#### **BOARD OF APPEALS**

#### March 15, 2023

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

#### **AGENDA**

**DOCKET NO. AP2023-009:** An appeal was filed by Field of Dreams Holding Company LLC charging administrative error by the Zoning Administrator for the determination of the required setback for the campground use to be 600 ft. from property lines based upon the requirements outlined in the land use chart and Section 22.5 on property owned by the appellant and located at 9550 Jellystone Parkway, Williamsport, Zoned Agricultural Rural with Rural Business Overlay.

\*

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than March 6, 2023. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Jay Miller, Chairman

Board of Zoning Appeals

#### **ZONING APPEAL**

**Property Owner:** 

Field of Dreams Holding Company LLC

**Docket No:** 

AP2023-009

27777 Franklin Road

Tax ID No:

20002891

Suite 200

Southfield MI 48034

Zoning:

A(R)

Appellant:

Field of Dreams Holding Company

**RB Overlay:** 

Yes

27777 Franklin Road

**Zoning Overlay:** 

Suite 200

Southfield MI 48034

Filed Date:

02/01/2023

**Hearing Date:** 

03/15/2023

**Property Location:** 

9550 Jellystone Parkway

Williamsport, MD 21795

Description Of Appeal: Charging Administrative Error by Zoning Administrator for the determination of the

required setback for the campground use to be 600 ft. from property lines based upon the

requirements outlined in the land use chart and Section 22.5.

Appellant's Legal Interest In Above Property:

Owner: Yes

Contract to

No

Rent/Lease: Contract to

Lessee: No

Purchase:

No

Other:

Previous Petition/Appeal Docket No(s):

AP94-052, AP2000-048, AP2007-006, AP2015-027, AP2022-046

**Applicable Ordinance Sections:** 

Washington County Zoning Ordinance Section 22.5, Section 3.3E,

and Section 4.9

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

01/09/2023

Ruling Official/Agency:

**Zoning Administrator** 

**Existing Use:** 

Campground

**Proposed Use:** 

**Additional Camping Areas** 

**Previous Use Ceased For At Least 6 Months:** 

**Date Ceased:** 

Area Devoted To Non-Conforming Use -

Existing:

Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

State Of Maryland, Washington County to-wit:

Appellant Signature

Sworn and subscribed before me this \_\_\_\_\_\_ day of Feb.

Kathryn B Rathvon

### **AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)**

**Docket No:** AP2023-009

#### State of Maryland Washington County, To Wit:

On 2/1/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Kuczynski & Kuczynski P.A. and made oath in due form of law as follows:

Kuczynski & Kuczynski P.A. will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 03/15/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 02/28/2023 and will remain until after the above hearing date.

Kuczynski & Kuczynski P.A.

Sworn and subscribed before me the day and year first above written.

WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires



#### **BOARD OF ZONING APPEALS**

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1 WWW.WASHCO-MD.NET

#### **Appeal Charging Error In Administrative Ruling or Action**

Property Location: 9550 Jelly Stone Erkway, Williamsport, MD 21795
Appellant's present legal interest in above property: (Check One)
Owner (Including Joint Ownership) Lessee Contract to rent/lease
Contract to PurchaseOther
Official or agency from whose ruling or action this appeal is made:  Silbaker Zoning Administrator  Date of ruling or action:  Anuary 9, 2023
Date of ruling or action:
On attached sheet please provide:
<ul> <li>Brief description of ruling or action from which this appeal is made. (Attach copy of ruling or document indicating such action)</li> <li>Brief description of what, in Appellant's view, the ruling or action should have been</li> <li>Section/subsection of the Zoning Ordinance which Appellant contends was misinterpreted</li> <li>Error in fact, if any, involved in the ruling or action from which this appeal is made</li> <li>Error of law, if any, involved in the ruling or action from which this appeal is made</li> <li>Questions of fact, if any, presented to the Board of this appeal</li> <li>State of Appellant's interest, i.e. manner in which Appellant is aggrieved by the ruling or action complained of (as property owner or otherwise):</li> </ul>
I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.
Signature of Appellant/Afformey Address of Appellant
ed. kucz aw @ gmail.com (301) 797-9120  Email of Appellant  Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.



### **BOARD OF ZONING APPEALS**

#### **OWNER REPRESENTATIVE AFFIDAVIT**

This is to certify that	. Kuczynski	
is authorized to file an appeal with the Wash	nington County Board of Appeals for	
Field of Dreams Holding Collocated 9550 Jellystone Park Way Willi		on property
The said work is authorized by Chelse		
	ld of Dreams Holding Company, LLC	
	PROPERTY OWNER	
	Field of Dreams Holding Company, LLC	
	Name 9550 Jellystone Park Way	
	Address	<del></del>
	Williamsport, MD 21795 City, State, Zip Code	
	O D D D D D D D D D D D D D D D D D D D	
	Owner's Signature	
0.1		The state of the s
Sworn and subscribed before me this 3	day of	- AND MALE
	Broken Huge	-50.00
My Commission Expires:	Notary Public	
•		10 11
	AUTHORIZED REPRESENTATIVE	11.00
BRADLEY MUGLER  Notary Public, State of Michigan	Edward L. Kuczynski	
County of Kent My Commission Expires 02-15-2026	22 W. Salisbury Street	
Acting in the County of _kent	Address Williamsport MD 21795	
	City, State, Zip Code	
	Authorized Representative's Signature	A WENT
Sworn and subscribed before me this\s	day of February , 202	3
	Sindal Kusmyeski	
My Commission Expires:		N. S. S. S. S. C.

WWW.WASHCO-MD.NET

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

#### ed.kuczlaw@gmail.com

From: Baker, Jill <JBaker@washco-md.net>

Sent: Monday, January 9, 2023 4:23 PM

To: Ed Kuczynski (ed.kuczlaw@gmail.com)

Cc: Rathvon, Kathryn B.

**Subject:** Yogi Bear Campground variance

#### Hey Ed,

I'm following up on our telephone conversation from last week regarding the decision of the BZA (AP2022-046) on a variance request by the property owners to reduce their side yard setback from 600 ft to 100ft. Per our discussion you had mentioned that it was your belief that we used the improper setback requirements for this use when you look at Section 22.52 - Travel Trailer Parks in the Zoning Ordinance. According to Section 22.52.a, "No building or trailer shall be located closer than 25 feet to the tract boundary". I think it is fair to acknowledge that this section exists, however, it is my opinion that the setback outline in this section is superseded by the provisions stated in 3.3.E where the table of land use regulations for the rural area states that travel trailer parks are a principal use in the Rural Business district "...subject to the provisions of Section 22.5 and provided such use shall be three (3) times the distance requirements specified in Section 4.9". As you are aware, Section 4.9 states that "Any uses or buildings subject to compliance with this section shall be located at least two hundred (200) feet from any lot line in a RT, RS, RU, RM, or RV District or any lot occupied by a dwelling, school, church, or institution for human care not located on the same lot as the said use...".

Therefore, my opinion stands that the required setbacks for Yogi Bear Campground are 600 ft from property lines based upon the requirements outlined in the land use chart that the use be in accordance with Section 22.5 **AND** that the use be three (3) times the distance requirements set forth in Section 4.9.

If you disagree with my opinion, you have the option to appeal this decision to the Board of Zoning Appeals. As stated in the Zoning Ordinance, you have 30 days from the date of this email to file an appeal charging administrative error. You may contact Katie Rathvon for further instructions on what information will be needed for the appeal application. If you have any further questions, please let me know.

Sincerely,



Jill Baker, AICP, Director/Zoning Administrator

747 Northern Avenue Hagerstown, MD 21742 Phone: (240) 313-2433 Fax: (240) 313-2431

E-mail: jbaker@washco-md.net Website: www.washco-md.net

NOTICE: This e-mail, including any attachments, is intended solely for the use of the addressee(s) and may contain confidential, proprietary and privileged information, the unauthorized disclosure or use of which is prohibited. If you are

#### **BOARD OF ZONING APPEALS FOR WASHINGTON COUNTY**

IN RE: FIELD OF DREAMS HOLDING COMPANY, LLC

**ADMINISTRATIVE ERROR APPEAL** 

**CASE NO.:** 

#### APPELLANT'S MEMORANDUM IN SUPPORT OF APPEAL

#### **STATEMENT OF CASE**

Appellant's property is zoned Rural Business (RB) and it operates, and has operated for many years, a Travel Trailer Park as a principal permitted use. Appellant is desirous of adding sites to the property in accordance with the site drawing included in this Appeal. Those sites will be at least 100 feet from the property line. Rural Business is the only zoning classification that permits a Travel Trailer Park as a principal permitted use. *Section 22.52* of the *Zoning Ordinance for Washington County* sets forth specific design criteria, including specified set-back requirements for Travel Trailer Parks. The specific set-backs set forth in §25.52 conflict with the general set-back requirements set forth in the *Table of Uses*, §3(E) and Section 4.9.

Following the decision of the Board of Zoning Appeals (AP 2022-046) denying Appellant's request for a variance from 600 feet to 100 feet, your undersigned on behalf Appellant contacted the Zoning Administrator to question whether there is in fact a need for a variance and/or whether the correct set-back requirement was applied. Appellant requested that the Zoning Administrator apply the set-back requirements set forth in Section 22.52 of the *Washington County Zoning Ordinance* which specifies 25 feet (possibly 75 feet) because that section of the *Zoning Ordinance* contains specific design criteria, including specified set-backs, for *Travel Trailer Parks* as defined by the Ordinance - Appellant's current permitted use.

The Appellant is desirous of obtaining a permit to construct additional sites for travel trailers (park models) which would be at least 100 feet from the property line. Jill Baker, in her capacity as Zoning Administrator, issued an email setting forth her interpretation and application of the *Zoning Ordinance* on January 9, 2023. Appellant's appeal is from Ms. Baker's Administrative Determination set forth in that correspondence which is included herein.

For the reasons set forth in this Memorandum, Appellant is requesting the Board to reverse the aforementioned interpretation and find that the specific set back and design requirements of the *Zoning Ordinance for Washington Count, §22.5, Travel Trailer Parks* are applicable to the instance case thereby negating the necessity for any variance in connection with Appellant's proposed expansion.

#### **APPELLANT'S POSITION**

Section 22.52, Travel Trailer Parks states "Temporary and/or permanent travel trailer parks are principal permitted uses in RB Districts...Travel trailer parks shall meet the following design requirements:

(a) Density and Design: .... No building or trailer shall be closer than 25 feet to the tract boundary."...
The provisions of Section 22.52 are clearly specific to Travel Trailer Parks, as defined by the Zoning Ordinanance, which are located in RB zoning Districts as is the case at bar. In that regard, the language of the Ordinance is clear and unambiguous in this case because Appellant is operating a Travel Trailer Park in a Rural Business Zoning District. Appellant is obligated and entitled to design and operate its business in accordance with the clear and unambiguous language of §22.52.
Based upon the clear language of that section of the Zoning Ordinance, Appellant asserts that the County Commissioners intended the specific design regulations, including the set-back distance,

set forth therein to apply to the construction and/or expansion of *Travel Trailer Parks* in Rural Business Zoning Districts. If some other was to be utilized, one must assume that the legislative body would have addressed same in *Section 22.52* since it is clearly and unambiguously sets forth the design requirements (including set-backs) for *Travel Trailer Parks*. That Section makes a point to state these uses are principally permitted in RB Districts. In short, Appellant asserts that Ordinance clearly establishes that the set-back in this instance is 25 feet (possibly 75 feet).

Although Appellant respectfully asserts that the inquiry regarding the correct set-back requirement should stop without further review or interpretation, the Zoning Administrator's determination and/or the *Zoning Ordinance* must be addressed to the extent that they both set forth and/or contain an interpretation and/or application that arguably creates an ambiguity that must be resolved by this Board.

Ms. Baker indicates in her email that she believes the required set-back based upon the language of Sections 3(E) and 4.9 requires a 600 foot set-back. It should be noted that §3 (E) generally references "Section 22.5" (not 22.52) yet makes Travel trailer parks/Camp grounds "subject to 22.5..." subject to "three (3) times the distance requirements specified in Section 4.9." Section 4.9 applies to uses or buildings in a "RT, RS, RU, RM or RV District..." This section contains no mention of RB zoning districts which Appellant asserts, in the context of the applicable Rules of Construction set forth below, indicates that the County Commissioners did not intend for this Section to apply to Travel Trailer Parks/ in RB Zoning Districts which are specifically regulated in §22.52. A reading of the Sections upon which the Zoning Administrator relies does not provide clear and definitive guidance in connection with this scenario. However, Section 22.52 clearly covers the required set-back for Travel Trailer Parks in RB Zoning Districts which it establishes at 25 feet. This position is further bolstered by Article 5E, "RB" Rural

Business District, Section 5E.5 Bulk Regulations (c) Side and Rear Yard Building Setbacks which establishes "Side and Rear Setbacks: 50 Feet from a property zoned for or occupied by a Residential Land Use; 25 Feet from a property zoned or occupied by a Non-Residential Use."

Assuming arguendo that there is an ambiguity and a conflict between the respective Zoning Ordinance sections at issue, the Rules of Construction which have been established by the Maryland Courts and set forth below must be applied. In the enactment of Section 22.52 the County Commissioners were addressing Travel Trailer Parks, particularly in RB Zoning Districts where they are allowed by right. It makes no sense to assume that the legislative body would establish a set-back of 25 feet in Section 22.52 and yet expect a 600-foot set-back to also be required. In this instance there appears to be a conflict between the general provisions set forth in Sections 3 and 4.9 when read in conjunction with the specific provisions of 22.52 as well as The Rules of Construction dictate that where general provisions, terms or expressions in one part of an ordinance are inconsistent with more specific or particular provisions of another part, the particular/specific provisions must govern or control. "The particular provisions should be regarded as an exception to the general provisions so that both may be given effect. A general provision takes effect only as to such cases within its general language as are not within a particular provision." (MLE, State Govt. §63 and cases cited therein). In short, the specific set-back provisions of §22.52 and 5E.5 dictate a set-back of 25 feet (possibly 50 feet) and supersede the more general set-back requirements set forth in Section 4.9.

In the context of this appeal, the other Rules of Construction set forth herein also support Appellant's position. First, the titling of §22.52 (and *Division V*) make it clear that the legislative body intended to specifically address *Travel Trailer Parks and Mobile Homes* in various specifically identified scenarios with §22.52 applying specifically to *Travel Trailer Parks* like the

one owned and operated by Appellant. Second, an ordinance must be construed in the statutory scheme in which it appears. Obviously the *Zoning Ordinance* is part of a substantial body of law that regulates and controls land use in the County. Often, the *Comprehensive Plan* is a reference source in land use. Clearly, Washington County has made tourism one of the County's priorities in its *Comprehensive Plan*. Toward that end the RB Zoning Purpose set forth in *Zoning Ordinance* states:

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to as establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. The Rural Business District is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District.

Section 5E.5 specifies a set-back distance that is contrary to the Zoning Administrator's position and consistent with Section 22.52. Third, internal inconsistencies must be interpreted in the context of the entire statutory scheme. Appellant asserts that a reading of the sections at issue in a manner contrary to the position asserted by Appellant renders the specific provisions of Section 22.52 meaningless in the context of the entire statutory scheme and contrary to the Rules of Construction.

#### **SUMMARY**

It is Appellant's position that §4.9 is not applicable to *Travel Trailer* in RB Zoning Districts, the case at bar or the limited similar situations that may arise elsewhere in the County and that §22.52 dictates a required set-back of at least 25 feet. This position is further bolstered by the set-backs specified for RB Zoning in *Section 5E.5 Bulk Regulations*. Even if you assume a 3x multiplier as suggested by the Zoning Administrator based upon the contradictory language of §4.9 the set-back would be 75 feet – not 600 feet. For the reasons set forth and discussed in this

Memorandum, Appellant requests this Board find that the set-back requirements specifically set forth in §22.52 (not §§3 and 4.9) should apply to Appellant's request to add additional Travel Trailer sites.

#### **RULES OF CONSTRUCTION**

#### **LEGAL POINTS AND AUTHORITIES**

- Courts apply the same rules of construction to ordinances as state statutes. (Sutherland Stat Const §30.06 and cases cited therein).
- When ordinances conflict or are ambiguous, the judicial body reviewing it must interpret the meaning of the language. (MLE, State Govt. §40.3 and cases cited therein).
- It is to be presumed that the legislative body had full knowledge and information as to the
  entire ordinance and acted in regard to same. (MLE, State Govt. §45 and cases cite
  therein).
- It is presumed that the legislative body intended ordinances the affect the same subject matter to "blend into a consistent and harmonious body of law." (MLE, State Govt. §45 and cases cited therein).
- An ordinance must be construed in the statutory scheme in which it appears. (MLE, State Govt. §60 and cases cited therein).
- Internal inconsistencies must be interpreted in the context of the entire statutory scheme.
   (MLE, State Govt. §60 and cases cited therein).
- The title may be construed in considering an ordinance or section contained therein.

  (MLE, State Govt §62 and cases cited therein).

- As a general rule, if two parts of an ordinance are conflicting, the reviewing body must make an effort to reconcile and harmonize the conflicting sections. (MLE, §63 and cases cited therein).
- Where general provisions, terms or expressions in one part of an ordinance are inconsistent with more specific or particular provisions of another part, the particular provisions must govern or control. "The particular provisions should be regarded as an exception to the general provisions so that both may be given effect. A general provision takes effect only as to such cases within its general language as are not within a particular provision." (MLE, State Govt. §63 and cases cited therein).

Respectfully submitted,

Edward L. Kuczynski

Edward L. Kuczynski, #0825

CPF # 8205010177

Kuczynski & Kuczynski, P.A.

Attorney for Defendant

22 W. Salisbury Street

Williamsport, Maryland 21795

Telephone: (301) 797-9120 Facsimile: (301) 797-4317

Email: ed.kuczlaw@gmail.com

# DIVISION V - MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND MOBILE HOMES NOT IN MOBILE HOME PARKS OR TRAVEL TRAILER PARKS

Section 22.5 Mobile Home Parks and Mobile Home Subdivisions 161

A mobile home park is a residential development with identifiable spaces specifically designed to be rented for the accommodation of mobile homes. A mobile home subdivision is a residential development where separate tracts of land, specifically designed to accommodate mobile homes, are intended to be sold to mobile home owners.

It is the intention of the County that mobile home parks and mobile home subdivisions, when permitted, shall be developed to a high standard, providing a healthy and pleasant living environment. Applications for a zoning permit for a mobile home park or mobile home subdivision shall be subject to approval by the Planning Commission. Site plans submitted for approval shall meet the design criteria outlined in this section. An enlargement of an existing mobile home park shall require a zoning permit as if it were a new establishment. All development under this Article shall meet the requirements of the Washington County Forest Conservation Ordinance and Manual.

#### Section 22.51 Design Standards

- (a) Size of Mobile Home Park: A tract proposed for development as a mobile home park shall have a minimum area of three acres and a minimum width of 200 feet. In a case where the mobile home park is removed from the public highway, an access road with a minimum right-of-way of 40 feet shall be provided.
- (b) Design of Mobile Home Park Spaces: In a mobile home park, a separate space shall be provided for each mobile home and shall include a patio area and connections for public or community water supply and sewerage disposal and electric service. Mobile home spaces in different sections of the mobile home park may vary in size, but no space shall be less than 4,400 square feet in area and there shall not be more than 8 mobile home spaces per net acre. Mobile homes may be placed in their mobile home park spaces at the discretion of the developer, provided, no part of a mobile home, including expansion units, shall be closer than 8 feet to the front edge of the space provided or closer than 5 feet from the other perimeters of its space. In no case may mobile homes be located closer than 20 feet apart. Each space shall be permanently marked by a number.
- (c) Design of Mobile Home Subdivision Lots: In a mobile home subdivision as defined in Article 28A, a separate lot shall be provided for each mobile home. Provisions shall be made for electricity and for public or community water and sewerage disposal systems. Mobile home lots may vary in size; but no lot shall be less than 4,400 square feet in area and there shall not be

<sup>&</sup>lt;sup>161</sup> Revision 6, Section 22.5 amended 2/9/93 (RZ-92-16)

#### Section 22.52 Travel Trailer Parks<sup>162</sup> 163

Temporary and/or permanent travel trailer parks are principal permitted uses in a RB Districts. Travel trailer parks are intended to provide not more than thirty (30) day accommodations for the type of travel vehicles which are becoming increasingly popular for travel and vacation use, including the travel trailer, the pick-up coach, the motor-home and the camping trailer. Travel trailer parks shall meet the following design requirements:

- (a) Density and Design: A travel trailer park must be at least two acres in size. Each space shall be at least 1,000 square feet in area. Trailers shall be separated from each other and from other structures by at least fifteen feet. Accessory structures such as awnings and carports shall, for purposes of this separation requirement, be considered to be a part of the trailer. No more than 25 spaces per acre shall be allowed. The remaining area shall be reserved for recreation and open space use. No building or trailer shall be located closer than 25 feet to the tract boundary.
- (b) Service Facilities: A central service building containing the necessary toilet and washing facilities shall be provided in each travel trailer park. The number and arrangement of these facilities shall be approved by the Washington County Health Department. Accessory stores and services may be permitted as in a mobile home park, provided these services are intended and arranged only for use of the travel park residents.
- (c) Parking and Access: Off-street parking, consisting of one space per trailer space, shall be provided except where the right-of-way will have curbs and sidewalks and is a minimum width of 40 feet. Additional spaces for visitors shall also be provided. All trailer spaces shall have access to a public road by way of an interior service drive.
- (d) Review Procedure: When submitting the application for a zoning permit, the applicant shall include a plan, drawn at a scale of 1"=100 feet showing the arrangement of travel trailer sites and connecting driveways. The site plan shall be approved by the Planning Commission as part of a zoning permit. The applicant shall also present a written statement, with accompanying plans, describing how water and sewerage disposal service are to be provided. These arrangements shall be approved by the Washington County Health Department before a zoning permit is approved.

#### Section 22.53 Travel Trailers

Camping or recreational travel trailers and recreational travel vehicles as defined in Article 28A are allowed as an accessory use in any district, provided they are parked or stored in a garage or accessory building or in the rear yard, side yard, or driveway of the lot occupied by the owner, in which case it shall be no closer than four (4) feet to the rear and side lot lines and no closer than ten (10) feet to the front lot line or to the road

<sup>&</sup>lt;sup>162</sup> Revision 15, Section 22.52 amended 9/19/06 (RZ-06-007/ORD-06-09)

Revision 18, Section 22.52 amended 10-11-16 (RZ-13-003/ORD-2016-18)

#### **Tourism Entertainment Facility:**

A facility for the traveling public designed to their amusement. This would include such things as: amusement parks and water parks. Interpretive centers involved with education and teaching would not fall into this category.

#### **Trade and Technical Institutions:**

An educational facility established for the training of students in specific job skills. For example: electronic repair, the operation of machinery and cosmetology. Such facility may not exceed thirty (30) acres where permitted by special exception.

#### Transitional or Sheltered Care Facility:

A facility, including half-way houses, providing 24 hr/day care of persons with special needs, which provides food and shelter, and may also provide some combination of personal care, transportation, physical, social, or psychological therapy and counseling to assist persons in overcoming physical or emotional problems.

#### **Travel Trailer:**256

#### **Travel Trailer Park:**

A plot of ground designed for and having the required facilities for servicing travel trailers and similar vehicles and campers.

#### Truck Stop:

A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually long-term truck parking, incidental service or repair of trucks, overnight accommodations, or restaurant facilities open to serve the general public; or a group of facilities consisting of such a use and attendant eating, repair, sleeping or truck parking facilities. As used in this definition, the term "trucks" does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration.

#### **Truck Terminal:**

A structure or land used or intended to be used primarily: (a) to accommodate the transfer of goods or chattels from trucks or truck-trailers to other trucks or truck-trailers or to vehicles or storage containers of other types, such as land-sea containers, in order to facilitate the transportation of such goods or chattels; or (b) for parking or storage of trucks, truck trailers, trailers, or in-transit mobile storage containers, such as land-sea containers.

A truck terminal may include loading and unloading platforms, warehouse facilities for temporary storage of goods in transit, reservoir parking for trucks and truck-trailers waiting to be loaded or unloaded and related business offices.

<sup>&</sup>lt;sup>256</sup> Revision 16, definition deleted 12/1/09, eff. 2/1/2010 (RZ-09-003/ORD-09-10)

#### ARTICLE 5E - "RB-E" RURAL BUSINESS EXISTING DISTRICT 69

#### ARTICLE 5E - "RB" RURAL BUSINESS DISTRICT<sup>70</sup> 71

Section 5E.0 Purpose

The "RB" Rural Business District is established to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to as establish locations for businesses and facilities not otherwise permitted in the rural areas of the County. The Rural Business District is established as a "floating zone" which may be located on any parcel in an Agricultural, Environmental Conservation, Preservation or Rural Village Zoning District.

Section 5E.1 Principal Permitted Uses and Accessory Uses

See the Table of Land Uses [Section 3.3, Table No. 3.3(1) for identification of principal and accessory uses permitted in the RB District.

Section 5E.2 Special Exceptions

There are no special exception uses in the RB District that may be granted by the Board of Zoning Appeals. The RB District itself is analogous to a special exception and is granted through the review process described in this Article.

Section 5E.3 Non-Conforming Uses

Existing businesses not listed on the Table of Land Uses [Table No. 3.3(1)] may continue as "Non-Conforming Uses" in accordance with the Non-Conforming Use provisions of this Ordinance.

Section 5E.4 Criteria

- (a) Businesses in the rural area existing at the time of adoption of these regulations and which are listed on the Table of Land Uses [Table No. 3.3(1)] shall be designated on the Washington County Zoning Map as a Rural Business (RB) Floating Zone. Businesses with this description need not take any action to continue operation. Such existing uses are viewed as compatible with the character of the rural area and their continued operation is deemed consistent with the policies of the Comprehensive Plan.
- (b) The RB Floating Zone District may be newly established at a particular location if the following criteria are met.

Revision 18, Article 5E deleted in its entirety 10/11/15 (RZ-13-003/ORD-2016-18)

Revision 14, Article 5F added 7/26/05 (RZ-03-005) [See Footnote #71 below]

Revision 18 - Article 5F RB-N District amended and renumbered to Article 5E – RB District - 9/01/15 (RZ-14-002/ORD-2015-20)

- 1. The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan;
- The proposed RB District has safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial truck traffic;
- Onsite issues relating to sewage disposal, water supply, stormwater management, flood plains, etc. can be adequately addressed; and
- 4. The location of an RB District would not be incompatible with existing land uses, cultural or historic resources, or agricultural preservation efforts in the vicinity of the proposed district.

#### Section 5E.5 Bulk Regulations:72

(a) Lot Size:

Minimum 40,000 Sq. Ft.

(b) Front Yard Building Setback:

40 Feet from a Minor Collector or Local Public Road Right of Way 50 feet from a Major Collector or Arterial Public Road Right of Way

(c) Side and Rear Yard Building Setbacks:

50 Feet from a property zoned for or occupied by a Residential Land Use:

25 Feet from a property zoned for or occupied by a Non-Residential Land Use.

(d) Structure Height: 35 Feet

(e) Lot Coverage: Maximum 65 %

(f) Parking.

- 1. Off-street parking facilities shall be provided in accordance with Article 22, Division I of this Ordinance.
- Parking and access aisles are permitted in the front yard setback area. Parking and access aisles are permitted in the side and rear yard setback areas only when the lot abuts a property with a nonresidential land use.

Revision 15, Section 5F.4(c) amended 9/19/06 (RZ-06-007) [as of 9-1-15 Section 5F.4(c) became Section 5E.4(c) - see RZ-14-002/ORD-2015-20]

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

LAND USES	A(R)	EC	Р	RV	RB	IM	Intensity of Use
Sanitary landfills, provided such use shall be two (2) times the distance specified in Section 4.9.	N	N	N	N	Р	N	N/A
D. Agriculture, Forestry, Fishing and Hunting							
Forests and Wildlife preserves, fish hatcheries and similar conservation areas	Р	Р	Р	Р	Р	Р	LOW
Forestation	Р	Р	Р	Р	Р	Р	LOW
Produce stands/Farmers Market	SE	SE	SE	SE	Р	N	MODERATE
Roadside stands	Α	Α	Α	Α	Α	N	MODERATE
Agricultural uses, as defined in Article 28A, including animal husbandry facilities as defined in Article 28A which shall be subject to the requirements set forth in Article 22 Division IX	Р	Р	Р	Р	Р	Р	LOW
E. Arts, Entertainment, and Recreation							
Amusement parks	N	N	N	N	Р	N	HIGH
Bowling alleys	N	N	N	N	Р	N	HIGH
Circus, carnival, dog and horse shows or similar transient enterprise; provided, that such use shall not exceed ten (10) days at any one time, and which does not include any permanent structure	Р	Р	Р	Р	А	N	MODERATE
Clubs, Country	SE	SE	SE	N	Р	N	MODERATE
Clubs, fraternities, lodges, or similar organizations, not conducted as a gainful business, provided any buildings or structures are located subject to the distance requirements specified in Section 4.9	SE	SE	SE	SE	Р	N	MODERATE
Recreation Centers	SE	SE	SE	SE	Р	N	MODERATE
Commercial swimming pools	N	N	N	N	Р	N	HIGH
Fairgrounds and race tracks or courses for the conduct of seasonal or periodic meets of horses, dogs, aircraft, automobiles, motorcycles and the like; provided such use shall be subject to three (3) times the distance requirements specified in Section 4.9	N	N	N	N	Р	N	HIGH
Golf courses	N	N	N	N	Р	N	MODERATE
Golf driving ranges	N	N	N	N	Р	N	MODERATE
Indoor firing range	SE	SE	SE	SE	Р	N	MODERATE
Marinas, boat rentals, docks, piers and wharves	SE	SE	SE	SE	Р	N	MODERATE
Museum, arts center or tourism entertainment facility	N	N	N	N	Р	N	MODERATE

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

LAND USES	A(R)	EC	Р	RV	RB	IM	Intensity of Use
Riding academies, livery stables, subject to the distance requirements specified in Section 4.9	Р	Р	Р	Р	Р	N	MODERATE
Taxidermy Service	Р	Р	Р	Р	Р	N	LOW
Theaters	N	N	N	N	Р	N	HIGH
Theaters, Outdoor; provided a minimum of five (5) acres is maintained; and provided such use shall be subject to three (3) times the distance requirements of Section 4.9	N	N	N	N	Р	N	HIGH
Trap, skeet, rifle, or archery ranges, including gun clubs; provided such use shall be five (5) times the distance requirements specified in Section 4.9 and all safety standards of county, state and federal agencies are observed	SE	SE	SE	N	Р	N	HIGH
Travel trailer parks/Camp grounds, subject to the provisions of Section 22.5 and provided such use shall be three (3) times the distance requirements specified in Section 4.9	SE	N	N	SE	Р	N	HIGH
F. Construction							
Surface grading, removal of top soil, shale or similar material in preparing the property for development; but not including open pit quarrying or mineral processing on site; subject to the performance standards in Section 4.12. A grading plan containing the information required in Section 15.3 showing the existing and proposed surface contours and providing for the re-vegetation of the property shall be submitted to the Planning Commission for approval	Р	Р	Р	Р	N	N	N/A
G. Educational Services							
Public or private college, trade and technical institutions	SE	Ν	N	N	P	N	HIGH
Schools – public or private – elementary through high	Р	Р	Р	Р	N	N	HIGH
H. Finance and Insurance		1 196					
Banks and financial institutions	N	Ν	N	N	Р	N	MODERATE
I. Health Care and Social Assistance		1.00		5 p 1 2 m			
Assisted Living Facilities	N	N	N	N	Р	N	MODERATE
Clinics with or without a pharmacy	N	N	N	N	Р	N	MODERATE
Comprehensive Care Facilities	N	N	N	N	Р	N	HIGH
Day-Care, Adult & Child centers, including Nursery Schools.	N	N	N	N	Р	N	MODERATE
Day-care, In home Family/Child Care Facilities	Р	Р	Р	Р	N	N	N/A

or, arrive at a mutually agreeable figure for the property within the street width, or upon failure of agreement, by the filing of a condemnation suit in Circuit Court before the end of the period.

#### Section 4.8 Essential Utility Equipment<sup>23</sup> <sup>24</sup>

Essential utility services, as defined in Article 28A, shall be permitted in any district, as authorized and regulated by law and ordinances of Washington County, it being the intention hereof to exempt such essential services from the application of this Ordinance; except that, without in any way altering or otherwise affecting such exemption, the plans of any overhead electric transmission line of 69.0 K.V. or more, on metal or wooden poles or towers or pole structures, or of any cross country telephone trunk line including microwave, transmission pipe line, natural gas line, trunk sewer line or sub-station, proposed to be erected or installed in any A(R), EC, P, RV, RS, RT, RU or RM District shall be submitted before the beginning of construction to the Planning Commission for its review.

#### Section 4.9 Distance Requirements<sup>25</sup> <sup>26</sup>

Any uses or buildings subject to compliance with this section shall be located at least two hundred (200) feet from any lot line in a RT, RS, RU, RM or RV District or any lot occupied by a dwelling, school, church, or institution for human care not located on the same lot as the said use or buildings, or any lot which is part of a duly recorded subdivision.

#### Section 4.10 Accessory Structures and Uses<sup>27</sup>

- (a) Generally. Except as otherwise restricted by this Ordinance, customary accessory structures and uses shall be permitted in any district in connection with the principal permitted use within such district.
- (b) Use limitations. In addition to the other requirements of this Ordinance, an accessory use shall not be permitted unless it strictly complies with the following:
  - No accessory structure shall be used for living quarters, the storage of contractors' equipment, the storage of animals, or the conducting of any business unless otherwise provided in this Ordinance.
  - No accessory use or structure shall be established on any lot prior to substantial completion of the construction of the principal structure.

<sup>&</sup>lt;sup>23</sup> Revision 15, Section 4.8 amended 9/19/06 (RZ-06-007/ORD-06-09)

<sup>&</sup>lt;sup>24</sup> Revision 18, Section 4.8 amended 10/11/16 (RZ-13-003/ORD-2016-18)

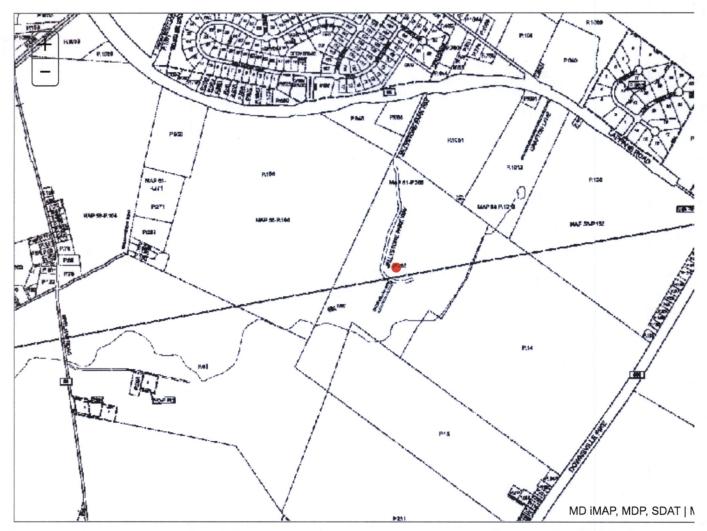
<sup>&</sup>lt;sup>25</sup> Revision 15, Section 4.9 amended 9/19/06 (RZ-06-007/ORD-06-09)

Revision 18, Section 4.9 amended 10/11/16 (RZ-13-003/ORD-2016-18)

<sup>27</sup> Revision 16, Section 4.10 amended 8/4/09 (RZ-09-001/ORD-09-08)

#### **Washington County**

District: 20 Account Number: 002891



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at <a href="https://www.plats.net">www.plats.net</a> (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <a href="http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx">http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx</a> (<a href="http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx">http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx</a>).

Homeowners' Tax Credit Application Status: No Application



View Map	View GroundRent Rede	mption	Vie	ew GroundRent Regist	ration
Special Tax Recapture: Nor	ne				
Account Identifier:	District - 20 Account Numl	ber - 002891			
		Owner Information			
Owner Name:	FIELD OF DREAMS HOLDIN LLC	NG COMPANY Use: Principal Residence	l N	OMMERCIAL O	
Mailing Address:	27777 FRANKLIN RD STE 20 SOUTHFIELD MI 48034-	Deed Re	ference: /0	)4628/00224	
	Locati	on & Structure Information	on		
Premises Address:	9550 JELLYSTONE PARK W. WILLIAMSPORT 21795-0000		68	550 JELLYSTONE PA	
	ighborhood: Subdivision 000.22 0000	on: Section: Block:		ssment Year:	Plat No: 922 Plat Ref:
Primary Structure Built 1973	Above Grade Living Area 2,723 SF	Finished Basement		roperty Land Area 9.5700 AC	County Use
Stories Basement Type MIXED F	Exte RESIDENTIAL/RETAIL SIDI	erior Quality Full/Half Bat NG/ C3	th Garage La		Improvements
		Value Information			
Land: Improvements	<b>Base Value</b> 5,747,700 3,998,200	<b>Value</b> As of 01/01/2021 5,512,200 3,802,900	Phase-in A As of 07/01/2022	As of O7/01/	2023
Total: Preferential Land:	9,745,900	9,315,100	9,315,100	9,315,1	00
Preferential Land:	0	0			
		Transfer Information			
Seller: FIELD OF DREAMS LI Type: NON-ARMS LENGTH ( Seller: SELLERS CAROLYN E	OTHER De	te: 09/10/2013 ed1: /04628/ 00224		Price: \$0 Deed2:	
Type: ARMS LENGTH IMPRO		te: 04/29/1996 ed1: /01267/ 00638		Price: \$550,000	)
Seller: SELLERS GEORGE W	ments of a management of the contract of	te: 01/27/1994		Deed2:	
Type: NON-ARMS LENGTH C		ed1: /01137/ 00539		Price: \$495,000 Deed2:	,
		cemption Information			
Partial Exempt Assessments:	Class	07/01/2022	2 07/	/01/2023	
County:	000	0.00			
State: Municipal:	000	0.00			
special Tax Recapture: Non-	000	0.00 0.00	0.0	00.0 0	
posidi iax necapture: NON					
	Homeste	ead Application Informati	on		
lomestead Application Sta					

Homeowners' Tax Credit Application Status: No Application

View GroundRent Registration View Map View GroundRent Redemption Special Tax Recapture: None Account Identifier: District - 20 Account Number - 002891 **Owner Information** FIELD OF DREAMS HOLDING Use. COMMERCIAL Owner Name: COMPANY LLC Principal NO Residence: Deed Reference: /04628/ 00224 27777 FRANKLIN RD STE 200 Mailing Address: SOUTHFIELD MI 48034-**Location & Structure Information** Premises Address: 9550 JELLYSTONE PARK WAY Legal Description: 89.57 ACRES WILLIAMSPORT 21795-0000 9550 JELLYSTONE PARK WAY - S/S MD 68 YOGI BEAR'S JELLYSTONE PARK Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 9229 0061 0004 0266 30000.22 0000 2021 Plat Ref: Town: None **Primary Structure Built** Above Grade Living Area Finished Basement Area Property Land Area County Use 89.5700 AC 1973 2,723 SF Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements MIXED RESIDENTIAL / RETAIL SIDING/C3 Value Information Base Value Value Phase-in Assessments As of As of As of 01/01/2021 07/01/2022 07/01/2023 Land: 5.747.700 5,512,200 Improvements 3.998.200 3,802,900 Total: 9,745,900 9,315,100 9,315,100 9,315,100 Preferential Land: 0 **Transfer Information** Seller: FIELD OF DREAMS LLC Date: 09/10/2013 Price: \$0 Type: NON-ARMS LENGTH OTHER Deed1: /04628/ 00224 Deed2: Seller: SELLERS CAROLYN E Date: 04/29/1996 Price: \$550,000 Type: ARMS LENGTH IMPROVED Deed1: /01267/ 00638 Deed2: Seller: SELLERS GEORGE W IV Date: 01/27/1994 Price: \$495,000 Deed1: /01137/ 00539 Type: NON-ARMS LENGTH OTHER Deed2: **Exemption Information** 07/01/2023 Partial Exempt Class 07/01/2022 Assessments: 000 0.00 County: State: 000 0.00 Municipal: 000 0.00|0.00 0.00|0.00 Special Tax Recapture: None **Homestead Application Information** Homestead Application Status: No Application Homeowners' Tax Credit Application Information

Date:

ADJACENT OWNERS

View GroundRent Redemption View GroundRent Registration Special Tax Recapture: AGRICULTURAL TRANSFER TAX Account Identifier: District - 02 Account Number - 020319 **Owner Information** Owner Name: LIVENGOOD STONEY L AGRICULTURAL LIVENGOOD STACY D Principal Residence: YES Mailing Address: 16621 LAPPANS RD Deed Reference: /06215/ 00307 WILLIAMSPORT MD 21795-4079 **Location & Structure Information** Premises Address: 16621 LAPPANS RD Legal Description: **PAR A 37.157 ACRES** WILLIAMSPORT 21795-0000 16621 LAPPANS RD WILLIAMSPORT Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 5882 0056 0022 1054 2010080.22 0000 Town: None Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use 2004 2,427 SF 37.1500 AC StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements STANDARD UNITSIDING/4 YES 2 full/1 half 1 Attached Value Information Base Value Value Phase-in Assessments As of As of As of 01/01/2021 07/01/2022 07/01/2023 Land: 85,300 85,300 Improvements 164,500 187,100 Total: 249,800 272,400 264,867 272,400 Preferential Land: 10,300 10,300 **Transfer Information** Seller: HASSLER SCOTT A & Date: 04/01/2020 Price: \$660,000 Type: ARMS LENGTH IMPROVED Deed1: /06215/ 00307 Deed2: Seller: DOWNS GRAFTON JR Date: 09/25/2001 Price: \$105,000 Type: NON-ARMS LENGTH OTHER Deed1: /01699/ 00086 Deed2: Seller: Date: Price: Type: Deed1: Deed2: **Exemption Information** Partial Exempt Assessments: Class 07/01/2022 07/01/2023 County: 000 0.00 State: 000 0.00 Municipal: 000 0.00|0.00 0.00|0.00 Special Tax Recapture: AGRICULTURAL TRANSFER TAX **Homestead Application Information** Homestead Application Status: Approved 12/31/2020 Homeowners' Tax Credit Application Information Homeowners' Tax Credit Application Status: No Application

Date:

View Map	View GroundR	ent Redempt	tion	View GroundRent Registration			
Special Tax Recapture: A	GRICULTURAL	TRANSFER	TAX		The second section is a second second second second section of the second secon		
Account Identifier:	District -	02 Account	Number - 0	019639			
		Owne	er Informati	ion			
Owner Name:	LENNON	DORIS M TE	RUSTEE ET A	ALUse: Principal Reside	AGRICULTURAL		
Mailing Address:	1115 YALE S SANTA MO	ST ONICA CA 9	0403-4717	Deed Reference			
	L	ocation & S	tructure in	formation			
Premises Address:	9602 GRA WILLIAMS	FTON LN SPORT 21795	5-0000	Legal Descriptio	n: LOT 1 30.763 ACRES 9602 & 9614 GRAFTON L WILLIAMSPORT		
<b>Map: Grid: Parcel: Neigh</b> 0056 0022 1012 20100		ubdivision: 000	Section: I	Block: Lot: Assessi	ment Year: Plat No: 4282 Plat Ref:		
Town: None							
Primary Structure Built 1845	Above Grade L 8,057 SF	iving Area	Finished Ba		perty Land Area County Use 600 AC 000000		
StoriesBasementType 2 NO STAND	Exte ARD UNITSIDIN BRIC	NG/3	F <b>ull/Half Ba</b> 5 full	thGarage Last No 1Att/1Det	tice of Major Improvements		
		Value	e Informatio	on			
	Base Va	alue	Value	Phase-in As	ssessments		
			As of 01/01/2021	As of	As of 07/01/2023		
				07/01/2022	07/01/2023		
	194,600		194,600		07/01/2023		
Improvements	254,400	)	194,600 285,100	,			
Improvements Total:	254,400 449,000	)	194,600 285,100 479,700	469,467	479,700		
Improvements Total:	254,400	0	194,600 285,100 479,700 7,100	469,467			
Improvements Total: Preferential Land:	254,400 449,000 7,100	Transf	194,600 285,100 479,700 7,100 er Informat	469,467	479,700		
Improvements Total: Preferential Land: Seller: LENNON DORIS M	254,400 449,000 7,100	Transf	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011	469,467 <b>Jion</b>	479,700 Price: \$0		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGT	254,400 449,000 7,100 TRUSTEE H OTHER	Transf Date: 0	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/001	469,467 <b>Jion</b>	479,700  Price: \$0 Deed2:		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGT! Seller: MAINFIELD GENER	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS	Transf Date: 0 Deed1: 5HIP Date: 0	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/001 09/20/2006	469,467 <b>:ion</b> 28	479,700  Price: \$0 Deed2: Price: \$0		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGT! Seller: MAINFIELD GENER Type: NON-ARMS LENGT!	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER	Transf Date: 0 Deed1: 5HIP Date: 0 Deed1:	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/ 001: 09/20/2006 /03108/ 001:	469,467 <b>:ion</b> 28	479,700  Price: \$0 Deed2: Price: \$0 Deed2:		
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Improvements Total: Preferential Land:  Seller: LENNON DORIS M Type: NON-ARMS LENGT! Seller: MAINFIELD GENER Type: NON-ARMS LENGT! Seller: DOWNS GRAFTON	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1:	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/ 001: 09/20/2006 /03108/ 001: 06/30/1994	469,467 <b>:ion</b> 28 32	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGTI Seller: MAINFIELD GENER Type: NON-ARMS LENGTI Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER I JR ROVED	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1:	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/ 001: 09/20/2006 /03108/ 001: 06/30/1994 /01166/ 006	469,467 <b>:ion</b> 28 32	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGT Seller: MAINFIELD GENER Type: NON-ARMS LENGT Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP Partial Exempt Assessme County:	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER I JR ROVED	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1:	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/ 001: 09/20/2006 /03108/ 001: 06/30/1994 /01166/ 006	469,467 ion 28 32 10 ation	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGTI Seller: MAINFIELD GENET Type: NON-ARMS LENGTI Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP Partial Exempt Assessme County: State:	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER I JR ROVED PROVED	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1:	194,600 285,100 479,700 7,100 <b>er Informat</b> 04/08/2011 /04071/ 001: 09/20/2006 /03108/ 001: 06/30/1994 /01166/ 006	469,467  28  32  10  ation  07/01/2022  0.00  0.00	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:  07/01/2023		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGTI Type: NON-ARMS LENGTI Type: NON-ARMS LENGTI Type: NON-ARMS LENGTI Type: ARMS LENGTH IMP Partial Exempt Assessme County: State: Municipal:	254,400 449,000 7,100 TRUSTEE H OTHER RAL PARTNERS H OTHER J JR PROVED PROVED	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1:	194,600 285,100 479,700 7,100 er Informat 04/08/2011 /04071/ 0011 09/20/2006 /03108/ 0011 06/30/1994 /01166/ 0061 ion Information	469,467  28  32  10  ation  07/01/2022  0.00	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:		
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Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGTI Seller: MAINFIELD GENER Type: NON-ARMS LENGTI Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP Partial Exempt Assessme County: State: Municipal: Special Tax Recapture: A	254,400 449,000 7,100  ITRUSTEE H OTHER RAL PARTNERS H OTHER I JR PROVED  PINTS:Class 000 000 000 GRICULTURAL	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1: Exempt	194,600 285,100 479,700 7,100 <b>fer Informat</b> 04/08/2011 09/20/2006 03108/001 06/30/1994 /01166/006 <b>ion Informa</b>	469,467  28  32  10  ation  07/01/2022  0.00  0.00	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:  07/01/2023		
Improvements Total: Preferential Land: Seller: LENNON DORIS M Type: NON-ARMS LENGTI Seller: MAINFIELD GENER Type: NON-ARMS LENGTI Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP Partial Exempt Assessme County: State: Municipal: Special Tax Recapture: A	254,400 449,000 7,100  ITRUSTEE H OTHER RAL PARTNERS H OTHER I JR PROVED  PINTS:Class 000 000 000 GRICULTURAL	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1: Exempt	194,600 285,100 479,700 7,100 <b>fer Informat</b> 04/08/2011 09/20/2006 03108/001 06/30/1994 /01166/006 <b>ion Informa</b>	469,467  28  32  10  ation  07/01/2022  0.00  0.00  0.00 0.00	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:  07/01/2023		
Land: Improvements Total: Preferential Land:  Seller: LENNON DORIS M Type: NON-ARMS LENGT! Seller: MAINFIELD GENET Type: NON-ARMS LENGT! Seller: DOWNS GRAFTON Type: ARMS LENGTH IMP  Partial Exempt Assessme County: State: Municipal: Special Tax Recapture: A  Homestead Application S  Homeowners' Tax Credit	254,400 449,000 7,100  TRUSTEE H OTHER RAL PARTNERS H OTHER I JR ROVED  PINTS: Class 000 000 000 GRICULTURAL Hoi Status: No App	Transf Date: 0 Deed1: SHIP Date: 0 Deed1: Date: 0 Deed1: Exempt  TRANSFER mestead Application ners' Tax Cr	194,600 285,100 479,700 7,100 er Informat 04/08/2011 /04071/001 199/20/2006 /03108/001 166/30/1994 /01166/006 ion Informa	469,467  28  32  10  ation  07/01/2022  0.00  0.00  0.00 0.00	479,700  Price: \$0 Deed2: Price: \$0 Deed2: Price: \$339,000 Deed2:  07/01/2023		

View Map View GroundRent Redemption View GroundRent Registration Special Tax Recapture: AGRICULTURAL TRANSFER TAX Account Identifier: District - 20 Account Number - 002875 **Owner Information** Owner Name: HALTEMAN W RAY Use: AGRICULTURAL HALTEMAN CHARLOTTE JANE Principal Residence: YES Mailing Address: 9248 DOWNSVILLE PIKE Deed Reference: /02899/ 00543 WILLIAMSPORT MD 21795-4075 Location & Structure Information **Premises Address:** 9246 DOWNSVILLE PIKE Legal Description: 136.24 ACRES WILLIAMSPORT 21795-0000 9246&9248 DOWNSVILLE PK Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 0061 0004 0014 20010038.22 0000 2021 Plat Ref: Town: None Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use 1900 4.764 SF 136.2400 AC StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements STANDARD UNITSTONE/4 YES 3 full/1 half 1 Detached SIDING Value Information Base Value Value Phase-in Assessments As of As of 01/01/2021 07/01/2022 07/01/2023 Land: 202,800 202,800 **Improvements** 377,900 385,600 Total: 580,700 588,400 585,833 588,400 Preferential Land: 52,800 52,800 **Transfer Information** Seller: STRITE NATHAN D Date: 01/12/2006 Price: \$625,000 Type: ARMS LENGTH IMPROVED Deed1: /02899/ 00543 Deed2: Seller: GRAYBEAL JOHN C Date: 03/31/1983 Price: \$274,000 Type: ARMS LENGTH IMPROVED Deed1: /00741/00022 Deed2: Seller: Date: Price: Type: Deed1: Deed2: **Exemption Information** Partial Exempt Assessments: Class 07/01/2022 07/01/2023 County: 000 0.00 State: 000 0.00 Municipal: 000 0.00|0.00 0.00|0.00 Special Tax Recapture: AGRICULTURAL TRANSFER TAX **Homestead Application Information** Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information** 

Homeowners' Tax Credit Application Status: No Application Date:

\	view Map	Vie	w GroundRent Reden	nption		,	∕iew GroundRe	nt Registrati	ion	
		re: AGRICULTURA								
Accou	nt Identifier:	District	- 20 Account Num	<b>ber -</b> 000708						
			(	Owner Informatio	n					
Owner	r Name:	BOWER	S PHILLIP L	Use: Principal Res	sidence	AGRICULTURAL ce:YES				
Mailin	g Address:		OWERS FARM LAN		nce:	/06130/ 00	0071			
			Location	n & Structure Info	ormatio	n				
Premis	ses Address:		OWERS FARM & LN MSPORT 21795-0000	Legal Descri		69.674 AC	RES REM /G) & 16606 (N NSVILLE PIKE	MH) BOWEI	RS FARM	LANE
	Grid: Parcel 0010 0015 None	: <b>Neighborhood</b> 20010038.22	Subdivision	: Section: E	Block:		essment Year	r: Pla	at No: at Ref:	5806
1900	y Structure B	3,822 SF	rade Living Area	Finished Base	ement	Area	Property Lar 69.6700 AC	nd Area	Count	y Use
Stories 2	<b>Basement</b> YES	Type STANDARD UNIT		ty Full/Half Bath 3 full		ge Last	Notice of Ma	ajor Improv	vements	
			,	Value Information		,,,,,				
			Base Value	Value		Phase-in	Assessment			
				As of 01/01/2021		As of 07/01/202		As of 07/01/20	23	
Land:			248,300	248,300				07,00,20		
	ements/		176,000	250,800						
Total: Prefere	ential Land:		424,300 23,300	499,100 23,300		474,167		499,100		
				ansfer Informatio	n					
Seller:	BOWERS DAV	/ID CALVIN		e: 12/06/2019				Delessi	to	
		NGTH OTHER		d1: /06130/ 00071				Price: S		
Seller:			Date	<b>:</b>				Price: 9		
Type:			Deed	d1: /00466/ 00389				Deed2		
Seller:			Date	<b>:</b>				Price:		
Гуре:			Deed	d1:				Deed2	:	
			Exe	mption Informat	ion					
		ssments:Class		07/01/2022		07/01/2023				
County	<b>:</b>	000		0.00						
State: Munici	nal	000		0.00						
		000 re: AGRICULTURA	TDANSEEDTAY	0.00 0.00		0.00 0.00			and the state of t	
Pecial	rax Recaptu	IE. AURICULI URA								
domes	tead Applicat	ion Status America	Homestea	d Application Inf	ormati	on				
.onnes	read Applicat	tion Status: Appro								
			Homeowners' Ta	x Credit Applicat	ion Info	ormation				
Homeo	wners' Tax Ci	redit Application S	Status: No Applicati	on Date:						

View Map	View GroundR	ent Redempt	ion		View Grou	ndRent Regi	stration	
Special Tax Recap	ture: AGRICULTURA	L TRANSFER	RTAX					
Account Identifier		20 Accoun		- 0038	39			
		Owne	r Informa	tion				
Owner Name:	HOUSER	DONALD	JR	Use:	ipal Residenc	AGRICUL	TURAL	
Mailing Address:		WNSVILLE		Deed	Reference:	/05589/ 0	0069	
	Lo	cation & St	ructure II	nforma	tion			
Premises Address	9034 DO	WNSVILLE	PIKE		Description:		RES WNSVILLE	DIKE
Map: Grid: Parcel: 0061 0010 0231	Neighborhood: St 20010038.22 00	ubdivision:	Section:	Block	Lot: Assessm		Plat No: Plat Ref:	
Town: None							riat Kei.	
Primary Structure	Built Above Grade L	iving Area l	Finished E	Baseme		erty Land A	rea County	Use
StoriesBasementT		riorOuglity	Eull/Half B	ath Ca	rageLast Noti			
	TANDARD UNITSIDI		ruii/naii E I full	satnGa	rageLast Noti	се от мајог	Improvem	ients
		Value	Informat	ion				
	Base V	alue	<b>Value</b> As of 01/01/202	1	Phase-in Ass As of 07/01/2022	Aso	f 1/2023	
Land: Improvements	105,000 157,000		105,000 170,200		95	,-	,,====	
Total: Preferential Land:	262,000 30,000	)	275,200 30,000		270,800	275,2	200	
	33,000	Transfe	er Informa	tion				
Seller: HOUSER DO	ONALD 15D		9/14/2017	icion i		Drings \$2/1	/20	
Type: NON-ARMS I			/05589/ 00	0069		Price: \$241 Deed2:	,420	
Seller:	et annual a provincia de la companya de anguerra de la companya de la companya de la companya de la companya d	Date:				Price: \$0		e the contract of the contract of
Type:		Deed1:	/00515/ 00	298		Deed2:		
Seller: Type:		Date: Deed1:				Price: Deed2:		
		Exempti	on Inform	ation				
Partial Exempt Ass	sessments: Class			07/01/	2022	07/01/202	3	
County:	000			0.00				
State:	000			0.00				
Municipal:	000			0.0010	0.00	0.00 0.00		
Special Tax Recapt	ure: AGRICULTURAL							
		nestead Ap	plication	Inform	ation			
Homestead Applic	ation Status: No App	olication						
					nformation			
Homeowners' Tax	Credit Application S	tatus: No A	pplication	Date:				

**View GroundRent Redemption View GroundRent Registration** Special Tax Recapture: AGRICULTURAL TRANSFER TAX Account Identifier: District - 20 Account Number - 004576 Owner Information Owner Name: LONG BROOKS LAWRENCE Use: **AGRICULTURAL** LONG KATHERINE LYNN Principal Residence:YES Mailing Address: 16328 LONG DELITE LN /05252/ 00497 Deed Reference: WILLIAMSPORT MD 21795-0000 **Location & Structure Information Premises Address:** 16328 LONG DELITE LN Legal Description: 157.91 ACRES WILLIAMSPORT 21795-0000 16328 LONG DELITE LANE (HOUSE) & 16230 LONG DELITE LANE (NEW BLDG) Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 10105 0061 0003 0051 20010038.22 0000 Plat Ref: Town: None **Primary Structure Built** Above Grade Living Area Finished Basement Area Property Land Area County Use 7,386 SF 157.9100 AC Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements YES STANDARD UNIT STONE/ 4 2 full 1 Attached Value Information **Base Value** Value Phase-in Assessments As of As of As of 01/01/2021 07/01/2022 07/01/2023 Land: 188,900 188,900 **Improvements** 508,600 519,300 Total: 708,200 697.500 704,633 708,200 **Preferential Land:** 38,900 38,900 **Transfer Information** Seller: LONG LAWRENCE C & Date: 06/16/2016 Price: \$300,000 Type: NON-ARMS LENGTH OTHER Deed1: /05252/ 00497 Deed2: Seller: LONG DELITE LLC Date: 05/07/2015 Price: \$0 Type: NON-ARMS LENGTH OTHER Deed1: /04962/ 00267 Deed2: Seller: LONG LAWRENCE C & H L Date: 06/30/2003 Price: \$0 Type: NON-ARMS LENGTH OTHER Deed1: /02050/ 00549 Deed2: **Exemption Information** Partial Exempt Assessments:Class 07/01/2022 07/01/2023 County: 000 0.00 State: 000 0.00 Municipal: 000 0.00|0.00 0.00|0.00 Special Tax Recapture: AGRICULTURAL TRANSFER TAX **Homestead Application Information** Homestead Application Status: No Application Homeowners' Tax Credit Application Information Homeowners' Tax Credit Application Status: No Application Date:

View Map	View Ground	Rent Redemptio	n	View GroundRent Registration			
Special Tax Recapture: A	GRICULTURA	L TRANSFER T	AX				
Account Identifier:		t - 02 Account		006170			
		Owner	Informatio	on			
Owner Name: Mailing Address:	HAMM 16215 L	OND JOSEPH OND CAROLY APPANS RD	N L	Use: Principal Residence: Deed Reference:	AGRICULTURAL YES /00865/ 00828		
	WILLIA	MSPORT MD	21795-4051		7		
	1	ocation & Str	ucture Info	ormation			
Premises Address:		APPANS RD MSPORT 21799	5-0000	Legal Description:	146.85 ACRES 16215 LAPPANS RO WILLIAMSPORT		
Map: Grid: Parcel: Neig 0056 0021 0156 2010	hborhood: 080.22	Subdivision: 0000	Section:	Block: Lot: Assessm 2021			
Town: None							
Primary Structure Built 1923	Above Grade 2,340 SF	Living Area Fi	nished Bas	sement Area Property			
StoriesBasementType	Exte	eriorQualityFu	II/Half Bath	nGarage Last Notice			
	ARD UNITSID	NG/3 1ft		1Att/2Det	or major improvem		
		Value I	nformation	1			
	Base \	/alue \	/alue	Phase-in Assessi	mente		
			s of	As of	As of		
			1/01/2021	07/01/2022	07/01/2023		
Land:	109,60		09,600				
mprovements  Total:	109,100		22,500				
rotal: Preferential Land:	218,700 34,600		32,100	227,633	232,100		
referencial Land.	34,600	-	4,600				
Callani I I A M M A CAMP TO COMP			Informatio	on			
Seller: HAMMOND JOSEF		Date: 01/1	,		e: \$0		
Type: NON-ARMS LENGT			0865/0082		ed2:		
Seller: HAMMOND RAYM Type: ARMS LENGTH IMP		Date: 12/0			ce: \$231,900		
Seller:	ROVED		0863/0034		ed2:		
Type:		Date: Deed1:		Pri			
, , , , , , , , , , , , , , , , , , ,			. Imfaumat		ed2:		
Partial Exempt Assessme	nto Class	Exemption	n Informati				
County:	000			07/01/2022	07/01/2023		
State:	000			0.00			
Municipal:	000			0.00 0.00	0.00 0.00		
pecial Tax Recapture: A		TRANSFER TA	X	0.0010.00	0.0010.00		
•		mestead Appl		ormation			
				or macion			
domestead Application 9	tatus: Approx	/ed 07/10/200	4				
domestead Application S							
domestead Application S domeowners' Tax Credit	Homeow	ners' Tax Cred	it Applicat	ion Information			

View Map	View GroundRent Redemption				View GroundRent Registration				
Special Tax Recaptu								***************	
Account Identifier:	District -	02 Account Nu	<b>mber -</b> 0170	40					
		Own	er Informa	tion					
Owner Name:		CHESAPEAKE		CE ASSO	CUse: Principal R	esidence	EXEMP	ГСОММ	MERCIA
Mailing Address:	P O BOX 2 WILLIAMS	233 SPORT MD 2179	5-0233		Deed Refe	rence:	/00806/	00852	
		Location &	Structure Ir	formati	on				
Premises Address:		PANS RD SPORT 21795-00	000		Legal Desc	ription:	LOTS 1 & 16421 LA CHURC	PPANS	
<b>Map: Grid: Parcel:</b> 0056 0021 0946	Neighborhood: 30000.22	Subdivision: 0000	Section:	Block:	Lot: Assess 12 2021	ment Ye		lat No: lat Ref:	1634
Town: None									
Primary Structure B 1988	Suilt Above Grade 9,096 SF	Living Area	Finished B	asement		perty La 400 AC	nd Area	Coun	ty Use
Stories Basement	Type Exterior CHURCH /	Quality Full	Half Bath	Garage	Last Notice	of Majo	r Improv	ements	•,
		Valu	e Informati	on					
	Base	Value	Value		Phase-in As	reeremor	te		
			As of		As of	363311161	As of		
			01/01/2021		07/01/2022		07/01/2	023	
Land:	453,4		453,400						
Improvements Total:	1,285		1,342,600						
Preferential Land:	1,738 0	,800	1,796,000		1,776,933		1,796,00	00	
reversion Land.	O	T	fer Informa	•!					
Seller: BYRON K BYR	20			tion					
Type: ARMS LENGTH			2/31/1984 /00806/ 008	252			Price:	-	
Seller:	INOLITE	Deedi:	/00806/ 008	352			Deed		
Туре:		Date: Deed1:					Price:		
Seller:		Date:					Deed:	Illustration and the	
Туре:		Deed1:					Deed:		
		Exemp	tion Inform	ation			Deed	۷.	
Partial Exempt Asse	ssments:Class	-Action			07/01/2022		07/01/20	27	
County:	700				1,776,933.00		1,796,000		
State:	700				1,776,933.00		1,796,000		
Municipal:	700				0.00 0.00		0.0010.00		
Special Tax Recaptu	re: None								
		Homestead A	pplication I	nformat	ion				
Homestead Applicat	tion Status: No App				CONTRACT OF THE PARTY OF THE PA				
The second second and a payor of		owners' Tax C	redit Applic	ation In	formation				
Homeowners' Tax Cr				adon m					
	care wholication of	aras, No Applic	ation		Date:				

View Map	View GroundRen	t Redemp	tion		View G	roundRent Reg	istration	
Special Tax Recapture: N	lone							
Account Identifier:	District - 02	Account	Number -	017245				
		Own	er Informa	tion				
Owner Name:	FAIRCHILD A			Use:		RESIDENTIA	NI.	
	FAIRCHILD A				al Residence		\L	
Mailing Address:	9620 JELLYS				eference:	/04961/ 0018	33	
	WILLIAMSPO	ORT MD 2	1795-0000					
	Loc	ation & S	tructure !	nformat	tion			
Premises Address:	9620 JELLYS WILLIAMSPO			Legal D	escription:	4.579 ACRES 9620 JELLYS WILLIAMSP	TONE PAR	K WAY
Map: Grid: Parcel: Neig 0056 0022 0953 20100	hborhood: Sub 080.22 000		Section:	Block:	Lot: Assess	sment Year:	Plat No: Plat Ref:	
Town: None								
Primary Structure Built 1977	Above Grade Livi 2,162 SF	ng Area	Finished I	Baseme			rea Count	y Use
Stories Basement Type				\		700 AC		
	ARD UNIT SIDING	or Quality 5/4	3 full	sath Gai	rage Last No	tice of Major	Improvem	ents
		Value	e Informat	ion				
	Base Valu	ie	Value		Phase-in A	ssessments		
			As of		As of	Aso	of	
			01/01/202	1	07/01/2022	07/0	01/2023	
Land:	110,700		110,700					
Improvements Total:	216,700 327,400		233,200		770 (00			
Preferential Land:	0		343,900 0		338,400	343	,900	
	· ·	Trancf	er Informa	tion				
Seller: VITKUN RONALD I	1.0.1/10//			ition				
Type: ARMS LENGTH IMP			)5/06/2015 /04961/ 00	107		Price: \$349	,000	
Seller: RUNGE ERNEST L	ROVED		7043617 00 2/15/1998	103		Deed2:		
Type: ARMS LENGTH IMP	ROVED		/01461/ 00:	251		Price: \$139, Deed2:	000	
Seller: BYRON K BYRD			/01401/ 00 1/15/1985		MANAGER OF MARKETING			
Type: ARMS LENGTH IMP	ROVED		/00797/ 01	070	Price: \$75,000 Deed2:			
			ion Inform					
Partial Exempt Assessme	ents·Class	Excilipe		07/01/20	22	07/01/2023		
County:	000			),/01/20. ).00	22	07/01/2023		
State:	000			0.00				
Municipal:	000			0.00 0.00	)	0.00 0.00		
Special Tax Recapture: N	one	- 14 600						
	Home	estead Ap	plication	Informa	ition			
Homestead Application 9	Status: Approved	11/18/2016	6					
MATERIAL STREET, STREE	Homeowner	********************		cation I	nformation	THE OF SHIPES SHOW WHITE SAID DANNER		
Homeowners' Tax Credit								
THE THE PROPERTY OF THE PROPER			p5001011 1					

View Map Vie	w GroundRent Re	demption	View GroundRent Registration			
Special Tax Recapture: None				CHANGE TO BE THE CONTRACT OF THE PARTY OF THE PARTY.		
Account Identifier:	District - 02	Account Numb	er - 005441			
		Owner Information	tion			
Owner Name:	GORDON R	OBERT J L/E	Use: Principal Residence	RESIDENTIAL : NO		
Mailing Address:	Address: 3503 DONAMIRE WA KENNESAW GA 3014		Deed Reference:	/04957/ 00145		
	Location	on & Structure Ir	formation			
Premises Address:	16528 LAPPANS RD WILLIAMSPORT 21795-0000		Legal Description:	1.09 ACRES 16528 LAPPANS RD		
Map: Grid: Parcel: Neighborh 0056 0022 0444 2010080.22		Subdivision: Section: Block: Lot: Assess				
Town: None				on etal 11 100011110011		
Primary Structure Built Above 1971 1,964	Grade Living	Area Finished B	asement Area Property			
StoriesBasementType  1 YES STANDARD U	ExteriorQua	alityFull/Half Bat		of Major Improvement		
TES STANDARD O	NIIBRICK 4	2 full	1Att/1Carport			
		Value Informati	on			
	Base Value	Value	Phase-in Assessr	nents		
		As of	As of	As of		
Land:	75,900	01/01/2021 75,900	07/01/2022	07/01/2023		
Improvements	154,700					
Total:	230,600	154,500 230,400	270 / 00	270 /00		
Preferential Land:	0	230,400	230,400	230,400		
	-	ransfer Informa	tion			
Seller: GORDON ROBERT J		Pate: 05/01/2015		D-1		
Type: NON-ARMS LENGTH OTH		eed1: /04957/ 00	145	Price: \$0 Deed2:		
Seller: GORDON ROBERT J		Pate: 12/30/2014		A STATE OF MAKE A STATE OF A PART OF THE P		
Type: NON-ARMS LENGTH OTH		eed1: /04885/ 00	432	Price: \$0 Deed2:		
Seller:		ate:	The state of the s	Price: \$0		
Туре:	D	eed1: /00500/ 00	527	Deed2:		
	Ex	emption Inform	ation			
Partial Exempt Assessments:	Class		07/01/2022	07/01/2023		
County:	000		0.00	07/01/2023		
State:	000		0.00			
Municipal:	000		0.00 0.00	0.00 0.00		
Special Tax Recapture: None			и и применя водення вина и компона поводу по			
	Homeste	ad Application I	nformation			
Homestead Application Status	Approved 04/	10/2010				
Charles and the control of the contr			ation Information	The state of the s		
Homeowners' Tax Credit Applic			Date:			
iax orealt Applic	acion Status: N	o wholication	Date:			

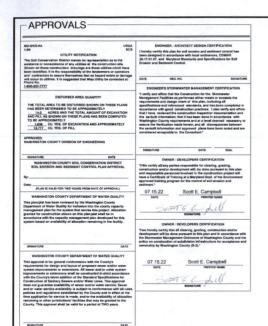
### 3848.5 SITE-BZA exhibit.pdf



1 of 1



**-** 21% **+** 



#### SITE PLAN

FOR

### YOGI BEAR'S JELLYSTONE PARK

SITUATED AT 9550 JELLYSTONE PARK WAY

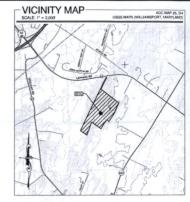
WASHINGTON COUNTY, MARYLAND

OWNER: FIELD OF DREAMS HOLDING COMPANY, LLC 27777 FRANKLIN RD. SUITE 200 SOUTHFIELD, MI 48034 DEVELOPER: NORTHGATE RESORTS 38 COMMERCE AVE. SUITE 200 GRAND RAPIDS, MI 49503

ATTN: SCOTT CAMPBELL
EMAIL: SCAMBELL@NORTHGATEHOLDINGS.COM
PHONE: (269)-331-0874

CIVIL ENGINEER / SURVEYOR: FREDERICK, SEIBERT & ASSOCIATES INC. 128 S. POTOMAC ST. HAGERSTOWN, MD 21740

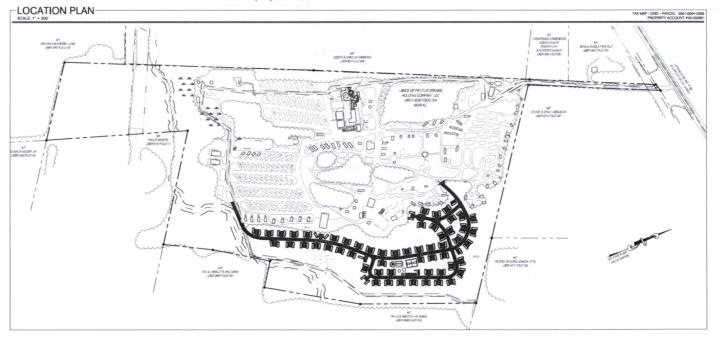
PROJECT MANAGER: TREVOR FREDERICK EMAIL: TFREDERICK@FSA-INC.COM PHONE: (301)-791-3650



TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	GRADING, EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	SITE & DIMENSION PLAN
C-201	SHEET 06	ROADWAY & UTILITIES PLAN & PROFILE
C-202	SHEET 07	ROADWAY & UTILITIES PLAN & PROFILE
C-203	SHEET 08	ROADWAY & UTILITIES PLAN & PROFILE
C-301	SHEET 09	STORMWATER MANAGEMENT PLAN
C-302	SHEET 10	STORMWATER MANAGEMENT DETAILS & NOTES
C-303	SHEET 11	STORMWATER MANAGEMENT DETAILS & NOTES
C-501	SHEET 12	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 13	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-503	SHEET 14	CONSTRUCTION DETAILS & NOTES - WATER & SEWER

1ST SUBMITTAL DATE: 07/15/2022

	ESD F	PRACTICES S	UMMARY TABI	E		
CONSTRUCTI	ON TYPE	(NEW, REDEV	ELOPMENT, RE	STORA	TION): NE	w
ESD PRACT	CES (CH	APTER 5 - NO	N-STRUCTURAL	& STR	UCTURAL	)
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC)	ESDv (CF)	ESDv (AC. FT)	Pe ADDRESSED (IN)
MICRO BIORETENTION	1	0.56	0.26	1,139	0.03	1.20
NON-ESD	PRACTIC	ES (CHAPTER	3-STRUCTURA	L PRA	CTICES)	
BIORETENTION	1 1	2.15	0.80	6.120	0.14	2.04
BIORETENTION	2	2.70	1.10	8,754	0.20	2.14
BIORETENTION	3	1.30	0.40	3.276	0.08	2.12
BIORETENTION	4	2.10	0.60	5.071	0.12	2.17





VOGE BEAR'S JET IN THE STATE OF THE STATE OF

C-001

	G	ENERAL NOTES
=	1.	Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor,
	2.	No substantiace investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock.
		sinkholes or any other natural or man-made existing features.
	3.	FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the
		best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
	4.	The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
	5.	The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage
		incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in
		areas where low hanging wires exist.
	6.	All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
	7.	The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:
		Miss Utility 1-800-257-7777
		Potomac Edison 1-800-255-3443
		Columbia Gas (New Business) 1-800-440-6111
		Columbia Gas (Conficts) (301) 954-1065
		Verizon (301) 790-7124
		Arrietam Cable (240) 420-2082
		City of Hagerstown Utilities Department (301) 739-8577 Ext. 650
		Washington County Soil Conservation District (301) 797-6821 Ext. 3
		Washington County Planning and Permitting (240) 313-2460
		Washington County Department of Water Quality (240) 313-2800
		The contractor shall be responsible for coordination of his construction with the construction of other contractors. Benchmarks to be established by FSA prior to the start of construction.  The contractor shall not be perhaps the other contractor, and the promise the plane and actual field consistons. The contractor shall protect all utilities and culvent plane utilities contraction by insuring proper cover, increasing cover, or constructing residence and parking through his accurate before insign gain with the any vertices.
	12	Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A.
		Regulations for trench safety.
	13	The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to
		complete this project. Any earthwork quantifies that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
	14	The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the
		figured dimensions shall govern.
	15	Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
		Please refer to Geotechnical Report completed by Triad Engineering for load bearing fills, etc.
	17	The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and
		otherwise objectionable, non-complying and unsuitable soils and materials.
	18	It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project
		shall not relieve the contractor of his responsibility to complete such work.  All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for
	19	All handcapped perking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handcapped.
	20	The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in June 2019, (Contour accuracy is to plus
	**	or minus one half the contour interval,
	21	Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
	22	. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
	23	Applicant to provide as built mylars at the completion of the project.
		. This project has a projected start date of April 2023 and a completion date of April 2024.
	25	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.
	26	There is a Board of Zoning Appeals Cases for this property listed under case number AP2015-027.
	27	Proposed SWM will consist of on-site bio-retention facilities and micro bio-retention facilities.
	28	There is an existing sanitary sewer line and easement that runs through the property that is shown on the plans.
	29	All existing drainage culverts and drainage easements are to be maintained and unaftered.  There are no existing or proposed pumping stations in this development.
	30	Developer contractor must notify the certifying engineer and the County Division of Permits and Inspections at least 5 days prior to
	31	the start of construction of the stormwater management system to schedule and coordinate inspection times.
	32	In conformance with the stormwater mangement ordinance of Washington County, a performance security and executed
	-	maintenance agreement shall be required from the Developer prior to issuance of a grading permit for construction per these plans.
		SOLON OF BUILD PERSON A PERSON NAMED AND THE
	יוט	ISION OF PLAN REVIEW & PERMITTING NOTES
-		In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed
- 1		maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per
		manuerance agreement shall be required from the developer prior to issuence or any building or grading permit for consequence pre- these plans."
		tress pairs.  This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
1	l.	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.
4	k.	Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the
		stormwater management system to schedule and coordinate inspection time tables.
1	k.	This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control, Ordinance.
		Sediment Control. Ordinance.  All grading for this project shall be the full responsibility of the property owner.
		As grading for this project shall be the but responsibility of the property owner.  No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.

Consideration exceeding on the size and comply with NPTA 281, standard for sufrequenting construction, afteration, and demokration and chapter for 6 NPTA 1, unformed fire code.
 No open binning is permitted.
 No open binning is permitted.

GENERAL NOTES

ZONING DISTRICT	A(R) - AGRICULTURAL (RURAL) 40 FT.		
MINIMUM YARD SETBACK:			
	40 FT.		
SIDE	15 FT.		
REAR	50 FT.		
NESOT.			
BOARD OF ZONING APPEALS' CASE	AP2015-027		
SITE DATA			
FAX MAP - GRID - PARCEL	0061-0004-0266		
ELECTION DISTRICT	20		
ACCOUNT NUMBER	002891		
JBER / FOLIO	04628 / 00224		
PLAT NUMBER	9229		
AREA SUMMARY:			
PARCEL	89.69 AC.		
DISTURBED AREA	609,840 S.F. / 14.0 AC.		
EXISTING IMPERVIOUS	0.00 S.F. / 0.00 AC. (0%)		
PROPOSED ADDITIONAL IMPERVIO			
BUILDING SUMMARY:	130,1 20 00 11 110 110. (011)		
INDIVIDUAL CABIN SIZE	523 S.F.		
PROPOSED CABINS	118		
HEIGHT	15 FT.		
PROPOSED USE	CAMP RESORT & WATER PAR		
HOURS OF OPERATION	11AM - 7PM, MAY - SEPTEMBE		
OCLIVERIES:	11AM - 7PM, MAT - SEPTEMBE	N.	
PEAK SEASON	2-3 BOX TRUCKS WEEKLY		
OFF SEASON	1 BOX TRUCK BI-WEEKLY		
MPLOYEE SUMMARY:			
WATER & SEWER USAGE:			
WATER PROVIDED	PRIVATE WELL		
SEWER PROVIDED	WASHINGTON COUNTY DEPT.	OF WATER QUALITY	
EXISTING ALLOCATION	36 EDU		
EXISTING USE	58 EDU		
PROPOSED ADDITIONAL ALLOCATE	ONN		
NASTE & RECYCLABLES:			
SOLID WASTE REMOVAL	TRASH CAN AND PRIVATE HA		
RECYCLE REMOVAL	TRASH CAN AND PRIVATE HA	JLER	
BITE LIGHTING:			
EXISTING	POLE & BUILDING MOUNTED		
PROPOSED	NONE		
GITE SIGNAGE:			
EXISTING	20' HIGH, 6' x 12', 72 S.F.		
PROPOSED	NONE		
ROAD CLASSIFICATION:			
MAJOR COLLECTOR	LAPPANS ROAD		
VAIVER AND/OR VARIANCE	AP2015-027		
OREST CONSERVATION	EASEMENT PLAT PER MISC, P	LAT #	
NATERSHED:			
NAME	POTOMAC RIVER WASHINGTO	N COUNTY	
NUMBER	02-14-05-01		
EMA PANEL #	24043C0283D		
	E-10-10-04.00.0		
	ICYCLE DATA		

ZONING DATA

### SENSITIVE AREA NOTICE-

FIRE DEPARTMENT NOTES

The shruser buffers shown hereon are satisfabilited pursuant to the requirements of the Washington County fluidabilities Ordenized Artifact IV. Bedook of Mit, in which to preserve or properability register pour down in accordance with such than the mit register protection properability register pour down in accordance with such than the mit registeral protection recommended by the Washington County's Gill Conservation Distant. But present protection recommended by the Washington County's Gill Conservation Distant. But provided the control of the Conservation Distant. But the control of the Conservation Distant Protection of the Conservation Distant Protection County and Conservation County and Coun

EDGE OF WATER		=
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY	777.577.677.7977.79	77.70
RAILWAY		1.1.
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE	1	1 14 4 1
BUILDING	k	
MAIL BOX	(12)	MB
SIGN (ROAD)	ofin	_
SIGN (SITE)		
TRAFFIC SIGNAL		<b>○</b> —å
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TOPOGRAPHIC FEATURES CONTOUR (INDEX)	the same of the same	
CONTOUR (INTERMEDIATE)		[80:80 SD]
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DECIDUOUS TREES	()	SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES	(A)	SEE LANDSCAPE SHEET FOR LEGEND
	493	THE CHARGE STREET FOR LEGISLE
SANITARY SEWER GRAVITY LINE		EDDY DD 1999
GRAVITY LINE FORCE MAIN LINE		
FORCE MAIN LINE LATERAL		FM FM FM
MANHOLE	45	
CLEANOUT	59	<b>S</b>
VALVE	8	•
	29	•
WATER COLD WATER LINE		
HOT WATER LINE		www
MANHOLE		
FIRE HYDRANT	8	<b>⊕</b>
VALVE	₽ <del>Ş</del>	Pg*
METER	0	e e
WELL	0	8
	~	
STORM DRAINAGE STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE	6>	
INLETS	59 	8
CLEANOUT	EE (I)	Ä
	10	•
UTILITIES GAS LINE		
ELECTRICAL LINE		
FIBER OPTIC LINE		— UGE — UGE —
COMMUNICATION LINE		COMM
OVERHEAD LINES		CHARLES AND
MANHOLE	E11	•
PEDS, BOX, & ETC	5/19	
POLE	ď	<b>s</b>
LIGHT POLE		
GAS METER	, ·	*
GAS VALVE		
	w	•
LEGEND - ABBREVIA	ATIONS	Charles and Charle
AASHTOAMERICAN ASSOCI	ATION OF STATE	OCON CENTER
ADS ADVANCED DRAINA	ATION OF STATE NSPORTATION OFFICIALS GE SYSTEM	OC ON CENTER PC POINT OF CURVE PCC POINT OF COMPOUND CURVE
ASTMAMERICAN SOCIETY	FOR TESTING AND	PGLPROPOSED GRADE LINE
MATERIAL AWWA AMERICAN WATER	Y FOR TESTING AND WORKS ASSOCIATION	PRC POINT OF REVERSE CURVE PT POINT OF TANGENT
		PVC POINT OF VERTICAL CURVE
BOT BOTTOM CIP CAST IRON PIPE CL CENTERLINE		PVI POINT OF VERTICAL INTERSECTION PVT POINT OF VERTICAL TANGENT ROW RIGHT-OF-WAY
CL CENTERLINE CMP CORRUGATED MET	AL DADE	
CMP CORRUGATED MET. CO SANITARY SEWER OF COMM COMMUNICATION	AL PIPE CLEAN-OUT	SAN SANITARY SCE STABILIZED CONSTRUCTION ENTRANCE SDR STANDARD DIMENSION RATIO
COMM COMMUNICATION CONC CONCRETE		SCE STABILIZED CONSTRUCTION ENTRANCE SDR STANDARD DIMENSION RATIO SIP SET IRON PIN
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	NE	SD STORM DRAINAGE SDINH STORM DRAIN MANHOLE SF BQUARE FEET SS BANITARY SEWER SSMH BANITARY SEWER MANHOLE STA STATION
		SPSQUARE PEET SSSANITARY SEWER
EX EXISTING EIP EXISTING IRON PIN FFE FINISH FLOOR ELEV FH FIRE HYDRANT	ATION	SSMH SANITARY SEWER MANHOLE
	The state of the s	STA STATION STD STANDARD
		SY SQUARE YARDS TAN TYPE AS NOTED TEMP TEMPORARY
HGL HYDRAULIC GRADE HIGH DENSITY POL	YETHYLENE	TEMPTEMPORARY
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INV INVERT LF LINEAR FEET MAX MAXIMUM MB MAIL BOX MIN MINIMUM M MECHANICAL JOINT		

EXISTING

\_\_\_\_\_

PROPOSED

PROJECT NO 3848.5

(XYM BY ABRAM MYERS | 07.15.2022

PROJECT MANAGE TREVOR PROJECTION

ZEMM, THREODERONGS SAINC COM

ZEMMS - GRO - PARCO

0081-0004-02085

SCALE

M.T.R.

N.T.S.

NOTES

C-002

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LEGEND

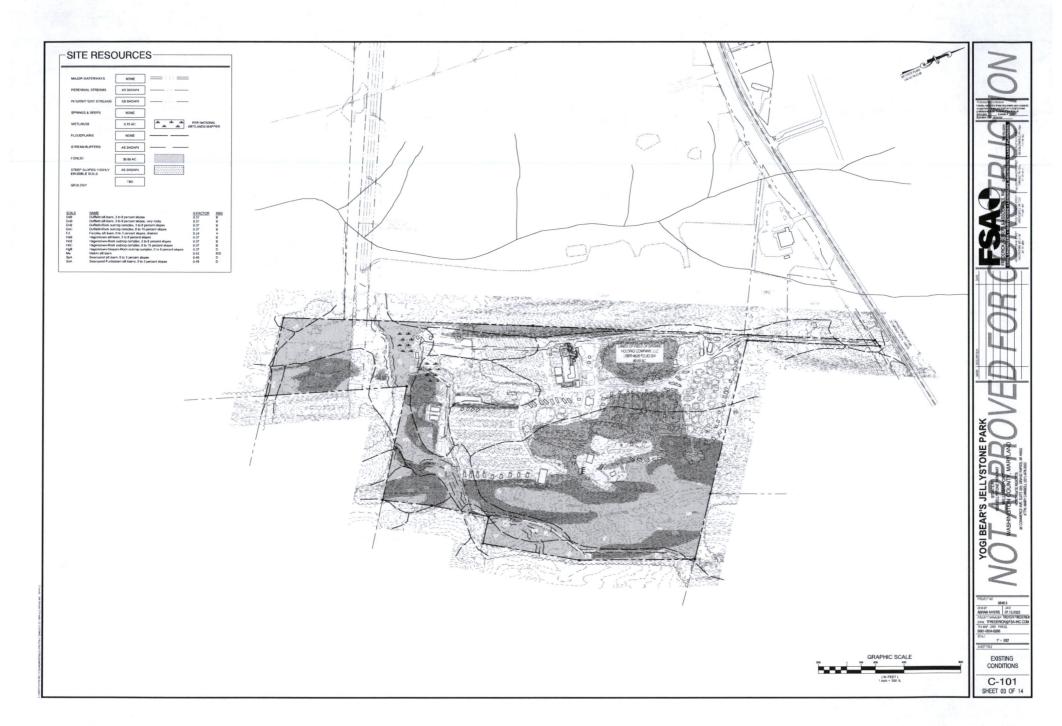
SHE IECT BOHNDARY

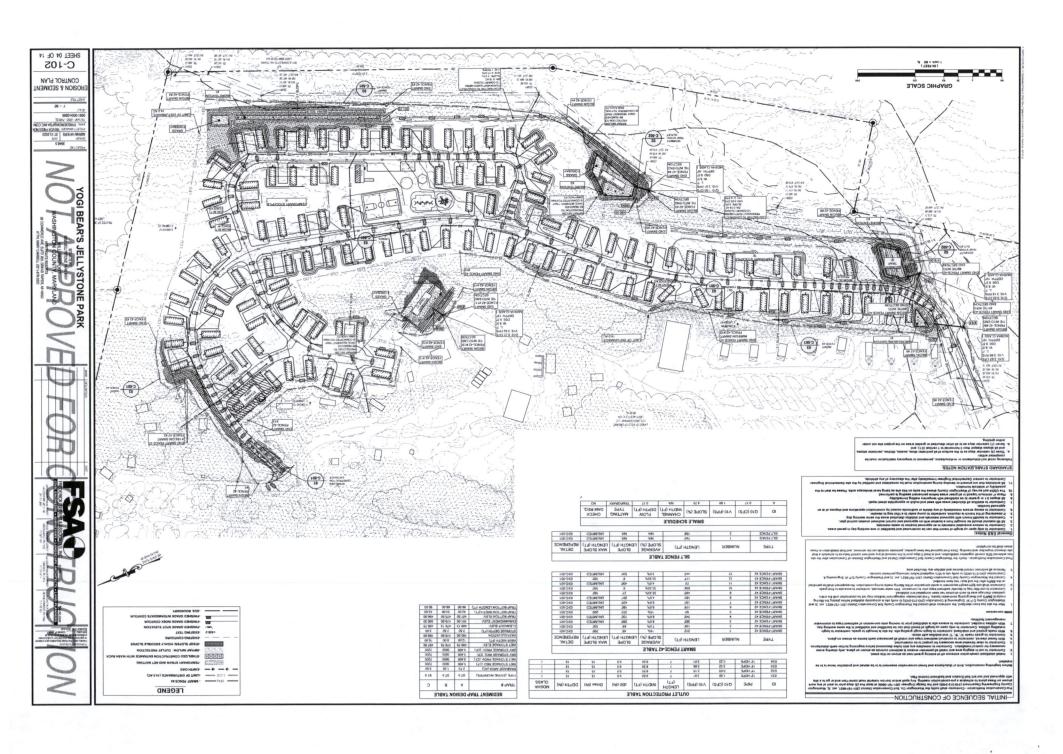
BUILDING SETBACK LINE RIGHT OF WAY

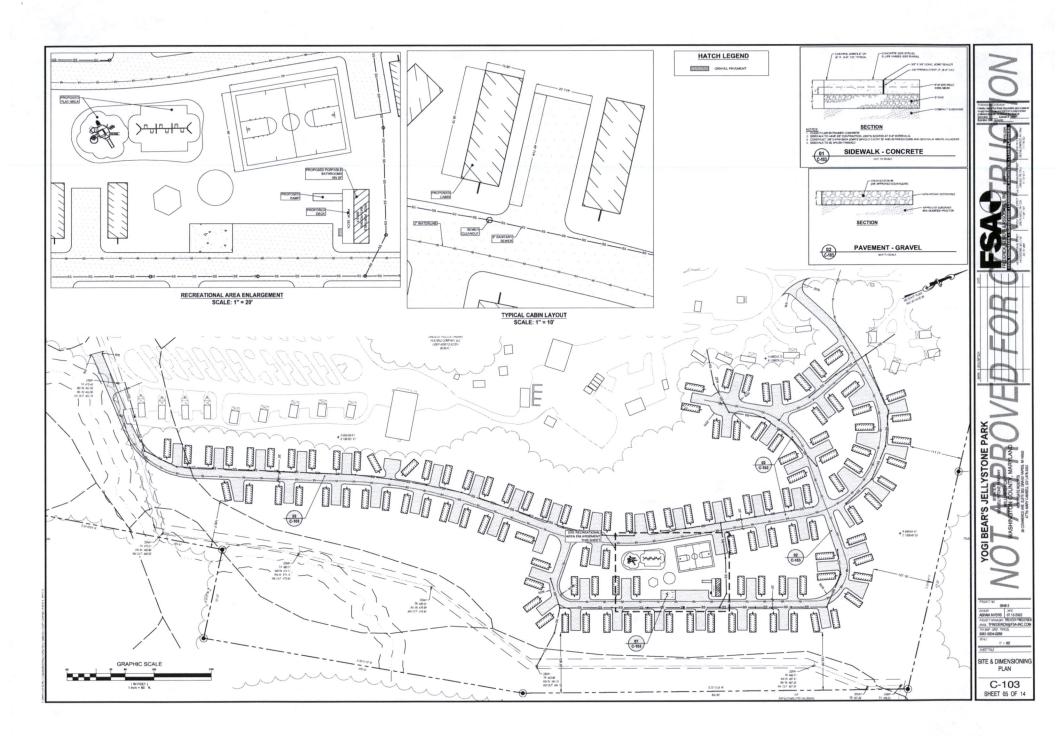
EASEMENT LINE ADJOINER BOUNDARY

FENCE (METAL)

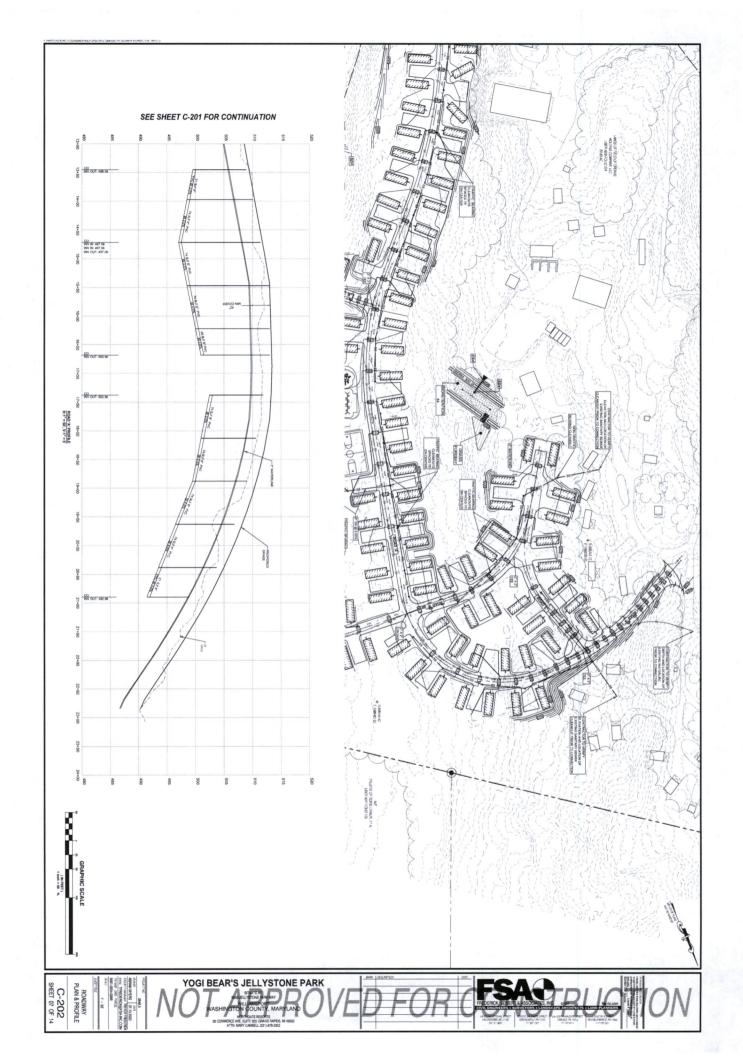
FENCE (WOODEN)

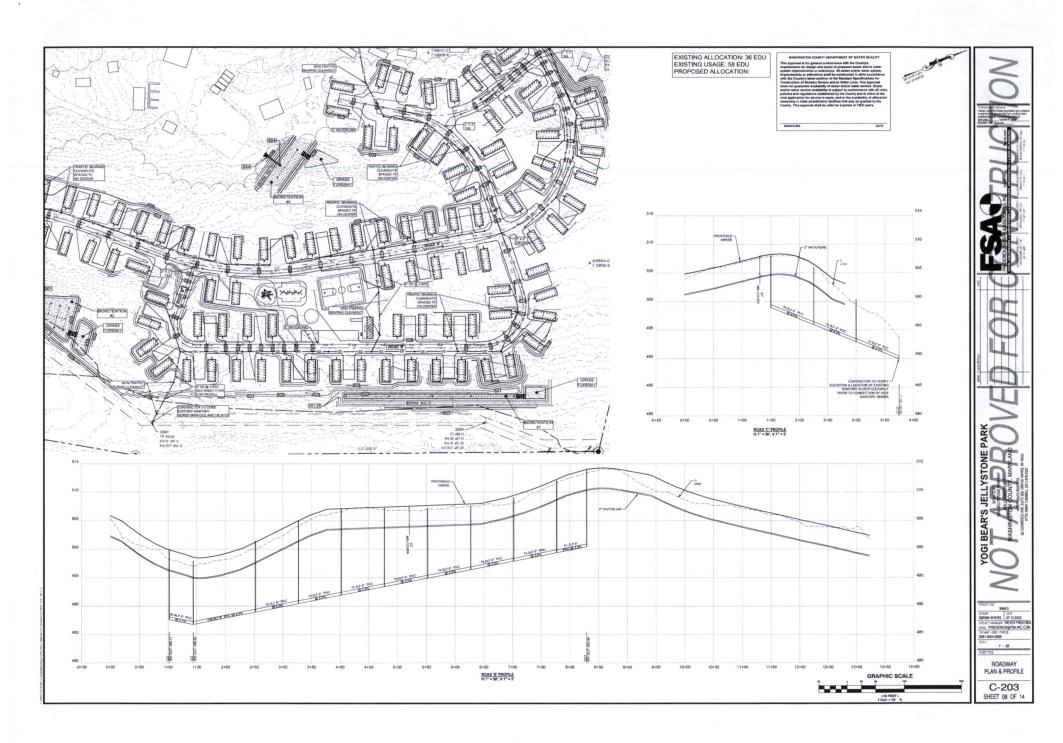


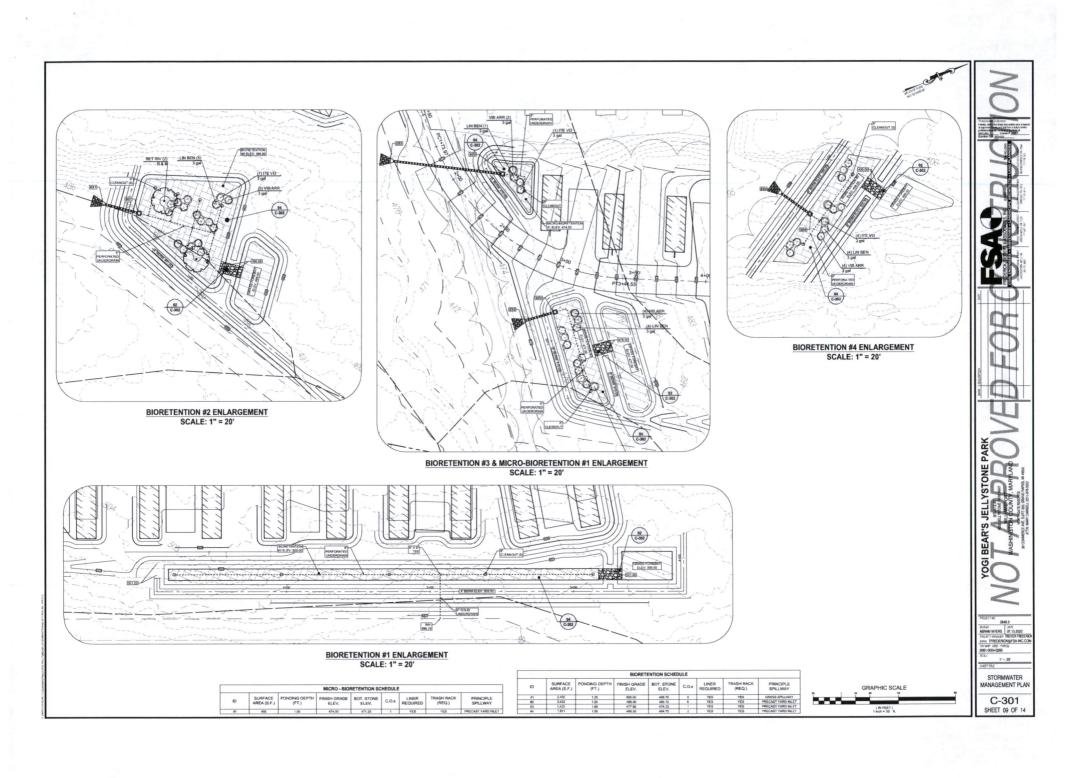












These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent various.

s. embankment, and structural works shall be cleared, grubbed and shipped of topsoil. All trees, vegetation, nots and other noved. Channel banks and sharp breaks shall be sloped to no sliveger than 1.1. All trees shell be cleared and grubbed within 15 object or alle minimised what his memories. Charrent heats and what you has have been place to except the size of the size of the memories.

Agents had no extended by the restaurched.

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NOTE: The Bindered shall be been here approach foreignant betwee years. I shall be not drawn, sturps, wood, subbut, stores proble the F. Score of the displacement makes in F. Bindered and the sturp that the following the F. Score of the subbut that the sturp that the following the following that the students of the students of the subbut that the students of the subbut that the students of the students of the subbut that the subbut that the students of the subbut that the s

Placement - Areas on which fill is to be placed shall be scarfied prior to placement of fill. Fill materials shall be placed in maximum 6 inch thick (telline compaction) layers which are to be continuous over the entire langle of the fill. The most permetile borrow material shall be placed in the downstream of the embournest. The principal gallegism must be habitated concurrently with fill placement and not executed in the extraordisment.

Companion - The movement of the hading and spreading outpriets over the III shall be controlled to that the critical surface of each III shall be inserted to extend move of heapy outpriets of companion and as softward by a minimum of the compliant general of adjacetable, while the less controlled to the last of the controlled to the last of the companion and the companion and the strength of the companion and the companion

Cu CO Traysh - The qual't result has be accorded in the repression material along or people to the contents of the indicatives as stress in the plant. The outborn with of the result had be given methy the explainment of the result in the reviews with the things for the First Bear shall be a final for feet below existing grade or as shown on the plant. The side stages of the trench shall be 1 to 1 or faller. The backlift shall be compacted with a compacted with construction.

### Pipe Conduits All pipes shall be circular in cross section.

Corrugated Metal Pipe - All of the following criteria shall apply for corrugated metal pipe:

Consignate have been from a final for the following close and accept to consignate many pair.

Intelligent is Playman and an application of the production of the playman is applicated by the playman of the playman and play

Coupling bands, anti-seep collars, and sections, etc., must be composed of the same material and coalings as the pipe. Metals must be insulated from disamilar materials with use of nubber or plastic insulating materials at least 24 mils in thickness.

3. Consideration and the contraction with place and process of the completing executing 11th or one page or barrell connection in the race what the selected of anounced making the contraction is the race what the selected of anounced making the contraction is the race what the selected of anounced making the contraction is the race of the contraction of

4. Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rook or soft, spongly or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

### 5. Backfilling shall conform to "Structure Backfill"

Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361.

2. Badding - Reinforced concrete gipe conduits shall be laid in a concrete bedding / crade for their entire length. This bedding / crade shall consist of high shumo concrete placed under the pape and up the sides of the pipe at least 50% of its outside dismeter with a minimum thickness of 6 modes. Where a concrete crade is not needed for sunchair features. Bedding about 50% of its outside dismeter with a minimum thickness of 6 modes. Where a concrete crade is not needed for sunchair features. Bedding about 50% of 10% outside for more used in disconding the standard discond

3. Laying pipe - Bell and spigor pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendators of the manufacturer or the material. After the jorns are assisted for the critic inter, the posting small be placed so that of spaces under the gipe are filled. Care shall be exercised to previous any orientation from the original lines and gated of the open. The ring air must be bousted with of the form the rings.

### 4. Backfilling shall conform to "Structure Backfill".

5. Other details (arti-seep collars, valves, etc.) shall be as shown on the drawings.

Plastic Pipe - The following criteria shall apply for plastic cupe:

Materials - PVC pipe shall be PVC-1120 or PVC-1220 conforming to ASTM D-1785 or ASTM D-2211. Corrupated High Density Polyethylene (HDPE) pipe.
copplings and fittings shall conform to the following: 4" - 10" inch pipe shall meet the requirements of AASHTO MDS2 Type S. and 12" through 24" inch shall meet the requirements of AASHTO MDS2 Type S.

Drainage Disphragms - When a drainage disphragm is used, a registered professional engineer will supervise the design and construction inspection.

Concrete
Concrete shall meet the requirements of Manyland Department of Transportation, State Highway Administration Standard Specifications for Construction and Manylan Section 414, Mix No. 3.

Case of Rimer Address Controllation

The Controllation and the controllation and the control and in security to the security of the Controllation and controllation and the controllation and co

Ecotion and Sediment Control
Construction operations will be carried out in such a manner that eroson will be controlled and water and air poliution minimized. State and local less concerning out-from minimized. State and local less concerning out-from minimized and state and local less concerning out-from minimized. State and local less concerning out-from minimized and state and local less concerning out-from minimized and state and local less concerning out-from minimized and local less concerning out-from m

MARYLAND STORMWATER DESIGN MANUAL
R4D Specifications for Micro-Bioretention, Rain Gardens, Landscape Infiltration & Infiltration Berms

or mis, the of stocks, stamps, note or other similar copiets, larger than has inches. He other materials or substances shall be most of during on the most of the planting of the most of the planting or maintenance operations. The planting soil shall be their off demonstrated on great or other most owners are supported or which conductions of the planting soil shall be their off demonstrated on great or other most owners are supported or which conductions. The planting soil shall be their off demonstrated or great or other most owners are supported by the planting soil shall be the off demonstrated or great or other planting soil or oth

The planting soil shall be tested and shall meet the following oftens:

but Companier - Levery State of Servicy Lever (SEEA but Teacher Classification).

Open Colomes\* - Content Content Content (This per segre of Service Lever).

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Service Content Con

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pit, and additional tests of organic matter, and soluble salls. A festival analysis a required from the sale stockpied logistic. If topics is emported, then a tricine analysis shall be performed for each rocarion where the logistic was excernated.

3. Compaction
It is any report to the second of the base of the bounderfor protess and the required books. Bitter possible, are sometime to remove anything the second of Compaction can be allowabled at the base of the bioretector's facility by saling a primary lifting operation such as a chinal abox, rigues, or advanter. These lifting operations are to intrinsicione the ead profess through the 12 and normalization area. Substitute methods must be approved by the engineer. Restollers typically do not till deep enough to resuse the effects of compacting from heavy equations from heavy equations from heavy equations.

Robotil 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 (notatilling) base. When backliting the lopsoil over the sand layer. Brist place 3 to 4 inches of topsoil over the sand, then indebt the aenditopsoil to create a gradation zone. Backlit the minates of the lossed to fine lossed to fine a grade.

Receibtick of the pilest materials that be kept moint during transport and on-site storage. The pilest most ball about the pilested on Utilit of the ball as above lines grade surface. The diseaser of the planting pile pilest in pilest pile

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 drifted into the soil to a depth of all least one linch. Grass and legume pixigs shall be planted following the non-grass ground cover planting seenfloations.

The topsed specifications provide enough organic material to adequately supply indrients from natural cycling. The primary function of the boretention structure is to improve water quality. Adding finditizen definats, or at a minimum, impades this goal. Only and finditizer if wood chips or much are used to amend the soil. Robbit uma finditizer at a rate of 2 normals are 1000 assume that of the provided of the p

# Under drains Under drains should meet the following criteria:

- Pipe Snould be 4" to 6" diameter, allotted or perforated rigid plastic pipe 6" 758. Type PS 28, or AASHTO M-278) in a gravel layer. The preferred material is sinited, 4" rigid schedule 40 PVC or SDR35 pipe.

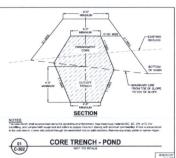
- regist above of PCU (2009) gas and, perfections should be if describe focuse of or cover with a retrievant for forther per one. Pipe shall be unapped all II for 4 or 6 glassical forther state.

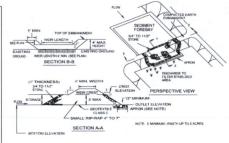
  If a proper of the perfection is the perfection of the original forther state or the perfection of the per

Table B-4.1 Material Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plentings	see planting to:	nia	plantings are also-specific
Planting Soll [2" to 4" design	Isomy sand (80 - 60%) & composit (55 - 40%) or sandy Sums (30%), course sand (30%) & sorgeont (40%).	nis	USEA and types being sand or earth from they consex < 1%
Organic content	Min. 10% by dry weight (ASTM D 20%)		
H.dr	shrended hardwood	nia	aged 8 months, minimum, no june or wood chips
Fee grant daylrage	pergrant ASTINC-ons	No. 4 or No. 9 (1/8" to 3/8")	
Cursen draw	comprehensed where washed matches	store T to 5'	
Groter#s		nie	PEType I roswoven
Growel tententrose and inflination bentile;	AASHTO M-43	NO. STORING, 6 ACCRECATE (SET to SHT)	
Undercrain plong	F 758. Type PS 28 or AASHTO M-218	41-6" right with, 40 PVC or SOR(36	Seried or performed ope: 38" pert. () 4" or; 1 halleshow, min. 2" of gravel over pipes, not recreasely underteath pipes, Ferforetad pipe shall be wrapped with 1/4 wich galleshood hardware dath.
Powed in place concrete of required)	Lifeth Nix No. 3 Fc = 3500 ps. (§ 39 days named elegin premiusine revitating to seed ASTRA-013-90	nu ·	constal basing of pound-implices biometer exposes. This year improve such any security makes the support of the constant of proceeds on stray constant approved that or one administration receives their direct relationship to the direct free seathed in the State of the place of except in the state of the place of except in the constant of exposers (AC Clause SOATE except to the state of the place of except in the constant of the state of the place of except in the constant of the state of the place of except in the constant of the state of the st
Save	AAB-ITO MAE OF ASTN C-13	6.67 to 6.64*	Sand substitution such as Distincte and Graystone (AASHTO) #10 are not ecospitable. No calcium sectionated or disturble send substitutions are acceptable. No fock dust" sen be used for send.
Composit	MSHA Standard Sperdinations for Caretruction and Materials, July 2008 820.02.06 Compose	Cardian particle size of 0.5° or less	Source - Separated Compact (Type II): Type II Compact shall be true leaf compact or non-time leaf compact. Type II Compact produced from layin algorings shall be found for continuousles in conformation with Maryland law user legislations.

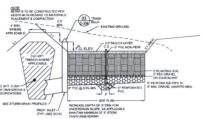
	OPERATION AND MAINTENANCE BIORETENTION	
INSPECTION ITEM	INSPECTION REQUIREMENTS	REMEDIAL ACTION
Maintenance Access		
General	Check for accessibility to facility; excessive vegetation; surface statistic	Repair erosion and maintain access surface in good condition
Pretreatment		
Grass filter strip or sand layer	Check for seciment accumulation	Remove seciment 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 seciment 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
Filter Bed		
Dewatering	Check for dewatering within 45 hours of ns n/all; noticeable odors; water stains on the fifter surface or at the outlet; presence of algae or aquatic vegetation.	Remove mulch and the top 3-6 inches of soll/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.
Sedment	Check for seciment accumulation	Remove seciment as needed
Mulch inver	Check for adequate cover, sediment accumulation; discolaration	Remove and replace mulch and excess sediment as needed
Vegetation		
Plant composition and health	Check for plant composition according to approved plans, investive species, weeds, and dead or dying vegetation.	Remove and replace plants as necessary
Vegetative coverierosion	Check for erosion, runoff channelizing, or bare soots	Repairlorade and stabilize as needed
Outlets	The same of the sa	The state of the s
Underdrain system	Check ouliet end to ensure that discharge is not obstructed; check for ensure	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
Conveyance Systems		
General	Check for erosion, flow blockages or bypass, and stable conveyance	Repairireplace and stabilize as needed
Flow diversion	Check flow splitter for proper functioning	Repair as necessary
Trash and Debris		
	Check for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
Structural Components		
	Check for structural deterioration, spating or cracking	Repair according to specifications on the approved plans





### SEDIMENT FOREBAY STONE OUTLET SPILLWAY 02 C-302





BIORETENTION

Notice of Required Storms Sand Filters, Bioretentio									
The following inspections are required to be performed by the Gualified Professional for the construction of any Sand Filter, Elementation or Rain Carden Facility. Additional impections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.									
Inspection Item		Bio #1	Bio #2	Bio #3	Bio #4	Micro- Bio #1			
Excavation of Facility - Prior to excavation, verify sediment and erceion control features are in place to prevent sediment inflow. Verify all flagging required in the	Certifying Engineer								
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	controlled of a 1 Best file (Benesoral or Rain Center 1 relia)  Contribute of the second of the seco								
infitration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy	County Inspector								
equipment. Verify that compaction of facility base is minimized.	Date								
	Certifying Engineer								
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.	Date								
from facility walls or sides and base to prevent learing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.	County Inspector								
	Date								
	Cartifying Engineer								
ement of Underdrains and Observation Wells - Location, size and material der drain and observation wells shall be verified prior to stone placement.	Date								
Verify pice ends capped. Verify 3" gravel cover	County Inspector								
	Date								
	Certifying Engineer								
Placement of Filtering Media - Verify bottom layer material and thickness.  Verify sand and/or filter media layer material and thickness. Verify filter fatric or	Date								
yeary sand and/or fitter media sayer material and thickness. Verity titler facing or pea gravel used between sand layers. Verity top filter media layer.	County Inspector								
	Date								
	Certifying Engineer								
Placement of Sand Filter Layer or Gravel Disphragm - Verify depth and wirth	Contrying Engineer  Contrying Engineer  Cottying Engineer  Cottying Engineer  Cottying Engineer  Cottying Engineer  Cottying Congress  Cottying Co								
of sand and/or diaphragm layer. Verify fill material.	County Inspector			50pt 50pt 50pt 50pt 50pt 50pt 50pt 50pt					
	Date				Bio #4				
Stabilization and Landscaping - Varify sile top soled, seeded and mulched.	Certifying Engineer								
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.	Date								
Verify planting stock kept moist during on-site storage. Verify installation location,	County Inspector								
size, meterial type of fencing or other safety barriers.	Date								

BEAR' 3848.5 ABRAM MYERS 07.15.2022 EMAL TEREDERICKSFSA-INC.COM

> N.T.S. STORMWATER MANAGEMEN DETAILS & NOTES

C-302 SHEET 10 OF 14

### CATEGORY 300 DRAINAGE PVC LINED PONDS

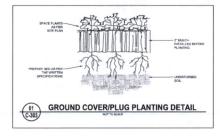
DESCRIPTION. This work shall consist of furnishing, placing and anchoring of a 30 mil PV cond area as at year in the Contract Documents and as descried by the Engineer.

PROPERTY	TEST METHOD	REQUIREMENT
Trepose	D 1593	41-5%
Specific Gravity (min.)	0.792	1.20
190% Modulus (psi, min.) 1 o. forceiro, wellh, mm.)	0.585	190
Tensilo (pel, min.) I.b. force/ e. width min.)	D 882	2300 60
Etingation at Break (%, min.)	D 882	325
Sraves Tear (b.in., mm.) to. forcefn. width, mm.)	D 1004	325 8
Resistance to Soil Bursal Nu change max.)	D 3083 (NSF Modified)	
(a) Breaking Factor (b) Ekingation At Break (c) Modulus at 100% Ekingation		5 20 20
Inspect Cold Crack (FF)	D 1790	-20
Smanskonal Statelity % change/mex.)	0 120 (212@15 min.)	5
Weter Extraction (%, netc.)	D 3083	-0.25
Votette Lota (% mex.)	D 1209	0.70

Any damage of the PVC liner shall be documented. If the damaged PVC liner cannot be repaired to comply with the specification is shall be removed and replaced at no additional cost to the Administration

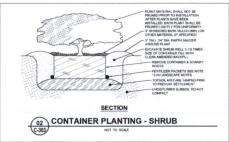
hor transh shall be excavaled to the line, grade, and width shown on the ston transings, prior to liner placement.

rent shell not be done during any preopilation, in the presence of citates, (e.g., snow, log, rain, dew, mud) or in the presence of excessive termined by the engineer.



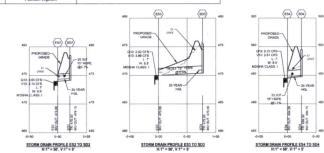
(ES1) (SD1)

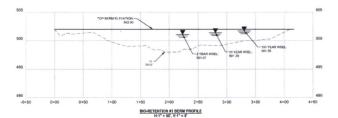
STORM DRAIN PROFILE ES1 TO SD1 H:1" = 50', V:1" = 5'

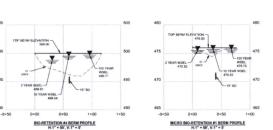


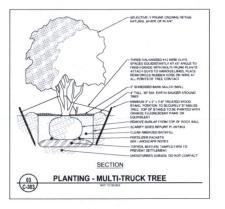
BIO-RETENTION #2 BERM PROFILE H:1" = 50', V:1" = 5'

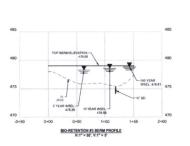
			TOMIN		NTITY	ASSES PLANTIN				
SYMBOL				BMP #5		COMMON NAME	SIZE	REMARKS		
200	2,400 S.F.	2.875 S.F.	1,090 S.F.	385 S.F.	1,460 S.F.		MIXED GRASSES	2" PLUGS	SEE DETAIL 01/C-30	
				2-12		D GRASSES				
C	COMMON NAME SCIENTIFIC NAME									
	Rush, soft Juncus effusus					THE MINIMUM SIZE FOR MIXED GRASSES SHALL BE 2" PLUG. GRASSES SHALL BE PLANTED 3 FOOT ON CENTER WITH A RANDOM				
Sedge, broom Carex scoparia				MIX OF PLAN	MIX OF PLANTS. PLANTING SHOWN IS RECOMMENDED. OTHER					
Sedge, Pennstyvania				Carex p	ennsylvanica			D IN THE MARYLAND STORMWATER IUAL ARE PERMITTED.		
Switchsraes Panicum virgatum				DESIGN MANUAL ARE PERMITTED.						







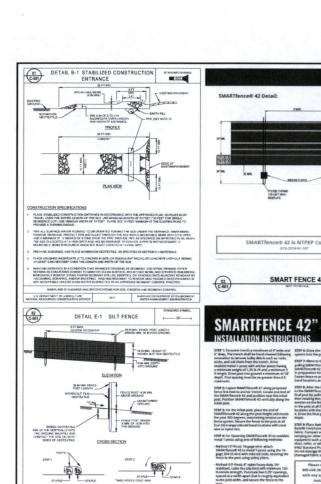




3848.5 RAM MYERS 07.15.2022 FAMIL TEREDERICKINESA-INC.COM AS SHOWN

TORMWATER MANAGEMEN **DETAILS & NOTES** 

C-303 SHEET 11 OF 14



INSTALLATION INSTRUCTIONS

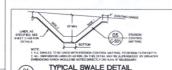
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**SMART FENCE 42** 

LET'S GET IT DONE!™

**SMARTfence** 

# ACF



# U.S. DEPARTMENT OF ADVICUATIVE 2011 MARYLAND DEPARTMENT OF ENA NATURAL RESOURCES CONSERVATION SERVICE 2011 WATER MAJAGEMENT ADMINIST

USE WOOD POSTS 1X, X 1X, + X, BICH (IBNBAUM) SQUARE CUT OF BOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO

USE WOVEN SLIT FEM GEOTEXTILE AS SPECIFIED IN SECTION H-1 NATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSCOPE, SICE OF FENCE POSTS WITH MINE TES OR STAPLES AT TOP AND MODISCITION.

PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORISED REPRESENTATIVE OF THE INSPECTION ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTLE USED MEETS THE REQUIREMENTS IN SECTION HI MATERIALS.

EMBED GEOFEXTILE A MINIMUM OF B INCHES VERTICALLY INTO THE GROUND, BACKFEL AND COMPACT THE SOE, ON BOTH BOILS OF FABRIC.

EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSILOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BURGES DEVELOP IN SET FUNCE OR WHEN SEDIMENT REACHES 20% OF FRINCE HEXDH. REPLACE GROTESTELL IF TORN, IF LUXDERNINGING OCCURS, REPISTALL FRINCE.

STRUCTION SPECIFICATIONS

1	Barley 9	Zone	Bb: Mar 1-May 15 Aug 1-Oct 1	, G	(10 lb/1000 s.f	) (90 lb/1000 s.f	)		
			PERMANENT S	SEEDING	SUMMARY				
	HAR		(FIGURE B.3): 6a &(B) RE (TABLE B.1)		FERT	LIZER RATE (10	-20-20)		
NO.	SPECIES	APPLICATION RATE (fo/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	LIME RATE	
Г	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sept 30 Zone 6b:	40 Zone 6a:					
6	Perennial Ryegrass	25		1/4"-1/2"	45 lb/ac.	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac.	
	White Clover	5	Mar 1-May 15/Aug 1-Oct 15				12.00.00		

### STANDARD UTILITY NOTES:

### STANDARD STABILIZATION NOTES:

MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Following Initial soid dischularation or re-dischulars, permanent or temporary stabilization must be complained within a Transe City Institute days as to the surface of all permater diseas, swellers, disches, perimeter slopes, and b. Soreo (I) calendar days as to all other disturbed or graded evens on the project also not under active grading.

DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION OVERLAP OR ABUT ISOMETRIC VIEW

USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

USE TEMPORARY SOIL THRULDSTON MATTERS MICE OF DEDRAGNING GLASTS 6 MORTHS MINISHAM NATURAL MALADEST MICE THREE MOST STATE OF THE MATTER MALADEST MAL

SECURE MATTING USING STEEL STATES, WOOD STAKES, OR BOOKGRACABLE FOLUNALIST STATES MUST BE "UT OR " SHAPED STEEL WIRE HAVING AMBIBLIAN GAUGE OF NO. 11 AND NO. S RESPECTIVELY, "UT SHAPED STATES MUST NO ACPURED TO 3) INCRESS WOOK AND SEE AMBIBLIAND. WINDERSTONAL TO SHAPED STAPLES MUST HAVE A MIRMANN EINCH MANN LEG. A MIRMANN I RICH SECONDARY LEG. AND MIRMAN EINCH HEAD. WOOD STANES MUST BE ROUGH GAMN HARDWOOD. 12 TO 24 INCHEE IN LENGTH, 143 INCH IN CROSS SECTION, AND WEDGE SERVED AT 175E SOTTON.

PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDA WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STRABLIATION IS SPECIFIED ON THE APPROVED FROSION AND SEMENT CONTINUE, PLAN

LINROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE, WORK-FROM CENTER OF CHANNEL GUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE, AND STRETCHING THE MATTING.

REY-IN UPSTREAM END OF EACH MAT ROLL BY DIQQING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCALATED MATERIAL AND TAMPING TO SECURE THE MATERIAL AND TAMPING TO SECURE THE MATERIAL AND TAMPING TO SECURE THE MATERIAL.

OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS, OVERLAP ROLL ENDS BY 6 INCHES IMPRIMILIAS, WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT. STAPLE:STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL, ENDS,

ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION IS A VEGETATIVE STABLE PATION.

U.S. DEPARTMENT OF AGRICULTURE
URAL RESOURCES CONSERVATION SERVICE

U.S. DEPARTMENT OF ENVIRONMEN
WATER MANAGEMENT ADMINISTRATION
WATER MANAGEMENT ADMINISTRATION

6 IN DEEP (MIN.) 6 IN MIN. OVERLAP AT BOLL END (TYP) PREPARED SLOPE (SEEDBED) WITH SEED IN PLACE

ISOMETRIC VIEW USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

SECURE MATTHY USING STEEL STANLES, WOOD STANDS, OF BLOCKPRANME EQUALISM. STANLES MUST BE TURD IT SHOULD STEEL WHE WANDED AMMENDED OF THE TURD OF THE SHOULD STANLES WITH A VERHOUS DEALES, WITH A VERHOUS DEALES, WITH A VERHOUS DEALES, WITH A VERHOUS DEALES, WITH A VERHOUS DEALE TO SHOULD STANLES MAN AND AND AND AND A SECOND AND A VERY SHOULD STANLES AND A

PERFORM FINAL GRADING, TOPSOL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORD WITH SPECIFICATIONS, PLACE MATTERS WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS VIALESS END OF WORDAY STRABLEATION IS SECURED IN 11-14 APPROVIDE DEVISIONS A SECONDENT CONTROL TO.

UNROLL MATTING DOWNSLOPE, LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE, AVOID STRETCHING THE

OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. QVERLAP ROLL ENDS BY 6 INCHES (MINIMUM). WITH THE LIPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.

KEY IN THE UPSCOPE END OF MATE INCHES (WIRMAM) BY DISIGNING A TRENCH, PLACING THE MATTING ROLL SND IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MATERIA IN THE REY.

STAPLESTAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.

 ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGET CONTINUOUSLY MET IN ACCORDANCE WITH SECTION 8-4 VEGETATIVE STABILIZATION. 2011

Existing Soil Material (C-33 Sand or Equivalent 3" of Filter Material (By Sieve) 16" of Filter Material (Rip Rap)

## Notes: Inverted Filter 1 Procedure for installing inverted filter to treat einkholes.

- Remove and properly dispose of materials dumped in and around the sinkhele
- Excavate losse material from sinkhole and try to expose the solution void(s) in the bottom. Enlarge the sinkhole, as necessary, to allow for installation of siter metarials (Figure 1).
- Select a field stone that is about 1.5 times larger than the solution void(s). Place the stone(s) in the vold(s) forming a secure "bridge". A geotextile may be needed to "lock" the stone "bridge" in place, as determined by the geotechnical
- 4) Place a layer of filter material over the "bridge" at a minimum thickness of 18 inches. About 30 percent of the material should be larger than the openings between the bridge and the void(s), (A will placed "bridge" should not have large openings, arround it.) in most cases the material could be fill flag.
- 5) Place a layer of smaller size filter material over the previous layer at a minimum thickness of 9 inches. The size should be 1/4 to 1/2 the size of the porvious layer. In most cases this material could be 57 stone.
- 6) Place a layer of sand size filter material over the previous layer at a minimum thickness of 9 inches. The sand has to be compatible in size with the previous layer to prevent piping. In most cases this material could be C-33 sand or
- BackM over the leat Miler layer (or fiber cloth) with soil meternal to the surface. The reuse of any soil material exceeded from another bound by considered. Overfill by about 5 prevent to ablow for settlement. The material to a minimum of 90% of the standard protest (AASTVI -00%), Any available topsool noutile behaved on the surface.
- Stone used for the "bridge" and the filters should have a moir strength at least equal to moderately hard (i.e. resistant to abrasion or cutting by limite blade but can be easily dent or broken with light blavs of hammer). Shall or similar and and non-durate root is not acceptable.

SINKHOLE REMEDIATION DETAIL

# IF SINKHOLES OCCUR ON SITE DURING CONSTRUCTION A GEOTECHNICAL ENGINEER SHALL BE CONTACTED. REMEDIATION OF ANY SINKHOLES SHALL BE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

- SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
- All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
- A grading unit is the maximum conjuguous area allowed to be graded at a given time and is limited to 20 acres. Wink may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the proceding anoding unit has been stabilized and approved by the enforcement authority and one Washington County Sol Conservation Existic Special authority. Unless otherwise specified and approved by the approval authority, no more than 30 acres countablelyer may be disturbed at a given approved by the approval authority, no more than 30 acres countablelyer may be disturbed at a given time that the substance of the s
- inflair.

  A. Three (3) calendar days as to the surface of all permeter dikes, swales, disches, permeter stopes, and all slopes seeper than 3 horizontals to 1 vertical (3.1), and b. Sewn (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
- Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B.4-1 Incremental Stabilization and Standard B.4-1 Temporary Stabilization (as applicable) All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown
- Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.

- . As required by Section B, of the Maryland Standards and Specifications for Soil Erosion and Sedim Control. Yadequate Vegetative Stabilization, is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, anotic release of the site for soil erosion and sediment control.
- 12. All material hauled offsite or fill brought into the site shall come from a site with an approved and curren soil erosion and control plan
- 13. Filter bags are to be used to pump any sediment laden water to a stabilized outfall

### For sites 1.0 acre or more, the following are required:

- The Maryland Department of the Environment (General/Individual Permit Notice of Intent- NOI) application and permit shall be posted and/or available on-site at all times.
- During construction, all soil erosion and sediment control practices (BMPs) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" or the Manyland Department of the Environment (General/Individual Permit Notice of Intent NOI).
- Following construction and release of the sight for soil ension and sediment control by the Washing Courty Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and a stormwater discharges from construction sites that are authorized by the permit are eleminately, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit. Notice of Termation-NOT.

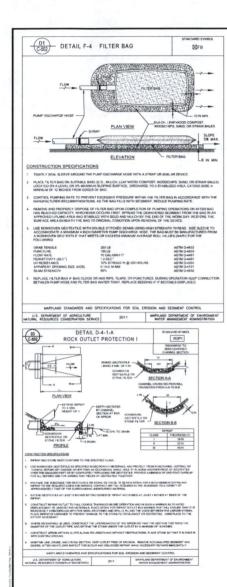
3848.5 RAM MYERS 07.15.2022 N.T.S.

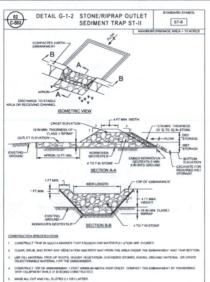
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**EROSION & SEDIMENT** CONTROL DETAILS & NOTES

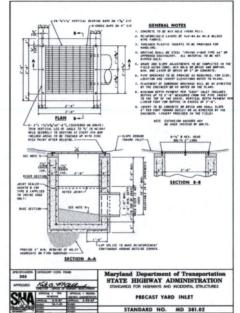
C-501 SHEET 12 OF 14

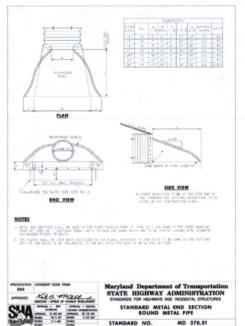




2. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN A

2011







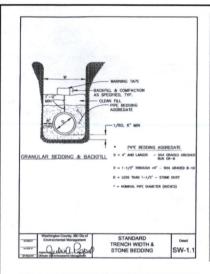
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07.15.2022
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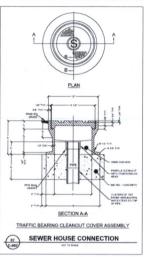
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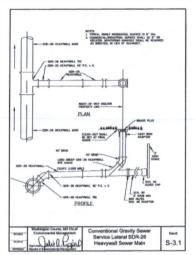
EROSION & SEDIMENT

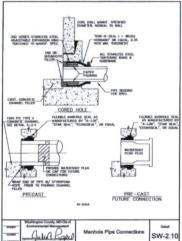
CONTROL DETAILS & NOTES

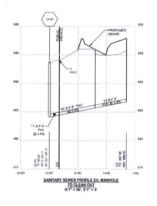
C-502 SHEET 13 OF 14











WASHMOTOR COUNTY DEPARTMENT OF WATER QUALITY TARK appear is to great of convenience with a County in separation of continuous wife County in separation of design and reject of proposed seems entire vater a system improvement on centerous and the contraction of the county of the county is seen admitted from the resolution of the county is seen admitted in the county of the county is seen admitted in the county of the co

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Utility Notes:

U.1. All fittings, bends, and appurtenances shall be installed with proper are regarded concrete buttresses. All dead and sentues shall be properly occoe and buttressed.

Enished grade.

Department of the Environment standards and specifications.

1. All sensor least to the PVC-SDR-26.

Z. As bedoing and embedment material and compaction shall meet pecifications.
3. The owner/developer or his engineer is required to supply the Wilvision with one (1) sets of mylans and three (3) sets of prints approximately.

pred by the Water & Sewer Department Manager after first approval and or to the stant of construction.

If the center-developer or his origineer is required to supply the Water over Department with acceptable, reproducible "as-bush" prior to final origination and decidation of the proposed sandary severer ince. Pivits of

Out. The Contractor state record records are contracted as the contract of the Contractor shall supply all bends, fistings and butinesses as required to accesses the intotactoral and vertical alignments as althorn on the plans. Bends and fittings may not be shown on the plan and profile but are to be included in the Contractor's cost and their search tocation is at the option of the

Contractor very wire very companies are proposed sommer eru control measures are located so as to avoid conflicts with their proposed of installation before placement of sediment erosion control measures. U.S. Tracer were to be installed with all 3" PVC waterine. 1.9. All sever no text constructed to vorce of destination code.

3848.5 IN EP 3848.5 OFFE 07.15.2022 OFFE MANAGER TREVOR FREDERIS

OWNER OATE
ABRAM MYERS 07.15.2022
OT.15.2022

N.T.S.

SEWER DETAILS & NOTES

C-503 SHEET 14 OF 14 Project Name: Yogi Bear Jellystone Park

FSA: 3848.5

Owner/Applicant: Field of Dreams Holding Co, LLC

27777 Franklin Road, Suite 2000

Southfield, MI 48034

Contact Person: Scott Campbell

scampbell@northgateholdings.com.

269-331-0874

Project Address: 9550 Jellystone Park Way, Williamsport, MD 21795

Tax Map 61 Grid 4 Parcel 266

Account # 20-002891

Zoning: A(R) with RB Overlay

**Variance request:** Table 301(1) E indicates the use of a campground/travel trailer park is subject to a setback of 3 times the distance specified in section 4.9 of Zoning Ordinance which is 200', the required setback is 600' from the property line to the use. This request is to reduce the setback to 100' along the North and East property lines to occupy a vacant 14 acre portion of the 89 acre property for the expansion of the park.

The area for which the reduction is requested is surrounded by 3 properties, one a 136 acre farm where the principal dwelling is approximately 700' from the applicant's property line. The other two are large lot residential properties 20-30 acres in size where the closest dwelling is over 500' from the applicant's property line. The perimeter of the property is densely forested and the applicants are proposing to utilize a portion of the 100' buffer as part of their forest conservation mitigation and will be placing an easement along that area to prevent any future disturbance in that area.

If made to comply with the 600' setback that distance would consume 20 acres of the overall property. This would render the proposed expansion useless since this is the only area remaining on the property that has the infrastructure such as roads, water, public sewer and electric to serve the proposed expansion. Any other vacant areas of the property are far to narrow and would also not be able to accommodate the required setback. The property is served by private wells and public sewer, intensification of the park has been permitted with the addition of public sewer.

Similar variances have been granted over the years to allow enrichment of the property and are mentioned below:

AP94-052- Variance from the 25' required setback from the western property line to 17' for the replacement of a pump house and a variance from the 25' required setback to 14' for the placement of a handicapped accessible cabin. Granted. AP2000-048- Variance from the required 600' side yard setback to 50' for the purpose of expanding the existing campground. Granted.

AP2007-006- Variance from the required 25' setback from all sides of an existing sanitary sewerage pump station to 10' and other associated variances. Granted.

AP2015-027- Variance from the 100' right side yard setback to 8' for a laser tag field and from the 25' setback from a street right of way to 4 ' for the placement of a free-standing sign. Granted.