATE: 07/09/19

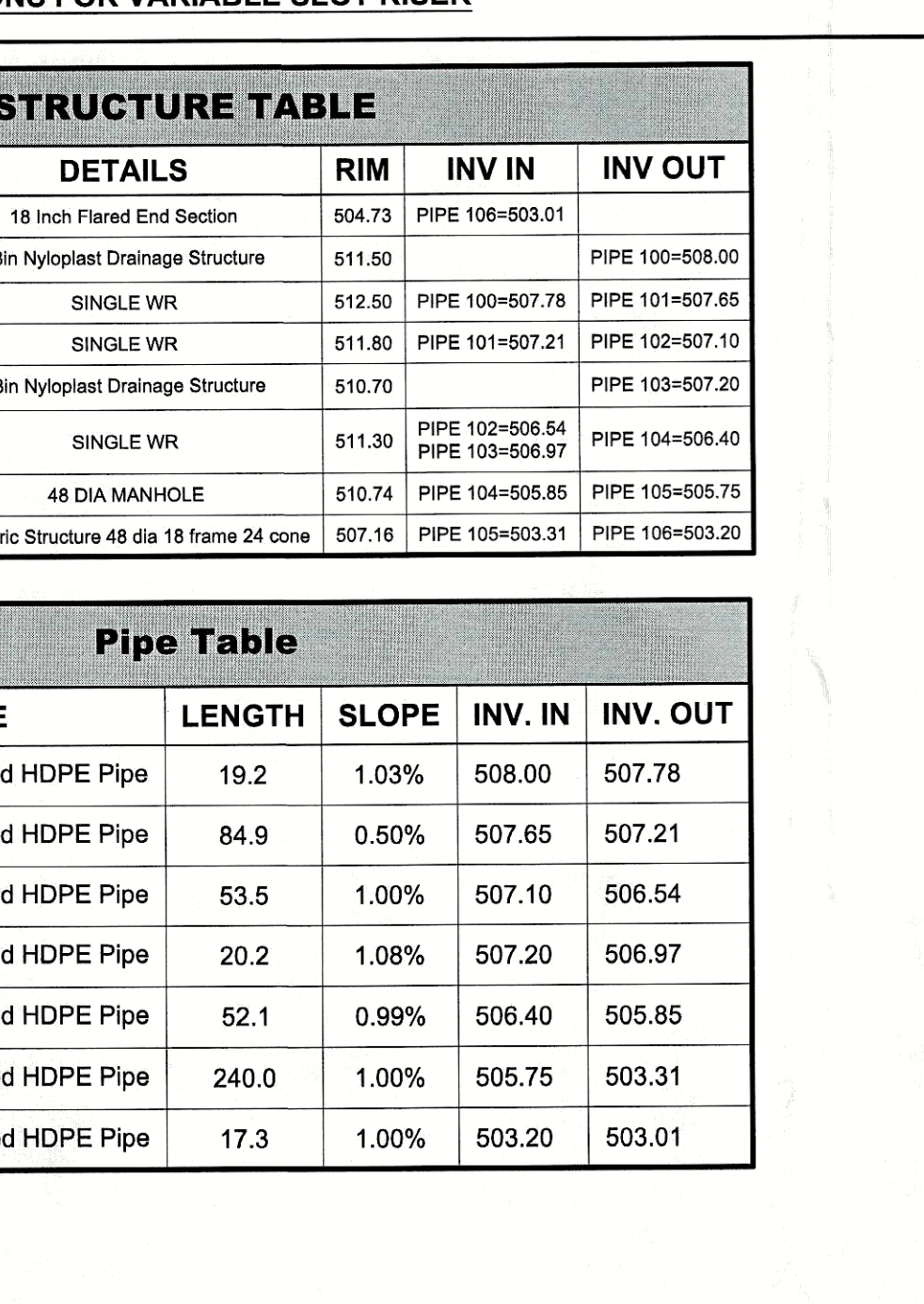
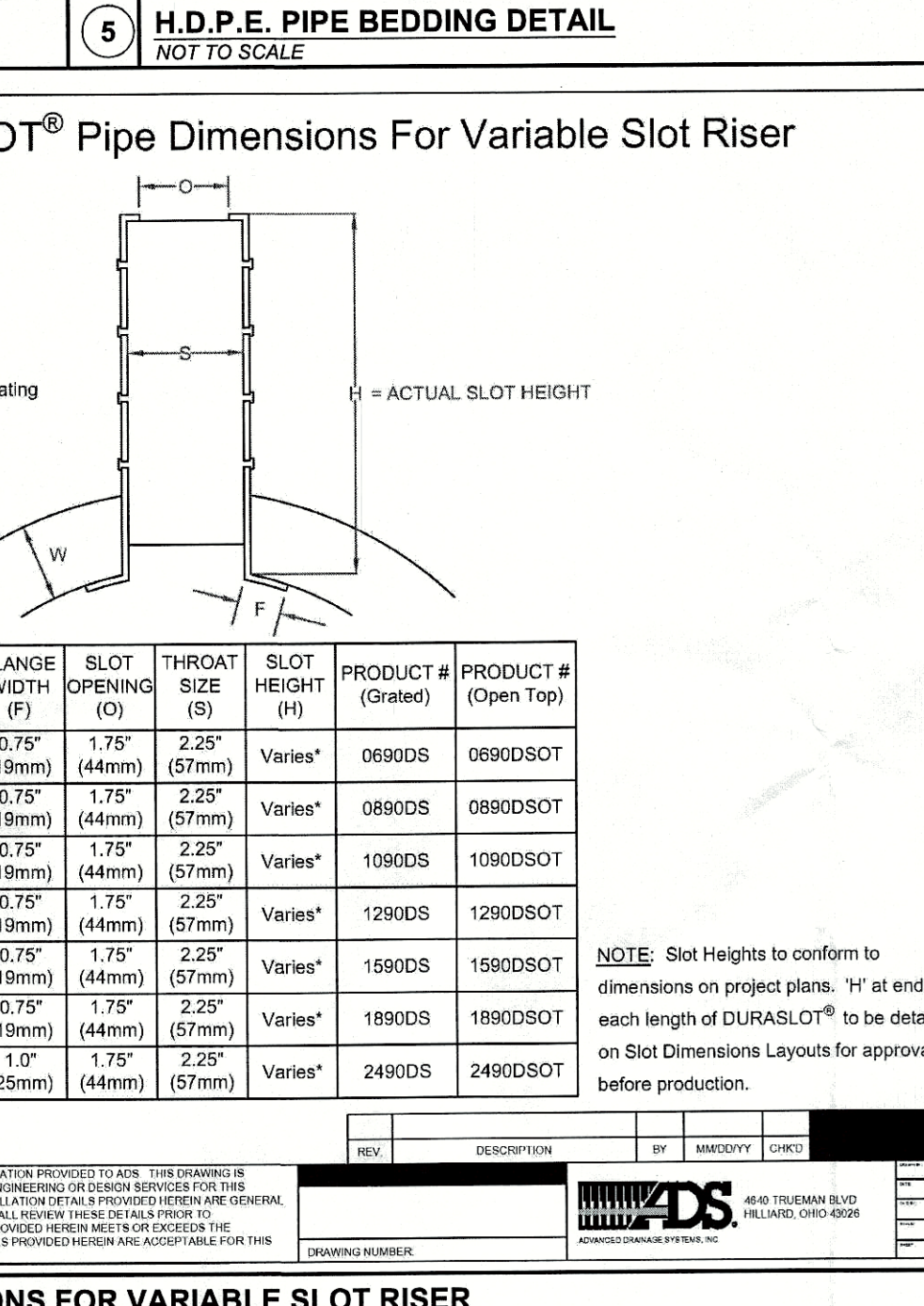
SITE PLAN SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER 17641 COLLEGE ROAD HAGERSTOWN, MD 21740			
STORM DRAIN PLAN & PROFILE			
ZONING: A	WATERSHED CODE: 02140503 MARSH RUN	GRID: 0001	PARCEL: 0057
TAX MAP: 0062			ELEC. DIST.: 02

**TRIAD**  
TRIAD ENGINEERING, INC.  
www.triadeng.com  
SHEET NUMBER:  
**C.5.0**  
JOB NO.: 03-16-0733



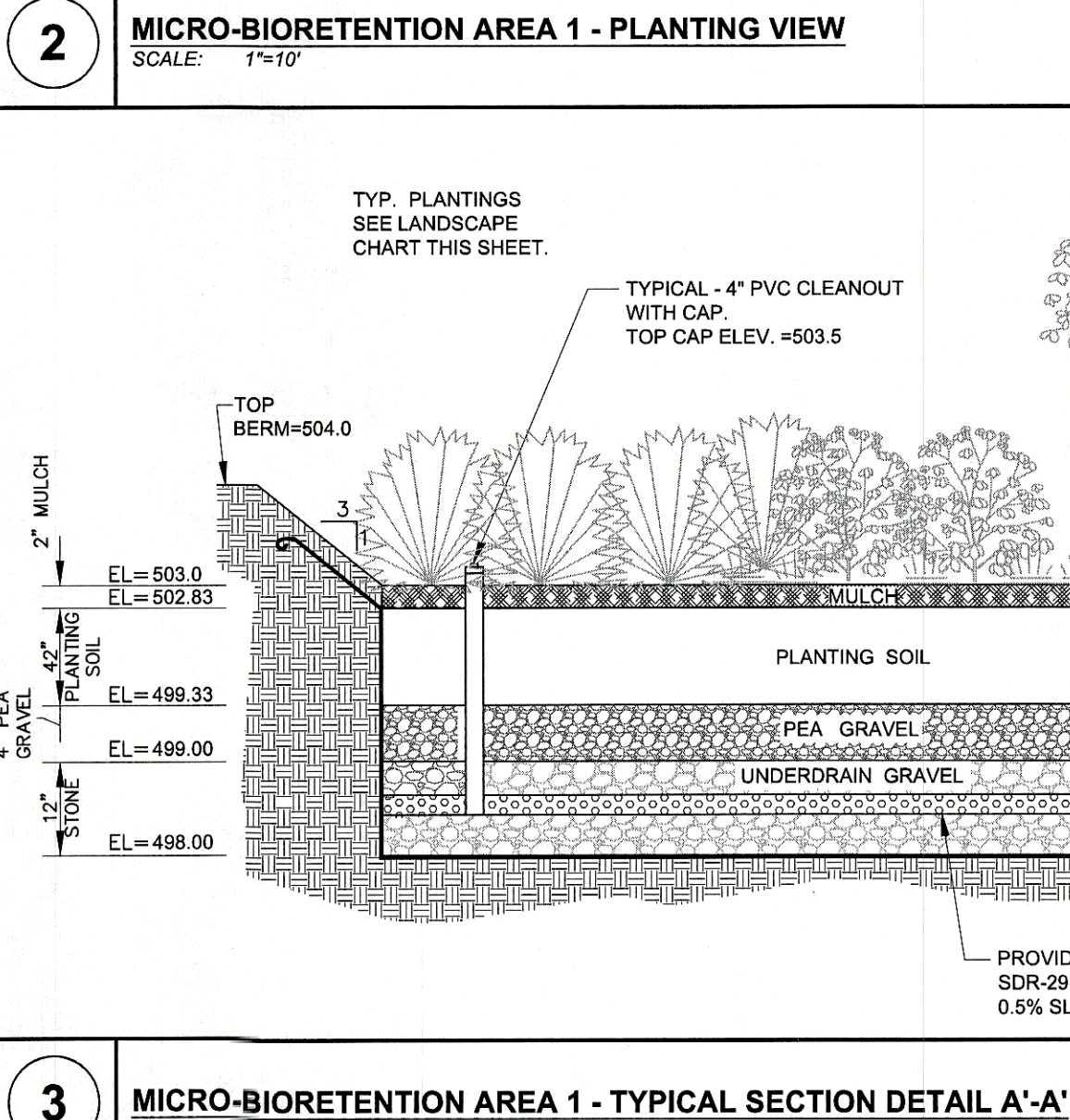


DATE	BY	DESCRIPTION
		TURAL CHANGE & COUNTY COMMENTS
		ENGINEERING DEPT. & WASHCO SOIL CONSERVATION



Pipe Table					
NAME	SIZE	LENGTH	SLOPE	INV. IN	INV. OUT
PIPE 100	15 inch Corrugated HDPE Pipe	19.2	1.03%	508.00	507.78
PIPE 101	15 inch Corrugated HDPE Pipe	84.9	0.50%	507.65	507.21
PIPE 102	15 inch Corrugated HDPE Pipe	53.5	1.00%	507.10	506.54
PIPE 103	15 inch Corrugated HDPE Pipe	20.2	1.08%	507.20	506.97
PIPE 104	15 inch Corrugated HDPE Pipe	52.1	0.99%	506.40	505.85
PIPE 105	18 inch Corrugated HDPE Pipe	240.0	1.00%	505.75	503.31
PIPE 106	18 inch Corrugated HDPE Pipe	17.3	1.00%	503.20	503.01





**NOTES:**

1. A SEED PACKET MIX WITH EQUIVALENT QUANTITY OF HERBACEOUS PLANTS MAY BE USED INSTEAD OF PLUG/BARE ROOT.
2. SIZE COLUMN ABOVE INDICATES STANDARD LANDSCAPE TRADE CONTAINER SIZE.
3. CONTRACTOR MUST MINIMIZE COMPACTION WITHIN MICRO-BIORETENTION AREAS. WHEN POSSIBLE, USE EXCAVATION TO REMOVE ORIGINAL SOIL AND TO PLACE REQUIRED MATERIAL TO CONSTRUCT MICRO-BIORETENTION AREAS.
4. ANY ROCK ENCOUNTERED AT OR ABOVE THE PLANNED POND BOTTOM AND EMBANKMENTS SHALL BE EXCAVATED AT LEAST 6 INCHES BELOW THE DESIGN ELEVATIONS AND REPLACED WITH MINIMUM 6 INCH THICK ZONE OF FINE GRAINED CLAY MATERIAL TO CONSTRUCT A CUSHIONING LAYER BETWEEN THE HARD BEDROCK AND LINER. ROOT MATTER AND ORGANIC MATERIAL SHALL BE EXCAVATED FROM AREAS THAT WILL RECEIVE THE LINER.

NOTE:  
SEE TABLE B.4.1 FOR  
MATERIAL SPECS.  
SHEET C.6.2

TYPICAL - 4" PVC CLEANOUT  
WITH CAP  
TOP CAP ELEV. =503.5

TOP  
BERM=504.0

TOP BERM  
=504.0

3 1

10 YR. WSEL = 503.57

MULCH

PLANTING SOIL

PEA GRAVEL

UNDERDRAIN GRAVEL

TOP BERM 504

3 1

PROVIDE 4" SOLID PVC SDR-35  
OUTLET PIPE @ MIN. 0.5% SLOPE.  
INVERT OUT 498.3  
SEE PLAN VIEW.

WQV= 3,712 cf  
ESD= 3,762 cf

PROVIDE 4" PERFORATED PVC  
SDR-29 UNDER-DRAIN PIPE @ MIN.  
0.5% SLOPE. SEE PLAN VIEW.

**OWNER:**  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
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ST. JAMES, MD 21740  
PHONE: 301-671-2603

**TRIAD ENGINEERING, INC.**  
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**OFFICE LOCATIONS**  
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[illegible]

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	DATE: 04/26/19	SCALE: AS SHOWN

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<p align="center"><b>SITE PLAN</b></p> <p align="center"><b>SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER</b></p> <p align="center">17641 COLLEGE ROAD HAGERSTOWN, MD. 21740</p>			
<p align="center"><b>STORMWATER MANAGEMENT PLAN</b></p>			
<p align="center"><b>MICRO BIORETENTION AREA 1</b></p>			
<p>ZONING: A</p>	<p>WATERSHED CODE: 02140503</p>	<p>MARCH RUN</p>	
<p>TAX MAP: 0620</p>	<p>CEID: 0004</p>	<p>CEID: 0007</p>	<p>ELEC. DIST.: 00</p>

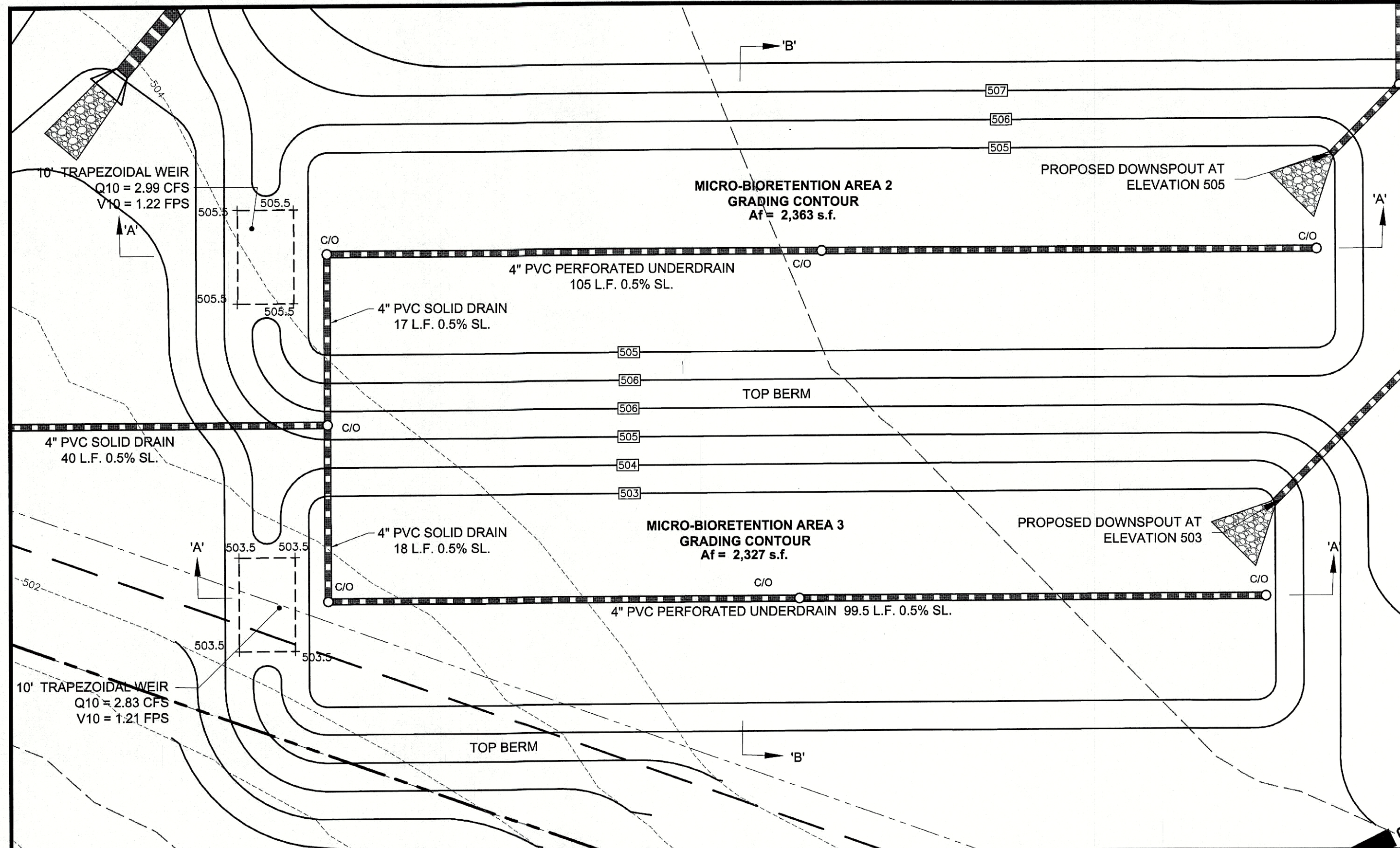
**TRIAD**  
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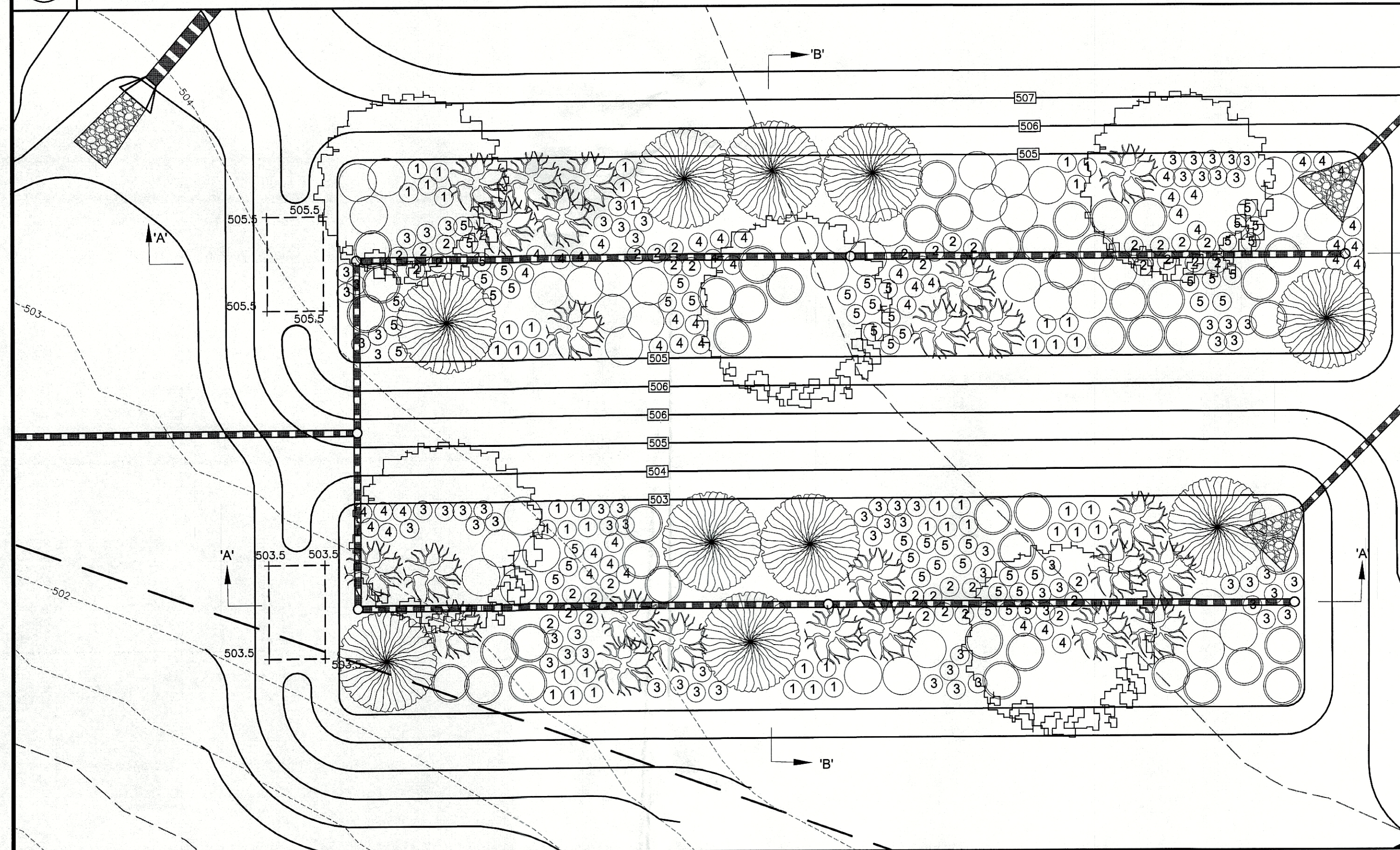
SHEET NUMBER:  
**C.6.0**

JOB NO.: 03-16-0733





**1 MICRO-BIORETENTION AREA 2 & 3 - PLAN VIEW**  
SCALE: 1"=10'

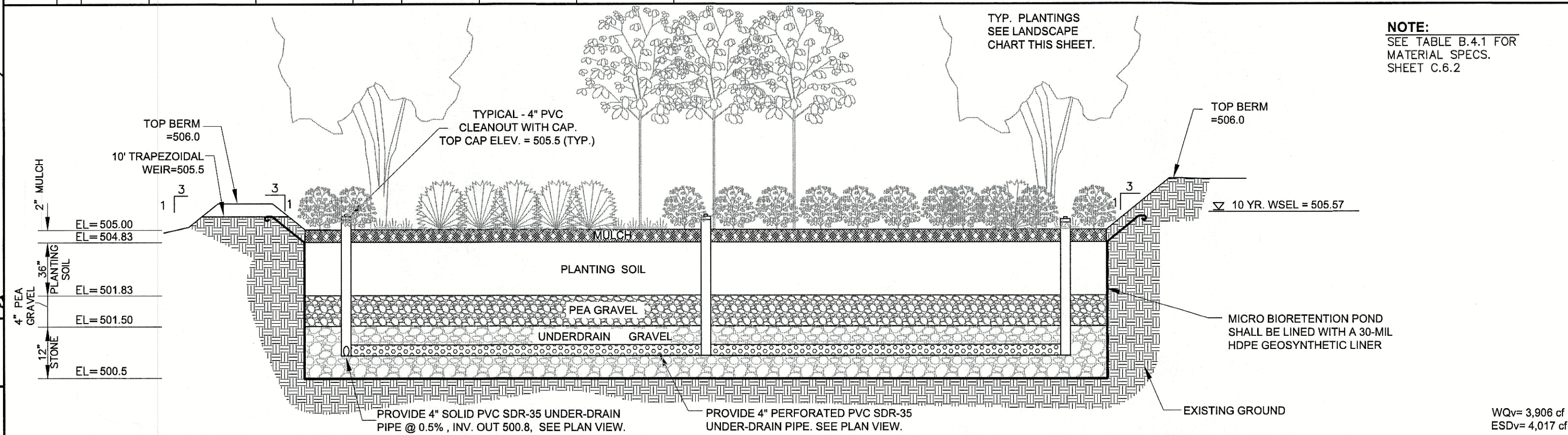


**2 MICRO-BIORETENTION AREA 2 & 3 - PLANTING VIEW**  
SCALE: 1"=10'

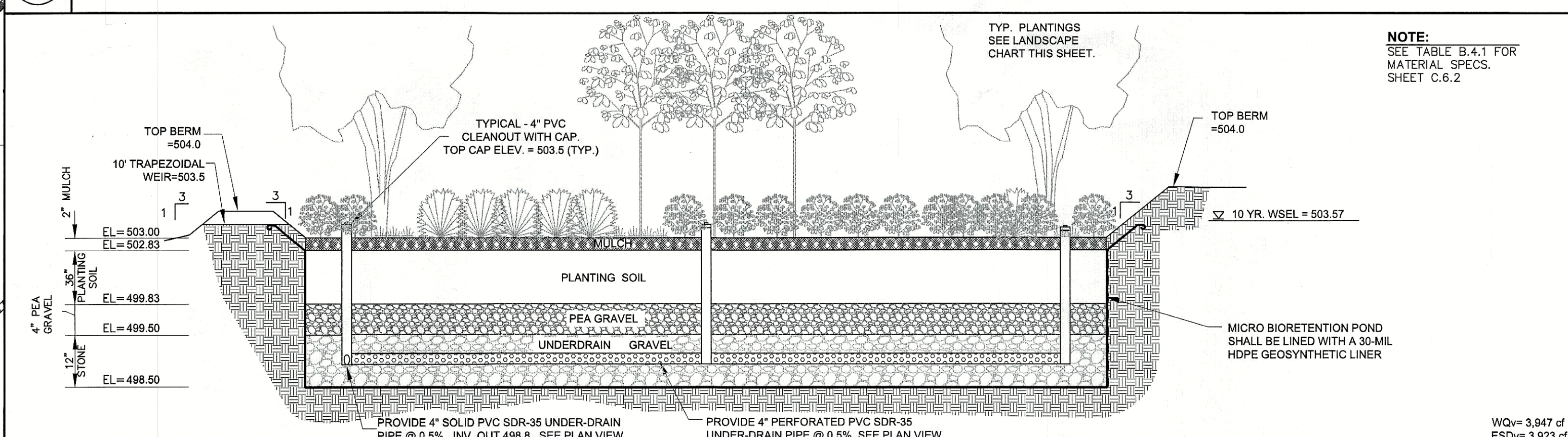
MICRO-BIORETENTION SIZING CHART					
BMP	STORAGE PROVIDED				
NUMBER	ESD Vol. (cf.)	Af (sf.)	POST CN	POST Tc (min.)	DRAINAGE AREA (AC.)
MB-2	4,017	2,363	87	5.0	0.66
MB-3	3,923	2,327	91	5.0	0.56

LANDSCAPE SCHEDULE MICRO-BIORETENTION AREAS 2 & 3						
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY BIO #2	QUANTITY BIO #3
		RIVER BIRCH	BETULA NIGRA	6'-8' CLUMP	3	2
		FLOWERING DOGWOOD	CORNUS FLORIDA	7'-8'	5	5
SHRUBS		SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	#3	23	24
		INKBERRY HOLLY	ILEX GLABRA	#3	10	14
		MAPLELEAF VIBURNUM	VIBURNUM ACERIFOLIUM	#3	27	13
HERBACEOUS PLANTS		LANCELEAF COREOPSIS	COREOPSIS LANCEOLATA	#1	21	25
		RIVER OATS	CHASMANTHIUM LATIFOLIUM	#1	23	17
		PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1	28	47
		CARDINAL FLOWER	LOBELIA CARDINALIS	#1	32	13
		SWITCHGRASS	PANICUM VIRGATUM	#1	32	18

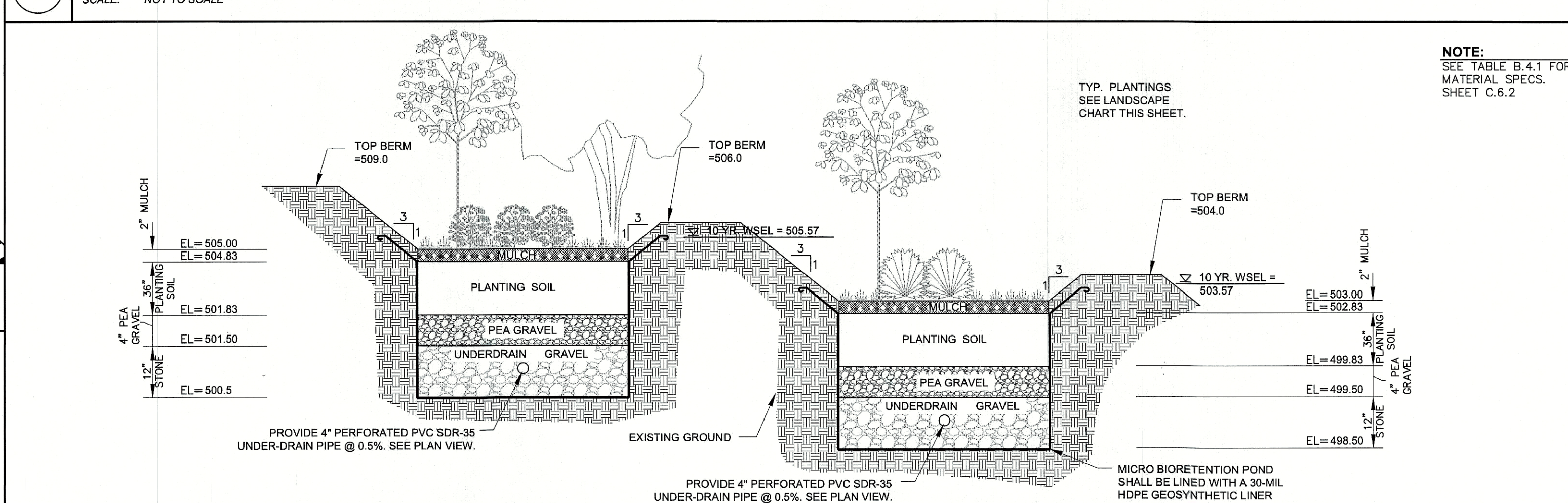
- NOTES:
- A SEED PACKET MIX WITH EQUIVALENT QUANTITY OF HERBACEOUS PLANTS MAY BE USED INSTEAD OF PLUG/BARE ROOT.
  - SIZE COLUMN ABOVE INDICATES STANDARD LANDSCAPE TRADE CONTAINER SIZE.
  - CONTRACTOR MUST MINIMIZE COMPACTION WITHIN MICRO-BIORETENTION AREAS. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL AND TO PLACE REQUIRED MATERIAL TO CONSTRUCT MICRO-BIORETENTION AREAS.
  - ANY ROCK ENCOUNTERED AT OR ABOVE THE PLANNED POND BOTTOM AND EMBANKMENTS SHALL BE EXCAVATED AT LEAST 6 INCHES BELOW THE DESIGN ELEVATIONS AND REPLACED WITH MINIMUM 6 INCH THICK ZONE OF FINE GRAINED CLAY MATERIAL TO CONSTRUCT A CUSHIONING LAYER BETWEEN THE HARD BEDROCK AND LINER. ROOT MATTER AND ORGANIC MATERIAL SHALL BE EXCAVATED FROM AREAS THAT WILL RECEIVE THE LINER.



**3 MICRO-BIORETENTION AREA 2 - TYPICAL SECTION DETAIL A-A'**  
SCALE: NOT TO SCALE



**4 MICRO-BIORETENTION AREA 3 - TYPICAL SECTION DETAIL A-A'**  
SCALE: NOT TO SCALE



**5 MICRO-BIORETENTION AREA 2 & 3 - TYPICAL SECTION DETAIL B-B'**  
SCALE: NOT TO SCALE

**TRIAD ENGINEERING, INC.**  
1075-D SHERMAN AVENUE  
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OFFICE LOCATIONS  
MARYLAND & PENNSYLVANIA & VIRGINIA & WEST VIRGINIA

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DRAWN BY: B.J.S.  
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**SITE PLAN**  
**SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER**  
17641 COLLEGE ROAD  
HAGERSTOWN, MD. 21740  
**STORMWATER MANAGEMENT PLAN**  
**MICRO BIORETENTION AREA 2 AND 3**  
ZONING: A  
WATERSHED CODE: 02140503 MARSH RUN  
TAX MAP: 0002  
GRID: 0001  
PARCEL: 0007  
ELEC. DIST.: 02

**TRIAD**  
TRIAD ENGINEERING, INC.  
www.triadeng.com  
SHEET NUMBER:  
**C.6.1**  
JOB NO.: 03-16-0733



OPERATION AND MAINTENANCE PLAN BIORETENTION		
Inspection Item	Inspection Requirements	Remedial Action
<b>Maintenance Access</b>		
General	Check for accessibility to facility; excessive vegetation; surface stability	Repair erosion and maintain access surface in good condition
<b>Pretreatment</b>		
Grass filter strip or sand layer	Check for sediment accumulation	Remove sediment as needed
Optional sand layer	Check sand for staining and sediment accumulation	If contaminated, replace first three inches of sand layer
Gravel diaphragm	Check for sediment accumulation and evidence of erosion	Remove sediment and replace gravel as needed
Mulch layer	Check for a (2-3) inch mulch layer	Remove mulch and replace as needed
<b>Filter Bed</b>		
Dewatering	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove mulch and the top (3-6) inches of soil/ sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
Sediment	Check for sediment accumulation	Remove sediment as needed
Mulch layer	Check for adequate cover; sediment accumulation; discoloration	Remove and replace mulch and excess sediment as needed
<b>Vegetation</b>		
Plant composition and health	Check for plant composition according to approved plans; invasive species, weeds, and dead or dying vegetation	Remove and replace plants as necessary
Vegetative cover/ erosion	Check for erosion, runoff channelizing, or bare spots	Repair/ grade and stabilize as needed
<b>Outlets</b>		
Underdrain system	Check outlet end to ensure that discharge is not obstructed; check for erosion	Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance
Overflow spillway	Check for displacement of rip-rap, stable conveyance, and erosion below the outlet	Repair and replace as needed
<b>Conveyance Systems</b>		
General	Check for erosion, flow blockages or bypass, and stable conveyance	Repair/ replace and stabilize as needed
Flow diversion	Check flow splitter for proper functioning	Repair as necessary
<b>Trash and Debris</b>		
	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
<b>Structural Components</b>		
	Check for structural deterioration, spalling or cracking	Repair according to specifications on the approved plans.

Field conditions may require a modification to the original approval in order to achieve the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g., meeting or exceeding the design rainfall depth for the facility).

B.4.C Specifications for Micro-Bioretenlon. Rain Gardens, Landscape Infiltration & Infiltration Berms

- Material Specifications**  
The allowable materials to be used in these practices are detailed in Table B.4. 1.
- Filtering Media or Planting Soil**  
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the microbioretenlon practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.  
The planting soil shall be tested and shall meet the following criteria:  
Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)  
Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).  
Clay Content - Media shall have a clay content of less than 5%.  
pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.  
There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.
- Compaction**  
It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.  
Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment. Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.  
When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.  
When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.
- Plant Material**  
Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.
- Plant Installation**  
Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.  
Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.  
Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.  
Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.  
The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.
- Underdrains**  
Underdrains should meet the following criteria:
  - Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
  - Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 14" (No. 4 or 4x4) galvanized hardware cloth.
  - Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
  - The main collector pipe shall be at a minimum 0.5% slope.
  - A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
  - A 4" layer of pea gravel (1/8" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).
- Miscellaneous**  
These practices may not be constructed until all contributing drainage area has been stabilized.

#### APPENDIX B.4. CONSTRUCTION SPECIFICATIONS FOR ENVIRONMENTAL SITE DESIGN PRACTICES

**TABLE B.4.1 MATERIALS SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDENS & LANDSCAPE INFILTRATION**

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2" to 4" deep)	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel	pea gravel: ASTM-D-448	No. 8 or No. 9 (½" to ¾")	
* Curtain drain/gravel slopes/diaphragm	AASHTO M-43	No. 57 or No. 6 aggregate (¾" to 1")	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	No. 57 or No. 6 aggregate (¾" to 1")	
Underdrain piping	* F 758, Type PS 28 or AASHTO M-278	4" rigid schedule 40 PVC or SDR 35	Slotted or perforated pipe ½" perf. @ 6" on center. 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with ½-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days; normal weight, air-entrained; reinforcing to meet ASTM-61 5-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) <i>not using previously approved State or local standards</i> requires design drawings sealed by a professional and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.3R88; vertical loading (H-10 to H-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO #10) are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

\* Revised per Washington County Land Development Engineering

#### MAINTENANCE SCHEDULE

ITEM	FREQUENCY
<b>Soil</b>	
Inspect and repair erosion damage	Once a month
Inspect and repair rodent/pest damage	Once a month
Repair, reseed, and remulch disturbed areas	As required
<b>Structure</b>	
Inspect outlet pipe and riser structure/weir wall	Twice Yearly
<b>Plantings</b>	
Water grass	Once a day for the first 14 days
Remove invasive plants/weeds/trees	As needed
Mow berm and impound area	Minimum once a month during season

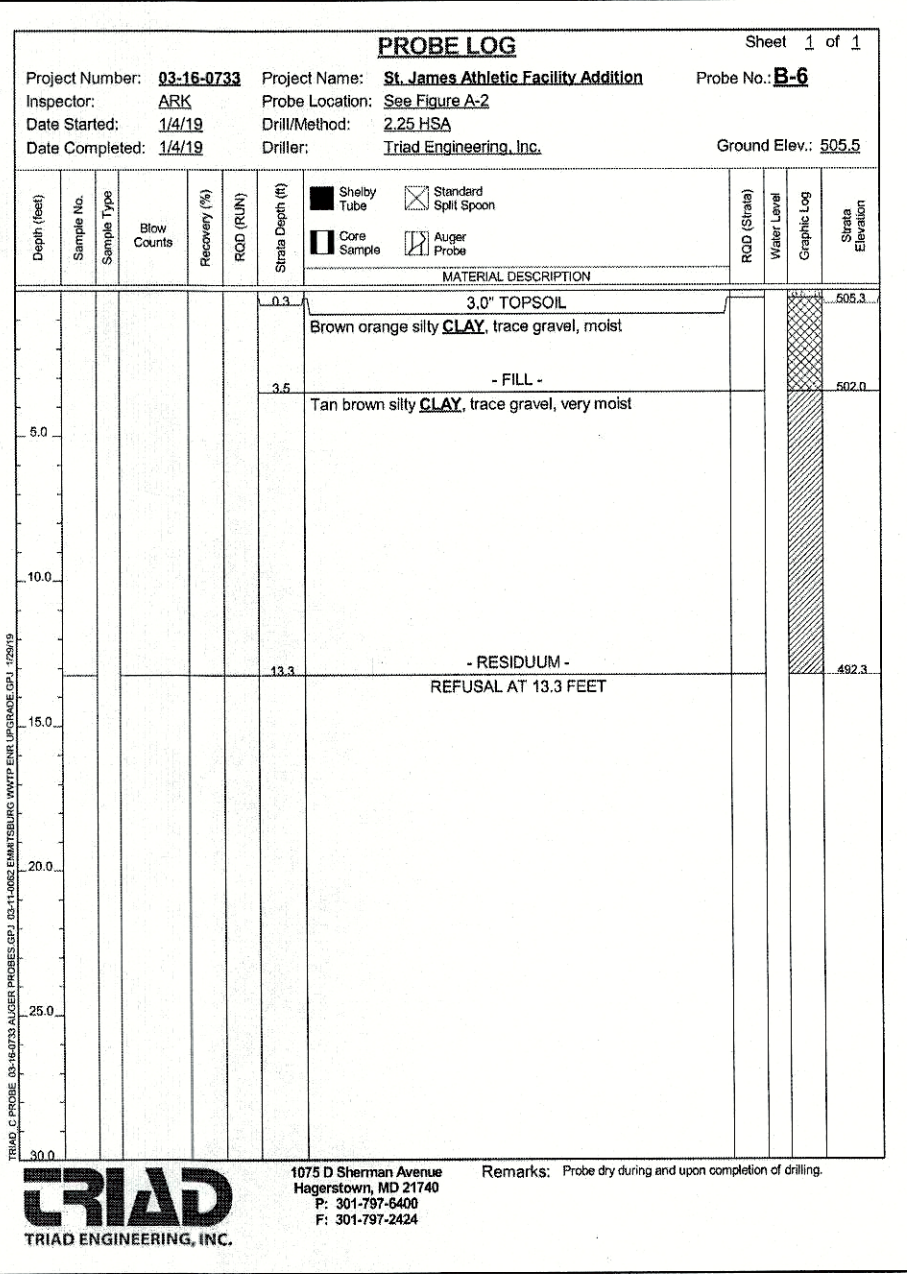
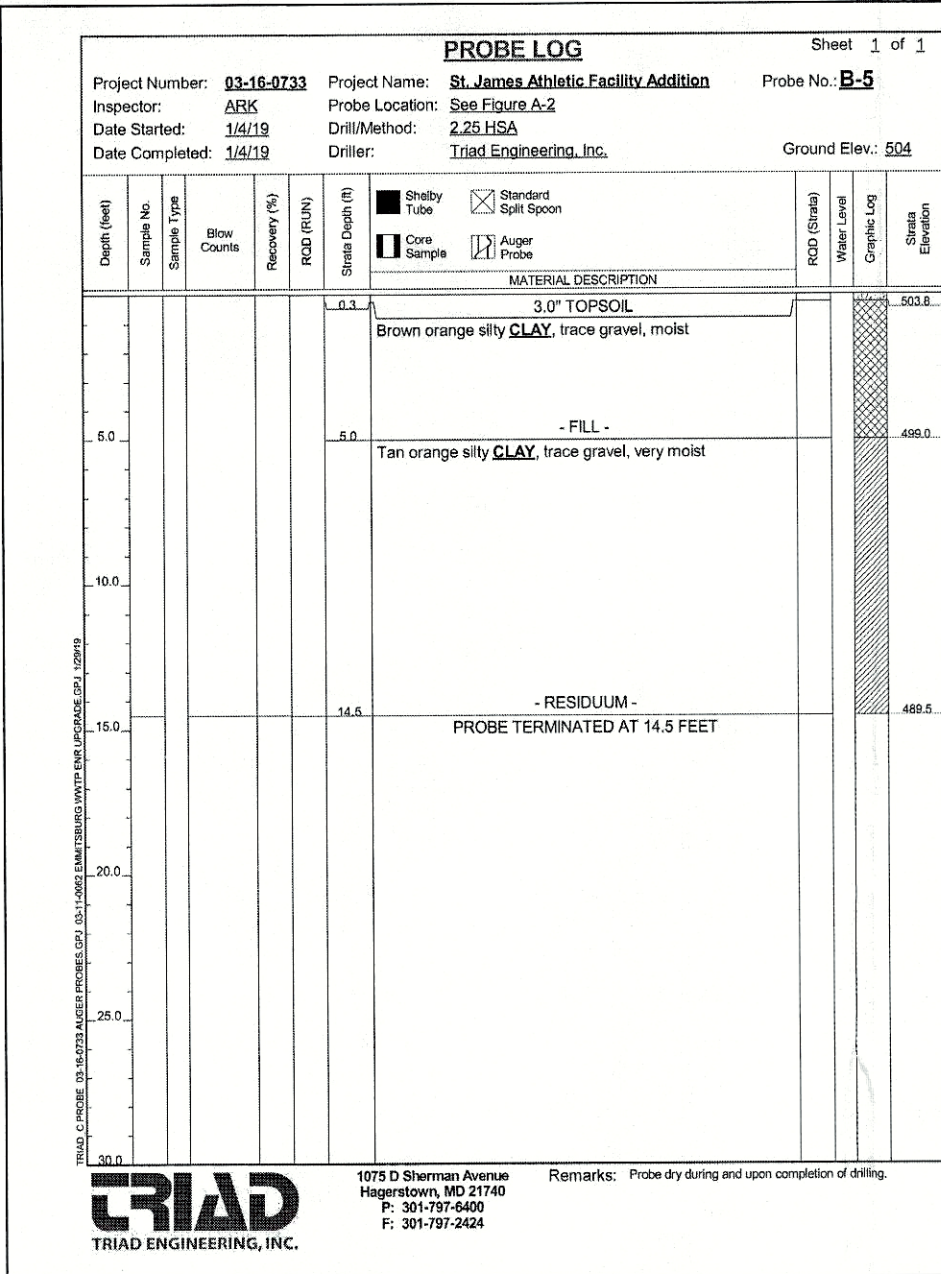
#### NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES (FOR ALL BIO RETENTION AREAS AND MICRO BIO RETENTION AREAS)

The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bio-Retention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

	MICRO-BIO RETENTION 1	MICRO-BIO RETENTION 2	MICRO-BIO RETENTION 3
EXCAVATION OF FACILITY – Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure revegetating of side walls if dewatered and sealed by heavy equipment. Verify that compaction of facility base is minimized.			
PLACEMENT OF FILTER CLOTH (Trenches) – Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and back to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.			
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS – Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover			
PLACEMENT OF FILTERING MEDIA – Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.			
PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.			
STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.			

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

**NOTE:**  
CONTRACTOR MUST MINIMIZE COMPACTION WITHIN MICRO-BIORETENTION AREAS. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL AND TO PLACE REQUIRED MATERIAL TO CONSTRUCT MICRO-BIORETENTION AREAS.



**OWNER:**  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
17641 COLLEGE ROAD  
ST. JAMES, MD 21740  
PHONE: 301-671-2603

SP-19-020

**TRIAD ENGINEERING, INC.**

1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.8400 FAX: 301.797.2424

OFFICE LOCATIONS  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

CADD FILE:  
2831-2017-SITE PLAN

DRAWN BY:  
staff

CHECKED BY:  
B.U.S.

SCALE:  
AS SHOWN

DATE:  
04/26/19

REV. #

DATE

DESCRIPTION

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. 34088 EXPIRATION DATE: 07/09/21

**SITE PLAN**

**SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER**  
17641 COLLEGE ROAD  
HAGERSTOWN, MD 21740

**STORMWATER MANAGEMENT  
MICRO-BIORETENTION NOTES**

ZONING: A  
TAX MAP: 0082

GRID: 0001  
PARCEL: 0057  
ELEC. DIST.: 02

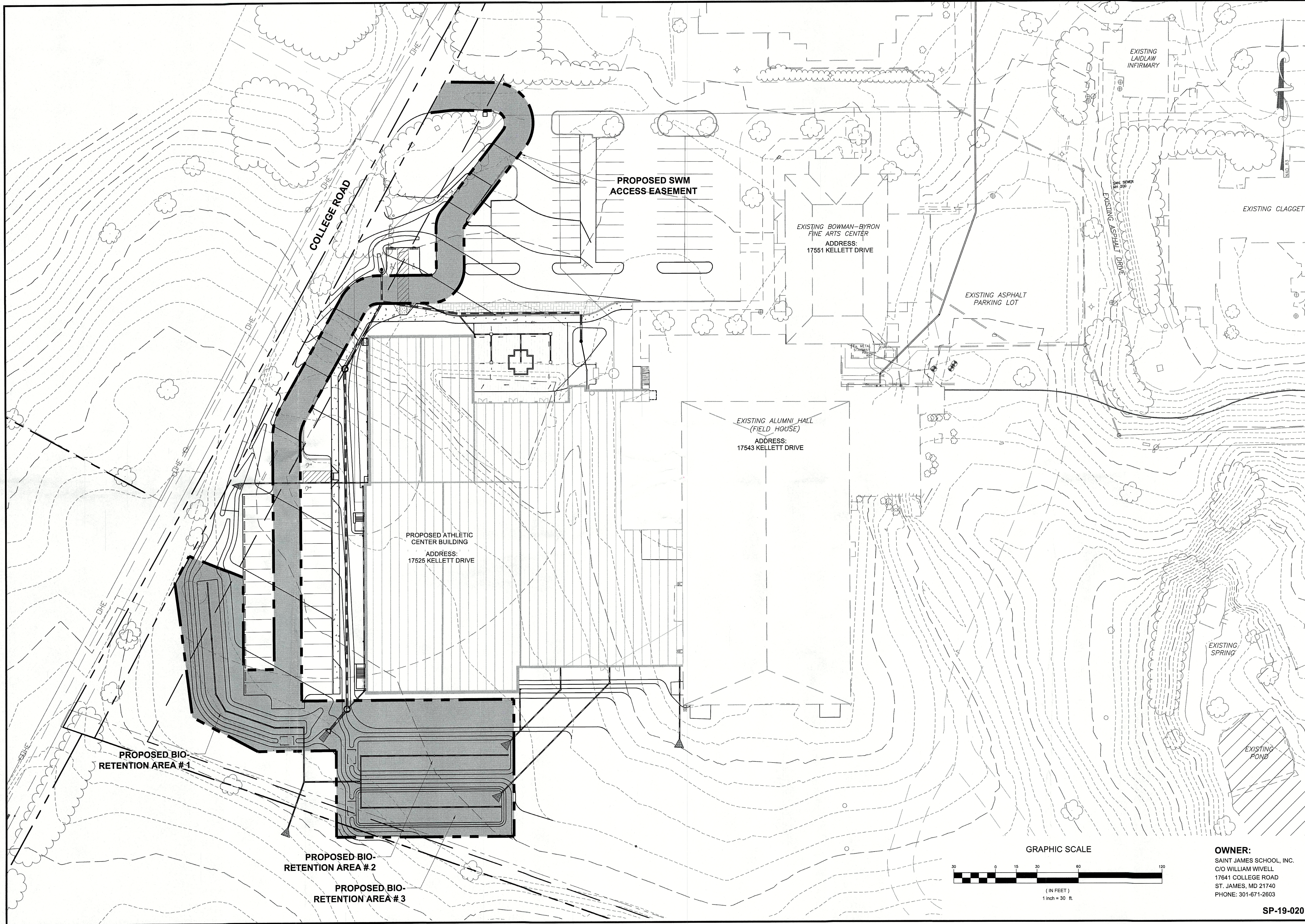
**TRIAD ENGINEERING, INC.**  
www.triadeng.com

SHEET NUMBER:

**C.6.2**

JOB NO.: 03-16-0733





TRIADEngineering, Inc.  
1075-D SHERMAN AVENUE  
HAGERSTOWN, MD 21740  
PH: 301.797.6400 FAX: 301.797.2424  
OFFICE LOCATIONS  
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

BY

PER WASH. COUNTY COMMENTS  
01/09/20  
3  
PER ARCHITECTURAL CHANGE & COUNTY COMMENTS  
10/11/19  
2  
PER WASHCO ENGINEERING DEPT. & WASHCO SOIL CONSERVATION  
8/13/19  
1  
DATE  
REV. #

DESCRIPTION

CADD FILE:  
2831-2017-SITE PLAN

DRAWN BY:  
staff

CHECKED BY:  
B.J.S.

DATE:  
04/26/19

SCALE:  
1"=30'

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. 34688. EXPIRATION DATE: 07/09/21

SITE PLAN  
SAINT JAMES SCHOOL - TURNER ATHLETIC CENTER  
17641 COLLEGE ROAD  
HAGERSTOWN, MD 21740

STORMWATER MANAGEMENT EASEMENT

ZONING: A  
TAX MAP: 0062  
WATERSHED CODE: 02140503 MARSH RUN  
GRID: 0001  
PARCEL: 0057  
ELEC. DIST.: 02

OWNER:  
SAINT JAMES SCHOOL, INC.  
C/O WILLIAM WIVELL  
17641 COLLEGE ROAD  
ST. JAMES, MD 21740  
PHONE: 301-671-2603

GRAPHIC SCALE  
30 0 15 30 60 120  
(IN FEET)  
1 inch = 30 ft.

SHEET NUMBER:  
C.6.3

JOB NO.: 03-16-0733

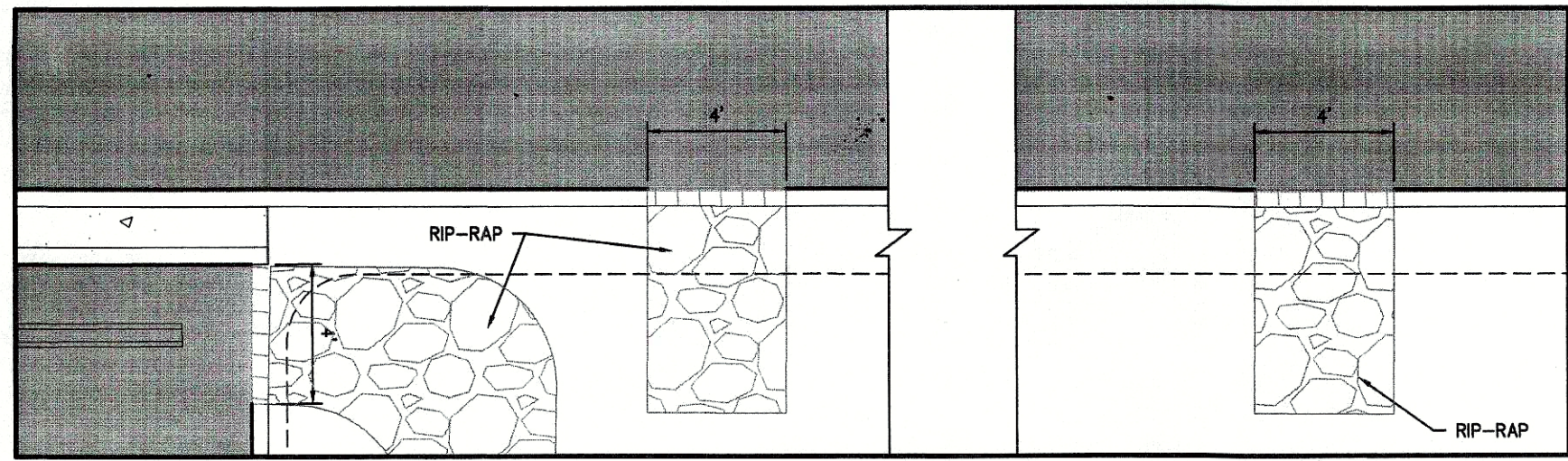
SP-19-020



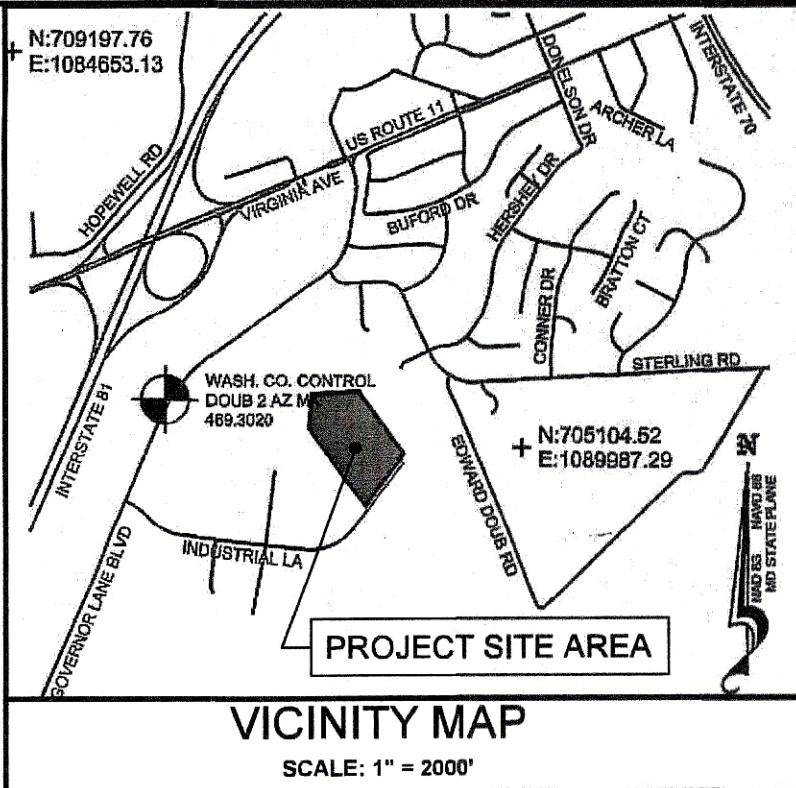
PROPOSED IMPROVEMENTS PARKING LOT TABLE				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE/WAIVER
MINIMUM PARKING SPACES (1 SPACE/1.5 EMPLOYEES ON THE MAIN SHIFT + 1 SPACE/250 SF GFA OF SALES AND/OR OFFICE SPACE)	76	11+2 HC	198+6 HC	NO
MINIMUM PARKING SPACES (1 SPACE/1,500 SF GFA + 1 SPACE/250 SF GFA OF SALES AND/OR OFFICES SPACE)	121	11+2 HC	198+6 HC	NO
MINIMUM PARKING SPACES (GREATER OF TWO)	121			
MINIMUM PARKING SETBACK	10' FROM PROPERTY LINE & 10' FROM ANY BUILDING	10' MIN.	NO CHANGE	NO
aisle width standard parking	24' TWO-WAY 90° ANGLE	24' TWO-WAY 90° ANGLE	24' TWO-WAY 90° ANGLE	NO
STANDARD PARKING SPACE SIZE	9' X 20'	9' X 20'	9' X 20'	NO
VAN PARKING	N.A.	0	82	NO
VAN PARKING SPACE SIZE	11' X 22'	11' X 22'	11' X 22'	NO
aisle width van parking	30'	N.A.	30'	NO
NUMBER OF ACCESSIBLE PARKING SPACES	101-150 TOTAL PARKING SPACES = 5 HC	2	6	NO

ZONE: (PI) PLANNED INDUSTRIAL				
USE	REQUIRED	EXISTING	PROPOSED	VARIANCE NEEDED
MINIMUM LOT AREA	10 AC.	±15.371 AC.	NO CHANGE	NO
MINIMUM LOT FRONTAGE	200'	674.47'	NO CHANGE	NO
MINIMUM FRONT YARD SETBACK	50'	50'	NO CHANGE	NO
MINIMUM REAR YARD SETBACK	75'	75'	NO CHANGE	NO
MINIMUM SIDE YARD SETBACK	75'	75'	NO CHANGE	NO
BUILDING AREA	---	167,400 SF	NO CHANGE	NO
MAXIMUM BUILDING HEIGHT	75'	45'	NO CHANGE	NO
MAXIMUM IMPERVIOUS LOT COVERAGE	---	51% (7.8 AC.)	NO	NO

NOTE: NEW CONSTRUCTION IS SUBJECT TO HDC APPROVAL FOR LOTS LOCATED IN RURAL VILLAGE WITH HISTORIC DESIGNATION, ZONING ORDINANCE 50.5.



3 CURB CUT  
Scale: 1"=5'



4 CURB CUT  
Scale: 1"=10'

LEGEND	
PROPERTY LINE	---
STORMWATER UTILITY EASEMENT	---
DIRECTIONAL ARROW	→
PROPOSED RETAINING WALL	=====
PROPOSED TRANSFORMER	T
PROPOSED SIGN	S
PROPOSED LIGHT FIXTURES	L
PROPOSED WALL MOUNTED LIGHT	W
PROPOSED SPEED BUMP	▬
PROPOSED TIMBER GUIDE RAIL	—
PIPE BOLLARDS	○
TRANSFORMER BOLLARDS	○
GARAGE DOOR OPENING	▽
MAN DOOR OPENING	▽
SITE SIGNAGE INDICATOR	S
PROPOSED STORM MANHOLE	D

- NOTES:
- PROPERTY OF THE LANDS OF IT HAGERSTOWN INDUSTRIAL LANE DC LLC AS RECORDED IN LIBER 4108 FOLIO 452 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND AND HAVING A TAX MAP NUMBER 56 TO 848 PER THE DEPARTMENT OF ASSESSMENTS.
  - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKING HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  - BACKGROUND SURVEY WAS COMPLETED BY BOHLER ENGINEERING, ON 09/09/2019. ELEVATIONS ARE BASED ON NAVD83 DATUM (GEOID12B) AS DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. DOUB 2 WITH A PUBLISHED ELEVATION OF 478.512 FEET.
  - THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X AREAS DETERMINED TO BE OUTSIDE TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, MARYLAND, AND INCORPORATED AREAS, PANEL 281 OF 470", COMMUNITY-PANEL NUMBER 2404500610, WITH A MAP EFFECTIVE DATE OF AUGUST 15, 2017.
  - BOUNDARY IS SHOWN FOR INFORMATION PURPOSES ONLY, AND IS NOT BASED UPON A FIELD RUN SURVEY.

PAVEMENT LEGEND	
PROPOSED HEAVY DUTY CONCRETE	▬
PROPOSED LIGHT DUTY ASPHALT	▬
PROPOSED HEAVY DUTY ASPHALT	▬
PROPOSED CONCRETE SIDEWALK	▬

Submissions	DATE	ISSUE
1	2/14/2020	RE-SUBMISSION TO WASHINGTON COUNTY
2	12/27/19	SUBMISSION TO WASHINGTON COUNTY
NO.	DATE	ISSUE

PROFESSIONAL CERTIFICATION	THE ENGINEER 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.
GONZALO M. TRENSKY	EXPIRES: 12/21 05-55345
PROF. ENGINEER M.D. LLC	

<b>MFS ENGINEERS &amp; SURVEYORS</b>	
MFS CONSULTING ENGINEERS & SURVEYOR, DPC	
(DBA) MFS CONSULTING ENGINEERS & SURVEYOR CORP	
320 FIFTH AVE., FLOOR 11-SUITE #1102, NEW YORK, NY 10001	
T: 212.944.6576 F: 866.517.7413	
www.MFSengineers.com	
MD. CERTIFICATE OF AUTHORIZATION: 52822	

PROJECT NAME	DELIVERY STATION
	16604 INDUSTRIAL LANE
	(LIBER 4108 FOLIO 452)
WASHINGTON	MARYLAND

DRAWING TITLE	SITE PLAN
---------------	-----------

PROJECT NO.	3119002	SHEET NO.	C-200
DATE	2/14/2020		
SCALE	AS NOTED		
DRAWN BY	VCN		
CHECKED BY	GMT	7 OF 27	

SUBMISSION SET



## **Site Plan for DBA-7**

### **Planning Commission Hearing**

**3/2/2020**

- Site is located at 16604 Industrial Lane.
- Proposal is to operate a delivery station in an existing 167,298 SF building.
- There will be four entrances off Industrial Lane: one for employee parking, two for delivery vans arrival/departure, and one for truck deliveries.
- Van arrivals and departures will be daily from 8am to 7pm.
- Hours of operation is 24 hours a day, 7 days a week with 100 employees each shift. 200 total employees on site.
- 204 total parking spaces.
- Public water by City of Hagerstown and public sewer by the county will service the site.
- Truck deliveries will be on the north side of the building.
- Lighting will be building mounted and pole mounted in all parking lots.
- Signage will be a monument sign and building mounted.
- Landscaping will be installed around the building.
- Forestation requirement is being addressed by paying the fee in lieu.



13 February 2020

Travis M. Allen  
Comprehensive Planner  
100 West Washington Street, Suite 2600  
Hagerstown, MD 21740

**RE: Justification Letter  
Delivery Station Program (DBA7)  
County Project # SP-19-036  
MFS, Project No. 3119002**

Dear Mr. Allen:

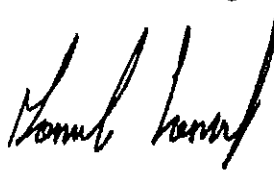
MFS Consulting Engineers & Surveyor, DPC (MFS) has completed the Simplified Forest Conservation Plan for the proposed improvement to the warehouse owned by SIF Hagerstown Industrial Lane DC LLC c/o JLL and located at 16604 Industrial Lane, Williamsport, Maryland.

To meet the Washington County Forest Conservation Ordinance requirements, MFS has calculated the required mitigation for the project to be 21,3440.40 square feet. After a thorough evaluation of the Article 10, Preferred Sequence of Techniques and Areas of Mitigation, MFS has concluded that the specified in the article practices would not apply to the proposed redevelopment. The only available space for the potential on-site afforestation is grassed moderately steep area on the north of the site. After a detailed evaluation of the proposed development activities, MFS concluded that on-site planting could result in small afforestation that is located in priority area and provide little or no real benefit to improvements in water quality.

Therefore MFS believes that pay-in-lieu fee of \$6,403.32 will be the most desirable option because it contributes to the Washington County Forest Conservation Fund which primary goal is to create significant sized forest stands in priority areas.

If you have any additional questions regarding this letter or any of the attachments do not hesitate to contact me by email at [gmt@mfsengineers.com](mailto:gmt@mfsengineers.com) or you can reach my desk at 908.922.4625.

Very truly yours,  
**MFS Consulting Engineers & Surveyor, DPC**



Gonzalo Trenosky, P.E., LEED AP  
Project Manager II

RECEIVED

FEB 18 2020

WASHINGTON COUNTY  
PLAN REVIEW DEPARTMENT

----- New Jersey

2780 Hamilton Blvd.  
South Plainfield, NJ 07080

Phone 908 922 4622  
Fax 866 517 7413

----- New York

320 Fifth Avenue, Suite 1102  
New York, NY 10001

Phone 212 943 6576  
Fax 866 517 7413

----- Puerto Rico

103 C/Isabel Andreu de Aguilar, Suite 3  
San Juan, PR 00918

Phone 787 765 2584  
Fax 787 765 3691



# NOTES:

1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC. COMPLETED IN 1989.
2. PROPERTY SHOWN HEREON IS ZONED RT WITH A PUD OVERLAY
3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
4. A EIGHT (8) FOOT EASEMENT FOR ALL UTILITIES AND DRAINAGE TO BE RESERVED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES.
5. TOPOGRAPHY SHOWN HEREON FROM PHOTOGRAMMETRY MAPPED BY WINGS AERIAL MAPPING CO. DATED AUGUST 16, 1989, CONTOUR INTERVAL 2'.
6. THERE ARE NO FLOODPLAINS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
7. THE WASHINGTON COUNTY SOIL SURVEY IDENTIFIED A THREE DOT STREAM ON THE SUBJECT SITE. HOWEVER, ACCORDING TO WASHINGTON COUNTY SOIL CONSERVATION CRITERIA FOR SENSITIVE AREA STREAM BUFFERS IN WASHINGTON COUNTY, A STREAM BUFFER IS NOT REQUIRED. THIS SITE IS IN AN AREA OF UPLAND SOILS IN A LIMESTONE REGION AND HAS A DRAINAGE AREA LESS THAN 100 ACRES. IN ADDITION THERE ARE NO KNOWN SPRING HEADS OR DEFINED CHANNELS WITH PERSISTENT FLOW, WHICH MAY BE CONSIDERED AS AN INTERMITTENT OR PERENNIAL STREAM ON THE SUBJECT SITE.
8. ANY DEVELOPMENT ON THIS PARCEL MUST COMPLY WITH THE WASHINGTON COUNTY STORMWATER MANAGEMENT ORDINANCE.
9. ADDRESS ASSIGNMENTS ARE BASED ON THE ENTRANCE LOCATION. IF DRIVEWAYS ARE CONSTRUCTED IN A DIFFERENT LOCATION, THE ADDRESS IS VOID AND THE OWNER MUST REPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
10. MBSL DENOTES MINIMUM BUILDING SETBACK LINE. BRL DENOTES BUILDING RESTRICTION LINE.
11. PORTIONS OF THE FOREST, DRAINAGE EASEMENT AREAS AND ALL OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION. THE PORTIONS ON THE LOTS WILL BE BY THE LOT OWNER.
12. WATER AND SEWER WILL BE PROVIDED BY THE CITY OF HAGERSTOWN.

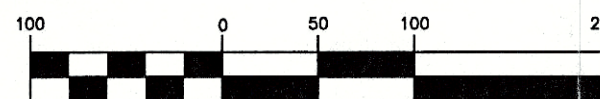
13. SETBACKS: 25' FRONT, 8' SIDES, 35' REAR
14. PARCEL SHOWN IS NOT WITHIN ANY 100 YEAR FLOOD PLAIN AS SHOWN ON WASHINGTON COUNTY FLOOD INSURANCE RATE MAP 240070-0095 B, DATED 2-1-85.
15. PER AN AGREEMENT RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MD AT LIBER 3290, FOLIO 533, THIS LOT IS HEREBY GRANTED PERMISSION TO DISCHARGE STORMWATER ACROSS THE REMAINING LANDS TO THE EAST AS WELL AS UTILIZE THE EXISTING SWM POND ON THE REMAINING LANDS. WHEN THE REMAINING LANDS ARE DEVELOPED, A EASEMENT WILL BE PLATTED AND A DRAINAGE SYSTEM AND REGIONAL SWM POND WILL BE CONSTRUCTED IN ORDER TO CONVEY AND CONTROL RUNOFF FROM THIS PARCEL.

BLACK ROCK ESTATES  
SECTION A, A-1, & B  
PLAT FOLIOS 3575 & 5322  
EX. SINGLE FAMILY USE

## SOIL TYPES

- RmB RYDER-DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES. 21% OF THIS SITE.
- RmC RYDER-DUFFIELD CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES. 7% OF THIS SITE
- RyC RYDER-NOLLVILLE, CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES, VERY ROCKY. 72 % OF THIS SITE.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

## CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

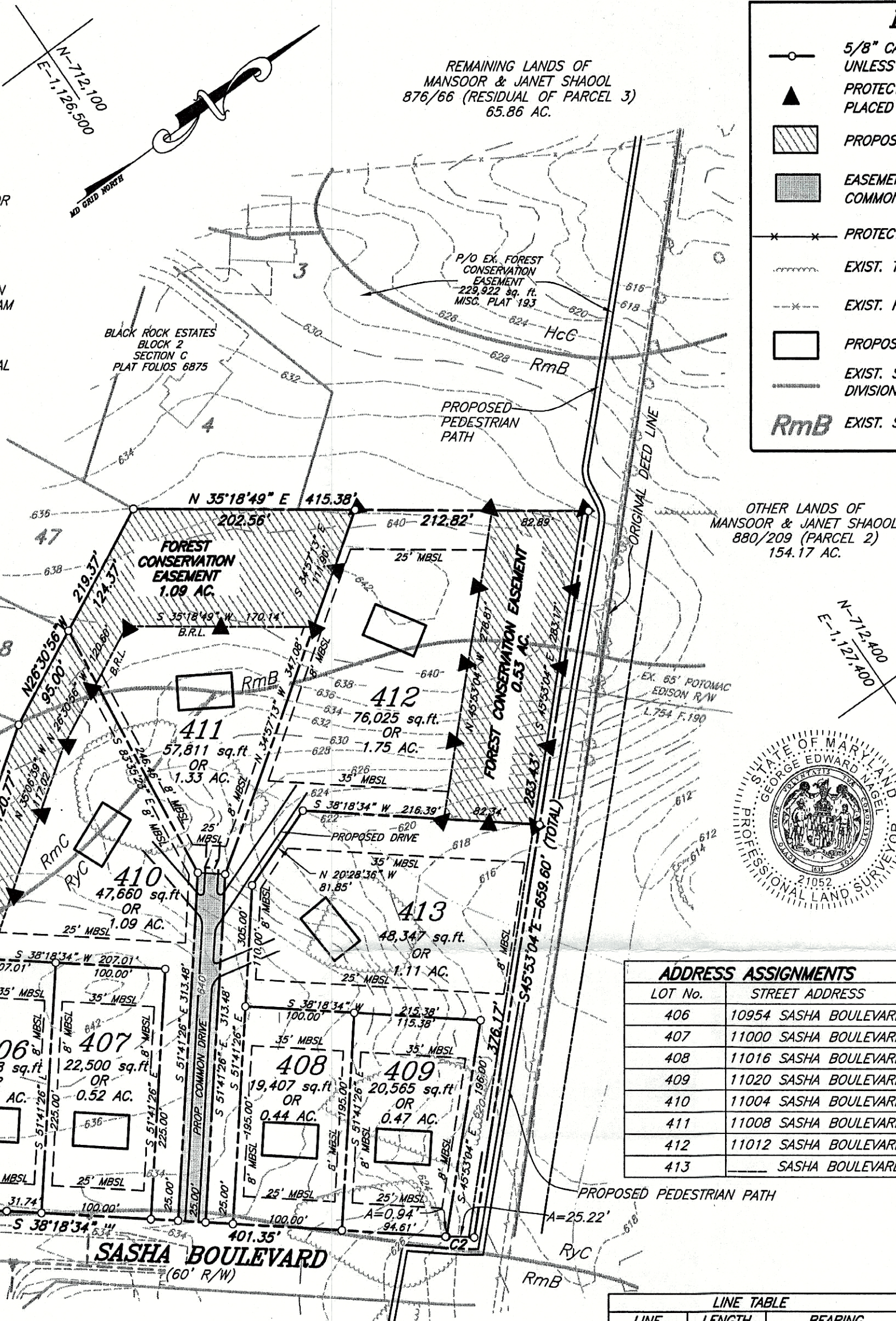
I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COMMUNITY WATER AND SEWERAGE PLAN.

DATE \_\_\_\_\_ COUNTY HEALTH OFFICER \_\_\_\_\_

## CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE \_\_\_\_\_ BY: \_\_\_\_\_ EXECUTIVE DIRECTOR \_\_\_\_\_



## ADDRESS ASSIGNMENTS

LOT No.	STREET ADDRESS
406	10954 SASHA BOULEVARD
407	11000 SASHA BOULEVARD
408	11016 SASHA BOULEVARD
409	11020 SASHA BOULEVARD
410	11004 SASHA BOULEVARD
411	11008 SASHA BOULEVARD
412	11012 SASHA BOULEVARD
413	SASHA BOULEVARD

LINE	LENGTH	BEARING
L1	25.00	N38°18'34"E

## NOTES: (cont.)

16. THE PANHANDLES FOR LOTS 410-412 ARE RESERVED FOR A COMMON ACCESS EASEMENT FOR LOTS 410-413
17. LOTS 410-413 WILL HAVE SINGLE WATER METERS. THE OTHER LOTS WILL HAVE DOUBLE WATER METERS.
18. THIS PLAT HAS BEEN REVIEWED AND APPROVED PER THE RT PUD ZONING DISTRICT. ANY DEVELOPMENT AND AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WASHINGTON COUNTY ZONING ORDINANCE CURRENTLY BEING ENFORCED.
19. A SUBDIVISION ORDINANCE MODIFICATION TO ALLOW THE THREE ADDITIONAL PANHANDLES WAS APPROVED BY THE PLANNING COMMISSION ON 6/3/13 FILE NO. SV-13-004.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	51.23'	480.00'	6°22'52"	S 35°07'09" W	51.20'
C2	26.16'	450.00'	3°19'51"	N 36°38'39" E	26.16'

AREA TABULATION	
TOTAL AREA OF LOTS	320,926 Sq.Ft. or 7.36 Acres
TOTAL AREA OF OPEN SPACE	0 Sq.Ft. or 0.00 Acres
TOTAL AREA OF R/W DEDICATION	14,698 Sq.Ft. or 0.34 Acres
TOTAL AREA THIS PLAT	335,624 Sq.Ft. or 7.70 Acres
TOTAL NO. OF LOTS = 8	

## OWNER/DEVELOPER

MANSOOR E. SHAOOL  
72 W. WASHINGTON STREET  
HAGERSTOWN, MARYLAND 21740  
PHONE: (301) 791-4882

DRAWN BY: J.M.F./D.C.M.  
CHECKED BY: G.E.N.  
SCALE: 1"=100'

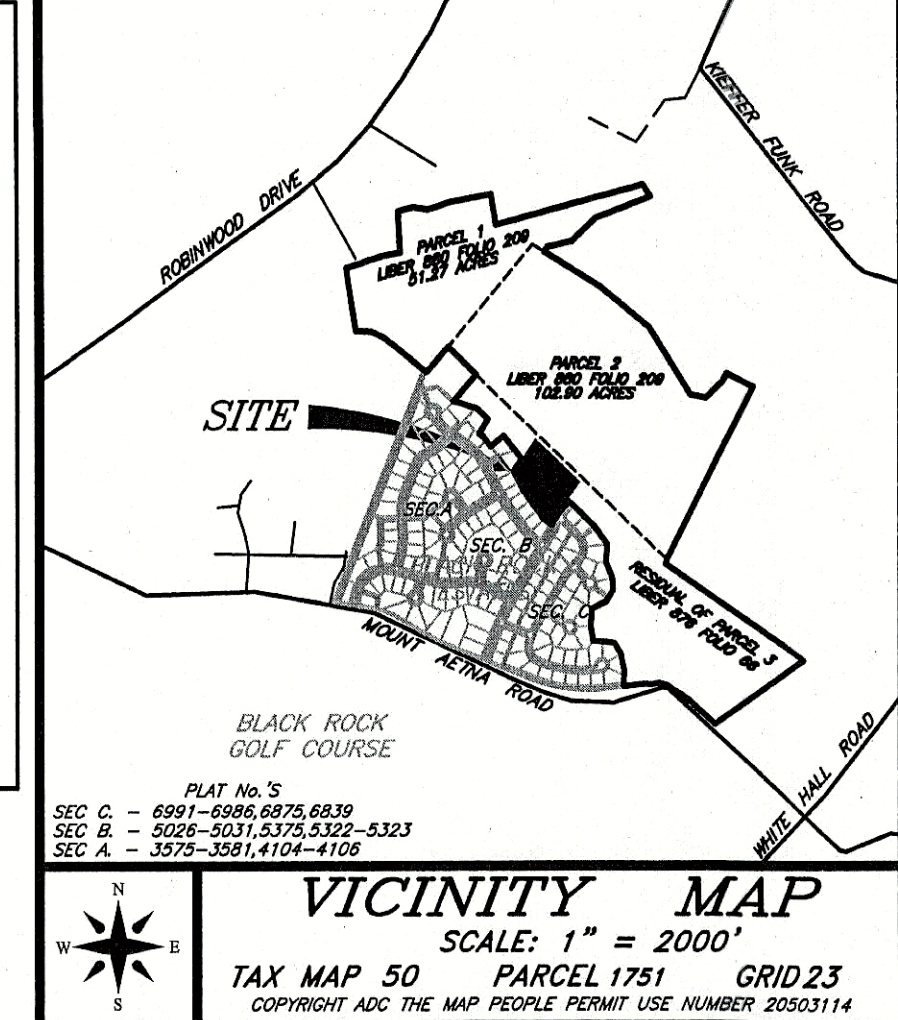
DATE: FEB. 2020  
DATE: FEB. 2020  
FOX & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS • PLANNERS  
981 MT. AETNA ROAD  
HAGERSTOWN, MARYLAND 21740  
PHONE: (301) 733-8503  
FAX: (301) 733-1853

DATE: FEB. 2020  
DATE: FEB. 2020  
FOX & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS • PLANNERS  
82 WOMAN'S HILL CT. STE. 'G'  
FREDERICK, MARYLAND 21701  
PHONE: (301) 695-0880  
FAX: (301) 293-8009

DISTRICT 18  
TAX MAP No. 50  
DWG. No. C-3597

## LEGEND

- 5/8" CAPPED REBAR UNLESS OTHERWISE NOTED
- PROTECTIVE SIGNAGE TO BE PLACED AROUND EASEMENT AREAS
- PROPOSED FOREST EASEMENT
- EASEMENT AREA FOR COMMON DRIVE
- PROTECTIVE FENCE
- EXIST. TREE LINE
- EXIST. FENCELINE
- PROPOSED HOUSE
- EXIST. SOIL TYPE
- DIVISION LINE
- RmB EXIST. SOIL TYPE



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY MANSOOR, JANET, BEN, AND KATHY SHAOOL UNTO MANSOOR AND JANET SHAOOL BY DEED DATED MAY 13, 1988 AND RECORDED AT LIBER 876, FOLIO 66 AND PART OF THE LANDS CONVEYED BY FLOYD A. BEAVER AND JEAN C. BEAVER UNTO MANSOOR EMRAL SHAOOL AND JANET EMRAL SHAOOL BY DEED DATED MAY 13, 1988 AND RECORDED AT LIBER 880 FOLIO 209 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

DATE: 02/10/2020  
GEORGE E. NAGEL, MD REG. NO. 21052 EXP. 8/24/20

## OWNER'S DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES HEIRS AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY, STREET, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID WASHINGTON COUNTY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING:

WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MANSOOR SHAOOL  
JANET SHAOOL

PRELIMINARY/FINAL PLAT  
LOTS 406-413

REVISED PLAT

PREVIOUSLY RECORDED AS LOTS 406-412  
ON PLAT NO. 10806 & 10807

BLACK ROCK PUD

SITUATE NORTH OF MOUNT AETNA ROAD AND WEST OF WHITE HALL ROAD  
PLAN REVIEW DEPARTMENT WASHINGTON COUNTY, MARYLAND

SHEET 1 OF 2  
COUNTY #5-

14: OTHER Black Rock Plats 19-51007 REPLAT LOTS 406-413 (01-01-01) dwg Feb 10, 2020 - 1:54pm User: dmoser







PROPOSED TEXT AMENDMENTS FOR ??  
SHORT-TERM RESIDENTIAL RENTALS

**(1) ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)** is amended as follows:

Section 3.3 (1) Table of Land Use Regulations

A(R)-Agriculture (Rural)  
EC-Environmental Conservation  
P-Preservation  
RV-Rural Village RB-Rural Business IM-Industrial Mineral

Table No. 3.3(1)  
TABLE OF LAND USE REGULATIONS  
(RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM
<b>B. Accommodation and Food Service</b>						
Bed and Breakfast; up to five (5) guest rooms	A	A	A	SE	P	N
Boarding or Rooming Houses	SE	SE	SE	P	P	N
Short-term Residential Rental	P	P	P	SE	N	N

P-Permitted  
SE-Special Exception  
A-Accessory  
N-Not Permitted

**(2) ARTICLE 7A – “RT” RESIDENTIAL, TRANSITION DISTRICT**

Section 7A.2 Special Exception Uses

(h) Short-term Residential Rental

**(3) ARTICLE 8 – “RS” RESIDENTIAL, SUBURBAN DISTRICT**

Section 8.2 Special Exception Uses

(k) Short-term Residential Rental

**(4) ARTICLE 9 – “RU” RESIDENTIAL, URBAN DISTRICT**

Section 9.2 Special Exception Uses

(k) Short-term Residential Rental

**(5) ARTICLE 10 – “RM” RESIDENTIAL, MULTI-FAMILY DISTRICT**

Section 10.2 Special Exception Uses

(l) Short-term Residential Rental

**(6) ARTICLE 11 – “BL” BUSINESS, LOCAL DISTRICT**

Section 11.1 Principal Permitted Uses

(l) Short-term Residential Rental

**(7) ARTICLE 12 – “BG” BUSINESS, GENERAL DISTRICT**

Section 12.1 Principal Permitted Uses

(a) Short-term Residential Rental

**(8) ARTICLE 19C – “SED” SPECIAL ECONOMIC DEVELOPMENT DISTRICT**

Section 19C.2 Principal Permitted Uses

(a) Short-term Residential Rental

**(9) ARTICLE 22 DIVISION I – OFF STREET PARKING AND LOADING AREA REQUIREMENTS**

Section 22.12(b)

1. Minimum Spaces Required

Land Use	Parking Required
Short-term residential rental, Bed and Breakfast, and Boarding House	1 parking space per bedroom

**(10) ARTICLE 28A – DEFINITIONS**

**Dwelling:**

A building containing one or more dwelling units. The term “dwelling” or any combination thereof shall not be deemed to include hotel, boarding/rooming house, motel, clubhouse, hospital, short-term residential rental or other accommodations used for more or less transient occupancy.

**Short-term Residential Rental:**

A non-owner-occupied residential structure that provides temporary lodging to transient guests for compensation. Proprietors may rent all or a portion of the structure. Such uses shall not exceed rental of individual rooms or the entire structure for more than 14 consecutive days per client/reservation. No site plan is required, however, off street parking must be provided in accordance with Article 22 Division 1 of this Ordinance. Signage that requires a zoning permit is prohibited.