Washington County
MARYLAND

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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
July 10, 2023, 7:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. **RZ-23-004 – Troy & Elisabeth Jernigan and CP-23-001 – Washington County Department of Planning & Zoning** – Jill Baker * ***Information/Discussion***
   Proposed map amendment and Comp Plan amendment for property located at 23226 Fruit Tree Drive, Smithsburg; Present Zoning and Land Use Policy Area: Residential Transition (Low Density Residential); Proposed Zoning and Land Use Policy Area: Agricultural Rural

MINUTES

1. June 5, 2023 Planning Commission public input meeting and regular meeting * ***Discussion/Action***

OLD BUSINESS

1. **RZ-23-003 – Text Amendment – Truck Stops – Recommendation** – Jill Baker * ***Discussion/Action***

NEW BUSINESS

PRELIMINARY CONSULTATIONS

1. **PC-23-004 – Heffner Property** – Heather Williams * ***Information/Discussion***
   Concept Plan for a proposed retail store for the sale of baked goods; Location: 19112 Keep Tryst Road, Knoxville; Zoning: Rural Village with Rural Business overlay

ORDINANCE MODIFICATIONS

1. **Cascade Town Centre Lot 2 [OM-23-006] –** Jill Baker * ***Discussion/Action***
   Ordinance modification to allow 22 individual lots to be created without public road frontage; Location: 14203 Cushman Avenue, Cascade; Zoning: Special Economic Development
2. **Codee & Kaylie Reese [OM-23-008] –** Jill Baker * ***Discussion/Action***
   Ordinance modification from Section 15.1.A of the Forest Conservation Ordinance to vacate an existing forest conservation easement without replacement mitigation; Location: 21695 Jefferson Boulevard; Zoning: Agricultural Rural

SITE PLANS

1. **Paramount Cell [SP-23-012] -** Planner: Scott Stotelmyer (Lisa Kelly presenting) * ***Discussion/Action***
   Site plan for a proposed 140 foot monopole wireless telecommunications facility; Location: 19224 Longmeadow Road; Zoning: Industrial General
2. **Sheetz – Mt. Aetna Road & Dual Highway [SP-22-044] –** Planner: Scott Stotelmyer (Lisa Kelly presenting) * ***Discussion/Action***
   Site plan for a proposed Sheetz at the intersection of Mt. Aetna Road & Dual Highway; Zoning: Business General

OTHER BUSINESS

1. **Update of Projects Initialized** – Jennifer Kinzer * ***Information/Discussion***
2. **Comprehensive Plan Update** – Jill Baker * ***Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, August 7, 2023, 7:00 p.m. – Washington County Planning Commission regular meeting

*attachments

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

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. RZ-23-004
Date Filed: 4-26-23

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

Troy A & Elisabeth Jernigan
Applicant

■ Property Owner □ Contract Purchaser
□ Attorney □ Consultant
□ Other: _____

22725 Stevenson Road,
Address

Troy Jernigan
Primary Contact

240-446-4353
Phone Number

Same as above
Address

troyjernigan@me.com
E-mail Address

Property Location: 23226 Fruit Tree Drive, Smithsburg, MD 21783

Tax Map: 40 Grid: 8 Parcel No.: 225 Acreage: 22.4

Current Zoning: RT Requested Zoning: A(R)

Reason for the Request: □ Change in the character of the neighborhood
■ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

Applicant's Signature

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO., MD

Subscribed and sworn before me this 19 day of April, 20 23.

My commission expires on 9/15/2024

Nikki S. Eichelberger
Notary Public

FOR PLANNING COMMISSION USE ONLY

- ■ Application Form
- ■ Fee Worksheet
- ■ Application Fee
- ■ Ownership Verification
- ■ Boundary Plat (Including Metes & Bounds)
- ■ Names and Addresses of all Adjoining & Confronting Property Owners
- ■ Vicinity Map
- ■ Justification Statement
- ■ 30 copies of complete Application Package

Washington County
MARYLAND

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

PLEASE COMPLETE ONLY THE SECTION THAT APPLIES.

Applicant's Name: TROY & ELISABETH JERNIGAN Date: JAN 25, 2023

Zoning Ordinance Map Amendment . . . . . $ 2,000.00
Number of Acres * 22.4 x $20.00 [1 acre minimum]
per acre . . . . . $ 448.00

Engineering Review Fee . . . . . $ 150.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – MAP AMENDMENT . . . . . $ 2613.00

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

Text Amendment . . . . . $ 2,000.00
Choose One:
- □ Adequate Public Facilities Ordinance
- □ Forest Conservation Ordinance
- □ Solid Waste Plan
- □ Subdivision Ordinance
- □ Zoning Ordinance
- □ Other: _____

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – TEXT AMENDMENT . . . . . $ 2,015.00

Water and Sewer Plan Amendment . . . . . $ 2,000.00
Technology Fee . . . . . $ 15.00

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

Forest Conservation Exemption . . . . . $ 25.00

Technology Fee . . . . . $ 15.00

TOTAL FEES DUE – FOREST EXEMPTION. . . . $ 40.00

Please make checks payable to **"Washington County Treasurer"**.

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled
(Original plus 30 copies of all materials are required)

X 1. **Application Form**: A completed and signed application form.

X 2. **Fee Worksheet and Application Fee**: A completed Fee Worksheet and the Application Fee must be submitted at the time application is made. Checks must be made payable to the "Washington County Treasurer".

X 3. **Ownership Verification**: Proof of ownership interest in the subject property, including a copy of the current deed to the property; OR, if the application is made by a contract purchaser, a copy of the fully-executed Contract of Sale. SEE EXHIBITS 1-4

X 4. **Boundary Plat**: A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland. SEE EXHIBIT 4

X 5. **List of the Names and Addresses for all Adjoining and Confronting Property Owners**: A list of the names and addresses, obtained from the latest property tax assessment record, of owners of adjoining or confronting properties, improved or unimproved, including properties separated by streets, railroads, or other rights-of-ways. (Must have house numbers or P.O. box numbers.)

X 6. **Vicinity Map**: An 8 ½" x 11" page size map showing the zoning of all property within 1,000 feet of the site. SEE EXHIBIT 5

X 7. **Justification Statement:** A written explanation of the reasons why the map amendment is being sought, setting forth in sufficient detail to properly advise County officials as to the justifications for the rezoning change. Applications for floating zones shall include such information as required by the respective Articles of the Ordinance. Other applications must address the following information:

   a. A statement as to whether or not there is evidence of mistake in the current zoning, and, if so, the nature of the mistake and the facts to support the allegation.
   b. A statement as to whether or not there is evidence of a substantial change to the character of the neighborhood subsequent to the most recent comprehensive rezoning including the nature of the change, all facts to support the allegations, and a description of the neighborhood.

OTHER REQUIRED APPLICATION MATERIALS

A written analysis considering each of the factors set forth in Section 27.3.

____ 1. The report and recommendations of the Planning and Zoning Commission.
X___ 2. Population change of the area of the proposed change.
X___ 3. Availability of public facilities.
X___ 4. Present and future transportation patterns in the area.
X___ 5. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
X___ 6. The relationship of the proposed change to the Adopted Plan for the County. development analysis Plan Map and Policies.
X___ 7. Whether there was a substantial change in the character of the neighborhood where the property is located.
X___ 8. Whether there was a mistake in the existing zoning classification.
X___ 9. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property
X___ 10. Any other material facts that support the amendment.

Justification statement

Requested Zoning: Agricultural Rural - A(R)

Description of The Property: See exhibits 1,2, 3 & 4.

Hereinafter, "the property"

Description of any Improvements on the property: The property is 22.4 acre abandoned farming complex with several buildings (house, barn, equipment sheds) that are in disrepair.

Zoning:

Current zoning: Rural Transitional (RT). See exhibit 5.

The property's current RT Zoning was granted during the 2013 Comprehensive Rezoning (hereinafter the "2013 rezoning")

Mistakes in the 2013 Rezoning

Applicant contends that the RT zoning assigned to the property as result of the 2013 Rezoning constituted a good-faith mistake. The applicant has submitted a Zoning Ordinance map amendment application respectfully requesting that the property be rezoned (i.e. down-zoned from RT to A(r).

As per Maryland case law, to sufficiently demonstrate "mistake" the petitioning party must show that existing facts, or reasonable future projects or trends were not taken into consideration at the time of the zoning. See generally Boyce v. Smebly 334 A.2d 137,142-143 (Md. App. 1975): and White v. Spring, 109 Md. App. 692, 675 A.2d 1023 (1996). Moreover, regarding the question of original mistake, "when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning. "Mayor and Council of Rockville v. Stone, 271 Md. 655, 662 (Md. 1974).

In this case, at the time of the 2013 Rezoning, the County did not take into account that,

1. The property has not been designated as a State Priority Funding Area, which is necessary to obtaining public facilities to be developed under RT standards. See exhibit 6.
2. The amended Smithsburg growth area boundary established by the 2013 Comprehensive Plan amendment CP-13-001 is not consistent with the Growth Area land use designation for the property in the Town of Smithburg 2012 Comprehensive Plan. See exhibits 7, 8, & 9.
3. The property is designated as W-7, S-7, (No Planned Service) by the Adopted Water & Sewerage Plan for the County and service is not generally available to the property. See exhibits 10 &11.
4. The property is bisected by a steam with associated sensitive areas which severely limits it practicality to be developed as envisioned by its current RT zoning.
5. The access limitations due to SHA access controls along MD 64 and Fruit Tree Lane, a County designated "local road".

Comprehensive Plan

2002 Comprehensive Plan land use designation for the property - Agricultural/Rural Area
2013 Comprehensive Plan Town Growth area amendment land use designation- Low Density Residential/Town Growth Area. See exhibit 7.

2012 Town of Smithsburg Comprehensive Plan land use designation - Commercial/growth area. See exhibit 8.

Development Assumption Proved Erroneous with the passage of time

The use of the property for agricultural purposes has not changed since the 2013 rezoning. The original 2001 Comprehensive Plan land use classification of agricultural has proven to be correct; the subsequent 2013 County Comprehensive Plan reclassification to include it in the Growth area with a low density residential designation and rezoning to RT was a mistake.

Developing the property as called for by RT zoning would require annexation into the Town of Smithsburg. The Smithburg Comprehensive Plan designated the property as Commercial, this inconsistency with the County designation and Zoning would be problematic when pursuing annexation.

Applicant has no interest in developing the property residentially nor pursuing annexation in order to obtain public facilities.

Availability of sufficient water capacity to serve all of the designated Smithburg Town Growth Area, including the subject property is questionable.

Proposed A(R) zoning to be logical and appropriate

General description of RT zoning:

ARTICLE 7A "RT" RESIDENTIAL, TRANSITION DISTRICT75 Section 7A.0 Purpose
The purpose of the Residential, Transition District is to provide appropriate locations for single-family and two-family residential development in Urban and Town Growth Areas. The Residential, Transition District is usually located on the outer fringes of the Growth Areas, rather than the inner core, and is intended to be the least dense residential district in the Growth Areas at a density of between 2 and 4 dwelling units per acres.
All new development in the Residential, Transition District, should be served by public water and sewer facilities approved by the Washington County Health Department.

General description of A(R) zoning:

ARTICLE 5A – "A(R)" AGRICULTURAL (RURAL) DISTRICT51
Section 5A.0 Purpose
The purpose of this district is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban-type growth of the larger communities of the County. The Agricultural zoning district has been purposely drawn to enclose large blocks of the best soils for intensive agricultural production as well as gently rolling topography for farming. Most of the operating farms as well as the largest block of farmland preserved through the Agricultural Preservation Program is located in this area.

List of Exhibits:

1. Aerial Photograph.
2. SDAT-Real Property Data.
3. Recorded Deed L. 6945 F.21.
4. Property outline plan with metes & bounds.
5. Zoning map, Washington County.
6. Priority Funding Areas Map.
7. County Comprehensive Plan Land Use Map, CP-13-001.
8. Town of Smithsburg Comprehensive Plan Map, Future Land Use.
9. Town of Smithsburg Comprehensive Plan Map, Zoning
10. County Water Service Map.
11. County Sewer Service Map.

Frederick Seibert & Associates, Inc.

4/18/2023, 8:36:14 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

World Transportation

MD_SixInchImagery

HL Database

Parcels

Esri, HERE, iPC, Esri Community Maps Contributors, Frederick County, WashCo MD, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Web AppBuilder for ArcGIS

EXHIBIT 1

Maxar | MD iMAP, DoIT | Hagerstown MD | Washington County Planning Depatment | Source: USDA NRCS, Esri | MD iMAP, USDA | Esri, HERE, iPC | Esri Community Maps Contributors, Frederick County, WashCo MD, © OpenStreetMap, Microsoft, Esri, HERE,

EXHIBIT 2

Real Property Data Search ( )
Search Result for WASHINGTON COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 07 **Account Number** - 016166

Owner Information

Owner Name:	JERNIGAN TROY A JERNIGAN ELISABETH	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	22725 STEVENSON ROAD SMITHSBURG MD 21783-	**Deed Reference:**	/06945/ 00021

Location & Structure Information

Premises Address:	23226 FRUIT TREE DR SMITHSBURG 21783-0000	**Legal Description:**	22.4 ACRES 23226 FRUIT TREE DRIVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0040	0008	0225	7010120.22	0000				2022	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1800	3,087 SF		22.4000 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	3	3 full		

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	262,000	262,000		
Improvements	28,900	42,300		
Total:	290,900	304,300	295,367	299,833
Preferential Land:	0	0		

Transfer Information

Seller: LEACH STEVEN R	**Date:** 03/04/2022	**Price:** $270,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /06945/ 00021	**Deed2:**
Seller: UPTON EVERETT H	**Date:** 08/11/2004	**Price:** $249,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /02407/ 00409	**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: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

EXHIBIT 3

BOOK: 6945 PAGE: 21

Taxes Paid $0.00
Todd L. Hershey, Treasurer
TY 03-04-2022

Prepared by:
Lincoln Title & Settlement Services
19638 Leitersburg Pike, Suite 202
Hagerstown, MD 21742
File No.: LT22-1713-MD

Tax ID No.: 07-016166
Title Insurer: Security Title Guarantee Corporation of Baltimore

Washington Cty Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $1,350.00
CTY TR TAX $1,100.00
CTY REC TAX $2,052.00
TOTAL $4,562.00
KRT KB 03:49 pm
Mar 04, 2022

1 of 1"

This Deed, made this 4th day of March, 2022 by and between **Steven R. Leach and Dawn D. Leach**, husband and wife, party of the first part, Grantor; and **Troy A. Jernigan and Elisabeth R. Jernigan**, husband and wife, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of **TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00)**, the receipt whereof is hereby acknowledged, and other good and valuable consideration, the said Grantor does grant and convey to the said party of the second part, as tenants by the entirety, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land, together with the improvements thereon, if any, and all rights, ways, alleys, privileges and appurtenances thereunto belonging or in anywise appertaining, situate, lying and being along the Northwest side of the Smithsburg-Camp Ritchie Highway, and along the East side of the Smithsburg Bypass on State Route #64, in Election District #7, Washington County, Maryland and being more particularly described as follows:

Beginning at a post in the Northwest margin of the said Smithsburg-Camp Ritchie Road, said post being at the beginning of the deed from Robert E. Longnecker and wife to Howard L. Oyler and Dale E. Martin, Partners t/a Oyler and Martin, dated November 6, 1962 and recorded in Liber #386, folio 755, one of the Land Records of Washington County, Maryland, said post having been erroneously described as being in the Northeast margin of said Highway in said deed, and running thence with a portion of the first line of said deed, South 70° 31' East 20.18 feet into the center of said Highway, thence along or near the center thereof South 27°08' West 532.04 feet, thence by a curve to the right having a radius of 1000.0 feet for a distance of 522.14 feet, the chord being South 42° 05'30" West 516.23 feet, thence South 57° 03' West 376.31 feet to intersect the 9th line of the aforementioned deed, thence with the remainder of said line North 32° 57'27" West 49.53 feet to the end thereof, thence continuing with the lines of said Deed South 57° 02'33" West 79.71 feet, thence North40° 25'59" West47.24 feet to the East margin of the right of way of the Smithsburg Bypass opposite base line station 29+0, thence binding on said right of way by a curve to the left having a radius of 2350.83 feet for a distance of 1270.99 feet, the chord being North 7° 30'41" West 1255.56 feet, thence continuing along said right of way North 23° 00' West 306.04 feet, thence leaving said right of way and running along an existing fence line South 88° 53' East276.58 feet to intersect the 19th line of the aforementioned deed, thence with the remainder of said line South 22° 18' East 159.78 feet to a post at the end thereof, thence with the closing line of said deed South 70° 31' East 1014.0 feet to the place of beginning, containing 22.4 acres of land, more or less.

BEING the same property conveyed unto Steven R. Leach and Dawn D. Leach, husband and wife, by Deed from Everett H. Upton, by David Upton Guardian of the person and property of Everett H. Upton by virtue of that Decree of Guardianship dated April 29, 2004 as entered by the Circuit Court for Washington County, Maryland in Civil Case No. 21-C-04-18424 GS, dated August 10, 2004 and recorded among the land records of Washington County, Maryland in Liber 2407, folio 409

Which has an address of 23226 Fruit Tree Drive, Smithsburg, MD 21783

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6945, p. 0021, MSA_CE18_6897. Date available 03/08/2022. Printed 01/23/2023.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6945, p. 0022, MSA_CE18_6897. Date available 03/08/2022. Printed 01/23/2023.

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

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Troy A. Jernigan and Elisabeth R. Jernigan, husband and wife, party of the second part, in fee simple.

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

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

WITNESS:

Steven R. Leach

Dawn D. Leach

STATE OF MARYLAND
COUNTY OF WASHINGTON

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

Witness my hand and official seal, this the 4th of March, 2022.

Notary Public

My Commission Expires: February 16, 2026

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

(SEAL)

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

Kent N. Oliver, Esquire

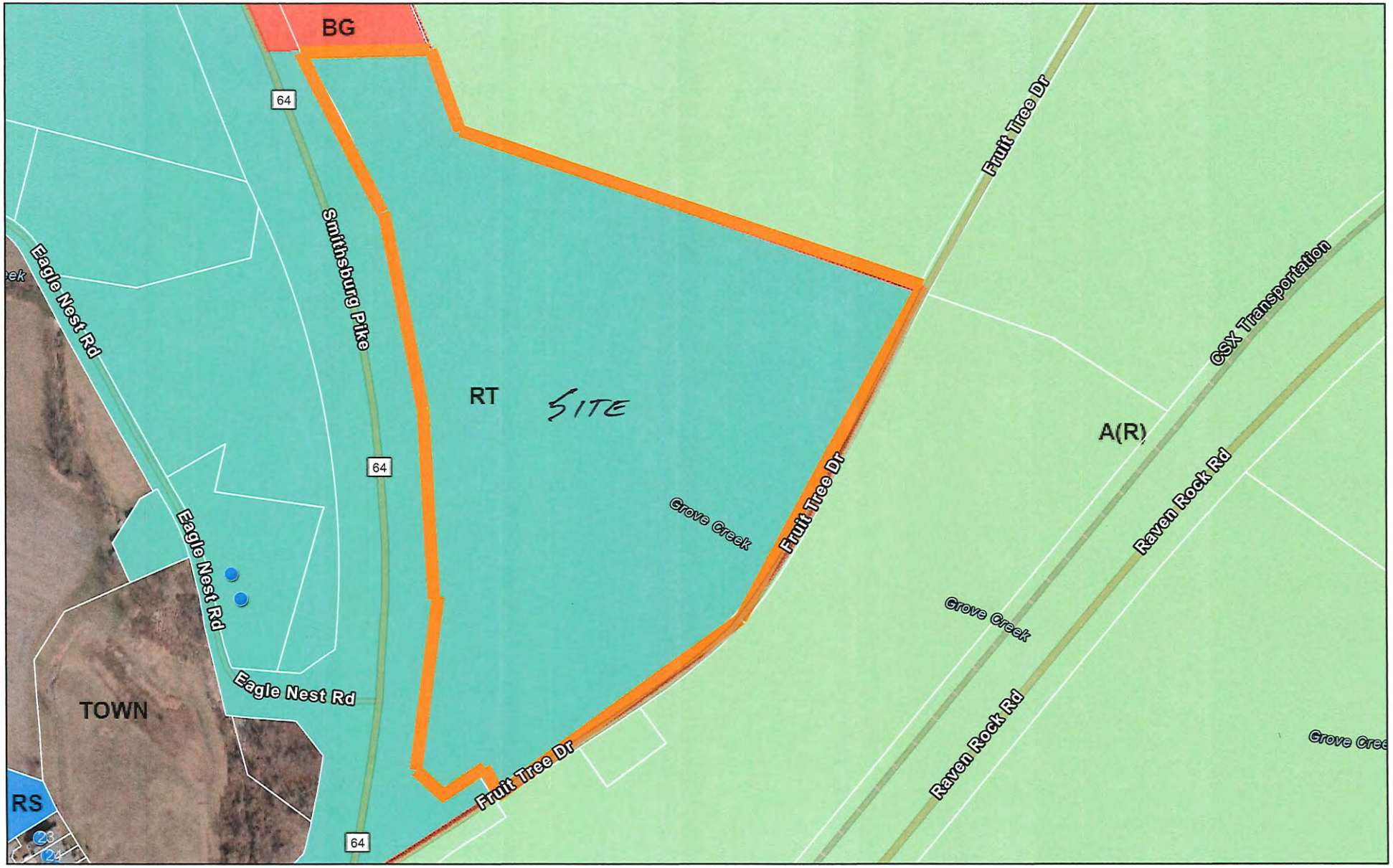
AFTER RECORDING, RETURN TO:
Troy and Elisabeth Jernigan
22725 Stevenson Road
Smithsburg, MD 21783

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6945, p. 0023, MSA_CE18_6897. Date available 03/08/2022. Printed 01/23/2023.

Adjacent Owners List, Troy Elisabeth Jernigan 23226 Fruit Tree Dr Smithsburg, MD

Parcel	Name	Premise Address	Mailing address (if different from premise)
40-8-107	Robert & Salley Clopper	Fruit Tree Dr	23431 Raven Rock Rd, Smithsburg, MD 21783
40-14-108	Aaron Clopper	23221 Fruit Tree Dr, Smithsburg, MD 21783	
40-14-195	Raven Rock Investments	Raven Rock Road	13220 Edgemont Rd, Smithsburg, MD 21783
40-8-132	Kenneth Plume L/E	23136 Eagles Nest Rd, Smithsburg, MD 21783	
40-8-370	MD Roads Commission	Stevenson Road	301 W. Preston St, Baltimore, MD 21201-2305
40-8-369	Gardenhour Orchards Inc	23042 Eagles Nest Rd	PO Box 275, Smithsburg, MD 21783-0275
40-7-104	Town of Smithsburg	12835 Bikle Rd	PO Box 237, Smithsburg, MD 21783-0237
40-8-226	TDR Enterprises Inc	12745 Smithsburg Pike	13201 Sleepy Creek Lane, Smithsburg, MD 21783
40-8-260	Raven Rock Investments	23340 Fruit Tree Dr	13220 Edgemont Rd, Smithsburg, MD 21783
SITE			
40-8-225	Troy & Elisabeth Jernigan	23226 Fruit Tree Dr	22725 Stevenson Rd, Smithsburg, MD 21783

Frederick Seibert & Associates, Inc.



4/18/2023, 8:33:40 AM

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0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

World Transportation
MD_SixInchImagery
HL Database

Parcels
Zoning
Agricultual (Rural)

Business, General
Residential, Suburban
Residential, Transtion

Municipal
Growth Area Boundaries

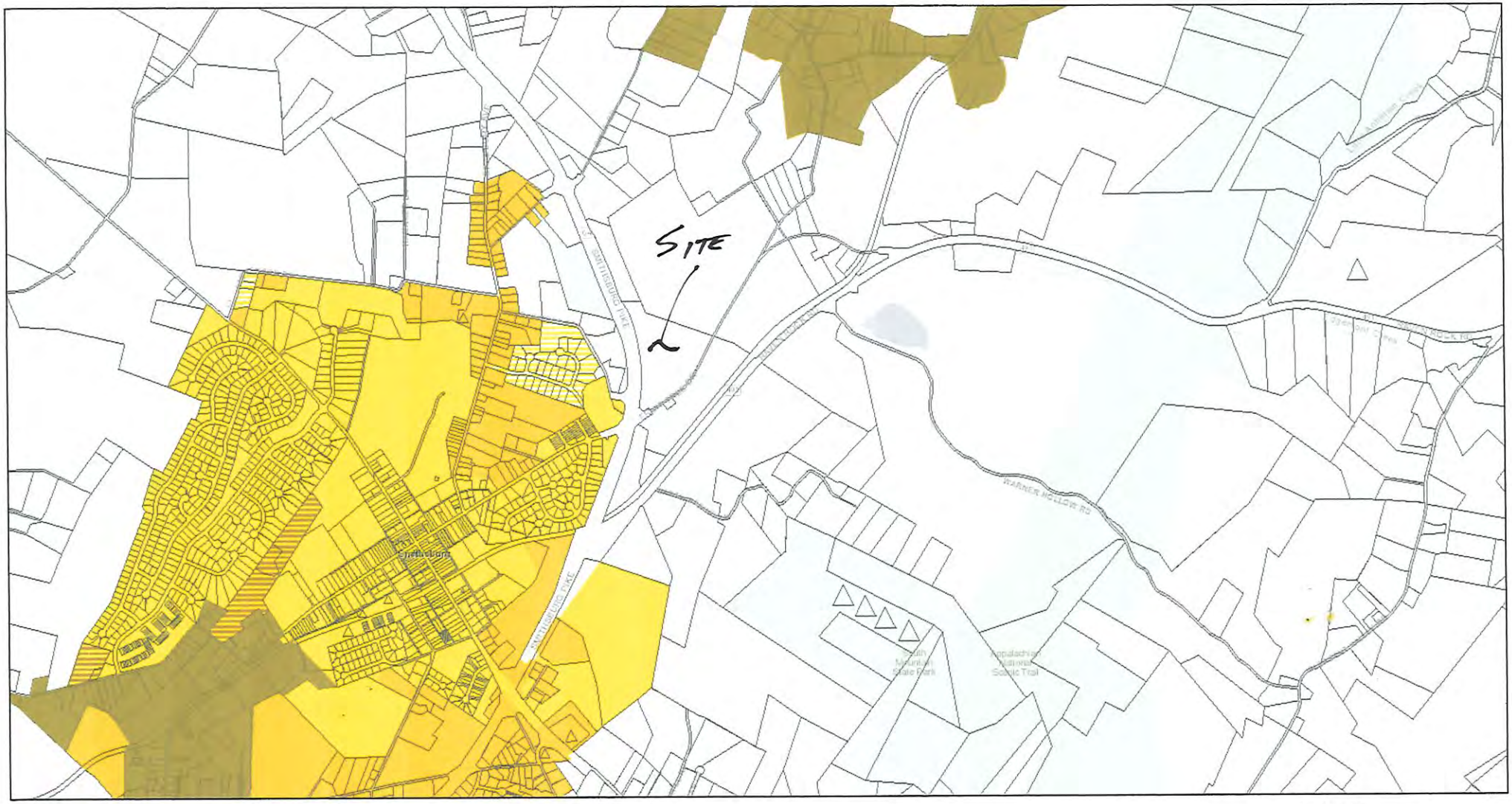
Washington County Planning Depatment, Esri, HERE, iPC, Esri Community Maps Contributors, Frederick County, WashCo MD, © OpenStreetMap,

Web AppBuilder for ArcGIS

EXHIBIT 5

Maxar | MD iMAP, DoIT | Hagerstown MD | Washington County Planning Depatment | Source: USDA NRCS, Esri | MD iMAP, USDA | Esri, HERE, iPC | Esri Community Maps Contributors, Frederick County, WashCo MD, © OpenStreetMap, Microsoft, Esri, HERE,

Priority Funding Area Map



April 4, 2023

MD Counties

Municipalities

- Municipal PFA
- Municipal PFA Comment Area
- Annexed but not PFA

1:21,033

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

MD iMAP, MDP, SDAT, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

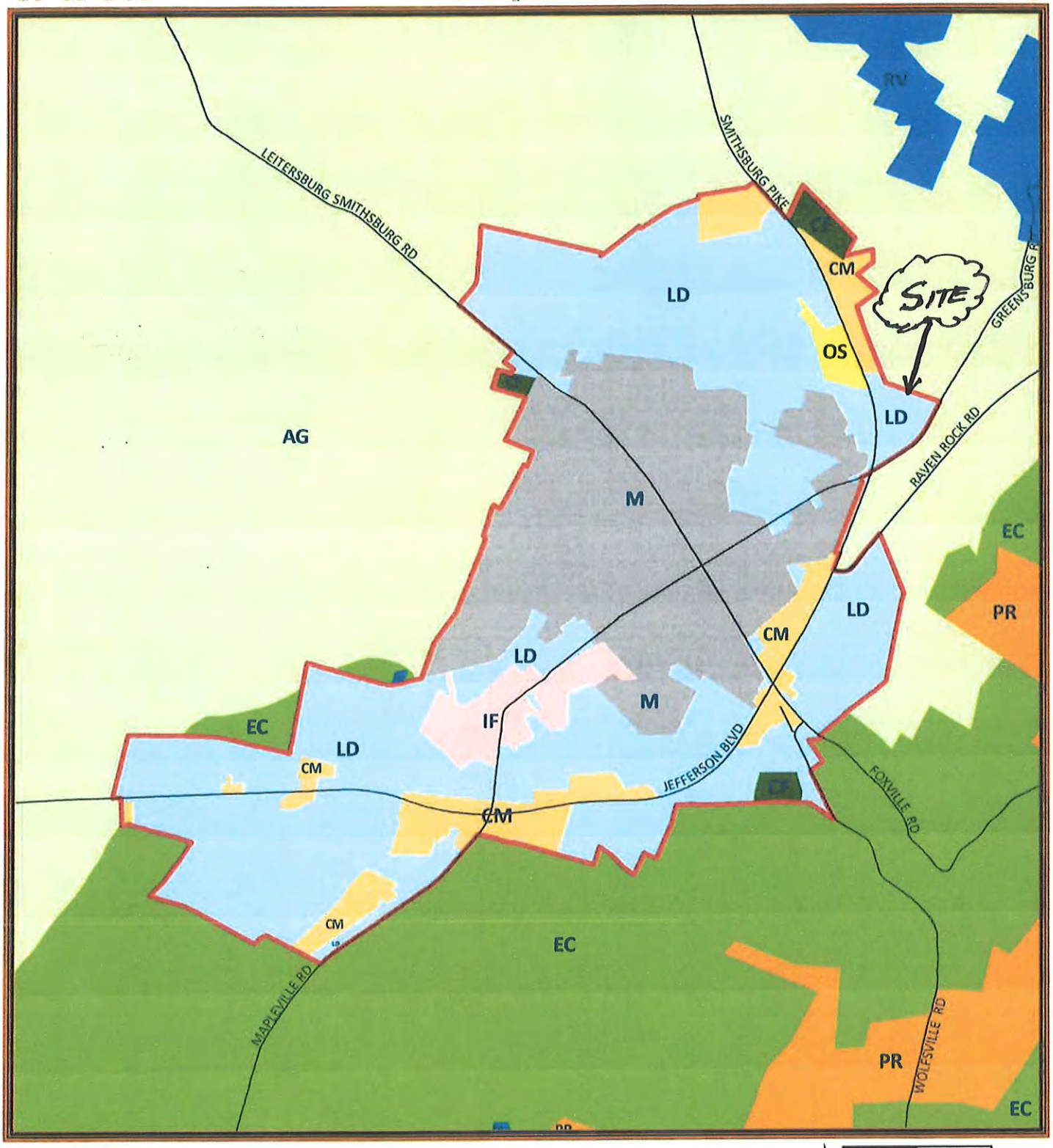
EXHIBIT 6

Washington County

Maryland

CP-13-001

Comprehensive Plan Land Use - Smithsburg



Legend

- Roads
- Proposed Growth Area Boundary
- Industrial / Flex
- Commercial
- Low Density Residential
- Community Facilities
- Urban Open Space
- Municipalities
- Rural Village
- Preservation
- Environmental Conservation
- Agriculture

N

0 0.5 Miles

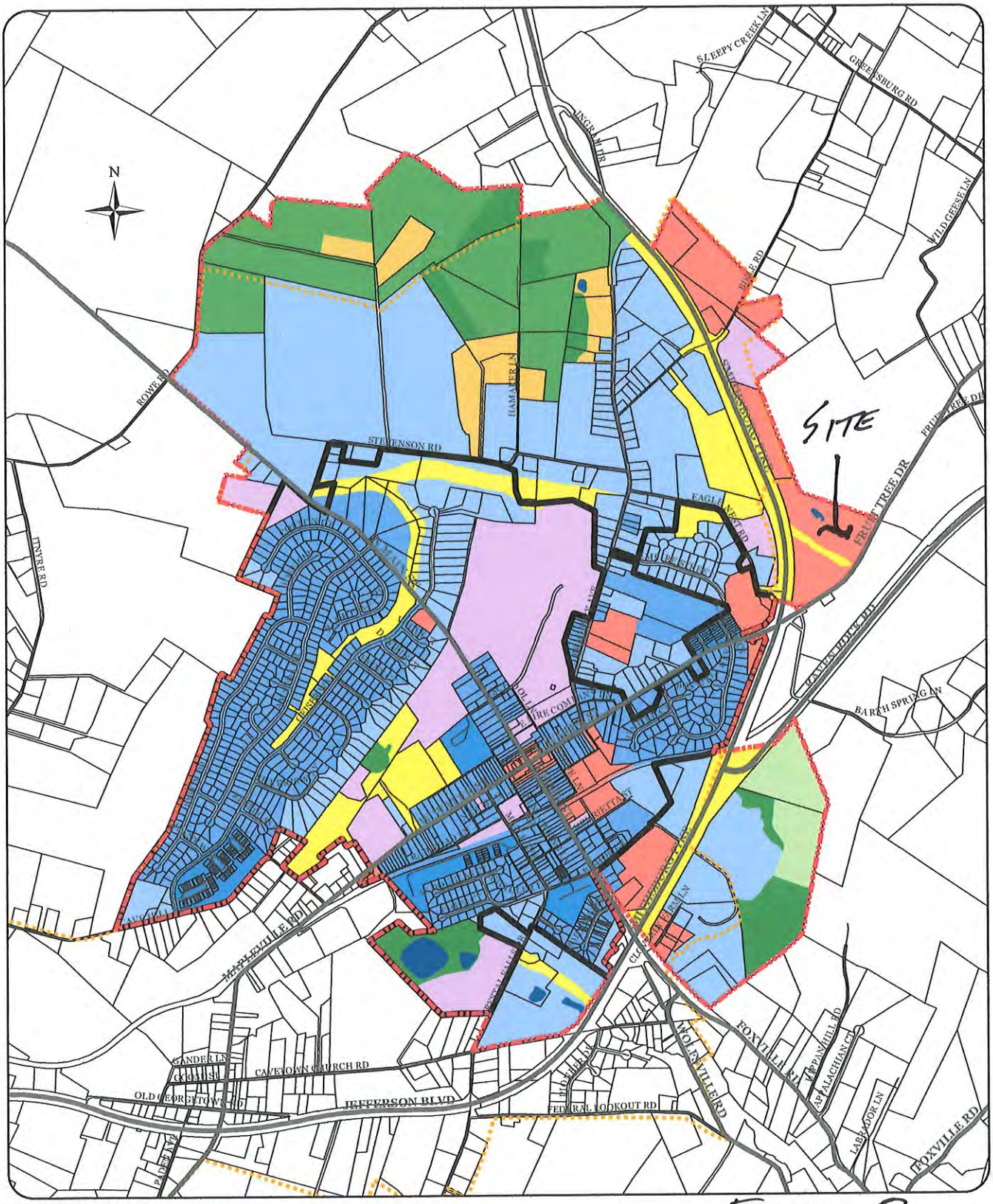
EXHIBIT 7

Document Path: U:\Views\MRH\Main\Projects\Town_Growth_Areas\LandUse.mxd

Date Printed: Wednesday, October 5, 2016

Created by: Washington County Department of Planning and Zoning GIS

Future Land Use



Created By: Washington County, MD Planning Dept. GIS
Date: February 2011

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NOTICE!: The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County Maryland or the Maryland Department of Assessments and Taxations for any errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They are currently in DRAFT format and shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information should be verified using the relevant deeds, plats and other recorded legal documents.

Path: T:\Policy\Develop\Smithsburg\v10maps\smithsburg_FUTURElanduse.mxd

0 0.1 0.2 0.3 0.4 Miles

EXHIBIT 8

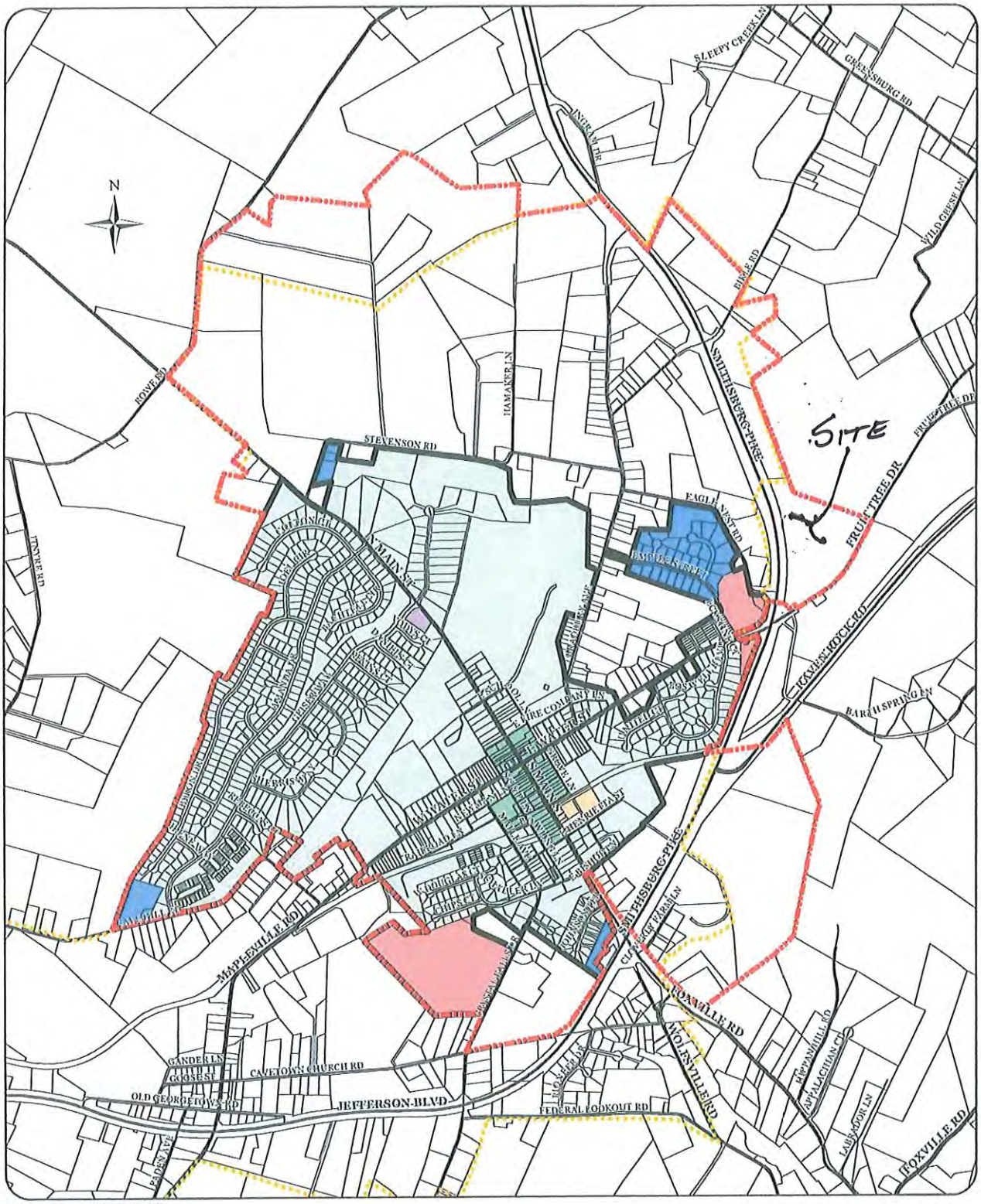
Legend

- Roads
- Smithsburg Town Growth Area
- County Growth Area
- Town Boundary

Land Use

- Agriculture
- Commercial
- Institutional
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential
- Mixed Forest
- Open Spaces/Parks/FP
- Orchard
- Water

Zoning



Created By: Washington County, MD Planning Dept. GIS
Date: February 2011

WARNING!: This map was created by the Washington County Planning Department and is intended for the recipients use only. It is not for general distribution to the public, and should not be sealed or copied. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained hereon are from various public agencies which may have use restrictions or disclaimers.

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Path: T:\Policy\Develop\Smithsburg\v10maps\smithsburg_townzoning.mxd

0 0.1 0.2 0.3 0.4 Miles

Legend

- Roads
- Smithsburg Town Growth Area
- County Growth Area
- Town Boundary

Smithsburg Zoning

- EMPLOYMENT CENTER
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- SUBURBAN RESIDENTIAL
- TOWN CENTER
- TOWN RESIDENTIAL

EXHIBIT 9

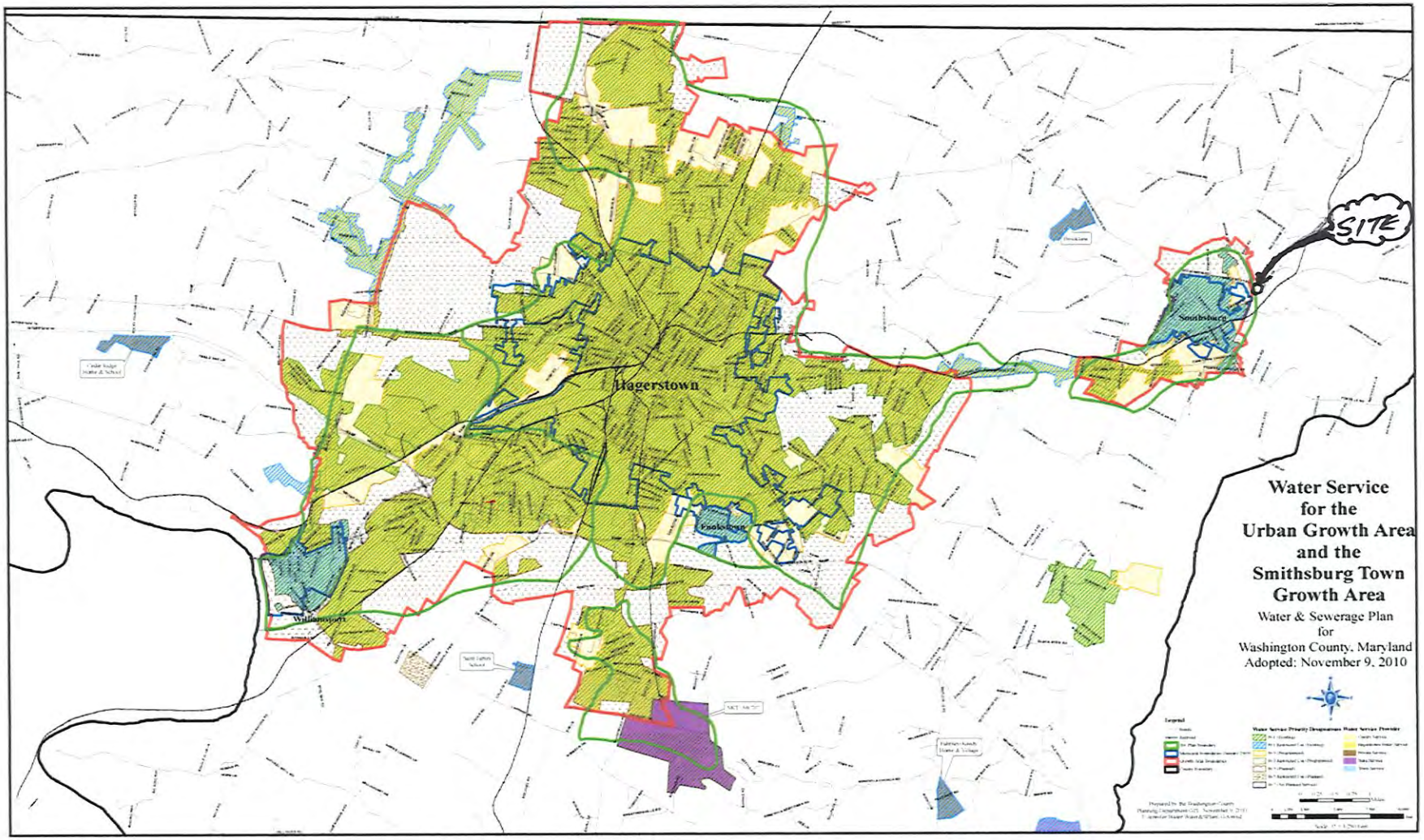
SITE
Hagerstown
Smithsburg
Water Service
for the
Urban Growth Area
and the
Smithsburg Town
Growth Area
Water & Sewerage Plan
for
Washington County, Maryland
Adopted: November 9, 2010

EXHIBIT 10

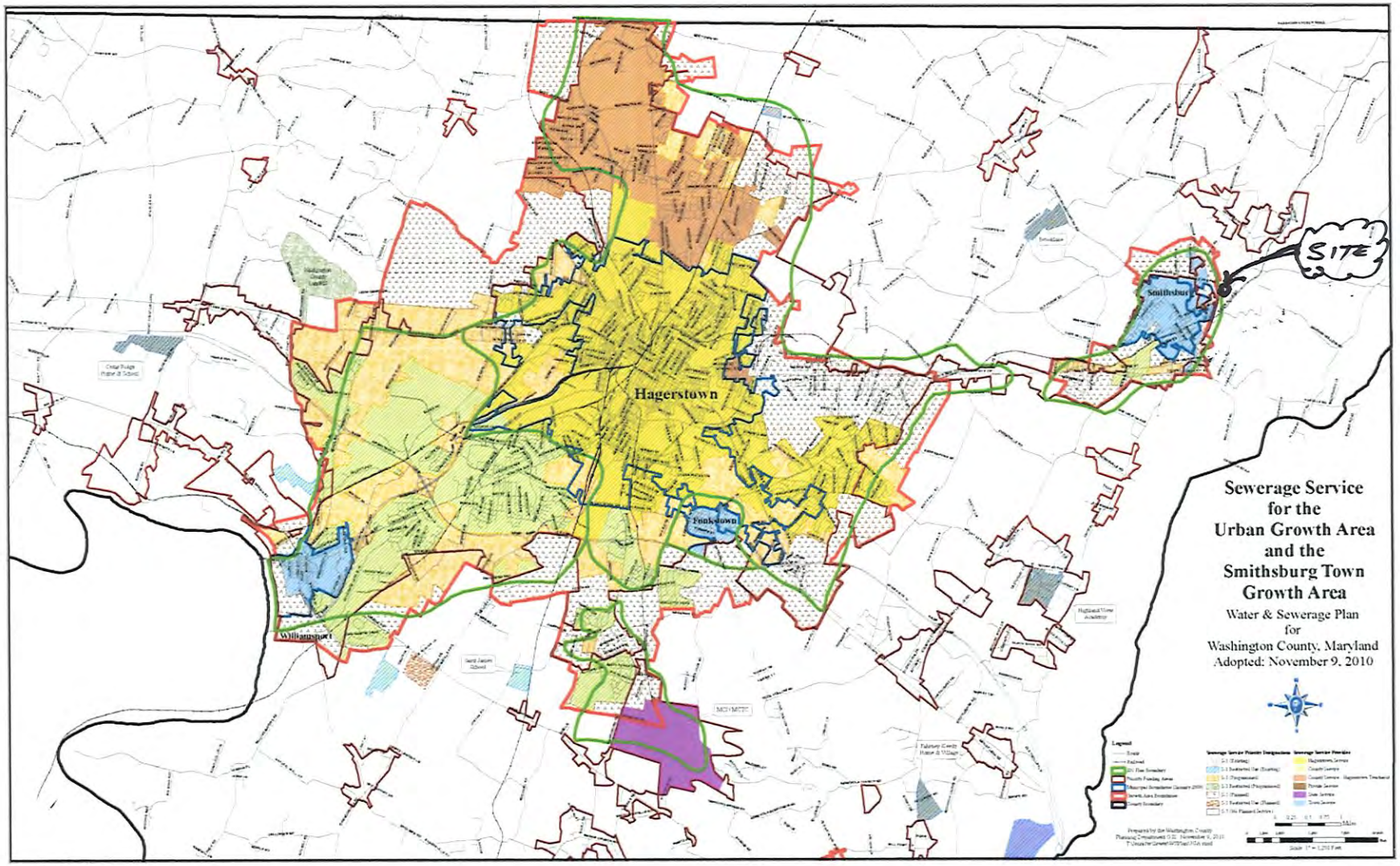
SITE
Hagerstown
Smithsburg
Funkstown
Williamsport
Sewerage Service
for the
Urban Growth Area
and the
Smithsburg Town
Growth Area
Water & Sewerage Plan
for
Washington County, Maryland
Adopted: November 9, 2010

EXHIBIT 11

GENERAL NOTES

1. The bearings and distances shown hereon are as recorded in Liber 6945, folio 21.
2. The subject parcel is the lands conveyed by Steven R. Leach and Dawn D. Leach, to Troy A. Jernigan and Elisabeth R. Jernigan, by deed dated March 4, 2022, recorded among the Land Records of Washington County, Maryland in Liber 6945, folio 21

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.0'	522.14'	S 42°05'30" W	516.23'
C2	2350.83'	1270.99'	N 07°30'41" W	1255.56'

LINE	BEARING	DISTANCE
L1	S 70°31' E	20.18'
L2	N 32°57'27" W	49.53'
L3	S 57°02'33" W	79.71'
L4	N 40°25'59" W	47.24'

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fsa-inc.com
100 SOUTH PITTSBURG STREET
HAGERSTOWN, MD 21740
301.791.3000
19 WEST FALTINGER STREET
GREENCASTLE, PA 17225
717.597.1001
105 SOUTH HANOVER STREET
CARLISLE, PA 17013
717.701.8111
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.275.7381

MARK	DESCRIPTION	DATE

REZONING EXHIBIT

of

Troy Jernigan and Elisabeth Jernigan

Fruit Tree Drive

WASHINGTON COUNTY, MARYLAND

PROJECT NO. 5488

DWN BY LEJ

DATE 4.21.2023

PROJECT MANAGER EJS

EMAIL: EShreiber@fsa-inc.com

PROPERTY INFORMATION 40-8-225

SCALE 1" = 100'

SHEET TITLE

REZONING EXHIBIT

#4

SHEET 01 OF 01

June 2023 Case #: RZ-23-004

Application for Map Amendment
Staff Report and Analysis

Property Owner(s)	:	Troy and Elizabeth Jernigan
Applicant(s)	:	Same as property owner
Location	:	23226 Fruit Tree Drive, Smithsburg
Election District	:	#7 - Smithsburg
Comprehensive Plan Designation	:	Low Density Residential
Zoning Map	:	40
Parcel(s)	:	P. 225
Acreage	:	22.4 acres
Existing Zoning	:	Residential Transition (RT)
Requested Zoning:		Agricultural Rural (AR)
Date of Meeting	:	July 10, 2023

Background and Findings Analysis:

Location and Description of Subject Property

The subject parcel is located in between Smithsburg Pike (MD 64) and Fruit Tree Drive. The total acreage of the parcel is 22.4 acres and is currently improved with an historic single family dwelling unit and several outbuildings. The parcel has a triangular shape that generally slopes upward from the southeast to the northwest. The property consists partly of forested lands and partly of actively farmed lands. The property is located within a designated growth area that surrounds the Town of Smithsburg. The parcel also includes a stream that runs east to west and bisects the property near its midpoint. The property also contains high power overhead electrical transmission lines that follow the same path as the stream bed.

Population Analysis

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

The subject property is in the Smithsburg Election District, # 7. As shown in Table 1 below, this district has shown large increases in population between 1990 and 2010 before showing a slight

decrease over the last 10-year period. Between 1990 and 2020 the 30-year average change in population shows that this election district has outpaced the average growth rate of the County as a whole. This district has increased approximately 45.8% (1.5% per year) while the County has increased in population by 27.4% (0.91% per year) during the same period.

Table 1: Population Trends 1980 - 2010

Year	Area	Population	% change from previous decade
1990	District	4297	
	County	121393	
2000	District	5370	25.0%
	County	131932	8.7%
2010	District	6343	18.1%
	County	147430	11.7%
2020	District	6267	-1.2%
	County	154705	4.9%

Source: US Census Bureau

Availability of Public Facilities

Water and Sewerage

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

The subject parcel is located within the County designated Town Growth Area that surrounds the Town of Smithsburg. The property is currently improved and contains a private well and private on-site sewerage disposal system. Even though the property is located within a growth area, it is delineated in the Water and Sewerage Plan as having a priority service area of W-7/S-7. This designation means that there is no planned public water or sewerage service to the property.

This is an atypical priority service area designation for a property located within a growth area. Growth areas are meant to include parcels that have existing public water and/or sewer services or are planned/programmed for service within a 10-year planning period. The reason for the current configuration is because the 2009 Water and Sewerage Plan has not been updated to include amendments made as part of the Comprehensive Town Growth Area rezonings that occurred in 2013. It should be noted that there are currently no plans to extend public water or sewer services to this property in the County Capital Improvement Program.

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

Emergency Services

The subject parcel is located within the service area of the Smithsburg Volunteer Fire Company and Smithsburg Emergency Medical Services. The property is approximately 1 mile away from each service.

Schools

The subject site is within the districts of Smithsburg Elementary, Middle and High schools. The zoning of the property is RT and has a residential density of approximately 4.02 dwelling units per acre. The requested change for the subject properties to be rezoned to AR would also have opportunities for residential development. However, the AR zoning district has a residential density of one dwelling unit per five acres thus making the impact from residential development much lower. Therefore, the impact on the local school district would be minimal and less impactful than the current zoning of the property.

Present and Future Transportation Patterns

Highways

The subject parcel has existing road frontage along Maryland Route 64 (Smithsburg Pike) and Fruit Tree Drive. There is currently an approved entrance Fruit Tree Drive that accommodates the existing residential use. There does not appear to be an existing access point onto Smithsburg Pike other than for potential farm use.

In addition to evaluating public access of a parcel for rezoning purposes, it is also important to evaluate traffic generation and existing traffic volumes. This is commonly accomplished through analysis of historic and existing traffic counts as well as any existing traffic impact studies. Due to the subject properties location along a State owned and maintained route, traffic volume data was retrieved from MD SHA. Given the property's proximity to several intersections of State routes, traffic volume data 3 major intersections along MD 64 have been included in the chart below. The data shown in the chart is expressed in annual average daily traffic volumes.

Table 2: Traffic Volumes 1990-2020

Year	MD 64 @ MD 491	MD 64 @ MD 77/Main St.	MD 64 @ MD 66
2020	6094	4272	n/a
2015	6665	4314	11822
2010	6650	4552	11380
2005	6750	4675	10750
2000	6200	3500	14200
1995	4850	3050	10950
1990	5425	2500	9275

Source: Maryland State Highway Administration

As shown in Table 2, traffic volumes have been steadily increasing over the last three decades. Because the figures are expressed in annual average daily traffic there are some inconsistencies in year-to-year data but there is an obvious increase in traffic at all three intersections. The traffic count spot closest to the subject parcel (MD 64 @ MD 491) has shown some overall growth but compared to the other two intersections, the growth appears fairly moderate.

A copy of this rezoning application was sent to SHA for comment, however, there has been no comment received in response to this request.

Public Transportation

There is a service route provided by Washington County Transit that provides bus service to the Smithsburg area. The route extends out Jefferson Blvd. to Main St. in Smithsburg where the services loops in the Town and returns to the transfer station. The service route does not reach the subject parcel.

Compatibility with Existing and Proposed Development in the Area:

The subject parcel is bounded on the north, east and south by properties zoned Agricultural Rural (AR). A small portion of the northern boundary of the subject parcel is adjacent to land zoned Business General. Across MD 64 on the west side of the property is land that is zoned Residential Transition.

All of the properties surround the subject parcel are currently open space or very low density with large lot residential uses. There is a more densely developed area near the point of the property where Fruit Tree Drive and Smithsburg Pike intersect. On the west side of Smithsburg Pike there is a single-family development and a town house development that are located within the incorporated boundaries of the Town of Smithsburg.

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. The following historic sites listed on the Washington County Historic Sites Survey are located within a 0.5-mile radius of the proposed rezoning areas.

WA-IV-033 – Mountain Hall, mid-19th Century brick house and outbuildings, located on subject property.
WA-IV-275 – Small structure over Little Grove Creek, reinforced concrete slab structure constructed in 1931, located approximately 650 ft southwest of the subject property.
WA-IV-034 – Mid 19th century brick farmhouse and bank barn, located approximately 1200 ft. northeast of the subject property.
WA-IV-023 – Gardenour Fruit Farm site, Mid-19th century brick farmhouse and bank barn, demolished.

Relationship of the Proposed Change to the Adopted Plan for the County:

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

The subject parcel is located within the Low-Density Residential policy area. The Comprehensive Plan offers the following recommendations for this policy area:

> Industrial Flex Policy Area recommendations:
>
> *"This policy area designation would be primarily associated with single-family and to a lesser degree, two-family or duplex development. It is the largest policy area proposed for the Urban Growth Area and becomes the main transitional classification from the urban to rural areas."*[2]

Change in the Character of the Neighborhood or Mistake in Original Zoning Rule

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the change or mistake rule. As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include: 1) population change; 2) the availability of public facilities; 3) present and future transportation patterns; 4) compatibility with existing and proposed development for the area; 5) the recommendation of the planning commission; and 6) the relationship of the proposed amendment to the local jurisdiction's Comprehensive Plan.

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

Staff Analysis:

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that enough change has occurred within the neighborhood surrounding the property since the governing body's last assessment to require a new evaluation of the established zoning designation.

[2] 2002 Washington County, Maryland Comprehensive Plan, Pages 245 and 246

The applicant of this case has indicated in their justification statement that they believe that there was a mistake made by the governing body in the last comprehensive rezoning of the properties in 2016 (RZ-13-003). There can be many reasons provided by an applicant to prove that the governing body erred in its application of zoning. However, previous MD case law has consistently found that in order for an applicant to prove that the governing body erred in its application of zoning on a property, evidence must be provided that clearly shows that the body failed to consider certain facts and conditions existing at the time of the rezoning.

The applicant contends that as part of the Comprehensive Rezoning of the Town Growth Area adopted in 2016 the local legislative body did not sufficiently take into account certain factors existing at the time that should have had a greater impact on the zoning of the subject properties. These factors include:

- The property is not within a State approved Priority Funding Area (PFA).
- The designated land use policy area in the County Comprehensive Plan is not consistent with the designated policy area in the Smithsburg Comprehensive Plan.
- The property has a priority service area designation of W-7/S-7, no planned service.
- The property contains environmentally sensitive areas that limit development; and
- There are access limitations along MD 64 due to MD State Highway Administration control.

All of the statements made by the applicant are factually true. When considered as a whole each of the points made by the applicant build upon one another to suggest that there may have been a mistake made in the zoning of the subject parcel in 2016.

The first point made by the applicant is that the County failed to consider that the property was not located within a State approved PFA at the time of the rezoning. PFA's were enacted in Maryland in 1997 and are defined as existing communities and places designated by local governments indicating where they want state investment to support future growth. According to State law, the standard requirements for an area to be designated as a PFA are as follows:

- Zoning: If residentially zoned, the area must at least have a density of 3.5 dwelling units per acre. The zoning also qualifies if the area is zoned for employment uses, such as commercial, industrial, or institutional.
- Water and Sewer Plan: The area must be planned for sewer service in the 10-year water and sewer plan.
- Growth Areas: The area must be within a locally designated growth area.

While this property is zoned for a residential density of greater than the 3.5 dwelling units per acre and is located within a growth area, there are no sewer facilities within several hundred feet of the property available for extension. The added fact that the property is not included within a planned sewer service area adds credibility to the applicants point.

The applicant also points out in their justification statement that the land use designation assigned by the County Comprehensive Plan (Low Density Residential) is not consistent with the land use designation assigned by the Town of Smithsburg Comprehensive Plan (Commercial/Open

Space). While there is a difference between the two plans, they both agree that the property should be located within the Town Growth Area. But the difference in analyses also points out the flexibility of the property in how it may develop.

Finally, the applicant points out that there may be limitations to how the property may develop based upon access to the transportation network and environmental issues. As noted previously, the property has frontage onto two road networks, Smithsburg Pike and Fruit Tree Drive. Smithsburg Pike is maintained by MD SHA and according to the applicant, has control over access in the area. There are some topographic issues that may preclude access in some areas along the frontage of the parcel. Fruit Tree Drive is a County maintained facility that accommodates mostly local traffic. Development that could occur based on the current RT zoning district would likely require substantial upgrades to both road networks to accommodate the level of development permitted.

The property also contains Grove Creek, a stream that bisects the property as it runs in an east-west corridor. There is no floodplain associated with the stream but in accordance with County sensitive area regulations there would be an associated stream buffer that is variable upon slopes adjacent to the stream bed. The property also contains potential wetland habitats associated with a small pond on the property. These features lend credibility to the applicants request to downzone the property to a less intensive zoning district.

Recommendation:

Based on the information provided by the applicant in the initial application and analysis by Staff, we believe that most of the evidence that has been provided shows a case that would support the request to amend the zoning map from RT to AR.

Respectfully submitted,

Jill Baker, AICP
Director

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. CP-23-001
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

Department of Planning and Zoning

_____
Applicant

☐Property Owner ☐Contract Purchaser
☐Attorney ☐Consultant
☒Other: _____

747 Northern Avenue, Hagerstown, MD 21742
_____
Address

Jill Baker
_____
Primary Contact

240-313-2430
_____
Phone Number

same
_____
Address

jbaker@washco-md.net
_____
E-mail Address

Property Location: 23226 Fruit Tree Drive, Smithsburg, MD 21783

Tax Map: 40 Grid: 8 Parcel No.: 225 Acreage: 22.4

Current Zoning: Policy Area: Low Density Residential Requested Zoning: Policy Area: Agricultural Rural

Reason for the Request: ☐ Change in the character of the neighborhood
☐ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

_____
Applicant's Signature

Subscribed and sworn before me this_____day of_____, 20_____.

My commission expires on_____ _____
Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form
☐ Fee Worksheet
☐ Application Fee
☐ Ownership Verification
☐ Boundary Plat (Including Metes & Bounds)
☐ Names and Addresses of all Adjoining & Confronting Property Owners
☐ Vicinity Map
☐ Justification Statement
☐ 30 copies of complete Application Package

Washington County

Maryland

RZ-23-004

Applicant
- Troy and Elisabeth Jernigan

Location
- 23226 Fruit Tree Drive

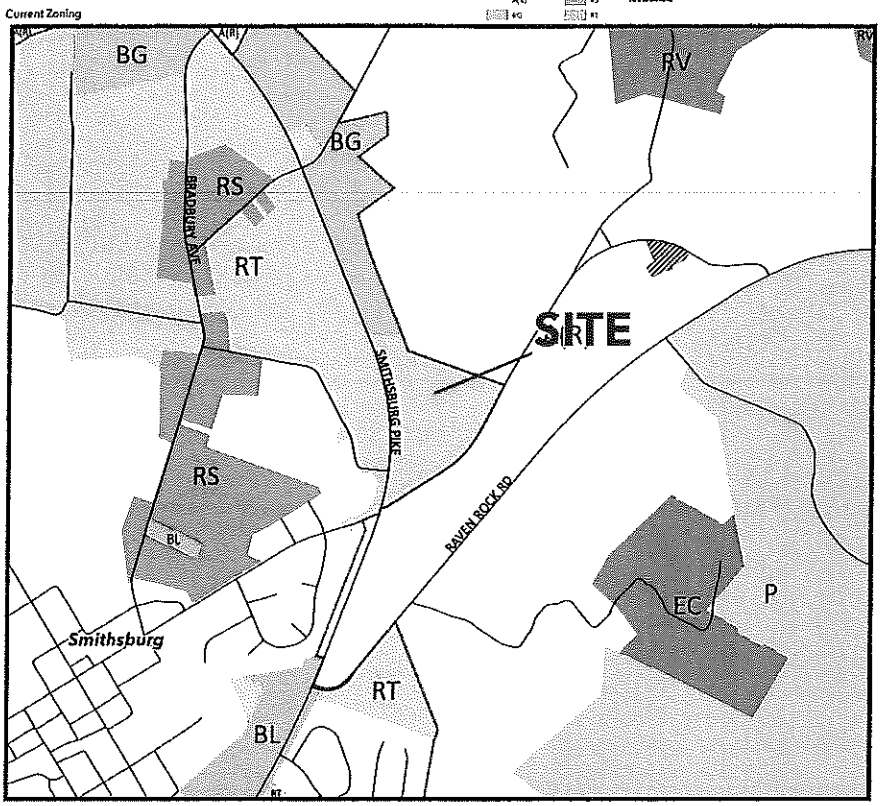
Present Zoning
- RT - Residential, Transition District

Proposed Zoning
- A(R) Agricultural (Rural) District

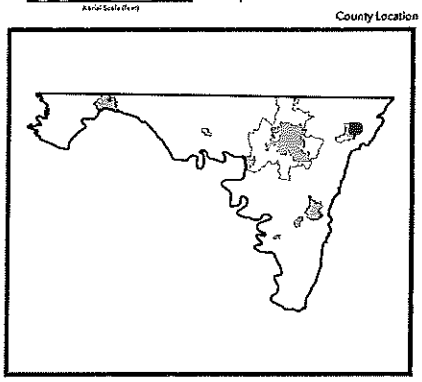
Acreage
- 22.4 acres

Map/Parcel
- Map 40, Parcel 225

Current Zoning



County Location



Washington County
MARYLAND

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

CP-23-001 **June 20, 2023**

APPLICATION FOR TEXT AMENDMENT
WASHINGTON COUNTY COMPREHENSIVE PLAN

STAFF REPORT AND ANALYSIS

Land Use Plan Map

The Washington County Planning Department proposes to coordinate an amendment to the land use plan map of the Comprehensive Plan to be consistent with the proposed rezoning request for Troy and Elisabeth Jernigan, Case No. RZ-23-004.

Background:

A rezoning case has been applied for by Troy and Elisabeth Jernigan to amend the current zoning of property located at 23226 Fruit Tree Drive, Smithsburg, MD from Residential, Transition (RT) to Agriculture, Rural (AR). The application states that there was a mistake made in the zoning of the property as part of the 2013 Town Growth Area rezoning.

The property is located at the edge of the delineated Town Growth Area (TGA) for the Town of Smithsburg. The growth area boundary establishes the demarcation between urban and rural zoning districts for the purpose of growth management in the County. The land use policy area assigned to this particular property in the Comprehensive Plan is Low Density Residential.

This property is also under the influence of the Town of Smithsburg Comprehensive Plan. The property is also included within the Town delineated growth area and has two policy areas assigned to it. The majority of the parcel is assigned a commercial policy area while a thin strip of land that bisects the property is assigned an open space policy area. The open space area was assigned to associate itself with the existing stream that exists on the property.

Analysis:

The location and environmental features of this property contribute to a complicated evaluation of what type of growth could possibly occur on this site. That can be readily seen in the diverging opinions of the County comprehensive plan versus that of the Town. The County designates a policy are of low density residential, while the Town Plan designates a policy area of commercial.

The fact that two independent planning documents delineate this parcel as being included with a growth area lends some weight to the determination that the parcel is appropriately designated. The parcel has access to a good transportation network, is

relatively flat and is close proximity to an existing population center. Conversely, the property also contains environmentally sensitive areas, is heavily wooded, and does not have access to water and sewer utilities. Based upon these conditions, it appears that this parcel is currently more suited for limited growth than would be expected for a parcel located within a growth area. This does not preclude the opportunity that this parcel may become more suitable for urbanized development once appropriate infrastructure can be extended.

Recommendation:

While it does seem plausible that this parcel could eventually see a more urbanized land use, its current lack of utilities coupled with existing sensitive areas seem to make it more suitable for less intensive development activity. In order to be consistent with long term land use policies outlined in the Comprehensive Plan, this amendment should be directly linked to the decision of the corresponding rezoning case. Should the Planning Commission recommend changing the zoning of the property to a rural designation, this amendment should also be approved to remove the parcel from the Smithsburg growth area. Conversely, if the rezoning would be denied, this amendment should also be denied in order to keep consistency between zoning and the Comprehensive Plan.

Respectfully Submitted,

Jill L Baker

Jill Baker, AICP
Director

Preliminary Consultation for the Heffner Property Proposed Retail Store

Presented is a Preliminary Consultation for the Heffner Property Proposed Retail Store.

The subject site is located at 19112 Keep Tryst Road near the Guide House Grill, formerly known as the Cindy-Dee Restaurant. A portion of the property is adjacent to Route 340 and it is less than a mile north of the Potomac River. Zoning is Rural Village. Total lot area is 3.078 acres and the concept plan shows a small retail building with drive through service. The intended use is a baked goods store.

The attached minutes are the result of a Preliminary Consultation meeting held on May 10, 2023 with the property owner, their consultant, and various affected county agencies. The future site plan for this proposal will be expected to meet the requirements of the county ordinances, including the Zoning, Adequate Public Facilities, and Stormwater Management ordinances.

This information is being shared with you as part of the preliminary consultation process. There is no need to vote on anything at this time. The purpose of this stage is to familiarize you with the project and to give you an opportunity to provide your input.

PRELIMINARY CONSULTATION
PC-23-004 – Heffner Property

A preliminary consultation was held on May 10, 2023 at 10 a.m. in the Washington County Administrative Annex at 747 Northern Avenue, Room 124, Hagerstown, MD. A concept plan was presented for a proposed retail store at 19112 Keep Tryst Road in Knoxville. The property is currently zoned RV (Rural Village) with an RB (Rural Business) overlay.

The following were in attendance: Jennifer Kinzer, Deputy Director; Heather Williams, Planner; Travis Allen, Comprehensive Planner; Meghan Jenkins, GIS Coordinator and HDC staff; and Debra Eckard, Administrative Assistant, Washington County Department of Planning & Zoning; Rebecca Calimer, Chief of Plan Review, Washington County Division of Engineering; Anthony Mace, Washington County Department of Water Quality; George Heffner, property owner; and Meagan Judge, Morris & Ritchie Associates, consultant.

Ms. Williams introduced the project which is a proposed retail store for the sale of baked goods produced elsewhere and brought here for sale. She noted for the initial evaluation the proposed project is being treated as a bakery for land use zoning review and as a commercial/retail sales use for the parking requirements.

Washington County Department of Planning & Zoning

Ms. Williams stated that the property is currently zoned RV (Rural Village) with an RB (Rural Business) overlay. An update is needed to the RB overlay to include the proposed use because the existing RB overlay approval is specific to the current restaurant use on the site. The method of sewage disposal, storm drainage, water supply and other utilities will need to be addressed. A lighting plan, photometric plan and landscaping plan will be required with the site plan submission. The shared use of the entrance along the southeastern boundary with the residential property will need to be clarified in order to determine the proper placement of screening between the proposed use and the existing residential use.

Ms. Kinzer noted that a summary of the preliminary consultation will be prepared. Following review of the summary by staff, it will be presented to the Planning Commission during one of its regular meetings. After the Planning Commission reviews the concept plan and makes its comments, the consultant may submit the site plan for review. She also noted that a Forest Stand Delineation will be required prior to the site plan submission.

Forest Conservation

Mr. Allen stated that the project will need to comply with the County's Forest Conservation Ordinance requirements. The first step would be the submission of a Forest Stand Delineation. A Forest Conservation Plan would then need to be submitted as part of the site plan process as well as the intended method for mitigating forest conservation requirements.

Washington County Engineering Department

Ms. Calimer stated that all projects disturbing more than 5,000 sq. ft. and/or 100 CY of earth must comply with the Washington County Stormwater Management, Grading and Soil Erosion and Sediment Control Ordinance. She noted there was insufficient information included with the concept plan submission to satisfy the ESD concept phase for stormwater management. It appears this may qualify as a "redevelopment" project which would be eligible for a combined plan application in accordance with Section 3.7.1.B of the aforementioned ordinance.

Ms. Calimer stated that the project must comply with the County's Adequate Public Facilities Ordinance (APFO) for road adequacy. Commercial development generating more than 15 peak hour trips require traffic evaluation. If the proposed development will generate less than 15 peak hour trips, trip generation computations referencing the ITE code or professional and industry data used must be provided. If a traffic evaluation is required, a Traffic Impact Study scoping request must be submitted for review by the Engineering Department as well as the State Highway Administration.

Washingtan County Department of Water Quality (DWQ)

Mr. Mace stated there is limited capacity in this area. Mr. Heffner stated the restaurant is on public water and sewer. It is his intention to purchase 1 EDU for the proposed use. He noted that according to Mr. Bradshaw, Director of DWQ, there are 10 taps currently available.

Washington County Department of Environmental Health

A representative was not present at the consultation; however, the following written comments were provided. "On May 14, 1992 the septic system that was installed in 1969 was failing to the surface of the ground. In that same year a septic repair had to be completed. In 1995 rezoning case RZ-95-07 was routed to our office for comments. Basically, 19110 Keep Tryst Road and 19112 Keep Tryst Road share a septic system which is located on #19112. In 1995 the septic system was determined to be marginal at best and the restaurant has not been allowed to expand. The wells in the area are questionable as far as yield and quality. It was also determined in 1995 that there was no additional room for a repair and recommended that the facility be extended public water and sewer."

Washington County Soil Conservation District

A representative was not present at the consultation; however, the following written comments were provided. "Provide a copy of the soils map, from the hard copy and/or digitized version of the Soil Survey, for your project, with the boundaries clearly delineated (the Web Soil Survey does not have an accurate stream layer). Evaluate any streams and/or drainage ways, sinkholes, steep slopes, etc. and provide any and all required documentation. If in your review, you find buffers are required, please incorporate into your design and include with your next submission. Please ensure any required buffers are shown on the Soil Erosion and Sediment Control Plan, particularly, if affected by the proposed project and/or are within close proximity to the project area.

Closing Comments

All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

Heather Williams, Planner
Washington County Department of
Planning & Zoning

10 May 2023 11:44:18 AM

Washington County Maryland

Comment Summary Report

80 West Baltimore Street, Hagerstown, Maryland, 21740 Telephone: 240-313-2460

Project	**PC-23-004** Heffner Property
Project Address	19112 KEEP TRYST KNOXVILLE, MD 21758
Files and Attachments	1- Concept Plan-Heffner Property (2023-02-27).pdf 1st Submittal

Project Details

- Project Type: Preliminary Consultation

Scope of Work

Proposed retail store

Instructions

This letter represents all active comments in the County's electronic plan review system at the date and time indicated at the top of this report. Absence of comments from any review entity does not necessarily indicate approval. For the current status of review please check Accela Citizen Access at https://accela.washco-md.net/CitizenAccess/

Engineering Plan Review

[Sheet 1 | Comment 00005 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Rebecca Calimer

All projects disturbing more than 5,000 SF and/or 100 CY of earth must comply with the Washington County Stormwater Management, Grading, and Soil Erosion and Sediment Control Ordinance. Insufficient information was included with this Preliminary Consultation submission to satisfy the ESD concept phase for stormwater management. It appears this

may qualify as a "Redevelopment" project and be eligible for a combined plan application in accordance with Section 3.7.1.B of the aforementioned ordinance. Please submit the Combined ESD Concept Submittal Request Form (https://www.washco-md.net/wp-content/uploads/Combined-Submittal-Request.pdf) ahead of Site Plan submission for consideration, if desired.

[Sheet 1 | Comment 00006 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Rebecca Calimer

This project must comply with the County's Adequate Public Facilities Ordinance regarding road adequacy. Per the County's Highway Adequacy Policy commercial developments generating more than 15 peak hour trips require traffic evaluation. Please submit a Traffic Impact Study Scoping Request Form (https://www.washco-md.net/wp-content/uploads/TIS-Scope-Request.pdf) for review by our office and MDOT SHA. If the proposed development will generate 15 or fewer peak hour trips please provide the trip generation computation referencing the ITE code or professional and industry data used.

Environmental Health Review

[Sheet 1 | Comment 00001 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Kimmy Armstrong

On May 14, 1992 the septic system that was installed in 1969 was failing to the surface of the ground. In that same year a septic repair had to be completed. In 1995 rezoning case RZ-95-07 was routed to our office for comments. Basically, 19110 Keep Tryst Road and 19112 Keep Tryst Road share a septic system which is located on #19112. In 1995 the septic system was determined to be marginal at best and the restaurant has not been allowed to expand. The wells in the area are questionable as far as yield and quality. It was also determined in 1995 that there was no additional room for a repair and recommended that the facility be extended public water and sewer.

Land Development Plan Review

[Sheet 1 | Comment 00007 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Heather Williams

All requirements of the Rural Business Zoning Overlay District will need to be met, including an update to the Rural Business Overlay to include the proposed use. Current RB Overlay approval is specific to a restaurant use only.

A bakery with seating areas for customers could potentially qualify as a restaurant and would not need an update to the Rural Business Overlay. However, a retail space without seating areas for customers is a different use and will need to go through the RB Overlay Update process. Please contact Katie Rathvon to confirm if current proposed land use interpretation is allowed under the existing RB Overlay or if an Update to the overlay will be required.

Methods of sewage disposal, storm drainage, water supply, and other utilities will need to be resolved.

Shared use of entrance along south-eastern property line will need to be clarified and resolved, in order to determine proper placement for screening between this proposed retail use and the residential use.

[Sheet 1 | Comment 00008 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Heather Williams

Forest Conservation Review Comment:

"Forest conservation has not previously been satisfied for this property. Therefore, the development would likely require the preparation of a forest stand delineation and forest conservation plan as part of the site planning process."

Soil Conservation Review

[Sheet 1 | Comment 00002 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Dee Price

Provide a copy of the soils map, from the hard copy and/or digitized version of the Soil Survey, for your project, with the boundaries clearly delineated (the Web Soil Survey does not have an accurate stream layer). Evaluate any streams and/or drainage ways, sinkholes, steep slopes, etc. and provide any and all required documentation. If in your review, you find buffers are required, please incorporate into your design and include with your next submission (reference the Sensitive Area Review criteria - see our website at: www.conservationplace.com). Please ensure any required buffers are shown on the Soil Erosion and Sediment Control Plan, particularly, if affected by the proposed project and/or are within close proximity to the project area.

[Sheet 1 | Comment 00003 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Dee Price

Please label the existing land use in the area of proposed improvements.

Water Quality Review

[Sheet 1 | Comment 00004 | 1- Concept Plan-Heffner Property (2023-02-27).pdf]

Anthony Mace

There is limited amount of usage water left , please let use know what the usage is going to be in order to determine if we have enough capaci ty.

Reviewers

Kimmy Armstrong
kimmy.armstrong@maryland.gov

Dee Price
dee@conservationplace.com

Anthony Mace
amace@washco-md.net

Rebecca Calimer
rcalimer@washco-md.net

Heather Williams
hwilliams@washco-md.net

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

604 SOUTH KING STREET, STE 200
LEESBURG, VA 20175
(703) 994-4047

MRAGTA.COM

NOTES:

1. EXISTING ZONING DISTRICT = (RV) WITH (RB) ZONING OVERLAY
2. PARCEL = 13.078 AC
3. PARKING: COMMERCIAL RETAIL SALES (5) SPACES PER 1000 SQ. FT. OF GFA
   (800 SF / 1000 X (5) = 4 SPACES REQUIRED
   5 SPACES PROVIDED (5) DRIVE THROUGH STACKING SPACES PROVIDED
   (DRIVE-UP/DRIVE THRU FACILITIES. IN ADDITION TO THE PARKING SPACES REQUIRED SHALL PROVIDE ON-SITE SPACES SUFFICIENT FOR VEHICLES QUEUING TO BE SERVED BY OR OTHERWISE WAITING TO DO BUSINESS AT THE FACILITY.)
4. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY.

19112 KEEP TRYST RD

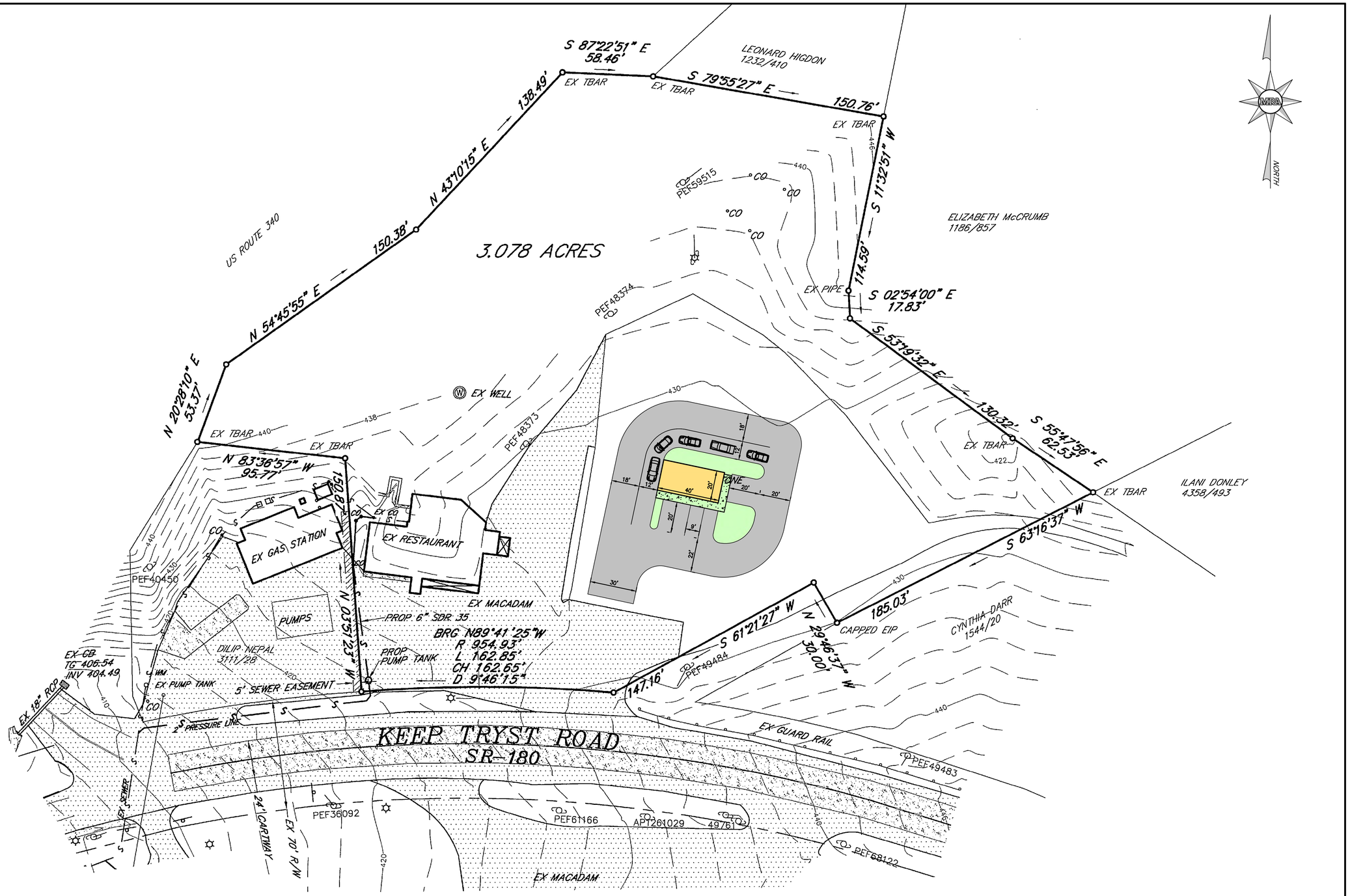
WASHINGTON COUNTY, MD

CONCEPTUAL LAYOUT

DATE: 02/27/23
SCALE: 1"=30'

30 15 0 30 60 90

GRAPHICAL SCALE: 1" = 30'



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

604 SOUTH KING STREET, STE 200
LEESBURG, VA 20175
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MRAGTA.COM

NOTES:
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19112 KEEP TRYST RD

WASHINGTON COUNTY, MD

CONCEPTUAL LAYOUT

DATE: 02/27/23
SCALE: 1"=30'

30 15 0 30 60 90

GRAPHICAL SCALE: 1" = 30'

Washington County
MARYLAND

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

WASHINGTON COUNTY PLANNING COMMISSION
APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME FOX + ASSOC., INC. C/O GORDON POFFENBERGER

MAILING ADDRESS 981 MT. AETNA RD., HAG., MD 21740

TELEPHONE 733 8503
(home) (work) (cell)

PROPERTY OWNER

NAME CASCADE TOWN CENTRE C/O JOE LEE

MAILING ADDRESS 14475 MOLLEVILLE AVE, CASCADE, MD 21719

TELEPHONE 240 432 2747
(home) (work) (cell)

CONSULTANT

NAME SAME AS APPLICANT

ADDRESS

TELEPHONE

DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) 14-065764

PARCEL REFERENCE: MAP 28 GRID 1 PARCEL 169

PROPOSED LOT ACREAGE _____ TOTAL SITE ACREAGE 2.77

ZONING DISTRICT SED ROAD FRONTAGE (FT) N/A

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

WWW.WASHCO-MD.NET

LOCATION / ADDRESS EX. CTC LOT 2 CONTAINING 22 EX. TOWNHOMES

EXISTING AND PROPOSED USE OF PROPERTY
EX. + PROP. RESIDENTIAL TOWNHOMES

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER
N/A

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.B

MODIFICATION IS TO ALLOW
EX. 22 TOWNHOMES TO FRONT ON EX. NETWORK OF PRIVATE STREETS

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

THIS IS THE RE-DEVELOPMENT OF THE PRIOR FT. RITCHIE COMPLEX. THE EX. TOWNHOMES FRONT ON EX. PRIVATE STREETS. BRINGING THE STREETS TO PUBLIC STREET STANDARDS IS COST-PROHIBITIVE.

(Attach additional sheets if necessary)

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

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

4/28/23

Applicant's Signature Date

4/28/2023

Property Owner's Signature Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____

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

1. Modification request applications shall be filed with the Washington County Department of Planning & Zoning, Washington County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742, Phone: 240-313-2430, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed from the following: https://www.washco-md.net/wp-content/uploads/planrev-AppSubdOrdMods.pdf. A Filing fee of $115.00 dollars should be submitted when no engineering / outside agency review is required. A filing fee of $265.00 is required when multiple agency review is necessary, and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.

2. The Planning Commission meets on a monthly basis on the second floor of the County Administration Building, 100 West Washington Street, Room 2000, Hagerstown, Maryland. Meetings begin promptly at 7:00 p.m. The Planning Commission reserves the right to cancel and/or change the meeting dates and time as needed. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.

3. Upon receipt of the modification application, the Planning & Zoning Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.

4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):

(a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.

(b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.

(c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.

(d) That the modification is to correct inequities resulting from a physical hardship such as topography.

(e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.

5. The Director of the Department of Planning & Zoning shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:

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

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

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

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

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

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

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

7. Appeal by any person aggrieved from any action of the Planning Commission or the Director of the Department of Planning & Zoning shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). You may contact the Board of Appeals at the County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742; Phone: 240-313-2430; https://www.washco-md.net/planning-zoning/zoning-appeals/.

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

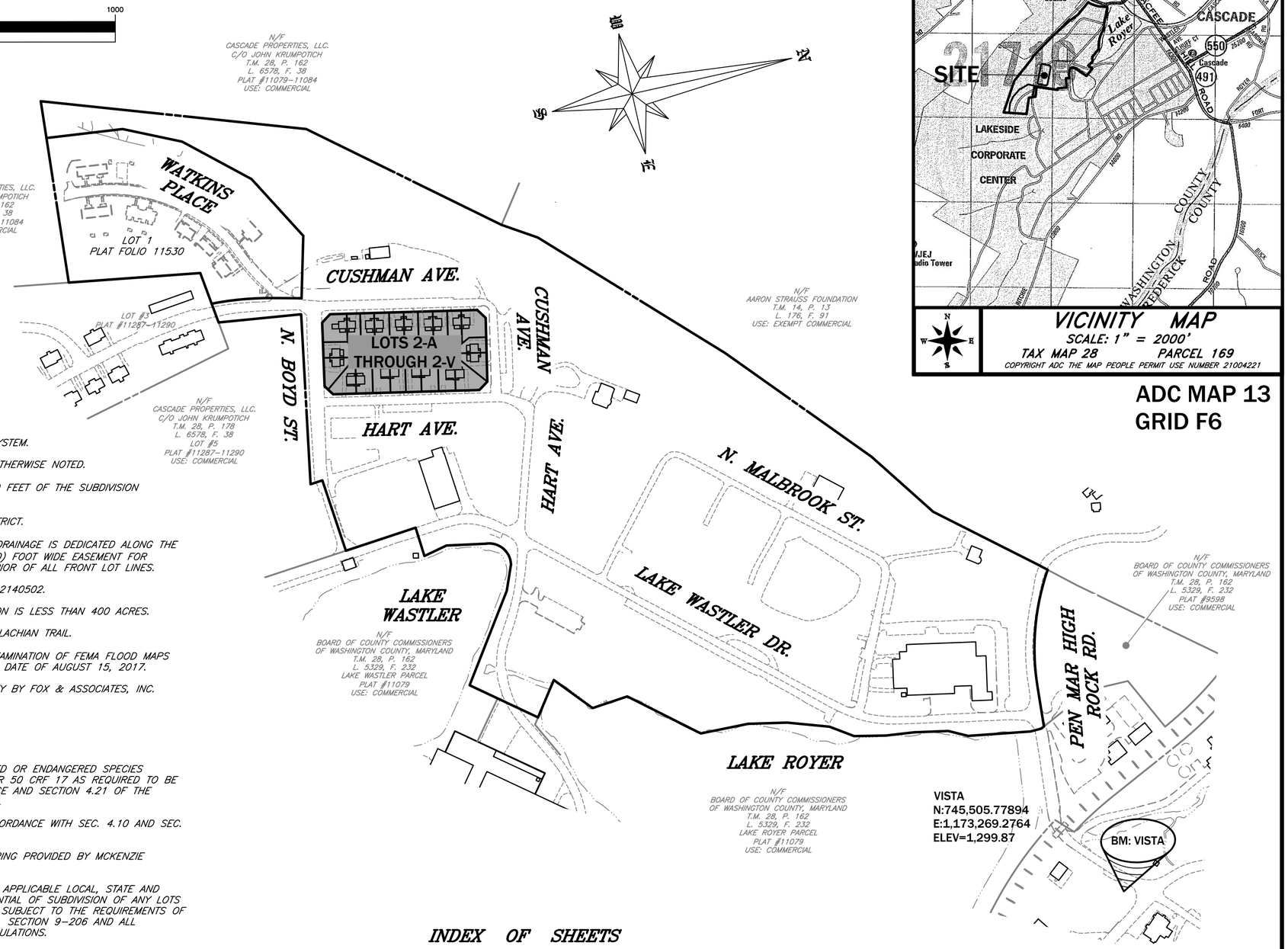
The following items are required as part of the Subdivision Modification application:

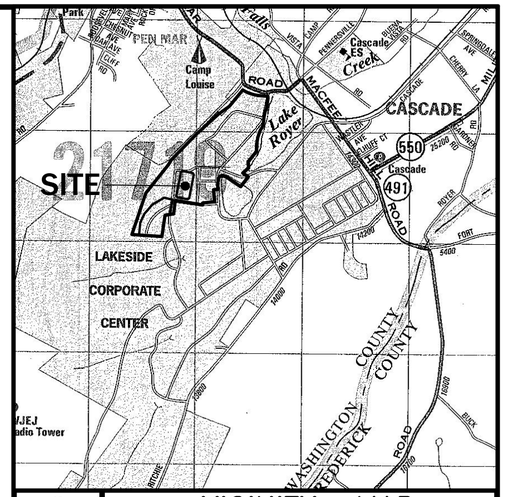
Applicant	Staff	
✓		A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. **Please include this checklist.**
✓		A filing fee of $115.00 when no Engineering or outside agency review Is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

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.





VICINITY MAP

SCALE: 1" = 2000'

TAX MAP 28 PARCEL 169

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

ADC MAP 13
GRID F6

NOTES:

1. BEARINGS BASED ON NAD 83 MARYLAND COORDINATE SYSTEM.
2. —o— DENOTES REBAR & CAP TO BE SET UNLESS OTHERWISE NOTED.
3. THERE ARE NO HOUSES, WELL, OR SEPTIC'S WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY UNLESS SHOWN.
4. ZONING IS "SED" SPECIAL ECONOMIC DEVELOPMENT DISTRICT.
5. AN EIGHT (8) FOOT EASEMENT FOR ALL UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
6. THIS SITE IS WITHIN THE ANTIETAM CREEK WATERSHED 02140502.
7. TOTAL UPSTREAM WATERSHED AFFECTING THIS SUBDIVISION IS LESS THAN 400 ACRES.
8. THIS SUBDIVISION IS NOT WITHIN 1000 FT OF THE APPALACHIAN TRAIL.
9. THESE LOTS ARE IDENTIFIED AS FLOOD ZONE "X" BY EXAMINATION OF FEMA FLOOD MAPS 24043C0160D AND 24043C0180D HAVING AN EFFECTIVE DATE OF AUGUST 15, 2017.
10. BEARINGS AND DISTANCES IN AGREEMENT WITH A SURVEY BY FOX & ASSOCIATES, INC.
11. SETBACKS: DWELLING, SEMI–DETATCHED
    FRONT . . . . . 25'
    SIDES . . . . . 8'
    REAR . . . . . 40'
12. THERE ARE NO FLOODPLAINS OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CRF 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE. STEEP SLOPES HAVE BEEN SHADED.
13. ACCESSORY STRUCTURES MAY BE CONSTRUCTED IN ACCORDANCE WITH SEC. 4.10 AND SEC. 23.5B.
14. TOPOGRAPHY SHOWN HEREON TAKEN FROM AERIAL MAPPING PROVIDED BY MCKENZIE SNYDER, INC. AND FLOWN ON MARCH 8, 2018.
15. THIS RESIDENTIAL SUBDIVISION PLAT IS SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. ANY FURTHER POTENTIAL OF SUBDIVISION OF ANY LOTS OR REMAINING LANDS CREATED BY THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND ANNOTATED CODE, ENVIRONMENT ARTICLE, SECTION 9–206 AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
16. PREVIOUSLY APPROVED SUBDIVISION PLATS

    PLAT #709 TITLED "SIMPLIFIED PLAT TO ADD PARCEL 'A' TO CASCADE TOWN CENTRE DEVELOPMENT, LLC. FROM WASHINGTON COUNTY B.O.C.C.", BY WASHINGTON COUNTY , MARYLAND DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT, RECORDED ON AUGUST 21, 2017.

    PLAT #11287 TITLED "LAND TRANSFER PLAT FOR FORT RITCHIE" BY FREDERICK SEIBERT & ASSOCIATES, INC., RECORDED ON APRIL 2, 2020

    PLAT #11079 TITLED "PRELIMINARY / FINAL PLAT, LOTS 3, 4, & 5", BY FREDERICK SEIBERT & ASSOCIATES, INC., RECORDED ON JULY 27, 2021

    PLAT #11530 TITLED "PRELIMINARY / FINAL PLAT, LOTS 1 & 2", BY FOX & ASSOCIATES, INC., RECORDED ON JANUARY 4, 2023.
17. AN ORDINANCE MODIFICATION (OM–22–003) TO "SECTION 405.11 B" TO CREATE TWO MULTI FAMILY LOTS OF RECORD THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET WAS APPROVED ON MARCH 7, 2022.
18. WATER IS PUBLIC AND IS PROVIDED BY WASHINGTON COUNTY. SEWER COLLECTION IS PRIVATE AND CONVEYED TO THE COUNTY TREATMENT PLANT.

INDEX OF SHEETS

COVER SHEET 1
FINAL PLAT LOTS 2A–2V 2
SEWER EASEMENTS 3
WATERLINE EASEMENTS 4
STORM DRAIN EASEMENTS 5
GAS LINE EASEMENTS 6
SIGNATURE SHEET 7

PLAT No._____
DATE
WASHINGTON COUNTY

PRELIMINARY/FINAL PLAT
LOTS 2–A THROUGH 2–V

LANDS OF

CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

FOX # 21–51155 SHEET No. 1 OF 7 COUNTY FILE # S–23–XXX

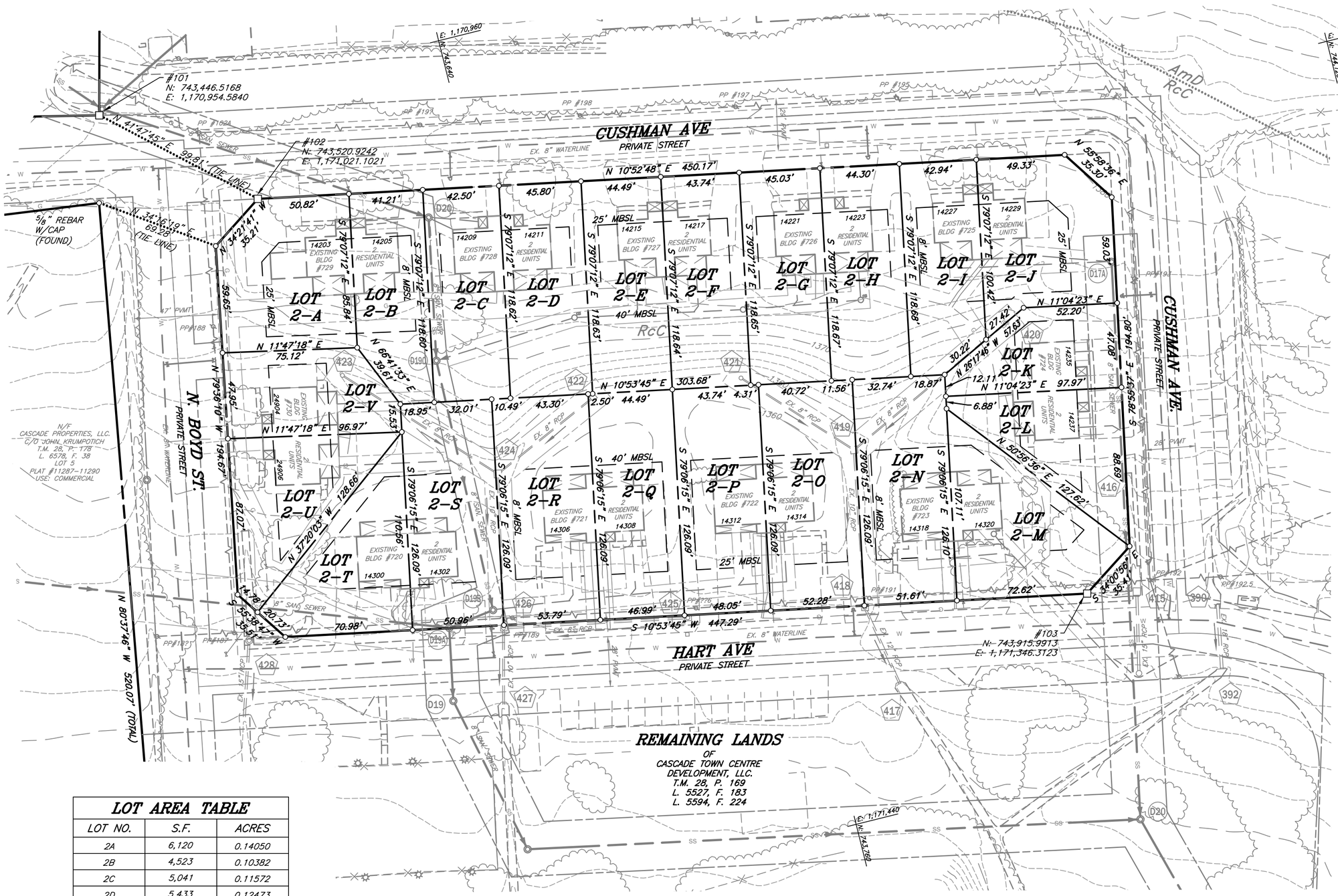
OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432–2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 250'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733–8503
FAX: (301)733–1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
PHONE: (301)695–0880
FAX: (301)293–6009

FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C–3804



LOT AREA TABLE

LOT NO.	S.F.	ACRES
2A	6,120	0.14050
2B	4,523	0.10382
2C	5,041	0.11572
2D	5,433	0.12473
2E	5,278	0.12116
2F	5,190	0.11915
2G	5,344	0.12267
2H	5,257	0.12069
2I	4,877	0.11195
2J	6,094	0.13990
2K	3,813	0.08754
2L	4,681	0.10745
2M	6,140	0.14095
2N	6,508	0.14941
2O	6,592	0.15133
2P	6,059	0.13910
2Q	5,925	0.13602
2R	6,783	0.15571
2S	6,425	0.14750
2T	5,256	0.12066
2U	5,170	0.11868
2V	4,298	0.09867

SOIL TYPES		LOT COVERAGE	K FACTOR
RcC	RAVENROC-ROHRERSVILLE COMPLEX 3 TO 15 PERCENT SLOPES (EXTREMELY STONY)	100.0%	0.20

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAT No._____
DATE
WASHINGTON COUNTY

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V
LANDS OF
CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

FOX # 21-51155

SHEET No. 2 OF 7
COUNTY FILE # S-23-XXX

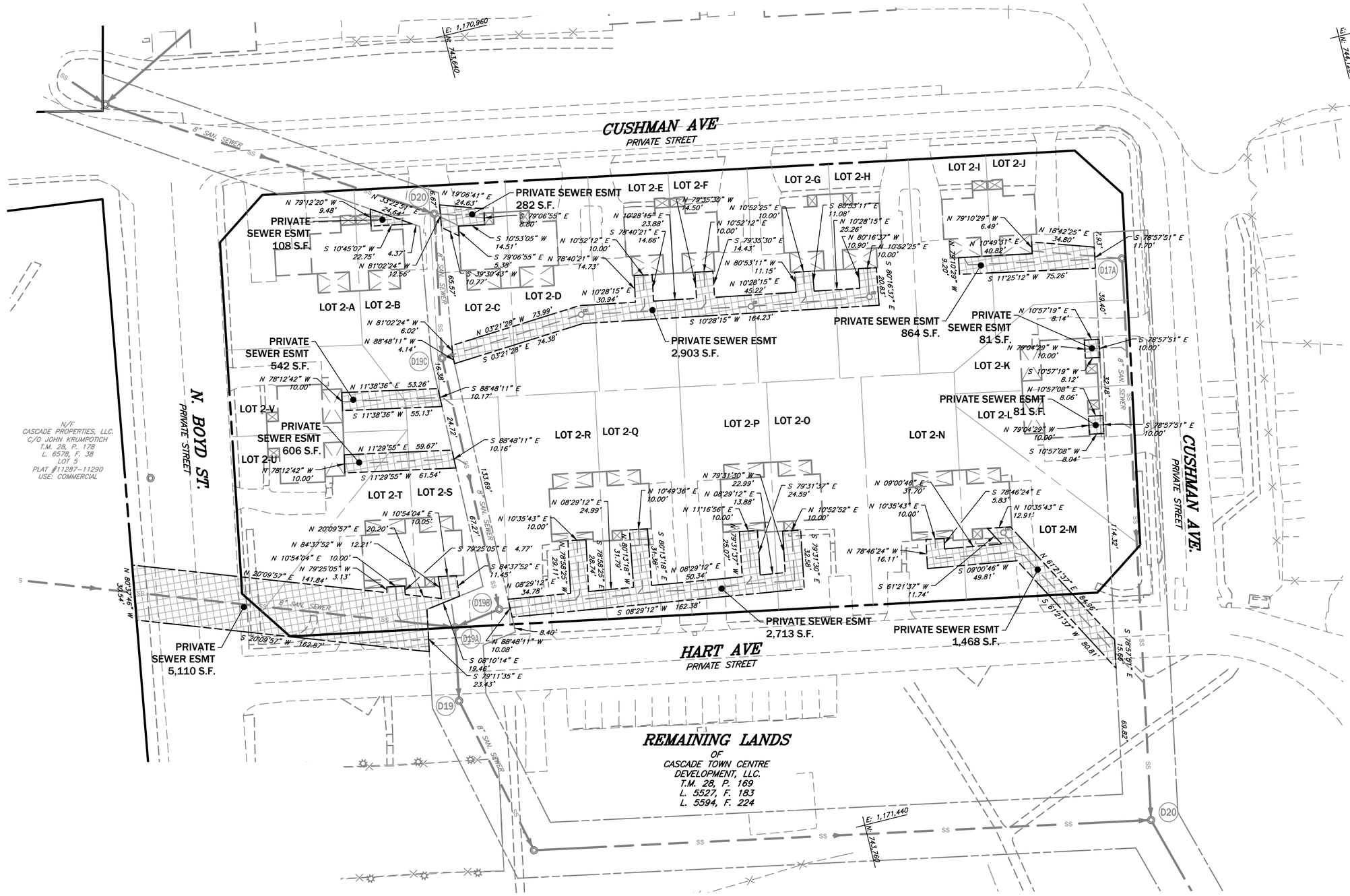
OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
PHONE: (301)695-0880
FAX: (301)293-6009

FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEWER EASEMENTS

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V
LANDS OF

CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

PLAT No._____
DATE
WASHINGTON COUNTY

FOX # 21-51155
SHEET No. 3 OF 7
COUNTY FILE # S-23-XXX

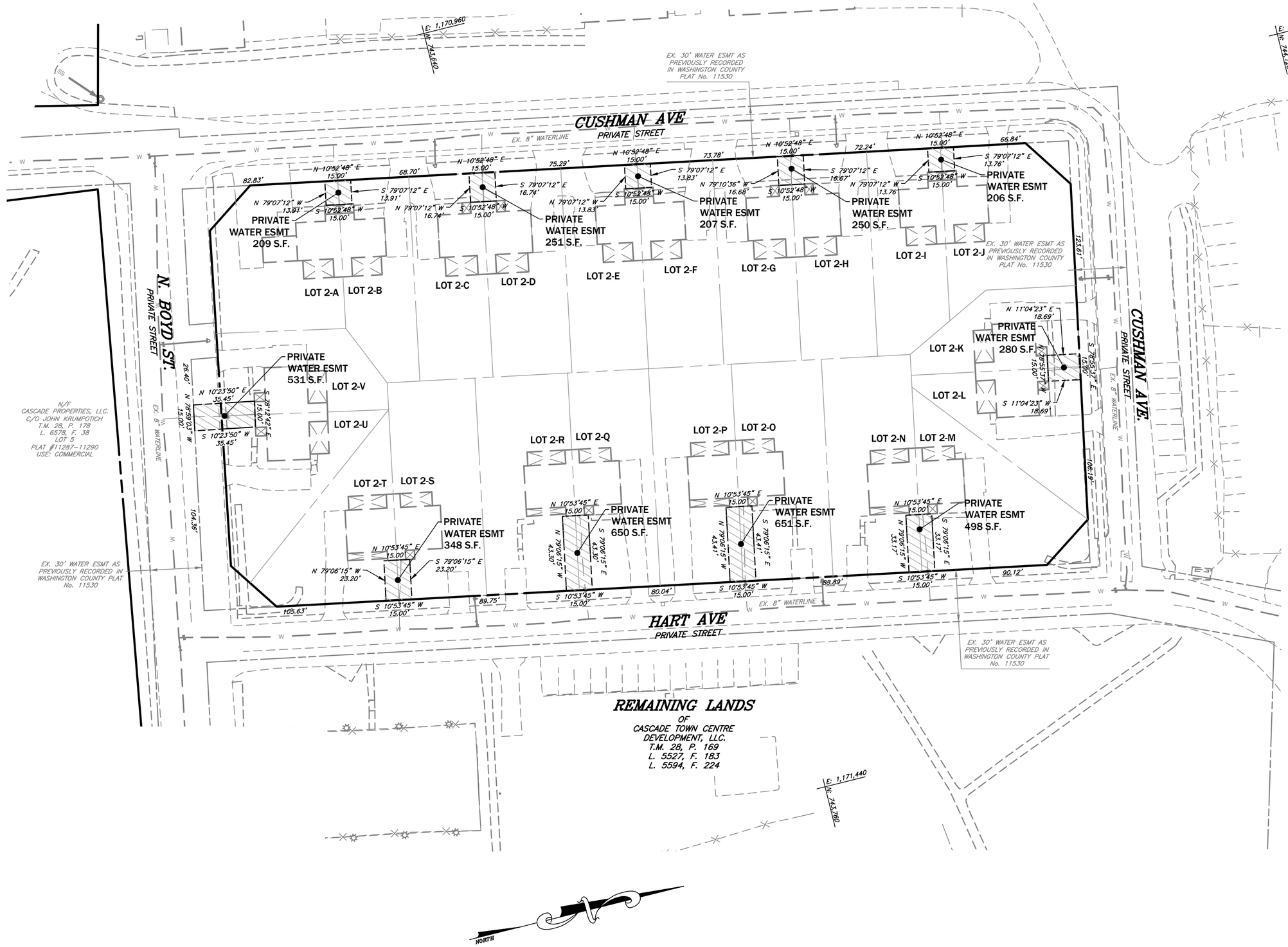
OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
PHONE: (301)695-0880
FAX: (301)293-6009

FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

WATERLINE EASEMENTS

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V
LANDS OF

CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

PLAT No._____
DATE
WASHINGTON COUNTY

FOX # 21-51155
SHEET No. 4 OF 7
COUNTY FILE # S-23-XXX

OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853
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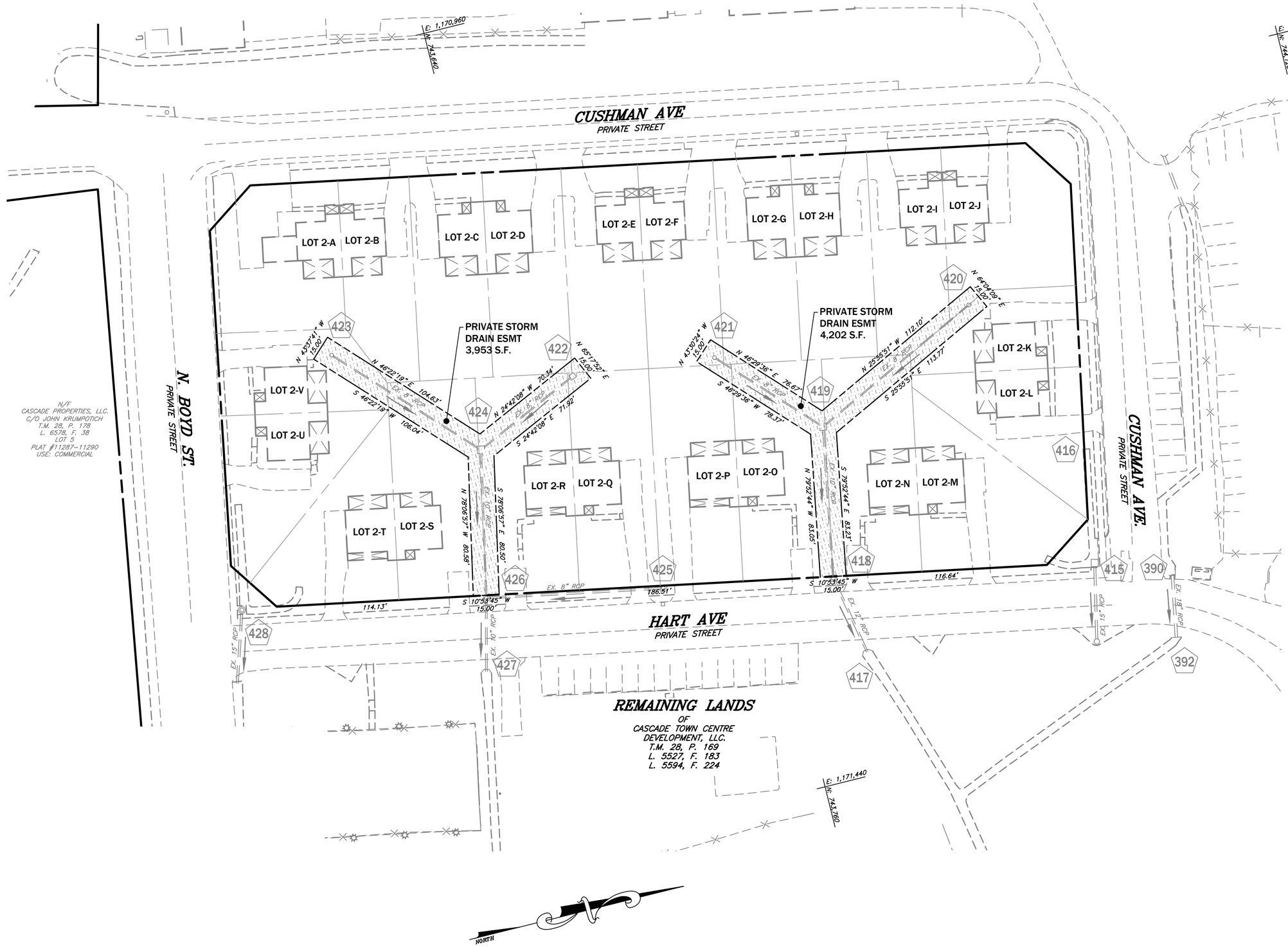
FREDERICK, MARYLAND 21701
PHONE: (301)695-0880
FAX: (301)293-6009

FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STORM DRAIN EASEMENTS

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V
LANDS OF
CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

PLAT No._____
DATE
WASHINGTON COUNTY

FOX # 21-51155 | SHEET No. 5 OF 7 | COUNTY FILE # S-23-XXX

OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
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HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
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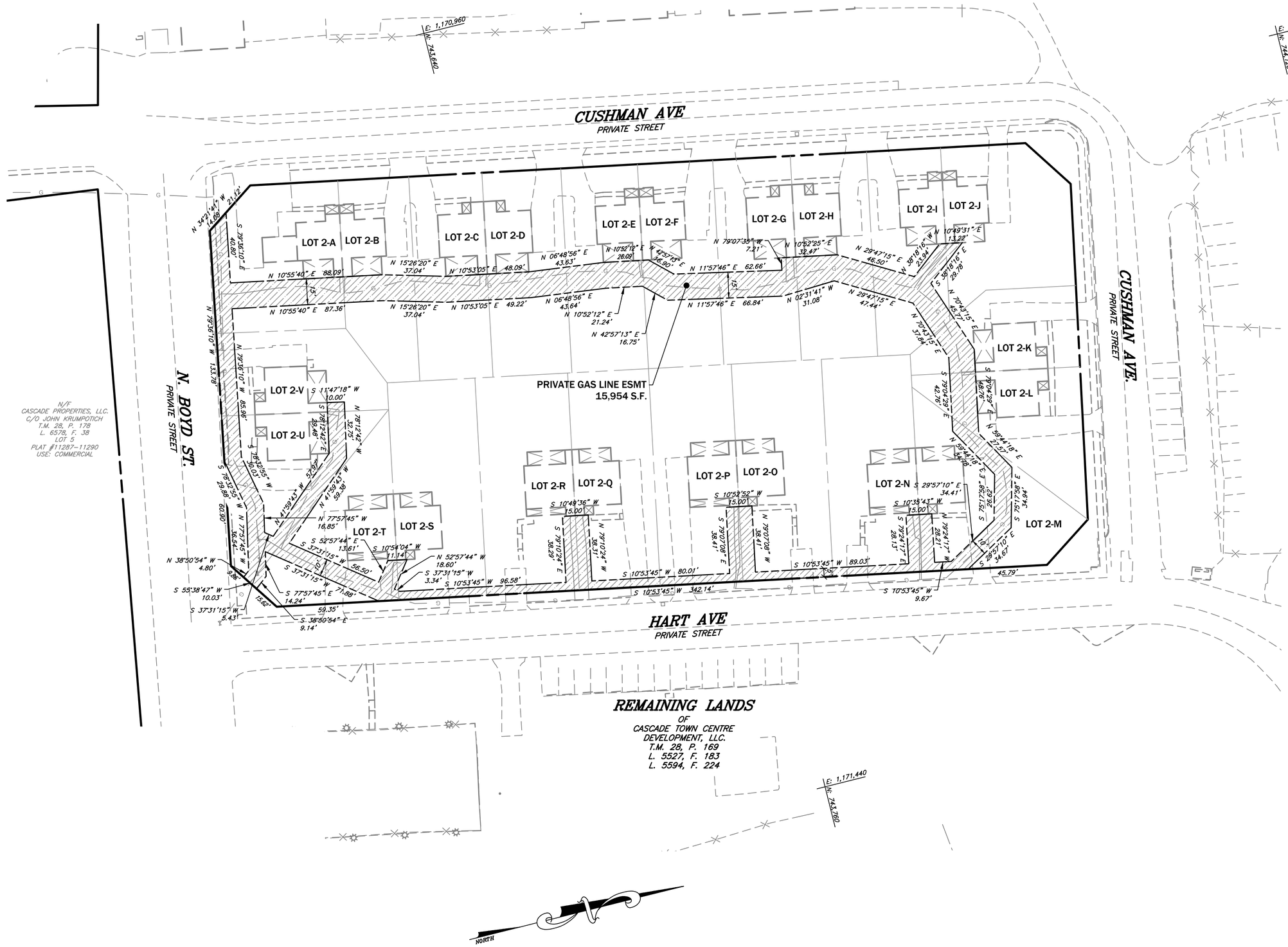
FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GAS LINE EASEMENTS

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V

LANDS OF

CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

PLAT No._____
DATE
WASHINGTON COUNTY

FOX # 21-51155

SHEET No. 6 OF 7
COUNTY FILE # S-23-XXX

OWNER / DEVELOPER:
CASCADE TOWN CENTRE DEVELOPMENT, LLC.
14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: 1" = 40'	

FOX & ASSOCIATES, INC.
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981 MT. AETNA ROAD
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FOX & ASSOCIATES INC. EST. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

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

DATE _____ COUNTY HEALTH OFFICER _____

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE _____ EXECUTIVE DIRECTOR _____

FINAL APPROVAL GOOD FOR SIX (6) MONTHS FROM ABOVE DATE

OWNERS DEDICATION

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

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

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

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

AND ALL PARTIES AND INTERESTS THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2023.

WITNESS _____ JOE LEE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS CORRECT. THAT IT IS PART OF THE LANDS CONVEYED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND, TO CASCADE TOWN CENTRE DEVELOPMENT, LLC. BY DEED DATED SEPTEMBER 18, 2017 AND RECORDED IN LIBER 5594 AT FOLIO 224 AND ALSO PART OF THE LANDS CONVEYED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, MARYLAND, TO CASCADE TOWN CENTRE DEVELOPMENT, LLC. BY DEED DATED JUNE 15, 2017 AND RECORDED IN LIBER 5527 AT FOLIO 183 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND. FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THAT THIS SURVEY WAS PERFORMED.

DATE _____ TIMOTHY G. WITTER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 319
EXPIRATION/RENEW DATE: 09/14/2024

STATE OF MARYLAND
TIMOTHY G. WITTER
No. 319
REGISTERED
PROPERTY LINE SURVEYOR

PLAT No._____
DATE
WASHINGTON COUNTY

PRELIMINARY/FINAL PLAT
LOTS 2-A THROUGH 2-V
LANDS OF
CASCADE TOWN CENTRE DEVELOPMENT, LLC.

SITUATE ALONG N BOYD ST, CUSHMAN AVE, AND HART AVE.
WASHINGTON COUNTY, MARYLAND

SHEET No. 7 OF 7
FOX # 21-51155 COUNTY FILE # S-23-XXX

OWNER / DEVELOPER:
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14303 LAKE ROYER DRIVE
CASCADE, MD 21719
PHONE: (240) 432-2747

DRAWN BY: DCM	DATE: FEB. 2023
CHECKED BY: TGW	DATE: FEB. 2023
SCALE: N/A	

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FAX: (301)293-6009

FOX & ASSOCIATES INC. Est. 1966

DISTRICT 14
TAX MAP No. 28
DWG. No. C-3804

Codee & Kaylie Reese
21695 Jefferson Boulevard
Smithsburg, MD 21783

May 15, 2023

Planning Commission
747 Northern Avenue
Hagerstown, MD 21742

This letter is to provide a timeline and justification as to why we refuse to replant the Forest Conservation Easement on our property, as we do not believe we are in violation. We do apologize for this lengthy letter along with all documentation provided, but we want to provide the best reasoning as to why.

March 21, 2020 – We purchased Lot 1 with an address of 21695 Jefferson Boulevard, Smithsburg, MD 21783 from Mansoor Emral Shaool & Janet Emral Shaool. Everything was done through e-mail since this is when COVID began. No information was provided to us regarding the Forest Conservation Easement from realtors, grantors, title company, or Washington County, and the only thing showing the Forest Easement was the plat.

August 07, 2020 – Codee reached out to Travis Allen via e-mail stating we received a notice from weed control that we had to tend to johnson grass on our property. Codee also expressed to Travis that we didn't think we were to maintain the trees (again provided no explanation at closing regarding the Forest Easement). Codee received a response back from Travis stating that it is Adam Shaool's responsibility to maintain the trees/invasive vegetation until their bonded maintenance period has ended. Travis also stated that **generally** these types of easements **should** be left alone, and the owner is always **encouraged** to control invasive vegetation.

August 10, 2020- Codee reached out to Travis Allen via e-mail stating he spoke to Adam Shaool & weed control to work out that Adam would take care of the johnson grass. Codee also spoke to Travis asking if there was any way to get out of the Forest Easement and an explanation regarding the Forest Easement, but received no response back.

July 2021 to March 2022 – We started & finished construction on our home. Once we moved in Codee maintained our yard in the spring, and it was extremely hard to do so given that the Forest Easement was poorly planted (total of 5 hours to maintain). Codee also had to pile up wire that was scattered all through the Forest Easement that we are assuming was used for planting trees/seedlings. We also noticed that what was planted in the Forest Easement were more of shrubs than trees. Since we moved in to our house, we noticed our youngest daughter was having breathing issues & her eczema was flaring up badly. June 09, 2022 our daughter was officially diagnosed with asthma, and her doctor tested her for allergies which we discovered she was allergic to most trees/shrubs that were in the Forest Easement.

September 2022 – Codee received notification via phone from weed control that the johnson grass was invasive again. Codee then had to spend hours navigating through the poorly planted trees/shrubs to take care of the jonson grass. We then made a decision to take the

trees/shrubs out. This decision was made due to no guidance from anyone on this Easement, our daughter being allergic, poorly planted, no time to continuously maintain the area, and not thinking there are consequences in removing them.

November 29, 2022 – Travis Allen had sent an e-mail to Codee stating that we had violated the Forest Conservation Ordinance with an attachment of a violation letter. Codee then contacted Travis to receive an explanation of what this violation is. Travis gave no explanation, and then sent an e-mail stating our refusal to meet compliance will result in non-compliance fees. Codee replied to Travis's e-mail expressing that we are not refusing anything, but have tried to work with the county to better maintain the trees since they have been poorly maintained in the past. Travis refused to meet with us to do so. Travis also provided us with the Forest Conservation Ordinance of Washington County, and this was the first time we have ever seen this, or knew about it.

December 07, 2022 – Codee & I decided to obtain an attorney (William Wantz) since we had no idea how serious this Forest Easement was, or how serious this violation is. Our attorney went over all documents we provided to him regarding our property, and he was able to find from a legal standpoint that Final Plat 10478 was defective.

Since December 07, 2022 until now we have been dealing with our attorney and Jill Baker regarding this. Codee, myself, Bill Wantz, and Jill Baker had a meeting to try and resolve this matter. It was unsuccessful, in which Jill mentioned she knew nothing about the law, so she could not see Bill's findings regarding the plat nor did she agree with them. Codee and I feel that everything has been unclear from the beginning, with not being advised of what this Forest Easement was on our property and the "seriousness" of it. We have been told numerous different things, and have put all of our trust in our attorney with his findings.

At this point we have exhausted all of our resources. Codee and I refuse to plant the trees on our property. Our reasoning behind that is, we are a young family with 4 children, running to sports/dance/school pickup, we both work full time jobs, and not to mention we do not believe this Easement was legally passed on to us. We do not have the time nor the funding to continuously deal with this, and we want this to be over with as it has been a lot to deal with. We ask the planning commission to please hear our side, and to look at the documentation we have provided. According to Jill Baker, we are able to move the Forest Easement to an offsite location given our continuous refusal to replant. Which brings us to this point going before the planning commission. We understand that it is an option for us to move the easement offsite, we just do not believe we should be responsible to do so. We truly feel the Forest Easement was not legally passed down to us. I hope this letter and documentation provided is enough justification for our reasoning.

Sincerely,

Codee Reese Kaylie Reese

Codee Reese/Kaylie Reese

Documentation List

1. Letter from our attorney William Wantz with his findings regarding our case.
2. Overdale Estates Final Plat 10478:
    - Highlighted on page 1 – states Washco Developments, Inc. is the owner
    - Highlighted on page 2 – The owners dedication states that Mansoor & Janet Emral Shaool are the "legal and true owners" of lots 1-6, and all parties having an interest therein have affixed their signatures and says nothing of granting a Forest Easement.
    - Highlighted on page 3 – Washco Developments, Inc. agrees to conduct reforestation/afforestation on the property. Then states "the forestation shall be planted by Catoctin Development, Inc. the landowner." We spoke to George Nagel at Fox and Associates who stated that whoever did this plat forgot to change Catoctin Development, Inc. to Washco Developments, Inc.
3. Deed dated July 20, 2004 – listing E. Randall Hoover and John R. Hoover, partners, and surviving partners of Vallamont Farms (Grantors), Mansoor Emral Shaool and Janet Emral Shaool, husband and wife (Grantees).
4. Deed dated March 21, 2020 – listing Mansoor Emral Shaool and Janet Emral Shaool (Grantors), Codee Reese and Kaylie Reese (Grantees).
5. Violation letter e-mailed from Travis Allen.
6. Letters provided to us by Travis to Adam Shaool (Washco Developments, Inc.) regarding the Forest Conservation Easement.
7. E-mail correspondence between myself & Jill Baker – questioning why Adam Shaool's name was on all the letters provided by Travis Allen. Jill stating that Adam Shaool is Mansoor's son acting as representative agent & primary contact for Mansoor.
8. Signage posted on our property when we purchased it, and pictures of Easement from Washington County.
9. E-mail correspondence between myself & Jill Baker – found a section in the Forest Ordinance that Jill states doesn't apply to us. We could not find any information in the ordinance under violation that pertains to us, but only the subsequent property owner.
10. Documentation of Overdale Estates planning/subdivision file provided by Jill Baker on March 20, 2023:
    - Activity Data Report listing property owner as Washco Developments, Inc.
    - Forest Conservation Ordinance Installation and Maintenance Agreement between Washington County and Washco Developments, Inc. that is signed by Adam Shaool
    - Letter of credit from Susquehanna Bank for the Forest Conservation Easement installation bond which Mansoor and Janet Emral Shaool provided.
    - Subdivision Transmittal Form to the soil conservation and health department listing Washco Developments, Inc. as the property owner.
    - Subdivision and Site Plan Application Form which lists Washco Development, Inc. as the property owner.
11. Article of Dissolution for Washco Developments, Inc. – if Washco Developments, Inc. is the "property owner," and has been closed since February 2019, how would Codee and me be able to purchase property in March 2020 from a company that no longer exists?

WILLIAM C. WANTZ
ATTORNEY AT LAW
123 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740-4709

TELEPHONE
(301) 733-7972

EMAIL
WANTZ@MAC.COM

May 13, 2023

Codee Reese
21695 Jefferson Blvd.
Smithsburg MD 21783

Dear Mr. Reese:

You and Kaylie have requested that I comment regarding several notices you have received from Washington County planning staff. In responding to your request, I have reviewed provisions of the Maryland Forest Conservation Act (the "Act"), the Washington County Forest Conservation Ordinance, (the "Ordinance"), the "Preliminary/Final Plat, Lands of Overdale Estates, Lots 1-6, including the associated "Preliminary/Final Forest Conservation Plan") both recorded at Plat folio 10498 (the "Plat"), and pertinent legal resources. My preliminary analysis as of the date of this response is set forth in the remainder of this letter.

Invalidity of Ordinance

First and foremost, for the reasons provided in a recent decision of the Supreme Court of Maryland (formerly the Court of Appeals of Maryland), the Ordinance is invalid and therefore unenforceable against you. *Chesapeake Bay Found., Inc. v. Creg Westport I, LLC,* 481 Md. 325 (2022)

Writing for a majority of the Court, Judge Booth pointed out the requirement that in Maryland, a local forest conservation ordinance is required to include appeal procedures:

> **"The Act states that a 'local forest conservation program ... shall include**[ ] a policy document and all applicable new and amended local ordinances relating to implementation of the regulated activities, exemptions, the review, approval and **appeal processes**, incentives, legal instruments for protection, enforcement program, and penalties[.]' NR § 5-1603(c)(2)(i)" *Chesapeake Bay Found., Inc. v. Creg Westport I, LLC, supra* (emphasis supplied)

Absent a right of appeal from the notices provided, no effective recourse is established through which you may administratively challenge, request review or question the justification for demands leveled by County employees through which you may administratively challenge the authority of the employees to require afforestation, reforestation, bonding or compliance.

Because the Ordinance fails to comply with the provisions of the Act requiring that each local ordinance include in its "local forest conservation program" a right of "hearing and appeal", the Ordinance is invalid, unenforceable, and in my view, may not be lawfully asserted in the manner undertaken against you. Further, COMAR regulations promulgated pursuant to the Act require that the appeal provisions of the local ordinance be consistent with existing local hearing and appeal procedures. COMAR 08.19.02.02C This regulatory requirement has also been neglected. In Washington County, the administrative process generally begins with a review by the local Planning Commission, followed by a right of administrative appeal from the Planning Commission to the Board of Appeals, and a further right to judicial review from the Board of Appeals to the Circuit Court for Washington County. These rights are lacking in the County's current Forest Conservation Ordinance. Accordingly, the Ordinance fails to comply with the minimal requirements of the State enabling Act and adopted regulations for the enactment of a local forest conservation ordinance.

The Ordinance may, of course, be legislatively amended. However, it is a general principle of Maryland law that an amendment would not retrospectively apply, but would apply only prospectively. Were the Board of County Commissioners to amend the ordinance to include required appeal provisions, the revision would not apply to any alleged violation occurring under the previous ordinance and prior to the effective date of the amendment., for which no appeal was then available.

Approval of the Forest Conservation Plan is not Final

Because no appeal period has been included in the current Ordinance, the approval by the Planning Commission of the Shaools' forest conservation plan is not final. Approval of a forest conservation plan does not become final until either: (i) the expiration of the appeal period specified in the Ordinance; or (ii) completion of all administrative appeals and judicial review which may be pursued. Neither the date upon which an appeal period would expire, nor the right of an appeal itself, is included in the current County Ordinance.

It should be noted that approval of a forest conservation plan by the Planning Commission is separate and apart from the approval by the Planning Commission of the

associated subdivision plat. As Judge Booth opined in *Chesapeake Bay Found., Inc. v. Creg Westport I, LLC*:

> "A *forest conservation plan is a separate and distinct State-required approval* that establishes the location and number of trees that may be cleared from a site.
>
> * * *
>
> The approval of a forest conservation plan marks the end of the County's decision-making process with respect to the location and extent of tree removal on a site. It is *completely independent* from other state or county development approvals." *Chesapeake Bay Found., Inc. v. Creg Westport I, LLC*, 481 Md. 325, 350–51 (2022) (emphasis supplied)

Mr. Reese may File a Declaratory Judgment Action

Where there is no available administrative appeal in the Ordinance (as required by the Act), in the absence of such a mandatory administrative remedy, there are no administrative proceedings to be exhausted, and in my preliminary view, you may seek appropriate relief currently and directly in the Circuit Court, which may include: (i) a declaration that the Ordinance is invalid and therefore unenforceable against you by virtue of the absence of a required provision establishing a right of appeal; (ii) a declaration that the approval of the Shaools' forest conservation plan is not final; (iii) ja udicial determination as to whether the forest conservation plan satisfies the applicable requirements of the Ordinance; and (iv) other appropriate relief.

The Forest Conservation Act clearly requires that a local ordinance include a right of administrative appeal. This requirement is acknowledged in *Chesapeake Bay Found., Inc. v. Creg Westport I, LLC.* The requirement furthers a longstanding policy in this State that local ordinances restricting the use of property should provide a local administrative review which is simple, economical, efficient, and readily available to participants in the local administrative process. In contrast, resort to judicial intervention in declaratory judgment or other civil causes of action has a self-evident tendency to be decidedly more costly and take longer. If there are grounds which may prevent Planning Commission approval of a forest conservation plan, there should be a local forum in which those grounds and deficiencies may be identified and challenged. The Maryland Forest Conservation Act so requires.

Bond Requirement

In a series of letters, County employees have envisioned and threatened to enforce an onerous but non-existent bond requirement, accompanied by a threat to penalize you at the rate of $1,000.00, and further that each day the bond is not provided will be asserted as a separate violation of the Ordinance, multiplying the asserted fine. Letters from County employees do not inform you of any right of appeal, since none currently exists.

Intimidating as the threats may be, the only bond requirement which the Board of County Commissioners has determined to include in the Ordinance is the surety bond imposed on a development applicant (in this case, Mansoor and Janet Emral Shaool) requiring afforestation and reforestation described in the submitted Forest Conservation Plan to be completed and maintained. The demands imposed on you to purchase and provide a bond are not supported by any express or implied authority granted to County employees by the Board of County Commissioners in enacting the Ordinance.

Other Defects in the Recorded Forest Conservation Plan

In the Forest Conservation Plan approved by the Planning Commission, there are two participants identified in the documentation submitted: (i) Mansoor Emral Shaool and Janet Emral Shool, denoted in the recorded documents as "Owners"; and (ii) Washco Developments, Inc, identified as "Owner/Developer". County documents, including transmittal forms, provided to you by the County, erroneously identify "Washco Developments , Inc." as the Owner.

In the drawings, the "Owner" is required to submit the surety bond, but does not undertake to perform any of the requirements for which the bond is provided. (Plat, p.3, (Surety) Instead, it is the Developer, Washco Developments, Inc. who commits to perform the afforestation and reforestation. *Id., "Short Term or Two Year Maintenance Agreement".* The owners have not signed the Forest conservation Plan, and accordingly, were not individually committed to the afforestation or reforestation requirement for which they have provided surety; neither is Washco Developments, Inc, since no signature on behalf of Washco appears anywhere on the recorded documents.

Moreover, another note on the submitted drawings identifies Washco Developments, Inc. as the "OWNER" of the land identified and depicted on the drawings. *Id.,* p.1 "Area Tabulation": "Lots 1-6 represent all of the lands owned by Washco Developments, Inc..." You and Kaylie acquired Lot 1 by deed from Mansoor and Janet Emral Shaool on March 21, 2020 (Liber 6231, folio 357); not from Washco Developments, Inc. Washco is not the owner of the land and accordingly, lacks the

capacity to grant (or reserve) a forest conservation easement, or an easement of any kind. An easement is an interest in real property. Although the Shaools signed a dedication included in a box on the plat entitled, "Owners' Dedication", in which the Owners make no grant, dedication or offer of dedication of any easement, other than with respect to easements for utilities and drainage. (Plat, p.2) Although the deed refers to the subdivision plat, it does not mention the recorded Forest Conservation Plan, and even assuming *arguendo* that a mere reference to the subdivision plat may suffice as a reference to a recorded forest conservation plan, at best, it refers to a recorded forest conservationp plan which is invalid and may not form the basis of a valid forest conservation easement by implication. There is no grant of easement by Mansoor or Janet Emral Shaool anywhere on the recorded plat. Any conveyance or reservation of easement rights or limitations is required under the Maryland Statute of Frauds to be in a signed and properly acknowledged writing. A mere intention to grant an easement will not suffice. Reference to a plat in which there is no grant of easement does not establish an easement in real property by implication.

The bond obligation and performance responsibilities for which the bond provides surety are not divisible in the manner suggested in the recorded documents. The bond requirement is instead imposed on the party obligated to afforest or reforest. Furthermore, if Washco Developments, Inc. is the responsible party, Washco's signature nowhere appears on the recorded documents to establish its obligation to afforest or reforest the lands of Mansoor and Janet Emral Shaool.

As noted in the preceding paragraph, and in the recorded documents, there are compelling grounds which you may assert in an appeal (if a right of appeal were provided in the Ordinance) from the demands hat you provide an unauthorized bond and perform afforestation or reforestation. Nevertheless, neither the Ordinance nor any of the correspondence for emails from County employees, provide any recourse aside from compliance, and fail to identify a forum or time period in which the questioned demands may be challenged. As the recipient of the demands, you have no administrative recourse whatsoever.

Finally, notwithstanding that the demands sought to be imposed by County employees are directed to you, Kaylie may join in any adversary proceeding challenging the acts and omissions of the County and its employees, including the validity of the asserted easement burdening your land, since you and your wife own the property as tenants by the entireties, in which each of you owns and enjoys a common right to use, occupy, configure, maintain and enjoy your home and property by removing unsightly, poorly maintained shrubbery, immature trees and other unwanted vegetation. Signs found littering your property at the time of purchase do not resemble signs depicted on the approved Forest Conservation Plan, make no mention of the Act or Ordinance, do not

suggest or imply any responsibility of the property owner(s) to comply with any conservation law or regulation and fail to identify any regulatory contact or governmental entity associated with the signs. Plat, p.4 ("Reforestation Protection Signage") In short, the signs portray nothing more than an environmental interest in forest conservation. The noncompliant signs not only fail to resemble the signs proposed and approved in the Plan, they provide no meaningful notice of any regulatory consequences in electing to improve the condition and appearance of your property.

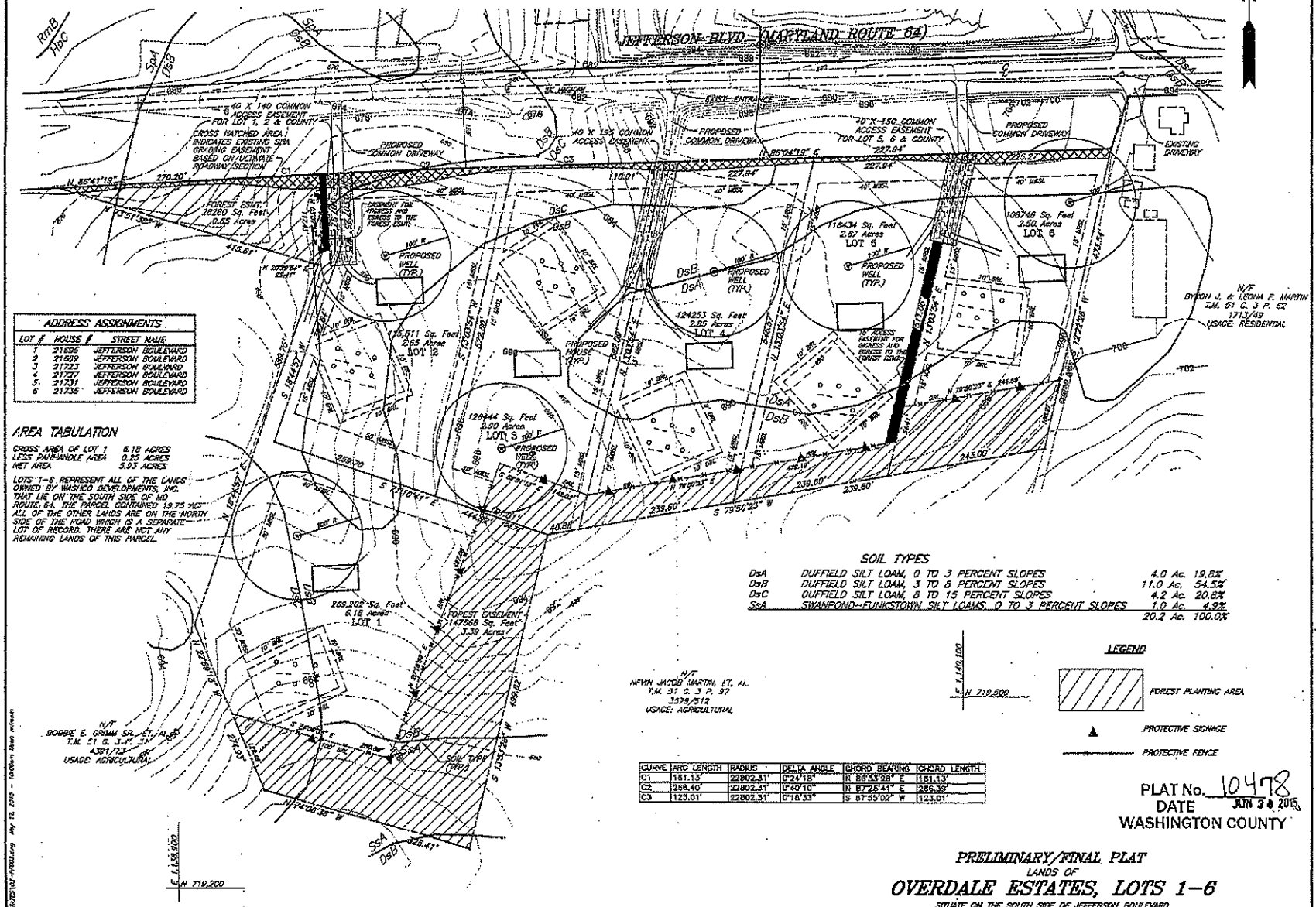
Many thanks for requesting my thoughts.

Very truly yours,

William C. Wantz

NOTE:
SV-15-004 WAS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ON 5/4/15. THE MODIFICATION GRANTED ALLOWED FOR THE REDUCTION OF ACCESS SPACING ALONG A PRINCIPAL ARTERIAL ROAD AND THE EXTENDED PANHANDLE LENGTH FOR LOT 1.

NOTE:
THE 200' RIGHT OF WAY FOR JEFFERSON BLVD. AND EASEMENT AREAS ARE AS SHOWN ON SRC PLAT NOS. 13139-13141.



ADDRESS ASSIGNMENTS

LOT #	HOUSE #	STREET NAME
1	21695	JEFFERSON BOULEVARD
2	21689	JEFFERSON BOULEVARD
3	21723	JEFFERSON BOULEVARD
4	21727	JEFFERSON BOULEVARD
5	21731	JEFFERSON BOULEVARD
6	21735	JEFFERSON BOULEVARD

AREA TABULATION

GROSS AREA OF LOT 1	6.18 ACRES
LESS PANHANDLE AREA	0.25 ACRES
NET AREA	5.93 ACRES

LOTS 1-6 REPRESENT ALL OF THE LANDS OWNED BY WASHCO DEVELOPMENTS, INC. THAT LIE ON THE SOUTH SIDE OF MD ROUTE 64. THE PARCEL CONTAINED 19.75 +/C. ALL OF THE OTHER LANDS ARE ON THE NORTH SIDE OF THE ROAD WHICH IS A SEPARATE LOT OF RECORD. THERE ARE NOT ANY REMAINING LANDS OF THIS PARCEL.

SOIL TYPES

DsA	DUFFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES	4.0 Ac.	19.8%
DsB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES	11.0 Ac.	54.5%
DsC	DUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES	4.2 Ac.	20.8%
SsA	SWANPOND-FUNKSTOWN SILT LOAMS, 0 TO 3 PERCENT SLOPES	1.0 Ac.	4.9%
		20.2 Ac.	100.0%

LEGEND

FOREST PLANTING AREA

PROTECTIVE SIGNAGE

PROTECTIVE FENCE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	181.13'	22802.31'	0°24'18"	N 86°53'28" E	181.13'
C2	256.40'	22802.31'	0°40'10"	N 87°26'41" E	256.39'
C3	123.01'	22802.31'	0°18'33"	S 87°55'02" W	123.01'

PLAT No. 10478
DATE JUN 30 2015
WASHINGTON COUNTY

PRELIMINARY/FINAL PLAT
LANDS OF
OVERDALE ESTATES, LOTS 1-6

SITUATE ON THE SOUTH SIDE OF JEFFERSON BOULEVARD
WASHINGTON COUNTY, MARYLAND

Co. FILE # S-15-002

1 OF 5

OWNER/DEVELOPER
WASHCO DEVELOPMENTS, INC.
73 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
301-791-4682
SSHADOL@WASHCODEVELOPMENTS.COM

DRAWN BY: R.L.B.	DATE: JULY 2013	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS	DISTRICT 18
CHECKED BY: R.E.F.	DATE: JULY 2013	981 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1853 / 83 WORMAN'S MILL CT., STE. "G" FREDERICK, MARYLAND 21701 PHONE: (301)695-0690 FAX: (301)293-0009	TAX MAP No. 51
SCALE: 1"=100'			DWG. No. C - 02844

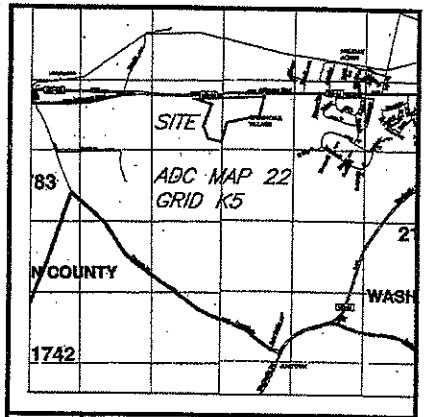
03/04/05

P210997

MSA C2167-7536-1

NOTES

1. BEARINGS AND DISTANCES SHOWN ARE FROM A RECENT SURVEY PERFORMED BY FOX & ASSOCIATES, INC. DATE OF SURVEY IS MARCH 2013.
2. ZONING – "A(R)" – AGRICULTURE, RURAL
3. AN EIGHT FOOT (8') WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS RESERVED ALONG THE INTERIOR OF ALL SIDE AND REAR LOT LINES. A TEN FOOT (10') WIDE EASEMENT FOR UTILITIES IS DEDICATED ALONG THE INTERIOR OF ALL FRONT LOT LINES.
4. RESERVED 10,000 SQUARE FOOT WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION, DRIVEWAYS, SWIMMING POOLS, UTILITIES, OR PHYSICAL STRUCTURES PERMITTED.
5. CONTOURS FROM COUNTY MAPPING (STATE GRID DATUM)
6. JEFFERSON BOULEVARD (MARYLAND ROUTE 64) – PRINCIPAL ARTERIAL ROAD
7. COORDINATES BASED ON NAD 83 MD COORDINATE SYSTEM. HAG2A WAS USED TO ESTABLISH THE CONTROL.
8. —○— INDICATES REBAR AND CAP UNLESS OTHERWISE NOTED.
9. BUILDING SETBACKS: FRONT YARD – 40'
   SIDE YARD – 15' EACH
   REAR YARD – 50'
   SEPTIC AREA – 10'
   MBSL INDICATES MINIMUM BUILDING SETBACK LINE
   BRL INDICATES BUILDING RESTRICTION LINE
10. THIS PARCEL IS DESCRIBED AS PARCEL NO. 2 IN A DEED DATED JULY 20, 2004 AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY MARYLAND AT LIBER 2390, FOLIO 6.
11. ADDRESS IS BASED ON THE ENTRANCE LOCATION. IF DRIVEWAYS ARE CONSTRUCTED IN A DIFFERENT LOCATION, ADDRESS IS VOID AND OWNER MUST REAPPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
12. THERE IS NO MAPPED FLOODPLAIN ON THIS PARCEL PER WASHINGTON COUNTY FIRM PANEL 240070 0095B DATED FEB. 1, 1985.
13. THERE ARE NO FLOOD PLAIN, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
14. THE WASHINGTON COUNTY SOIL SURVEY SHOWS A BLUE LINE STREAM RUNNING ALONG THE SOUTHERLY PROPERTY LINE. HOWEVER NO STREAM BUFFER IS REQUIRED IN THIS UPLAND SOILS WITH LIMESTONE PARENT MATERIALS DOES NOT MEET THE CRITERIA FOR STREAM BUFFERS. THE DRAINAGE AREA IS LESS THAN 100 ACRES AND THERE IS NO EVIDENCE OF SPRING HEADS OR A DEFINED CHANNEL WITH FLOW.
15. THERE ARE NO SEPTIC AREAS OR WELLS WITHIN 100' OF THE LOT BOUNDARIES EXCEPT AS SHOWN.
16. THIS RESIDENTIAL SUBDIVISION PLAT IS SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. ANY FURTHER POTENTIAL OF SUBDIVISION OF ANY LOTS OR REMAINING LANDS CREATED BY THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND ANNOTATED CODE, ENVIRONMENT ARTICLE, SECTION 9–206 AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
17. IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND ANNOTATED CODE, ENVIRONMENT ARTICLE, SECTION 9–206, UPON RECORDATION OF THIS PLAT, A TOTAL OF 0 RESIDENTIAL LOTS, PLATS, BUILDING SITES, OR OTHER DIVISION OF LAND HAVE BEEN CREATED FROM THE PARENT PARCEL OR TRACT SINCE OCTOBER 1, 2012. IN ACCORDANCE WITH MARYLAND ANNOTATED CODE, ENVIRONMENT ARTICLE, SECTION 9–206 AND SUBJECT TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS, THERE ARE NOT MORE THAN 1 (REMAINING) RESIDENTIAL LOTS, PLATS, BUILDING SITES, OR OTHER DIVISION OF LAND ALLOWED AS A SUBDIVISION. HOWEVER ZONING WOULD NOT ALLOW FOR ANY ADDITIONAL LOTS.
18. LOTS TO BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC AREAS.
19. WATERSHED – ANTIETAM CREEK (02140502)
20. THE DRAINAGE AREA AFFECTING THIS PROPERTY IS 21 ACRES AND 10 ACRES.
21. ON LOT STORMWATER MANAGEMENT IS REQUIRED AND WILL BE REVIEWED AND APPROVED BY THE COUNTY IN ACCORDANCE WITH THE CURRENT CRITERIA OF THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AT THE TIME OF GRADING PERMIT APPLICATION. ALL ON LOT FACILITIES WILL BE OWNED AND MAINTAINED BY THE LOT OWNER. A PERFORMANCE BOND WILL BE REQUIRED PRIOR TO GRADING PERMIT ISSUANCE AND ALSO A MAINTENANCE AGREEMENT WILL BE REQUIRED BETWEEN THE LOT OWNER AND THE COUNTY FOR STORMWATER MANAGEMENT FACILITIES.
22. THERE ARE NOT ANY REMAINING LANDS AFTER THESE LOTS ARE SUBDIVIDED OFF.
23. THIS SUBDIVISION PLAT HAS BEEN DETERMINED TO BE ELIGIBLE FOR 3 EXEMPTION LOTS PER SECTION 58.4 OF THE WASHINGTON COUNTY ZONING ORDINANCE. THE OTHER 3 LOTS WOULD BE CONSIDERED DENSITY LOTS UNDER THE NEW A(R) ZONING WHICH IS ONE LOT PER 5 ACRES.
24. THIS PLAT WAS REVIEWED AND APPROVED PER THE "AR" DISTRICT. ANY DEVELOPMENT / CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WASHINGTON COUNTY ZONING ORDINANCE CURRENTLY BEING ENFORCED.



VICINITY MAP
SCALE: 1" = 2000'
TAX MAP 51 PARCEL 30 GRID 3
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004231

CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY & INDIVIDUAL SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE MINIMUM OWNERSHIP AREA COMPLIES WITH THE MINIMUM WIDTH AND MINIMUM AREA REQUIREMENTS SPECIFIED IN COMAR 26.04.03.03. SUCH MINIMUM OWNERSHIP SHALL REMAIN EQUAL TO THE MINIMUM WIDTH AND MINIMUM AREA SET FORTH IN COMAR 26.04.03.03A. (2) UNTIL COMMUNITY SEWERAGE AND WATER HAVE BEEN MADE AVAILABLE, NOT MORE THAN ONE PRINCIPAL BUILDING MAY BE ERECTED OR CONSTRUCTED ON A LOT, OR LOTS, CONTAINED IN THE MINIMUM OWNERSHIP AREA AS ESTABLISHED BY COMAR 26.04.03.03A (2) UNTIL COMMUNITY SEWERAGE HAS BEEN MADE AVAILABLE.

6/15/15 DATE — COUNTY HEALTH OFFICER

OWNER'S DEDICATION

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

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

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING: NONE

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

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
WITNESS OUR HANDS AND SEALS THIS 6 DAY OF May, 2015

5-6-15 DATE — MANSOOR EMRAL SHAQOL

5-6-15 DATE — JANET EMRAL SHAQOL

INTERIM FACILITIES PROVISION CERTIFICATE

IN COMPLIANCE WITH COMAR 26.03.01.03-B, (1) AND (2) THE INDIVIDUAL WATER SUPPLY AND/OR SEWER SYSTEM IS HEREBY PERMITTED ON A TEMPORARY INTERIM BASIS. FUTURE LOT OWNERS ARE ADVISED THAT THE INDIVIDUAL SYSTEMS SERVING THE LOT INDICATED ON THIS PLAT ARE OF TEMPORARY INTERIM NATURE AND THAT CONNECTION TO A FUTURE COMMUNITY SYSTEM SHALL BE MADE WITHIN ONE (1) YEAR OR LESS AFTER THE SYSTEM BECOMES AVAILABLE.

5-6-15 DATE — MANSOOR EMRAL SHAQOL

5-6-15 DATE — JANET EMRAL SHAQOL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A DIVISION OF PART OF THE LANDS CONVEYED BY RANDALL E. HOOVER, ET AL TO EMRAL SHAQOL AND JANET EMRAL SHAQOL BY DEED DATED JULY 20, 2004 AND RECORDED AT LIBER 2390 FOLIO 6 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND; AND THAT ALL MONUMENTS HAVE BEEN SET AS SHOWN HEREON.

05-12-15 DATE — MD. REG. NO. 10842 EXPIRES 9-9-16

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED — WASHINGTON COUNTY PLANNING COMMISSION

6/29/15 DATE — BY:

FINAL APPROVAL GOOD FOR SIX (6) MONTHS FROM ABOVE DATE

PLAT No. 10419
DATE JUN 30 2015
WASHINGTON COUNTY

OWNER/DEVELOPER
WASHCO DEVELOPMENTS, INC.
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
301-791-4802

SSHAQOL@WASHCODEVELOPMENTS.COM

PRELIMINARY/FINAL PLAT
LANDS OF
OVERDALE ESTATES, LOTS 1–6
SITUATE ON THE SOUTH SIDE OF JEFFERSON BOULEVARD
WASHINGTON COUNTY, MARYLAND

Co. FILE # S-15-002

2 OF 5

DRAWN BY: R.L.B.	DATE: JULY 2013	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS	DISTRICT 18
CHECKED BY: R.E.Y.	DATE: JULY 2013	981 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE (301)733-8503 FAX (301)733-1853 — 82 WORMAN'S MILL CT. STE. 'G' FREDERICK, MARYLAND 21701 PHONE (301)695-0880 FAX (301)293-9009	TAX MAP No. 51
SCALE: AS SHOWN			DWG. No. C – 02844

P210998

MSA C2167-7536-2

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 10478-10482, MSA_C2167_7536. Date available 2015/06/30. Printed 05/11/2023.
N:\NTHROWDERDALE ESTATES\01-PROJECT\dwg Apr 13, 2015 - 11:24am Dave Jackson

GENERAL NOTES

1. THE FOREST CONSERVATION MEASURES REQUIRED FOR THIS SITE SHALL BE FULLY IMPLEMENTED WITHIN TWO (2) GROWING SEASONS FROM COMPLETION OF THE PROJECT.

2. THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ANY DEVIATION FROM THIS APPROVED PLAN MAY MAKE THE OWNER/DEVELOPER SUBJECT TO FINES AND PENALTIES PURSUANT TO ENFORCEMENT ACTION TAKEN BY THE APPROVING AUTHORITY.

3. FOX & ASSOCIATES INC. SHALL NOT BE RESPONSIBLE FOR THE SURVIVABILITY OF EITHER THE EXISTING FOREST OR OF THE PROPOSED AFFORESTATION/REFORESTATION AREA DUE TO CIRCUMSTANCES BEYOND OUR CONTROL; (I.E. ACTS OF NATURE, IMPROPER PLANT HANDLING OR INSTALLATION, IMPROPER TREE PROTECTION OR THE LACK OF FOREST MAINTENANCE).

4. NO DISTURBANCE TO ANY EXISTING FOREST AREAS SHALL BE PERMITTED EXCEPT AS SHOWN ON THIS PLAN.

5. PROTECTION DEVICES:
   A. ALL RETENTION AREAS SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY PROTECTION DEVICES.
   B. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
   C. FENCING SHALL BE AS DETAILED.
   D. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL GRADED AREAS HAVE BEEN STABILIZED.
   E. PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
   F. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS, TO TREES IS PROHIBITED.
   G. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.

6. AFTER THE BOUNDARIES OF THE LIMITS OF DISTURBANCE HAVE BEEN STAKED AND FLAGGED AND THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON-SITE, A PRE-CONSTRUCTION MEETING AT THE CONSTRUCTION SITE SHALL TAKE PLACE. THE DEVELOPER, HIS QUALIFIED PROFESSIONAL, CONTRACTOR AND APPROPRIATE LOCAL INSPECTORS SHALL ATTEND.

7. ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED PROFESSIONAL AND APPROVED BY THE PLAN PREPARER.

8. FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
   A. CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
      1) STRESS REDUCTION: FOLLOW PROCEDURE OUTLINED IN SECTION 3.53(A)(1) OF THE FOREST CONSERVATION TECHNICAL MANUAL. POSE AN IMMEDIATE SAFETY HAZARD.
      2) REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
   B. TEMPORARY STRUCTURES THE FOLLOWING MINIMUM STANDARDS SHALL BE OBSERVED DURING THE REMOVAL OF TEMPORARY STRUCTURES:
      1) NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE.
      2) NO OPEN BURNING WITHIN 100 FEET OF A WOODED AREA.
      3) ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER CONSTRUCTION.

9. FOLLOWING THE COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE PROJECT INSPECTOR SHALL INSPECT THE ENTIRE SITE.

10. THE OWNER/DEVELOPER SHALL RETAIN QUALIFIED NURSERY PERSONNEL TO DETERMINE AND IMPLEMENT, AS NECESSARY, A SCHEDULE FOR WATERING, FERTILIZATION AND GENERAL MAINTENANCE OF THE STOCK PLANTED IN THE AFFORESTATION/REFORESTATION AREA AND TO MONITOR THE PROGRESS OF THE EXISTING FOREST.

11. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS.

12. CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.

13. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT AND SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

15. FOX & ASSOCIATES INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION OF ANY KIND. LOCATION AND EXTENT OF OF ROCK, WATERTABLES, UTILITIES, ETC. ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR.

16. FOREST CONSERVATION MEASURES SHOULD BE IN PLACE BEFORE COMPLETION OF CONSTRUCTION.

17. NO STOCKPILE AREAS WILL BE PLACED IN THE FOREST CONSERVATION AREAS.

SEQUENCE OF CONSTRUCTION

1. STAKEOUT/FLAGGING OF LIMITS OF DISTURBANCE, LIMITS OF AFFORESTATION/REFORESTATION AREA AND PLACEMENT OF TEMPORARY AND APPLICABLE PERMANENT SIGNAGE.
2. INSTALLATION OF PROTECTIVE DEVICES.
3. HOLD PRE CONSTRUCTION MEETING AND MAKE ADJUSTMENTS AS MAY BE REQUIRED.
4. PREPARE SITE FOR PLANTING (I.E. SOIL AMENDMENTS, DISCING, ETC.)
5. PLANT AFFORESTATION/REFORESTATION AREA IN REQUIRED PHASES.
6. STABILIZE ALL DISTURBED AREAS, REMOVE TEMPORARY PROTECTION DEVICES.
7. POST-CONSTRUCTION INSPECTION.
8. BEGIN MONITORING PROGRAM.
9. AT ONE YEAR ANNIVERSARY, PERFORM INSPECTION FOR NECESSITY OF REINFORCEMENT PLANTING OR POSSIBLE INCREMENTAL BOND REDUCTION. ITEMS TO CONSIDER ARE; VIGOR, GROWTH RATE, STRUCTURE, CROWN DEVELOPMENT, TRUNK HEALTH AND THREAT OF COMPETING VEGETATION.
10. AT TWO YEAR ANNIVERSARY, PERFORM FINAL INSPECTION WITH LOCAL INSPECTOR FOR FINAL BOND RELEASE.

PLANT SPACING RECOMMENDATIONS

FOR VARIOUS ECOLOGICAL REASONS, PLANTING IN GROUPS OR AGGREGATE DISTRIBUTION IS PREFERRED OVER RECTANGULAR OR GRID PATTERN STYLE OF PLANT DISTRIBUTION. AGGREGATE MASSING OR SWEEPS ARE THE MOST COMMON VEGETATION DISTRIBUTION PATTERNS SEEN IN NATURE. PRINCIPLE SEED BEARERS ARE AT THE CENTRAL CORE, WITH THE SEED DISPERSAL OUTWARD. GROUPINGS BLEND INTO AND THROUGH OTHER GROUPINGS FORMING A COMMUNITY. CLUMPED POPULATIONS ARE VERY COMMON IN NATURE, AS THE NAME SUGGESTS. A GIVEN INDIVIDUAL OF A SPECIES IS GROUPED CLOSELY WITH OTHERS OF ITS SPECIES IN A CLUMP. MANY POPULATIONS THAT APPEAR RANDOM AT FIRST GLANCE, UPON CAREFUL MEASUREMENT, ARE ACTUALLY CLUMPED. THEREFORE, IT IS SUGGESTED THAT GRID PATTERN SPACING BE AVOIDED AND THAT A MORE NATURALISTIC DISTRIBUTION OF PLANT SPECIES BE UTILIZED IN THE ACTUAL PLANTING OF THE PLANT SPECIES RECOMMENDED BY THIS PLAN.

SURETY

THE OWNER SHALL PROVIDE FINANCIAL SECURITY, AS REQUIRED, TO WASHINGTON COUNTY, MARYLAND IN THE FORM OF AN IRREVOCABLE LETTER OF CREDIT, DRAWN ON A LOCAL BANK, IN THE AMOUNT OF $20,237.98 ESTIMATED TO COVER THE COST OF PLANTINGS, INSTALLATION, AND MAINTENANCE FOR TWO (2) COMPLETE GROWING SEASONS. AS THE SECTIONS ARE SUBMITTED FOR APPROVAL, A SURETY FOR THE PORTION OF THE TOTAL FOR THAT SECTION IS DUE. A SURETY WILL BE SUBMITTED. IF AFTER ONE (1) YEAR OR ONE (1) COMPLETE GROWING SEASON, INSPECTION VERIFIES THAT THE PLANTING MEETS OR EXCEEDS THE REQUIRED STANDARDS, 50 PERCENT OF THE POSTED SURETY SHALL BE RETURNED. IF AFTER THE TWO (2) YEAR PERIOD THE SURVIVAL REQUIREMENTS HAVE BEEN MET, THE AGREEMENTS FOLLOWED IN GOOD FAITH, THE REMAINING SURETY SHALL BE RELEASED UPON FINAL INSPECTION.
(SURETY AMOUNT = 4.04 ACRES TOTAL PLANTING AREA x TEN CENTS PER SQ.FT. PLUS 15%.)

MAINTENANCE TIMETABLE

MONITOR PROGRESS (FOR 2 YEARS).....EACH MID MARCH, JULY & MID NOVEMBER

CONTROL OF COMPETING VEGETATION.....AS NEEDED MARCH THRU AUGUST

FERTILIZATION (AS NEEDED FOR 2 YEARS)...EACH AUGUST THRU DECEMBER

WATERING (2 YEARS).....YEAR LONG ON AN AS NEEDED BASIS

SPRAYING OF PESTICIDES AND
HERBICIDES (2 YEARS).....AS NEEDED THROUGH GROWING SEASON

PROTECTIVE FENCING (2 YEARS).....TWO COMPLETE GROWING SEASONS

PROTECTIVE SIGNAGE (2 YEARS).....TWO COMPLETE GROWING SEASONS

SHORT TERM OR TWO YEAR MAINTENANCE AGREEMENT

WASHCO DEVELOPMENTS, INC. AGREES TO CONDUCT REFORESTATION AND/OR AFFORESTATION OF THE PROPERTY IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN, AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE FORESTATION SHALL BE PLANTED BY CATOCTIN DEVELOPMENT, INC. THE LANDOWNER, OR AN AGENT OF THE LANDOWNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROVED PLAN.

1. PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETERS OF THE FOREST RETENTION AREAS ADJACENT TO PROPOSED DISTURBANCE DURING CONSTRUCTION.

2. PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETER OF THE REFORESTATION AREAS FROM THE DATE OF IMPLEMENTATION FOR A PERIOD OF TWO YEARS.

3. THE COUNTY SHALL BE PROVIDED WITH REASONABLE ACCESS TO THE AREAS OF AFFORESTATION OR REFORESTATION FOR THE PURPOSE OF INSPECTION AND/OR MAINTENANCE.

3. WHIPS AND SEEDLINGS SHALL BE TREATED WITH A PRE-PLANT ROOT DIP INOCULANT WITH BENEFICIAL MYCORRHIZAL FUNGI, TERRA-SORB WATER ABSORBENT GEL, AND NATURAL BIOSTIMULANTS TO IMPROVE AND MAINTAIN SEEDLING SURVIVAL AND GROWTH THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD THUS REDUCING THE WATERING REQUIREMENTS.

4. BIODEGRADABLE WEED PRO WEED CONTROL TREE MATS, OR EQUIVALENT WEED CONTROL MATS, SHALL BE INSTALLED FOR EACH WHIP AND SEEDLING TO CREATE A WEED BLOCKADE THUS CONTROLLING COMPETING VEGETATION AND INVASIVE SPECIES THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.

5. EACH WHIP AND/OR SEEDLING SHALL BE PLANTED WITH A LONG LASTING TIME RELEASED FERTILIZER TABLET TO PROVIDE NECESSARY FERTILIZATION THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.

6. PHOTODEGRADABLE TREE PRO JUNIOR TREE PROTECTORS, OR EQUIVALENT TREE PROTECTORS, SHALL BE INSTALLED AROUND EACH WHIP AND/OR SEEDLING TO PROVIDE PROTECTION FROM ANIMALS AND INCREASE GROWTH POTENTIAL THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.

   NOTE: IN AREAS SUSCEPTIBLE TO ANY FLOODING AT ALL, REPLACE WOODEN STAKES WITH FIVE (5) FT. LENGTH, ONE HALF INCH DIAMETER REBAR, DRIVEN TWO (2) FT. INTO THE EARTH TO SECURE THE TREE PROTECTORS.

7. DUE TO THE INSTALLATION PROCEDURES AND PROCESS, MAINTENANCE SUCH AS FERTILIZATION, CONTROL OF INVASIVE SPECIES, SPRAYING OF INSECTICIDES, PESTICIDES, AND HERBICIDES, ETC. SHOULD BE LIMITED. HOWEVER, THE LANDSCAPE CONTRACTOR, SHALL MONITOR PROGRESS FOR A PERIOD OF TWO YEARS EACH MID MARCH, JULY, AND MID NOVEMBER AND IF DETERMINED TO BE NECESSARY, SHALL FOLLOW THE PROVISIONS OF THE MAINTENANCE TIME TABLE AND THE TREE PLANTING AND MAINTENANCE CALENDAR, SHOWN HEREON.

8. IF AT THE END OF THE TWO YEAR PERIOD, SURVIVAL IS BELOW THAT WHICH IS REQUIRED FOR THE TREES ORIGINALLY PLANTED, THEN SUPPLEMENTAL PLANTING WILL BE NECESSARY AND IMPLEMENTED AT THAT TIME. SURVIVAL RATE SHALL BE THE FULL RESPONSIBILITY OF THE OWNER/DEVELOPER.

PLANTING SPECIFICATIONS

1. BARE ROOT STOCK SHALL BE PACKAGED AND HANDLED IN TRANSPORT AND IN THE FIELD SO AS TO RETAIN MOISTURE IN THE ROOTS AT ALL TIMES.
2. IF SEEDLINGS CANNOT BE PLANTED WITHIN TWO (2) DAYS OF SHIPMENT, THEY SHALL BE HEELED IN (SEE DETAIL), AND MUST BE PLANTED BEFORE THEY START TO GROW.
3. EXISTING SOIL SHALL BE TREATED SO AS TO ELIMINATE ANY HERBICIDES OR PESTICIDES THAT MAY HAVE BEEN APPLIED DURING PREVIOUS AGRICULTURAL USE. SOIL AMENDMENTS SUCH AS LIME AND FERTILIZER SHALL BE ADDED AT A RATE DETERMINED BY SOIL ANALYSIS.
4. SITE SPECIFIC SOIL SAMPLING SHALL BE PERFORMED BY THE CONTRACTOR TO DETERMINE NECESSARY SOIL AMENDMENTS FOR THE PLANT MATERIALS SPECIFIED.
5. AFFORESTATION/REFORESTATION AREA SHALL HAVE ALL EXISTING VEGETATION REMOVED AND SHALL BE DISCED, PRIOR TO PLANTING OF SEEDLINGS AND WHIPS.
6. WHIPS AND SEEDLINGS SHALL BE A MINIMUM OF 1/4" TO 1/2" CALIPER WITH ROOTS NO LESS THAN 8".
7. SEEDLINGS AND WHIPS SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS PROVIDED HEREIN UNLESS OTHERWISE APPROVED BY THE PLAN PREPARER.
8. NO SUBSTITUTIONS OF THE PLANT MATERIAL WILL BE PERMITTED WITHOUT THE CONSENT OF THE PLAN PREPARER AND THE LOCAL INSPECTOR.
9. DEVIATION FROM THESE SPECIFICATIONS AND DETAILS MAY BE MADE ONLY WITH APPROVAL OF THE LOCAL INSPECTOR AND THE PLAN PREPARER.
10. WHIPS SHALL CONSTITUTE 50% OF EACH SPECIES OF PLANT STOCK SPECIFIED AND SHALL BE PLANTED AROUND THE PERIMETER OF THE AFFORESTATION/REFORESTATION AREA.

FERTILIZER

TREE AND SHRUB FERTILIZER SHALL BE A 21GM, TIGHTLY COMPRESSED, LONG LASTING, SLOW RELEASE (2 YEAR) FERTILIZER TABLET WITH A MINIMUM GUARANTEED ANALYSIS OF 20-10-5.

TOTAL NITROGEN (N) - 20%
WATER SOLUBLE ORGANIC NITROGEN - 7%
WATER INSOLUBLE ORGANIC NITROGEN - 13%
AVAILABLE PHOSPHORIC ACID (P2O5) - 10%
SOLUBLE POTASH (K2O) - 5%

FOR BALLED & BURLAPPED AND CONTAINER GROWN TREES & SHRUBS PLACE THE SPECIFIED FERTILIZER TABLET(S) IN THE BOTTOM OF THE PLANTING PIT ACCORDING TOO THE FOLLOWING RATES:

1 GAL. CONTAINER - 1 EA. 21 GR. TABLETS
3 GAL. CONTAINER - 2 EA. 21 GR. TABLETS
5 GAL. CONTAINER - 3 EA. 21 GR. TABLETS
7 GAL. CONTAINER - 7 EA. 21 GR. TABLETS

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01B AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

J. MARK FREAN — DATE 6-12-15

PLAT No. 10490
DATE JUN 30 2015
WASHINGTON COUNTY

OWNER/DEVELOPER
WASHCO DEVELOPMENTS, INC.
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
301-791-4882

SSHAOOL@WASHCODEVELOPMENTS.COM

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

LANDS OF

OVERDALE ESTATES, LOTS 1-6

SITUATE ON THE SOUTH SIDE OF JEFFERSON BOULEVARD
WASHINGTON COUNTY, MARYLAND

Co. FILE # S-15-002

3 OF 5

DRAWN BY: R.E.T.	DATE: 01-16-15	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS	DISTRICT 18
CHECKED BY: R.E.T.	DATE: 01-16-15	581 MT. AETNA ROAD, HAGERSTOWN, MARYLAND 21740, PHONE: (301)733-8503, FAX: (301)733-1853 — 82 WOMAN'S HILL CT., STE. 'c', FREDERICK, MARYLAND 21701, PHONE: (301)695-0580, FAX: (301)293-8009	TAX MAP No. 51
SCALE: AS SHOWN			DWG. No. C - 02844

P210999

MSA C2167-7536-3

03/04/05

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 10478-10482, MSA_C2167_7536, Date available 2015/06/30, Printed 05/11/2023.

TREE PLANTING AND MAINTENANCE CALENDAR

	*J	*F	M	A	M	J	J	A	S	O	N*	*D
TRANSPLANT OF 2" DBH OR GREATER TREES	▨	▨	▨								▨	▨
PLANTING SEEDLINGS AND WHIPS	▒	▒	▒	▒								
MONITORING: CONTROL OF INVASIVE SPECIES (MOWING OR SPRAYING) (AS NEEDED BASIS)				X		X				X		
MONITORING: FERTILIZING (AS NEEDED)							X	X	X	X	X	
MONITORING: WATERING (AS NEEDED)	X	X	X	X	X	X	X	X	X	X	X	X

LEGEND:

* – ACTIVITIES DURING THESE MONTHS ARE DEPENDANT ON GROUND CONDITIONS.

▒ – GREATLY RECOMMENDED.

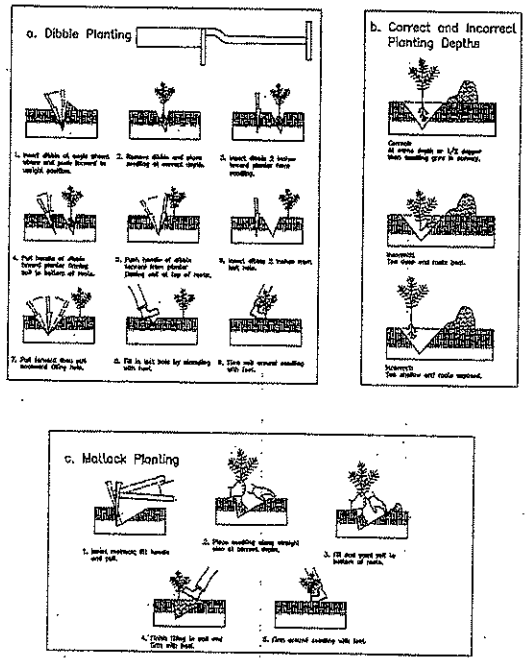
▨ – RECOMMENDED WITH ADDITIONAL CARE.

– ACTIVITIES DURING THESE MONTHS ARE NOT RECOMMENDED.

X – ACTIVITIES RECOMMENDED DURING THESE MONTHS.

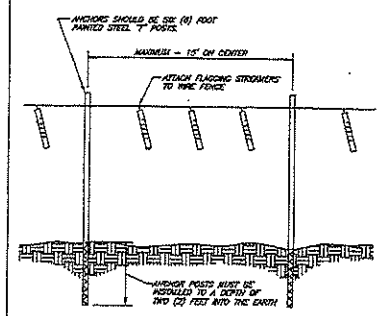
THE PLANTING OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

Fig. 3.6.5 Seedling Planting Methods



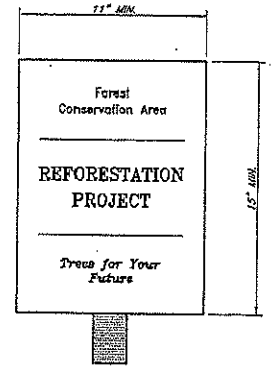
TWO YEAR PROTECTIVE FENCING

ONE STRAND WIRE FENCE



NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. BOUNDARIES OF EXTENSION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
3. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
4. SMOOTH WIRE SHOULD BE SECURELY ATTACHED TO POSTS.
5. PROTECTIVE SIGNAGE IS ALSO RECOMMENDED.

Reforestation Protection Signage



NOTE:
1. THE PERMANENT SIGNS ARE REQUIRED TO BE POSTED WITHIN 30 DAYS OF SUBDIVISION APPROVAL AND ARE TO BE MAINTAINED FOR A MINIMUM OF TWO (2) YEARS.
2. SIGNS REQUIRED TO BE:
   A) PLASTIC HDPE 0.05 GAUGE, OR
   B) METAL
   SIGNS TO BE PLACED EVERY 100'. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

Fig. 3.6.3 Heeling In Bare Root Stock

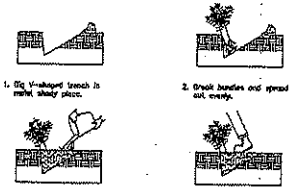
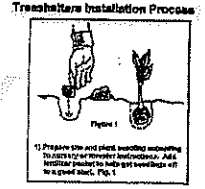
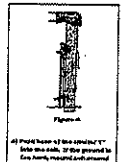
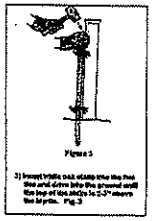


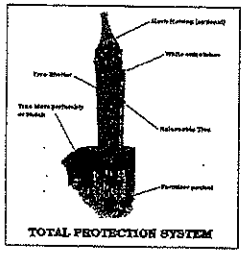
Fig. 3.6.6 Handling Seedlings in the Field

Treeshelters Installation Process



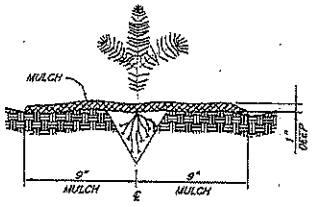






Important
Seedlings will perform better with proper weed control.
Check stakes at least once a year.
Shelters are designed to photo-degrade. Do not remove. In areas where songbirds nest, be sure to cover shelter top with mesh netting (included). Remove mesh netting prior to the tree emerging from the top of the shelter.

Fig. 3.6.7 Seedling and Whip Planting Specification



PLAT No. 10480
DATE JUN 30 2015
WASHINGTON COUNTY

PRELIMINARY/FINAL FOREST CONSERVATION PLAN
LANDS OF
OVERDALE ESTATES, LOTS 1–6

SITUATE ON THE SOUTH SIDE OF JEFFERSON BOULEVARD
WASHINGTON COUNTY, MARYLAND

Co. FILE # S-15-002

4 OF 5

OWNER/DEVELOPER
WASHCO DEVELOPMENTS, INC.
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
301-791-4022
SSHAGOLO@WASHCODEVELOPMENTS.COM

DRAWN BY: R.E.T.	DATE: 01-16-15
CHECKED BY: R.E.T.	DATE: 01-16-15
SCALE: AS SHOWN	

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301)733-8503
FAX: (301)733-1853
82 WORMAN'S MILL CT. STE. 'G'
FREDERICK, MARYLAND 21701
PHONE: (301)695-5950
FAX: (301)293-5009

DISTRICT 18
TAX MAP No. 51
DWG. No. C-02844

P21000

MSA C2167-7536-4

S04/19/29

FOREST CONSERVATION WORKSHEET 2.2

NOTE: USE 0 FOR ALL NEGATIVE NUMBERS THAT RESULT FROM THE CALCULATIONS.

Net Tract Area

A.	TOTAL TRACT AREA	A = 20.2
B.	EXCLUSIONS (CREDIT, AREA, AREA RESTRICTED BY LOCAL ORDINANCE OR PROGRAM)	B = 0
C.	NET TRACT AREA. NET TRACT AREA = TOTAL TRACT (A) – EXCLUSIONS (B)	C = 20.2

Land Use Category: AGRICULTURE

D.	AFFORESTATION THRESHOLD (NET TRACT AREA (C) x .20)	D = 4.04
E.	CONSERVATION THRESHOLD (NET TRACT AREA (C) x .50)	E = 10.10

Existing Forest Cover

F.	EXISTING FOREST COVER WITHIN THE NET TRACT AREA	F = 0.00
G.	AREA OF FOREST ABOVE CONSERVATION THRESHOLD IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F – E, OTHERWISE G = 0	G = 0.00

Break Even Point

H.	BREAKEVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED) (1) IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (G) IS GREATER THAN 0, THEN H = (0.25 X THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G)) + THE CONSERVATION THRESHOLD (E); (2) IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (G) IS EQUAL TO 0, THEN H = EXISTING FOREST COVER (F).	H = 0.00
I.	FOREST CLEARING PERMITTED WITHOUT MITIGATION I = EXISTING FOREST COVER (F) – BREAKEVEN POINT (H)	I = 0.00

Proposed Forest Clearing

J.	TOTAL AREA OF FOREST TO BE CLEARED	J = 0.00
K.	TOTAL AREA OF FOREST TO BE RETAINED K = EXISTING FOREST COVER (F) – FOREST TO BE CLEARED (J)	K = 0.00

Planting Requirements

IF THE TOTAL AREA OF FOREST TO BE CLEARED (J) IS AT OR ABOVE THE BREAKEVEN POINT (H), NO PLANTING IS REQUIRED AND NO FURTHER CALCULATIONS ARE NECESSARY. (IF J>H, THEN L=0, N=0, P=0, Q=0, R=0). OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:

L.	AFFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD (1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (J) X 0.25; (2) IF THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = AREA OF FOREST ABOVE CONSERVATION THRESHOLD (G) X 0.25	L = 0.00
M.	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD (1) IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E) AND THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 X (CONSERVATION THRESHOLD (E) – FOREST TO BE RETAINED (K)); (2) IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 X FOREST TO BE CLEARED (J)	M = 0.00
N.	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD IF THE AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = K – E	N = 0.00
P.	TOTAL REFORESTATION REQUIRED P = L + M – N	P = 0.00
Q.	TOTAL AFFORESTATION REQUIRED IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D), THEN Q = (AFFORESTATION THRESHOLD (D) – EXISTING FOREST COVER (F))	Q = 4.04
R.	TOTAL PLANTING REQUIREMENT R = P + Q	R = 4.04

PLANT SCHEDULE FOR REFORESTATION AREA 'A' 3.39 AC.±

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
425	PRUNUS SEROTINA	WILD CHERRY	1/4" – 1/2"	BARE ROOT
475	ACER RUBRUM	RED MAPLE	1/4" – 1/2"	BARE ROOT
475	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	1/4" – 1/2"	BARE ROOT
475	CARYA ILLINOENSIS	PECAN HICKORY	1/4" – 1/2"	BARE ROOT
473	QUERCUS PALUSTRIS	PIN OAK	1/4" – 1/2"	BARE ROOT
2,373 TOTAL				

STOCKING RATE: 700 HARDWOOD SEEDLINGS OR WHIPS/ACRE WITH TREE PROTECTORS AT 8' x 8' APPROXIMATE SPACING
SURVIVAL REQUIREMENT: 55% OR 385/ACRE

PLANT SCHEDULE FOR REFORESTATION AREA 'B' 0.65 AC.±

QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONDITION
91	PRUNUS SEROTINA	WILD CHERRY	1/4" – 1/2"	BARE ROOT
91	ACER RUBRUM	RED MAPLE	1/4" – 1/2"	BARE ROOT
91	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	1/4" – 1/2"	BARE ROOT
91	CARYA ILLINOENSIS	PECAN HICKORY	1/4" – 1/2"	BARE ROOT
91	QUERCUS PALUSTRIS	PIN OAK	1/4" – 1/2"	BARE ROOT
455 TOTAL				

STOCKING RATE: 700 HARDWOOD SEEDLINGS OR WHIPS/ACRE WITH TREE PROTECTORS AT 8' x 8' APPROXIMATE SPACING
SURVIVAL REQUIREMENT: 55% OR 385/ACRE

08/6/15

PLAT No. 10482
DATE JUN 30 2015
WASHINGTON COUNTY

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

LANDS OF

OVERDALE ESTATES, LOTS 1–6

SITUATE ON THE SOUTH SIDE OF JEFFERSON BOULEVARD
WASHINGTON COUNTY, MARYLAND

5 OF 5

OWNER/DEVELOPER
WASHCO DEVELOPMENTS, INC.
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
301-791-4662

SSHAGOL@WASHCODEVELOPMENTS.COM

DRAWN BY: R.E.T.	DATE: 01-16-15	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS	DISTRICT 18
CHECKED BY: R.E.T.	DATE: 01-16-15	981 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1853 / 82 WORMAN'S MILL CT. STE. 'G' FREDERICK, MARYLAND 21701 PHONE: (301)695-0500 FAX: (301)293-5009	TAX MAP No. 51
SCALE: AS SHOWN			DWG. No. C – 02844

P21001

MSA C2167-7536-5

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 10478-10482, MSA_C2167_7536, Date available 2015/06/30, Printed 05/11/2023.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0008, MSA_CE18_2340. Date available 03/30/2004. Printed 05/15/2023.

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

THIS DEED, Made this 20th day of July, 2004, by E. Randall Hoover and John R. Hoover, of Washington County, Maryland (collectively the "Grantors").

WITNESSETH: That for and in consideration of the sum of Seven Hundred Fifty-Five Thousand and 00/100 Dollars ($755,000.00) the receipt and sufficiency of which sum by the Grantors is hereby acknowledged, **E. RANDALL HOOVER (aka ERNEST RANDALL HOOVER)** and **JOHN R. HOOVER (aka JOHN ROGER HOOVER), partners and surviving partners of Vallamont Farms (aka Valamont Farms)** do hereby grant and convey unto **MANSOOR EMRAL SHAOOL** and **JANET EMRAL SHAOOL**, husband and wife, in fee simple, all that lot or parcel of land, together with the improvements thereon, if any, and all rights, ways, alleys, privileges and appurtenances thereunto belonging or in anywise appertaining, situate, lying and being in Washington County, Maryland and being more particularly described as follows:

All of the following described parcels of land, together with the improvements thereon, situate along both sides of the Hagerstown-Smithsurg Highway, approximately three fourths of a mile Westward from its intersection with the Itynre Road, Election District No. 18, in Washington County, Maryland, and more fully described according to a survey made and description prepared by Joseph H. Seibert, Engineer and Surveyor, on or about the 18th day of February, 1969, as follows:

Parcel No. 1: Beginning for the same at a point in the Northern marginal line of said Highway at its intersection with the Western boundary of the parcel of land conveyed by James E. Bailey and wife to Frank H. Kretzinger and wife by deed dated August 3, 1935, and recorded in Liber No. 199, Folio 197, among the Land Records of Washington County, and running thence back from said Highway with said Western boundary, North 0 degrees-48 minutes East 12.24 feet to an iron pin in the sixth line of the deed from Joseph E. Beard, Executor, and others, to the said Frank H. Kretzinger and wife, dated October 21, 1913, and recorded in Liber No. 142, Folio 736, among said Land Records, thence with a portion of said sixth line as fenced, North 72 degrees 40 minutes West 470.5 feet to a post, thence North 73 degrees 45 minutes West 258.02 feet to a post, thence North 72 degrees 51 minutes West 129.5 feet to a post standing at or near the end of said line, thence continuing with the lines of said deed as fenced, North 65 degrees 12 minutes West 393.4 feet to a post, thence North 16 degrees 45 minutes East 326.5 feet to a post, thence North 17 degrees 12 minutes East 309.0 feet to a point, thence South 71 degrees 54 minutes East 520.77 to a post, thence South 72 degrees 16 minutes East 1632.09 feet to a post at the Northwestern corner of the parcel of land conveyed by Harvey M. Miller, Executor, to Harlan M. Hoover and wife by deed dated October 1, 1968, and recorded in Liber No. 477, Folio 329 among said Land records, thence binding on said parcel of land, South 12 degrees 50 minutes West 340.22 feet to a stake in the Northern marginal line of the said Hagerstown-Smithsburg Highway, thence along said marginal line by a curve to the left having a radius of 22,952.31 feet for a distance of 214.61 feet, the chord being South 87 degrees 12 minutes 04 seconds West 214.61 feet to a point 34 feet perpendicularly distant from base line station 83 + 39.49 as indicated on Plat No. 13140 of the State Roads Commission of Maryland on file in the Office of the Clerk of the Circuit Court for Washington County, thence continuing along said Highway, South 86 degrees 56 minutes West 675.51 feet to a point, thence North 89 degrees 48 minutes

Chlossberg & DiGirolamo
Attorneys at Law
P.O. Box 4227
34 West Washington Street
Hagerstown, Maryland 21741-4227

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

West 35.06 feet to a point, thence North 87 degrees 56 minutes West 33.49 feet to a point and North 89 degrees 12 minutes West 24.47 feet to the place of beginning; CONTAINING 30.03 acres of land, more or less; and being a small triangular portion of the aforementioned parcel of land conveyed by James E. Bailey and wife to the said Frank H. Kretsinger and wife by deed dated August 3, 1935, and recorded in Liber No. 199, Folio 197, among the Land Records of Washington County, together with that portion of the aforementioned deed from Joseph E. Beard, Executor, and others to Frank H. Kretzinger and wife, dated October 21, 1913, and recorded in Liber No. 142, Folio 736, among the aforesaid Land Records, lying North of the said Hagerstown-Smithsburg Highway.

Parcel No. 2. Beginning at a post standing at or near the beginning of the deed from Joseph E. Beard, Executor, and others, to Frank H. Kretzinger and wife dated October 21, 1913, and recorded in Liber No. 142, Folio 736, among the Land Records of Washington County, and running thence with the lines of said deed, as fenced, South 79 degrees 05 minutes West 771.06 feet to a post, thence South 14 degrees 15 minutes West 493.46 feet to a post, thence North 74 degrees 04 minutes West 331.03 feet to a post, thence North 20 degrees 02 minutes West 314.43 feet to a point, thence North 20 degrees 48 minutes East 522.57 feet to a fence corner, and North 73 degrees 21 minutes West 433.88 feet to intersect the Southern marginal line of the right of way of the State Roads Commission of Maryland as indicated on Plat No. 13140 on file in the office of the Clerk of the Circuit Court for Washington County, thence binding on said right of way, North 86 degrees 56 minutes East 291.15 feet to a point, thence by a curve to the right having a radius of 22,802.31 feet for a distance of 550.53 feet, the chord being North 87 degrees 37 minutes 30 seconds East 550.51 feet, to a point, and North 88 degrees 19 minutes East 794.06 feet to a point, thence leaving said Highway and running back therefrom along the Western side of a private roadway, South 13 degrees 22 minutes West 477.52 feet to the place of beginning; CONTAINING 20.20 acres of land, more or less, and being that portion of the aforementioned deed from Joseph E. Beard, Executor, and others to Frank H. Kretzinger and wife, dated October 21, 1913, and recorded in Liber No. 142, Folio 736, among the aforesaid Land Records, lying South of the said Hagerstown-Smithsburg Highway.

The above parcels are conveyed subject to the easements of the State Roads Commission for slopes and drainage as shown on State Roads Plats Nos. 13139, 13140 and 13141, recorded among the State Roads Plats in the Office of the Clerk of the Circuit Court for Washington County, which plats are hereby referred to for a more particular description of said easements.

The above-described property being the same property which was conveyed unto Ernest Randall Hoover, John Roger Hoover and Harlan Maxwell Hoover, partners trading as Vallamont Farms, from Harvey M. Miller, Executor of the Estate of Max Floyd Kretsinger, by deed dated April 12, 1969 and recorded in Liber 487, folio 450 among the Land Records of Washington County, Maryland; and being a portion of the property which was conveyed unto E. Randall Hoover and John R. Hoover, partners and surviving partners of the partnership known as Vallamont Farms from Mary Josephine Hoover, Personal Representative of the Estate of Harlan Maxwell Hoover, by deed dated January 30, 1989 and recorded in Liber 904, folio 1037, among the aforesaid land records.

H:\RealEstate\Deeds\Deed - Hoover.Shaool.wpd

Schlossberg & DiGirolamo
Attorneys at Law
P.O. Box 4227
134 West Washington Street
Hagerstown, Maryland 21741-4227

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0009, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0010, MSA_CE18_2340. Date available 03/30/2004. Printed 05/15/2023.

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

This property is conveyed together with and subject to all applicable covenants, conditions, restrictions, limitations, rights of way, streets, alleys, reservations and easements of record.

And the said Grantors do hereby covenant that they will warrant specially the property hereby conveyed, except as to the aforesaid covenants, conditions, restrictions, limitations, rights of way, streets, reservations, alleys, and easements of record, and does hereby further covenant that they will execute such other and further assurances of the land as may be requisite.

WITNESS the hand and seal of the Grantors herein the day and year first above written.

Rachel Peitz
Witness

E. Randall Hoover (SEAL)
E. Randall Hoover, (aka Ernest Randall Hoover)
Partner of Vallamont Farms

Rachel Peitz
Witness

John R. Hoover (SEAL)
John R. Hoover, (aka John Roger Hoover)
Partner of Vallamont Farms

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, That on this 20th day of July, 2004, before me, the subscriber, a Notary Public for the State and County aforementioned, personally appeared E. Randall Hoover (aka Ernest Randall Hoover), who did acknowledge that he executed the foregoing deed as his true and voluntary act and deed, and that the consideration recited therein is true and correct.

WITNESS my hand and official Notarial Seal.

MY COMMISSION EXPIRES: 9-1-06 Rachel S. Peitz
Notary Public

RACHEL S. PEITZ NOTARY PUBLIC WASHINGTON COUNTY, MD

Schlossberg & DiGirolamo
Attorneys at Law
P.O. Box 4227
134 West Washington Street
Hagerstown, Maryland 21741-4227

H:\RealEstate\Deeds\Deed - Hoover.Shaool.wpd

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0011, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

2390 0011

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, That on this 20th day of July, 2004, before me, the subscriber, a Notary Public for the State and County aforementioned, personally appeared John R. Hoover, (aka John Roger Hoover), who did acknowledge that he executed the foregoing deed as his true and voluntary act and deed, and that the consideration recited therein is true and correct.

WITNESS my hand and official Notarial Seal.

MY COMMISSION EXPIRES: 9-1-06 Rachel S. Peitz
Notary Public

RACHEL S. PEITZ NOTARY PUBLIC WASHINGTON COUNTY, MD

I hereby certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Brian M. Kurtyka

Mail To:
Mr. and Mrs. Mansoor Emral Shaool
72 W. Washington Street
Hagerstown, MD 21740

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County
CMM 7/21/04
By Date

AGRICULTURE TAX $ Letter of Intent
ACREAGE 50.23 Ac
CLERK CMM

TODD L. HERSHEY, TREASURER
TAXES PAID July 21, 2004
MM

Schlossberg & DiGirolamo
Attorneys at Law
P.O. Box 4227
134 West Washington Street
Hagerstown, Maryland 21741-4227

H:\RealEstate\Deeds\Deed - Hoover.Shaool.wpd

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0012, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

2390 0012

AFFIDAVIT AS TO TOTAL PAYMENT
INCLUDING ALLOCATION FOR COLLECTION AS TO NON-RESIDENT(S)

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

The undersigned hereby certifies under the penalties of perjury, that the following is true to the best of our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That Vallamont Farms, a Maryland partnership, is the transferor of that real property described in the accompanying deed.

2. The amount of total payment for the purpose of the Withholding Law is $743,438.56.

3. 0 of the transferors are not residents or resident entities of Maryland and are subject to collection of withholding on such transferor's allocated share of the total payment.

4. There is 1 transferor, and the total payment divided by 1 is $743,438.56 allocated for each transferor.

5. The portion of the total payment subject to collection is 0 times $743,438.56 which equals $ 0.00 , as the amount of total payment to which collection of withholding applies.

DATED this 20th day of July, 2004.

WITNESS:

Rachel Peitz

Rachel Peitz

TRANSFEROR(S):

E. Randall Hoover

E. Randall Hoover, (aka Ernest Randall Hoover)
Partner of Vallamont Farms

John R. Hoover

John R. Hoover, (aka John Roger Hoover)
Partner of Vallamont Farms

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, That on this 20th day of July, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared E. Randall Hoover (aka Ernest Randall Hoover) a Partner of Vallamont Farms known to me or satisfactorily proven to be the person whose name is subscribed to within the instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Notarial Seal.

My Commission Expires: 9-1-06

Rachel S. Peitz
Notary Public

RACHEL S. PEITZ NOTARY PUBLIC WASHINGTON COUNTY, MD

Schlossberg & DiGirolamo
Attorneys at Law
P.O. Box 4227
134 West Washington Street
Hagerstown, Maryland 21741-4227

H:\RealEstate\Settlements\Payment affidavit - Hoover.Shaool.wpd

2390 0013

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

I HEREBY CERTIFY, That on this 20th day of July, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John R. Hoover (aka John Roger Hoover) a Partner of Vallamont Farms known to me or satisfactorily proven to be the person whose name is subscribed to within the instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Notarial Seal.

My Commission Expires: 9-1-06

Rachel S. Peitz
Notary Public

RACHEL S. PEITZ
NOTARY
PUBLIC
WASHINGTON COUNTY, MD

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0013, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

Schlossberg & DiGirolamo
Attorneys at Law

P.O. Box 4227
134 West Washington Street
Hagerstown, Maryland 21741-4227

H:\RealEstate\Settlements\Payment affidavit - Hoover.Shaool.wpd

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0014, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

2390 0014

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor VALLAMONT FARMS

2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is m principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Name Signature

3b. Entity Transferors	
Rachel Pitts Witness/Attest	VALLAMONT FARMS Name of Entity By X John R. Hoover JOHN R. HOOVER Name PARTNER Title

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0015, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

2390 0015

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor
VALLAMONT FARMS

2. Reasons for Exemption

Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is m principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Rachel Peitz
Witness/Attest

VALLAMONT FARMS
Name of Entity

By E. Randall Hoover

E. RANDALL HOOVER
Name

PARTNER
Title

2390 0016

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Letter of Intent

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☒ Deed ☐ Mortgage ☐ Other ☐ Other
☐ Deed or Trust ☐ Lease

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length *[1]* ☐ Unimproved Sale Arms-Length *[2]* ☐ Multiple Accounts Arms-Length *[3]* ☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable)

Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 755,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount −	$
Other:	$	Total Transfer Tax =	$
		Recordation Tax Consideration	$
Other:	$	X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$	$	Agent:
Surcharge	$	$	Tax Bill:
State Recordation Tax	$	$	
State Transfer Tax	$	$	C.B. Credit:
County Transfer Tax	$	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
18	021323	904/1037	51	30	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 21612 Jefferson Blvd, Smithsburg MD 21783

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☒ | Fee Simple ☐ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Randall E. Hoover	
John R. Hoover	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Mansoor Emral Shaool	
Janet Emral Shaool	

New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name:
Firm Schlossberg & Associates
Address: 134 W. Washington St
Hagerstown MD 21740 Phone: ( )

☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ☒ No Does transfer include personal property? If yes, identify:
☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: *White - Clerk's Office*
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
ADC CC 390 (6/05)

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 2390, p. 0016, MSA_CE18_2340. Date available 07/23/2004. Printed 05/15/2023.

Taxes Paid $0.00
Todd L. Hershey, Treasurer
PW 04-22-2020

Washington Cty Cir Crt
IMP FD SURE $40.00
RECORDING FEE $20.00
TR TAX STATE $475.00
CTY TR TAX $225.00
CTY REC TAX $722.00
TOTAL $1,482.00
KRT RZ 08:43 am
Apr 22, 2020

Old Line Title Company, Inc.
File No. **OL20-0026**
Tax ID # **18-065467**

This Deed, made this 21st day of March, 2020, by and between **Mansoor Emral Shaool** and **Janet Emral Shaool**, GRANTORS, and **Codee Reese** and **Kaylie Reese**, GRANTEES.

Witnesseth –

That in consideration of the sum of Ninety-Five Thousand and 00/100 Dollars ($95,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 1 on plat entitled "Preliminary/Final Plat, Land of Overdale Estates, Lots 1-6" , situate on the south side of Jefferson Boulevard as recorded in the Plat Records of Washington County, Maryland in Plat Book 10478; containing 6.18 acres more or less.

Which has an address of 21695 Jefferson Blvd, Lot 1 Smithsburg, MD 21783.

BEING the fee simple property which, by Deed dated July 20, 2004, and recorded July 21, 2004 in the Land Records of the County of Washington, Maryland, in Liber 2390, Folio 00008, was granted and conveyed by E. Randall Hoover (aka Ernest Randall Hoover) and John R. Hoover (John Roger Hoover) partners and surviving partners of Vallamont Farms 9aka Valamont Farms) unto Mansoor Emral Shaool and Janet Emral Shaool.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Codee Reese and Kaylie Reese, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

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

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0357, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

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

_____ _____(SEAL)
Mansoor Emral Shaool

_____ _____(SEAL)
Janet Emral Shaool

STATE OF _____ }ss
COUNTY OF _____

I hereby certify that on this _____day of March, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mansoor Emral Shaool and Janet Emral Shaool, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

See attached 3/21/2020

_____
Notary Public

My Commission Expires: _____

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

_____
Brett M. Dieck, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Old Line Title Company, Inc.
8 South Main Street
Mount Airy, MD 21771

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0358, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

MARYLAND FORM **WH-AR**

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Mansoor Emral Shaool

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

21695 Jefferson Blvd 21783

3. Reasons for Exemption

Resident Status

[X] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[ ] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

[ ] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness: See attached 3/21/2020

Name: Mansoor Emral Shaool

**Date: 3/21/2020

Signature:

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0360, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0361, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 21 2020 before me, Thanya Elizabeth Guerra Rabago Notary Public
(insert name and title of the officer)

personally appeared Mansser Emral Shaool,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

THANYA ELIZABETH GUERRA RABAGO
Notary Public - California
Los Angeles County
Commission # 2288495
My Comm. Expires May 13, 2023

Signature _____ (Seal)

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence of Principal Residence pages 2 March 21, 2020

MARYLAND FORM **WH-AR**

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Janet Emral Shaool

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

21615 Jefferson Blvd - 21783

3. Reasons for Exemption

Resident Status

[X] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[ ] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

[ ] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness: see attached 3/21/2020

Name: Janet Emral Shaool

**Date

Signature: Janet Emral Shaool

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0362, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0363, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 21, 2020 before me, Thanya Elizabeth Guerra Rabago Notary Public
(insert name and title of the officer)

personally appeared Janet Emral Shaad,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

THANYA ELIZABETH GUERRA RABAGO
Notary Public - California
Los Angeles County
Commission # 2288495
My Comm. Expires May 13, 2023

Signature _____ (Seal)

Certification of Exemption from Withholding Upon Disposition of Montana Real Estate Affidavit of Residence or Principal Residence
pages 2 March 21 2020

BOOK: 6231 PAGE: 364

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Washington

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

X Deed / Deed of Trust	Mortgage / Lease	Other	Other

2 Conveyance Type Check Box

X Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 95,000.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( )% =	$
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 40.00	$
State Recordation Tax	$ 722.00	$
State Transfer Tax	$ 475.00	$
County Transfer Tax	$ 225.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	18-065467	2390/00008			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
Final Plat of Overdale Estates	1			2390/00008	

Location/Address of Property Being Conveyed (2): 21695 Jefferson Blvd, Smithsburg, MD 21783

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount: N/A

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Mansoor Emral Shaool	
Janet Emral Shaool	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
Codee Reese	
Kaylie Reese	

New Owner's (Grantee) Mailing Address: 66 Stanley Hauver Jr. Smithsburg, MD 21783

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Tina Dieck

Firm: Old Line Title Company, Inc.

Address: 6 South Main Street, Mount Airy, MD 21771

Phone: (410) 313-8005

☒ Return to Contact Person

☐ Hold for Pickup

☒ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification

Transfer Number, Date Received:, Deed Reference:, Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: ☐ Clerk's Office ☐ Office of Finance ☐ SDAT ☐ Preparer

AOC-CC-300 (5/2007)

OL20-0026

WASHINGTON COUNTY CIRCUIT COURT (Land Records) KRT 6231, p. 0364, MSA_CE18_6183. Date available 04/23/2020. Printed 05/11/2023.

Washington County
MARYLAND

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

November 29, 2022

Codee Reese
21695 Jefferson Boulevard
Smithsburg, MD 21783

RE: Forest Clearing in Overdale Estates Lot 1 Forest Conservation Easement

County Files: S-15-002
Washington County Plats 10478-10482

Dear Mr. Reese;

An inspection on November 22, 2022 revealed that all planted trees have been removed from the two forest conservation easements located on Overdale Estates Lot 1. This is a violation of the Washington County Forest Conservation Ordinance as forest easements must meet minimum stocking rates of at least 100 live trees per acre in perpetuity.

To get these easements back into compliance the following actions are required by the dates specified:

1. **You have 30 days from the receipt of this letter to provide a forest bond in the amount of $35,148.90** to ensure completion of the planting as well as maintenance of the area for a 3-year period. This amount is based upon a rate of $.30/square foot, as established by the Ordinance. The surety can be provided in the form of a bond, letter of credit or personal check.

2. **The replanting of the two forest easements on Lot 1 must be completed by April 1, 2023.** The planting plan for this subdivision is contained on Washington County Plat 10482.

    a. **1,420 seedlings** need to be planted in the approximately 2.03 acres of **Area A** that occur on Lot 1, divided equally among the five species specified on the plan.

    b. **455 seedlings**, divided equally among the five species specified on the plan, need to be planted in **Area B**.

3. **Signage, attached to a durable post, needs to be re-established around both easement boundaries at 50'-100' intervals by April 1, 2023.** The signs can be ordered directly from this website (http://thetreecompany.com and should read "Forest Conservation Area."

Failure to complete the actions described above, by the dates specified, will result in the assessment of non-compliance fees at the rate of $.30/square foot. If that occurs, you may also be subject to violation penalties not to exceed $1,000. Each day a violation continues is a separate violation of the Forest Conservation Ordinance.

Please contact Travis Allen at 240-313-2432 with questions concerning this matter.

Sincerely,

Jill Baker
Director

Washington County
MARYLAND

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

December 21, 2018

Adam Shaool
Washco Homes
Washco Developments, Inc.
72 West Washington St.
Hagerstown, MD 21740

RE: Overdale Estates Lots 1-6 Forest Conservation
County Files: FB-15-001, S-15-002

Dear Mr. Shaool,

The one-year inspection of the afforestation areas for this development depicted on subdivision Plat 10478 was recently inspected by the Department of Planning and Zoning. These plantings do not currently meet the mandated a 55% survival rate required throughout the two-year period required by the approved plan. Substantial invasive plant growth has occurred throughout nearly all planted areas, likely contributing significantly to the low survival rate found at present. Both invasive plant control and supplemental planting will be necessary immediately to achieve the 55% survival rate necessary for bond release after 2-years. Please notify me at 240-313-2432 after the supplemental plantings have occurred so that an additional inspection one-year inspection can be performed.

Provided that the entirety of the forested acreage meets the 55% survival rate and the other standards outlined by the approved plan and 2-year maintenance agreement, it may still be possible to release the bond at the end of the second year if the supplemental planting is successful. If you have any questions in the meantime, please contact me at the phone number provided above.

Sincerely,

Travis Allen
Comprehensive Planner

Washington County
MARYLAND

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

March 1, 2018

Adam Shaool
Washco Homes
Washco Developments, Inc.
72 West Washington St.
Hagerstown, MD 21740

RE: Forest Bond #FB-15-001 – Overdale Estates Lots 1-6
Subdivision Plat #S-15-002 – Overdale Estates Lots 1-6

Dear Mr. Shaool,

The initial planting of the forest easement areas depicted on subdivision Plat 10478 was recently inspected by the Department of Planning and Zoning. This planting is approved by our Department, and now initiates the two-year maintenance period. The initial planting was originally installed and inspected on December 22, 2017, according to our records. Therefore, the one year inspection will occur on that same date in 2018. The approved forest conservation plan for this development mandates a 55% survival rate across all planting areas over the two year maintenance period. You will be notified of the results of the one year inspection, and again prior to the tentative bond release date of December 22, 2019. Please ensure that you follow the provisions of the signed two-year maintenance agreement in order to ensure that the plantings meet the required survivability. If you have any questions in the meantime, please call the Department of Planning and Zoning at 240-313-2432.

Sincerely,

Travis Allen
Comprehensive Planner
Washington County Department of Planning and Zoning

Washington County
MARYLAND

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

April 29, 2021

BB&T
Attn: Letter of Credit Department
7701 Airport Center Drive, Suite 2600
Greensboro, NC 27409

RE: Overdale Estates Lots 1-6 Forest Conservation
County Files: FB-15-001, S-15-002
Letter of credit # 9551257662-90005

Dear Mr. Shaool,

A final inspection of the afforestation areas for Overdale Estates Lots 1-6, as shown on Washington County Plats 10478-10782, was conducted on April 26, 2021. The inspection revealed that the mandated 55% survivability rate of the plantings has been met in accordance with the approved Forest Conservation Plan (FCP). The permanent signage was also in place around the forest easement boundaries as required by the approved plan. All other required elements of the FCP have been met.

Accordingly, this letter serves notice that the requirements of the approved FCP for Overdale Estates Lots 1-6 have been met. The letter of credit (9551257662-90005) provided by BB&T for $20,238.00 is no longer necessary. BB&T is authorized to release the above referenced letter of credit.

Thank you for your efforts to comply with the approved Forest Conservation Plan. Please contact Travis Allen at 240-313-2432 if there are further questions.

Sincerely,

Jill L Baker

Jill Baker
Director

CC: Adam Shaool
Washco Companies
1741-B Dual Highway
Hagerstown, MD 21740

Re: Freedom of Information Act Request - Follow Up #2

From: Baker, Jill (jbaker@washco-md.net)

To: kaylie.emigh@yahoo.com; kdowney@washco-md.net; tallen@washco-md.net; kjacobson@washco-md.net

Date: Thursday, February 9, 2023 at 03:40 PM EST

Ms. Reese,
Adam Shaool is Mansoor Shaool's son. Adam was acting as the representative agent and primary contact for Mansoor. That is why the letters were addressed to Adam.

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

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From: Kaylie Emigh <kaylie.emigh@yahoo.com>

Sent: Wednesday, February 8, 2023 2:04 PM
To: Downey, Kirk <kdowney@washco-md.net>; Allen, Travis M. <tallen@washco-md.net>; Baker, Jill <JBaker@washco-md.net>; Jacobson, Kimberly D. <kjacobson@washco-md.net>
Subject: Freedom of Information Act Request - Follow Up #2

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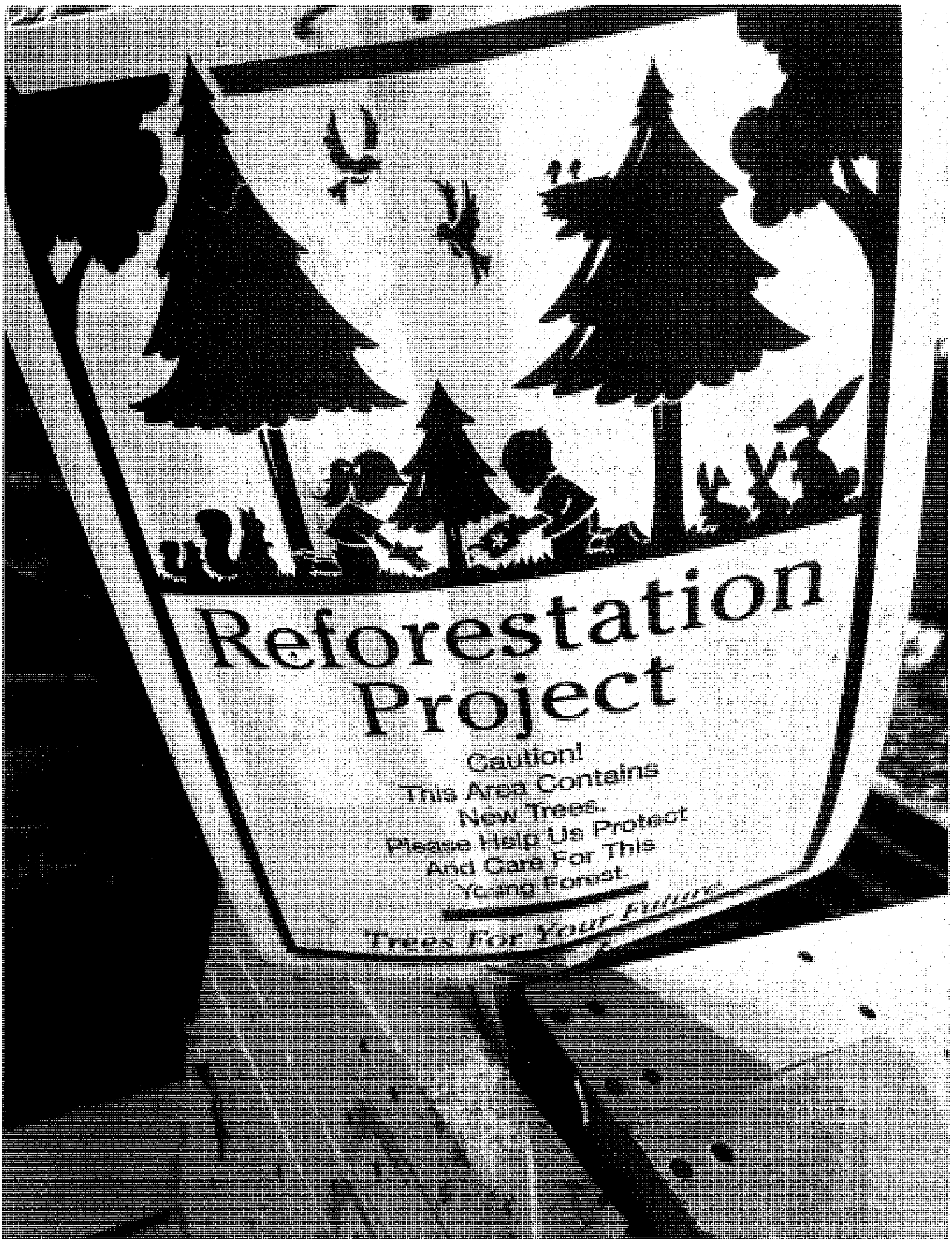
Any claims of being a County official or employee should be disregarded.

Hello everyone,
I apologize for once again reaching out regarding this, but hopefully can understand my frustration as I have been asking Travis for this information since December!
Is there any idea of when we will be receiving this information as it has been a week today?

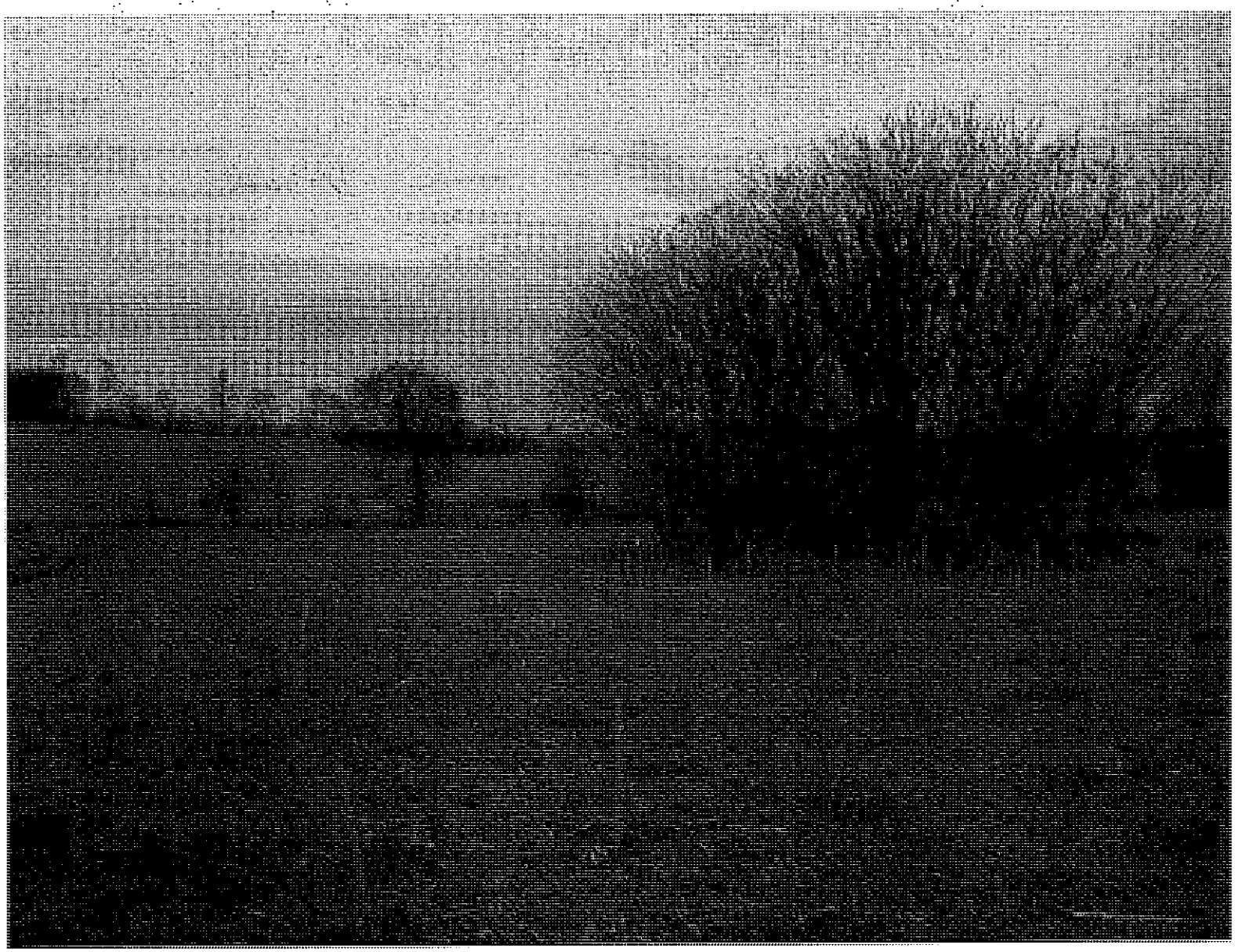
Also, I did receive these 3 letters from Travis back in December. I'm a little confused on them as these were directed to someone named Adam Shaool with Washco Homes? We purchased our land from Mansoor & Janet Shaool in

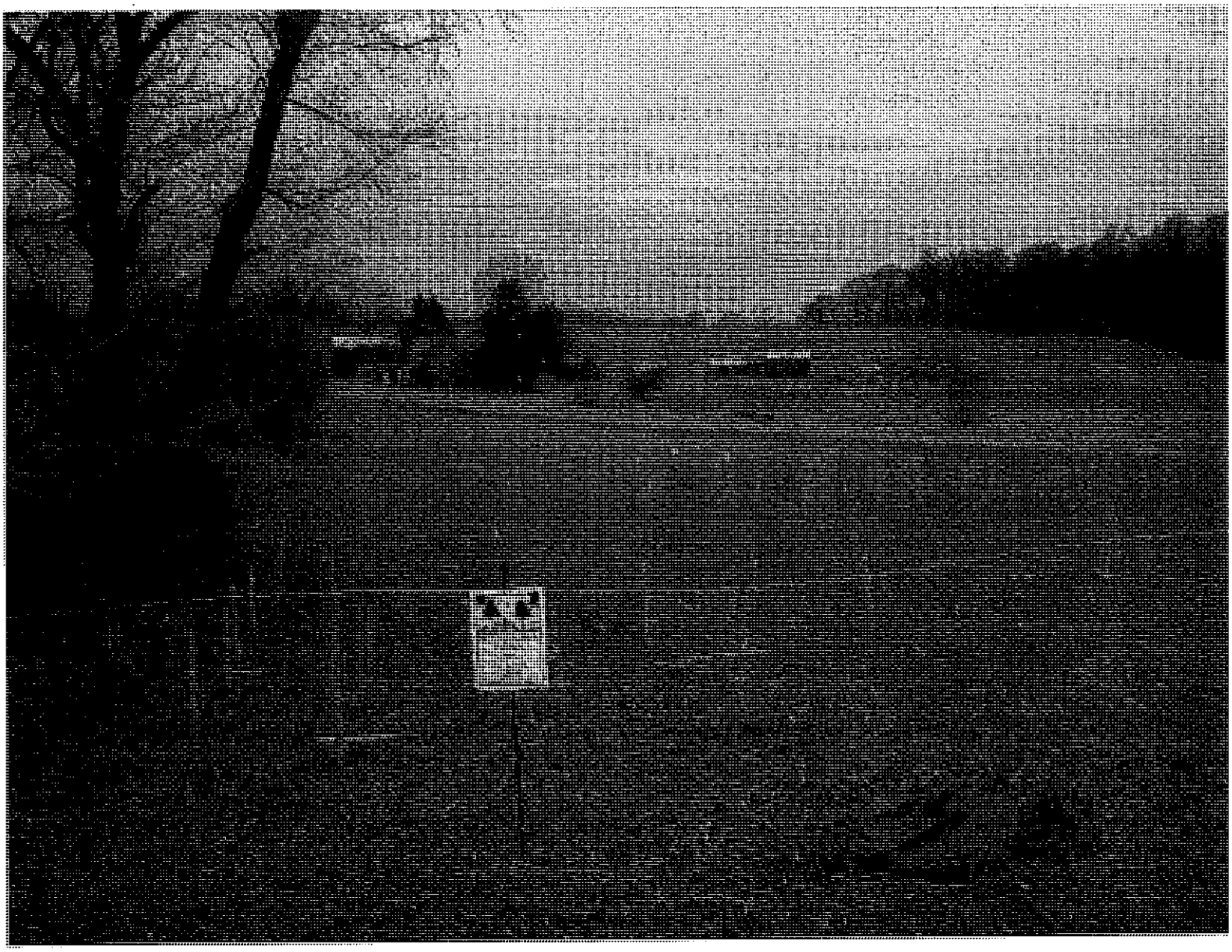
2020, whom they purchased the land from Randy Hoover with Vanmont Farms in 2004. Can someone please explain this as I am not sure why a person who's never had ownership of my land is on these letters regarding a bond?

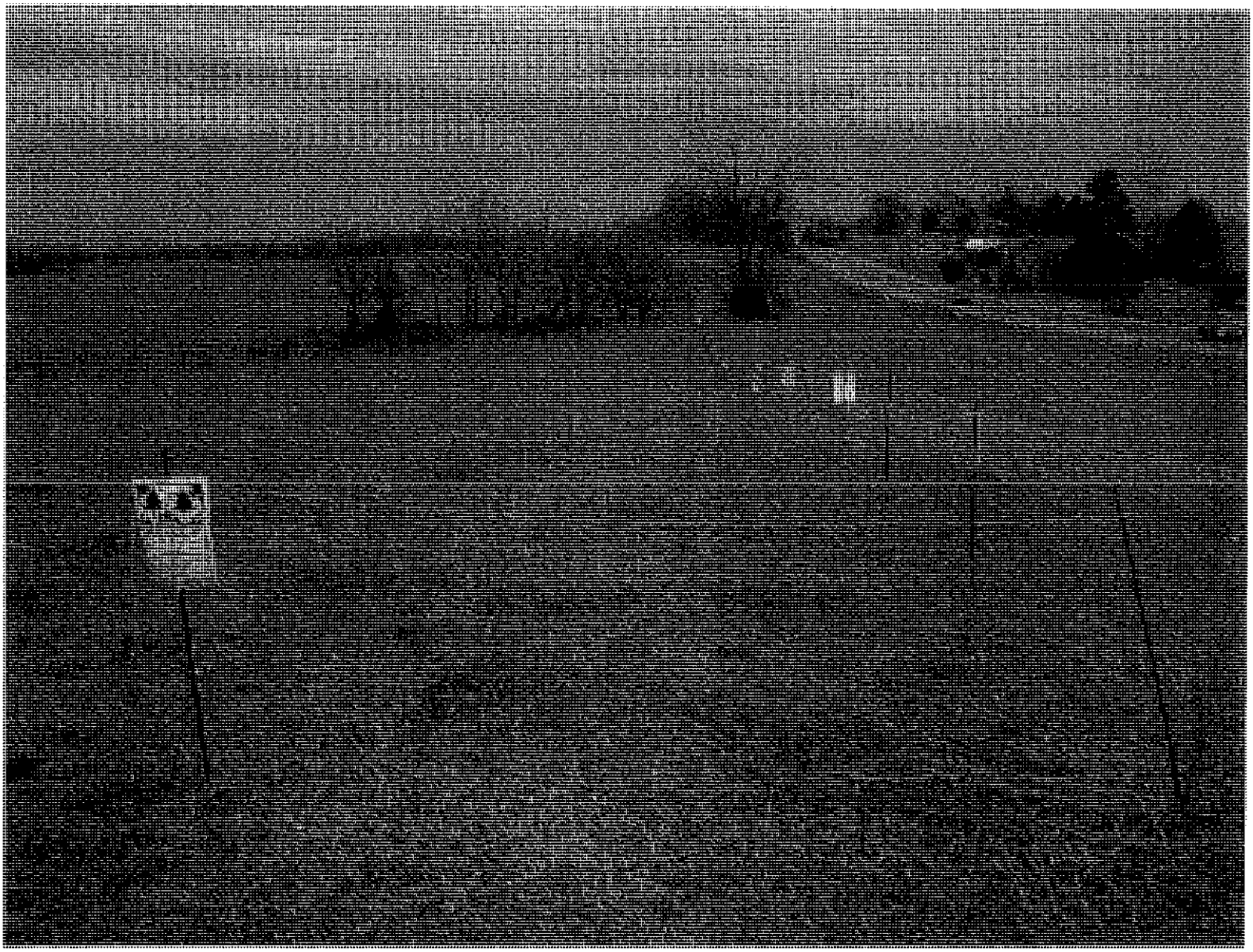
Thank you,
Kaylie Reese


Reforestation
Project
Caution!
This Area Contains
New Trees.
Please Help Us Protect
And Care For This
Young Forest.
Trees For Your Future

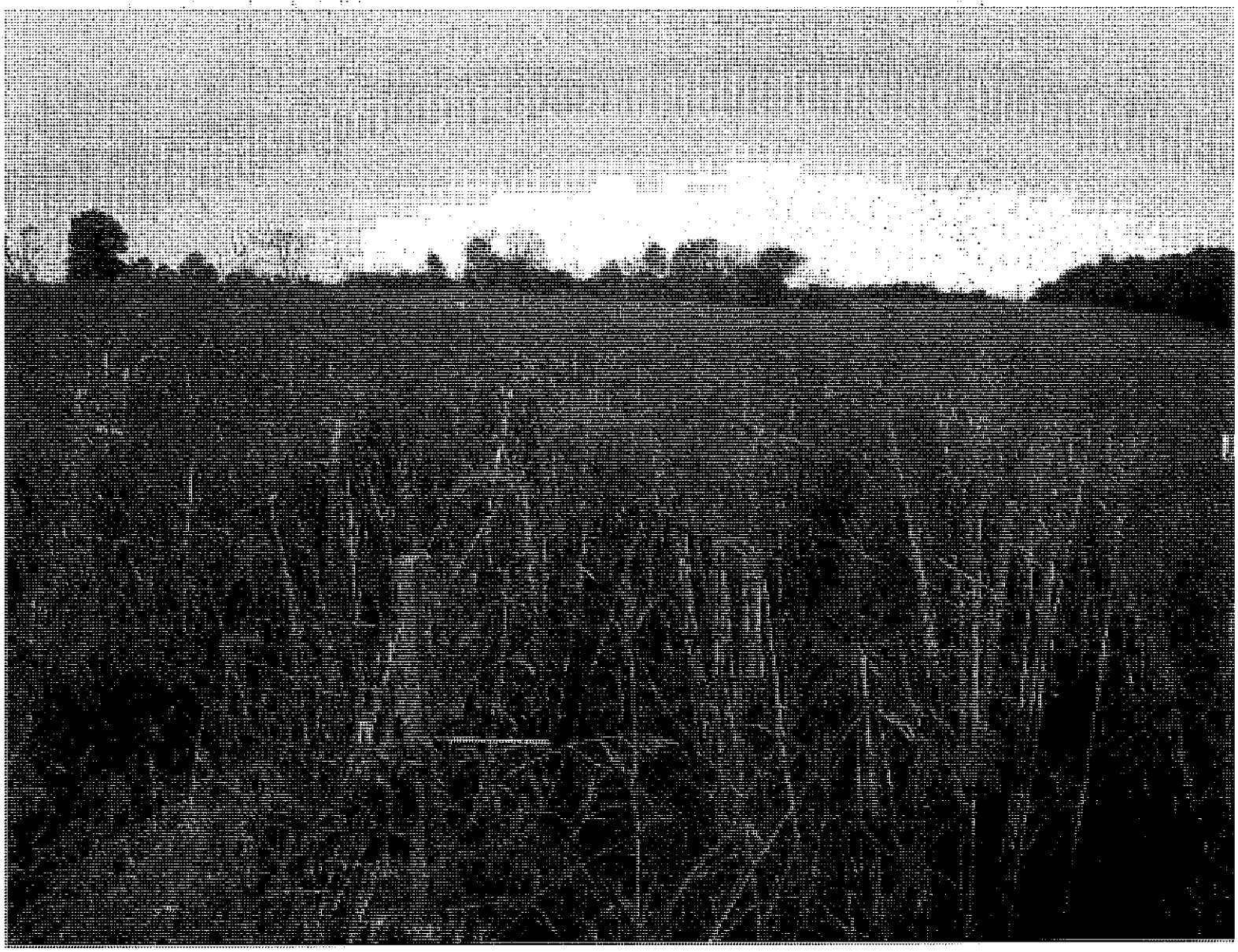
Planting Pictures

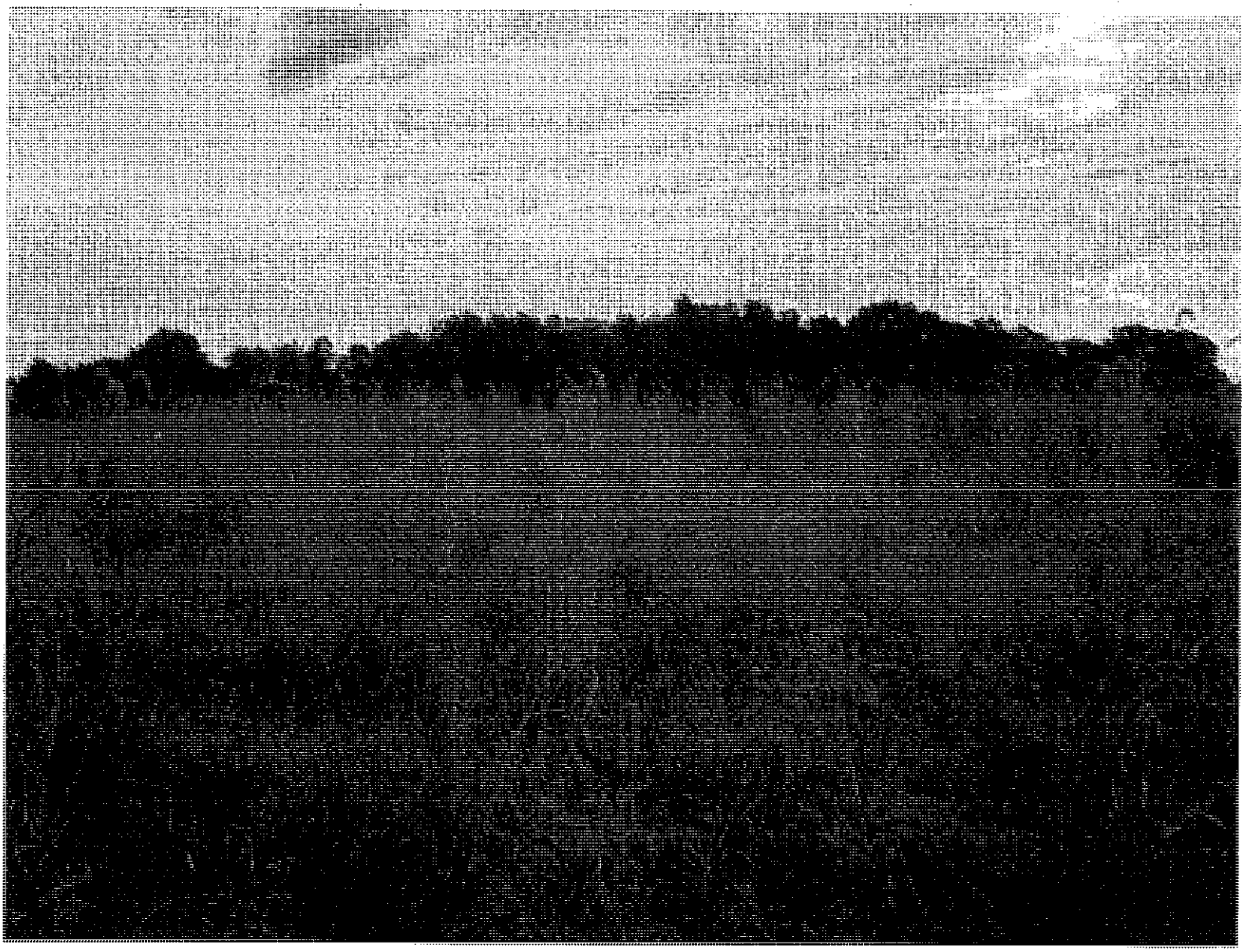


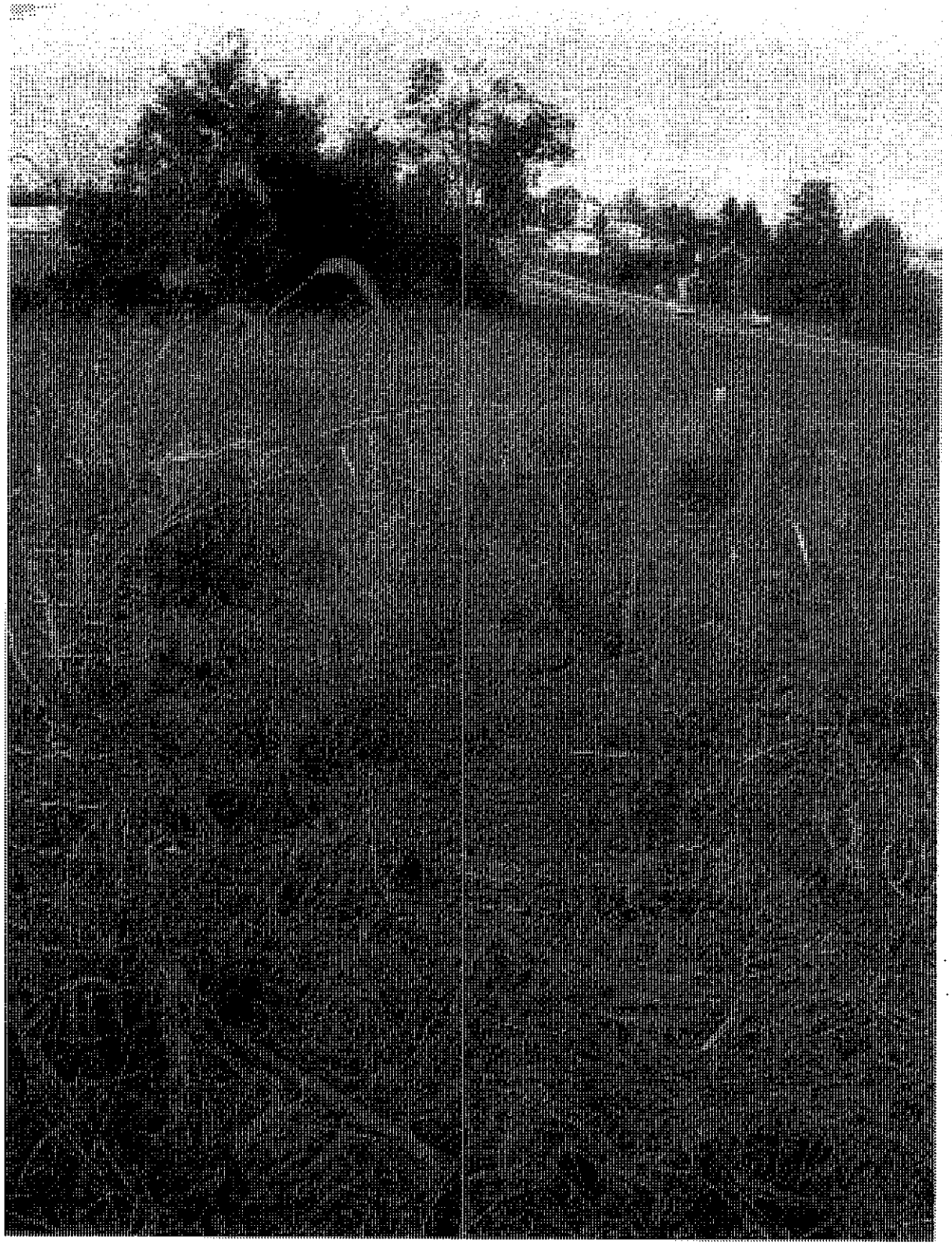


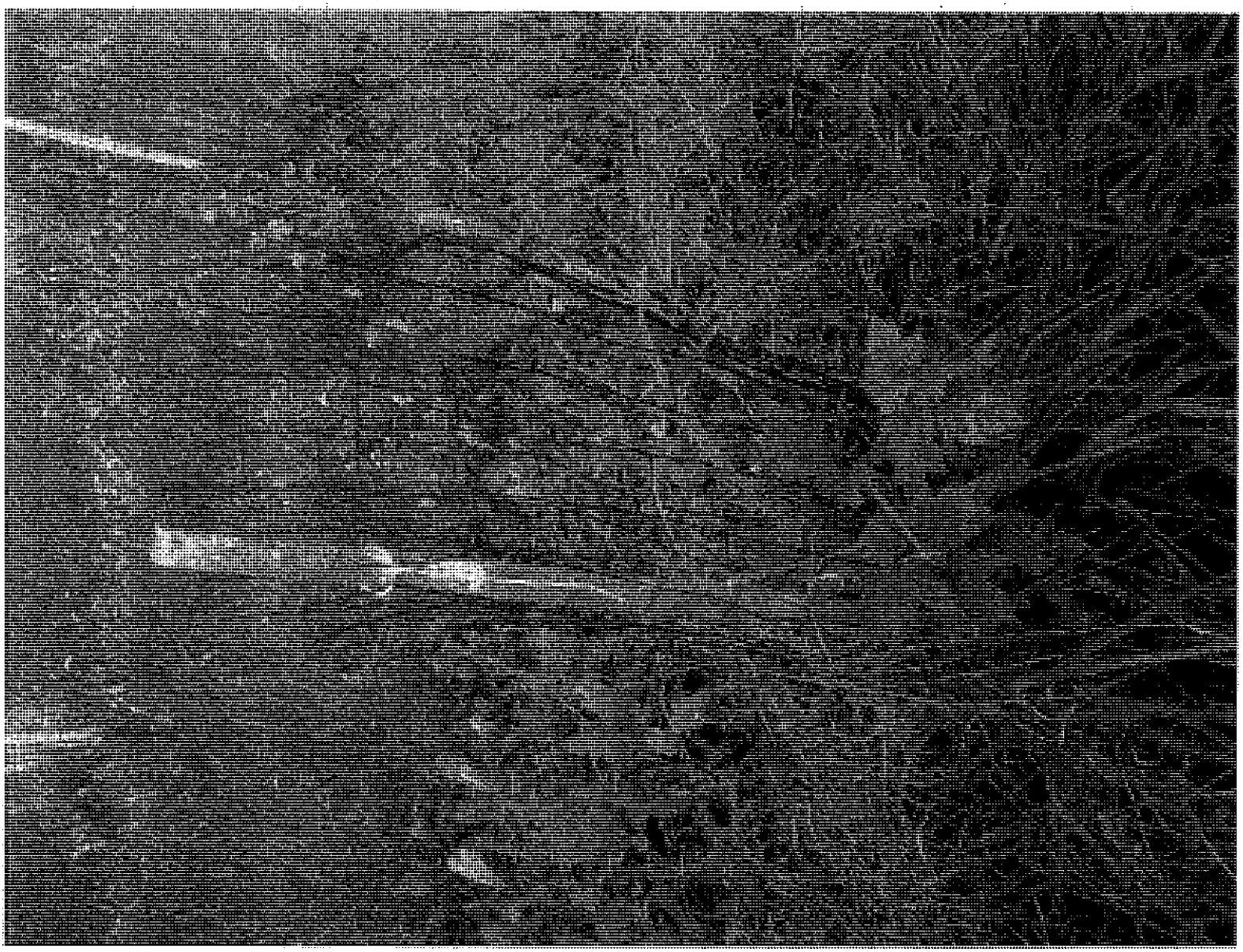


1 Year Inspection

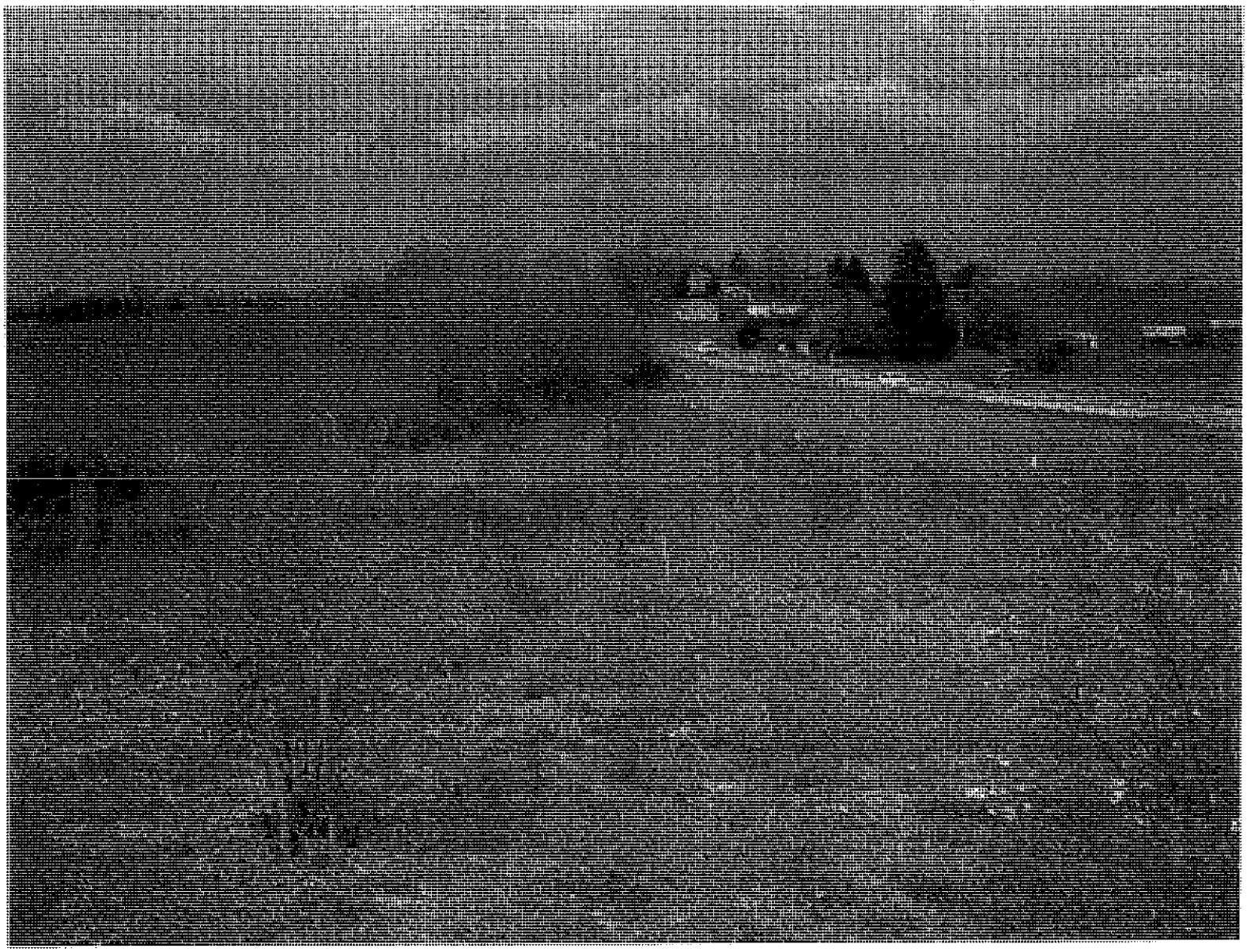








Final Inspection



RE: 21695 Jefferson Blvd - Easement

From: Baker, Jill (jbaker@washco-md.net)

To: kaylie.emigh@yahoo.com; jbarr@washco-md.net; dharvey@washco-md.net

Cc: kdowney@washco-md.net

Date: Tuesday, March 28, 2023 at 02:50 PM EDT

Hi Kaylie,
Sorry I didn't respond immediately, I've been out of the office for a few days.

I am familiar with the section of the ordinance that you are referring to, but it would not be applicable in this case. This section refers to situations where the County has accurate to the approved plan and gives us the right to revoke the plan and have the owner supply a new plan with accurate information. I understand your position that flawed and therefore invalid. However, we do not agree with that position. The easement has been established and the requirements for the ordinance were met by the the subsequent property owner, has led to the violation and so this section of the ordinance does not pertain to the situation we are now in.

I did speak with Codee earlier today and he has informed me that he has no intention of remediating the violation. We agreed that the next step will be the issuance of a adjudicated through the court system. We will likely be issuing that citation later this week.

As always, if you have any further questions, please feel free to reach out.

Jill

Washington County
DEPARTMENT OF PLANNING AND ZONING

Jill Baker, 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
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From: Kaylie Emigh <kaylie.emigh@yahoo.com>
Sent: Monday, March 27, 2023 10:11 AM
To: Baker, Jill <JBaker@washco-md.net>; Barr, John <jbarr@washco-md.net>; Harvey, Derek <dharvey@washco-md.net>

Subject: 21695 Jefferson Blvd - Easement

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Hey Jill!
Sorry for emailing you on the weekend this late too, but I wanted to do it while I was thinking of it before I forgot. I spoke to my dad about moving the easement to his land and he was no of him (which I do understand). After hitting a wall again I reached out to DNR. I spoke to Marian Honeczy who basically said they can't do anything as Washington County Planning & Zor brick wall I revisited the Washington County Forest Conservation Ordinance. I came across something under the violation section of the ordinance.

Attached below is a picture of what we found. It is 16.2 Violations Section E. Towards the end really stood out to me where it says "upon the written request of the owner of person respor hearing to reconsider the revocation of the plan."

Let me know your thoughts? We also ran this by John Barr & Derek Harvey as in the ordinance it says the Board of County Commisioners repeatedly.

F. There is established by this Ordinance the right and authority of the Department of Natural Resources to initiate or intervene in an administrative, judicial, or other original proceeding or appeal in the State concerning an approval of a variance under Natural Resources Article, §5-1601, et. seq., Annotated Code of Maryland, or this Ordinance.

ARTICLE 16 ENFORCEMENT

16.1 NONCOMPLIANCE FEES

A. A person found to have failed to comply with the spirit or intent of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2-year installation and maintenance agreement, shall be assessed by the Department a penalty in an amount established by resolution of the Board of County Commissioners for Washington County.

B. Money collected under Section 16.1 of this article shall be deposited in the Forest Conservation Fund as required by Article 11 of this Ordinance, and may be used by the Department for purposes related to implementation and administration of this Ordinance, including but not limited to the acquisition of land or planting stock, personnel salaries and benefits, supplies and training.

C. Noncompliance fees shall be identified as such in the Forest Conservation Fund and need not be returned.

16.2 VIOLATIONS

A. Any person found to have violated any provision of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2-year installation and maintenance agreement shall be liable for a penalty not to exceed $1,000, which may be recovered in a civil action brought by the Department or the Board of County Commissioners for Washington County. Civil actions arising under this subsection shall be prosecuted pursuant to Section 26.2.1(b) through (n) of the Zoning Ordinance for Washington County, Maryland.

(1) In addition to the penalties noted in A above, any Forest Mitigation Bank found to be in violation of this ordinance, regulations adopted under this ordinance, the approved forest conservation plan or the associated 2 year installation and maintenance agreement shall not

be permitted to provide additional mitigation credits until the violation has been remedied.

B. Each day a violation continues is a separate violation of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2-year installation and maintenance agreement.

C. In addition to any other remedies provided for by law, the Board of County Commissioners for Washington County or the Department may institute legal proceedings to compel compliance, including but not limited to restoration and reforestation of an area, with the provisions of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2-year installation and maintenance agreement.

D. The Department or the Board of County Commissioners for Washington County may issue a stop work order against any person who violates any provision of this Ordinance, regulations adopted under this Ordinance, the approved forest conservation plan, or the associated 2-year installation and maintenance agreement.

E. The Department or the Board of County Commissioners for Washington County may revoke an approved forest conservation plan for cause, including violation of conditions of the plan, obtaining a plan approval by misrepresentation, failing to disclose a relevant or material fact, or a change in conditions. The Department shall notify, in writing by certified and first class mail, the owner or the person responsible for such violation indicating the nature of the violation and specifying the corrective measures required to be undertaken by a specific date. Upon the written request of the owner or person responsible, the Department shall hold a hearing to reconsider the revocation of the plan.

F. Penalties paid as a result of a civil action brought by the Department shall be deposited in the Forest Conservation Fund and may be used by the Department for purposes related to the implementation and administration of this Ordinance as set forth in this Article.

G. The Department of Natural Resources shall be given notice of an enforcement action within 15 days of the start of an enforcement action.

Activity Data Report
WASHINGTON COUNTY, MD

Activity: S-15-002 Type: PFPLAT Sub Type: SF Status: FINLCOPY
Parcel: 051-03-0030-00000 DATE_H: 07/02/2015 Sq Feet:
Site Address: 21695 JEFFERSON BOULEVARD SM
Description: P/F PLAT OF LOTS 1-6 FOR OVERDALE ESTATES REV 4
Engineer: FOX & ASSOCIATES INC Phone: (301) 733-8503

Planner: CODY SHAW

Site name: OVERDALE ESTATES P/F PLAT OF LOTS 1-6

Attention: RUSS TOWNSLEY

Owner: WASHCO DEVELOPMENTS, INC. Phone: 301-791-4882

Occupancy: Use: Class: Insp Area: CLS
Valuation: $0.00 Fees Req: $2,735.00 Fees Col: $2,735.00 Bal Due: $0.00

Activity: S-15-006 Type: REPLAT Sub Type: SF Status: FINLCOPY
Parcel: 024-24-0687-00021 DATE_H: 07/07/2015 Sq Feet:
Site Address: 19108 BONNIE BRIAR LANE HN
Description: REALLOTMENT OF PROPERTY LINE FOR TWO EXISTING LOTS OF RECORD REV 3
Engineer: FREDERICK SEIBERT & ASSOCIATES Phone: 301-791-3650

Attention: ED SCHRIEBER

Planner: LISA KELLY

Site name: STALEY DIANA CUETO PARCEL 1 & 2 REALLOTMENT
Owner: STALEY DIANA R. CUETO

Occupancy: Use: RESUB Class: Insp Area: LAK
Valuation: $0.00 Fees Req: $475.00 Fees Col: $475.00 Bal Due: $0.00

Activity: S-15-008 Type: PFPLAT Sub Type: SF Status: FINLCOPY
Parcel: 060-15-0046-00000 DATE_H: 07/10/2015 Sq Feet:
Site Address: 14515 FALLING WATERS ROAD WI
Description: PROPOSED ONE LOT SINGLE FAMILY SUBDIVISION REV 2

ADMINISTRATIVE MODIFICATION GRANTED TO ALLOW PANHANDLE WIDTH TO 21 FEET FROM REQUIRED 25 FEET SV-15-005
Engineer: FREDERICK SEIBERT & ASSOCIATES Phone: 301-791-3650

Attention: ED SCHREIBER

Owner: JORDAN MICHAEL & KATHY

Site name: JORDAN MICHAEL & KATHY LOTS 1 & 2 PRELIM/FINAL PLAT
Planner: LISA KELLY

Occupancy: Use: Class: Insp Area: LAK
Valuation: $0.00 Fees Req: $1,205.00 Fees Col: $1,215.00 Bal Due: ($10.00)

Activity: S-15-012 Type: PFPLAT Sub Type: SF Status: FINLCOPY
Parcel: 020-01-0001-00000 DATE_H: 07/09/2015 Sq Feet:
Site Address: 14140 INDIAN SPRINGS ROAD BP
Description: PROPOSED 4 LOT SINGLE FAMILY SUBDIVISION REV 2
Engineer: FREDERICK SEIBERT & ASSOCIATES Phone: 301-791-3650

Attention: ED SCHREIBER

Planner: LISA KELLY

Site name: ROWLAND JIM LOTS 1-4 PRELIM/FINAL PLAT

Owner: ROWLAND ON PROPERTIES, INC.

Occupancy: Use: Class: Insp Area: LAK
Valuation: $0.00 Fees Req: $2,445.00 Fees Col: $2,445.00 Bal Due: $0.00

Totals

Valuation:	$0.00
Square Feet:	
Fees Required:	$6,860.00
Fees Collected:	$6,870.00
Balance Due:	($10.00)
A/P/D's Selected:	4

FOREST CONSERVATION ORDINANCE
INSTALLATION AND MAINTENANCE AGREEMENT

Project Title: OVERDALE ESTATES LOTS 1-6
(as it appears on the approved Forest Conservation Plan)

Project ID #: S-15-002
(as assigned by the Planning Department)

THIS AGREEMENT, made this 26th day of June, 2015 by and between WASHCO DEVELOPMENTS, INC, hereinafter referred to as "Applicant" and Washington County, Maryland, hereinafter referred to as "County".

RECITALS

The applicant owns, has a binding contract for purchase, or has legal development rights for a certain parcel(s) of real estate and desires to obtain approval to make improvements through either subdivision, development, or grading of the parcel(s) in accordance with the appropriate County regulations. As a condition of subdivision, development, or grading it has been determined that compliance with the Washington County Forest Conservation Ordinance is required. This compliance shall include but not be limited to: obtaining approval of a forest stand delineation, obtaining approval of a forest conservation plan, obtaining approval of the form and amount of financial security to meet afforestation or reforestation requirements, execution of a two year maintenance agreement, and the establishment of long term protective provisions in accordance with the Forest Conservation Ordinance.

NOW, THEREFORE, in consideration of these premises and in order to comply with specific provisions of the Washington County Forest Conservation Ordinance, the applicant agrees as follows:

1. The applicant shall provide, plant and protect trees in accordance with an approved forest conservation plan.

2. An executed two year maintenance agreement is required with the forest conservation plan.

3. The two year maintenance agreement provided by the applicant shall include a narrative which addresses the following terms:

a. Watering

b. Fertilizing

c. Control of competing vegetation

d. Protection from diseases, pests, mechanical injury,

e. Reinforcement planting provisions if survival falls below accepted levels, and

f. The name of the individual or company responsible for tree care.

If these items are addressed on the approved forest conservation plan then a reference can be attached to this agreement indicating where the items addressed in the forest conservation plan can be found.

4. The applicant shall post financial security in the form of cash, certified check, surety bond, or irrevocable letter of credit, as security to comply with afforestation or reforestation requirements. A cost estimate detailing the amount of financial security proposed to be posted by the applicant shall be attached to this agreement for review and approval by the Planning Commission.

The security shall ensure that the afforestation or reforestation requirements are performed and the planting is maintained for a minimum two year period following the planting. If the applicant fails to perform the required plantings, fails to maintain the planted trees, or the number of surviving trees falls below the required survival rate at the time of final inspection; then the County may take such action as necessary to obtain the posted security.

5. The following provisions shall apply to the security posed by the applicant.

a. The amount and form of surety approved by the Planning Commission must be submitted to the County prior to the County signing off on a subdivision plan for recordation, signing off on a site plan, issuance of a grading permit or issuance of a building permit if no subdivision or site plan approval is required.

b. The release of the surety shall follow receipt by the applicant of written notice from the County stating that all afforestation or reforestation requirements have been met. The written notice shall be sent following a final site inspection and determination by the County that the Forest Conservation Plan has been successfully implemented.

c. The required maintenance period shall begin upon inspection of the afforestation or reforestation areas for compliance with the plantings proposed in the forest conservation plan. **It is the responsibility of the developer to contact the Washington County Planning Department within five (5) days of completion of the plantings to arrange for an inspection.** If upon inspection it is determined that all plantings have been completed in accordance with the approved Forest Conservation Plan, written notice will be sent to the applicant indicating that the two year maintenance period has begun. The date of inspection shall be used as the date the two year maintenance period shall commence.

d. After one year from the date of the inspection and determination that the Forest Conservation Plan has been successfully installed per Section 5.c above, the applicant shall contact the Planning Department to evaluate survival rates as required at the end of the two year maintenance period. At the time it will be determined if reinforcement plantings will be required in accordance with the provisions outlined in the forest conservation plan or maintenance agreement narrative. If reinforcement plantings are necessary, a schedule for replanting and inspection shall be developed by the responsible party and approved by the Washington County Planning Department.

After one year the applicant may request reduction of the amount of the financial security through written request to the Planning Department. The written request must include justification for reducing the amount of financial security along with revised estimates or actual costs to ensure afforestation or reforestation requirements are met.

e. Two years from the date of the successful installation and inspection as stated in Section 5.c above, the Applicant shall contact the Planning Department to arrange for a final inspection. If all requirements of the forest conservation plan are met, written notice along with release of the bond will be sent by the Planning Department within 30 days of final inspection.

f. If construction on site occurs where a forest conservation plan has been approved which provides for the mitigation of all or a portion of the forest conservation requirements by retention of existing forests, then an additional inspection will be required. The applicant shall notify the Planning Department prior to any construction for an inspection to determining that the forest areas which are not to be disturbed are appropriately marked and delineated with the proper signage as shown on the approved forest conservation plan.

6. The survival rate for afforestation and reforestation areas shall be a minimum of 385 trees per acre or at least 55 % of the total number of trees planted per acre under the approved plan, whichever is greater.

7. The applicant understands and agrees to be bound by all the terms and conditions of this agreement as well as all provisions of the Washington County Forest Conservation Ordinance as amended and the approved Forest Conservation Plan for the site.

8. This agreement shall be governed by the laws of the State of Maryland.

9. The agreement shall insure to the benefit of the parties hereto, their heirs, personal representatives, legal representatives, successors and assigns, as appropriate.

10. The agreement contains the complete and final agreement between the parties and no representations not herein contained, whether written or oral, shall apply.

WITNESS the hands and seals of the applicant(s) in the date and year first above written.

WITNESS:

APPLICANT

APPLICANT

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY that on this 26th day of JUNE, 2015 before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared EMRAL SHADDOL, known to me (or satisfactorily proven) to be the person(s) whose names(s) is/are subscribed to the within instrument and did acknowledge that he/she/they executed same for the purposes therein contained.

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ame of
ho appeared?

WITNESS my hand and Official Notaries Seal

NANCY L. MOORE
NOTARY
PUBLIC
WASHINGTON CO.

Notary Public

My Commission Expires: FEBRUARY 27, 2018

Susquehanna

Date of Issue: May 28, 2015

Date of Expiry: May 26, 2017

Letter of Credit Issue Number: 10015150898

Beneficiary: Board of County Commissioners of Washington County, Maryland
c/o Real Property Administrator
80 West Baltimore Street
Hagerstown MD 21740

Re: Irrevocable Letter of Credit Number 10015150898

Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. 10015150898 in your favor and by order of Mansoor Emral Shaool and Janet E. Emral Shaool at 72 W. Washington Street, Hagerstown, MD 21740 as Principal, and Susquehanna Bank, a Corporation duly licensed to do business in the State of Maryland, as surety, are held and firmly bound unto the Board of Washington County Commissioners of the State of Maryland, as obligee, in the aggregate amount of Twenty Thousand Two Hundred Thirty Eight and 00/100 Dollars ($20,238.00). These funds are available by your sight draft at our office at Hagerstown Financial Center, 1800 Dual Highway Suite 101, Hagerstown, MD 21740, Attn: Letter of Credit Department,, containing the name of Susquehanna Bank, the Issue Number, the Issue Date and be accompanied by a signed statement that the funds are being drawn in accordance with the executed agreement contained in the Final Reforestation Plan for Washington County.

It is a condition of this Letter of Credit that it stall be deemed automatically extended without amendment in one (1) year periods up to four (4) years from the date of county approval upon installation. Cancellation of this document by any party other than Washington County shall be required to be received by certified letter, return receipt requested, at least sixty (60) days prior to cancellation.

Partial release is allowable, provided that written approval is granted by Washington County.

Requests for reduction or cancellation shall be submitted to Washington County Planning Department, 80 West Baltimore Street, Hagerstown, MD 21740.

We hereby agree with the drawers, endorsers, and bona fide holders of drafts drawn under and in compliance with the terms of this Letter of Credit that such drafts shall be duly honored on presentation and delivery of documents as specified.

This Letter of Credit sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended, or amplified by reference to any document, instrument, or agreement referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

This Letter of Credit is not transferable or assignable without written consent of Susquehanna Bank.

This credit is issued subject to the Uniform Customs and Practice for Documentary Credits, 2007 Revision, ICC Publication No. 600 (UCP). To the extent applicable provisions of the UCP are not in conflict, in which case applicable provisions of the UCP shall prevail, this credit shall be governed by and construed in accordance with the laws of the United States of America and the State of Maryland including the Uniform Commercial Code as in effect in the State of Maryland.

SUSQUEHANNA BANK

Mervin E. Yoder, Vice President
Hagerstown Financial Center
1800 Dual Highway Suite 101
Hagerstown, MD 21740

All correspondence regarding this Letter of Credit must also to be directed to Susquehanna Bank, Letter of Credit Department, 1570 Manheim Pike, Lancaster, PA 17604, Attention Letter of Credit Department Manager, 717-735-9340.

WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING
Washington County Administraltive Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461
Hearing Impaired CALL 7-1-1 for Maryland Relay

SUBDIVISION TRANSMITTAL FORM

TYPE OF SUBDIVISION : PFPLAT
VERSION : 2014

DATE : 03-06-2015

TO : Soil Conservation

FROM PLANNER : CODY SHAW

ATTACHED HEREWITH : S-15-002

NAME : OVERDALE ESTATES LOTS 1-6

DESCRIPTION : P/F PLAT OF LOTS 1-6 FOR OVERDALE ESTATES REV 1

LOCATION : JEFFERSON BOULEVARD S/S

DISTRICT : 18

LAND USE : Agriculture

ZONING : A(R)

PARCEL : 05103003000000

ACRES : 19.75

LOTS : 6

OWNER : WASHCO DEVELOPMENTS, INC.

SURVEYOR : FOX & ASSOCIATES INC

DAC MEETING DATE (Tentative) : 03/05/2015

Rev 1 - Dee Price

SUBMITTED BY THIS OFFICE FOR YOUR:

X APPROVAL
____ OBSERVATION & COMMENT
____ INFORMATION

WCSCD SENSITIVE REVIEW NEEDED

ATTACHEMENTS(S) ____ CONSTRUCTION DRAWINGS ____ ROAD ADEQUACY WORKSHEETS
____ FOREST CONSERVATION PLAN ____ OTHER: ____

CLS/MSB

WASHINGTON COUNTY
DEPARTMENT OF PLAN REVIEW AND PERMITTING
Washington County Administraitive Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461
Hearing Impaired CALL 7-1-1 for Maryland Relay

SUBDIVISION TRANSMITTAL FORM

TYPE OF SUBDIVISION : PFPLAT
VERSION : 2014

DATE : 03-06-2015

TO : Health Dept

FROM PLANNER : CODY SHAW

ATTACHED HEREWITH : S-15-002

NAME : OVERDALE ESTATES LOTS 1-6

DESCRIPTION : P/F PLAT OF LOTS 1-6 FOR OVERDALE ESTATES REV 1

LOCATION : JEFFERSON BOULEVARD S/S

DISTRICT : 18

LAND USE : Agriculture

ZONING : A(R)

PARCEL : 05103003000000

ACRES : 19.75

LOTS : 6

OWNER : WASHCO DEVELOPMENTS, INC.

SURVEYOR : FOX & ASSOCIATES INC

DAC MEETING DATE (Tentative) : 03/05/2015

Rev 1 - Kim Armstrong

SUBMITTED BY THIS OFFICE FOR YOUR:

X APPROVAL
____ OBSERVATION & COMMENT
____ INFORMATION

WCSCD SENSITIVE REVIEW NEEDED

ATTACHEMENTS(S) ____ CONSTRUCTION DRAWINGS ____ ROAD ADEQUACY WORKSHEETS
____ FOREST CONSERVATION PLAN ____ OTHER: _____

CLS/MSB

S-15-002

WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING
SUBDIVISION AND SITE PLAN
APPLICATION FORM

CONSULTANT/SURVEYOR: Fox & Assoc. Inc CONTACT PERSON: Russ Townsley

E-MAIL: _____ PHONE: 301-733-8503

PROJECT NAME: Prelim/Final Plat For Overdale Estates Lots 1-6

PROJECT LOCATION: South Side of Jefferson Blvd, Wash. Co. MD

PARCEL REFERENCE: TAX MAP 51 GRID _____ PARCEL NO. 30

OWNER (S) NAME: Washco Developments, Inc.

OWNER (S) ADDRESS: 72 W. Washington St, Hag MD 21740

PRELIMINARY, FINAL, REPLATS, AND DEVELOPMENT SUBDIVISION PLATS:
(If item is not applicable, please enter N/A)

TOTAL ACREAGE OF PARCEL TO BE SUBDIVIDED: 19.75

NO. OF LOTS: _____ NO. LOTS SUBDIVIDED SINCE 09/08/1970 _____

SUBMITTAL REQUIREMENTS:

- ☑ TWELVE (12) COPIES OF THE SUBDIVISION PLAT (INCLUDING OWNER & SURVEYORS CERTIFICATE SIGNATURES, FOLDED TO FIT 9" X 11" FILE W/LOWER RIGHT SECTION ON TOP.
- ☑ TWO (2) COPIES OF A FOREST CONSERVATION PLAN AND AN APPROVED (OR NEWLY SUBMITTED, PER ARTICLE 5 OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE). FOREST STAND DELINEATION OR EXEMPTION APPLICATION FORM FROM THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.
- ☑ A COMPLETED MASTER FEE SUMMARY SHEET WITH CALCULATED FEES FOR DIVISION OF PLAN REVIEW AND PERMITTING AND SOIL CONSERVATION DISTRICT. GRAND TOTAL AMOUNT IN FORM OF A CHECK PAYABLE TO "WASHINGTON COUNTY TREASURER".
- ☑ A COMPLETED DIVISION OF PLAN REVIEW AND PERMITTING FEE WORKSHEET WITH CALCULATED FEE.
- ☑ WASHINGTON COUNTY PLANNING DEPT. CHECKLIST FORM COMPLETED AND SIGNED.
- ☐ WASH INGTON COUNTY ENGINEERING SUBMITTAL CHECKLIST WITH ATTACHMENTS.
- ☑ WASH INGTON COUNTY SOIL CONSERVATION DISTRICT TRANSMITTAL/SUBMITTAL CHECKLIST W/ATTACHMENTS (if applicable).
- ☑ OTHER REVIEW AGENCY TRANSMITTAL /SUBMITTAL CHECKLISTS W/ATTACHMENTS AS REQUIRED.
- ☑ SOILS MAP (8.5" X 11") WITH SITE DELINEATED (if not part of SCD submittals package)
- ☐ WRA APPLICATION **FINAL PLATS ONLY** (if applicable)
- ☐ HOA MAINTENANCE DOCUMENTS (if applicable)

Revised 07/24/09
Revised 09/17/2010
Revised 08/12/2010

CORPORATE CHARTER APPROVAL SHEET
** KEEP WITH DOCUMENT **

DOCUMENT CODE 19 BUSINESS CODE _____

D05304522

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging/Converting _____

Surviving/Resulting _____

ID # D05304522 ACK # 1000362012030484
PAGES: 0004
WASHCO DEVELOPMENTS, INC.

02/21/2019 AT 11:24 A WO # 0004932454

New Name _____

FEES REMITTED

	Base Fee:	100
	Org. & Cap. Fee:	
	Expedite Fee:	
	Penalty:	
	State Recordation Tax:	
	State Transfer Tax:	
_____	Certified Copies	
	Copy Fee:	
_____	Certificates	
	Certificate of Status Fee:	
	Personal Property Filings:	
	NP Fund:	
	Other:	
	TOTAL FEES:	100

_____ Change of Name
✓ Change of Principal Office
✓ Change of Resident Agent
✓ Change of Resident Agent Address
_____ Resignation of Resident Agent
_____ Designation of Resident Agent and Resident Agent's Address
_____ Change of Business Code
_____ Adoption of Assumed Name
_____ Other Change(s)

Credit Card _____ Check _____ Cash _____

_____ Documents on _____ Checks

Approved By: 16

Keyed By: _____

COMMENT(S):

Code _____

Attention: _____

Mail: Names and Address

WASHCO DEVELOPMENT CORPORATION
72 W WASHINGTON ST
HAGERSTOWN MD 21740-4804

Stamp Work Order and Customer Number HERE

CUST ID:0003715877
WORK ORDER:0004932454
DATE:02-27-2019 10:39 AM
AMT. PAID:$100.00

Articles of Dissolution

SAS

FIRST: The name of the corporation is ~~Washco Development Corporation~~ Washco Developments, Inc

SECOND: The address of the principal office of the corporation is 72 W Washington St , Hagerstown, MD 21740

(NOTE: Address cannot be a post office box, include a street name and number. The address must be within Maryland.)

THIRD: The resident agent of the corporation who shall serve for one year after dissolution and until the affairs of the corporation are wound up is Sassan Emral Shaool

whose address is 72 W Washington St , Hagerstown, MD 21740

RECEIVED

FOURTH: The name and address of each of the directors is as follows:

Sassan Emral Shaool

72 W Washington St

Hagerstown, MD 21740

DEPARTMENT OF ASSESSMENTS & TAXATION

RECEIVED DEPARTMENT OF ASSESSMENTS & TAXATION 2019 FEB 21 A 11: 24

FIFTH: The name, title and street address of each of the officers is as follows:

Sassan Emral Shaool
President (Required)
11012 Shaool Pl, Hagerstown, MD 21742

Adam Emral Shaool
Treasurer (Required)
301 E 3rd St, Frederick, MD 21701

Mansoor Emral Shaool
Secretary (Required)
11012 Shaool Pl, Hagerstown, MD 21742

Other

SIXTH: The dissolution of the corporation was approved in the manner and by the vote required by law and by the charter of the corporation. The dissolution of the corporation was duly authorized by the board of directors and stockholders of the corporation.

(**NOTE**: For the specific procedures for approval by directors and stockholders, the charter and by-laws of the corporation or the Corporations and Associations Article of the Annotated Code of Maryland should be consulted.)

Rev October 2018

SEVENTH: Notice of approved dissolution was mailed to all known creditors of the corporation on

N/A. OR The Corporation has no known creditors.

(**NOTE**: Use only one of the two statements in Article Seventh. If notice was mailed to creditors, Articles of Dissolution cannot be filed until after the 19th day following the mailing of the notice.)

EIGHTH: The Corporation is dissolved.

NINTH: (OPTIONAL) Insert here all other provisions which the corporation considers necessary to dissolve.

The undersigned (president, vice president, secretary or assistant secretary) certify under the penalties of perjury that to the best of my knowledge, information and belief, the matters and facts set forth in these Articles of Dissolution with respect to the approval thereof are true in all material respects.

ATTEST.

Secretary or Assistant Secretary of Corporation

President or Vice President of Corporation

NOTE: The officer attesting and the officer signing cannot be the same individual unless the corporation is a close or a professional service corporation.

I hereby consent to my designation in this document as resident agent for this corporation.

SIGNED _____
Resident Agent

NOTE: This is to end the existence of a Maryland corporation only. All property returns due must have been filed and any penalties must have been paid.

Washco Developments, Inc.
Maryland Articles of Dissolution

As the President of Washco Developments, Inc , I Sassan Emral Shaool, hereby state Washco Developments, Inc did not own tangible personal property as of January 1, 2019.

Sassan Emral Shaool

State of Maryland

County of Washington

Sworn and subscribed to before me this 12 day of April, 2019

Dawn M. Joppey

Dawn M Joppey, Notary Public

My Commission Expires 5.16.2021

SP-23-012

-Presented is a site plan for Paramount Cell

-The site is located at 19224 Longmeadow Road, Hagerstown, MD 21742

-Proposed is a fenced compound with a 140' monopole on an existing site

-Setback variances approved per appeal number AP2023-005

-The site will use an existing entrance of Longmeadow Road

-No water or sanitary services are required to run the site, though site has access to city water and sewer

-Lighting and signage not present at this site

-Site is exempt from Forest Conservation requirements due to the site being under 20,000 sq ft.

-All agency approvals received

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Paramount Cell
NUMBER.....:	SP-23-012
OWNER.....:	K & S LONGMEADOW LLC
LOCATION.....:	19224 LONGMEADOW Road HAGERSTOWN, MD 21742
DESCRIPTION.....:	Proposed 140-foot monopole-style wireless telecommunications faciility
ZONING.....:	Industrial, General
COMP PLAN LU.....:	Industrial
PARCEL.....:	27019196
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	27
TYPE.....:	Commercial
GROSS ACRES.....:	
DWELLING UNITS.....:	
TOTAL LOTS.....:	
DENSITY.....:	N/L Units Per Acre
PLANNER.....:	Scott A Stotelmyer
ENGINEER.....:	MARC MAZULLO
RECEIVED.....:	April 12, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SITE DESIGN

Impervious Area Plan	**Impervious Maximum Allowed**	**Open Space Area Planned**
Staff Comments:		
~~**Open Space Minimum Required**~~ *Not Applicable*	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Loading Area Meets Requirements		**Not Fast Track**
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
Parking Spaces - Minimum Required	**Recreational Parking Provided**	

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

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Paramount	Northern	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	LONG MEADOW
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	1-Existing Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW ROAD
HAGERSTOWN, MD 21742

140' MONOPOLE
SITE PLAN DRAWINGS

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

GENERAL NOTES

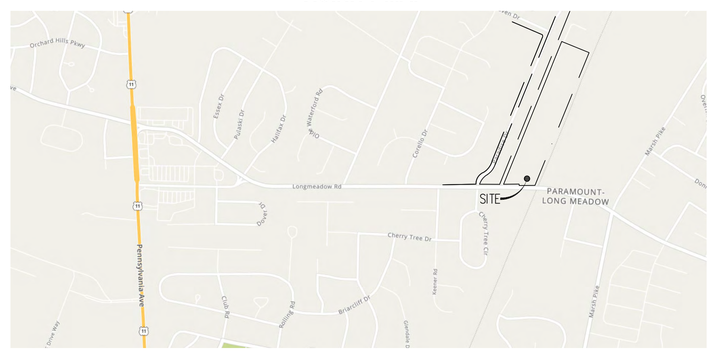
1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

BUILDING CODE

2018 INTERNATIONAL BUILDING CODE

REFERENCING:
- 2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE
- TIA-222-H (2016) STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS

VICINITY MAP



SHEET INDEX

T-1	TITLE SHEET
R-1	ZONING APPROVAL
C-1	SITE PLAN
C-1A	ADJOINERS
C-1B	PARTIAL SITE PLAN
C-2	GRADING AND EROSION AND SEDIMENT CONTROL PLAN
C-3	EROSION AND SEDIMENT CONTROL NOTES
C-4	EROSION AND SEDIMENT CONTROL DETAILS
C-5	MDE NOTES
C-6	MDE NOTES
C-7	MDE NOTES
C-8	MDE NOTES
C-9	COMPOUND PLAN
C-10	MONOPOLE ELEVATION
C-11	SITE DETAILS
C-12	LANDSCAPE PLAN
C-13	UTILITY ROUTING PLAN AND SOILS MAP
C-14	AT&T ANTENNA LAYOUT, SECTION, DETAIL AND SCHEDULE
C-15	AT&T EQUIPMENT SHELTER DETAILS
C-16	AT&T GENERATOR DETAILS
C-17	SITE SIGNAGE

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE
APPROX	APPROXIMATE
CAB	CABINET
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CJ	CONSTRUCTION JOINT
DIA	DIAMETER
DWG	DRAWING
EGB	EQUIPMENT GROUND BAR
EA	EACH
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FF	FINISHED FLOOR
GA	GAGE
GALV	GALVANIZED
GB	GROUND BAR
GC	GENERAL CONTRACTOR
GRND	GROUND
LG	LONG
LLH	LONG LEG HORIZONTAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MAIN GROUND BAR
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TYP	TYPICAL
VIF	VERIFY IN FIELD
UON	UNLESS OTHERWISE NOTED
WWF	WELDED WIRE FABRIC
W/	WITH
&	AND
@	AT

SPOT ELEVATION

℄ CENTERLINE

ℙ PLATE

No. / SHT — DETAIL NUMBER / SHEET NUMBER

—G— GROUND WIRE

ANTENNA

811 Know what's below. Call 811 before you dig.

PROJECT DESCRIPTION

SCOPE OF WORK:
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
3. INSTALL MONOPOLE FOUNDATION, 140' HIGH MONOPOLE AND PLATFORM.
4. INSTALL EQUIPMENT FRAME AND EQUIPMENT.
5. INSTALL AT&T CABLES, ANTENNA AND AND HEADS..
6. INSTALL GROUNDING, TELCO VAULTS, UTILITY METER CENTER.
7. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
8. INSTALL AT&T EQUIPMENT SLABS AND EQUIPMENT.
9. INSTALL FENCE AND SITE IMPROVEMENTS.

PROJECT INFORMATION

PROPERTY OWNER: KS LONGMEADOW LLC
6615 REISTERSTOWN RD STE 203C
BALTIMORE MD 21215

APPLICANT: ARCOLA TOWERS
116 W WASHINGTON ST. #203
MIDDLEBURG, VA 20117
(571) 895 3990

LATITUDE:	39° 41' 05.023" N
LONGITUDE:	77° 42' 00.703" W
GROUND ELEVATION:	594.30' AMSL
JURISDICTION:	WASHINGTON COUNTY
PROPERTY INFO:	DEED REF: 02648/00171
ACCOUNT ID.:	27-019196
MAP/GRID:	0025/ 0013
CURRENT ZONING:	IG
USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL/TELECOM
LEGISLATIVE DISTRICT:	2A
PRECINCT:	27-002

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE: SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE: **TITLE SHEET**

SHEET NUMBER: **T-1**

WASHINGTON COUNTY PROJECT NO: **SP-23-012**

BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND

	*	
ARCOLA TOWERS, LLC	*	**Appeal No.: AP2023-005**
Appellant	*	
	*	

* * * * * * * * * * * * * *

OPINION

Arcola Towers, LLC (hereinafter "Appellant") requests a variance to reduce the required minimum setback from 142 feet to 82 from the east side of the property and a variance to reduce the minimum setback from a distance equal to the height of the tower and equipment plus 200 feet to 265 feet to construct a communications tower at the subject property. The subject property is located at 19224 Longmeadow Road, Hagerstown, Maryland and is zoned Industrial, General. The Board held a public hearing in this matter on February 15, 2023.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. K & S Longmeadow, LLC is the owner of the subject property, which is located at 19224 Longmeadow Road, Hagerstown, Maryland. The subject property is zoned Industrial, General.

2. Appellant has contracted with the owner to develop a cell tower site and construct a monopole style cell tower with antenna at the subject property.

3. The subject property is exceptionally long and narrow, measuring approximately 400 feet wide and 2,000 feet long. It is bounded on one side by CSX railroad tracks, and grain silos on the other.

4. The location for the communications tower is approximately 84 feet from CSX property to the east and 165 feet from neighboring Paramount Feed & Supply. Pursuant to the Ordinance, the setback distance is supposed to equal the height of the structure and when adjacent to an institution of human care such as the Longmeadow Volunteer Fire Company, the setback distance is the height plus 200 feet. The location for the monopole is approximately 288 feet from the fire company property.

5. Appellant proposes to construct a 142-foot monopole with antenna at the subject property. The monopole has three distinct sections, with the top section designed with a lighter material that will buckle in the event of a collapse.

6. The proposed communication tower would be constructed in 45 to 60 days and is primarily controlled remotely. There would be a need for tech support to visit approximately 8 to 10 times per year to perform maintenance and any repairs.

7. The proposed communication tower will provide for wireless services as well as FirstNet services.

8. The FCC has strict limitations on radiation emissions from communications towers with a standard of two (2) percent. A cellular phone can emit up to fifty (50) percent.

9. The Longmeadow Volunteer Fire Department consented to the requested variance relief.

Rationale

The Board has authority to grant a variance upon a showing of practical difficulty

or undue hardship. §§ 25.2(c) and 25.56.[1] "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

Practical difficulty and undue hardship are the result of a property being unique. "'Uniqueness' of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions." *North v. St. Mary's Cnty.*, 99 Md. App. 502, 514 (1994).)

In the instant case, Appellant seeks to construct a monopole cell tower to service an area that represents a gap in coverage for AT&T. In addition and as required by law, the cell tower will be constructed to accommodate other carriers. Pursuant to Sections 4.22.1 and 4.22.2 of the Ordinance, the communications tower must be at least 142 feet from the boundary lines and 342 feet from nearby Longmeadow Volunteer Fire Company.[2] Appellant described in great detail the method of construction and the use of materials that are specifically engineered to buckle in extreme situations. Appellant further testified that they have not experience any of their constructed towers fall over in

[1] "When the terms unnecessary hardship (or one of its synonyms) and practical difficulties are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulties standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v. North*, 355 Md. 259, 276 n.10 (1999) (citations omitted).
[2] **Calculated using the height of the tower (142) plus 200 feet.**

extreme weather, rather they have had some damaged by flying debris. Furthermore, he documented fall radius is well within the setback requested.

There was some opposition presented based on health concerns and diminution of property values. However, Appellant was able to address the health concerns with information regarding radiation emission and the FCC standards. The opposition did not present any evidence to support their belief that the communications tower would diminish property values in the area.

The subject property's narrowness does materially affect the ability to adhere to reasonable setback distances. In the instant case, Appellant has made significant efforts to mitigate the need for variance relief and has requested only what is deemed necessary from the factors beyond its control. The unique circumstances justify a relaxation of the setback requirements, and the variance relief should be granted.

Accordingly, the request for a variance to reduce the required minimum setback from 142 feet to 82 from the east side of the property and a variance to reduce the minimum setback from a distance equal to the height of the tower and equipment plus 200 feet, to 265 feet to construct a communications tower at the subject property are GRANTED, by a vote of 5-0. The application is granted upon the condition that the proposed use be consistent with the testimony and evidence presented herein.

Date Issued: March 16, 2023

BOARD OF APPEALS
By: Jay Miller, Chair

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
ZONING APPROVAL

SHEET NUMBER:
R-1

WASHINGTON COUNTY PROJECT NO:
SP-23-012

VICINITY MAP

SCALE: 1" = 1,000'

TRUE NORTH

SITE PLAN NOTES

1.) SITE NAME: ARCOLA TOWERS SITE – PARAMOUNT

2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY. THE SITE PROPERTY WAS SURVEYED. THE ADJACENT PROPERTY LINES AND LOCATION OF OFFSITE HOUSES WERE DETERMINED FROM THE WASHINGTON COUNTY GIS PARCEL AND ZONING LOCATOR.

3.) THE SUBJECT PARCEL INFORMATION;
OWNER: KS LONGMEADOW LLC
PREMISES ADDRESS: 19224 LONGMEADOW RD
HAGERSTOWN, MD 21742
MAILING ADDRESS: 6615 REISTERTOWN RD, STE 203C
BALTIMORE, MD 21215
ACCOUNT ID.: 27–019196
MAP: 0025 GRID: 0013 PARCEL: 0297
DEED REF: DEED REF: 05876/0280
AREA: 19.6900 AC.
COUNTY: WASHINGTON COUNTY
LEGISLATIVE DISTRICT: 2A
PRECINCT: 27.002
ZONING: IG

4.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.

5.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.

6.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.

7.) THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS; FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0137D. REVISED, AUGUST 15, 2017.

8.) A TITLE REPORT WAS REVIEWED FOR THIS PROPERTY.

9.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR ANTENNAS ON A PROPOSED MONOPOLE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.

10.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

11.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.

12.) THE LOCATION OF THE PROPOSED MONOPOLE IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 39° 41' 05.023"
LONGITUDE: W 77° 42' 00.703"
ELEVATION: 594.30' AT MONOPOLE BASE

13.) NO MUNICIPAL BOUNDARIES WITHIN 1,000' OF THE PROPERTY.

14.) THE SITE IS NOT LOCATED WITHIN EDGEMONT OR SMITHFIELD RESERVOIRS OR UPPER BEAVER CREEK WATERSHEDS. THE PROPERTY IS LOCATED IN THE ANTIETAM WATERSHED.

15.) NO PORTION OF THE APPALACHIAN TRAIL IS WITHIN 1,000' OF THE SUBJECT PROPERTY.

16.) PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

17.) THERE ARE NO WATER COURSES, PERENNIAL OR INTERMITTENT STREAMS, MARSHES, OR ROCK OUTCROP AREAS ON THE PROPERTY.

18.) THERE ARE NO WETLANDS LOCATED ON THE PROPERTY IN THE AREA OF THE PROPOSED DEVELOPMENT.

19.) ONE OF THE EXISTING PARKING SPACES WILL BE UTILIZED FOR PARKING. NO ADDITIONAL PARKING SPACES ARE NEEDED.

20.) ARCOLA TOWERS SHALL BE RESPONSIBILE FOR MAINTENANCE OF THE ACCESS ROAD TO THE COMMUNICATIONS SITE.

21.) A SMALL PORTION OF THE PROPERTY ADJACENT TO THE PARKING LOT HAS SLOPES GREATER THAN 15% AND AND THE SOIL K–FACTOR GREAT THAN 0.35. THE PROPOSED DEVELOPMENT IS OUTSIDE OF THIS AREA, EXCEPT THE ACCESS ROAD.

PROPOSED MONOPOLE SETBACKS	
	PROPOSED
FRONT YARD (SOUTH)	±198'
REAR YARD (NORTH)	±1,821'
SIDE YARD (EAST)	±85'
SIDE YARD (WEST)	±328'
CLOSEST RESIDENCE	±460'
CLOSEST PUBLIC ROAD	±212'

SITE PLAN

SCALE: 1"= 100'

1 C–1

TRUE NORTH

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02–28–23	SITE PLAN REVIEW	
03–27–23	SITE PLAN REVIEW	
03–29–23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:

SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

SITE PLAN

SHEET NUMBER:

C-1

WASHINGTON COUNTY PROJECT NO:

SP-23-012

PARENT
ACCOUNT ID: 27– 019196
N/F
K & S LONGMEADOW LLC
PARCEL ADDRESS: 19212 LONGMEADOW RD
HAGERSTOWN MD 21742–0000
MAILING ADDRESS: 6615 REISTERSTOWN RD STE 203C
BALTIMORE MD 21215–
DEED BOOK /05876/ 00280
ZONING: IG
AREA: 19.69 AC

1.
ACCOUNT ID: 27– 003141
N/F
SWANSON BRIAN JACOB
PARCEL ADDRESS: 19212 LONGMEADOW RD
HAGERSTOWN MD 21742–0000
MAILING ADDRESS: 19212 LONGMEADOW RD
HAGERSTOWN MD 21742–0000
DEED BOOK /05841/ 00475
ZONING: RPC
AREA: 15,246 SF

2.
ACCOUNT ID: 27– 018254
N/F
HERSON MICHELLE E
PARCEL ADDRESS: 13513 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: 13513 PARADISE DR
HAGERSTOWN MD 21742–2421
DEED BOOK/03045/ 00150
ZONING: RPC
AREA: 18,295 SF

3.
ACCOUNT ID: 27–007228
N/F
DEGUZMAN BERNADETTE L
PARCEL ADDRESS: 12750 VALLEYWOOD DRIVE
WOODBRIDGE, VA 22192
MAILING ADDRESS: 13517 PARADISE DR
HAGERSTOWN MD 21742–0000
DEED BOOK /05469/ 00273
ZONING: R2C
AREA:17,424 SF

4.
ACCOUNT ID: 27–007465
N/F
THOMAS JOHN R & SHERREE D
PARCEL ADDRESS: 13521 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: 13521 PARADISE DR
HAGERSTOWN MD 21742–2421
DEED BOOK: /01656/ 00294
ZONING: R2C
AREA:17,424 SF

5.
ACCOUNT ID: 27–009654
N/F
KLINE JUNIOR L & ELIZABETH H L/E
PARCEL ADDRESS: 13525 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK: /02202/ 00505
ZONING: R2C
AREA: AREA:17,424 SF

6.
ACCOUNT ID: 27–005624
N/F
KELLER ARTHUR DANIEL
PARCEL ADDRESS: 13529 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK: /06779/ 00109
ZONING: R2C
AREA: AREA:17,424 SF

7.
ACCOUNT ID: 27–001491
N/F
BORDER MICHAEL W
PARCEL ADDRESS: 13533 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK: /00637/ 00465
ZONING: R2C
AREA: AREA: 17,424 SF

8.
ACCOUNT ID: 27011985
N/F
TOPPER DAIVD E
WORDEN VICTORIA N
PARCEL ADDRESS: 12838 VALLEYWOOD DRIVE
WOODBRIDGE, VA 22192
MAILING ADDRESS: SAME
DEED BOOK /05841/ 00475
ZONING: R2C
AREA:17,424 SF

9.
ACCOUNT ID: 27– 014364
N/F
EYLER JILL D
PARCEL ADDRESS: 13541 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK /04077/ 00430
ZONING: R2C
AREA:17,424 SF

10.
ACCOUNT ID: 27– 018289
N/F
GERBER RONALD F
PARCEL ADDRESS: 13545 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK /00739/ 00171
ZONING: R2
AREA:17,424 SF

11.
ACCOUNT ID: 27– 010512
N/F
FURR MICHAEL
PARCEL ADDRESS:13549 PARADISE DR
HAGERSTOWN MD 21742–0000
MAILING ADDRESS: SAME
DEED BOOK /05803/ 00440
ZONING: R2
AREA:17,424 SF

12.
ACCOUNT ID: 27–011233
N/F
MARTIN ERNEST W JR
PARCEL ADDRESS: 13553 PARADISE DR
HAGERSTOWN MD 21742–2421
MAILING ADDRESS: SAME
DEED BOOK /00447/ 00709
ZONING: R2
AREA:17,424 SF

13.
ACCOUNT ID: 27– 013376
N/F
MARTIN CLIFTON R
MARTIN LISA L
PARCEL ADDRESS:13603 PARADISE DR
HAGERSTOWN 21742–0000

MAILING ADDRESS: 14040 PARADISE CHURCH RD
HAGERSTOWN MD 21742–0000
DEED BOOK /05122/ 00125
ZONING: R2
AREA: 0.4 AC

14.
ACCOUNT ID: 27– 016138
N/F
DOMINGUEZ PABLO
REYES SONIA
PARCEL ADDRESS: 13607 PARADISE DR
HAGERSTOWN MD 21742–2490
MAILING ADDRESS: SAME
DEED BOOK 02071/ 00620
ZONING: R2
AREA: 0.4 AC

15.
ACCOUNT ID: 27– 008607
N/F
GIBSON MARCUS B
GIBSON AMY M
PARCEL ADDRESS: 13611 PARADISE DR
HAGERSTOWN MD 21742–
MAILING ADDRESS: SAME
DEED BOOK/06915/ 00234
ZONING: R2
AREA: 17,424 SF

16.
ACCOUNT ID: 27– 003168
N/FN/F
HOTT DONALD C JR
HOTT VICKI L
PARCEL ADDRESS: 13615 PARADISE DR
HAGERSTOWN MD 21742–
MAILING ADDRESS: SAME
DEED BOOK /06923/ 00174
ZONING: R2
AREA: 17,424 SF

17.
ACCOUNT ID: 27–014216
N/FN/F
SNIDER BRYAN C
PARCEL ADDRESS: 13619 PARADISE DR
HAGERSTOWN MD 21742–2490
MAILING ADDRESS: 12350 OAKWOOD DRIVE
WOODBRIDGE, VA 22192
DEED BOOK/01413/ 01069
ZONING: R2
AREA: 17,424 SF

18.
ACCOUNT ID: 27–004407
N/FN/F
DOUCETTE LARRY M & CHRISTINA J
PARCEL ADDRESS: 13623 PARADISE DR
HAGERSTOWN MD 21742–2490
MAILING ADDRESS: SAME
DEED BOOK /00952/ 00988
ZONING: R2
AREA: 30,056 SF

19.
ACCOUNT ID: 27– 014178
N/FN/F
PLANK KENNETH J
PARCEL ADDRESS: 12858 VALLEYWOOD DRIVE
WOODBRIDGE, VA 22192
MAILING ADDRESS: 13629 PARADISE DR
HAGERSTOWN MD 21742–2490
DEED BOOK/00482/ 00458
ZONING: R2
AREA: 20,908 SF

20.
ACCOUNT ID: 27– 006477
N/FN/F
WEBB RONALD L
WEBB LORNA J
PARCEL ADDRESS: 12898 VALLEYWOOD DRIVE
WOODBRIDGE, VA 22192
MAILING ADDRESS: 13633 PARADISE DR
HAGERSTOWN MD 21742–2490
DEED BOOK /06061/ 00027
ZONING: R2
AREA: 17,424 SF

21.
ACCOUNT ID: 27– 007414
N/FN/F
STROBL RICHARD G & SUSAN L
PARCEL ADDRESS: 13637 PARADISE DR
HAGERSTOWN MD 21742–2490
MAILING ADDRESS: SAME
DEED BOOK /00768/ 00804
ZONING: R2
23,958 SF

22.
ACCOUNT ID: 27– 015484
N/FN/F
ISP MINERALS LLC

PARCEL ADDRESS:LONGMEADOW RD
HAGERSTOWN 21740–0000

MAILING ADDRESS: C/O THOMSON PROERPTY TAX SERV
400 W 15TH ST STE 700
AUSTIN TX 78701–1647
DEED BOOK/01674/ 00673
ZONING: R2
AREA: 2.0 AC

23.
ACCOUNT ID: 27– 011462
N/FN/F
DILLER ARLIN E
PARCEL ADDRESS: 13618 MARSH PIKE
HAGERSTOWN 21742–0000
MAILING ADDRESS: 22019 GROVE RD
HAGERSTOWN MD 21742–0000
DEED BOOK /05988/ 00215
ZONING: RPC
AREA: 78.3 AC

24.
ACCOUNT ID: 27– 013686
N/FN/F
PARAMOUNT FEED & SUPPLY INC
PARCEL ADDRESS: 19310 LONGMEADOW ROAD
HAGERSTOWN MD 21742
MAILING ADDRESS: SAME
DEED BOOK 00418/ 0000
ZONING: RPC
AREA: 2.29 AC

25.
ACCOUNT ID: 27– 018726
N/FN/F
GOSSERT TODD E &
GIFFT TROY IVAN
PARCEL ADDRESS: 19231 LONGMEADOW RD
HAGERSTOWN MD 21742–2858
MAILING ADDRESS: SAME
DEED BOOK01618/ 00001
ZONING: RPC
AREA: 1.16 AC

26.
ACCOUNT ID: 27– 018807
N/FN/F
VALENTINE DOUGLAS A
PARCEL ADDRESS:19217 LONGMEADOW RD
HAGERSTOWN MD 21742–2858
MAILING ADDRESS: SAME
DEED BOOK /00610/ 00372
ZONING: RPC
AREA: 20,908 SF

NOTE:
PROPERTIES 1 THROUGH 21 PARADISE HOMES SUBDIVISION

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02–28–23	SITE PLAN REVIEW	
03–27–23	SITE PLAN REVIEW	
03–29–23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
ADJOINERS

SHEET NUMBER:
C-1A

WASHINGTON COUNTY PROJECT NO:
SP-23-012

NOTES:

1. LANDSCAPING NOT SHOWN FOR CLARITY, SEE SHEET C–12 .

2. THE FACILITY IS NOT LOCATED WITH THE APPALACHIAN TRAIL CORRIDOR SPECIAL PLANNING AREA, ANTIETAM OVERLAY ZONING DISTRICT, OR HISTORIC PRESERVATION ZONING DISTRICT

3. THE MONOPOLE LOCATION IS IN EXCESS OF 388' FROM AN EXISTING DWELLING, SCHOOL, CHURCH OR INSTITUTION FOR HUMAN CARE.

4. THE SITE PROPERTY WAS SURVEYED. THE ADJACENT PROPERTY LINES AND THE LOCATION OF OFF SITE HOUSES WERE DETERMINEDFROM THE WASHINGTON COUNTY GIS PARCEL AND ZONING LOCATOR.

5. TELECOMMUNICATION FACILITY GENERATES APPROXIMATELY 4 TRIPS PER YEAR PER CARRIER. TECHNICIANS WILL PARK IN THE EXISTING PARKING LOT AND WALK TO THE SITE.

CLOSEST TOWERS

1.66 MILES
.10 EAST OF US ROUTE 81 – US CELLULAR
AGL: 149.93 FT
.10 MI EAST OF US ROUTE 81
HAGERSTOWN, MD 21742

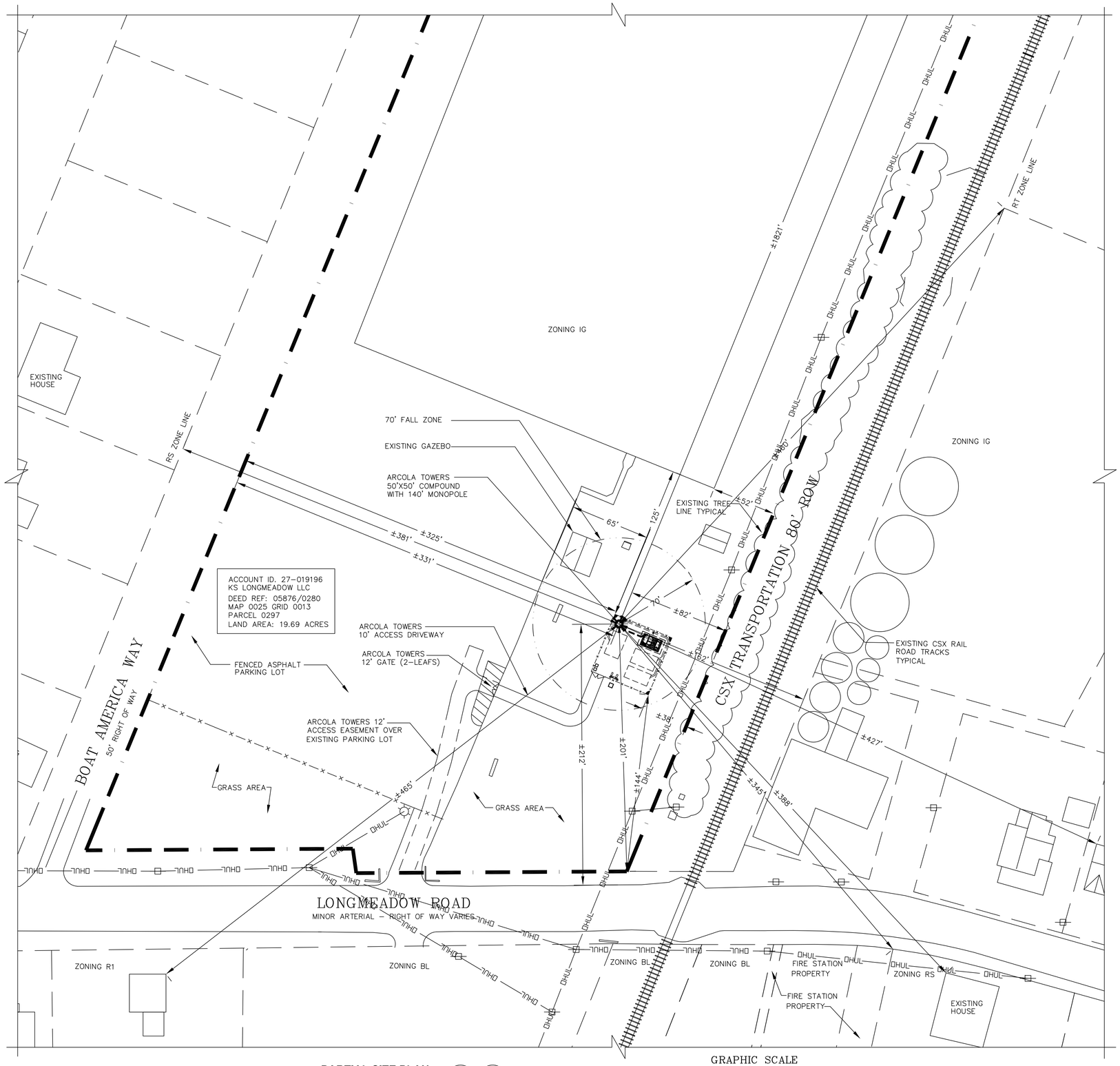
1.89 MILES
NORTH HAGERSTOWN HIGH SCHOOL – MILESTONE TOWER
AGL: 89.89 FT
1200 PENNSYLVANIA AVE
HAGERSTOWN, MD 21742

2.25 MILES
1402 MARSHALL STREET – SHENTEL
AGL: 255.25 FT
1402 MARSHALL STREET
MAUGANSVILLE, MD 21740

2.2 MILES
OLD FORGE ROAD – US CELLULAR
AGL: 199.14 FT
OLD FORGE ROAD
HAGERSTOWN, MD 21742

PROPOSED MONOPOLE SETBACKS	
	PROPOSED
FRONT YARD (SOUTH)	±201'
REAR YARD (NORTH)	±1,821'
SIDE YARD (EAST)	±82'
SIDE YARD (WEST)	±331'
CLOSEST RESIDENCE	±465'
CLOSEST PUBLIC ROAD	±212'

PROPOSED COMPOUND SETBACKS	
	PROPOSED
FRONT YARD (SOUTH)	±144'
REAR YARD (NORTH)	±1,815'
SIDE YARD (EAST)	±38'
SIDE YARD (WEST)	±325'



PARTIAL SITE PLAN
SCALE: 1"= 40'

1 C–1B

TRUE NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02–28–23	SITE PLAN REVIEW	
03–27–23	SITE PLAN REVIEW	
03–29–23	SITE PLAN	

SEAL:

STATE OF MARYLAND
MICHAEL A. MAGLIONE
No. 12913
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:
C-1B

WASHINGTON COUNTY PROJECT NO:
SP-23-012

AREA TABULATION

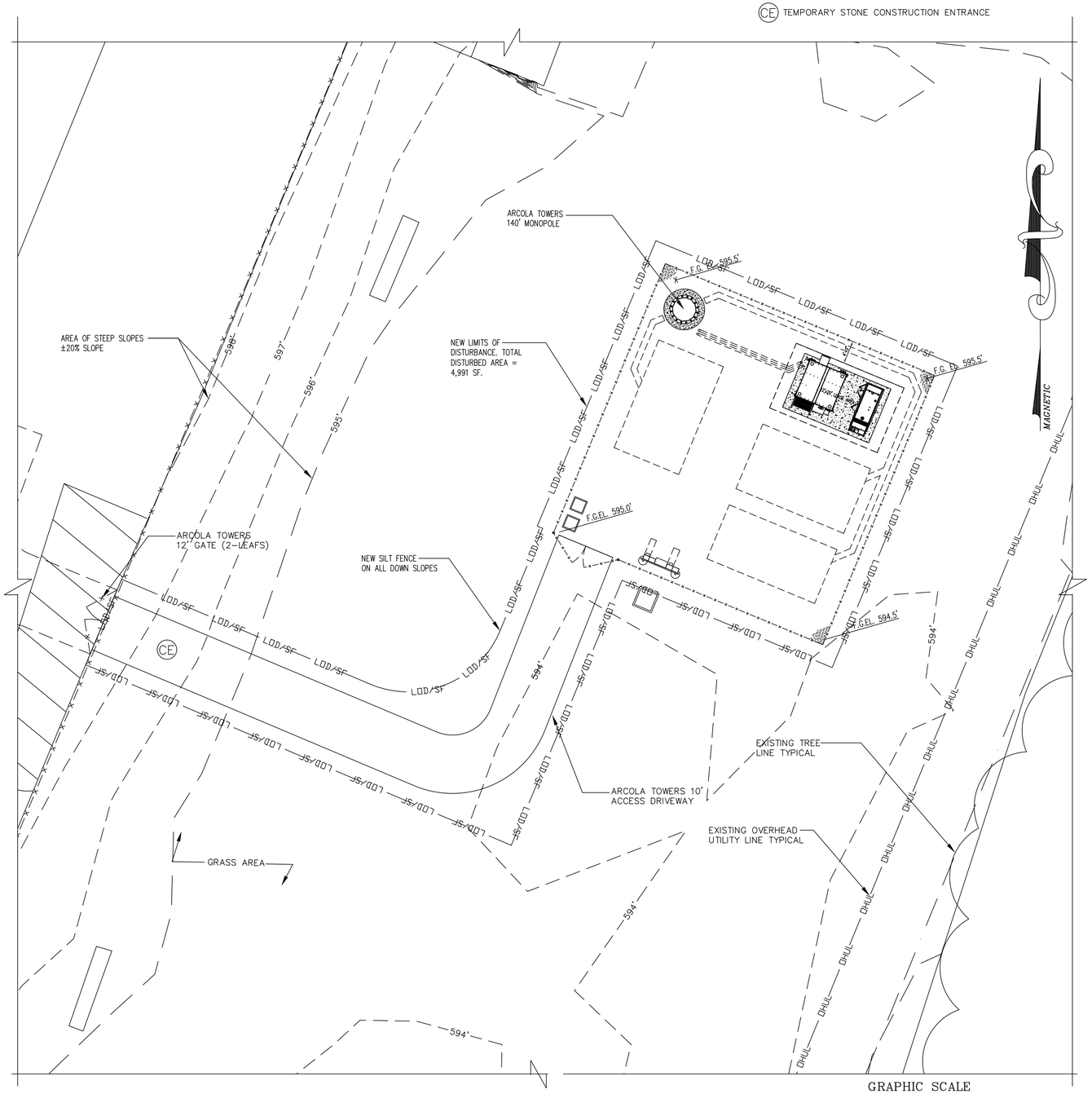
SITE AREA:	19.69 AC	
EXISTING IMPERVIOUS AREA:	412,274 SF	(9.464 AC) (48.07%)
ADDED IMPERVIOUS AREA:	3,602 SF	(0.083 AC) (0.42%)
TOTAL	415,876 SF	(9.547 AC) (48.49%)
DISTURBED AREA:	4,991 SF	

NOTES:

1. LANDSCAPING NOT SHOWN FOR CLARITY, SEE SHEET C-12.
2. THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS:
   FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE: FEMA FLOOD MAP FOR WASHINGTON COUNTY, MD. COMMUNITY PANEL NUMBER 24043C 0137D. REVISED AUGUST 15, 2017.
3. ALL CONTOURS SHOWN ON PLAN OBTAINED FROM A FIELD RUN SURVEY.
4. IN THE AREA OF PROPOSED DEVELOPMENT THE SLOPES ARE MAXIMUM 20%

LEGEND

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- SIGN
- LIGHT POLE
- TP TELEPHONE PEDESTAL
- INDIVIDUAL TREE – DECIDUOUS
- CE TEMPORARY STONE CONSTRUCTION ENTRANCE



GRADING AND EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"= 10'

1 / C-2

TRUE NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

STATE OF MARYLAND
MICHAEL A. MAYNARD
No. 12913
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
GRADING AND EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-2

WASHINGTON COUNTY PROJECT NO:
SP-23-012

NOTE TO CONTRACTOR: "EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED"

STANDARD GENERAL NOTES

1. NOTIFICATION OF COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT AT LEAST (5) DAYS PRIOR TO THE START OF THE WORK.

2. PRIOR TO THE START OF THE WORK, THE CONTRACTOR IS TO OBTAIN A COUNTY APPROVAL OF ANY PROPOSED CHANGES AND SEQUENCE OF CONSTRUCTION, SPECIFICALLY RELATING TO THE INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.

3. SEDIMENT AND CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER, OR WITH THE PERMISSION OF THE COUNTY SEDIMENT CONTROL INSPECTOR.

4. WHEN PUMPING SEDIMENT–LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO APPROVED SEDIMENT TRAPPING MEASURE PRIOR TO RELEASE FROM THE SITE.

5. ALL TEMPORARY STOCKPILES ARE TO BE LOCATED WITHIN AREAS PROTECTED BY SEDIMENT CONTROL MEASURES, AND ARE TO BE TEMPORARILY STABILIZED.

6. ALL SEDIMENT CONTROL DIKES , SWALES, BASINS AND FLOW LINES WILL BE TEMPORARILY SEEDED IMMEDIATELY UPON INSTALLATION TO REDUCE THE CONTRIBUTION TO SEDIMENT LOADING.

7. DISPOSAL OF EXCESS EARTH MATERIALS ON STATE OR FEDERAL PROPERTY REQUIRES MDE APPROVAL, OTHERWISE MATERIALS ARE TO BE DISPOSED OF AT A LOCATION APPROVED BY THE LOCAL AUTHORITY.

8. TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AS PER THE APPROVED PLAN PRIOR TO GRADING OPERATION. LOCATION ADJUSTMENTS ARE TO BE MADE IN THE FIELD AS NECESSARY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM POSSIBLE TIME.

9. IF GRADING IS COMPLETED OUT OF SEEDING SEASON, GRADED AREAS ARE TO BE STABILIZED BY MULCH AND MULCH ANCHORING. MULCH MATERIAL SHALL BE UN–WEATHERED, UN–CHOPPED SMALL GRAIN STRAW SPREAD AT A RATE OF 1 1/2 TO 2 TONS PER ACRE. MULCH ANCHORING TO BE ACCOMPLISHED BY AN APPROVED METHOD, USE OF A MULCH ANCHORING TOOL IS RECOMMENDED WHERE POSSIBLE.

10. IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", OF THE DEPARTMENT OF THE ENVIRONMENT.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL THE OTHER MEASURES NECESSARY TO CONTROL, FILTER, OR PREVENT SEDIMENT FROM LEAVING THE SITE.

12. IN CASES WHERE STORMWATER MANAGEMENT STRUCTURES ARE A PART OF SITE DEVELOPMENT, REMOVAL OF SEDIMENT CONTROL MAY NOT BE ACCOMPLISHED BEFORE THE CONTRIBUTING AREA TO THE STORMWATER MANAGEMENT STRUCTURE IS STABILIZED.

13. ON SITES WHERE INFILTRATION TECHNIQUES ARE UTILIZED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT ALL RUNOFF FROM ENTERING THE STRUCTURE DURING CONSTRICTION.

14. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:

A. EXCAVATED TRENCH MATERIALS SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.

B. IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACK FILLED , COMPACTED AND STABILIZED AT THE END OF EACH DAY.

C. TEMPORARY SILT FENCE, OR STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.

15. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT MUD TRACKING ONTO PUBLIC WAYS.

EROSION AND SEDIMENT CONTROL NOTES, DETAILS AND SPECIFICATIONS

1. SEEDING (PERMANENT)
(A) SHALL BE CONDUCTED BETWEEN FEBRUARY 1ST. TO APRIL 30TH, AUGUST 15TH TO NOVEMBER 30TH.
(B) SEED BED PREPARATION: APPLY 10 LBS OF 10–20–20 FERTILIZER PER 1000 SQ. FT., HARROW OR DISK INTO SOIL TO A DEPTH OF 3 TO 5 INCHES. APPLY PULVERIZED GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SF.
(C) SEED APPLICATION: APPLY ON A MOIST SEED BED WITH SUITABLE EQUIPMENT, MINIMUM COVER 1/4".

MIX	SEEDING RATE
TALL FESCUE LOLIUM FT. ARUNDINACEUM	60 LBS./AC. 1.38 LBS./1000 SQ. FT.
KENTUCKY BLUEGRASS POA FT. PRATENSIS	40 LBS./AC. 0.92 LBS./1000 SQ. FT.
PERENNIAL RYEGRASS LOLIUM FT. PERENNE	20 LBS./AC. 0.46 LBS./1000 SQ. FT.
SMALL GRAIN (WHEAT, BARLEY, RYE,. ETC.)	60 LBS./AC. 1.38 LBS./1000 SQ. FT.

(D) MULCH: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA UNWEATHERED SMALL GRAIN STRAW AT A RATE OF 1 1/2 TO 2 TONS PER ACRE. MULCH TO BE ANCHORED WITH MULCH ANCHORING TOOL ON THE CENTER OR ASPHALT TIE DOWN METHOD. (ON DITCHES ONLY).

2. TEMPORARY STABILIZATION
(A) PROVIDE SEED BED SAME A 1–B ABOVE.
(B) PROVIDE TEMPORARY SEEDING AT A RATE OF 150 LBS/AC. (3.44/1000SQ/FT.ANNUAL RYE SEED.
(C) MULCH SAME A 1–D ABOVE.

3. IF TEMPORARY STABILIZATION IS REQUIRED, PERMANENT SEEDING SHALL BE PER PERFORMED DURING THE NEXT APPLICABLE PERIOD (SEE STATEMENT 1–A ABOVE).

4. ALL FILL SLOPE AREAS SHOWN ON THE PLANS ARE TO BE STABILIZED PER STATEMENT 1 OR 2 ABOVE IMMEDIATELY AFTER COMPLETION OF GRADING OPERATIONS FOR THESE SLOPES.

5. CLEAR AND GRUB ALL FILL AREAS SHOWN ON THE PLAN.

6. ROADSIDE DITCHES SHALL BE CONSTRUCTED WITH 4:1 SIDE SLOPES. ALL DITCHES SHALL BE SEEDED WITH 4:1 SIDE SLOPES. ALL DITCHES SHALL BE SEEDED IN ACCORDANCE WITH 1–B ABOVE.

7. DITCHES SHALL BE STABILIZED AFTER PLACEMENT OF SEED AND MULCH WITH EXCELSIOR MATTING. THE CENTERLINE OF ALL DITCHES SHALL HAVE A MINIMUM OF ONE (1) STANDARD WIDTH OF MATTING EXCEPT WHERE GRADES ARE IN EXCESS OF 3%. THEN THE DOUBLE WIDTH OF MATTING SHALL BE PROVIDED.

8. RIPRAP AND APPROVED FILTER SLOTH SHALL BE PLACED AT ALL CULVERTS AS SHOWN ON THE PLANS.

9. ALL EROSION AND SEDIMENT CONTROL DEVISES AND STABILIZATION SHALL CONFORM TO COUNTY SOIL AND WATER CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.

PHASE OF SEQUENCE OF CONSTRUCTION

1. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS TO SCHEDULE A PRE–CONSTRUCTION MEETING A LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN.

3. INSTALL PERIMETER SILT FENCE AND SILT FENCE AT ALL LOCATIONS SHOWN, INCLUDING STOCKPILE AREAS.

4. CLEAR AND GRUB THE COMPOUND AND NEW ACCESS ROAD. GRADE COMPOUND SITE TO FINAL GRADES.

6. INSTALL MONOPOLE FOUNDATION, MONOPOLE UTILITIES, SLAB, EQUIPMENT, CABLES AND ANTENNAS.

7. INSTALL COMPOUND SURFACING AND FENCING.

8. INSTALL ACCESS ROAD IMPROVEMENTS.

9. FINE GRADE SITE AND STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH.

10. UPON APPROVAL FROM THE COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES.

*THE ABOVE NOTED TIMES ARE APPROXIMATE. TASKS OUTLINED MAY BE WORKED SIMULTANEOUSLY AND THE SEQUENCE MAY BE ALTERED UPON APPROVAL FROM THE WASHINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS.

TIMELINE

1. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS TO SCHEDULE A PRE–CONSTRUCTION MEETING A LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER."	2 WEEKS
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN.	1 DAY
3. INSTALL PERIMETER SILT FENCE AND SILT FENCE AT ALL LOCATIONS SHOWN, INCLUDING STOCKPILE AREAS.	2 DAYS
4. CLEAR AND GRUB THE COMPOUND AND NEW ACCESS ROAD. GRADE COMPOUND SITE TO FINAL GRADES.	2 DAYS
6. INSTALL MONOPOLE FOUNDATION, MONOPOLE UTILITIES, SLAB, EQUIPMENT, CABLES AND ANTENNAS.	20 DAYS
7. INSTALL COMPOUND SURFACING AND FENCING.	3 DAYS
8. INSTALL ACCESS ROAD IMPROVEMENTS.	5 DAYS
9. FINE GRADE SITE AND STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH.	2 DAYS
10. UPON APPROVAL FROM THE COUNTY DEPARTMENT OF ENVIRONMENTAL PROGRAMS, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES.	

entrex
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6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02–28–23	SITE PLAN REVIEW	
03–27–23	SITE PLAN REVIEW	
03–29–23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

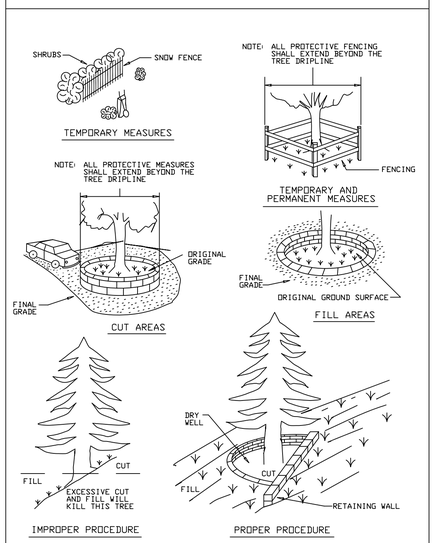
ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
EROSION AND SEDIMENT CONTROL NOTES

SHEET NUMBER:
C-3

WASHINGTON COUNTY PROJECT NO:
SP-23-012

DETAIL 31 - TREE PROTECTION

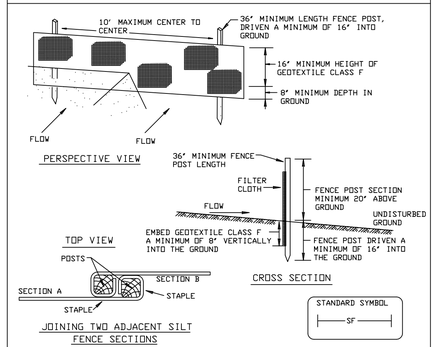


U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 23 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TREE PROTECTION FENCE DETAIL (1 / C-4)

SCALE: N.T.S.

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

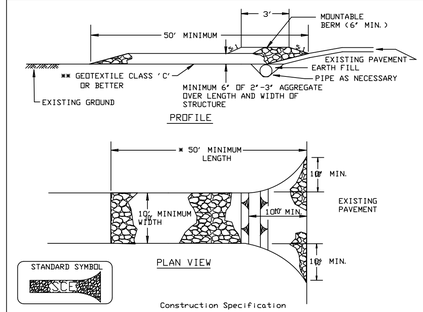
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE DETAIL (2 / C-4)

SCALE: N.T.S.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

STABILIZED CONSTRUCTION ENTRANCE DETAIL (3 / C-4)

SCALE: N.T.S.

entrex communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:

SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:

C-4

WASHINGTON COUNTY PROJECT NO:

SP-23-012

B-3 STANDARDS AND SPECIFICATIONS FOR LAND GRADING

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

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

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

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

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

1. Provisions to safely convey surface runoff to storm drains, protected outlets or stable water courses to ensure that surface runoff will not damage slopes or other graded areas.

2. Cut and fill slopes, stabilized with grasses, no steeper than 2:l. (Where the slope is to be mowed, the slope should be no steeper than 3:l, but 4:l is preferred because of safety factors related to mowing steep slopes.) Slopes steeper than 2:l require special design and stabilization considerations to be shown on the plans.

3. Benching per Detail B-3-1 whenever the vertical interval (height) of any 2:l slope exceeds 20 feet; for 3:l slopes, when it exceeds 30 feet; and for 4:l slopes, when it exceeds 40 feet. Locate benches to divide the slope face as equally as possible and to convey the water to a stable outlet. Soils, seeps, rock outcrops, etc. are to be taken into consideration when designing benches.

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

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

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

4. Diversion of surface water from the face of all cut and fill slopes using earth dikes or swales. Convey surface water down slope using a designed structure, and:

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

   b. Do not subject the slope's face to any concentrated flow of surface water such as from natural drainage ways, graded swales, downspouts, etc.

   c. Protect the face of the slope by special erosion control materials to include, but not be limitedto, approved vegetative stabilization practices, riprap or other approved stabilization methods.

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

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

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

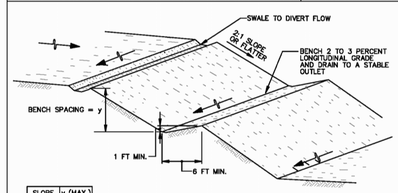
8. Quality of fill material. Fill material must be free of brush, rubbish, logs, stumps, building debris, and other objectionable material. Do not place frozen materials in the fill nor place the fill material on a frozen foundation.

9. Stabilization. Stabilize all disturbed areas structurally or vegetatively in compliance with Section B-4 Standards and Specifications for Stabilization Practices.

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

DETAIL B-3-1 BENCHING

STANDARD SYMBOL: BENCHING



SLOPE	y (MAX.)
2:1	20 FT
3:1	30 FT
4:1	40 FT

CONSTRUCTION SPECIFICATIONS

1. USE FILL MATERIAL FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
2. DO NOT INCORPORATE FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES OR STRUCTURAL FILLS. DO NOT PLACE FILL ON A FROZEN FOUNDATION.
3. PLACE ALL FILL IN LOOSE LIFTS NOT TO EXCEED 8 INCHES AND THEN COMPACT.
4. COMPACT ALL FILLS AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, OR OTHER RELATED PROBLEMS. COMPACT FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, CONDUITS, ETC., IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
5. HANDLE SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH SECTION H-2 SUBSURFACE DRAINS OR OTHER APPROVED METHODS.
6. MAINTAIN LINE, GRADE, AND CROSS SECTION OF BENCHING. STABILIZE IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION CRITERIA OR AS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. INSTALLATION OF EROSION CONTROL MATTING MAY BE NECESSARY IN BENCH/SWALE INVERTS. CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.
7. KEEP ALL BENCHES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.

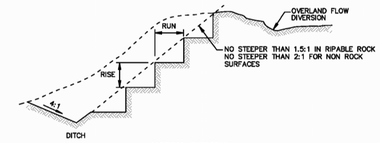
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.7

DETAIL B-3-2 SERRATED SLOPE

STANDARD SYMBOL



TYPICAL SECTION

CONSTRUCTION SPECIFICATIONS

1. DIVERT OVERLAND FLOW FROM THE TOP OF ALL SERRATED CUT SLOPES AND CARRY TO A SUITABLE OUTLET.
2. MAKE SERRATIONS AS THE EXCAVATION PROGRESSES.
3. CONSTRUCT EACH STEP OR SERRATION ON THE CONTOUR. RISE & RUN DIMENSIONS WILL VARY DEPENDING ON THE FINAL SLOPE RATIO. FOR RIPABLE ROCK SURFACES, MAKE TWO FOOT VERTICAL (RISE) AND THREE FOOT HORIZONTAL (RUN) SERRATIONS AT A SLOPE RATIO NO STEEPER THAN 1.5:1. FOR NON ROCK SURFACES, MAKE TWO FOOT VERTICAL (RISE) AND FOUR FOOT HORIZONTAL (RUN5) SERRATIONS AT A SLOPE RATIO NO STEEPER THAN 2:1.
4. KEEP ALL BENCHES FREE OF SEDIMENT DURING ALL PHASES OF CONSTRUCTION.
5. HANDLE SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION IN ACCORDANCE WITH SECTION H-2 SUBSURFACE DRAINS OR OTHER APPROVED METHODS.
6. MAINTAIN LINE, GRADE, AND CROSS SECTION OF SERRATED SLOPES. TEMPORARILY OR PERMANENTLY STABILIZE ALL GRADED, NON ROCK SURFACES IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENTS OR AS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B.8

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

Purpose: To promote the establishment of vegetation on exposed soil.

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

Effects on Water Quality and Quantity

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

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

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

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

Adequate Vegetative Establishment

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

1. Adequate vegetative stabilization requires 95 percent groundcover.

2. If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.

3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified.

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

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

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

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

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

Criteria

A. Incremental Stabilization - Cut Slopes

1. Excavate and stabilize cut slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all cut slopes as the work progresses.

2. Construction sequence example (Refer to Figure B.1):

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

   b. Perform Phase 1 excavation, prepare seedbed, and stabilize.

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

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

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

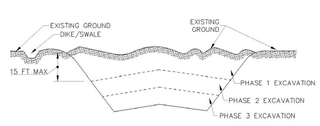


Figure B.1: Incremental Stabilization - Cut

B. Incremental Stabilization - Fill Slopes

1. Construct and stabilize fill slopes in increments not to exceed 15 feet in height. Prepare seedbed and apply seed and mulch on all slopes as the work progresses.

2. Stabilize slopes immediately when the vertical height of a lift reaches 15 feet, or when the grading operation ceases as prescribed in the plans.

3. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.

4. Construction sequence example (Refer to Figure B.2):

   a. Construct and stabilize all temporary swales or dikes that will be used to divert runoff around the fill. Construct silt fence on low side of fill unless other methods shown on the plans address this area.

   b. At the end of each day, install temporary water conveyance practice(s), as necessary, to intercept surface runoff and convey it down the slope in a non-erosive manner.

   c. Place Phase 1 fill, prepare seedbed, and stabilize.

   d. Place Phase 2 fill, prepare seedbed, and stabilize.

   e. Place final phase fill, prepare seedbed, and stabilize. Overseed previously seeded areas as necessary.

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

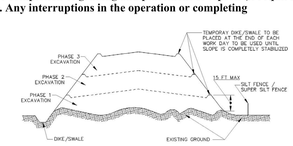


Figure B.2: Incremental Stabilization - Fill

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

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

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

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

Criteria

A. Soil Preparation

1. Temporary Stabilization

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

   b. Apply fertilizer and lime as prescribed on the plans.

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

2. Permanent Stabilization

   a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:

      i. Soil pH between 6.0 and 7.0.

      ii. Soluble salts less than 500 parts per million (ppm).

      iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.

      iv. Soil contains 1.5 percent minimum organic matter by weight.

      v. Soil contains sufficient pore space to permit adequate root penetration.

   b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.

   c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.

entrex communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE: SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

MDE NOTES

SHEET NUMBER:
C-5

WASHINGTON COUNTY PROJECT NO:
SP-23-012

d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.

e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

3. Topsoiling is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:

a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.

b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.

c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application

a. Erosion and sediment control practices must be maintained when applying topsoil.

b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.

c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.

2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.

3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.

4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

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

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

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

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

Criteria

A. Seeding

1. Specifications

a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.

b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.

c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective.

d. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

2. Application

a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.

i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.

ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.

b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.

i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.

ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.

c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).

i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorous), 200 pounds per acre; K2O (potassium), 200 pounds per acre.

ii. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.

iii. Mix seed and fertilizer on site and seed immediately and without interruption.

iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching

1. Mulch Materials (in order of preference)

a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. **Note: Use only sterile straw mulch in areas where one species of grass is desired.**

b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.

i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.

ii. WCFM, including dye, must contain no germination or growth inhibiting factors.

iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.

iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.

v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

2. Application

a. Apply mulch to all seeded areas immediately after seeding.

b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.

c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.

3. Anchoring

a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:

i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.

ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.

iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.

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ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.

iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. **Use of asphalt binders is strictly prohibited**.

iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

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

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

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

Criteria

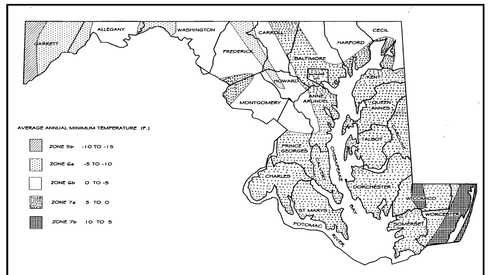
1. Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed,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

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

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

Temporary Seeding Summary

Hardiness Zone (from Figure B.3): _____ **Seed Mixture** (from Table B.1): _____					Fertilizer Rate (10-20-20)	Lime Rate
No.	**Species**	**Application Rate (lb/ac)**	**Seeding Dates**	**Seeding Depths**		
					436 lb/ac (10 lb/1000 sf)	2 ton/ac (90 lb/1000 sf)



Plant Hardiness Zones delineate areas where a species can be successfully established based on average annual minimum temperatures.

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

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communication services, inc.
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Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.
SCALE:	SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

MDE NOTES

SHEET NUMBER:

C-6

WASHINGTON COUNTY PROJECT NO:

SP-23-012

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate [1]		Seeding Depth [2] (inches)	Recommended Seeding Dates by Plant Hardiness Zone [3]		
	lb/ac	lb/1000 ft²		5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (*Lolium perenne ssp. multiflorum*)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (*Hordeum vulgare*)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (*Avena sativa*)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (*Triticum aestivum*)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (*Secale cereale*)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (*Setaria italica*)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (*Pennisetum glaucum*)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

NOTES:

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

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

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

B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

Definition: To stabilize disturbed soils with permanent vegetation.

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

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

Criteria

A. Seed Mixtures

1. General Use

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

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

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

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

2. Turfgrass Mixtures

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

b. Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.

i. Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

ii. Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.

iii. Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes; Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.

iv. Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass lawns. For establishment in high quality, intensively managed turf area. Mixture includes; Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1½ to 3 pounds per 1000 square feet.

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

c. Ideal Times of Seeding for Turf Grass Mixtures
Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)
Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
Southern MD, Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

d. Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1½ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.

e. If soil moisture is deficient, supply new seedings with adequate water for plant growth (½ to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary

Hardiness Zone (from Figure B.3): _____					Fertilizer Rate (10-20-20)			Lime Rate
Seed Mixture (from Table B.3):								
No.	Species	Application Rate (lb/ac)	Seeding Date	Seeding Depth	N	P_2O_5	K_2O	
				¼- ½ in	45 pounds per acre (1.0 lb/1000 sf)	90 pounds per acre (2.0 lb/1000 sf)	90 pounds per acre (2.0 lb/1000 sf)	2 tons/ac (90 lb/1000 sf)
				¼- ½ in				
				¼- ½ in				

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

1. General Specifications

a. Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.

b. Sod must be machine cut at a uniform soil thickness of ¾ inch, plus or minus ¼ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.

c. Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.

d. Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.

e. Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.

2. Sod Installation

a. During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.

b. Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.

c. Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.

d. Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.

3. Sod Maintenance

a. In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.

b. After the first week, sod watering is required as necessary to maintain adequate moisture content.

c. Do not mow until the sod is firmly rooted. No more than ⅓ of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

Table B.2: Recommended Permanent Seeding Mixtures by Site Condition or Purpose

Site Condition or Purpose of the Planting	Recommended Mix (see Table B.3)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Steep Slopes, Roadsides	R	R	R	A	R	A				A	A	R	R
Sand and Gravel Pits, Sanitary Landfills	R	R	R	A	R	A				A	A	R	
Salt-Damaged Areas	A												R
Mine Spoil, Dredged Material, and Spoil Banks	A		R	A	A								
Utility Rights-of-Way	R	R	R	R	R	R	A			R	R	R	
Dikes and Dams	A	A	R	A		R	R	A		R	R	R	
Berms and Low Embankments (not on Ponds)	R	R	R	R	R	R	A	A		R	R	R	A
Pond and Channel Banks, Streambanks	R	R	R	R	A	A	A			A	A		
Grassed Waterways, Diversions, Terraces, Spillways	A				A	R	R	A	R		R		A
Bottom of Drainage Channels, Swales, Detention Basins				A		R	A			A	R		R
Field Borders, Filter Strips, Contour Buffer Strips	R	R	R	A	A	R	A	R	R	R	R	R	A
Wastewater Treatment Strips and Areas								R	A	A			
Heavy Use Areas (Grass Loafing Paddocks for Livestock)								R					
Athletic Fields, Residential and Commercial Lawns							A	R	R		R		
Recreation Areas							R	R	R		R		

R = Recommended mix for this site condition or purpose.
A = Alternative mix, depending on site conditions.

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

Mix	Recommended Cultivar	Seeding Rate [1] lb/ac	Seeding Rate [1] lb/ 1000 ft²	Soil Drainage Class [2]	Max. Height (inch)	Mainte. Level [3]	Remarks
WARM SEASON/COOL SEASON GRASS MIXES:							
1. SELECT FIRM WARM-SEASON GRASS:							
Switch Grass (*Panicum virgatum*)	Blackwell, Carthage, Cave-in-Rock, or Shelter	10	0.23				All species are native to Maryland.
OR							Plant this mix with a respike grass drill.
Coastal Panic Grass (*Panicum amarum* var. *amarulum*)	Atlantic	10	0.23				Coastal panicgrass is best adapted to Zones 7a and 7b.
AND ADD:							
Creeping Red Fescue (*Festuca rubra* var. *rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	15	0.34	E - P	4 - 7	C - D	Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grass is becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:							
Partridge Pea (*Chamaecrista fasciculata*)	Common	4	0.09				Switchgrass, coastal panicgrass, the Dawson variety of creeping red fescue, and partridge pea are moderately salt-tolerant. Do not use bush clover or wild indigo on wet sites.
Bush Clover (*Lespedeza capitata*)	Common	2	0.05				
Wild Indigo (*Baptisia tinctoria*)	Common	2	0.05				
2. Big Bluestem (*Andropogon gerardii*)	Niagara or Rountree	6	0.14				All species are native to Maryland.
Indiangrass (*Sorghastrum nutans*)	Rumsey	6	0.14				The indiangrass and bluestems have fluffy seeds. Plant with a specialized native seed drill.
Little Bluestem (*Schizachyrium scoparium*)	Aldous or Blaze	4	0.09				
Creeping Red Fescue (*Festuca rubra* var. *rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	15	0.34				Creeping red fescue is a cool-season grass that will provide erosion protection while the warm-season grasses are becoming established.
PLUS ONE OF THE FOLLOWING LEGUMES:				E - MW	6 - 8	C - D	
Partridge Pea (*Chamaecrista fasciculata*)	Common	4	0.09				
Bush Clover (*Lespedeza capitata*)	Common	2	0.05				
Wild Indigo (*Baptisia tinctoria*)	Common	2	0.05				
Showy Tick-Trefoil (*Desmodium canadense*)	Common	1	0.02				

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

Mix	Recommended Cultivar	Seeding Rate [1] lb/ac	Seeding Rate [1] lb/ 1000 ft²	Soil Drainage Class [2]	Max. Height (inch)	Mainte. Level [3]	Remarks
WARM SEASON/COOL SEASON GRASS MIXES:							
3. SELECT ONE (WARM):							
Deertongue (*Dichanthelium clandestinum*)	Tioga	20	0.46				Excellent for excessively droughty, low pH (acidic) soils.
Sheep Fescue (*Festuca ovina*)	Common or Bighorn	20	0.46				Sheep fescue, Canada wild rye, and zoning are cool-season grasses that will provide erosion protection while the warm-season deertongue is becoming established.
OR							
Canada Wild Rye (*Elymus canadensis*)	Common	3	0.07				
Redtop (*Agrostis gigantea*)	Smoker	1	0.02	E - MW	4 - 6	C - D	
PLUS ONE OF THE FOLLOWING LEGUMES:							
Common Lespedeza (*Lespedeza striata*)	Kobe	10	0.23				Common lespedeza (Kobe variety) is more tolerant of low acidity and high manganese concentrations than Korean lespedeza. These lespedezas are reseeding annuals.
Korean Lespedeza (*Lespedeza stipulacea*)	Chinan or Rowan	10	0.23				
4. Deertongue (*Dichanthelium clandestinum*)	Tioga	11	0.14				
Creeping Red Fescue (*Festuca rubra* var. *rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	20	0.46				
Virginia Wild Rye (*Elymus virginicus*)	Common	3	0.11	W - P	2 - 3	C - D	Use Virginia wild rye on moist, shady sites.
OR							
Canada Wild Rye (*Elymus canadensis*)	Common	3	0.11				Use Canada wild rye on droughty sites.

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.
SCALE:	SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

MDE NOTES

SHEET NUMBER:
C-7

WASHINGTON COUNTY PROJECT NO:
SP-23-012

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

Mix	Recommended Cultivar	Seeding Rate 1/ lb/ac	Seeding Rate 1/ lb/ 1000 ft²	Soil Drainage Class 2/	Max. Height (inch)	Maint. Level 3/	Remarks
COOL-SEASON GRASS MIXES							
5. SELECT TWO GRASSES:							
Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	20	0.46				Use creeping red fescue in heavy shade and on moist sites.
OR							
Hard Fescue (*Festuca trachyphylla*)	Attila or Aurora	20	0.46				Perennial ryegrass and redtop will establish more rapidly than either fescue. Redtop tolerates wet sites better than ryegrass.
Perennial Ryegrass (*Lolium perenne*)	Blazer (II), Pennfine	10	0.23	E - SP	2 - 3	B - D	
OR							
Redtop (*Agrostis gigantean*)	Streaker	1	0.02				Flatpea will suppress woody vegetation. It should be planted in the spring, or as a dormant seeding in late fall or winter. It must be incorporated into the soil or covered with mulch. It may not be winter-hardy if planted late summer - fall. Caution: Flatpea can spread aggressively, and can be toxic to livestock.
AND ADD THE FOLLOWING LEGUME:							
Flatpea (*Lathyrus sylvestris*)	Lathco	15	0.34				
6. Tall Fescue (*Lolium arundinaceum*) (*formerly Festuca arundinacea*)	Recommended MD turf-types [3]	40	0.93				
Perennial Ryegrass (*Lolium perenne*)	Blazer (II), Pennfine	25	0.57				
PLUS ONE OF THE FOLLOWING LEGUMES:							
Birdsfoot Trefoil (*Lotus corniculatus*)	Empire, Viking, Norcen, Leo	8	0.18	W - SP	2 - 3	C - D	Birdsfoot trefoil is suitable for use only in Zones 5b and 6a.
White Clover (*Trifolium repens*)	Common	5	0.11				
7. Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	60	1.38				
Kentucky Bluegrass (*Poa pratensis*)	Recommended MD turf-types [3]	15	0.34	W - MW	1 - 2	C - D	This mix has good shade tolerance.

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

Mix	Recommended Cultivar	Seeding Rate 1/ lb/ac	Seeding Rate 1/ lb/ 1000 ft²	Soil Drainage Class 2/	Max. Height (inch)	Maint. Level 3/	Remarks
8. Tall Fescue (*Lolium arundinaceum*) (formerly *Festuca arundinacea*)	Recommended MD turf-types [3]	100	2.3	E - SP	2 - 3	A - D	Tall fescue produces a dense turf if frequently mowed, but tends to be clumpy if mowed only occasionally. For best results, recommend using a blend of 3 cultivars. Use low-endophyte cultivars in areas where livestock may graze.
9. SELECT ONE SPECIES OF FESCUE:							
Tall Fescue (*Lolium arundinaceum*) (formerly *Festuca arundinacea*)	Recommended MD turf-types [3]	60	1.38				Good for highly managed athletic fields. Tall fescue is more suitable for compacted, high use areas and on moist sites.
OR							
Hard Fescue (*Festuca trachyphylla*)	Attila or Aurora	40	0.92				Hard fescue produces finer-textured turf with more shade tolerance.
AND ADD:							
Kentucky Bluegrass (*Poa pratensis*)	Recommended MD turf-types [3]	40	0.92	W - SP	2 - 3	A - B	Use tall fescue instead of hard fescue for wastewater treatment strips and areas.
Perennial Ryegrass (*Lolium perenne*)	Blazer (II), Pennfine	20	0.46				For best results, recommend using a blend of 3 cultivars each for tall fescue and Kentucky bluegrass.
10. Orchardgrass (*Dactylis glomerata*)	Any	25	0.57				Low maintenance mix that is easy to establish.
Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	10	0.23				
Redtop (*Agrostis gigantean*)	Streaker	1	0.02	W - SP	2 - 3	C - D	
Alsike Clover (*Trifolium hybridum*)	Common	3	0.07				Alsike clover can be toxic to horses.
White Clover (*Trifolium repens*)	Common	3	0.07				Omit the clovers if using this mix for wastewater treatment strips and areas.

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

Mix	Recommended Cultivar	Seeding Rate 1/ lb/ac	Seeding Rate 1/ lb/ 1000 ft²	Soil Drainage Class 2/	Max. Height (inch)	Maint. Level 3/	Remarks
11. Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	30	0.69				
Chewings Fescue (*Festuca rubra ssp. commutata*)	Common	30	0.69				
Kentucky Bluegrass (*Poa pratensis*)	Recommended MD turf-types [3]	20	0.46	E - MW	2 - 3	B - D	
OPTIONAL ADDITION							
Rough Bluegrass (*Poa trivialis*)	Common	15	0.34				Add rough bluegrass in moist, shady conditions.
12. Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson, Pennlawn, Flyer, Fortress, Ruby, or Salem	25	0.57				Attractive mix of fine fescues and wildflowers for low maintenance conditions. Once well-established, the grasses may tend to outcompete the wildflowers.
Hard Fescue (*Festuca trachyphylla*)	Attila or Aurora	25	0.57				
Sheep Fescue (*Festuca ovina*)	Common or Bighorn	25	0.57				Wildflowers are best established by broadcasting and cultipacking on a prepared seedbed. Drilling can be also used, but care must be taken so that seeds are not drilled too deep.
PLUS WILDFLOWER MIX:							
Black-eyed Susan (*Rudbeckia hirta*)	Common	2	0.05	E - MW	2 - 3	C - D	
Lance-leaved Coreopsis (*Coreopsis lanceolata*)	Common	2	0.05				Hydroseeding is not recommended for this mix if wildflowers are used. (They have very small seeds.)
Purple Coneflower (*Echinacea purpurea*)	Common	2	0.05				
Partridge Pea (*Chamaecrista fasciculata*)	Common	5	0.11				
OR ADD CLOVER MIX:							
White Clover (*Trifolium repens*)	Common	3	0.07				
Red Clover (*Trifolium pratense*)	Any	3	0.07				

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

Mix	Recommended Cultivar	Seeding Rate 1/ lb/ac	Seeding Rate 1/ lb/ 1000 ft²	Soil Drainage Class 2/	Max. Height (inch)	Maint. Level 3/	Remarks
13. Alkali Saltgrass (*Puccinellia distans*)	Fults or Salty	20	0.46				This is the recommended mix for saline sites. Saltgrass will persist only under saline conditions.
Creeping Red Fescue (*Festuca rubra var. rubra*)	Dawson	15	0.34				For best results, use only the 'Dawson' variety of creeping red fescue. It is a salt-tolerant variety.
Fowl Meadowgrass (*Poa palustris*)	Common	2	0.05	W - P	2 - 3	B - D	
OPTIONAL ADDITION							
Creeping Bentgrass (*Agrostis stolonifera*)	Seaside	2	0.05				Add bentgrass for wetter conditions.

Notes:

1. Seeding Rates: Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates must be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses, legumes, or wildflowers. All legume seeds must be inoculated before planting with the appropriate Rhizobium bacteria. When feasible, hard-seeded legumes should be scarified to improve germination.

2. Soil Drainage Class (refer to the county soil survey for further information):
E - Excessively Drained; W - Well Drained; MW - Moderately Well Drained; SP - Somewhat Poorly Drained; P - Poorly Drained.

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

4. Turf-type cultivars of tall fescue and Kentucky bluegrass must be selected based on recommendations of the University of Maryland Cooperative Extension Service, Agronomy Minos 77. Recommendations are as follows:
A. Kentucky Bluegrass -
1. The following Kentucky bluegrass cultivars are suitable for general use, and are also noted for shade tolerance:

America	Coventry	Quantum Leap
Ascot	Liberator	Showcase
Brilliant	Moonlight	SR 2000
Champagne	NuJade	Unique
Compact	Princeton 105	

2. The following Kentucky bluegrass cultivars are suitable for general use, and are also noted for tolerance of low maintenance conditions:

Barirus	Haga	Monopoly
Caliber	Livingston	Washington
Eagleton	Merit	
Freedom	Midnight	

B. Tall Fescue - The following turf-type cultivars are suitable for general use:

Alamo E	Bulldawg	Debutante	Good-En	Micro DD	Rebel 3D*	Scorpio	Titan 2
Apache II	Chapel Hill	Dominion	Grande	Millennium	Rebel III*	Shenandoah	Tomahawk*
Avanti*	Chieftain II*	Duke	Guardian	Olympic Gold	Rebel Jr.	Shenandoah II	Trailblazer II*
Axiom	Chinook	Duster*	Heritage	Oncue	Rebel Sentry	Southern Choice*	Twilight II
Bandana	Cochise II	Eldorado*	Houndog 5	Pixie	Red Coat	SR 8200	Virtue*
Barlexus	Comanche	Empress	Jaguar III	Pixie E+	Regimen*	SR 8300	Watchdog
Barrington	Coyote	Falcon II*	Lancer	Plantation	Rembrandt	Stetson	Wolfpack
Bonanza*	Crossfire*	Finelawn Petite*	Leprechaun	Pyramid	Renegade	Tarheel	WPEZE
Bonanza II	Crossfire II	Genesis	Masterpiece	Rebel 2000	Reserve	TF6	Wyatt

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

Table B.4: Quality of Seed

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

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

Table B.5: Recommended Planting Dates for Permanent Cover in Maryland 1/

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

Notes:

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

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

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

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

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

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

Table B.6: Maintenance Fertilization for Permanent Seeding

Seeding Mixture	Type	lb/ac	lb/1000 sf	Time	Mowing
Tall fescue makes up 70 percent or more of cover.	10-10-10 or 30-10-10	500 400	11.5 9.2	Yearly or as needed. Fall	Not closer than 3 inches, if occasional mowing is desired.
Birdsfoot Trefoil.	0-20-0	400	9.2	Spring, the year following establishment, and every 4 to 5 years, thereafter.	Mow no closer than 2 inches.
Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250 100	5.8 2.3	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

Table B.5: Recommended Planting Dates for Permanent Cover in Maryland 1/

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

Notes:

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

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

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

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

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

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

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Fairly uniform stand of tall fescue or birdsfoot trefoil.	5-10-10	500	11.5	Fall, the year following establishment, and every 4 to 5 years, thereafter.	Not required, no closer than 4 inches in the fall after seed has matured.
Weeping lovegrass fairly uniform plant distribution.	5-10-10	500	11.5	Spring, the year following establishment, and every 3 to 4 years, thereafter.	Not required, not closer than 4 inches in fall after seed has matured.
Red & chewings fescue, Kentucky bluegrass, hard fescue mixtures.	20-10-10	250 100	5.8 2.3	September, 30 days later. December, May 20, June 30, if needed.	Mow no closer than 2 inches for red fescue and Kentucky bluegrass, 3 inches for fescue.

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PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:

SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

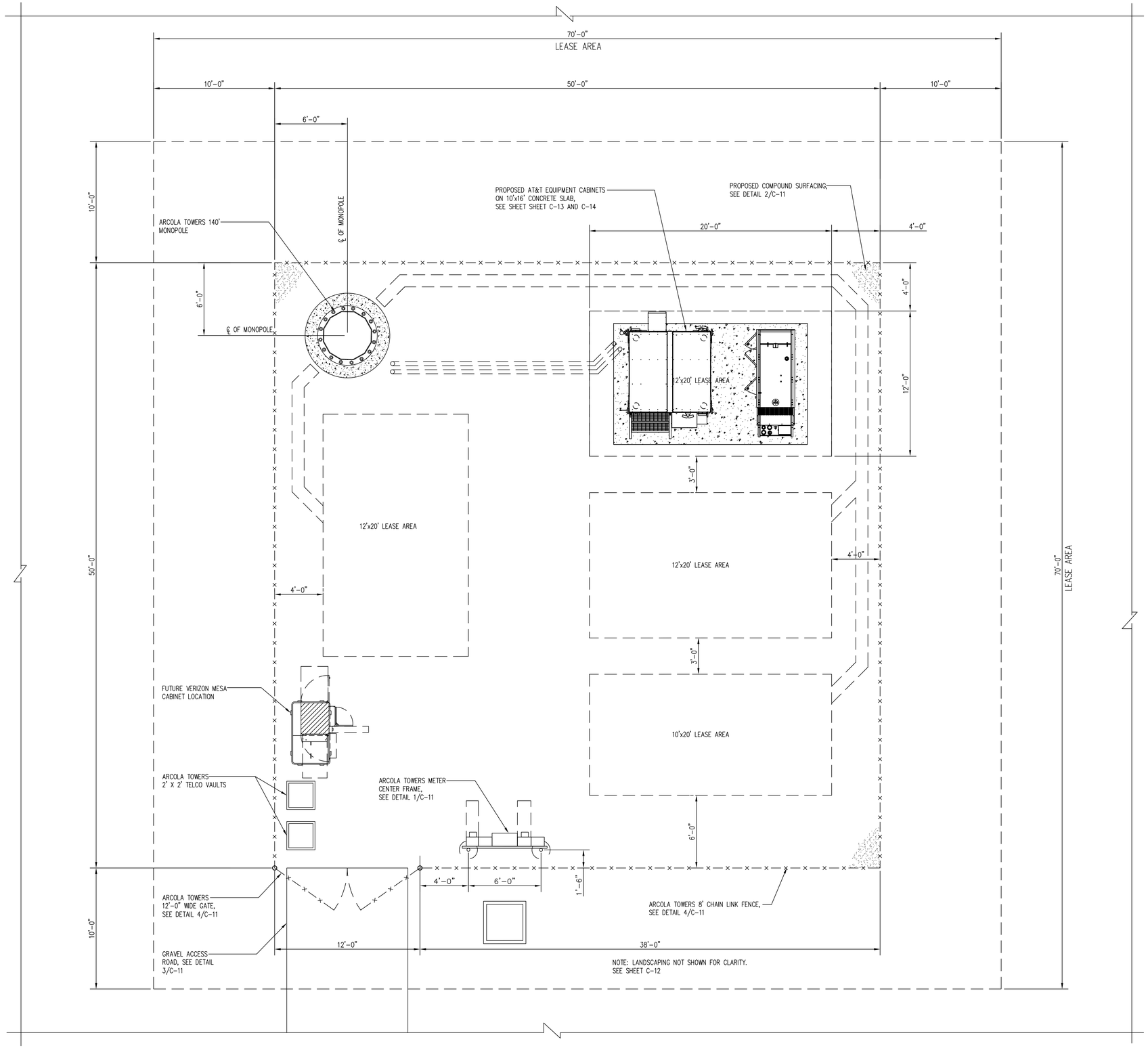
MDE NOTES

SHEET NUMBER:

C-8

WASHINGTON COUNTY PROJECT NO:

SP-23-012



COMPOUND PLAN (1 / C-9)
SCALE: 1/4" = 1'-0"

TRUE NORTH

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

STATE OF MARYLAND — MARK A. MAGNUSON — No. 12913 — PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

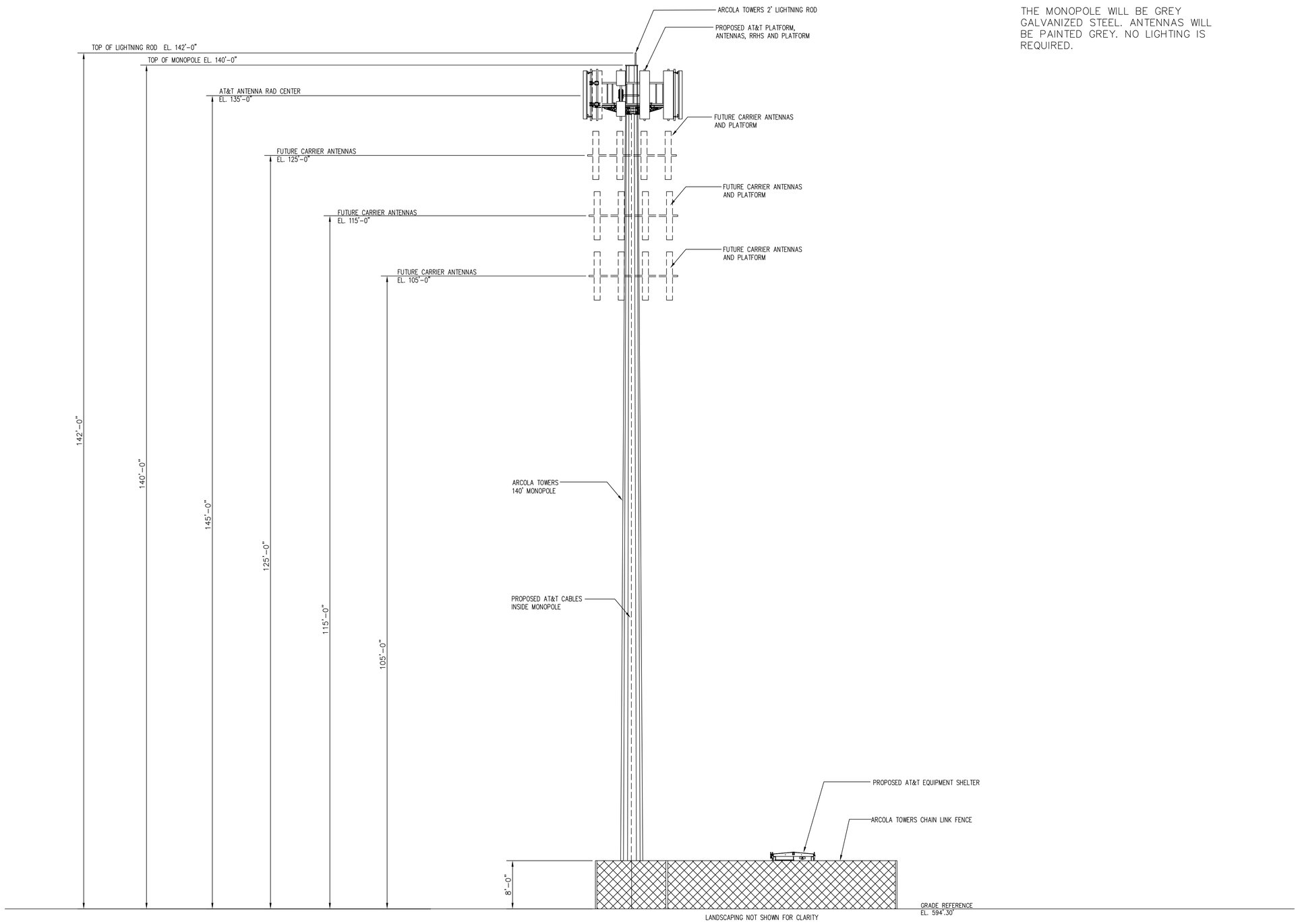
ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

COMPOUND PLAN

SHEET NUMBER:
C-9

WASHINGTON COUNTY PROJECT NO:
SP-23-012



MONOPOLE ELEVATION (1 / C-10)
SCALE: 1/8 1'-0"

NOTE:

THE MONOPOLE WILL BE GREY GALVANIZED STEEL. ANTENNAS WILL BE PAINTED GREY. NO LIGHTING IS REQUIRED.

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6100 Executive Blvd., Suite 430
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SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

STATE OF MARYLAND — STEVEN MILLER — REGISTERED PROFESSIONAL ENGINEER — NO. 12913

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

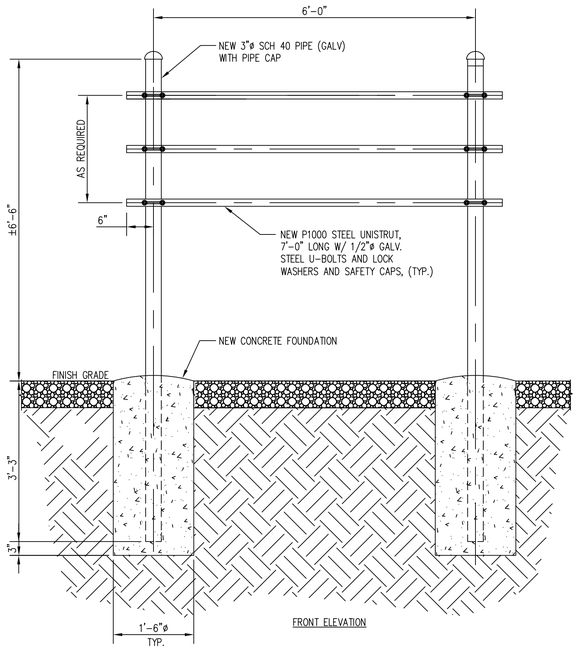
SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
MONOPOLE ELEVATION

SHEET NUMBER:
C-10

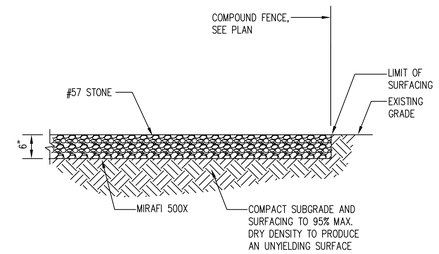
WASHINGTON COUNTY PROJECT NO:
SP-23-012



ELECTRIC SERVICE FRAME

SCALE: 3/4"=1'-0"

1 / C-11

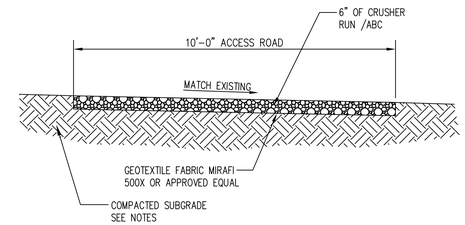


NOTE:
COMPOUND AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

COMPOUND SURFACING DETAIL

SCALE: 1"=1'-0"

2 / C-11



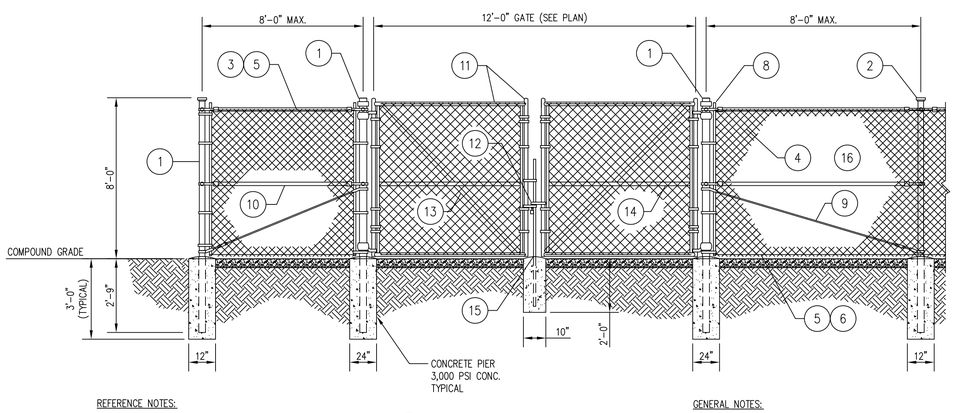
ACCESS ROAD:
FILL, UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL

SCALE: N.T.S.

3 / C-11



REFERENCE NOTES:

1. CORNER, END OR PULL POST: 3" NOMINAL SCHEDULE 40 PIPE. GATE POST: 4" NOMINAL SCHEDULE 40 PIPE.
2. LINE POST: 2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
4. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
6. TENSION WIRE: 9 GA. GALVANIZED STEEL.
7. PRIVACY SLATS (IF SPECIFIED)
8. STRETCHER BAR.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
11. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
12. STIMIE MULTI-LOCKING DEVICE W/KNOX LOCK
13. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
14. GATE FRAME BRACE: 1 5/8" DIAMETER.
15. CENTER GATE STOP
16. PRIVACY SLATS

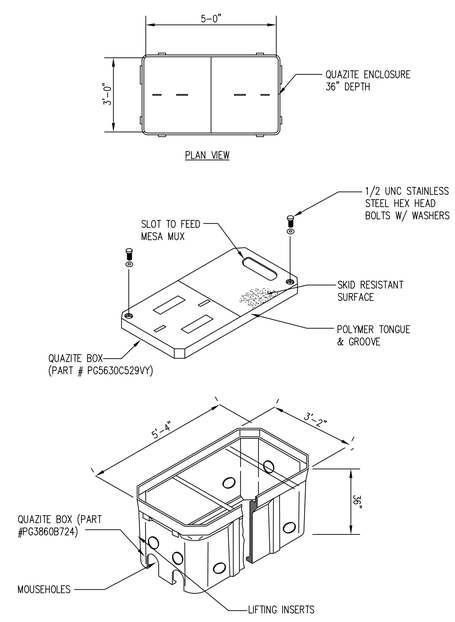
GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. FENCE PIPE AND COMPONENTS SHALL BE GALVANIZED.
4. GATE FRAMES SHALL BE WELDED. WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. POSTS SHALL HAVE END-CAPS.
6. GATES SHALL HAVE LOCKING HARDWARE.
7. PROVIDE GATE STOPS TO SECURE GATES IN OPEN POSITION.
8. INSERT PRIVACY SLATS

FENCE AND GATE ELEVATION

SCALE: N.T.S.

4 / C-11



MESA QUAZITE BASE DETAIL

SCALE: 3/8"=1'-0"

5 / C-11

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Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

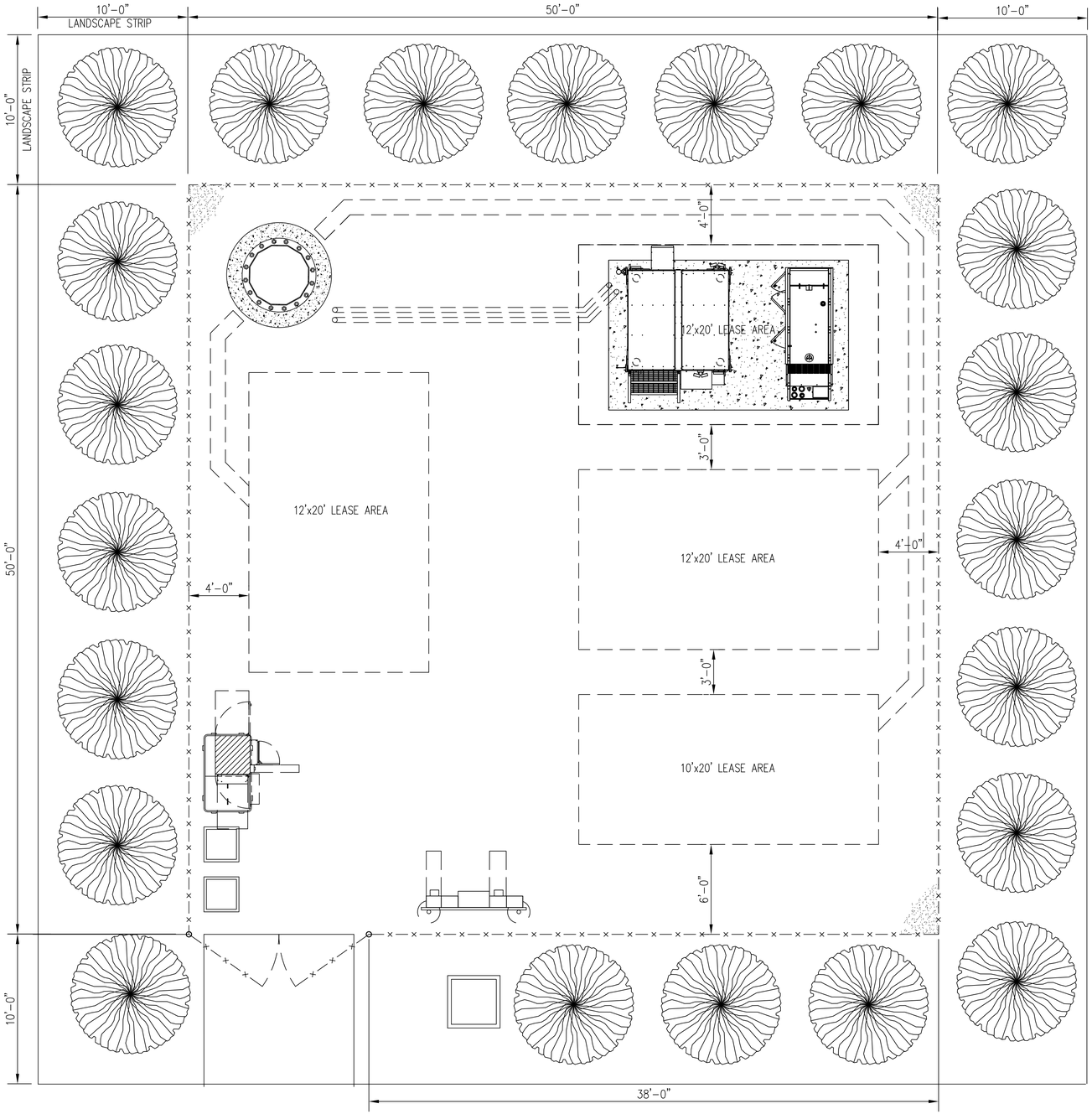
ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

SITE DETAILS

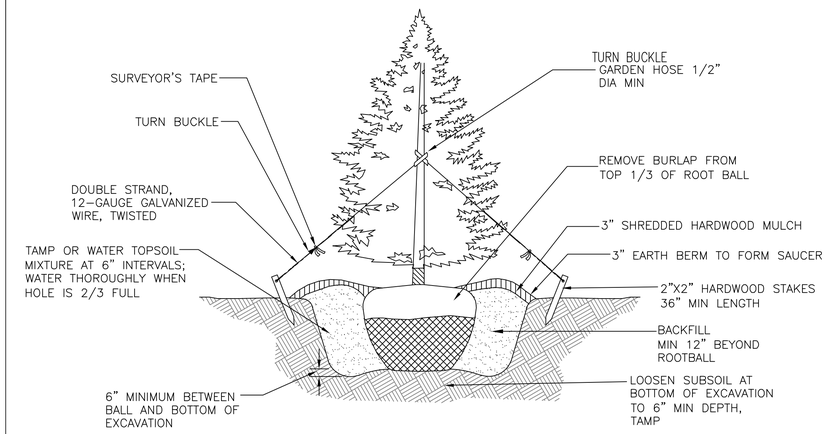
SHEET NUMBER:
C-11

WASHINGTON COUNTY PROJECT NO:
SP-23-012



LANDSCAPE PLAN (1 / C-12)
SCALE: 1/4" = 1'

TRUE NORTH



EVERGREEN PLANTING DETAIL

TREE PLANTING DETAIL (3 / C-12)
SCALE: NTS

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SPACING/ SPREAD	HEIGHT	MULCH TYPE	DROUGHT TOLERANCE	NATIVE STATUS
	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	EVERGREEN	22	10'	6'	WOOD CHIPS	GOOD	EASTERN NORTH AMERICA

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SUBMITTALS

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03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO: 1164.010
DESIGNER: R.S.
ENGINEER: M.M.

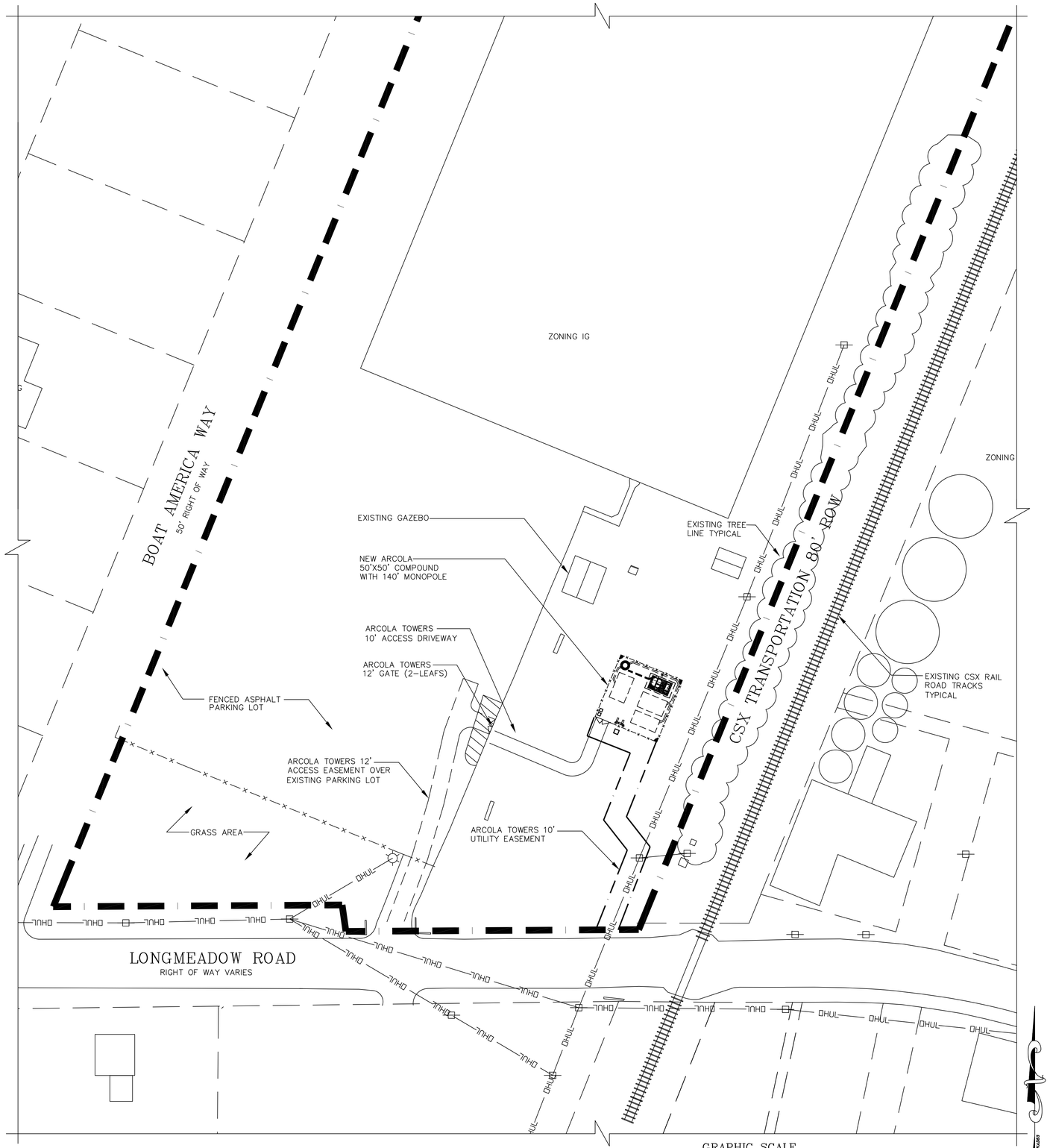
SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C-12

WASHINGTON COUNTY PROJECT NO:
SP-23-012



UTILITY ROUTING PLAN

SCALE: 1"= 40'

1 / C-13

TRUE NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SOILS MAP

SCALE: 1"=200'

2 / C-13

TRUE NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

SOILS DATA

NO.	SOIL NAME	% AREA PROPERTY	SLOPE (%)	ERODIBILITY	Ksat (in/hr)	DRAINAGE CLASS	DEPTH TO BEDROCK	DEPTH TO WATER TABLE
HaA	HAGERSTOWN SILT LOAM	16.5%	0-3	.37	0.60-2.00	WELL DRAINED	43'-98'	>80'
HaB	HAGERSTOWN SILT LOAM	46.9%	3-8	.37	0.60-2.00	WELL DRAINED	43'-98'	>80'
HaC	HAGERSTOWN SILT LOAM	27.9%	8-15	.37	0.60-2.00	WELL DRAINED	43'-98'	>80'
HdB	HAGERSTOWN DUFFIELD-URBAN COMPLEX	2.8%	0-8	.37	0.57-1.98	WELL DRAINED	>80'	>80'
SpA	SWANPOND SILT LOAM	5.9%	0-3	.49	0.60-2.00	MODERATELY WELL DRAINED	>80'	30'-42'

NOTE: THE NEW COMMUNICATION SITE IS LOCATED WITHIN THE SpA SOIL AREA.

entrex
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Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

STATE OF MARYLAND
ANTHONY MOSCA
No. 12913
REGISTERED PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:

SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

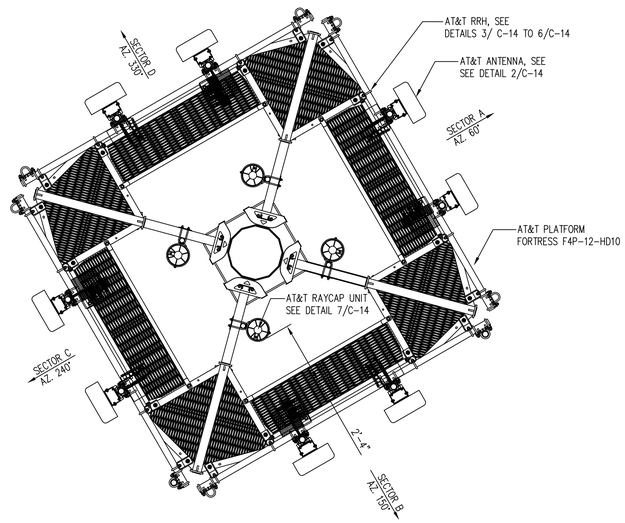
UTILITY ROUTING PLAN AND SOILS MAP

SHEET NUMBER:

C-13

WASHINGTON COUNTY PROJECT NO:

SP-23-012

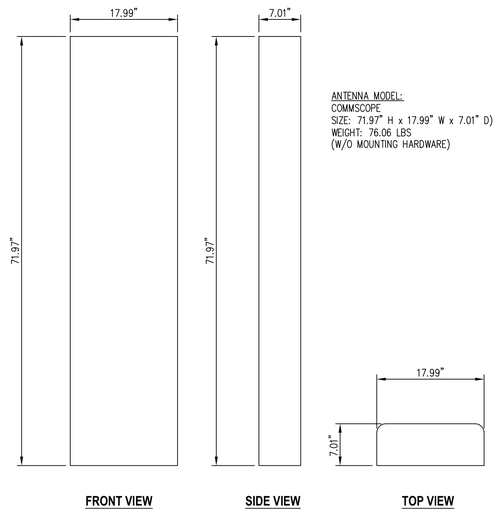


ANTENNA LOCATION PLAN

SCALE: 3/8"=1'-0"

1 / C-14

TRUE NORTH

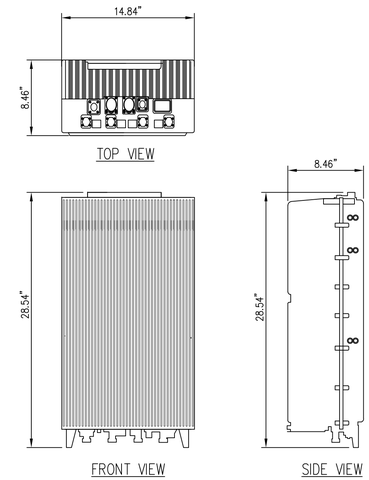


ANTENNA MODEL:
COMMSCOPE
SIZE: 71.97" H x 17.99" W x 7.01" D)
WEIGHT: 76.06 LBS
(W/O MOUNTING HARDWARE)

COMMSCOPE NNHH-45B-R4 ANTENNA DETAIL

SCALE: 1"=1'-0"

2 / C-14

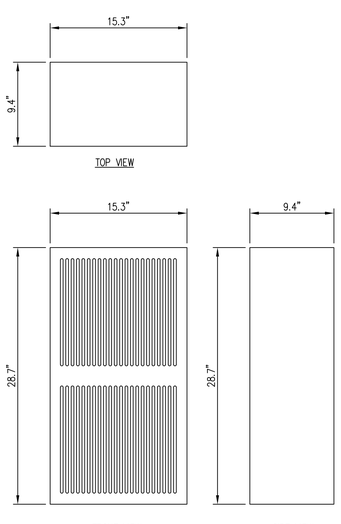


NOTE: DIMENSIONS/WEIGHT WITH DC SOLAR COVER.
WEIGHT: 101.4 LBS. (W/ MOUNTING HARDWARE)

NOKIA AIRSCALE TRIBAND RRH 4T4R B14/12/B29 370W AHLBBA

SCALE: 1-1/2"= 1'-0"

3 / C-14

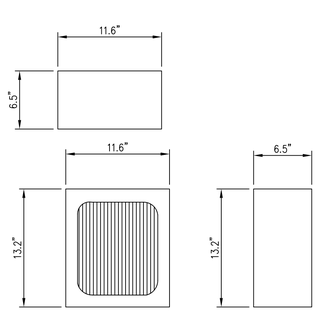


NOTE: DIMENSIONS/WEIGHT WITH DC SOLAR COVER.
WEIGHT: 88 LBS. (W/ MOUNTING HARDWARE)

NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

SCALE: 1-1/2"= 1'-0"

4 / C-14

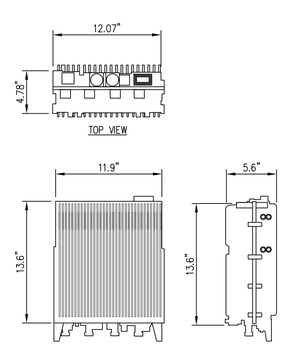


NOTE: DIMENSIONS/WEIGHT WITH DC SOLAR COVER.
WEIGHT: 35 LBS. (W/ MOUNTING HARDWARE)

NOKIA AIRSCALE RRH 4T4R B5 160W AHCA

SCALE: 1-1/2"= 1'-0"

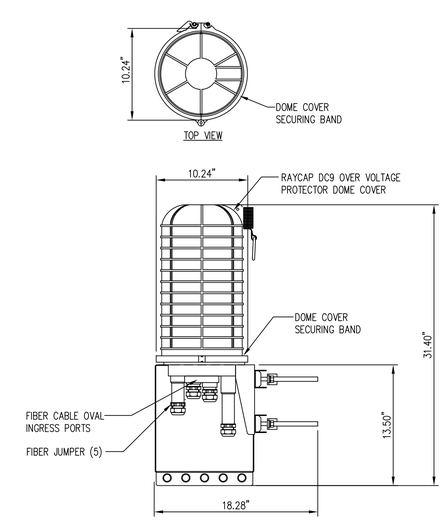
5 / C-14



AHNA AIRSCALE RRH 4T4R B30 100W

SCALE: 1-1/2"= 1'-0"

6 / C-14



NOTES:
1. ENCLOSURE DIMENSIONS: 18.28"L x 10.24"W x 31.4"H
2. TOTAL WEIGHT W/ MOUNT = 28.7 Lbs

RAYCAP DC9-48-60-24-8C-EV DC POWER OVER VOLTAGE PROTECTOR (OVP)

SCALE: N.T.S.

7 / C-14

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
02-28-23	SITE PLAN REVIEW	
03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

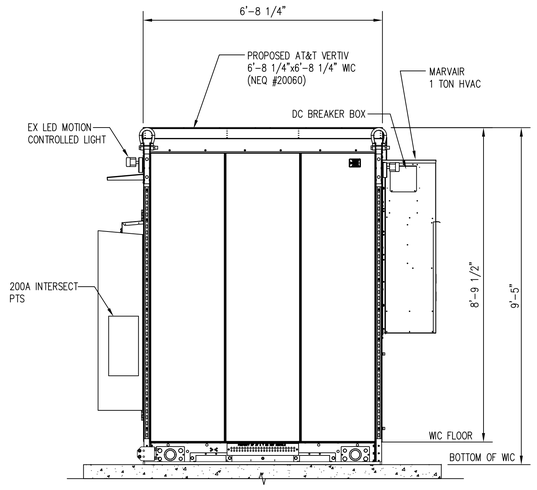
SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
AT&T ANTENNA LAYOUT, SECTION, DETAILS AND SCHEDULE

SHEET NUMBER:
C-14

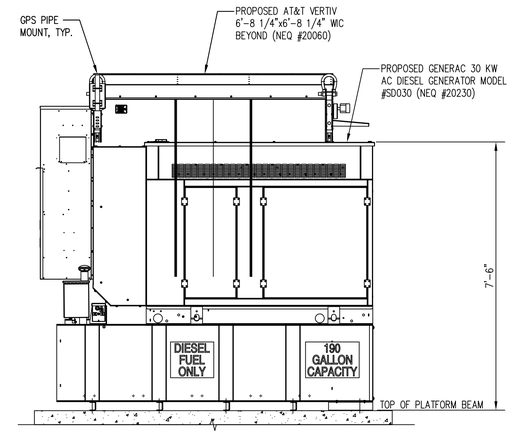
WASHINGTON COUNTY PROJECT NO:
SP-23-012



WIC SIDE ELEVATION

SCALE: 1/2"=1'-0"

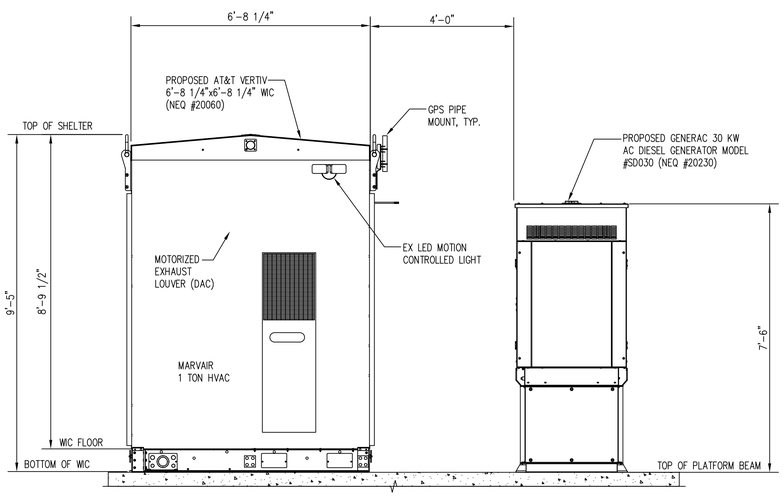
1 / C-15



GENERATOR SIDE ELEVATION

SCALE: 1/2"=1'-0"

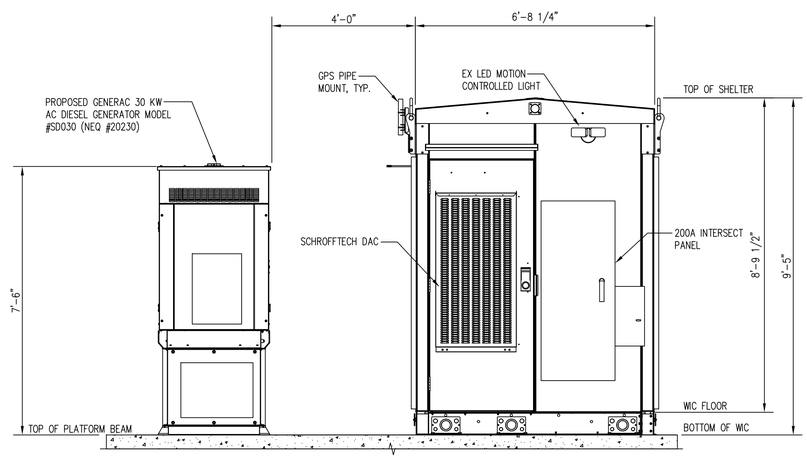
2 / C-15



WIC & GENERATOR BACK ELEVATION

SCALE: 1/2"=1'-0"

3 / C-15



WIC & GENERATOR FRONT ELEVATION

SCALE: 1/2"=1'-0"

4 / C-15

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communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

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03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

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ARCOLA TOWERS

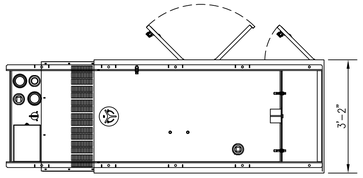
PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.
SCALE:	SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE: **AT&T EQUIPMENT AND GENERATOR DETAILS**

SHEET NUMBER: **C-15**

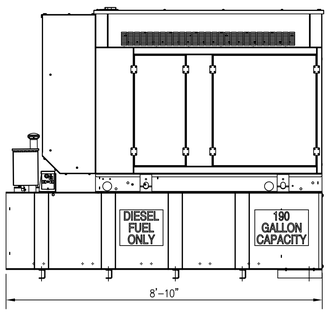
WASHINGTON COUNTY PROJECT NO: **SP-23-012**



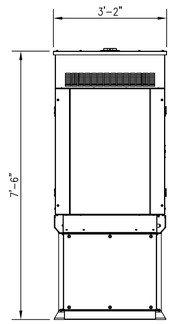
TOP VIEW

SPECIFICATIONS:

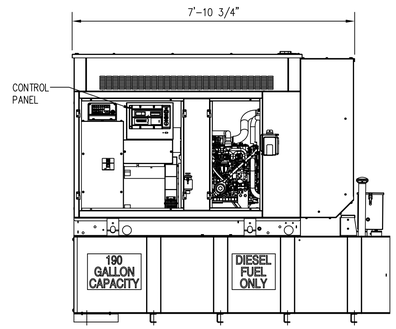
MODEL #:	SD030
DIMENSIONS:	94.8"Wx91"Hx38"D
APPROX. WEIGHT:	3,106 LBS.
NEQ:	#20230



LEFT SIDE VIEW



REAR VIEW



RIGHT-SIDE VIEW
(SHOWN WITH DOORS REMOVED)

GENERAC 30kW AC DIESEL GENERATOR DETAIL

SCALE: 1/2" = 1'-0"

1 / C-16

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
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03-27-23	SITE PLAN REVIEW	
03-29-23	SITE PLAN	

SEAL:

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ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:

SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:

AT&T GENERATOR DETAILS

SHEET NUMBER:

C-16

WASHINGTON COUNTY PROJECT NO:

SP-23-012

SITE SIGNAGE DETAILS

ARCOLA TOWERS

IN CASE OF EMERGENCY
CALL: XXX-XXX-XXXX
SITE: PARAMOUNT
FCC NO. XXXXXXX
LEASING: XXX-XXX-XXXX

WHITE BACK GROUND W/ BLACK LETTERING

MARKETING / ID SIGN (1 / C-17)
SCALE: N.T.S.

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.
Obey all posted signs and site guidelines for working in radio frequency environments.

BLUE BACKGROUND W/ WHITE LETTERING
WHITE BACKGROUND W/ BLACK LETTERING
12"W X 18"H W/ BLACK LETTERING LOCATE ON FRONT OF GATE

RF NOTICE SIGN (3 / C-17)
SCALE: N.T.S.

WARNING

Beyond this point:
Radio frequency fields at this site exceed the FCC rules for human exposure.
Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

ORANGE BACKGROUND W/ BLACK LETTERING
ORANGE BACKGROUND W/ BLACK LETTERING
WHITE BACKGROUND W/ BLACK LETTERING
12"W X 18"H LOCATE AT BASE OF TOWER

RF WARNING SIGN (5 / C-17)
SCALE: N.T.S.

NO TRESPASSING

VIOLATORS WILL BE PROSECUTED

WHITE BACKGROUND W/ RED LETTERING 18"H X 24"W

NO TRESPASSING SIGN (2 / C-17)
SCALE: N.T.S.

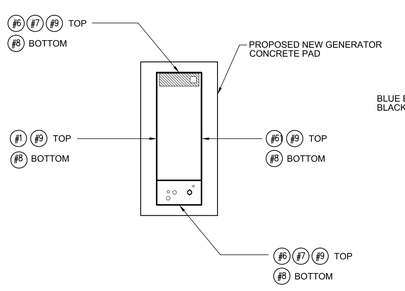
NOTICE

- ALL PERSONNEL SHOULD HAVE ELECTROMAGNETIC ENERGY (EME) AWARENESS TRAINING.
- ALL PERSONNEL ENTERING THIS SITE SHOULD BE AUTHORIZED.
- OBEY ALL POSTED SIGNS.
- ASSUME ALL ANTENNAS ARE ACTIVE
- BEFORE WORKING ON ANTENNAS, NOTIFY OWNERS AND DISABLE APPROPRIATE TRANSMITTERS.
- MAINTAIN MINIMUM 3 FEET CLEARANCE FROM ALL ANTENNAS.
- DO NOT STOP IN FRONT OF ANTENNAS.
- USE PERSONAL RF MONITORS WHILE WORKING NEAR ANTENNAS.
- NEVER OPERATE TRANSMITTERS WITHOUT SHIELDS DURING NORMAL OPERATION.
- DO NOT OPERATE BASE STATION ANTENNAS IN EQUIPMENT ROOM.

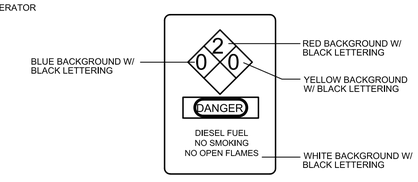
ORANGE BACKGROUND W/ BLACK LETTERING 12"W X 18"H

RF NOTICE SIGN 2 (4 / C-17)
SCALE: N.T.S.

GENERATOR SIGNAGE DETAILS



SIGN KEY PLAN
SCALE: N.T.S.



SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1 (6 / C-17)
SCALE: N.T.S.

IN CASE OF EMERGENCY
CALL: 800-611-5868
(NON-SPILL RELATED)
SITE XXXXXXXX

WHITE BACKGROUND W/ BLACK LETTERING
2" HIGH BLACK LETTERS ON WHITE BACKGROUND (STICKERS)

SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2 (7 / C-17)
SCALE: N.T.S.

DIESEL FUEL
240 GALLONS

GREEN W/ WHITE LETTERING

SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3 (8 / C-17)
SCALE: N.T.S.

EMERGENCY
SPILL RESPONSE AND RECOVERY
CALL T-MOBILE 24-HOUR HOTLINE
1.800.579-2872

WHITE BACKGROUND W/ BLACK LETTERING

SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4 (9 / C-17)
SCALE: N.T.S.

entrex communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
PHONE: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
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SEAL:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12913, Expiration Date: 04/03/2024

ARCOLA TOWERS

PROJECT NO:	1164.010
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:
SCALE AS NOTED

ARCOLA TOWERS SITE
MD-003 PARAMOUNT
19224 LONGMEADOW RD
HAGERSTOWN, MD 21742

TITLE:
SIGNAGE

SHEET NUMBER:
C-17

WASHINGTON COUNTY PROJECT NO:
SP-23-012

SP-22-044 Dual Highway Sheetz

-Presented is a site plan for Sheetz on the Dual Highway

-The site is located at 1333 Dual Highway, at the corner of Dual Highway and Mt. Aetna Road

-Proposed is a new 6139 S.F. Sheetz Store and gas station

-Appeal AP2023-023 granted for a variance of state highway setbacks on June 23, 2023

-There will be 2 access points, one from Dual Highway and one from Mt. Aetna Rd.

-Water to be provided by City of Hagerstown, and sewer to be provided by Washington County

-Proposed lighting is pole mounted and building mounted

-Proposed signage is building mounted, awning mounted and freestanding

-Site has proposed parking of 43 spaces, exceeding the 42 required

-Hours of operation will be 24 hours, 7 days

-Forest Conservation to be satisfied by Payment in Lieu

-All agency approvals received

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Sheetz - Mt. Aetna & Dual Highway -
NUMBER.....:	SP-22-044
OWNER.....:	GHATTAS ENTERPRISES MAUGANS AVENUE LIMITED PARTNERSHIP
LOCATION.....:	Mt Aetna & Dual Highway Hagerstown MD 21742
DESCRIPTION.....:	
ZONING.....:	Business, General
COMP PLAN LU.....:	Commercial
PARCEL.....:	10020018
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	10
TYPE.....:	
GROSS ACRES.....:	
DWELLING UNITS.....:	
TOTAL LOTS.....:	
DENSITY.....:	N/L Units Per Acre
PLANNER.....:	Scott A Stotelmyer
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	January 18, 2023

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SITE DESIGN

Impervious Area Plan	**Impervious Maximum Allowed**	**Open Space Area Planned**
Staff Comments:		
~~Not Applicable~~ **Open Space Minimum Required**	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
Materials Stored on Site	**Buffer Design Meets Requirements**	**Landscaping Meets Requirements**
Lighting Plan Meets Requirements	**Pedestrian Access is Adequate**	**Bus Stop is Within Walking Distance**
Loading Area Meets Requirements		**Not Fast Track**
Parking Spaces - Total Planned	**Parking Spaces - Per Dwelling Unit**	
Parking Spaces - Minimum Required	**Recreational Parking Provided**	

SCHOOL INFORMATION

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

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Eastern	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	FUNKSTOWN
AMBULANCE DISTRICT.....:	HAGERSTOWN

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagesrstown (City)

SITE PLAN

SHEETZ

1333 DUAL HIGHWAY
(MT. AETNA ROAD & MD. ROUTE 40)
ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND
MD SHA ACCESS PERMIT NO. 22APWA010XX

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, (REDEVELOPMENT, circled) RESTORATION)						
ESD PRACTICES (CHAPTER 5 – NON–STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (CU FT)	ESD (CU FT)	PE ADDRESSED (IN)
M–6	2	0.61	0.55	1,044	1,044	1.00
M–6	3	0.24	0.23	417	417	1.00
NON–ESD PRACTICES (CHAPTER 3 – STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (CU FT)	ESDv (CU FT)	PE ADDRESSED (IN)
F–6	1	1.33	0.96	2,880	2,880	0.87

GENERAL CONSTRUCTION NOTES

1. SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. REFER TO "REPORT OF GEOTECHNICAL EXPLORATION" DATED MAY 19, 2022 AND ADDENDUM DATED NOV. 14, 2022 TITLED "ADDITIONAL EXPLORATION FOR SWM POND".
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM BEST AVAILABLE RECORDS AND FIELD MARKINGS BY GPRS ON JAN. 11, 2022 AND LOCATED BY FOX & ASSOCIATES, INC. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1–800–257–7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT OF WAY.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN–MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT–OF–WAYS.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
7. ANY WORK WITHIN THE COUNTY RIGHT–OF–WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT IN ACCORDANCE WITH THE WASHINGTON COUNTY S–3 POLICY.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS – ENGINEERING & CONSTRUCTION REQUIRES A PRE–CONSTRUCTION MEETING AND SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS – ENGINEERING & CONSTRUCTION AT 240–313–2400; FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
10. A PRE–CONSTRUCTION MEETING, INTERIM (WATER QUALITY) INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET OR 500 CUBIC YARDS OF CUT OR FILL. CONTACT THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301–797–6821, EXT. 3 TO SCHEDULE THE REQUIRED MEETING OR INSPECTION.
11. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
12. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
13. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
14. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
15. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY OR STATE RIGHT–OF–WAY.
16. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND THE CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
17. A PHASE II ENVIRONMENTAL SITE ASSESSMENT HAS BEEN COMPLETED AND CORRECTIVE ACTIONS TAKEN INCLUDING THE REMOVAL OF (3) 3,000 GAL. UNDERGROUND STORAGE TANKS (UST), (1) OIL WATER SEPARATOR, AND (12) HYDRAULIC LIFTS. REFER TO THE PHASE II ESA REPORT DATED MARCH 2022, PREPARED BY ENVIROTRAC LTD., "UNDERGROUND STORAGE TANK EXCAVATION ASSESSMENT REPORT", PREPARED BY TRIAD ENGINEERING, INC., DATED JULY 11, 2022, AND THE "SITE STATUS LETTER" PROVIDED BY MDE DATED SEPT. 22, 2022.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT AND SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
19. ALL MATERIALS EXCAVATED WHICH IS UNSUITABLE FOR BACKFILL SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
20. ANY BLASTING REQUIRED FOR SITE CONSTRUCTION SHALL REQUIRE THE CONTRACTOR TO OBTAIN PROPER PERMITS AND PERFORM BLASTING OPERATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
21. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS NOTED IN SECTION 104, THE TEMPORARY TRAFFIC CONTROL SECTION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION'S BOOK OF STANDARDS, LATEST EDITIONS.
22. THESE DRAWINGS REPRESENT THE FINISHED PRODUCT. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL OR TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK.
23. IN ACCORDANCE WITH CODE OF MARYLAND (COMAR) 26.04.01.33, MATERIALS USED IN THE MANUFACTURE OF PUBLIC WATER SUPPLY COMPONENTS, APPURTENANCES, PIPE, STORAGE TANK, VALVE, FIXTURE, OR OTHER MATERIALS WHICH COME IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY MUST MEET THE APPLICABLE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) NATIONAL SANITATION FOUNDATION (NSF 61 NAD NSF 372) STANDARDS FOR DIRECT OR INDIRECT DRINKING WATER ADDITIVES. THIS APPLIES TO ANY PRODUCT WHICH COMES IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY.
24. ALL UNDERGROUND ROOF DRAIN TO BE PVC SCH 40 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE.

STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT IS DESIGNED TO MEET THE NEW MARYLAND STORMWATER ACT OF 2007 WHICH SUPPLEMENTS THE ORIGINAL 2000 MARYLAND DESIGN MANUAL. ENVIRONMENTAL SITE DESIGN (ESD) TECHNIQUES MUST NOW BE PROVIDED THROUGH STRUCTURAL AND NON–STRUCTURAL PRACTICES AT THE SOURCE TO THE MAXIMUM EXTENT PRACTICAL (MEP).

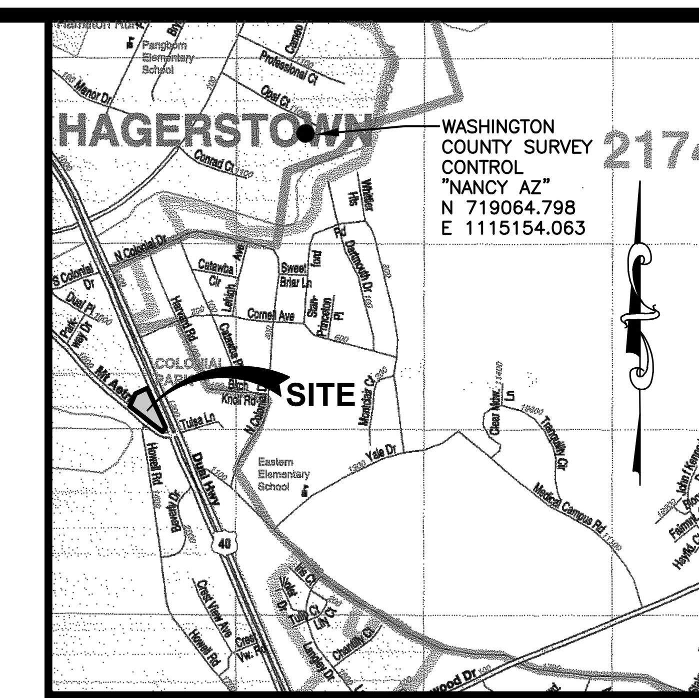
THE SITE UNDER EXISTING CONDITIONS IS A VACANT CAR DEALERSHIP WITH A PARTIALLY RAZED BUILDING. THE PROPOSED ACTIVITY CONSISTS OF THE CONSTRUCTION OF A SHEETZ CONVENIENCE STORE WITH CORRESPONDING FUEL PUMP ISLAND AND PARKING LOT. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED ON SITE THROUGH THE USE OF TWO FILTERRA BIO–FILTRATION STRUCTURES, OR EQUAL, AND A STRUCTURAL BIORETENTION FACILITY WITH PRE–TREATMENT FOREBAY. STORMWATER QUANTITY MANAGEMENT HAS BEEN PROVIDED ONSITE THROUGH THE USE OF REDUCED CURVE NUMBERS AND THE STRUCTURAL BIORETENTION FACILITY, THE 2, 10 & 100–YEAR STORM POST–DEVELOPMENT RUNOFF IS LESS THAN PRE–DEVELOPMENT CONDITION RUNOFF.

ESTIMATED PROJECT SCHEDULE

SITE PLAN APPROVAL	OCT. 2023
GRADING PERMIT ISSUANCE	OCT. 2023
START SITE CONSTRUCTION	NOV. 2023
COMPLETE SITE CONSTRUCTION	MARCH 2024
BUILDING OCCUPANCY	MARCH 2024

VICINITY MAP SCALE: 1" = 500'

TAX MAP 50 PARCEL 27, 544, & 1440



VICINITY MAP

SCALE: 1" = 2000'

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TAX MAP 50 PARCEL 27, 544, 1440

AGENCY & UTILITY CONTACTS

WASHINGTON COUNTY D.P.W. – ENGINEERING AND CONSTRUCTION	–––––––	(240) 313–2400
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT	DENISE PRICE	(301) 797–6821 X 3
CITY OF HAGERSTOWN UTILITIES ENGINEERING	NANCY HAUSRATH	(301) 739–8577
ANTIETAM CABLE	BEN BURGER	(301) 797–5000
VERIZON	CARLTON MAZALESIU	(301) 682–4382
POTOMAC EDISON	BRIAN DIETRICH	(301) 582–5222
COLUMBIA GAS	ANTHONY LAU	(717) 676–2419
POINT BROADBAND	RYAN HOWELL	(717) 816–2281

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

MD–104.02–02	TEMPORARY TRAFFIC CONTROL FOR SHOULDER WORK/2 LANE/2 WAY/LESS THAN 40 MPH
MD–104.02–03	LANE SHIFT RIGHT OR LEFT SIDE/2–LANE, 2–WAY EQUAL/LESS THAN 40 MPH/15 MIN. – 12 HRS. OR DAYTIME ONLY
MD–104.02–04	LANE SHIFT RIGHT OR LEFT SIDE/2–LANE, 2–WAY GREATER THAN 40 MPH/15 MIN. – 12 HRS. OR DAYTIME ONLY
MD–104.02–10	FLAGGING OPERATION/2–LANE, 2–WAY EQUAL/LESS THAN 40 MPH
MD–620.02	STANDARD TYPES A & B CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER
MD–374.01	STANDARD WR INLET

FOR ALL STANDARDS REFERRED TO ON THE PLANS, THE CONTRACTOR MUST GO TO THE BOOK OF STANDARDS WHICH WILL HAVE THE MOST CURRENT VERSION. THE BOOK OF STANDARDS CAN BE ASSESSED AT:

HTTP://APPS.ROADS.MARYLAND.GOV/BUSINESSWITHSHA/BIZSTDSSPECS/DESMANUALSTDPUB/PUBLICATIONSONLINE/OHD/BOOKSTD/INDEX.ASP

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

LEGEND

- EXISTING TREE LINE
- EXISTING FENCELINE
- SOIL LINE
- EXISTING STREAM
- MrB — SOIL TYPE
- EXISTING STORM DRAIN
- EXISTING GRAVEL LANE
- EXISTING ASPHALT ROAD
- ADJOINING PROPERTY LINE
- PROPERTY LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- BM # 4 — BENCHMARK

SHEET INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS/DEMO PLAN
3	SITE PLAN
4	UTILITY PLAN
4A	WATER & SEWER DETAILS
5	GRADING, EROSION & SEDIMENT CONTROL PLAN
6	LANDSCAPE PLAN
7	STORM DRAIN PROFILES
8	STORM DRAIN PROFILES, NOTES & DETAILS
9	FINAL STORMWATER MANAGEMENT NOTES & DETAILS
10	FINAL STORMWATER MANAGEMENT NOTES & DETAILS
11	SITE NOTES & DETAILS
12	SITE NOTES & DETAILS
13	SITE NOTES & DETAILS
14	SITE NOTES & DETAILS
15	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
15A	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
16	STRIPING PLAN AND ROADWAY CROSS–SECTIONS – MT. AETNA ROAD
17	ROADWAY CROSS–SECTIONS – MT. AETNA ROAD
18	PRELIMINARY/FINAL FOREST CONSERVATION PLAN
RL–8545–S1	PHOTOMETRIC PLAN
RL–8545–S1	LIGHT FIXTURE DETAILS

UTILITY NOTIFICATION

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON– EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE No. 1–800–257–7777.

ENGINEER'S STORMWATER MANAGEMENT AS - BUILT CERTIFICATION

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS–BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS–BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE BY THE CONSULTANT.

NAME ______ DATE ______

ENGINEER PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

MICHAEL F. BATTERN, JR. LICENSE No. 43207 EXPIRATION DATE 12-20-24

NAME

NOTE :
A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES ENGINEERING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577 EXT. 653 FOR THE PERMIT APPLICATION.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

(SIGNATURE) ______ (DATE) ______

ENGINEER / ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

DATE	REG. No.	SIGNATURE
6–26–23	43207	[signature]

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 3.41 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 5,703 C.Y. OF EXCAVATION AND 13,037 C.Y. OF FILL.

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

** EARTHWORK QUANTITIES HAVE BEEN COMPUTED FROM PROPOSED SURFACE TO EXISTING SURFACE AND DOES NOT TAKE INTO ACCOUNT TOPSOIL STRIP OR PAVING DEPTHS.

OWNER / DEVELOPER CERTIFICATION - D.P.W.

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S–3)

DATE ______ PRINTED NAME ______ SIGNATURE ______

OWNER / DEVELOPER CERTIFICATION - S.C.D.

I/WE CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL; BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

DATE ______ PRINTED NAME ______ SIGNATURE ______

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

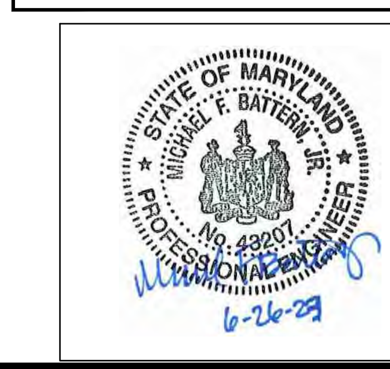
BY: ______

DATE: ______

(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

WASHINGTON COUNTY DIVISION OF ENGINEERING
GRADING & STORMWATER MANAGEMENT APPROVAL

SIGNATURE ______ DATE ______



SP - 22 - 044

PROJECT NO.	22 - 31857
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

SHEET 1 OF 18

DATE	REVISION
03-28-23	ADDRESSED 1ST REVIEW COMMENTS & RESUBMITTED
06-26-23	ADDRESSED SCD 2ND REVIEW COMMENTS & RESUBMITTED

PREPARED BY

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

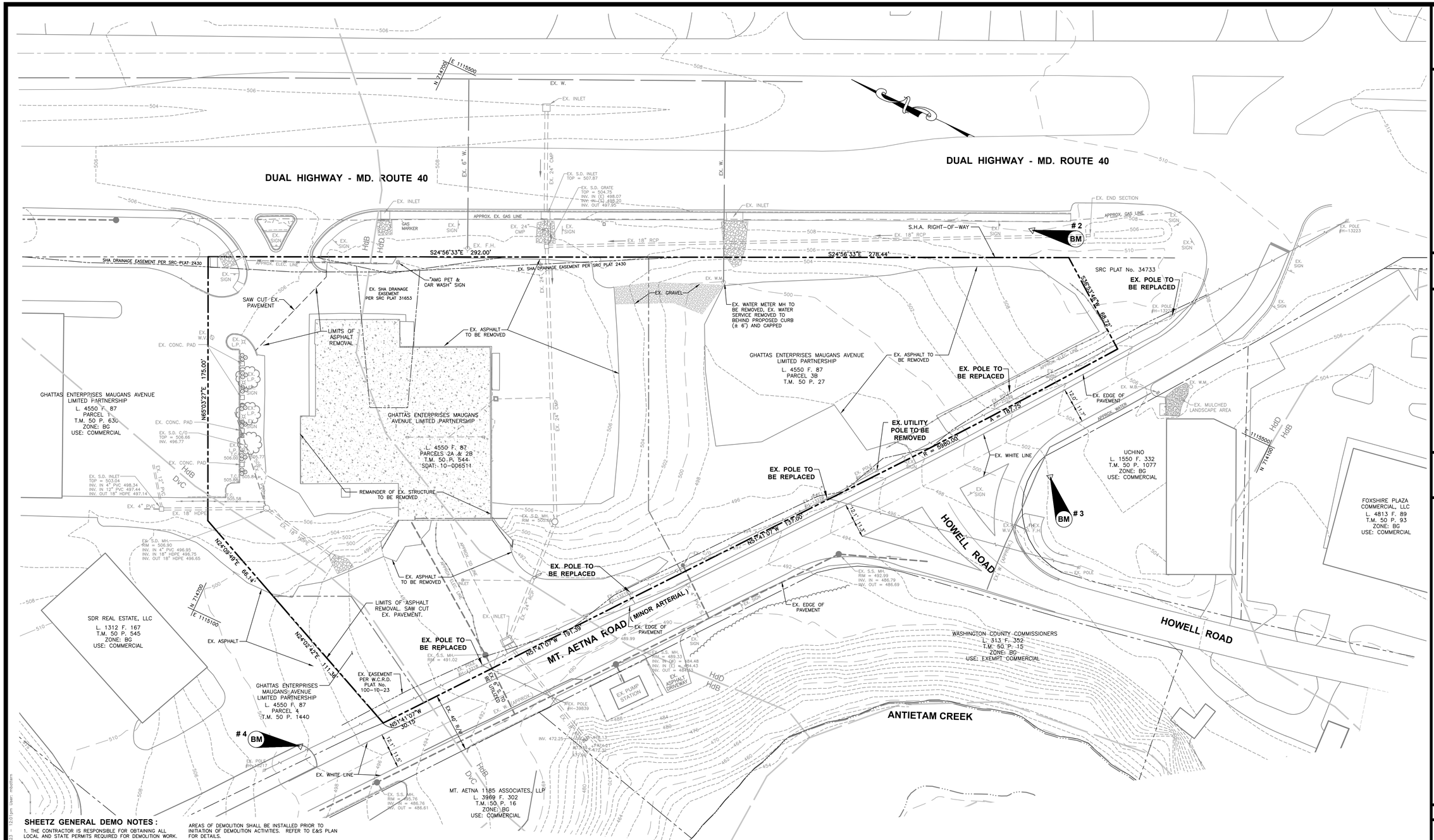
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

FOX & ASSOCIATES INC. Est. 1966

OWNER:
GHATTAS ENTERPRISES
MAUGANS AVENUE LIMITED PARTNERSHIP
13621 CRAYTON BOULEVARD
HAGERSTOWN, MD. 21742

DEVELOPER:
SHEETZ, INC.
351 SHEETZ WAY
CLAYSBURG, PA. 16625
PHONE: 703-615-8864



SHEETZ GENERAL DEMO NOTES :

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.

2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.

3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.

5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.

8. UTILITY CONTACTS ARE LISTED ON THE TITLE SHEET.

9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.

10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.

11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.

13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE MARYLAND DEPT. OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION LATEST STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

14. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.

15. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE SHEETZ CONSTRUCTION REPRESENTATIVE A MINIMUM 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.

16. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

NOTE :

THE (5) EX. UTILITY POLES ALONG MT. AETNA ROAD TO BE REPLACED WITH 55' HIGH POLES IN COORDINATION WITH VERIZON.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BENCHMARKS

BM # 2	BM # 3	BM # 4
FOX TRV-2-RBC	FOX TRV-3-MAG	FOX TRV-4-X-CUT
N 714302.6892	N 714222.7555	N 714597.8650
E 1115563.1188	E 1115419.8974	E 1115048.0213
ELEV. = 510.07	ELEV. = 502.44	ELEV. = 498.77

SOIL TYPES	HYDROLOGIC SOIL GROUP	"K" FACTOR
HdD – HAGERSTOWN–DUFFIELD URBAN LAND COMPLEX, 8 TO 25 PERCENT SLOPES	B	0.37
HdB – HAGERSTOWN–DUFFIELD URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.37
DvC – DUFFIELD–ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.37

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
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SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DATE	REVISION	DRAWN BY

EXISTING CONDITIONS / DEMO PLAN

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

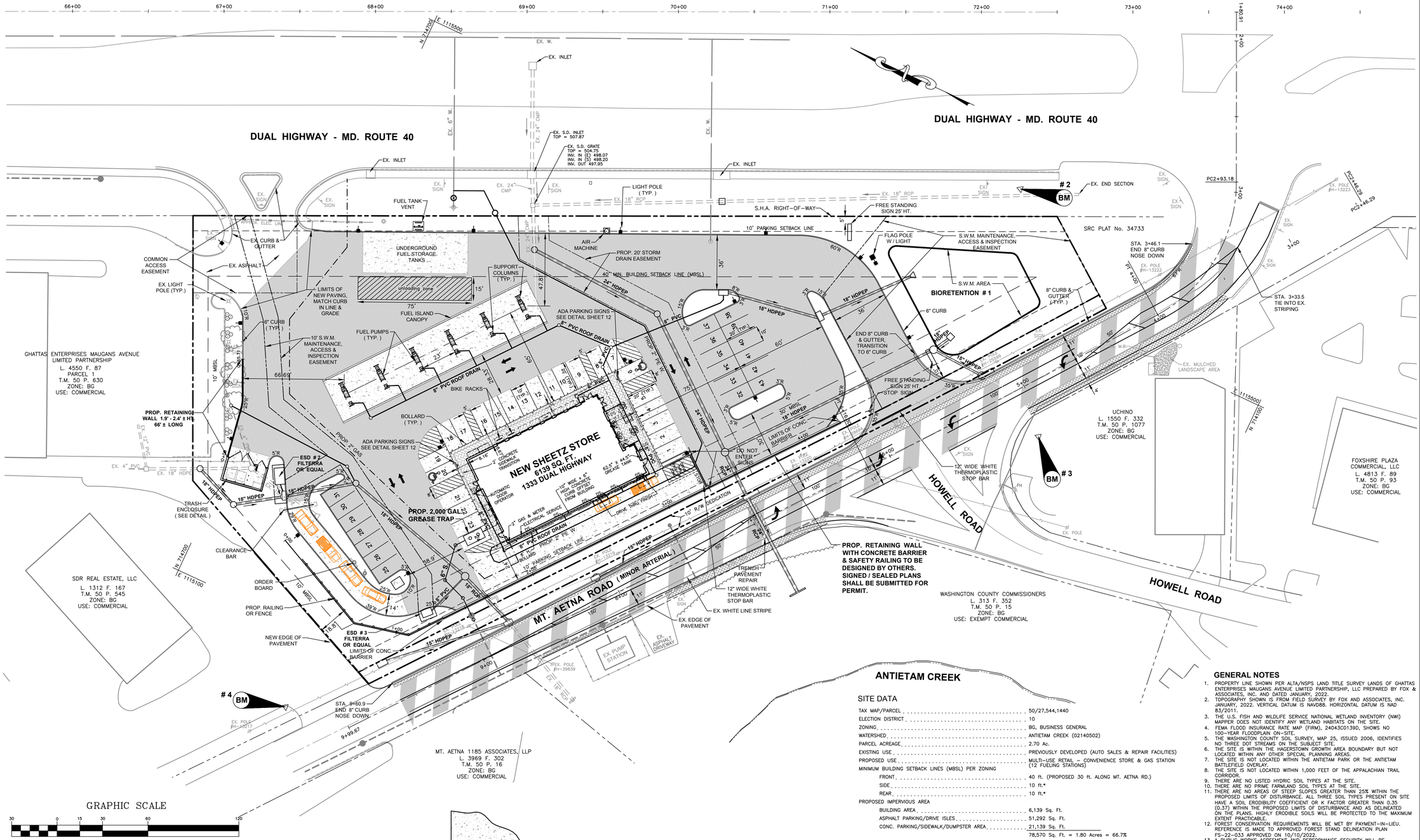
STATE OF MARYLAND — MICHAEL F. BATTEN, JR. — No. 43207 — PROFESSIONAL ENGINEER

6-26-24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

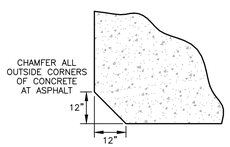
LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO.	22 - 31857
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB



LEGEND

- CONCRETE PAVING
- ON - SITE ASPHALT PAVING
- MT. AETNA ROAD ASPHALT PAVING
- 2" MILL & OVERLAY
- TRENCH PAVEMENT REPAIR
- PAVERS



CONCRETE CORNER DETAIL

NOT TO SCALE

SHEETZ LAYOUT NOTES :

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE PYLON SIGN WITH SHEETZ.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

BENCHMARKS

BM # 2	BM # 3	BM # 4
FOX TRV-2-RBC	FOX TRV-3-MAG	FOX TRV-4-X-CUT
N 714302.6892	N 714222.7555	N 714597.8650
E 1115563.1188	E 1115419.8974	E 1115048.0213
ELEV. = 510.07	ELEV. = 502.44	ELEV. = 498.77

ANTIETAM CREEK

SITE DATA

TAX MAP/PARCEL	50/27,544,1440
ELECTION DISTRICT	10
ZONING	BG, BUSINESS GENERAL
WATERSHED	ANTIETAM CREEK (02140502)
PARCEL ACREAGE	2.70 Ac.
EXISTING USE	PREVIOUSLY DEVELOPED (AUTO SALES & REPAIR FACILITIES)
PROPOSED USE	MULTI-USE RETAIL – CONVENIENCE STORE & GAS STATION (12 FUELING STATIONS)
MINIMUM BUILDING SETBACK LINES (MBSL) PER ZONING	
FRONT	40 ft. (PROPOSED 30 ft. ALONG MT. AETNA RD.)
SIDE	10 ft.*
REAR	10 ft.*
PROPOSED IMPERVIOUS AREA	
BUILDING AREA	6,139 Sq. Ft.
ASPHALT PARKING/DRIVE ISLES	51,292 Sq. Ft.
CONC. PARKING/SIDEWALK/DUMPSTER AREA	21,139 Sq. Ft.
	78,570 Sq. Ft. = 1.80 Acres = 66.7%
PROPOSED BUILDING HEIGHT	24'–7" STORE, 20' CANOPY STORE
No. of EMPLOYEES	8 PER SHIFT
HOURS OF OPERATION	24 HR./DAY, SEVEN DAYS/WEEK
SITE USERS TRANSPORTATION	AUTOMOBILE
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	BY DEVELOPER
PARKING REQUIRED	COMMERCIAL RETAIL SALES: 5 SPACES/1,000 S.F. OF GROSS LEASABLE AREA (GLA) 6,139 S.F. x 80%/1,000 x 5 = 25 RESTAURANT: 1 SPACE/75 S.F. OF GROSS FLOOR AREA (GFA) 6,139 S.F. x 20%/75 = 17 TOTAL = 42 SPACES REQUIRED
PARKING PROVIDED	43 SPACES (2 HANDICAP SPACES); 1 TRUCK LOADING SPACE
PARKING LANDSCAPE REQUIREMENT	24,688 S.F. x 5% = 1,234 S.F.
PARKING LANDSCAPE AREAS PROVIDED	1,812 S.F. = 7.3%
HANDICAP PARKING REQUIRED & PROVIDED	2 REQUIRED / 2 PROVIDED (BOTH VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED & PROVIDED	NONE REQUIRED / 2 PROVIDED
WATER	CITY OF HAGERSTOWN
SEWER	CITY OF HAGERSTOWN
SOLID WASTE STORAGE & DISPOSAL	DUMPSTER SHOWN ON PLAN
PROJECTED EMISSIONS	NONE
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE	2,500 GPD / 12.5 EDU
SIGNAGE ALLOWED	EXTERIOR SIGNS ATTACHED OR INTEGRAL TO STRUCTURE 2 S.F. PER LENGTH OF BUILDING FRONTAGE 2 S.F. x 105 FT. = 210 S.F. MAX. 2 FREE STANDING SIGNS PERMITTED W/MAX. TOTAL AREA OF 600 S.F.

* EXCEPT ADJOINING ANY RR, RT, RS, RU OR RM DISTRICT, IN WHICH CASE NOT LESS THAN 35 FEET AND SUBJECT TO ALL APPLICABLE SCREENING REQUIREMENTS

GENERAL NOTES

1. PROPERTY LINE SHOWN PER ALTA/NSPS LAND TITLE SURVEY LANDS OF GHATTAS ENTERPRISES MAUGANS AVENUE LIMITED PARTNERSHIP, LLC PREPARED BY FOX & ASSOCIATES, INC. AND DATED JANUARY, 2022.
2. TOPOGRAPHY SHOWN IS FROM FIELD SURVEY BY FOX AND ASSOCIATES, INC. JANUARY, 2022. VERTICAL DATUM IS NAVD88. HORIZONTAL DATUM IS NAD 83/2011.
3. THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY ANY WETLAND HABITATS ON THE SITE.
4. FEMA FLOOD INSURANCE RATE MAP (FIRM), 24043C0139D, SHOWS NO 100–YEAR FLOODPLAIN ON–SITE.
5. THE WASHINGTON COUNTY SOIL SURVEY, MAP 25, ISSUED 2006, IDENTIFIES NO THREE DOT STREAMS ON THE SUBJECT SITE.
6. THE SITE IS WITHIN THE HAGERSTOWN GROWTH AREA BOUNDARY BUT NOT LOCATED WITHIN ANY OTHER SPECIAL PLANNING AREAS.
7. THE SITE IS NOT LOCATED WITHIN THE ANTIETAM PARK OR THE ANTIETAM BATTLEFIELD OVERLAY.
8. THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF THE APPALACHIAN TRAIL CORRIDOR.
9. THERE ARE NO LISTED HYDRIC SOIL TYPES AT THE SITE.
10. THERE ARE NO PRIME FARMLAND SOIL TYPES AT THE SITE.
11. THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 25% WITHIN THE PROPOSED LIMITS OF DISTURBANCE. ALL THREE SOIL TYPES PRESENT ON SITE HAVE A SOIL ERODIBILITY COEFFICIENT OR K FACTOR GREATER THAN 0.35 (0.37) WITHIN THE PROPOSED LIMITS OF DISTURBANCE AND AS DELINEATED ON THE PLANS. HIGHLY ERODIBLE SOILS WILL BE PROTECTED TO THE MAXIMUM EXTENT PRACTICABLE.
12. FOREST CONSERVATION REQUIREMENTS WILL BE MET BY PAYMENT–IN–LIEU. REFERENCE IS MADE TO APPROVED FOREST STAND DELINEATION PLAN FS–22–033 APPROVED ON 10/10/2022.
13. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT–OF–WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
14. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.
15. REFERENCE MADE TO STORMWATER CONCEPT PLAN SWCP22–034.
16. ANY NEW ENTRANCE (PERMANENT OR TEMPORARY) WILL REQUIRE A WASHINGTON COUNTY ENTRANCE PERMIT PRIOR TO CONSTRUCTION.
17. SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. REFER TO "REPORT OF GEOTECHNICAL EXPLORATION" DATED MAY 19, 2022 AND ADDENDUM DATED NOV. 14, 2022 TITLED "ADDITIONAL EXPLORATION FOR S.W.M. POND".
18. PIPE SHALL BE PLACED ON MIN. 95% COMPACTED FILL ACCORDING TO AASHTO T–180A STANDARD OR ACCORDING TO THE RECOMMENDATIONS IN THE GEOTECH REPORT.
19. ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.
20. REQUEST FOR WATER SERVICE HAS BEEN APPROVED THROUGH THE CITY OF HAGERSTOWN'S ANNEXATION POLICY, LETTER DATED OCT. 18, 2022, CASE NO. WS–2022–18.
21. A PHASE II ENVIRONMENTAL SITE ASSESSMENT HAS BEEN COMPLETED AND CORRECTIVE ACTIONS TAKEN INCLUDING THE REMOVAL OF (3) 3,000 GAL. UNDERGROUND STORAGE TANKS (UST), (1) OIL WATER SEPARATOR, AND (12) HYDRAULIC LIFTS. REFER TO THE PHASE II ESA REPORT DATED MARCH 2022, PREPARED BY ENVIROTRAC LTD., "UNDERGROUND STORAGE TANK EXCAVATION ASSESSMENT REPORT", PREPARED BY TRIAD ENGINEERING, INC. DATED JULY 11, 2022, AND THE "SITE STATUS LETTER" PROVIDED BY MDE DATED SEPT. 22, 2022.
22. REFERENCE PLAT S–22–053.

SP - 22 - 044

FOX & ASSOCIATES INC.
Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
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FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY

REVISION

DATE

SITE PLAN
SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

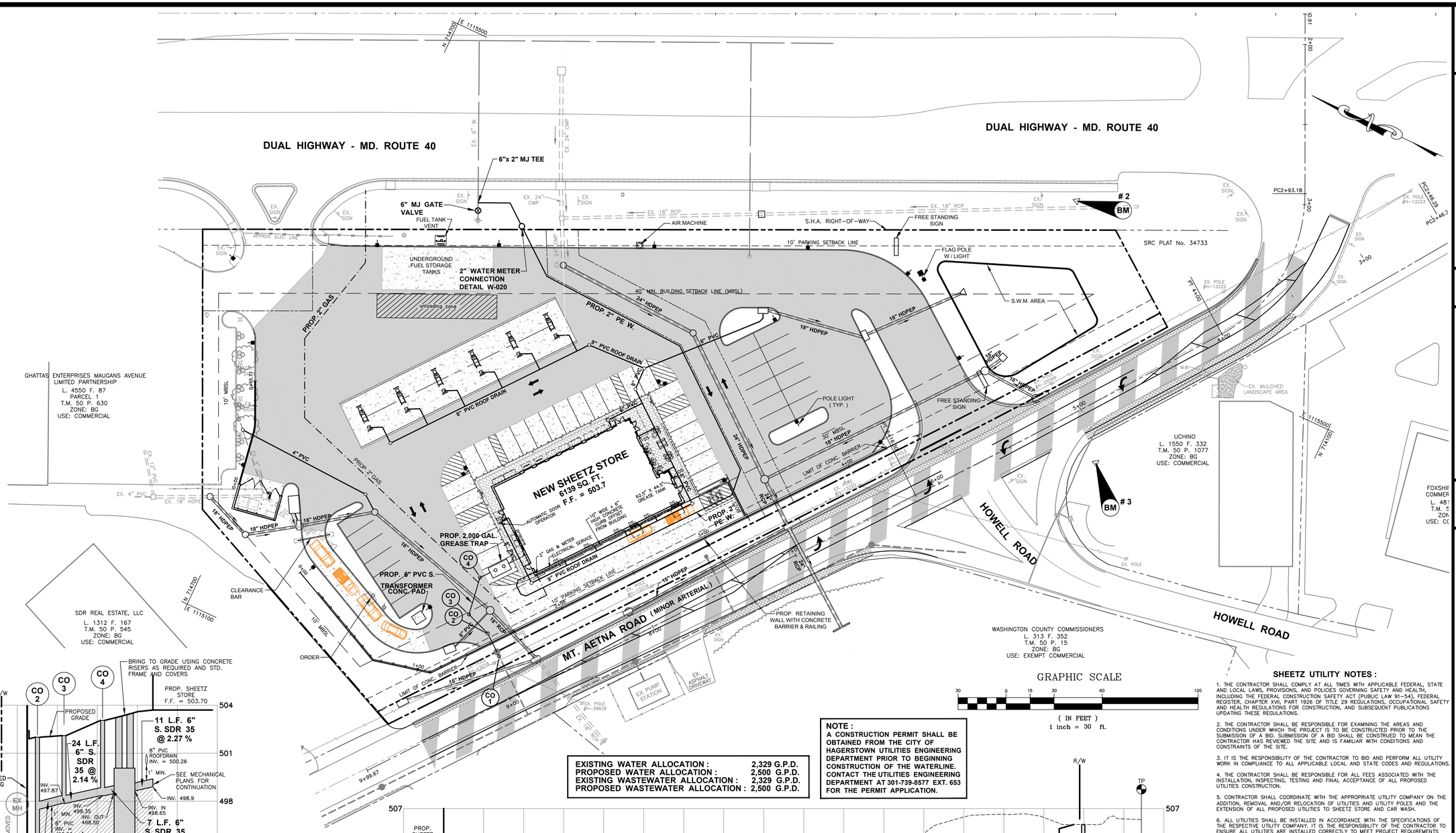
STATE OF MARYLAND
MICHAEL E. BATTISTA, JR.
No. 43207
PROFESSIONAL ENGINEER
6-26-09

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO.	22 - 70163
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

SHEET 3 OF 18



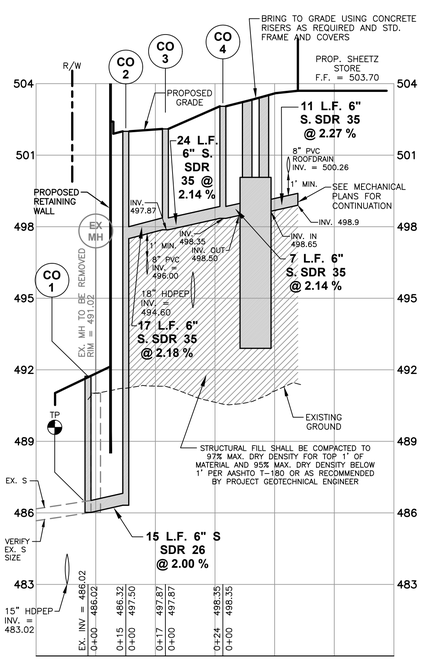
GRAPHIC SCALE

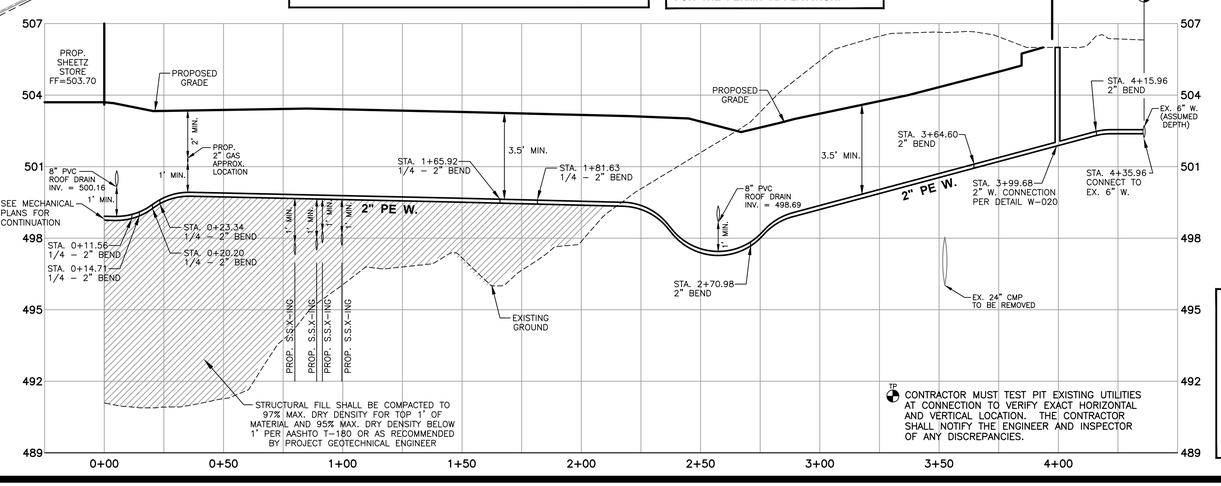
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE :
A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES ENGINEERING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577 EXT. 653 FOR THE PERMIT APPLICATION.

EXISTING WATER ALLOCATION :	2,329 G.P.D.
PROPOSED WATER ALLOCATION :	2,500 G.P.D.
EXISTING WASTEWATER ALLOCATION :	2,329 G.P.D.
PROPOSED WASTEWATER ALLOCATION :	2,500 G.P.D.





TP CONTRACTOR MUST TEST PIT EXISTING UTILITIES AT CONNECTION TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND INSPECTOR OF ANY DISCREPANCIES.

SHEETZ UTILITY NOTES :

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.

5. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO SHEETZ STORE AND CAR WASH.

6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.

7. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

8. UTILITY COMPANIES AND CONTACTS ARE LISTED ON COVERSHEET.

9. CONDUIT LOCATIONS TO PYLON SIGNS AND SITE LIGHT POLES TO BE COORDINATED WITH SHEETZ SUPERINTENDENT.

10. CONTRACTOR SHALL COORDINATE WITH SHEETZ SUPERINTENDENT ON LOCATION AND SIZE OF THE GREASE TRAP. GREASE TRAP SHALL BE PROVIDED WITH "T" PIPE IN OUTFLOW CHAMBER. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.

11. CONTRACTOR SHALL COORDINATE WITH SHEETZ ON CONDUIT ROUTE TO STORE FROM THE TRANSFORMER AND/OR SERVICE UTILITY POLE FOR TELEPHONE AND ELECTRICAL SERVICE.

12. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

13. STORM DRAIN, WATER, ROAD, AND LIGHTING CONSTRUCTION (AND DEMO) SHALL BE IN ACCORDANCE WITH WASHINGTON COUNTY AND CITY OF HAGERSTOWN.

14. ALL CLEANOUTS LOCATED WITHIN PAVED AREAS SHALL BE TRAFFIC BEARING.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

(SIGNATURE) DATE

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

FOX & ASSOCIATES, INC.
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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
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DRAWN BY | REVISION | DATE

UTILITY PLAN
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

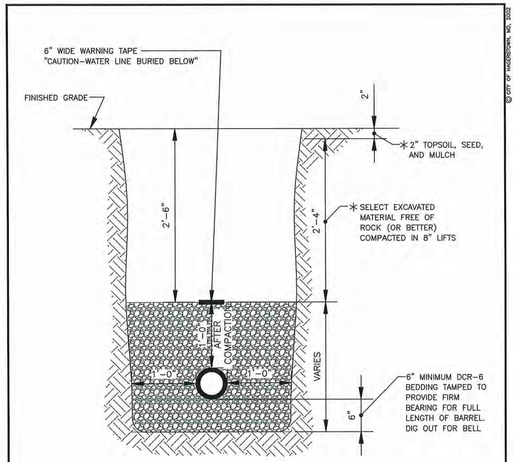
PROFESSIONAL CERTIFICATION
STATE OF MARYLAND MICHAEL F. BATTISTA, JR. No. 43207 PROFESSIONAL ENGINEER
6-26-23

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO.	22 - 70163
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

SHEET 4 OF 18



NOTES:
1. BACKFILL TO BE COMPACTED IN 8" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AASHTO-T-99 STANDARD PROCTOR.
2. MAINTAIN MINIMUM OF 3'-6" COVER TO TOP OF PIPE UNLESS NOTED ON PLANS OR DIRECTED BY ENGINEER.
* 3. SEE THE CITY, COUNTY OR STATE STANDARD REQUIREMENTS FOR BACKFILL.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

GRASSED AREA REPAIR

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-002

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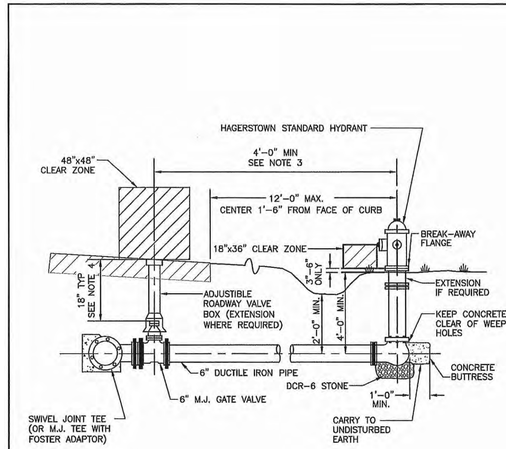

NOTE:

1. ALL PIPE MUST BE RESTRAINED FROM MAIN TO FIRE HYDRANT TO ELIMINATE CONCRETE BUTTRESS.
2. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL. OR GREATER.
3. IF 4-0" IS NOT FEASIBLE, EACH APPLICATION MUST BE APPROVED BY THE CITY. IF THE VALVE IS INSTALLED LESS THAN 4'-0" FROM THE HYDRANT, MODIFICATIONS MAY BE REQUIRED INCLUDING ADDING AN EXTENSION TO THE VALVE OPERATOR OR OTHER MODIFICATIONS AS APPROVED BY THE CITY.
4. IF THE DEPTH OF COVER TO THE OPERATOR VARIES BY MORE THEN 6" IN EITHER DIRECTION, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY. MODIFICATIONS TO THE VALVE OPERATOR, INCLUDING EXTENSIONS MAY BE REQUIRED, AS APPROVED BY THE CITY.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

FIRE HYDRANT SETTING

ISSUE DATE: MARCH 2009
REVISIONS
1/2016

Plate W-005

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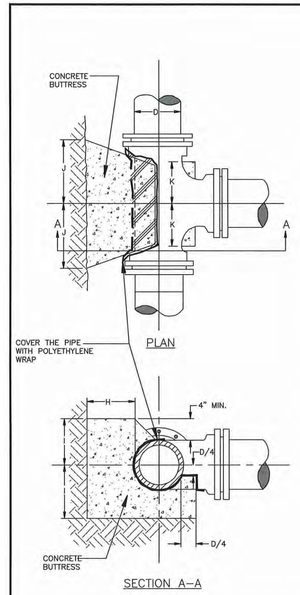

D	H	I	J	K
4"	0'-9"	0'-6"	0'-9"	0'-5"
6"	0'-9"	0'-8"	0'-9"	0'-6"
8"	0'-9"	0'-10"	1'-0"	0'-8"
10"	0'-10"	1'-0"	1'-3"	0'-8"
12"	1'-0"	1'-3"	1'-5"	0'-8"
16"	1'-2"	1'-8"	1'-10"	0'-10"
20"	1'-4"	2'-1"	2'-3"	1'-2"
24"	1'-6"	2'-6"	2'-8"	1'-4"
30"	1'-9"	3'-1"	3'-4"	1'-6"
36"	2'-0"	3'-9"	3'-11"	1'-10"

NOTES:

1. ALL CONCRETE TO BE 2,500 P.S.I.
2. CARRY CONCRETE TO UNDISTURBED EARTH.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.
4. NO CONCRETE SHALL COVER FITTING HARDWARE.
5. COVER FITTING WITH POLYETHYLENE WRAP 5 MIL. OR GREATER.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

BUTTRESS FOR MECHANICAL JOINT TEES

ISSUE DATE: MARCH 2009
REVISIONS

Plate W-010

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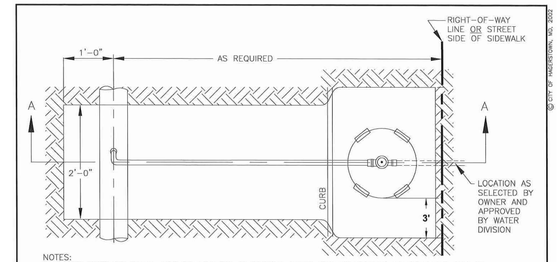
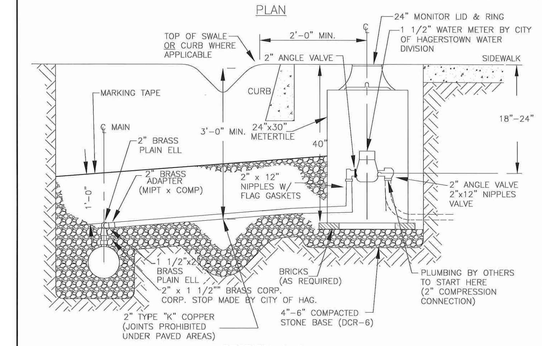


NOTES:
1. METER SETTINGS SHALL NOT BE LOCATED IN TRAFFIC AREAS (NO DRIVEWAYS) OR DRAINAGE SWALES.
2. THE SERVICE SHALL HAVE 1'-0" OF COMPACTED DCR-6 STONE WITH MARKING TAPE.
3. CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, PAVING, TRAFFIC CONTROL, RESTORATION

PLAN



SECTION A-A

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

2 INCH SINGLE SERVICE WATER CONNECTION

ISSUE DATE: APRIL2015
REVISIONS
4/17/15

Plate W-020

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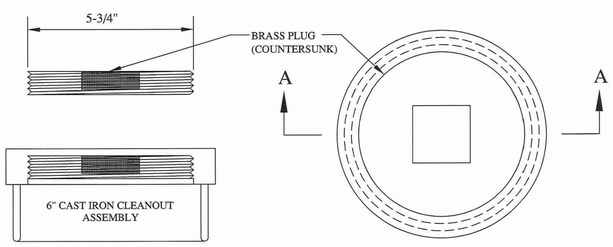

SECTION A-A

PLAN

NOTES:
1. FOR DRIVEWAY, ROADWAY, GRASS STRIP, OR SIDEWALK LOCATIONS, A H-20 TRAFFIC LOADING COVER ASSEMBLY SHALL BE UTILIZED.

2. MEETS ASTM A74-98 AND ASME A112.36
CUT PIPE TO DESIRED LEVEL, LUBE GASKET AND PUSH ON PIPE, TAP WITH LEAD HAMMER TO SEAT, THEN INSTALL BRASS PLUG.

CITY OF HAGERSTOWN, MARYLAND - UTILITIES DEPARTMENT, WASTEWATER DIVISION

CLEANOUT DETAIL

ISSUE DATE: MARCH 2009
REVISIONS

DETAIL WW116

NOTE :
A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES ENGINEERING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577 EXT. 653 FOR THE PERMIT APPLICATION.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT
WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

(SIGNATURE) DATE

SP - 22 - 044

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Est. 1966
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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

WATER & SEWER DETAILS
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
MICHAEL F. BATEMAN, JR.
No. 43207
PROFESSIONAL ENGINEER
4-18-23

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 70163
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 4A OF 18

H:\CARLSON PROJECTS\22\70163 SHEETZ - MT AETNA\DWG\SITE-HYD\SITE-01.dwg, 4/20/2023 12:14:00 PM, RDICKINSON, 1:1
H:\Carlson Projects\22\70163 Sheetz - Mt Aetna\DWG\Site-Hyd\SITE-01.dwg Apr 20, 2023 - 12:14pm User: rdickinson

SHEETZ GRADING NOTES :

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

3. ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.

4. ALL SLOPES SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.

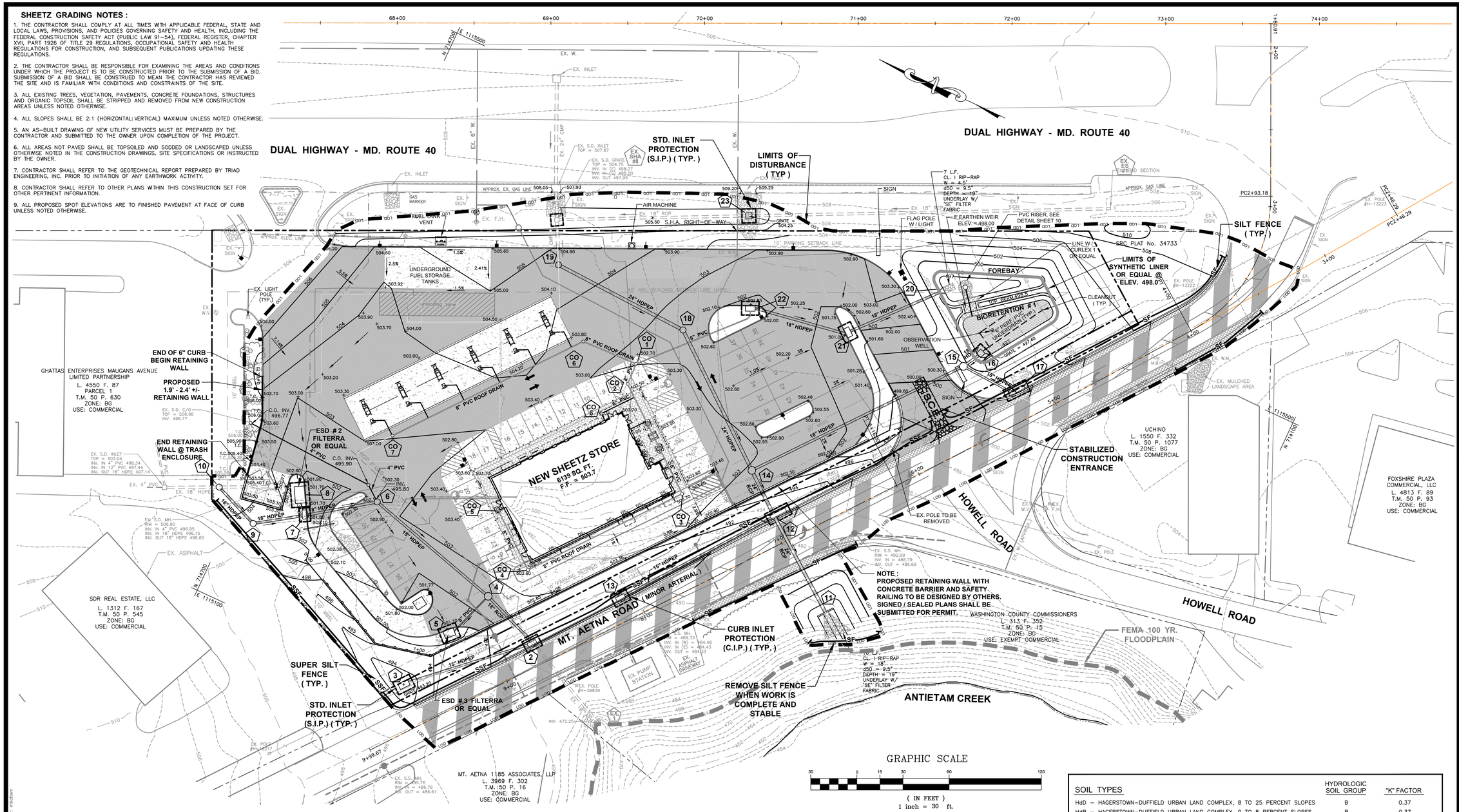
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

6. ALL AREAS NOT PAVED SHALL BE TOPSOILED AND SODDED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.

7. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY TRIAD ENGINEERING, INC. PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.

8. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

9. ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED PAVEMENT AT FACE OF CURB UNLESS NOTED OTHERWISE.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

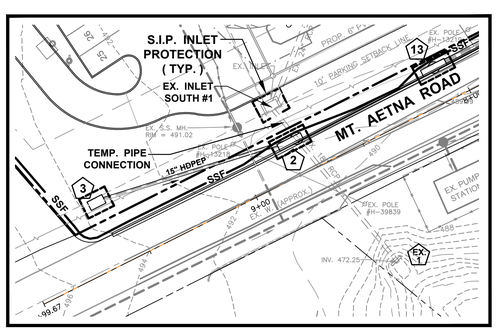
SOIL TYPES	HYDROLOGIC SOIL GROUP	"K" FACTOR
HdD – HAGERSTOWN-DUFFIELD URBAN LAND COMPLEX, 8 TO 25 PERCENT SLOPES	B	0.37
HdB – HAGERSTOWN-DUFFIELD URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.37
DvC – DUFFIELD-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.37

NOTES :

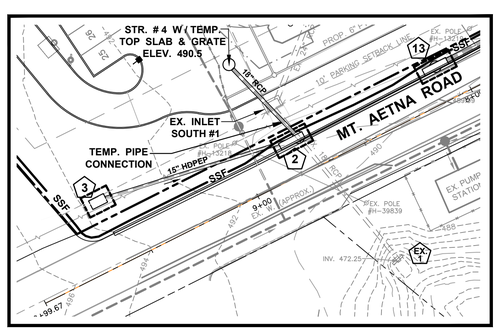
1. ANY SPOIL AND/OR BORROW MUST COME FROM AND/OR GO TO A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

2. SEE TABLE ON SHEET 15 FOR INLET PROTECTION TYPE.

NOTE :
SEE SHEET 15A FOR INITIAL SEDIMENT & EROSION CONTROL MEASURES.



SIDE VIEW DETAIL # 1
(SEQUENCE OF CONSTRUCTION # 6)
SCALE: 1" = 30'



SIDE VIEW DETAIL # 2
(SEQUENCE OF CONSTRUCTION # 14)
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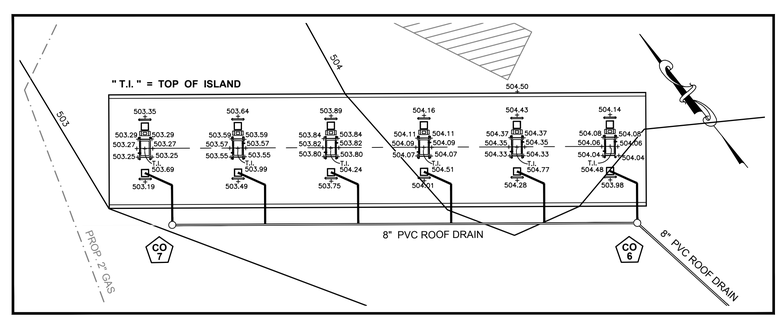

FUEL ISLAND GRADING DETAIL
SCALE: 1" = 20'

SP - 22 - 044

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Est. 1966

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DRAWN BY | REVISION | DATE

GRADING, EROSION & SEDIMENT CONTROL PLAN
SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND · MICHAEL F. BATTEN, JR. · No. 43207 · PROFESSIONAL ENGINEER

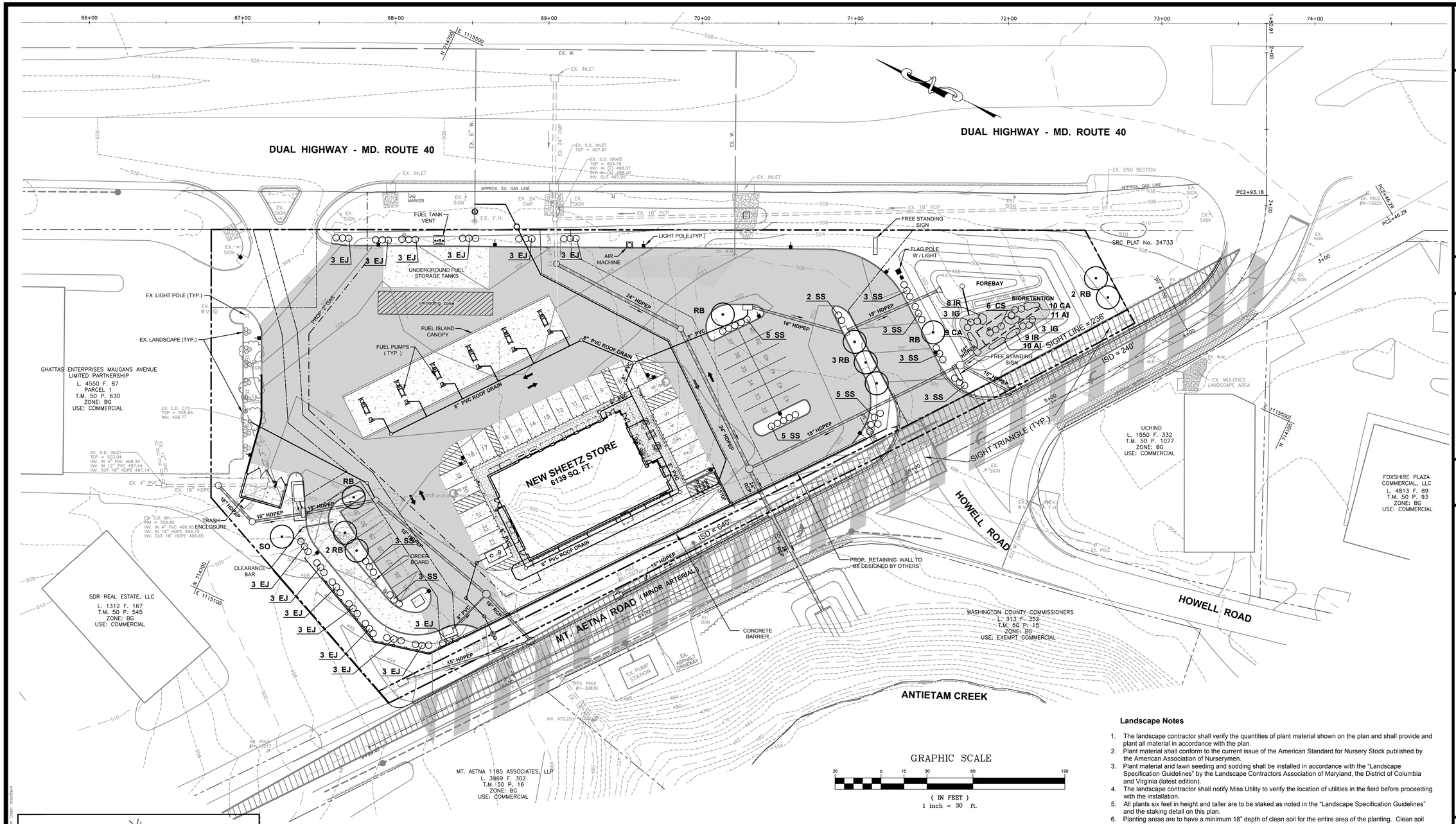
6-26-23

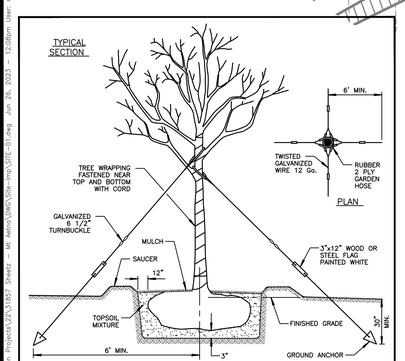
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 43207 EXP. DATE: 12/20/24

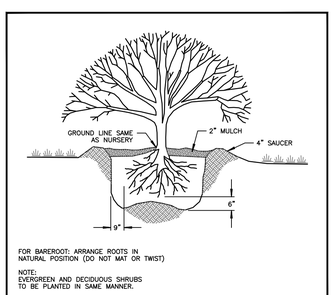
PROJECT NO. 22 - 70163
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 5 OF 18





TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

SYMBOL	COUNT	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.
SO	1	Swamp White Oak	Quercus bicolor	2.5" cal. min.	B&B
RB	10	Eastern Redbud	Cercis canadensis	2.5" cal. min.	B&B
IG	6	Inkberry Holly	Ilex glabra	2 gal. min.	Cont.
EJ	42	Golden Euonymus	Euonymus japonicus 'Aureo-marginatus'	2 gal. min.	Cont.
SS	35	Summersweet	Clethra alnifolia	2 gal. min.	Cont.
CS	6	Red Twig Dogwood	Cornus sericea	2 gal. min.	Cont.
CA	19	Carex stricta	Upright Sedge	1 gal	cont.
IR	17	Iris virginica	Blue Flag Iris	1 gal	cont.
AI	21	Swamp milkweed	Asclepias incarnata	1 gal	cont.

Landscape Notes

1. The landscape contractor shall verify the quantities of plant material shown on the plan and shall provide and plant all material in accordance with the plan.
2. Plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen.
3. Plant material and lawn seeding and sodding shall be installed in accordance with the "Landscape Specification Guidelines" by the Landscape Contractors Association of Maryland, the District of Columbia and Virginia (latest edition).
4. The landscape contractor shall notify Miss Utility to verify the location of utilities in the field before proceeding with the installation.
5. All plants six feet in height and taller are to be staked as noted in the "Landscape Specification Guidelines" and the staking detail on this plan.
6. Planting areas are to have a minimum 18" depth of clean soil for the entire area of the planting. Clean soil must include existing on-site soil, but must be free of chemical substances and debris over 1½" diameter. The top 4 inches of the soil shall be topsoil meeting the criteria of the "Landscape Specification Guidelines".
7. The plants are to be planted into prepared planting beds. A 2" layer of organic material, as defined in the "Landscape Specification Guidelines", shall be thoroughly cultivated into the bed area. The backfill mixture for trees and shrubs shall be ¾ existing soil mixed with ¼ organic material, plus granular fertilizer or compost.
8. The edge of the mulch bed shall be formed as a 2" to 3" deep "V" trench to separate the mulch bed from the grass lawn area. The trench shall form a smooth, continuous curve, as shown on the Landscape Plan. The "V" trench shall be maintained, as necessary, to prevent the encroachment of grass into the bed.
9. After planting, the entire bed is to receive 2" to 3" of mulch. Mulch shall be composted, shredded, hardwood bark mulch, dark brown in color.
10. The landscape contractor shall use a pre-emergent, soil applied, herbicide on the mulched bed areas. Apply the pre-emergent herbicide only when all foliage is dry to prevent foliar burn and in accordance with the manufacturer's recommendations.
11. All trees that are not in designated planter beds shall receive a 4'-5' diameter mulch bed around the trunk with 2" to 3" of dark, shredded, hardwood bark mulch. There shall be no excess soil or mulch on top of the root ball so as to expose the basal root flare.
12. All disturbed lawn areas are to be seeded with a permanent Maryland State Certified seed mix or sodded with Maryland State Certified Turfgrass Sod per the owner's discretion. Prepare the subgrade and finish grade soil, supply, install and maintain the seed or sod in accordance with the "Landscape Specification Guidelines".
13. The landscaping is to be maintained with living plant material. The warranty is for a (1) one year period, excluding bulbs and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead. The warranty may be void if proper care, by the owner or the owner's maintenance contractor, is not provided.
14. Owner reserves the right to coordinate implementation, and to oversee standards, practices and installation of proposed Landscape Plan.
15. No plantings shall be located within four feet of a fire hydrant or siamese connection.
16. Landscaping shall be installed prior to bond release.
17. All areas of the site shall be planted in grass or mulched flower beds.

SP - 22 - 044

FOX & ASSOCIATES INC.
Est. 1966

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ENGINEERS•SURVEYORS•PLANNERS
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HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
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FREDERICK, MD. 21701
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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DATE	REVISION	DRAWN BY

LANDSCAPE PLAN
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND — MICHAEL F. BATTEN JR. — No. 43207 — PROFESSIONAL ENGINEER

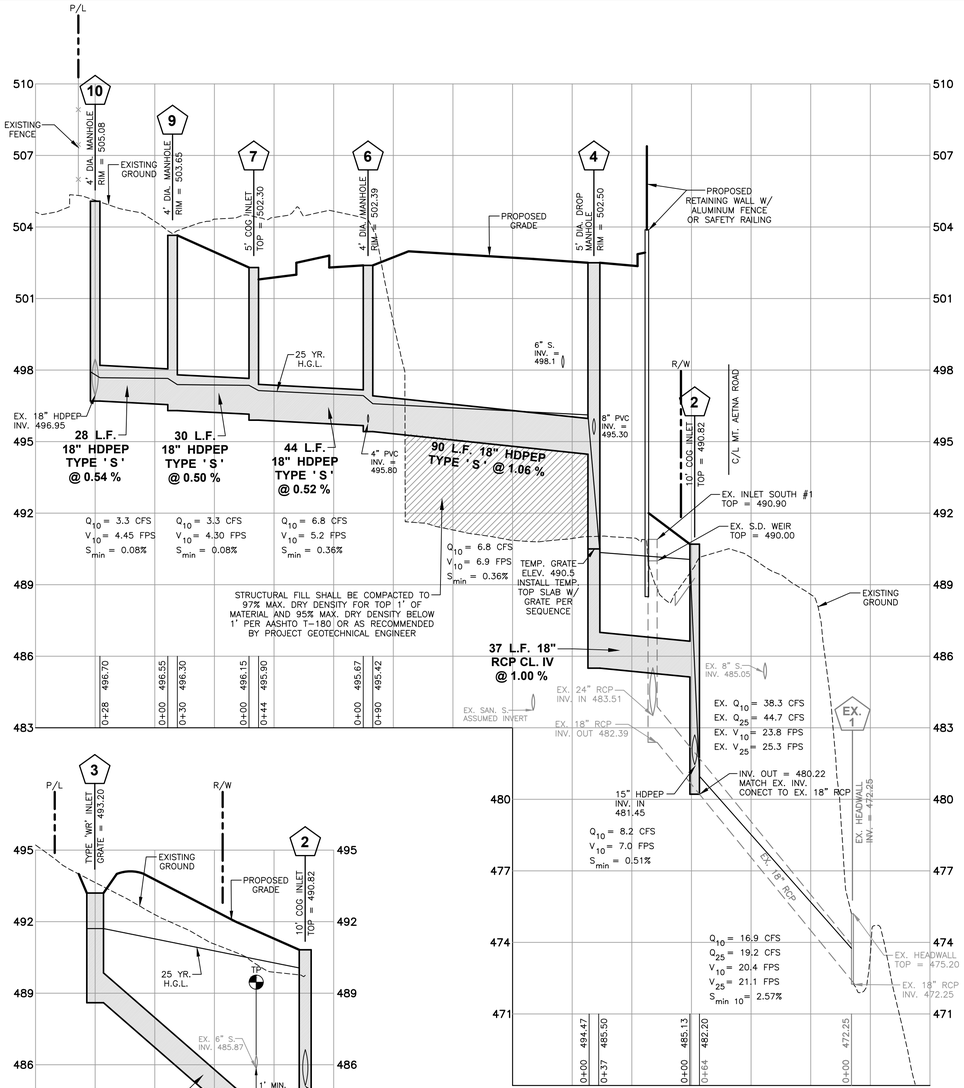
6-26-09

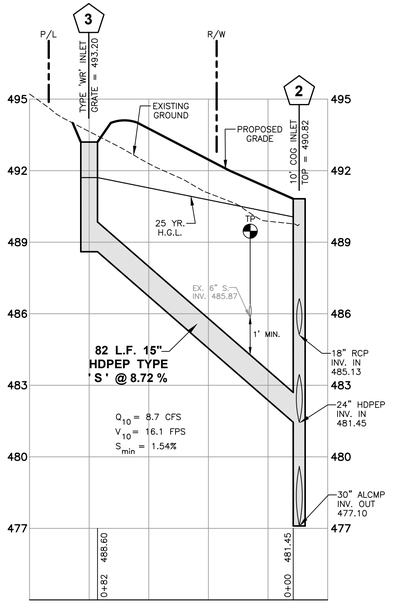
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

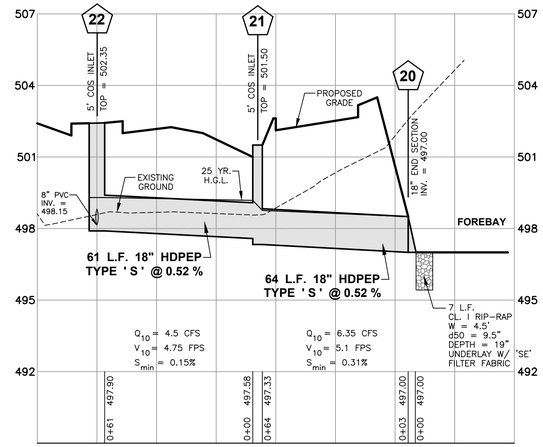
LICENSE No.: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

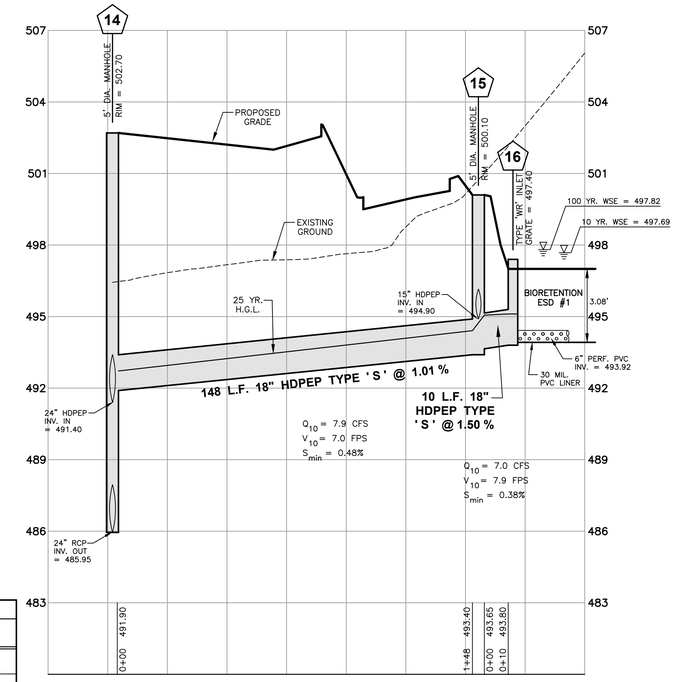
SHEET 6 OF 18

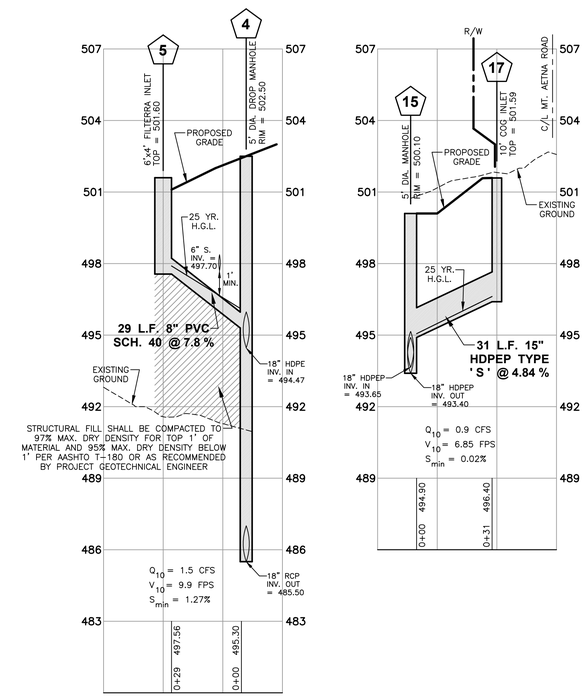






PROFILE SCALES
HORIZ. – 1" = 30'
VERT. – 1" = 3'





STRUCTURE SCHEDULE

No.	TYPE	LOCATION ℄ STATION **	LOCATION ℄ OFFSET ***	* STRUCTURE ELEVATION	REMARKS
2	5' COG INLET	(U) 8+77.38 (L) 8+71.38	(U) 12.98' R (L) 13.05' R	(U) 490.97 (L) 490.82	MSHA STD. MD – 374.62
3	STD. TYPE 'WR' INLET	9+60.85	28.21' R	GRATE = 493.20	MSHA STD. MD – 374.04
4	60" DIA. MANHOLE	N 714526.80	E 1115176.35	RIM = 502.50	MSHA STD. MD – 384.03
5	FILTERRA INLET	(U) N 714543.88 (L) N 714538.99	(U) E 1115143.27 (L) E 1115148.28	(U) 501.60 (L) 501.60	6'x4' FTIBC0604 (INCL. INTERNAL BYPASS)
6	48" DIA. MANHOLE	N 714618.12	E 1115201.52	RIM = 502.39	MSHA STD. MD – 384.01
7	5' COS INLET	(U) N 714654.65 (L) N 714657.60	(U) E 1115172.33 (L) E 1115177.56	(U) 502.30 (L) 502.30	MSHA STD. MD – 374.63
8	FILTERRA INLET	(U) N 714665.25 (L) N 714659.84	(U) E 1115191.11 (L) E 1115181.53	(U) 502.20 (L) 502.20	10'x6' FT1006
9	48" DIA. MANHOLE	N 714685.36	E 1115154.65	RIM = 503.65	MSHA STD. MD – 384.01
10	48" DIA. MANHOLE	N 714715.43	E 1115166.83	RIM = 505.08	MSHA STD. MD – 384.01
11	TYPE 'C' ENDWALL	N 714323.11	E 1115259.35	INV = 481.90	MSHA STD. MD – 354.01
12	10' COG INLET	(U) 6+87.87 (L) 6+98.87	(U) 16.52' R (L) 16.38' R	(U) 492.39 (L) 492.00	MSHA STD. MD – 374.62
13	5' COS INLET	(U) 8+12.65 (L) 8+06.65	(U) 13.71' R (L) 13.77' R	(U) 490.07 (L) 490.07	MSHA STD. MD – 374.63
14	60" DIA. MANHOLE	N 714405.93	E 1115323.10	RIM = 502.70	MSHA STD. MD – 384.03
15	60" DIA. MANHOLE	N 714309.77	E 1115442.65	RIM = 500.10	MSHA STD. MD – 384.03
16	SINGLE TYPE 'WR' INLET	N 714303.20	E 1115455.04	GRATE = 497.40	MSHA STD. MD – 374.06
17	10' COG INLET	(U) 5+13.06 (L) 5+24.09	(U) 17.59' R (U) 17.91' R	(U) 502.40 (L) 501.81	MSHA STD. MD – 374.62
18	48" DIA. MANHOLE	N 714485.13	E 1115386.99	RIM = 502.36	MSHA STD. MD – 384.01
19	48" DIA. MANHOLE	N 714576.48	E 1115391.47	RIM = 504.65	MSHA STD. MD – 384.01
20	18" END SECTION	N 714342.80	E 1115481.36	INV. = 497.00	MSHA STD. MD – 370.01
21	5' COS INLET	(U) N 714390.86 (L) N 714385.92	(U) E 1115431.40 (L) E 1115427.44	(U) 501.50 (L) 501.50	CITY OF HAGERSTOWN DETAIL SD-20
22	5' COS INLET	(U) N 714455.09 (L) N 714449.33	(U) E 1115418.76 (L) E 1115421.39	(U) 502.35 (L) 502.35	CITY OF HAGERSTOWN DETAIL SD-20
23	SINGLE TYPE 'WR' INLET	70+28.89	125.35' R	GRATE = 504.25	MSHA STD. MD – 374.06

* ELEV. GIVEN TO TOP OF CURB UNLESS OTHERWISE NOTED ** C/L STA. GIVEN TO C/L OF STRUCTURE
*** C/L OFFSET GIVEN TO FACE OF CURB AT STRUCTURE **** TOTAL WIDTH GIVEN INCLUDES 4" LIP (SEE MD-374.68)

TP CONTRACTOR MUST TEST PIT EXISTING UTILITIES AT CONNECTION TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND INSPECTOR OF ANY DISCREPANCIES.

PIPE SCHEDULE

SIZE	TYPE	CLASS	LENGTH
4"	PVC	SCH. 40	96 L.F.
6"	PVC	SCH. 40	24 L.F.
8"	PVC	SCH. 40	538 L.F.
15"	HDPEP	TYPE 'S'	221 L.F.
18"	HDPEP	TYPE 'S'	475 L.F.
18"	RCP	IV	37 L.F.
24"	HDPEP	TYPE 'S'	184 L.F.
24"	RCP	IV	97 L.F.

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE BY THE CONSULTANT.

SIGNATURE DATE SEAL

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

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DRAWN BY
REVISION
DATE

STORM DRAIN PROFILES
SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION
STATE OF MARYLAND MICHAEL F. BATTEN, JR. 43207 PROFESSIONAL ENGINEER
6-26-23

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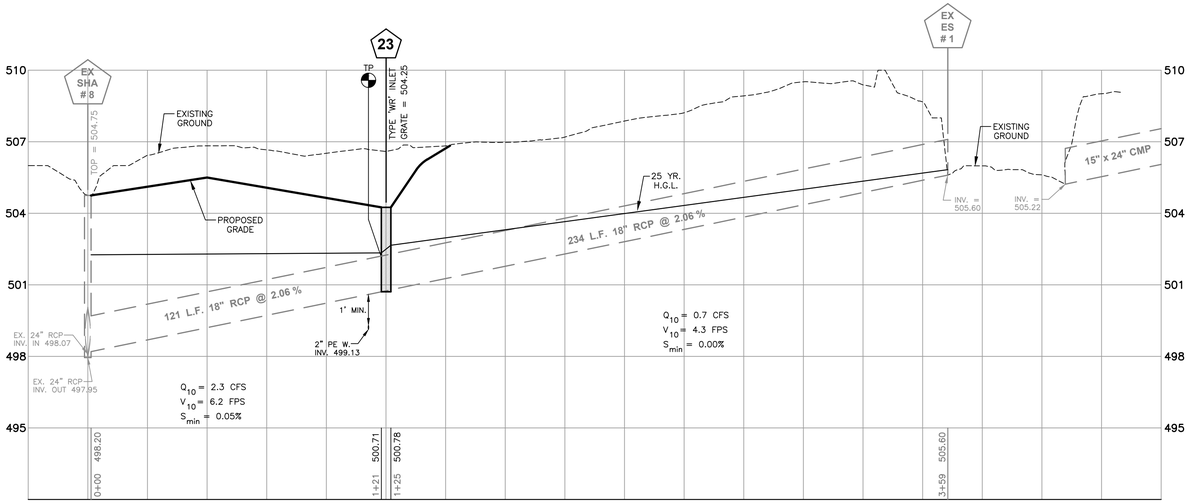
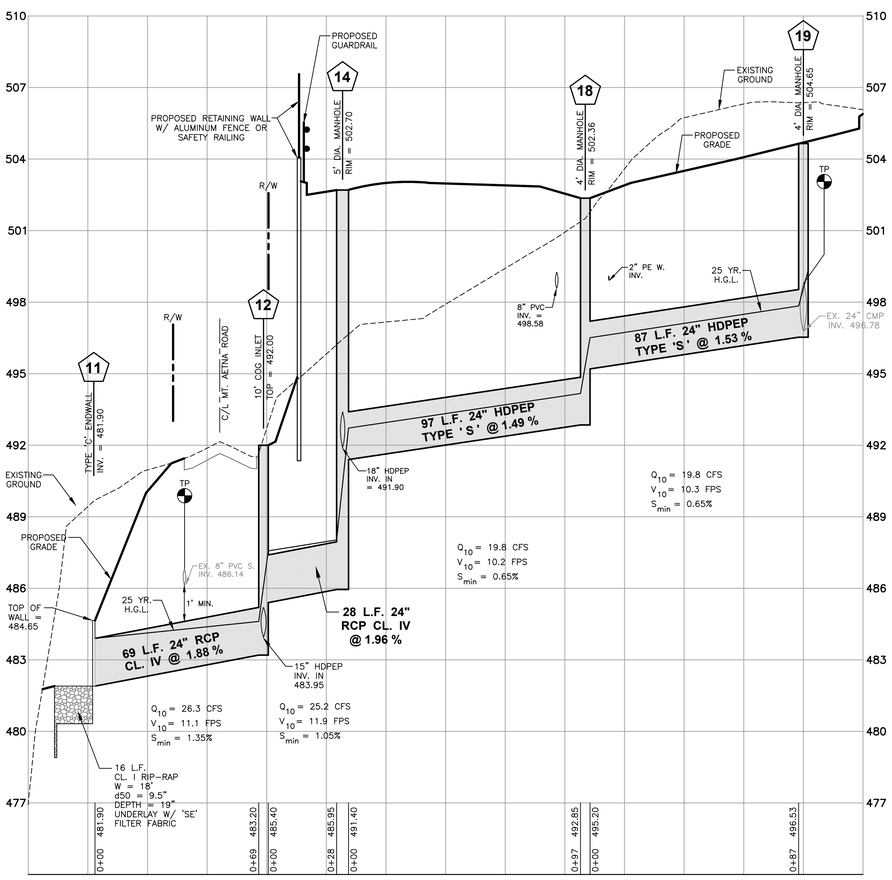
PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 7 OF 18

N:\Sheetz Projects\22-31857 Sheetz - Mt. Aetna\Dwgs\Site Prep\SHT-D-15.dwg Jun 26, 2023 - 11:05am User: mbatten





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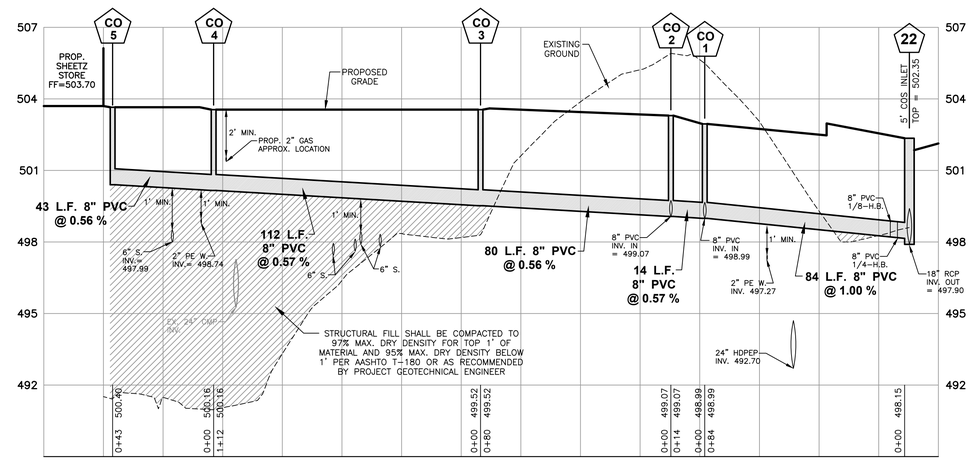
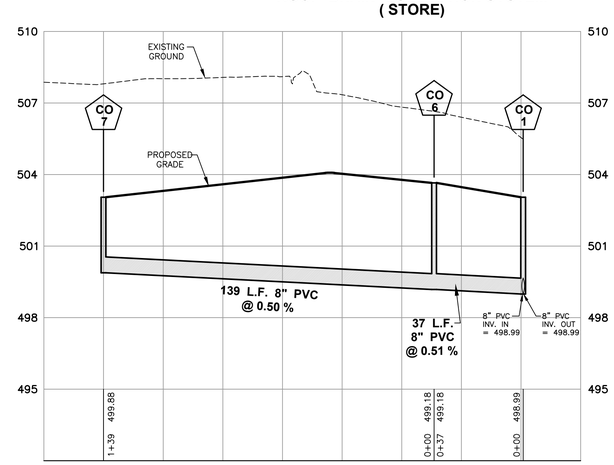
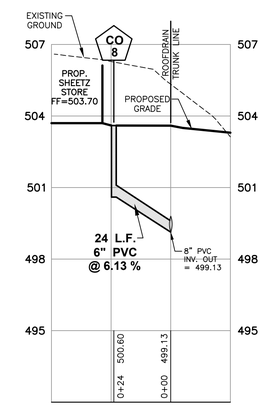


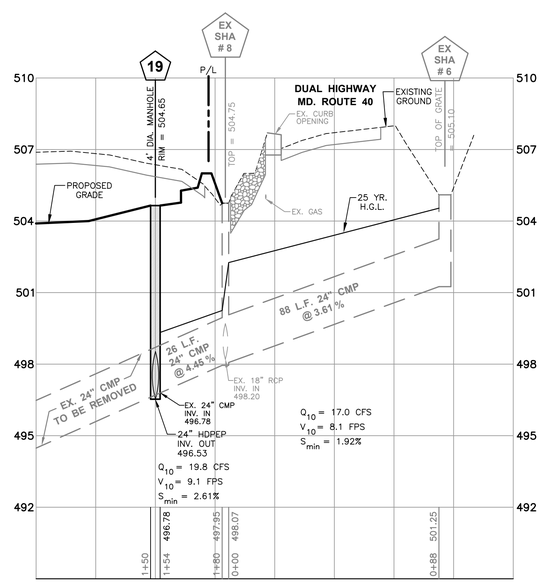
ROOF DRAIN COLLECTION SYSTEM (STORE)

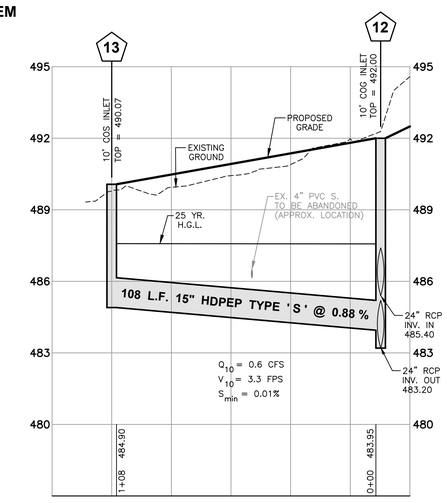


ROOF DRAIN COLLECTION SYSTEM (GAS CANOPY)



ROOF DRAIN COLLECTION SYSTEM (STORE)





ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE BY THE CONSULTANT.

SIGNATURE DATE SEAL

SP - 22 - 044

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DRAWN BY

REVISION

DATE

STORM DRAIN PROFILES, NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND MICHAEL F. BATTERTON No. 43207 PROFESSIONAL ENGINEER
6-26-23

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LICENSE No.: 43207 EXP. DATE: 12/20/24

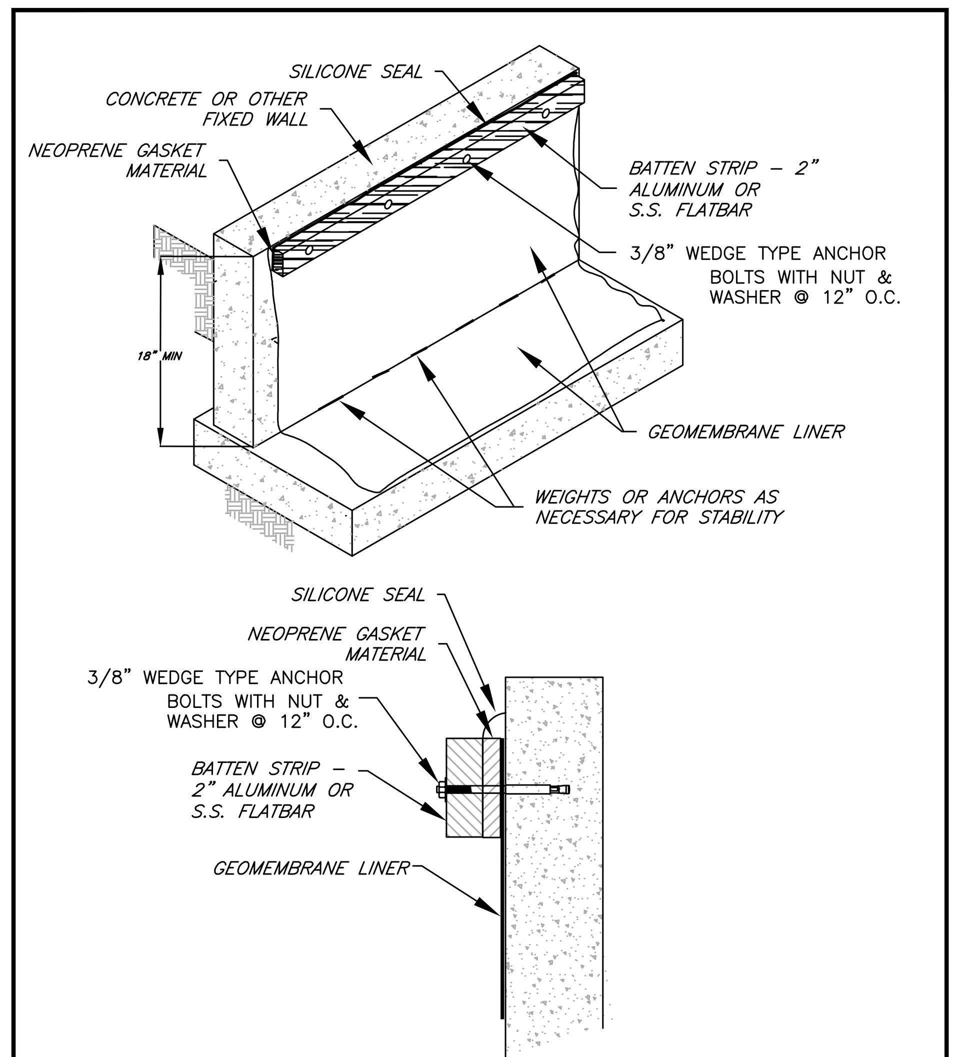
PROJECT NO.	22 - 31857
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

SHEET 8 OF 18

Filterra Structures
Maintenance Checklist

Drainage System Failure	Problem	Conditions to Check	Condition that Should Exist	Actions
Inlet	Excessive sediment or trash accumulation.	Accumulated sediments or trash impair free flow of water into Filterra.	Inlet should be free of obstructions allowing free distributed flow of water into Filterra.	Sediments and/or trash should be removed.
Mulch Cover	Trash and floatable debris accumulation.	Excessive trash and/or debris accumulation.	Minimal trash or other debris on mulch cover.	Trash and debris should be removed and mulch cover raked level. Ensure bark nugget mulch is not used.
Mulch Cover	"Ponding" of water on mulch cover.	"Ponding" in unit could be indicative of clogging due to excessive fine sediment accumulation or spill of petroleum oils.	Stormwater should drain freely and evenly through mulch cover.	Recommend contact manufacturer and replace mulch as a minimum.
Vegetation	Plants not growing or in poor condition.	Soil/mulch too wet, evidence of spill. Incorrect plant selection. Pest infestation. Vandalism to plants.	Plants should be healthy and pest free.	Contact manufacturer for advice.
Vegetation	Plant growth excessive.	Plants should be appropriate to the species and location of Filterra.		Trim/prune plants in accordance with typical landscaping and safety needs.
Structure	Structure has visible cracks.	Cracks wider than 1/2 inch or evidence of soil particles entering the structure through the cracks.		Vault should be repaired.

Maintenance is ideally to be performed twice annually.



GEOMEMBRANE VERTICAL ATTACHMENT DETAIL

NOT TO SCALE

GEOMEMBRANE INSTALLATION REQUIREMENTS

1. THE GEOMEMBRANE SHALL BE COVERED AS SOON AS POSSIBLE. THE COVERING OPERATION SHALL NOT DAMAGE THE GEOMEMBRANE. THE COVER SOIL MATERIAL SHALL BE FREE OF FOREIGN AND ORGANIC MATERIAL, SHARP OBJECTS, OR DEBRIS OF ANY KIND, WHICH COULD POTENTIALLY DAMAGE THE GEOMEMBRANE. NO CONSTRUCTION EQUIPMENT OR MACHINERY SHALL OPERATE DIRECTLY ON THE GEOMEMBRANE. THE USE OF LIGHTWEIGHT MACHINERY (I.E., GENERATOR, ETC.) WITH LOW GROUND PRESSURE IS ALLOWED.

2. THE ANCHOR TRENCH SHALL BE BACKFILLED BY THE EARTHWORK CONTRACTOR. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

   CARE SHALL BE TAKEN WHEN BACKFILLING THE TRENCHES TO PREVENT ANY DAMAGE TO THE GEOMEMBRANE. IF DAMAGE OCCURS, IT SHALL BE REPAIRED PRIOR TO BACKFILLING.

3. THE SURFACE SHALL BE FREE OF ALL ROCKS, STICKS, STONES, ROOTS, SHARP OBJECTS OR DEBRIS OF ANY KIND. THE SURFACE SHOULD PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MEMBRANE WITH NO SUDDEN, SHARP OR ABRUPT CHANGE OR BREAK IN GRADIENT. NO STANDING WATER OR EXCESS MOISTURE SHALL BE PRESENT. THE SURFACE MUST BE CONSTRUCTED TO ALLOW THE NECESSARY COMPACTION. 90% PROCTOR WITH A SURFACE TOLERANCE OF ±1 IN. FOR PLASTIC MATERIALS, 80% PROCTOR AND ±2 IN. FOR RUBBER MATERIALS.

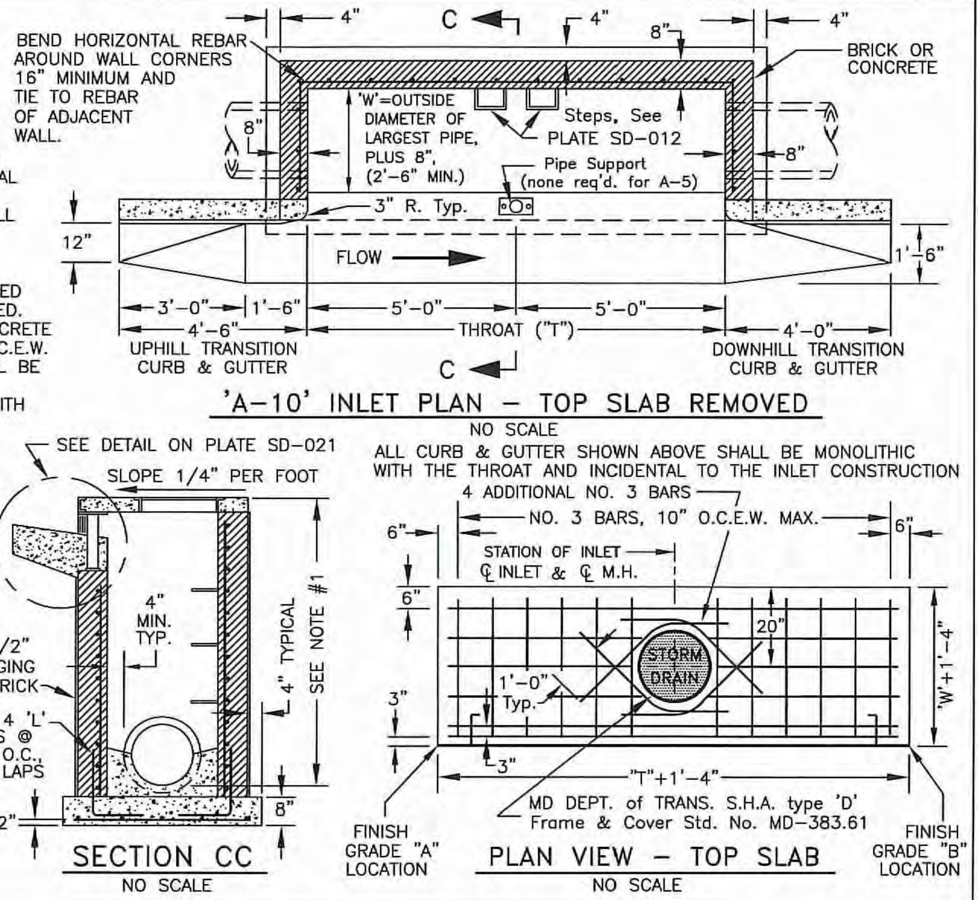
4. BACKFILL MATERIAL OVER IMPERVIOUS LINER SHALL BE PROCESSED OR NATURAL NON-COHESIVE SOILS, SUCH AS A GRAVELLY SAND, SCREENED SAND, AND PEA GRAVEL AND WELL GRADED COHESIVE SOILS, SUCH AS CLAYEY-SILT OR SILTY-CLAY. MAXIMUM STONE SIZE OF ANY OF THE GRAVEL INCLUSIONS SHOULD NOT BE GREATER THAN 1".

NOTES

1. THE DEPTH OF THE INLET SHALL BE AS REQUIRED TO SATISFY PROPOSED GRADES & SPECIFICATIONS. FINISH GRADES SHALL BE PROVIDED ON STORM DRAIN PLANS, ONE AT EACH END OF THE INLET AND INVERT GRADES FOR EACH PIPE. THE EDGE OF THE CONCRETE THROAT % GRADE IN ALL CASES SHALL MATCH AND BE FLUSH WITH THE LONGITUDINAL % GRADE OF THE ADJACENT STREET SURFACE.
2. THE INLET SUBGRADE, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH PLATE SD-011. SUBGRADE EXCAVATIONS SHALL BE TO FIRM UNDISTURBED SOIL.
3. PRECAST INLET STRUCTURES & TOP SLABS SUBMITTED AND APPROVED BY THE CITY ENGINEER MAY BE USED.
4. THE FLOOR SLAB IF CAST IN PLACE SHALL BE CONCRETE 8" THICK WITH NO. 4 REINFORCING STEEL AT 6" O.C.E.W. WITH 2" COVER AS SHOWN. NO. 4 "L" BARS SHALL BE INSTALLED AS SHOWN.
5. THE INLET WALLS SHALL BE DOUBLE BRICK WALL WITH 1/2" PARGING ON EXTERIOR FACES OR 8" CONCRETE WITH NO. 4 REINFORCING STEEL AT 6" O.C.E.W. WITH 2" COVER TO THE INSIDE FACE AS SHOWN. CONSTRUCT 4" TOP SLAB AS SHOWN, ALSO REFER TO PLATE SD-010.
6. WHEN THIS INLET IS IN A SUMP THE UPHILL THROAT & TRANSITION SHALL BE CONSTRUCTED AT BOTH ENDS.
7. WHEN THIS INLET IS IN A SUMP CONSTRUCT THE UNDERDRAIN DEVICE OF PLATE SD-045, INSTALLING THE REQUIRED 8" KNOCKOUTS. IF THE INLET IS ON A GRADE CONSTRUCT THE DRAINAGE DEVICE ONLY IF DIRECTED.
8. ALSO REFER TO PLATE SD-012 FOR LADDER RUNGS, AND PLATE SD-013 FOR FLOW CHANNELS AND BENCHES.

DESIGNATION	"T"-THROAT OPENING	NO. OF PIPE SUPPORTS
A – 5	5' – 0"	NONE
A – 10	10' – 0"	1
A – 15	15' – 0"	2
A – 20	20' – 0"	3

SUPPORTS TO BE SPACED 5'–0" O.C.



CITY OF HAGERSTOWN, MARYLAND – ENGINEERING AND INSPECTIONS DEPARTMENT

STORM DRAIN STANDARD DETAIL
TYPE "A" CURB OPENING INLET

ISSUE DATE: 01–01–03
REVISIONS: 01–01–07

Plate SD-020

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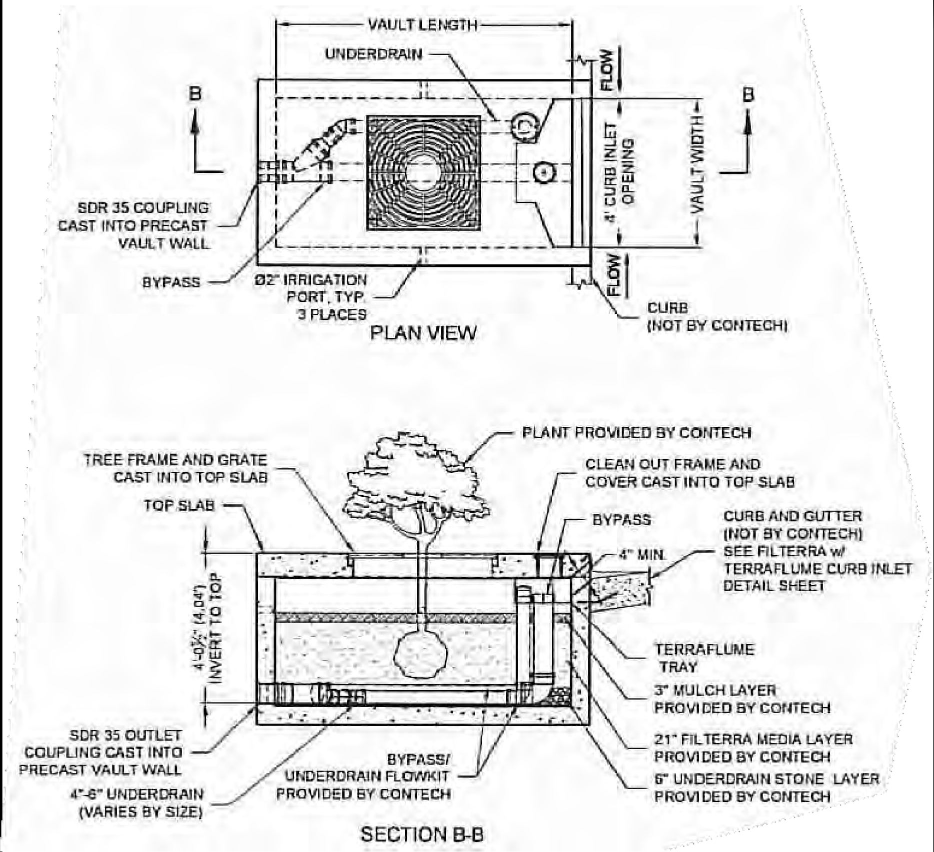
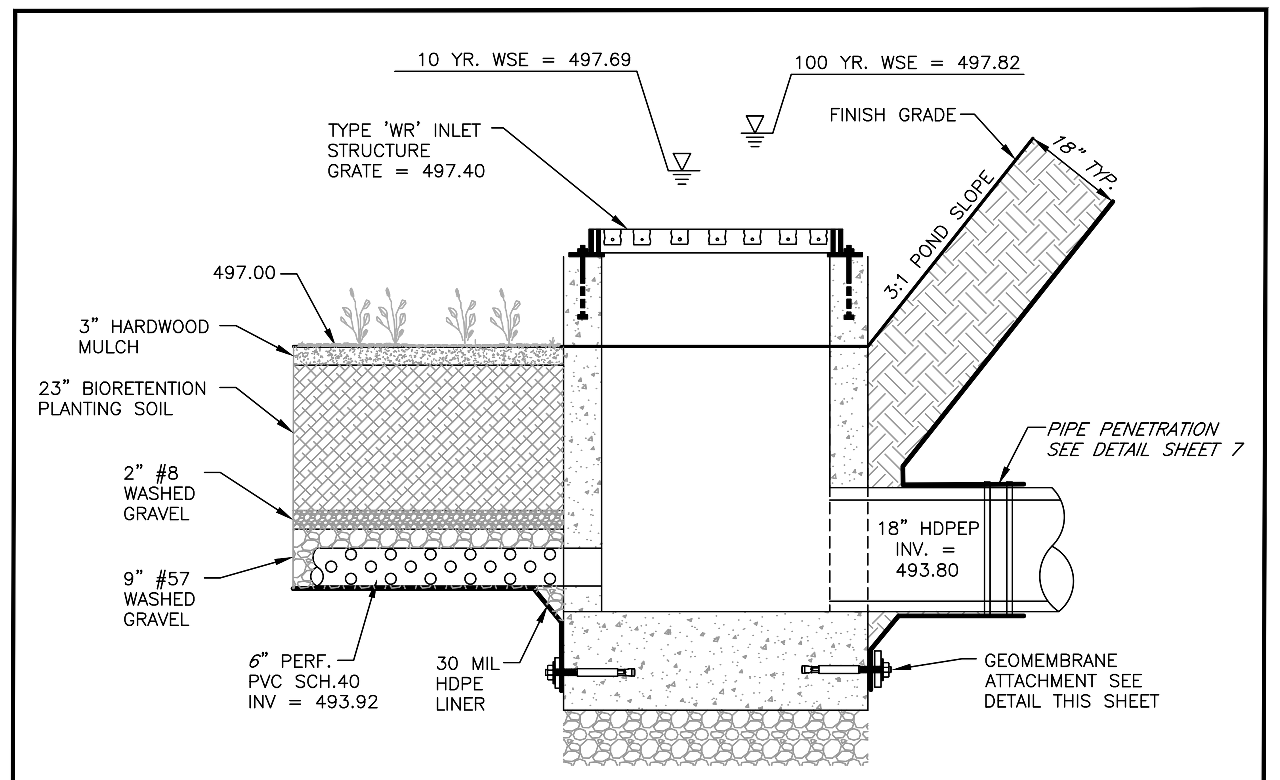


CONTECH FILTERRA WITH INTERNAL BYPASS LONG SIDE CURB INLET (FTIBC 0604) DETAIL

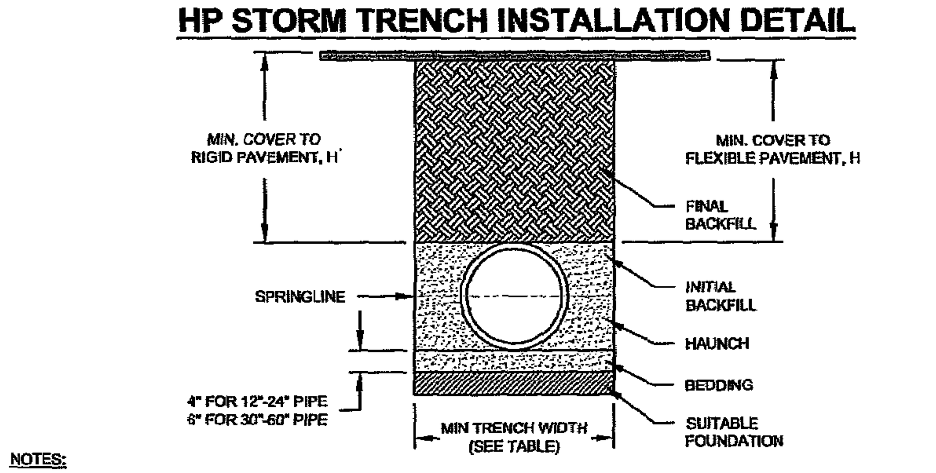
NOT TO SCALE



GEOMEMBRANE RISER ATTACHMENT DETAIL

NOT TO SCALE

HP STORM TRENCH INSTALLATION DETAIL



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE, ft

	CLASS I	CLASS II			CLASS III		CLASS IV
PIPE DIA	COMPACTED	95%	90%	85%	95%	90%	95%
12" (300mm)	41 (12.5m)	28 (8.5m)	21 (6.4m)	16 (4.9m)	20 (6.1m)	16 (4.9m)	16 (4.9m)
15" (375mm)	42 (12.8m)	29 (8.8m)	21 (6.4m)	16 (4.9m)	21 (6.4m)	16 (4.9m)	16 (4.9m)
18" (450mm)	44 (13.4m)	30 (9.1m)	21 (6.4m)	16 (4.9m)	22 (6.7m)	17 (5.2m)	16 (4.9m)
24" (600mm)	37 (11.3m)	26 (7.9m)	18 (5.5m)	14 (4.3m)	19 (5.8m)	14 (4.3m)	14 (4.3m)
30" (750mm)	39 (11.9m)	27 (8.2m)	19 (5.8m)	14 (4.3m)	19 (5.8m)	15 (4.6m)	14 (4.3m)
36" (900mm)	28 (8.5m)	20 (6.1m)	14 (4.3m)	10 (3.0m)	14 (4.3m)	11 (3.4m)	10 (3.0m)
42" (1050mm)	30 (9.1m)	21 (6.4m)	14 (4.3m)	10 (3.0m)	15 (4.6m)	11 (3.4m)	10 (3.0m)
48" (1200mm)	29 (8.8m)	20 (6.1m)	14 (4.3m)	9 (2.7m)	14 (4.3m)	10 (3.0m)	10 (3.0m)
60" (1500mm)	29 (8.8m)	20 (6.1m)	14 (4.3m)	9 (2.7m)	14 (4.3m)	10 (3.0m)	9 (2.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = 120 PCF

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
8	REV. MAXIMUM COVER HEIGHTS	RWD	01/11/17	

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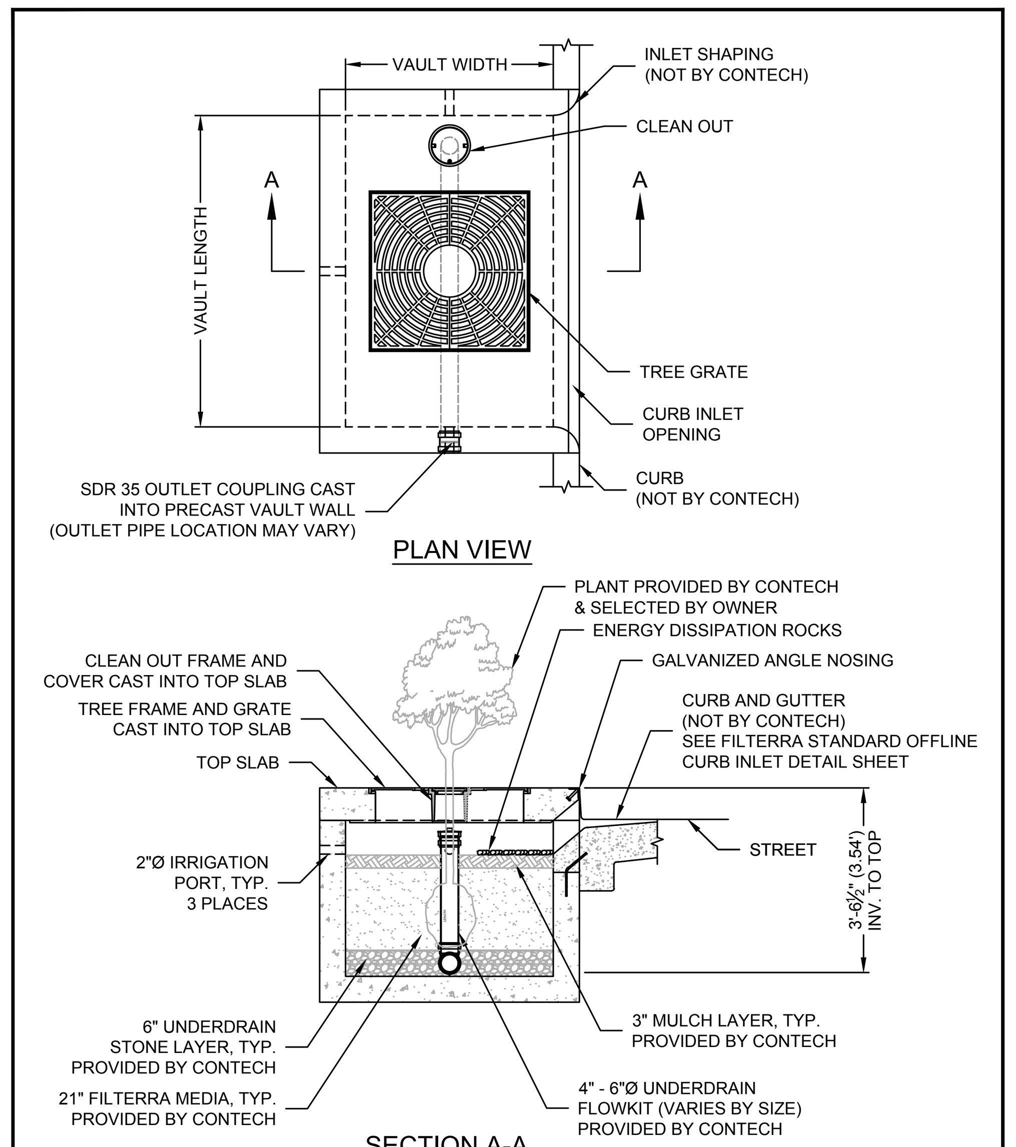
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (HP STORM)
DRAWING NUMBER: STD-101D

ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

JAB | 01/28/09 | NTS | 1 OF 1



CONTECH FILTERRA (FT 1006) DETAIL

NOT TO SCALE

FOX & ASSOCIATES INC.
Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX:(301)733-1853

82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

FINAL STORMWATER MANAGEMENT NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

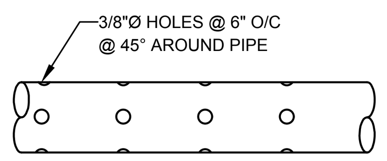
STATE OF MARYLAND – MICHAEL F. BATTERSON, JR. – No. 43207 – PROFESSIONAL ENGINEER
4-18-23

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-HP\SITE-01.DWG, 4/20/2023 12:21:55 PM, RDICKINSON, 1:1



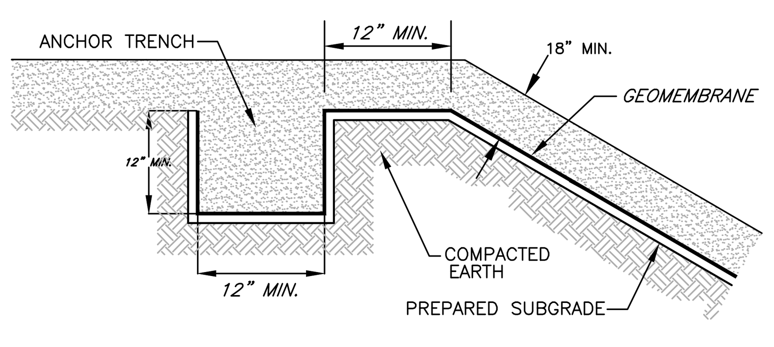
NOTES:

1. PIPE SHALL BE 6" DIAMETER, PERFORATED RIGID PLASTIC PIPE (ASTMF 758, TYPE PS 28, OR AASHTO-M-278).
2. PERFORATIONS SHALL BE ⅜" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW.
3. PIPE SHALL BE WRAPPED WITH A ¼" (NO. 4 OR 4X4) GALVANIZED HARDWARE CLOTH.

PERFORATED UNDERDRAIN PIPE DETAIL

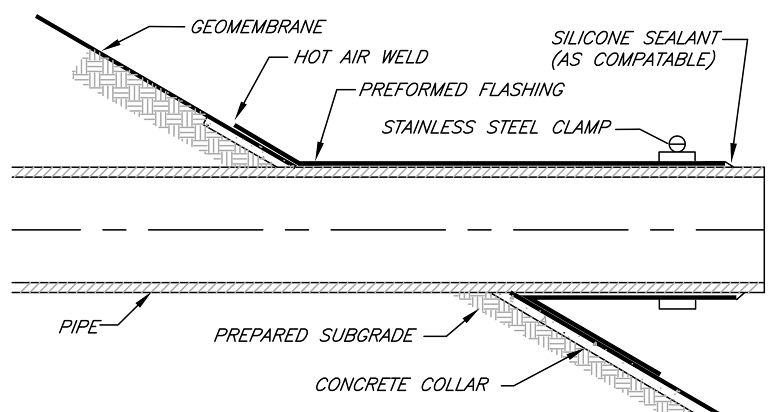
SCH. 40 OR SDR-35 PVC

NOT TO SCALE



TYPICAL ANCHOR TRENCH DETAIL

NOT TO SCALE



TYPICAL PIPE PENETRATIION DETAIL

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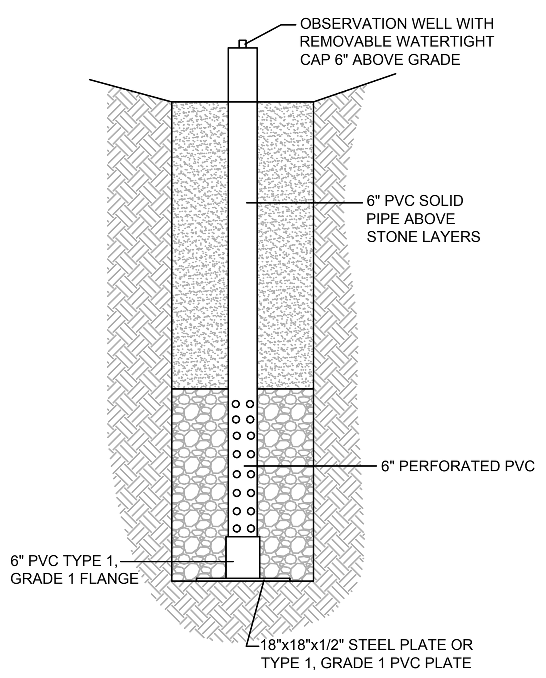


OBSERVATION WELL DETAIL

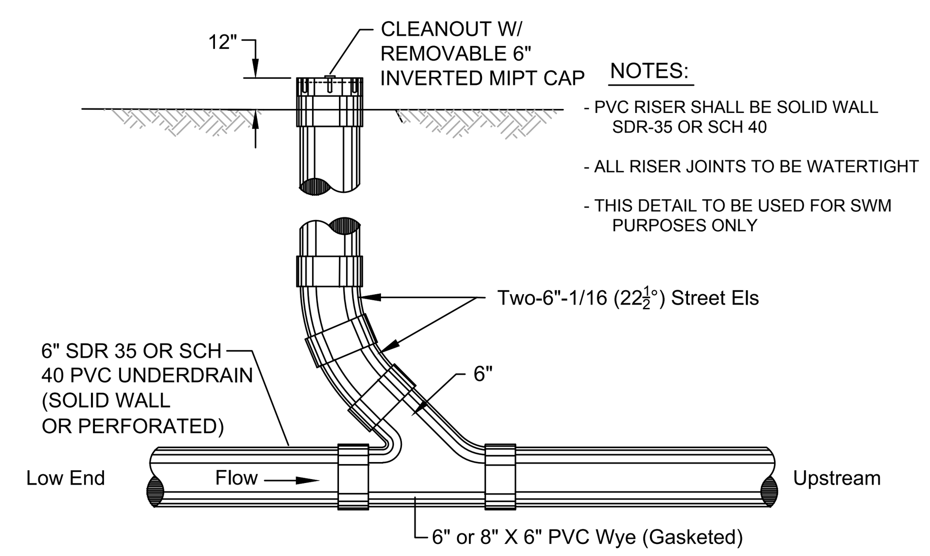
NOT TO SCALE

NOTES:

1. ALL PVC TO BE SCHEDULE 40. PERFORATIONS SHALL BE 3/8" DIA. @ 4" O/C 90° ALL AROUND PIPE.
2. INSTALL REMOVABLE WATERTIGHT PVC CAP ON TOP OF 6" PVC.
3. BOTTOM EXCAVATION IS TO BE IN NATURAL UNCOMPACTED EARTH.
4. THREE HOLES SHOULD BE DRILLED INTO THE BOTTOM PLATE TO ALLOW WATER TO DRAIN FROM THE OBSERVATION WELL.
5. REFER TO BMP PROFILE FOR SPECIFIC STONE AND PLANTING MEDIA DEPTHS AND ELEVATIONS.
6. PVC PIPE SHALL BE ATTACHED TO THE FLANGE WITH SOLVENT CEMENT PER THE MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE SCHEDULE FOR BIORETENTION AREAS			
DESCRIPTION	METHOD	FREQUENCY	TIME OF THE YEAR
SOIL			
INSPECTION AND REPAIR EROSION	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
REMULCH ANY VOID AREAS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER (OPTIONAL)	BY HAND	ONCE EVERY TWO TO THREE YEARS	SPRING
ANY ADDITIONAL MULCH ADDED (OPTIONAL)	BY HAND	ONCE A YEAR	SPRING
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGITATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECIFICATIONS	TWICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30
TREAT ALL DISEASED TREES AND SHRUBS	MECHANICAL OR BY HAND	N/A	VARIES, DEPENDS ON INSECT OR DISEASE INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE AT THE END OF EACH DAY FO FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED.	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A
REPLACE STAKES AFTER ONE YEAR	BY HAND	ONCE A YEAR	ONLY REMOVE STAKES IN THE SPRING
REPLACE ANY DEFICIENT STAKES OR WIRES	BY HAND	N/A	WHENEVER NEEDED

TABLE B.4.1 MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDENS & LANDSCAPE INFILTRATION			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE APPENDIX A, TABLE A.4		
PLANTING SOIL [2'-4' DEEP]	LOAMY SAND (60-65%) & COMPOST (35-40%) OR SANDY LOAM (30%) COARSE SAND (30%) COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM D2974)		
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: (ASTM D-448)		
CURTAIN DRAIN	ORNAMENTAL STONE: WASHED COBBLES		
GEOTEXTILE		N/A	PE TYPE I NONWOVEN
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (⅜"-¾")	
UNDERDRAIN PIPING	F758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR-35	SLOTTED OR PERFORATED PIPE; ⅜" PERF. @6" ON CENTER, 4 HOLES PER ROW; MINIMUM 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH ¼" GALVANIZED HARDWARE CLOTH.
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MIX NO. 3 f'c=3500 PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED, REINFORCING TO MEET ASTM-615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRECAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND - DESIGN TO INCLUDE MEETING ACI CODE 350.R/89; VERTICAL LOADING [H-10 OR H-20]; ALLOWABLE HORIZONTAL LOAD (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING
SAND	AASHTO-M-6 OR ASTM-C-33	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.

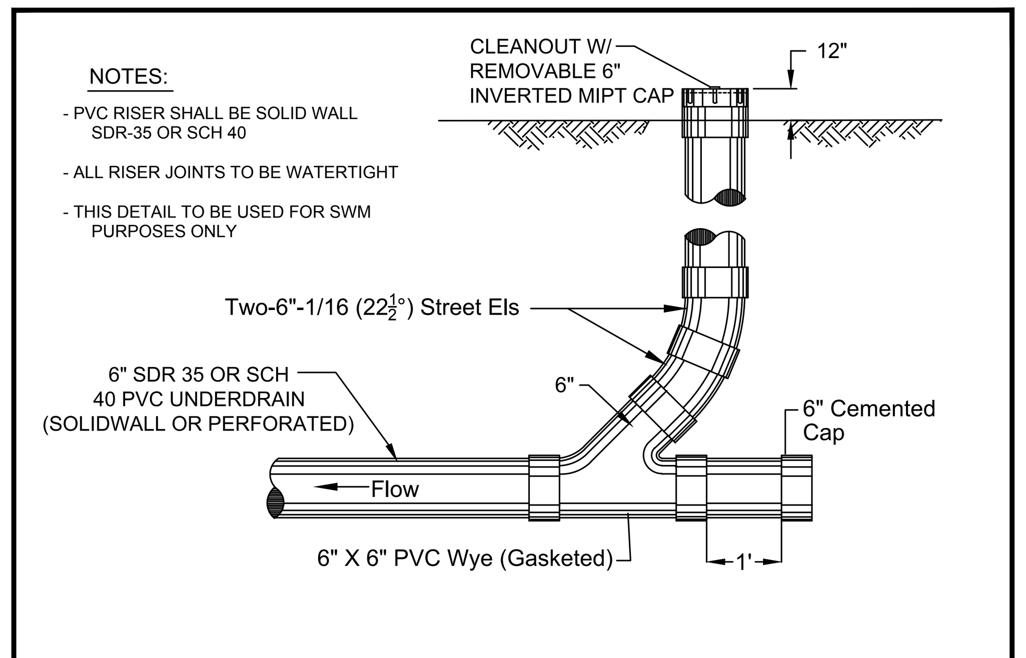


NOTES:

- PVC RISER SHALL BE SOLID WALL SDR-35 OR SCH 40
- ALL RISER JOINTS TO BE WATERTIGHT
- THIS DETAIL TO BE USED FOR SWM PURPOSES ONLY

S. W. M. UNDERDRAIN CLEANOUT DETAIL

NOT TO SCALE



NOTES:

- PVC RISER SHALL BE SOLID WALL SDR-35 OR SCH 40
- ALL RISER JOINTS TO BE WATERTIGHT
- THIS DETAIL TO BE USED FOR SWM PURPOSES ONLY

S. W. M. TERMINAL END UNDERDRAIN CLEANOUT DETAIL

NOT TO SCALE

PRIVATE STORMWATER MANAGEMENT FACILITY OPERATIONS AND MAINTENANCE SCHEDULE

ROUTINE MAINTENANCE:

1 THE FACILITY SHALL BE INSPECTED BIANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHOULD BE PERFORMED DURING WET WEATHER TO DETERMINE IF POND IS FUNCTIONING PROPERLY.

2 THE EMBANKMENT OF THE POND CONSISTING OF THE OUTSIDE SLOPE, THE TOP, AND INSIDE SLOPE SHALL BE MOWED A MINIMUM OF TWICE A YEAR, ONCE IN LATE JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES, POND BOTTOM, AND MAINTENANCE ACCESS ARE TO BE MOWED AS NEEDED.

3 DEBRIS, TRASH AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS OR AS DEEMED NECESSARY.

4 NO WOODY VEGETATION ALLOWED WITHIN 50 FOOT RADIUS OF THE POND PRINCIPLE SPILLWAY (INFLOW OR OUTFLOW AREAS) OR ANYWHERE ON THE MANMADE EMBANKMENT.

5 BURROWING ANIMALS ARE TO BE REMOVED FROM THE MANMADE EMBANKMENT AREA AND THE BURROWS BACKFILLED.

6 VISIBLE SIGNS OF EROSION ALONG THE INFLOW CHANNELS, WITHIN THE POND, AND AT THE OUTFALL SHALL BE REPAIRED IMMEDIATELY.

7. REPLACE MULCH ANNUALLY.

8. IF PONDING OCCURS THE TOP 3" OF PLANTING SOIL SHALL BE REPLACED.

NON-ROUTINE MAINTENANCE:

1 STRUCTURAL COMPONENTS OF THE POND SUCH AS THE EMBANKMENT, RISER, BARREL, WEIR, ETC. SHALL BE REPAIRED IMMEDIATELY UPON DETECTION OF A PROBLEM.

2 PERIODIC CLEANING, RECOATING, WELDING, ETC. OF THE POND TRASH RACK, RISER, BARREL, LOW FLOW DEWATERING DEVICE, ETC. IMMEDIATELY UPON DETECTION OF A PROBLEM.

PLANTING NON-GRASS GROUND COVER

- THE GROUND COVER PLANTING HOLES SHALL BE DUG THROUGH THE MULCH WITH ONE OF THE FOLLOWING: HAND TROWEL, SHOVEL, BULB PLANTER, OR HOE (THIS DOES NOT APPLY TO GRASSES OR LEGUMES).
- BEFORE PLANTING BIODEGRADABLE POTS SHALL BE SPLIT, AND NON-BIODEGRADABLE POTS SHALL BE REMOVED. ROOT SYSTEMS OF ALL POTTED PLANTS SHALL BE SPLIT OR CRUMBLED.
- THE GROUND COVER SHALL BE PLANTED SO THAT THE ROOTS ARE SURROUNDED BY THE SOIL BELOW THE MULCH. POTTED PLANTS SHALL BE SET SO THAT THE TOP OF THE POT IS EVEN WITH THE EXISTING GRADE. THE ROOTS OF BARE ROOT PLANTS SHALL BE COVERED TO THE CROWN.
- THE MULCHED AND PLANTED GROUND COVER BED WITH A PRE-EMERGENT HERBICIDE.
- THE ENTIRE GROUND COVER BED SHALL BE THOROUGHLY WATERED.

PLANTING GRASS GROUND COVER

- GRASSES AND LEGUME SEED SHALL BE TILLED INTO THE SOIL TO A DEPTH OF AT LEAST 2 INCHES BY EITHER HARROWING OR DISCING. FERTILIZER SHALL BE APPLIED AT THE SAME RATE AND UTILIZING THE SAME PROCESS FOR NON-GRASS GROUND COVER. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING TECHNIQUES.

FERTILIZER

- ALL GROUND COVERS SHALL BE FERTILIZED WITH A 10-6-4 ANALYSIS FERTILIZER AS A WET APPLICATION AT THE RATE OF 3 LBS. PER 100 SQUARE FEET OF THE BIORETENTION AREA PRIOR TO PLANTING NON-GRASS GROUND COVER OR AS PART OF THE GRASS SEED GROUND COVER.

B.3.B SPECIFICATIONS FOR BIORETENTION

1. MATERIAL SPECIFICATIONS

THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE B.4.1.

2. PLANTING SOIL

THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:

PH RANGE	5.2 - 7.0
ORGANIC MATTER	1.5 - 4% (BY WEIGHT)
MAGNESIUM	35 LB./AC
PHOSPHORUS (PHOSPHATE - P_2O_5)	75 LB./AC
POTASSIUM (POTASH - K_2O)	85 LB./AC
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED.

SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY.

SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.

3. COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

4. PLANT MATERIAL

RECOMMENDED PLANT MATERIAL FOR BIORETENTION AREAS CAN BE FOUND IN APPENDIX A, SECTION A.2.3 OF MD. STORMWATER DESIGN MANUAL.

5. PLANT INSTALLATION

MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3" AROUND ALL SHRUBS AND TREES. SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY.

ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

6. UNDERDRAINS

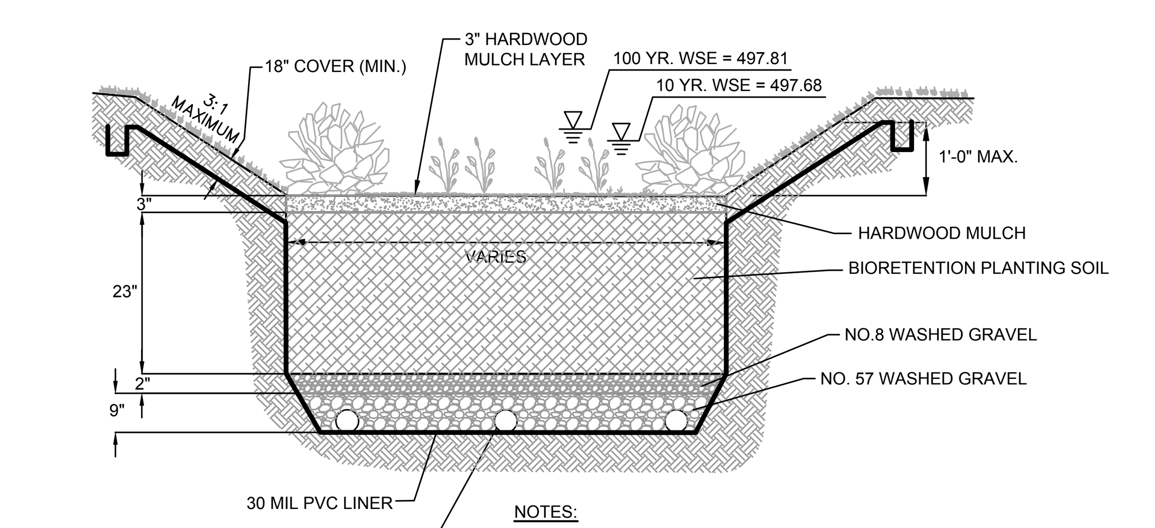
UNDERDRAINS ARE TO BE PLACED ON A 3'-0" WIDE SECTION OF FILTER CLOTH. PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED.

THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%.

OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).

7. MISCELLANEOUS

THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.



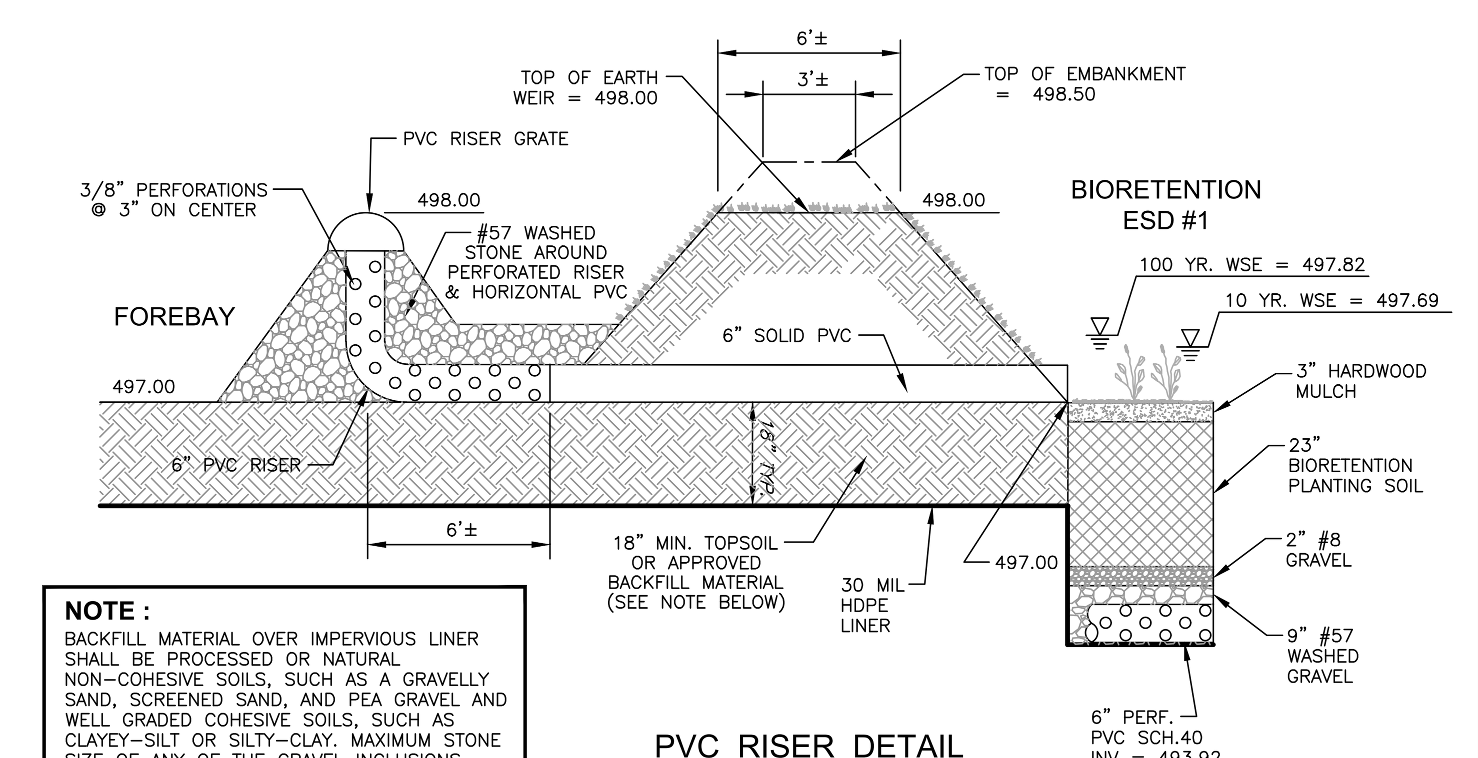
NOTES:

1. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS.
2. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER. CLEANOUTS MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAWDOWN.

BIORETENTION ESD #1 1,184 SQ.FT

BIORETENTION ESD #1 CROSS - SECTION

NOT TO SCALE



NOTE :
BACKFILL MATERIAL OVER IMPERVIOUS LINER SHALL BE PROCESSED OR NATURAL NON-COHESIVE SOILS, SUCH AS A GRAVELLY SAND, SCREENED SAND, AND PEA GRAVEL AND WELL GRADED COHESIVE SOILS, SUCH AS CLAYEY-SILT OR SILTY-CLAY. MAXIMUM STONE SIZE OF ANY OF THE GRAVEL INCLUSIONS SHOULD NOT BE GREATER THAN 1".

PVC RISER DETAIL

BIORETENTION ESD #1 FOREBAY

NOT TO SCALE

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES

THE FOLLOWING INSPECTIONS ARE REQUIRED TO BE PERFORMED BY THE QUALIFYING PROFESSIONAL FOR THE CONSTRUCTION OF ANY SAND FILTER, BIO-RETENTION OR RAIN GARDEN FACILITY. ADDITIONAL INSPECTIONS MAY BE NEEDED BASED ON PROFESSIONAL ENGINEERING JUDGEMENT. EACH INSPECTION IS REQUIRED AT THE START OF EACH STAGE.

	CERTIFYING ENGINEER	DATE	COUNTY INSPECTOR	DATE
EXCAVATION OF FACILITY – PRIOR TO EXCAVATION, VERIFY SEDIMENT AND EROSION CONTROL FEATURES ARE IN PLACE TO PREVENT SEDIMENT INFLOW. VERIFY ALL FLAGGING REQUIRED IN THE AREA FOR SENSITIVE AREA PROTECTION. VERIFY GRADING IS ACCURATELY STAKED-OUT AND RE-STAKED AS NEEDED. FACILITY DIMENSIONS SHALL BE VERIFIED AND SOILS CHECKED FOR INFILTRATION. VERIFY CONTRIBUTING AREA IS PERMANENTLY STABILIZED. VERIFY THAT WATER IS NOT PRESENT. ENSURE ROUGHENING OF SIDE WALLS IF SHEARED AND SEALED BY HEAVY EQUIPMENT. VERIFY THAT COMPACTION OF FACILITY BASE IS MINIMIZED.				
PLACEMENT OF FILTER CLOTH (TRENCHES) – ENSURE FILTER FABRIC IS OVERLAPPING SIX (6) INCHES BETWEEN STRIPS OF CLOTH. ENSURE TREE ROOTS OR OTHER OBSTACLES ARE REMOVED FROM FACILITY WALLS OR SIDES AND BASE TO PREVENT TEARING. VERIFY THAT UPHILL FABRIC ROLL OVERLAPS TWO (2) FEET OVER DOWNHILL ROLL				
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS – LOCATION, SIZE AND MATERIAL OF UNDER DRAIN AND OBSERVATION WELLS SHALL BE VERIFIED PRIOR TO STONE PLACEMENT. VERIFY PIPE ENDS CAPPED. VERIFY 3" GRAVEL COVER.				
PLACEMENT OF FILTERING MEDIA – VERIFY BOTTOM LAYER MATERIAL AND THICKNESS. VERIFY SAND AND/OR FILTER MEDIA LAYER MATERIAL AND THICKNESS. VERIFY FILTER FABRIC OR PEA GRAVEL USED BETWEEN SAND LAYERS. VERIFY TOP MEDIA LAYER.				
PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM – VERIFY DEPTH AND WIDTH OF SAND AND/OR DIAPHRAGM LAYER. VERIFY FILL MATERIAL.				
STABILIZATION AND LANDSCAPING – VERIFY SITE TOP SOILED, SEEDED AND MULCHED. VERIFY EMBANKMENT TOP SOILED AND SEEDED. VERIFY LOCATION, SIZE, TYPE AND NUMBER OF PLANTED LANDSCAPE MATERIAL. VERIFY NO MORE THAN 1/8 INCH ROOT BALL EXPOSED. VERIFY PLANTING STOCK KEPT MOIST DURING ON-SITE STORAGE. VERIFY INSTALLATION LOCATION, SIZE, MATERIAL TYPE OF FENCING OR OTHER SAFETY BARRIERS.				

THE QUALIFYING PROFESSIONAL MAY REQUEST THE PRESENCE OF A COUNTY CONSTRUCTION STANDARDS INSPECTOR AT LEAST 24 HOURS IN ADVANCE BY CALLING 240-313-2400.

FOX & ASSOCIATES INC.
Est. 1966

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ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

FINAL STORMWATER MANAGEMENT NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

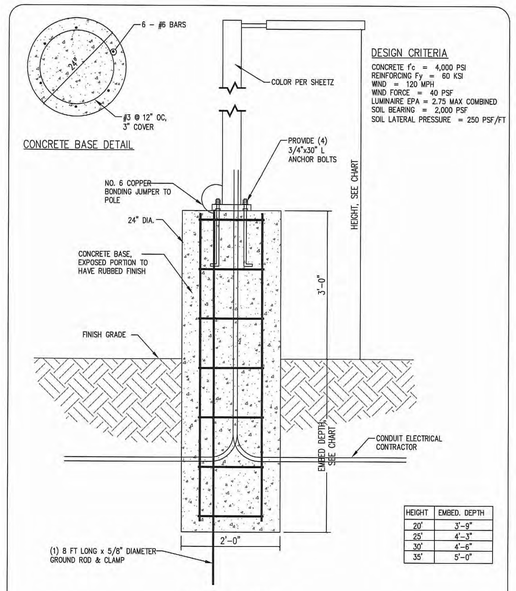
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No. 43207 EXP. DATE 12/20/24

PROJECT NO.	22 - 31857
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-IMP\SITE-01.DWG, 4/20/2023 12:22:35 PM, ROCKNDOLM, 1:1

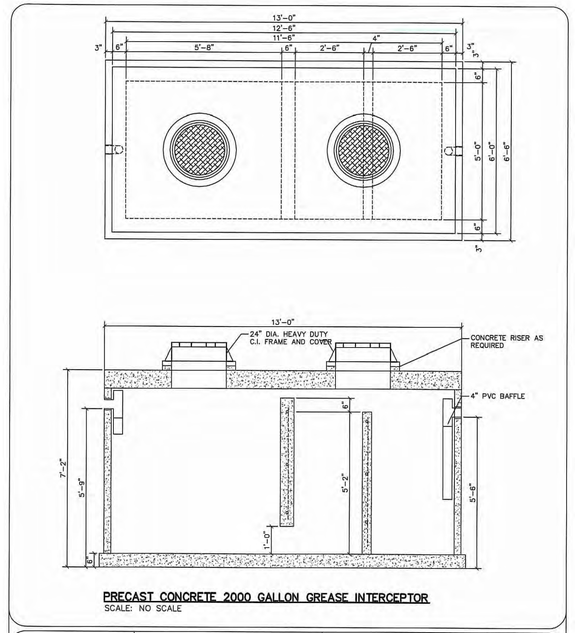


DESIGN CRITERIA
CONCRETE f'c = 4,000 PSI
REINFORCING Fy = 60 KSI
WIND = 120 MPH
WIND FORCE = 40 PSF
LUMINARE EPA = 2.75 MAX COMBINED
SOIL BEARING = 2,000 PSF
SOIL LATERAL PRESSURE = 250 PSF/FT

HEIGHT	EMBED. DEPTH
20'	3'-9"
25'	4'-3"
30'	4'-6"
35'	5'-0"

POLE LIGHT DETAIL
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
POLE LIGHT DETAIL
SCALE: AS NOTED | DATE: 3/1/2022 | DRAWN BY: DAH | FILENAME: DETAIL 33
11



PRECAST CONCRETE 2000 GALLON GREASE INTERCEPTOR
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
2000 GALLON PRECAST CONCRETE GREASE INTERCEPTOR
SCALE: AS NOTED | DATE: 02-11-19 | DRAWN BY: HAM | FILENAME: DETAIL -CC
21

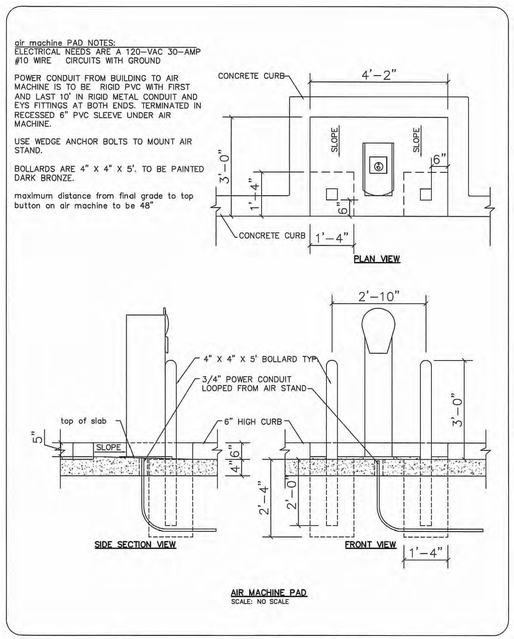
air machine PAD NOTES:
ELECTRICAL NEEDS ARE A 120-VAC 30-AMP #10 WIRE CIRCUITS WITH GROUND

POWER CONDUIT FROM BUILDING TO AIR MACHINE IS TO BE RIGID PVC WITH FIRST AND LAST 10' IN RIGID METAL CONDUIT AND EYS FITTINGS AT BOTH ENDS. TERMINATED IN RECESSED 6" PVC SLEEVE UNDER AIR MACHINE.

USE WEDGE ANCHOR BOLTS TO MOUNT AIR STAND.

BOLLARDS ARE 4" X 4" X 5'. TO BE PAINTED DARK BRONZE.

maximum distance from final grade to top button on air machine to be 48"



AIR MACHINE PAD
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
AIR MACHINE PAD DETAILS
SCALE: AS NOTED | DATE: 6-19-17 | DRAWN BY: HAM | FILENAME: DETAIL E
05

SHEETZ CONCRETE SPECIFICATION

EXTERIOR SITE CONCRETE

STRENGTH 4000 PSI	(PER ACI 318)
MIN. CEMENT FACTOR	588# (6.25 BAGS)
MAX. W/C	0.45
ENTRAINED AIR	4.5% – 7.5%
SLUMP	4" MAX. UNLESS HRWR OR MID RANGE WR; THEN 6" – 8"
WATER REDUCER	NORMAL TYPE A
RETARDER	NORMAL TYPE D AS NEEDED (REQUIRED IF CONCRETE TEMPERATURE EXCEEDS 85° F)
CONCRETE TEMPERATURE	50° – 90° F
ACCELERATOR	NON-CHLORIDE TYPE ONLY

THE USE OF CALCIUM CHLORIDE IS PROHIBITED!!

FIBER*	1½" @ 1.5#/C.Y. (AS FIBERMESH 300 OR EQUIVALENT)

*NOTE: FIBER REQUIREMENT MAY BE WAIVED, SITE SPECIFIC, AT OWNER'S DISCRETION.

INTERIOR CONCRETE

STRENGTH 4000 PSI	(PER ACI 318)
MIN. CEMENT FACTOR	588# (6.25 BAGS)
MAX. W/C	0.43
NON-AIR ENTRAINED	
FIBER*	1½" @ 1.5#/C.Y. (AS FIBERMESH 300 OR EQUIVALENT)

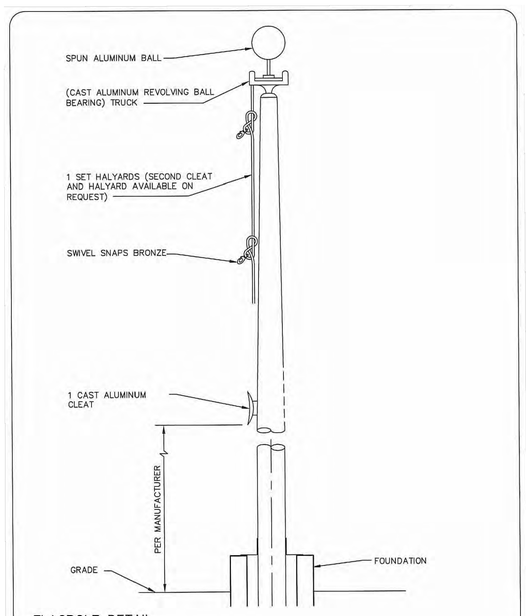
*NOTE: FIBER REQUIREMENT MAY BE WAIVED, SITE SPECIFIC, AT OWNER'S DISCRETION.

FOOTINGS

STRENGTH 3000 PSI	(PER ACI 318)
MIN. CEMENT FACTOR	564# (6.00 BAGS)
MAX. W/C	0.5
NON-AIR ENTRAINED	
SLUMP	5" MAX.

REQUIRED SUBMITTALS
1. FORMAL MIX DESIGN FORM
2. SUPPORTING STRENGTH DATA PER ACI 318
3. CEMENT MILL CERTIFICATION
4. ADMIXTURE CERTIFICATION AND CATALOG CUTS
5. FIBER TYPE AND DATA SHEETS
6. AGGREGATE CERTIFICATION AND GRADATION (COARSE AND FINE)
7. READY MIX SUPPLIER TO TEST FIRST LOAD ON SITE TO CONFIRM ENTRAINED AIR*, SLUMP, AND TEMPERATURE (*INFORMATION ONLY FOR NON-AIR CONCRTE)
8. ANY ADDED WATER MUST BE RECORDED ON DELIVERY TICKET

THE ABOVE LISTED SUBMITTAL DATA IS IN GENERAL COMPLIANCE WITH THE GUIDELINES GIVEN IN ACI 301 AND ACI 318. THE CONCRETE SUPPLIER MUST BE FAMILIAR WITH THESE DOCUMENTS.

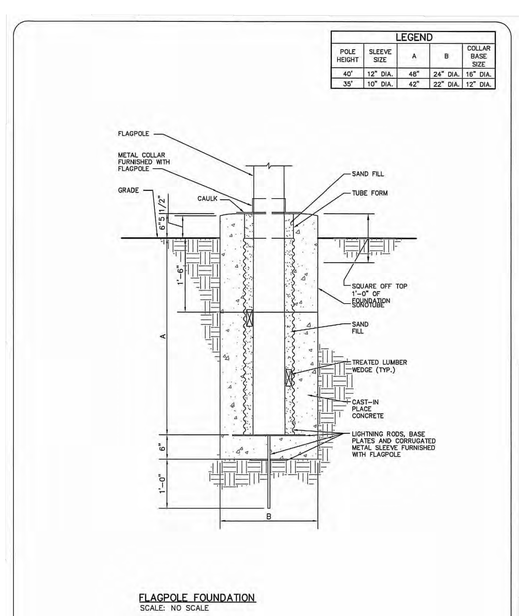


FLAGPOLE DETAIL
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
FLAGPOLE DETAIL
SCALE: AS NOTED | DATE: 3-24-17 | DRAWN BY: HAM | FILENAME: DETAIL K
11

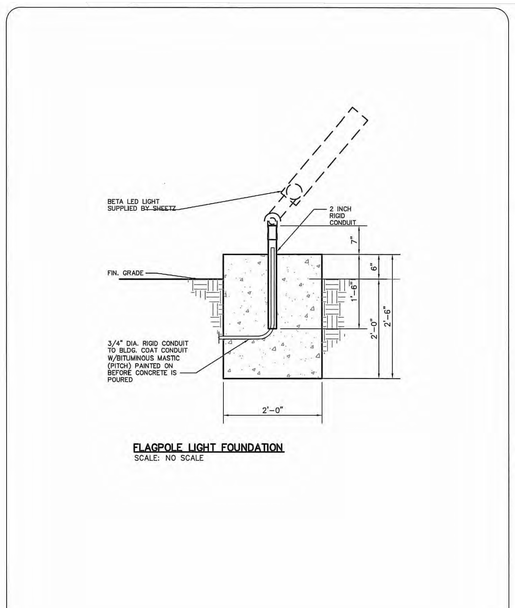
LEGEND

POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
40'	12" DIA.	48"	24" DIA.	16" DIA.
35'	10" DIA.	42"	22" DIA.	12" DIA.



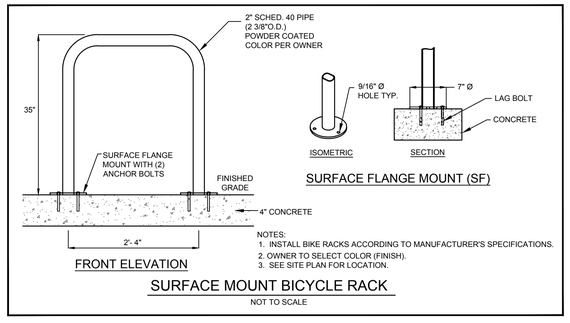
FLAGPOLE FOUNDATION
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
FLAGPOLE FOUNDATION
SCALE: AS NOTED | DATE: 03-29-17 | DRAWN BY: HAM | FILENAME: DETAIL L
12



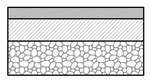
FLAGPOLE LIGHT FOUNDATION
SCALE: NO SCALE

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625 (814)239-6013
FLAGPOLE LIGHT FOUNDATION
SCALE: AS NOTED | DATE: 03-29-17 | DRAWN BY: HAM | FILENAME: DETAIL M
13



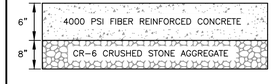
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER TO SELECT COLOR (FINISH).
3. SEE SITE PLAN FOR LOCATION.

SURFACE MOUNT BICYCLE RACK
NOT TO SCALE



1 1/2" ASPHALT WEARING COURSE
4 1/2" ASPHALT BASE COURSE
8" AGGREGATE STONE BASE

ON - SITE ASPHALT PAVING SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE

FOX & ASSOCIATES, INC.
Est. 1966

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ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SITE NOTES & DETAILS
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION
STATE OF MARYLAND MICHAEL F. BATTISTA No. 43207 PROFESSIONAL ENGINEER
4-18-23
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 11 OF 18

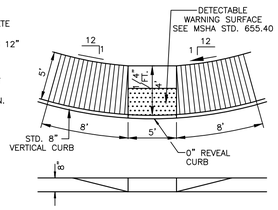
SP - 22 - 044

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE\MP\SITE-01.DWG, 4/20/2023 12:23:21 PM, RDICKINSON, 1:1

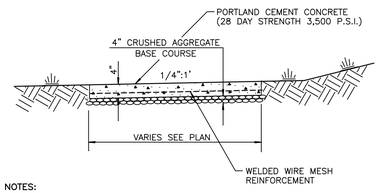
1. HANDICAP RAMP AND ADJOINING SIDEWALK TO BE 6" DEPTH CONCRETE AND REINFORCED WITH #10 WIRE MESH 6" x 6" O.C. OR #4 REBARS 12" O.C. EACH WAY.
2. ALL WORK TO BE IN ACCORDANCE WITH SECTION 4.7 OF THE CURRENT 'ADA ACCESSIBILITY GUIDELINES' STANDARDS FOR ACCESSIBLE DESIGN.

HANDICAP RAMP DETAIL

1. HANDICAP RAMP AND ADJOINING SIDEWALK TO BE 6" DEPTH CONCRETE AND REINFORCED WITH #10 WIRE MESH 6" x 6" O.C. OR #4 REBARS 12" O.C. EACH WAY.
2. ALL WORK TO BE IN ACCORDANCE WITH SECTION 4.7 OF THE CURRENT 'ADA ACCESSIBILITY GUIDELINES' STANDARDS FOR ACCESSIBLE DESIGN.

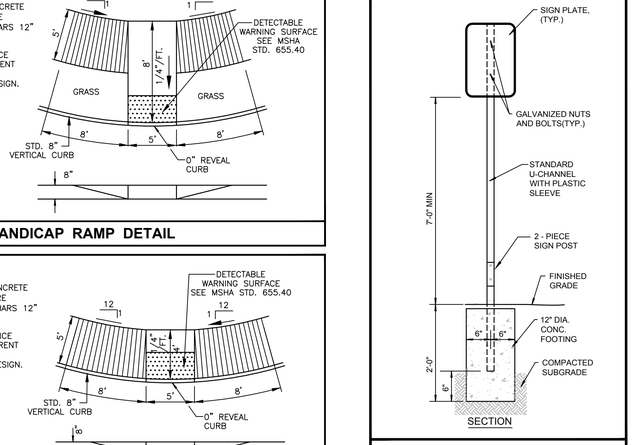


HANDICAP RAMP DETAIL



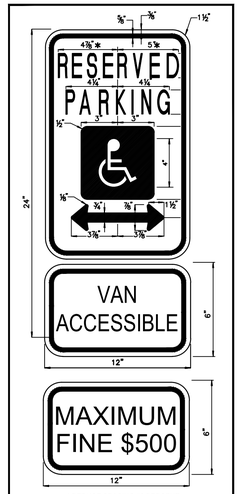
NOTES:
1. CONCRETE SHALL BE M.S.H.A. MIX NO. 3 CONCRETE AS DESIGNATED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS.
2. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
3. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH.
4. ALL DISTURBED AREAS TO BE SEEDED OR SODDED AS DIRECTED BY THE ENGINEER OR HIS REPRESENTATIVE.
5. SIDEWALKS TO BE SCRIBED IN 5' MAXIMUM LENGTHS AND BRUSH FINISHED. EXPANSION JOINTS TO BE SPACED EVERY 15 FEET AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
6. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE.

STANDARD SIDEWALK



SIGN POST SETTING DETAIL

NOTES:
1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR SIGN FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
4. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595A, COLOR #15180).
5. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM FACE OF CURB OR BACK OF SIDEWALK.
6. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
7. SURFACE SLOPES OF ACCESSIBLE OFF-STREET PARKING STALLS SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION.



* REDUCE SPACING 50 PERCENT
COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKROUND - WHITE
ARROW MAY BE REMOVED IF NECESSARY
Reference: State of Maryland Standard Highway Signs Booklet
MdMUTCD SECTION - 2B.39, 2B.40, 2B.41, 7B.14

RESERVED PARKING R7-8
VAN ACCESSIBLE R7-8A
MAXIMUM FINE R7-8(2)
N.T.S.

SIGN SIZE	DIMENSION (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	1 1/2	2 1/2	1	2	1 1/2	12	18	6	1/8	1/4	1 1/2

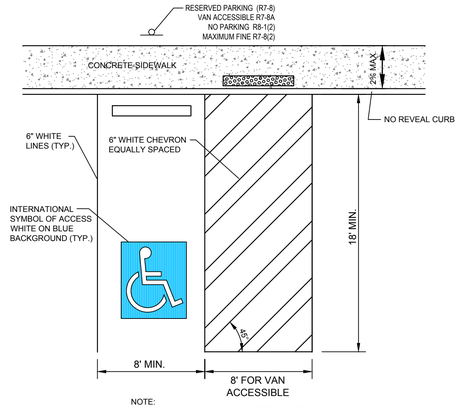
LEGEND AND BORDER - RED
BACKROUND - WHITE (RETROFLECTIVE)

ACCESS AISLE SIGN R8-1(2)
N.T.S.

R7-8
12"x18"

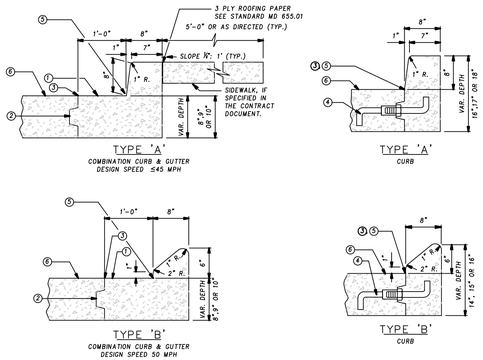
DO NOT ENTER
R5-1
30"X30"

STOP
R1-1
30"X30"



NOTE:
2% MAXIMUM SLOPE IN ALL DIRECTIONS FOR ENTIRE ADA SPACE, AISLE AND ACCESSIBLE ROUTE.

ACCESSIBLE PARKING SPACE WITH CURB
NOT TO SCALE



① SLOPE GUTTER PAN 3/8" PER FOOT TOWARD FLOW LINE ON ALL ROADWAYS INCLUDING SUPERELEVATED SECTIONS, EXCEPT INTERCHANGE RAMPS.
② PROVIDE KEY AND LONGITUDINAL TIE BAR AS REQUIRED; SEE NOTE A
③ ROADWAY PAVEMENT CONSTRUCTION JOINT
④ LONGITUDINAL TIE DEVICE "J" BAR MODIFIED
⑤ FLOW LINE
⑥ ROADWAY PAVEMENT SLOPE

NOTES

A. RIGID PAVEMENT ROADWAY ADJACENT TO COMBINATION CURB AND GUTTER AND CLOSED SECTION ROADWAY USING RIGID PAVEMENT WITH COMBINATION CURB AND GUTTER SHALL BE KEYED AND TIED AT THE ROADWAY PAVEMENT CONSTRUCTION JOINT. REFER TO STANDARD MD 572.61 FOR METHOD OF KEYWAY AND LONGITUDINAL TIE DEVICES. SPACING OF THE TIE BARS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. RIGID PAVEMENT AND CURB SHALL BE CONSTRUCTED AS INDICATED. TIE DEVICES AND KEYS ARE NOT REQUIRED WHEN USING FLEXIBLE PAVEMENT FOR ROADWAY.
B. MAXIMUM JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER IS 10'. SEE SPECIFICATION FOR LOCATIONS AND DESCRIPTION OF TREATMENT FOR THE TYPES OF JOINTS USED.
C. TYPE A OR B COMBINATION CURB AND GUTTER SHALL BE USED FOR ALL APPLICABLE NEW CONSTRUCTION AND IN THOSE AREAS WHERE THE COMBINATION CURB AND GUTTER IS TO BE REPLACED IN KIND.
D. TYPE A OR B CURB SHALL BE USED FOR THE REPLACEMENT OF LIKE KIND OF CURB ONLY. NOT TO BE USED FOR NEW CONSTRUCTION EXCEPT WHERE INDICATED ON APPROPRIATE INLET STANDARDS.

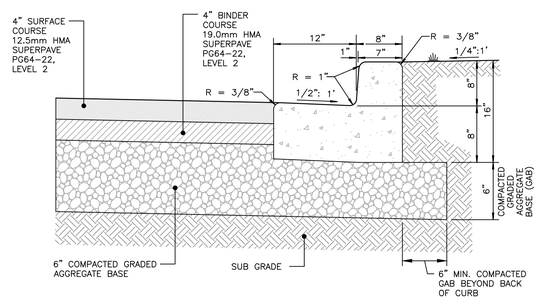
SPECIFICATION	CATEGORY CODE ITEMS
602	

APPROVED
DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

APPROVAL • SHA REVISIONS		APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	2-10-04	APPROVAL 3-31-04
REVISED	4-13-11	REVISED
REVISED		REVISED
REVISED		REVISED

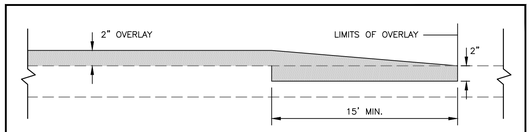
Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD TYPES A & B CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER

STANDARD NO. MD 620.02

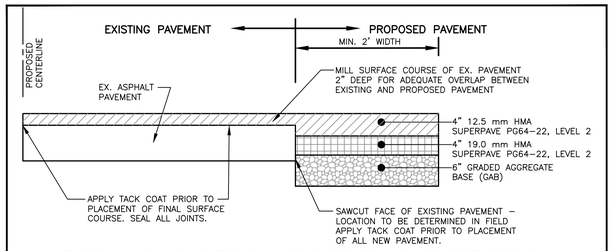


NOTES:
1. CONCRETE SHALL BE MSHA MIX NO. 3.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER CITY SPECIFICATION 03300-3C
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. ALL CURB SHALL BE A MINIMUM OF 5' IN LENGTH.
5. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH. IF CURB IS EXTRUDED BRUSH FINISH.
6. PROPOSED PAVEMENT SECTION AS RECOMMENDED BY GEOTECHNICAL ENGINEER.

MT. AETNA ROAD PAVING SECTION WITH MD. S.H.A.
STANDARD TYPE 'A' COMBINATION CURB AND GUTTER
NOT TO SCALE



TYPICAL PAVEMENT NOTCH DETAIL
NOT TO SCALE



TYPICAL MILL & OVERLAY AND WIDENING PAVEMENT DETAIL
NOT TO SCALE

FOX & ASSOCIATES INC.
Est. 1966
FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SITE NOTES & DETAILS
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION
STATE OF MARYLAND
MICHAEL E. BATEMAN, JR.
No. 43207
PROFESSIONAL ENGINEER
4-18-23

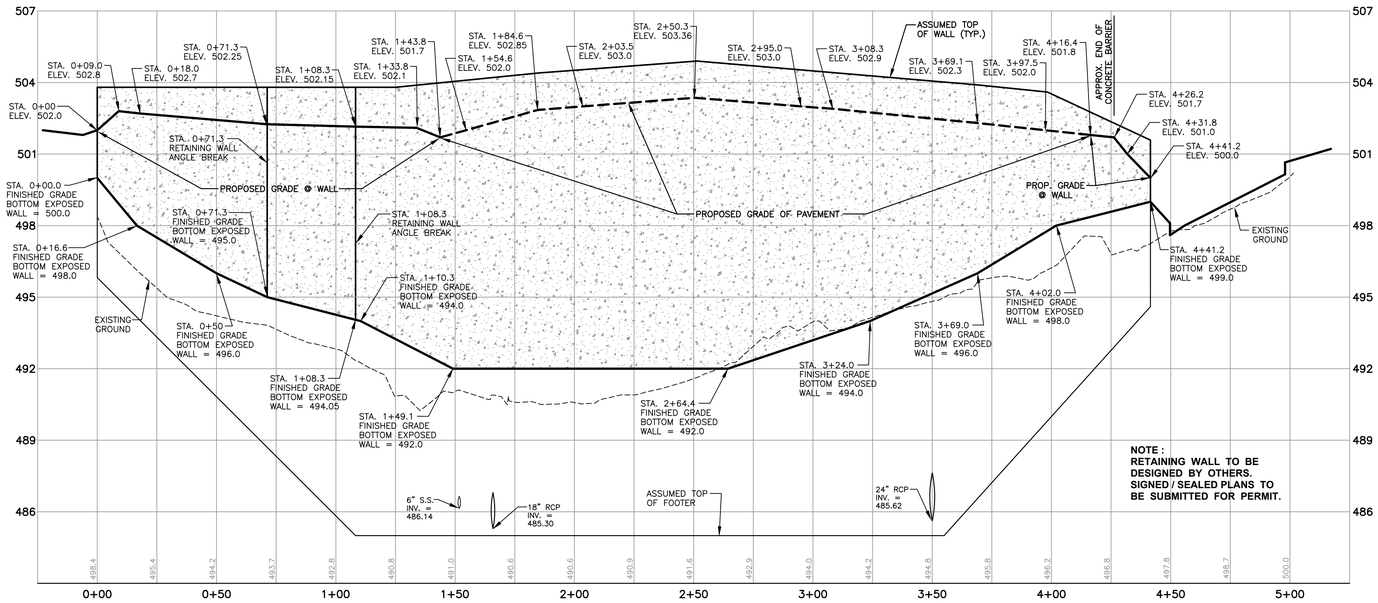
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 12 OF 18

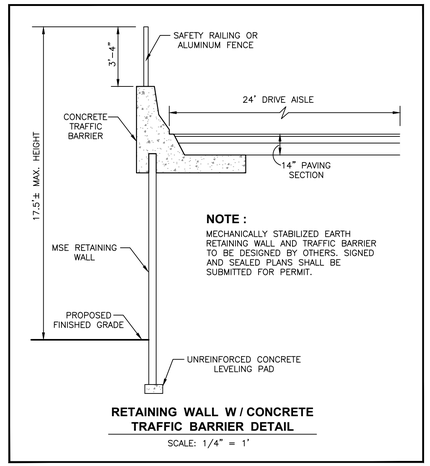
SP - 22 - 044

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-HWY\SITE-01.DWG, 4/20/2023 12:24:45 PM, MICHONSON, 1:1



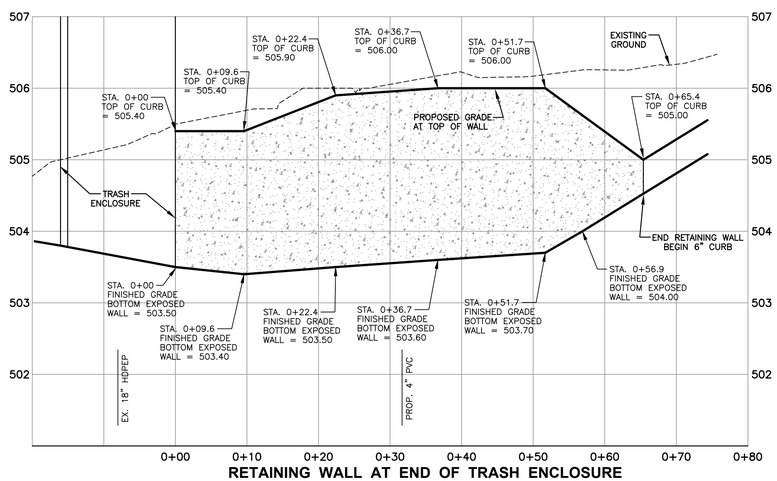
PROPOSED RETAINING WALL

PROFILE SCALES
HORIZ. – 1" = 30'
VERT. – 1" = 3'



RETAINING WALL W / CONCRETE TRAFFIC BARRIER DETAIL

SCALE: 1/4" = 1'



RETAINING WALL AT END OF TRASH ENCLOSURE

PROFILE SCALES
HORIZ. – 1" = 10'
VERT. – 1" = 1'

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

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ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY

REVISION

DATE

SITE NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND MICHAEL F. BATTEN, JR. No. 43207 PROFESSIONAL ENGINEER

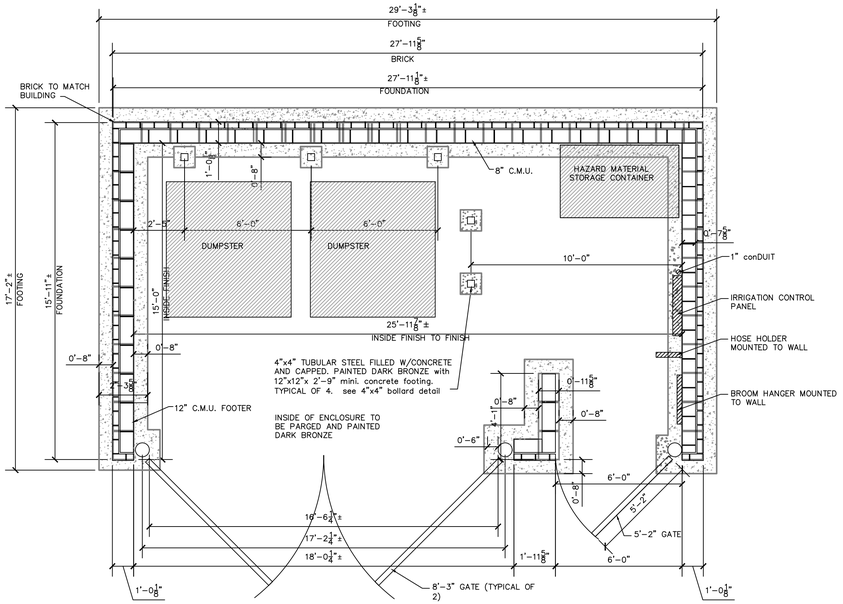
6-26-24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

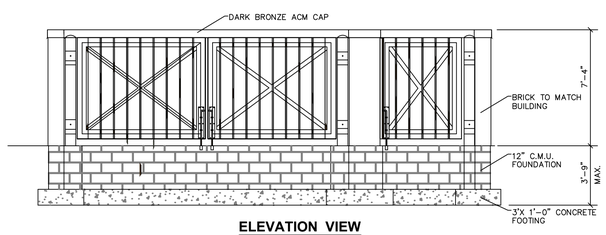
LICENSE No.: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 13 OF 18

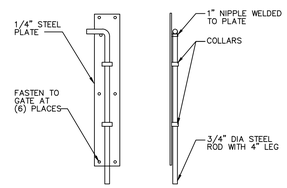


PLAN VIEW



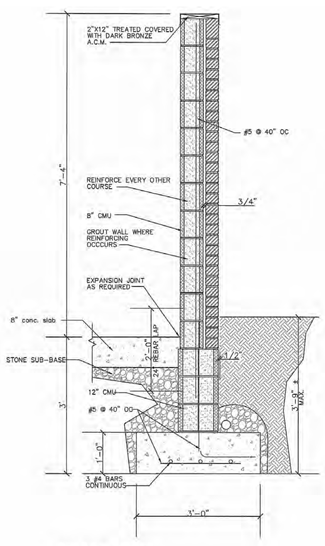
ELEVATION VIEW

DUMPSTER ENCLOSURE
NOT TO SCALE

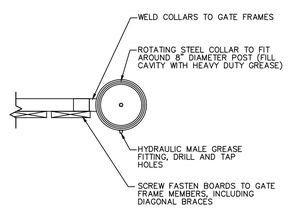


CANE BOLT DETAIL

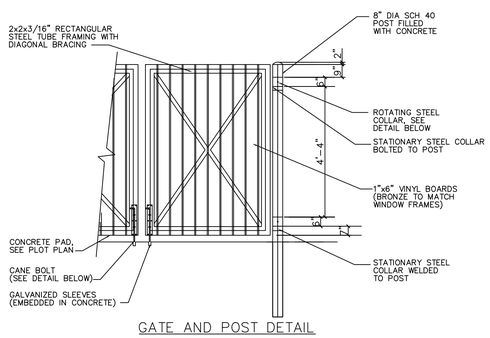
DUMPSTER GATE DETAILS
NOT TO SCALE



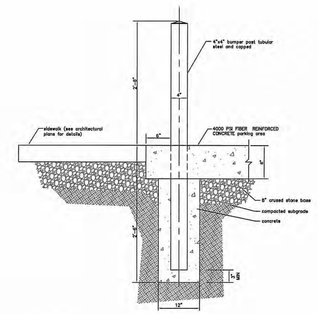
SECTION DETAIL
SCALE: 3/4" = 1'-0"



HINGE/COLLAR DETAIL



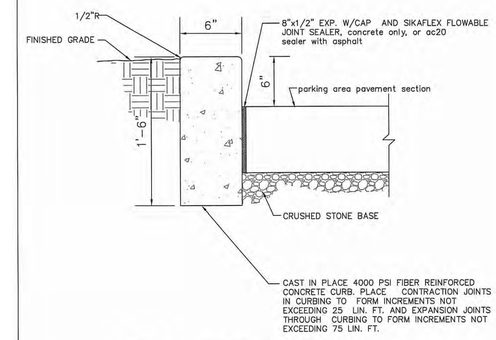
GATE AND POST DETAIL
FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



storefront bumper post flush sidewalk
SCALE: NO SCALE

DATE	BY	DESCRIPTION	Convenience Architecture and Design P.C.	STOREFRONT BUMPER POST DETAIL
REVISIONS			351 Sheetz Way, Claysburg, PA 16625 (814)239-6013	01

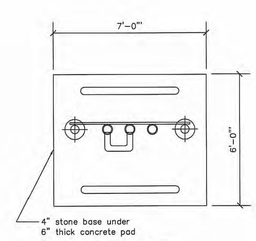
SCALE: AS NOTED
DATE: 07/23/2021
DRAWN BY: DAH
FILENAME: Protector Post flush to sidewalk



SITE AND STORE PERIMETER CURBING
SCALE: NO SCALE

DATE	BY	DESCRIPTION	Convenience Architecture and Design P.C.	SITE AND STORE PERIMETER CURBING
REVISIONS			351 Sheetz Way, Claysburg, PA 16625 (814)239-6013	03

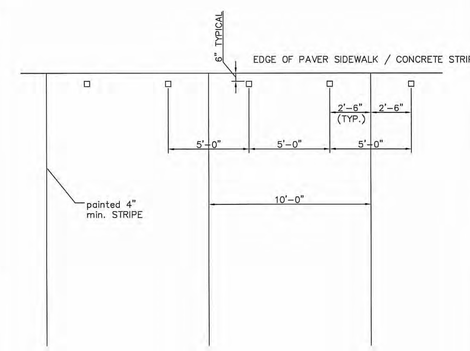
SCALE: AS NOTED
DATE: 8/28/2019
DRAWN BY: DJS
FILENAME: DETAIL C



UST VENT PAD

DATE	BY	DESCRIPTION	Convenience Architecture and Design P.C.	UST VENT PAD DETAILS
REVISIONS			351 Sheetz Way, Claysburg, PA 16625 (814)239-6013	04

SCALE: AS NOTED
DATE: 02-18-19
DRAWN BY: HAR
FILENAME: DETAIL D
SHEET NO.



Bumper post DETAIL
SCALE: NO SCALE

* 2'-3" FOR 9.5' WIDE PARKING SPACE
2'-0" FOR 9.0' WIDE PARKING SPACE

USE THIS DETAIL IF PAVEMENT IS PAVED UP TO TOP OF SIDEWALK

DATE	BY	DESCRIPTION	Convenience Architecture and Design P.C.	BUMPERPOST LAYOUT DETAIL AT PAVER SIDEWALK
REVISIONS			351 Sheetz Way, Claysburg, PA 16625 (814)239-6013	08

SCALE: AS NOTED
DATE: 02-15-19
DRAWN BY: HAR
FILENAME: DETAIL H

FOX & ASSOCIATES INC.
Est. 1966

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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SITE NOTES & DETAILS
SHEETZ - MT. AETNA
SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND — MICHAEL E. BATHEN, JR. — No. 43207 — PROFESSIONAL ENGINEER

4-18-23

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 14 OF 18

SP - 22 - 044

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-IMP\SITE-01.dwg, 4/20/2023 12:27:53 PM, RDICKINSON, 1:1

SOIL EROSION , SEDIMENT CONTROL & SEEDING NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL". "SECTION B – GRADING AND STABILIZATION" AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY). UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE–DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
   a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
   b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B–4–1 INCREMENTAL STABILIZATION AND STANDARD B–4–4 TEMPORARY STABILIZATION. (AS APPLICABLE)
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, "ADEQUATE VEGETATIVE STABILIZATION", IS DEFINED AS 95 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE CLOSEOUT REVIEW, AND/OR THE RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, N.P.D.E.S. PERMIT NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.

B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – N.O.I.) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON–SITE AT ALL TIMES.

C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'s) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD INSPECTION FORM", "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY" PER MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – N.O.I.).

D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SIGHT FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM THE CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT AREA ELIMINATED, THE AUTHORIZED PERMITEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION – N.O.T.

STANDARD UTILITY NOTES

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

SEQUENCE OF CONSTRUCTION

1. CONTACT WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797– 6821 EXT. 3 AND WASHINGTON COUNTY DPW DIVISION OF ENGINEERING & CONSTRUCTION AT (240) 313–2400 (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE PRE–CONSTRUCTION MEETING.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. SAWCUT EXISTING PAVEMENT ALONG PARKING LOT AND MT. AETNA ROAD. REMOVE ONLY THE PAVEMENT REQUIRED TO INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE AND SUPER SILT FENCE. INSTALL PERIMETER CONTROLS AND INLET PROTECTION AS SHOWN ON PLANS.
4. THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL.
5. INSTALL TRAP & DIVERSIONS, SEE SHEET 15A. REMOVE EX. PAVEMENT AS NECESSARY.
6. BEGIN DEMOLITION OF EXISTING BUILDING STRUCTURE AND PAVEMENT TO THE LIMITS SHOWN ON THE PLAN.
7. CONSTRUCT STORM DRAIN CROSSING UNDER MT. AETNA ROAD FROM OUTFALL #11 TO INLET #12. INSTALL INLET #2 AND CONNECT TO EXISTING 18" RCP. INSTALL TEMPORARY PIPE CONNECTION FROM EXISTING INLET #SOUTH 1 TO INLET #2. INSTALL INLET #3. GRADE & STABILIZE SWALE. DIRECT OFFSITE "CLEAN" RUNOFF TO INLET #3. INLET PROTECTION SHALL BE INSTALLED AROUND ALL PROPOSED INLETS AS THEY ARE BROUGHT TO GRADE.
8. COMMENCE IMPROVEMENTS TO MT. AETNA ROAD. INSTALL STORM DRAIN AND CORRESPONDING STRUCTURES WITH INLET PROTECTION ALONG MT. AETNA ROAD FRONTAGE.
9. BEGIN GRADING OPERATIONS. STRIP AND STOCKPILE/REMOVE TOPSOIL AS NECESSARY. STOCKPILE LOCATION SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE AND SILT FENCE INSTALLED ON LOW SIDES OF STOCKPILE.
10. CONTINUE MASS GRADING. CONTRACTOR SHALL DIRECT RUNOFF TO TRAP. PROVIDE TEMPORARY STABILIZATION AS REQUIRED.
11. INSTALL STORM DRAIN AND CORRESPONDING STRUCTURES FROM INLET #12 TO MANHOLE #19 BEGINNING DOWNSTREAM. INSTALL INLET #23 WITH INLET PROTECTION.
12. CONSTRUCT BIORETENTION ESD #1 TO SUBGRADE AND CORRESPONDING STORM DRAIN.
13. REMOVE EXISTING STORM DRAIN FROM EXISTING INLET #SOUTH1 TO MANHOLE #19.
14. REMOVE EX. INLET SOUTH #1 AND TEMPORARY PIPE CONNECTION FROM EXISTING INLET SOUTH #1 TO INLET #2. INSTALL 37 L.F OF 18" RCP & STR. #4 W/ TEMP. TOP SLAB & GRATE FOR TEMPORARY INFLOW. CONTRACTOR SHALL DIRECT RUNOFF TO TRAP AS MUCH AS POSSIBLE.
15. CONTINUE GRADING OPERATIONS AND CONSTRUCT RETAINING WALL. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES AS THE SITE IS BROUGHT TO GRADE.
16. CONSTRUCT STORM DRAIN AND CORRESPONDING STRUCTURES FROM MANHOLE #4 TO MANHOLE #10 BEGINNING DOWNSTREAM. INSTALL INLET PROTECTION.
17. CONSTRUCT UNDERGROUND UTILITIES AND REMAINING STORM DRAIN.
18. WHEN SITE REACHES APPROPRIATE SUBGRADE ELEVATIONS BEGIN BUILDING FOUNDATION CONSTRUCTION AND BUILDING ERECTION.
19. INSTALL AGGREGATE BASE FOR PAVED AREAS. CONSTRUCT CURB, SIDEWALK AND COMMENCE PAVING OPERATIONS WITH THE APPROPRIATE ASPHALT SECTION.
20. FINE GRADE AND STABILIZE ALL GREEN AREAS.
21. NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301–797–6821 EXT. 3 AND WASHINGTON COUNTY DPW DIVISION OF ENGINEERING & CONSTRUCTION AT (240) 313–2400 AT LEAST (5) DAYS PRIOR TO CONSTRUCTION OF THE BIORETENTION FACILITY TO SCHEDULE AN INTERIM INSPECTION (COUNTY MONITORS CONSTRUCTION/SCD AUTHORIZES THIS PROGRESSION).
22. PRIOR TO CONVERTING BIORETENTION ESD #1, FLUSH STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT. CONTRACTOR SHALL DEWATER FACILITY BY PUMPING SEDIMENT LADEN WATER THROUGH A FILTER BAG.
23. ONCE ALL UPSTREAM AREAS DRAINING TO BIORETENTION ESD #1 ARE PERMANENTLY STABILIZED, INSTALL IMPERVIOUS LINER AND BIORETENTION FILTER MEDIA.
24. INSTALL LANDSCAPING AND STABILIZE ALL REMAINING DISTURBED AREAS.
25. NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301–797–6821 EXT. 3 AND WASHINGTON COUNTY DPW DIVISION OF ENGINEERING & CONSTRUCTION AT (240) 313–2400 AT LEAST (5) DAYS PRIOR TO REMOVAL OF ANY SOIL EROSION AND SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSEOUT REVIEW MEETING (VEGETATION MUST MEET THE 95% OVERALL STABILIZATION REQUIREMENT PER THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PRIOR TO SCHEDULING THE MEETING).
26. REMOVE SEDIMENT CONTROL DEVICES, STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

PERMANENT SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.3					FERTILIZER RATE (10–20–20)			LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	K20	
6	TALL FESCUE WHITE CLOVER PERENNIAL RYE GRASS	40 5 25	3/1 – 5/15 8/1 – 10/15	¼" – ½"	45 LB/AC (1.0 LB/ 1000 S.F.)	90 LB/AC (2 LB/ 1000 S.F.)	90 LB/AC (2 LB/ 1000 S.F.)	2 TONS/AC (90 LB/ 1000 S.F.)

PERMANENT SEEDING SHALL COMPLY WITH SECTION B–4–5 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL

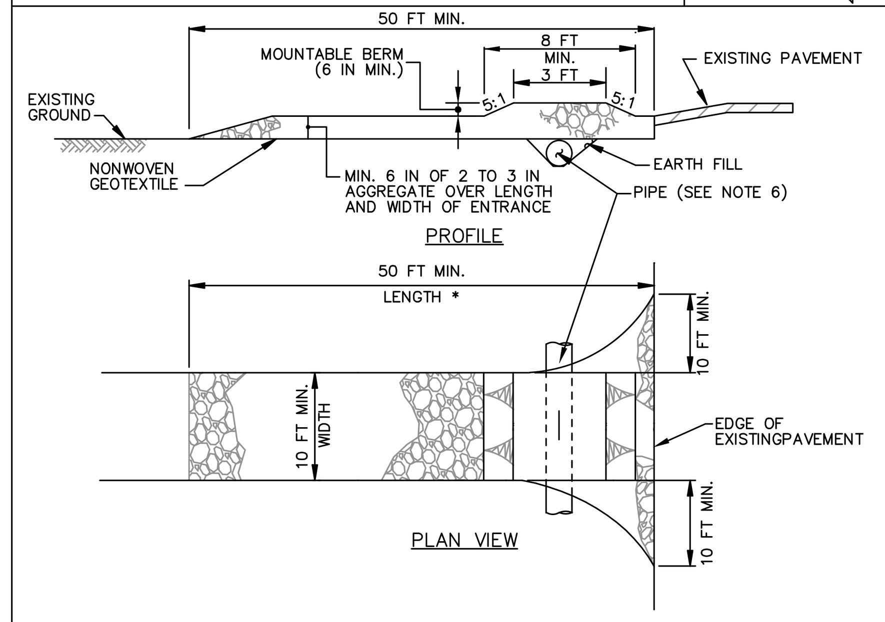
TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.1					FERTILIZER RATE (10–20–20)	LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
2	BARLEY (HORDEUM VULGARE)	96	3/1 – 5/15 8/1 – 10/15	1.0"	436 LBS./AC. (10 LBS/1000 S.F.)	2 TONS/AC. (90 LBS/1000 S.F.)

TEMPORARY SEEDING SHALL COMPLY WITH SECTION B–4–4 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

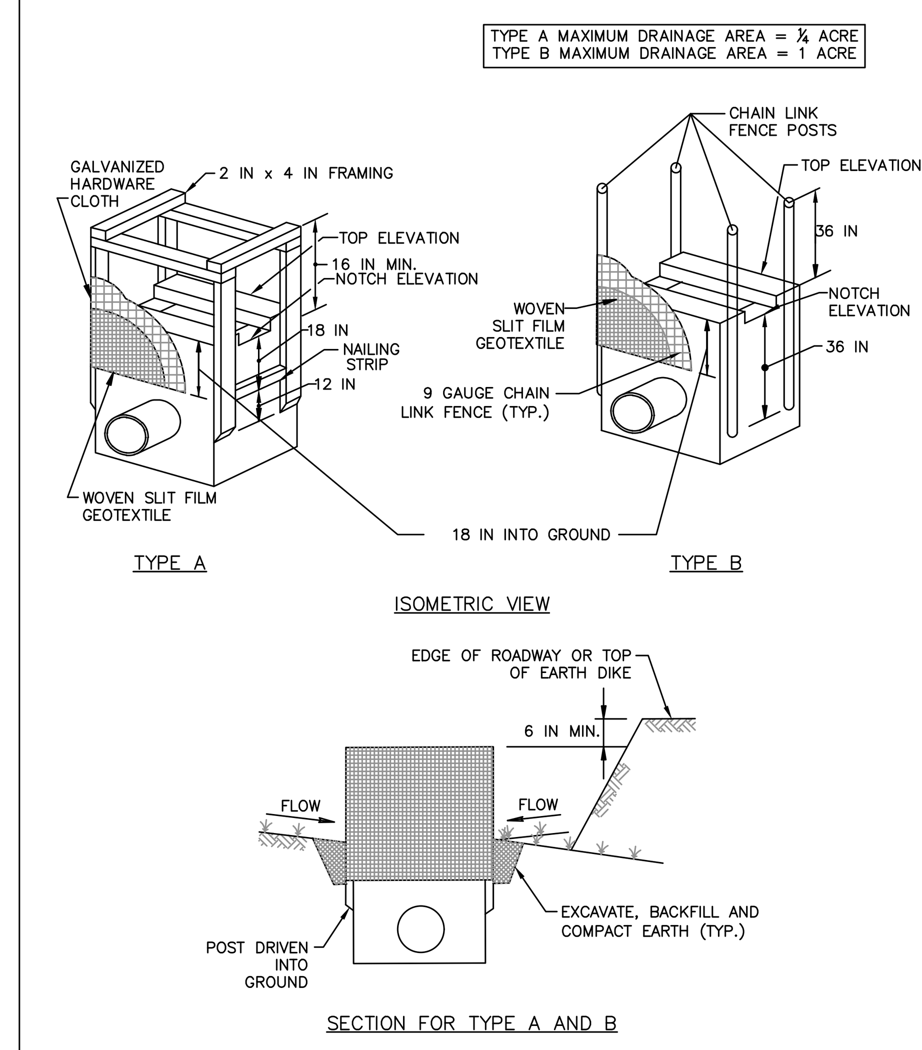
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP



1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

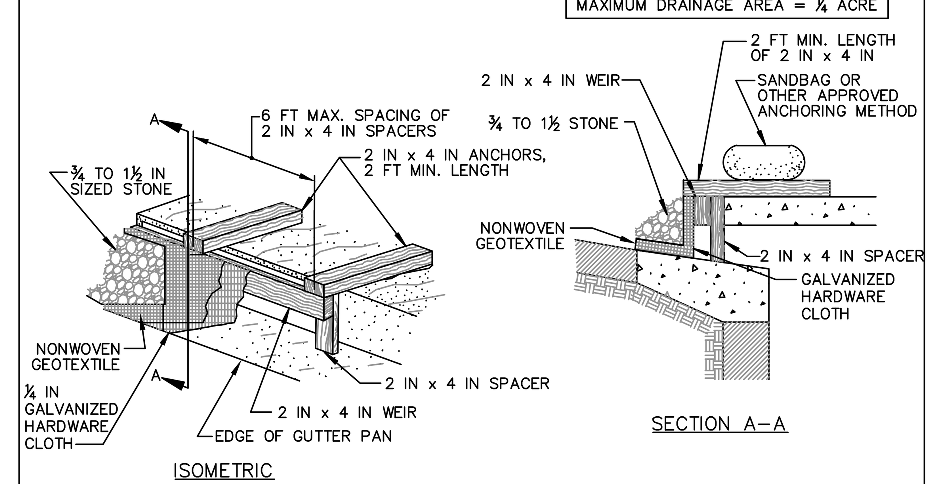
2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP



CONSTRUCTION SPECIFICATIONS

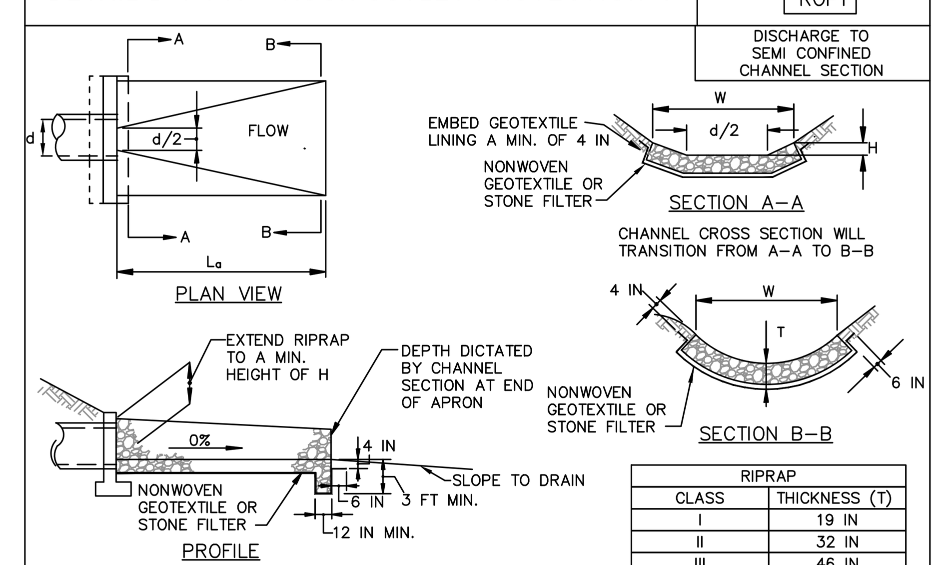
1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON–SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

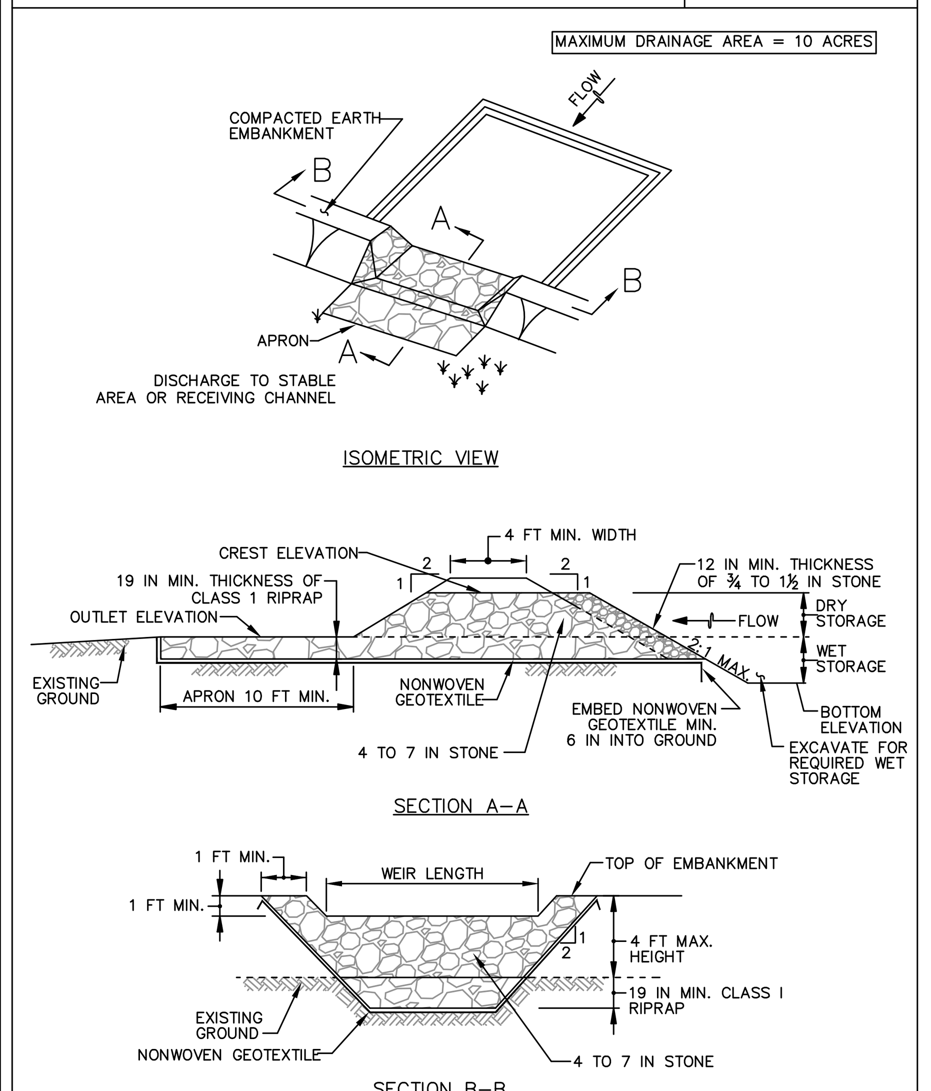
1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅜ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST–II



1 OF 3

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST–II

CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
3. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
4. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WEIR CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
6. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR. USE CLASS I RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
8. PLACE 1 FOOT OF CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR.
9. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
10. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
11. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B–4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
12. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
13. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

2 OF 3

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST–II

STONE/RIPRAP OUTLET SEDIMENT TRAP ST–II, TRAP NO. 1		
DRAINAGE AREA – INITIAL	2.7	ACRES
DRAINAGE AREA – INTERIM	2.7	ACRES
DRAINAGE AREA – FINAL	2.7	ACRES
TOTAL STORAGE REQUIRED	9,720	CF
TOTAL STORAGE PROVIDED	10,366	CF
WET STORAGE REQUIRED	4,860	CF
WET STORAGE PROVIDED	4,991	CF
DRY STORAGE REQUIRED	4,860	CF
DRY STORAGE PROVIDED	5,375	CF
EXISTING GROUND ELEVATION AT OUTLET (WET STORAGE ELEVATION)	491.0	FT
TRAP BOTTOM ELEVATION	489.6	FT
TRAP BOTTOM DIMENSIONS	107' x 30'	FT x FT
WEIR LENGTH	11'	FT
WEIR CREST (DRY STORAGE) ELEVATION	492.25	FT
CLEANOUT ELEVATION	490.3	FT
TOP OF EMBANKMENT ELEVATION	493.25	FT
SIDE SLOPE	2:1	H:V RATIO
EMBANKMENT TOP WIDTH	4	FT
OUTLET PROTECTION – LENGTH	10'	FT
OUTLET PROTECTION – DEPTH	19"	IN

3 OF 3

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Inlet Protection Table

Inlet No.	D.A.	Type	Remarks
2	0.07	C.I.P.	STANDARD
3	2.07	S.I.P. TYPE B	WRAP INLET W / S.S.F.
5	0.24	C.I.P.	STANDARD
7 / 8	0.60	C.I.P.	STANDARD
12	0.24	C.I.P.	STANDARD
13	0.15	C.I.P.	STANDARD
16	1.20	S.I.P. TYPE B	WRAP INLET W / S.S.F.
17	0.19	C.I.P.	STANDARD
21	0.33	C.I.P.	STANDARD
22	0.52	C.I.P.	STANDARD
23	0.27	S.I.P. TYPE B	STANDARD
EX. SHA 8	0.37	S.I.P. TYPE B	STANDARD
EX. SOUTH #1	5.4	S.I.P. TYPE B	WRAP W / S.S.F.

NOTES :
S.I.P. - STANDARD INLET PROTECTION
C.I.P. - CURB INLET PROTECTION

UNLESS OTHERWISE NOTED DRAINAGE AREAS LISTED ARE BASED ON FINAL CONDITIONS ONCE SITE IS BROUGHT UP TO GRADE AND STABILIZED. DRAINAGE AREA LISTED TO EX. SOUTH #1 IS BASED ON EX. CONDITIONS.

SP - 22 - 044

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981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
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PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY

REVISION

DATE

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

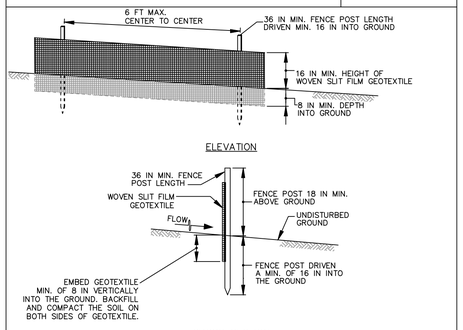
LICENSE No. 43207 EXP. DATE 12/20/24

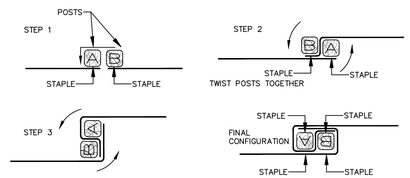
PROJECT NO.	22 - 31857
DRAWING NO.	D - 3576
DATE:	DECEMBER 2022
DRAWN BY:	RND
CHECKED BY:	MFB

SHEET 15 OF 18

DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—





JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL —SF—

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

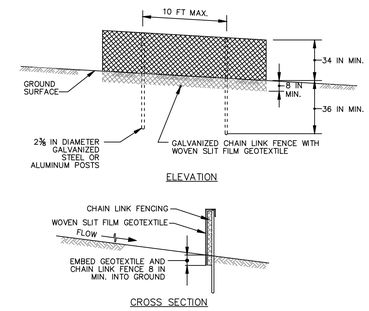
2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL —SSF—



CONSTRUCTION SPECIFICATIONS

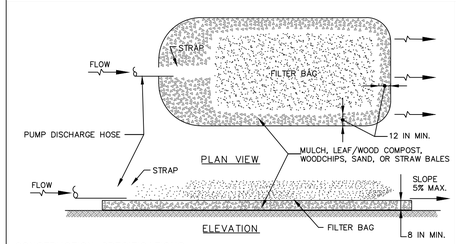
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL F-4 FILTER BAG

STANDARD SYMBOL ⊠FB



CONSTRUCTION SPECIFICATIONS

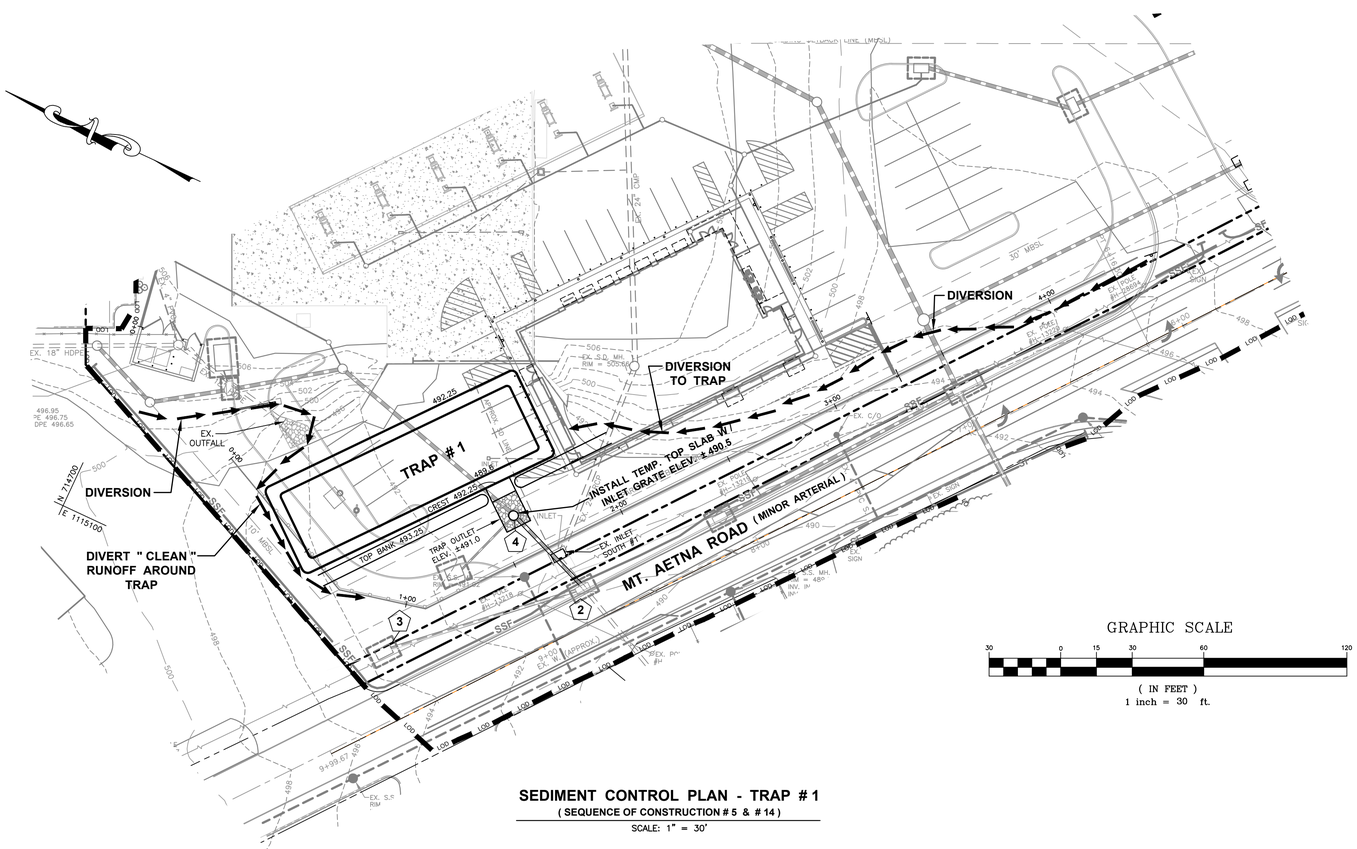
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT^2	ASTM D-4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SEDIMENT CONTROL PLAN - TRAP # 1

(SEQUENCE OF CONSTRUCTION # 5 & # 14)

SCALE: 1" = 30'

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DATE	REVISION	DRAWN BY

SEDIMENT AND EROSION CONTROL NOTES & DETAILS

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND — MICHAEL E. BATTEN — No. 43207 — PROFESSIONAL ENGINEER

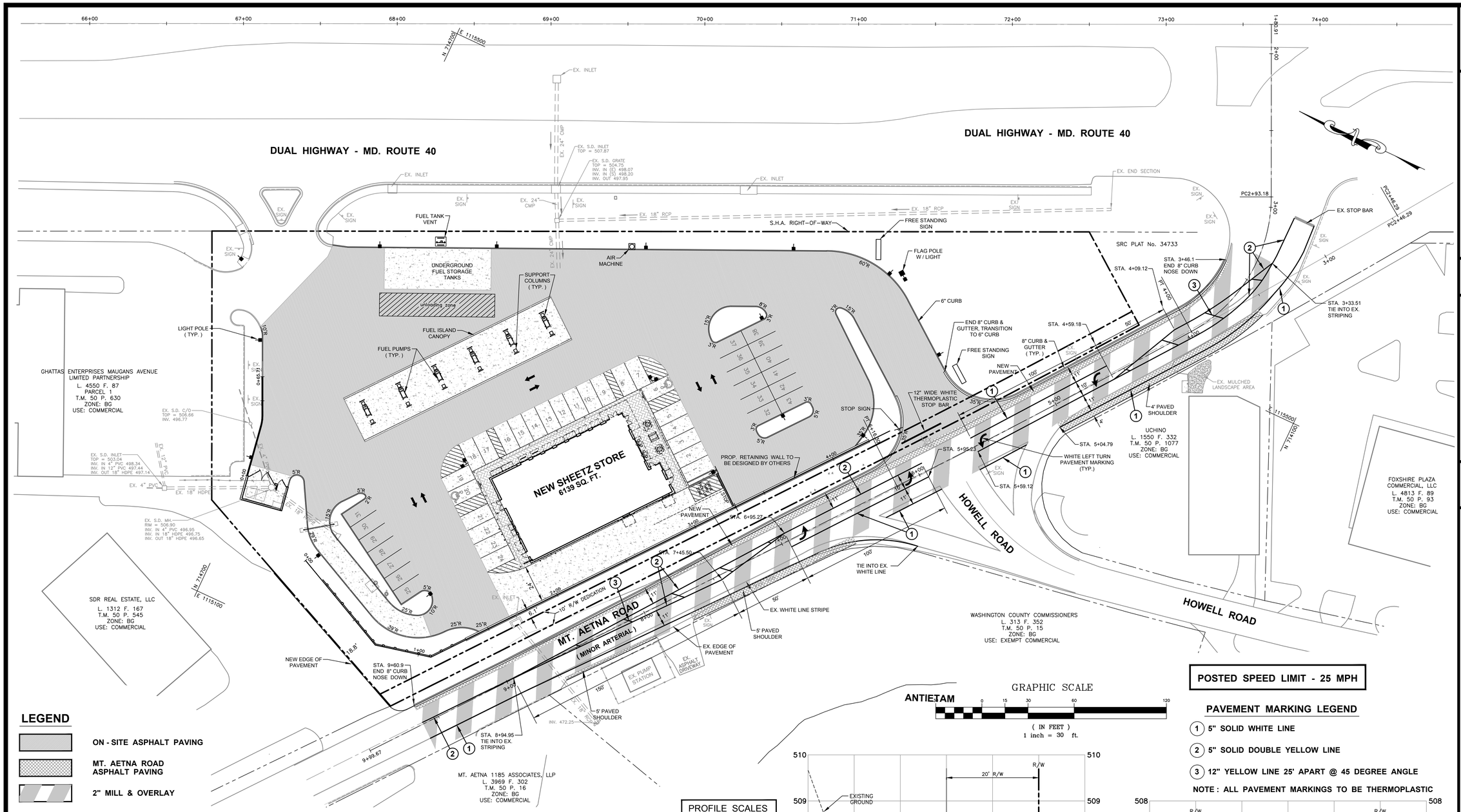
6-26-24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 15A OF 18



POSTED SPEED LIMIT - 25 MPH

LEGEND

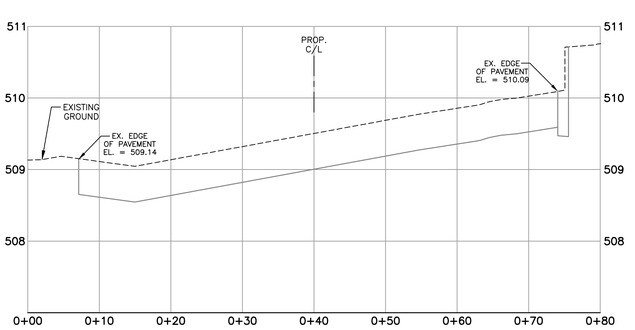
- ON-SITE ASPHALT PAVING
- MT. AETNA ROAD ASPHALT PAVING
- 2" MILL & OVERLAY

PAVEMENT MARKING LEGEND

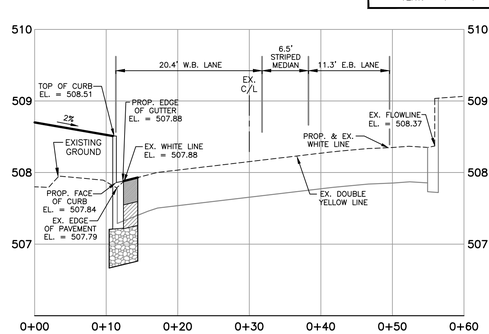
1. 5" SOLID WHITE LINE
2. 5" SOLID DOUBLE YELLOW LINE
3. 12" YELLOW LINE 25' APART @ 45 DEGREE ANGLE

NOTE: ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC

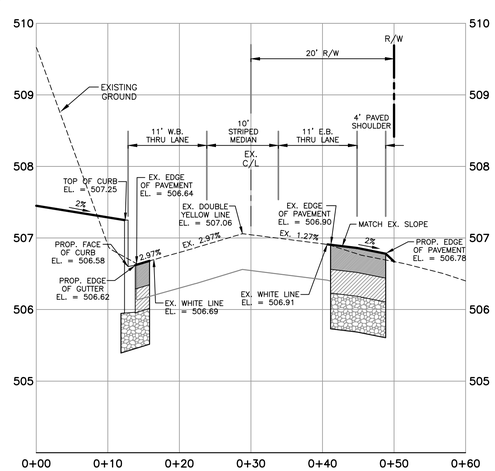
PROFILE SCALES
HORIZ. - 1" = 10'
VERT. - 1" = 1'



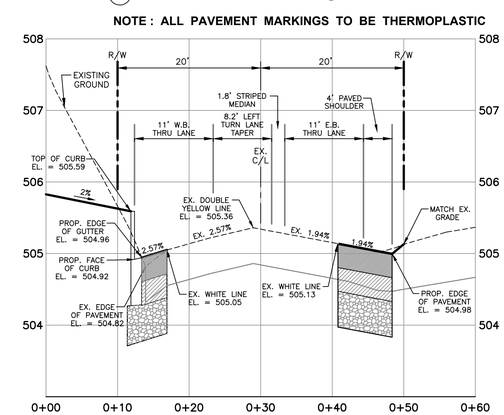
MT. AETNA ROAD - C / L STA. 3+00



MT. AETNA ROAD - C / L STA. 3+50



MT. AETNA ROAD - C / L STA. 4+00



MT. AETNA ROAD - C / L STA. 4+50

SP - 22 - 044

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REVISION	DATE	DRAWN BY

STRIPING PLAN AND ROADWAY CROSS SECTIONS - MT. AETNA ROAD

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND — MICHAEL F. BATTISTA — No. 43207 — PROFESSIONAL ENGINEER

4-18-23

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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SHEET 16 OF 18

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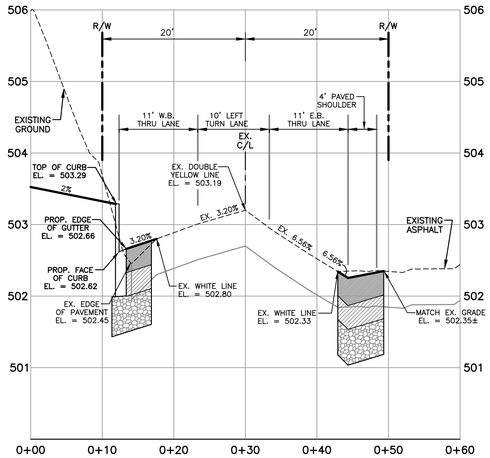
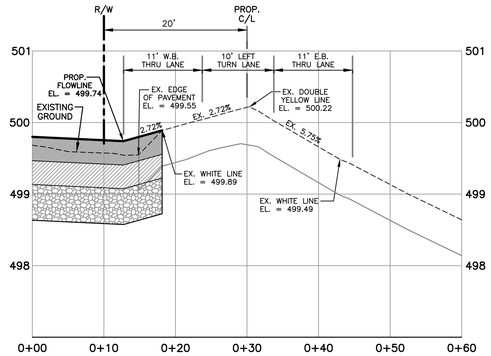


MT. AETNA ROAD - C / L STA. 5+00



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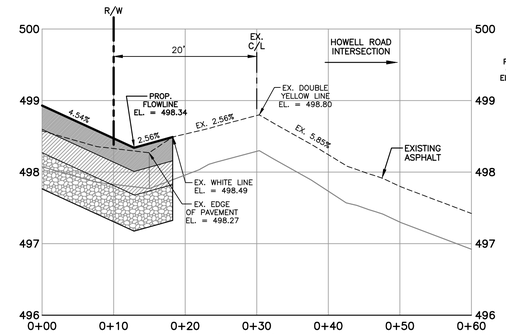

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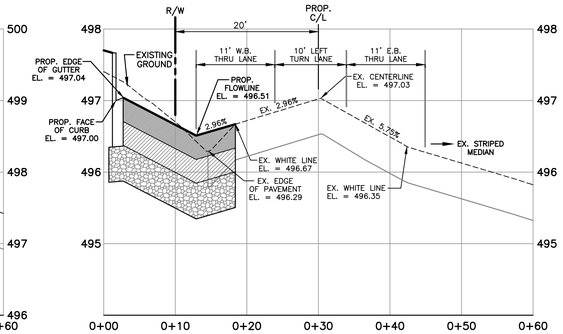
C / L PROPOSED ENTRANCE



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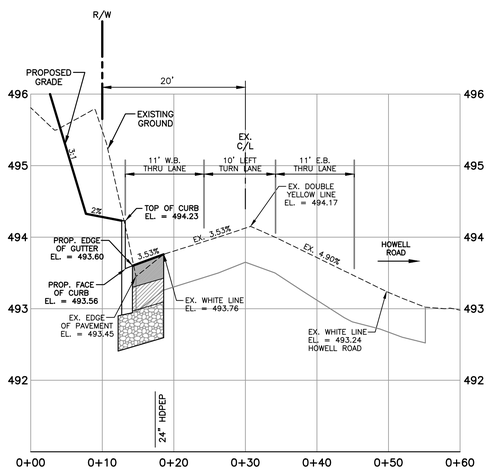

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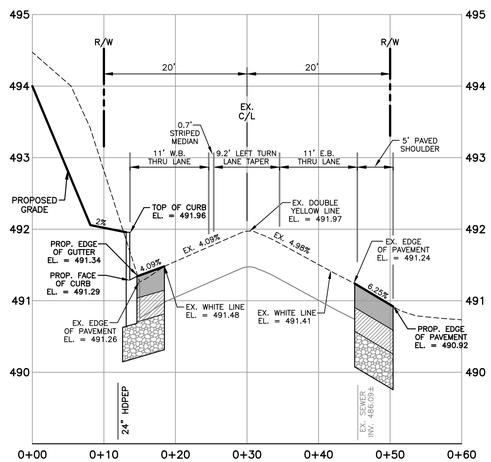

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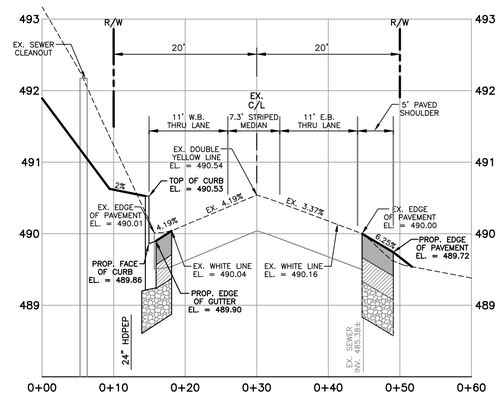
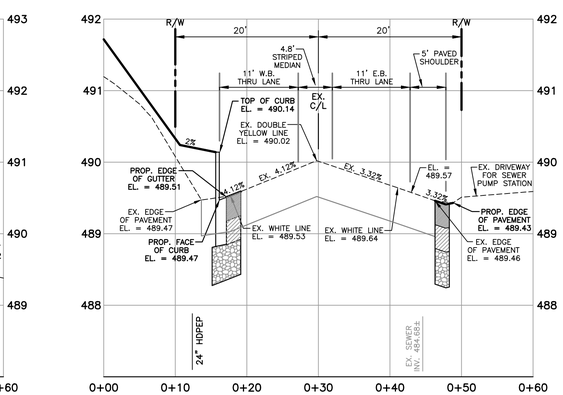
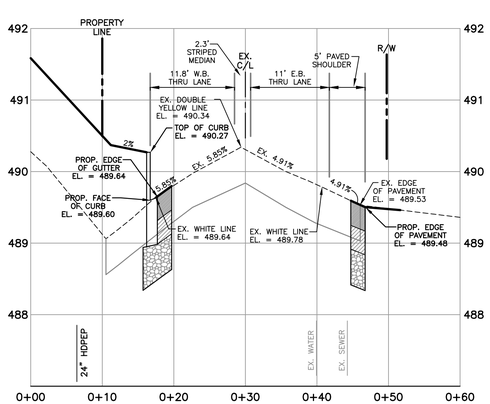


MT. AETNA ROAD - C / L STA. 7+50



MT. AETNA ROAD - C / L STA. 8+00

PROFILE SCALES
HORIZ. – 1" = 10'
VERT. – 1" = 1'



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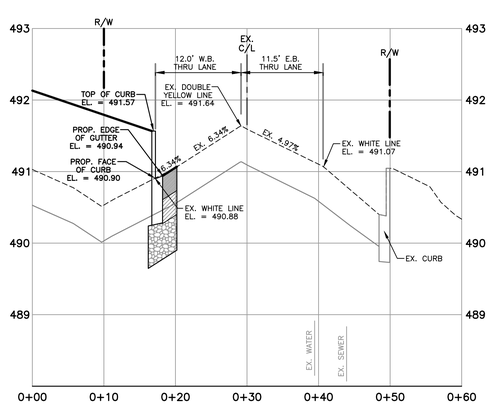
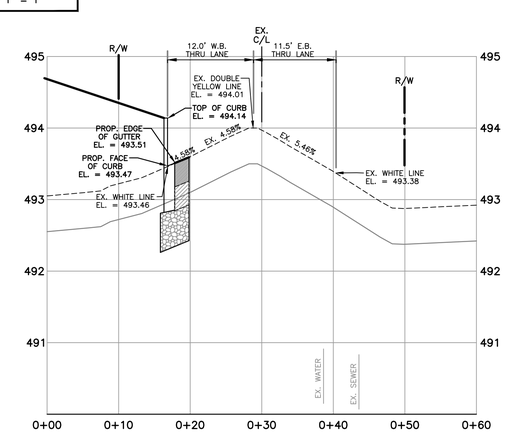
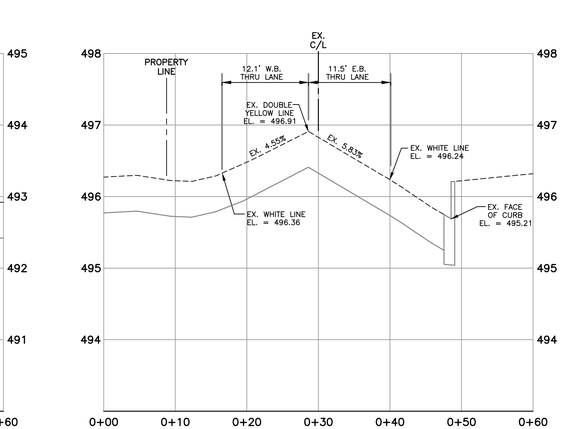


MT. AETNA ROAD - C / L STA. 9+00



MT. AETNA ROAD - C / L STA. 9+50



MT. AETNA ROAD - C / L STA. 10+00

SP - 22 - 044

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DRAWN BY
REVISION
DATE

ROADWAY CROSS SECTIONS - MT. AETNA ROAD

SHEETZ - MT. AETNA

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HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
MICHAEL F. BATTISTI, JR.
No. 43207
PROFESSIONAL ENGINEER
4-18-23

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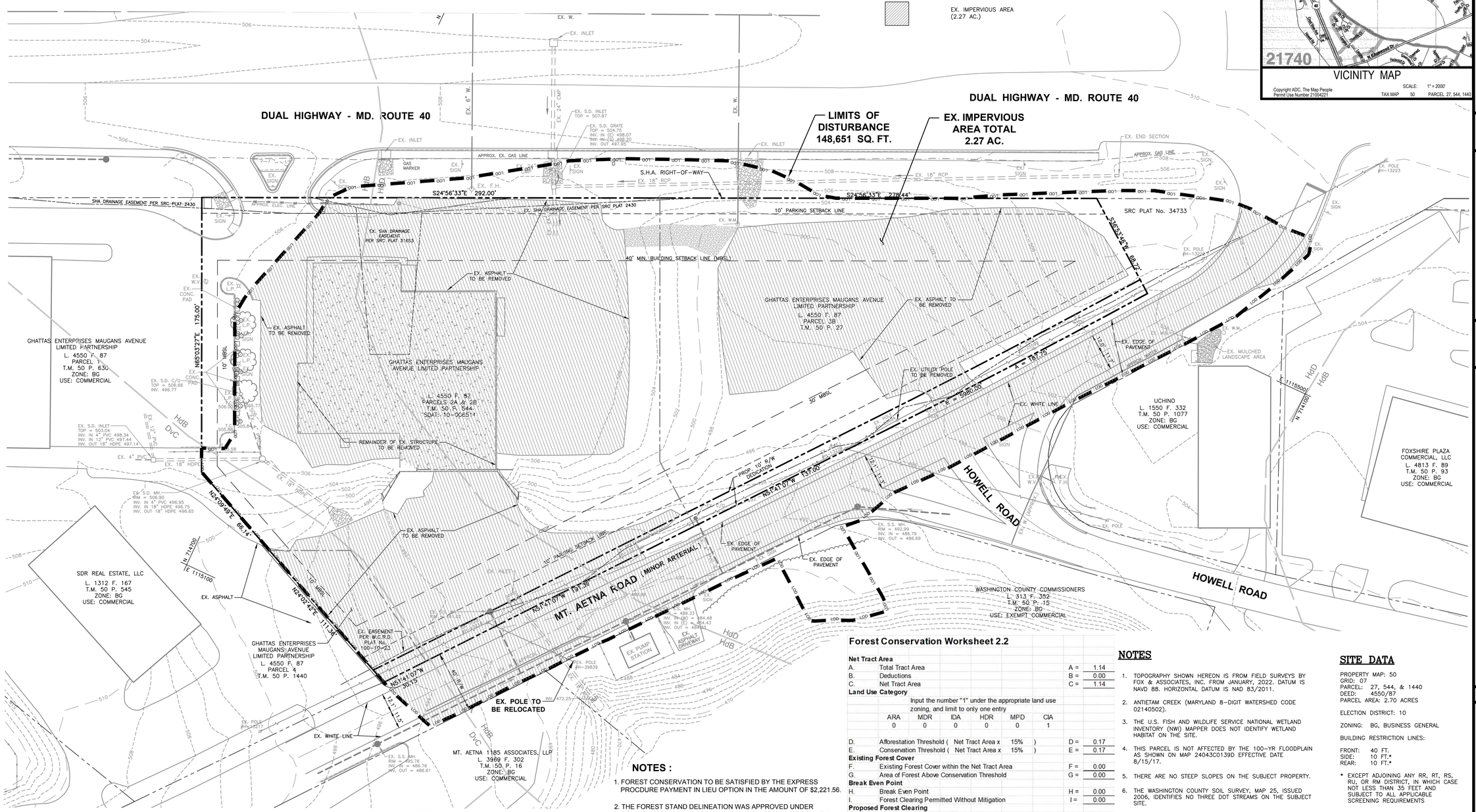
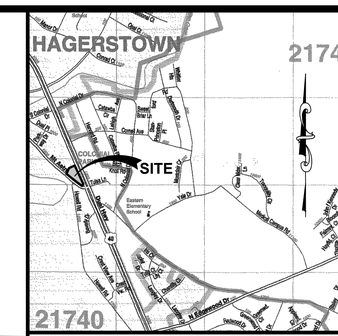
SHEET 17 OF 18

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-IMP\SITE-01.DWG, 4/20/2023 12:32:40 PM, RDICKINSON, 1:1

LEGEND

- STREAM
- MINIMUM BUILDING SETBACK LINE (MBSL)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- WeB WeD — SOIL TYPE & BOUNDARY
- EXISTING FENCELINE
- AREAS OF STEEP SLOPES BETWEEN 15% & 25%
- AREAS OF STEEP SLOPES GREATER THAN 25%
- EX. IMPERVIOUS AREA (2.27 AC.)





VICINITY MAP

Copyright ADC, The Map People
Permit Use Number 21004221

SCALE: 1" = 2000'
TAX MAP 50 PARCEL 27, 544, 1440

Forest Conservation Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	1.14
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	1.14
Land Use Category			
	Input the number "1" under the appropriate land use zoning, and limit to only one entry		
	ARA 0 / MDR 0 / IDA 0 / HDR 0 / MPD 0 / CIA 1		
D.	Afforestation Threshold (Net Tract Area x 15%)	D =	0.17
E.	Conservation Threshold (Net Tract Area x 15%)	E =	0.17
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	0.00
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	0.00
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	0.17
R.	Total Planting Requirement	R =	0.17
**PIL Calculation	Convert Planting Requirement to Sq. Ft.		7405.20
	If Project is inside a Priority Funding Area:		2221.56
	If Project is outside of a Priority Funding Area:		2665.87

NOTES :

1. FOREST CONSERVATION TO BE SATISFIED BY THE EXPRESS PROCDURE PAYMENT IN LIEU OPTION IN THE AMOUNT OF $2,221.56.
2. THE FOREST STAND DELINEATION WAS APPROVED UNDER COUNTY FILE NUMBER FS - 22 - 033. ALSO REFERENCE COUNTY FILE S-22-053, RESUBDIVISION PLAT.
3. TOTAL TRACT AREA LISTED ON THE WORKSHEET IS BASED ON THE TOTAL LIMIT OF DISTURBANCE (3.41 AC.) AND DEDUCTIONS LISTED IS BASED ON EXISTING IMPERVIOUS AREA WITHIN THE TOTAL L.O.D. (2.27 AC.).

NOTES

1. TOPOGRAPHY SHOWN HEREON IS FROM FIELD SURVEYS BY FOX & ASSOCIATES, INC. FROM JANUARY, 2022. DATUM IS NAVD 88. HORIZONTAL DATUM IS NAD 83/2011.
2. ANTIETAM CREEK (MARYLAND 8-DIGIT WATERSHED CODE 02140502).
3. THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY WETLAND HABITAT ON THE SITE.
4. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043C0139D EFFECTIVE DATE 8/15/17.
5. THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.
6. THE WASHINGTON COUNTY SOIL SURVEY, MAP 25, ISSUED 2006, IDENTIFIES NO THREE DOT STREAMS ON THE SUBJECT SITE.
7. PARCELS 27, 544 & 1440 WILL BE CONSOLIDATED INTO ONE PARCEL PER PLAT S-22-053.

SITE DATA

PROPERTY MAP: 50
GRID: 07
PARCEL: 27, 544, & 1440
DEED: 4550/87
PARCEL AREA: 2.70 ACRES

ELECTION DISTRICT: 10

ZONING: BG, BUSINESS GENERAL

BUILDING RESTRICTION LINES:

FRONT: 40 FT.
SIDE: 10 FT.*
REAR: 10 FT.*

* EXCEPT ADJOINING ANY RR, RT, RS, RU, OR RM DISTRICT, IN WHICH CASE NOT LESS THAN 35 FEET AND SUBJECT TO ALL APPLICABLE SCREENING REQUIREMENTS

EXISTING USE: PREVIOUSLY DEVELOPED

SOIL TYPES	HYDROLOGIC SOIL GROUP	"K" FACTOR
HdD – HAGERSTOWN-DUFFIELD URBAN LAND COMPLEX, 8 TO 25 PERCENT SLOPES	B	0.37
HdB – HAGERSTOWN-DUFFIELD URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	0.37
DvC – DUFFIELD-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.37

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

CLINT E. ROCK 3-29-23

STATE OF MARYLAND LANDSCAPE ARCHITECT 4000 CLINT ROCK

SP - 22 - 044

FOX & ASSOCIATES INC. Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

PRELIMINARY / FINAL FOREST CONSERVATION PLAN

SHEETZ - MT. AETNA

SITUATED AT THE INTERSECTION OF MT. AETNA ROAD AND MD. ROUTE 40
HAGERSTOWN ELECTION DISTRICT No. 10
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND MICHAEL E. BATEMAN No. 43207 PROFESSIONAL ENGINEER

4-18-23

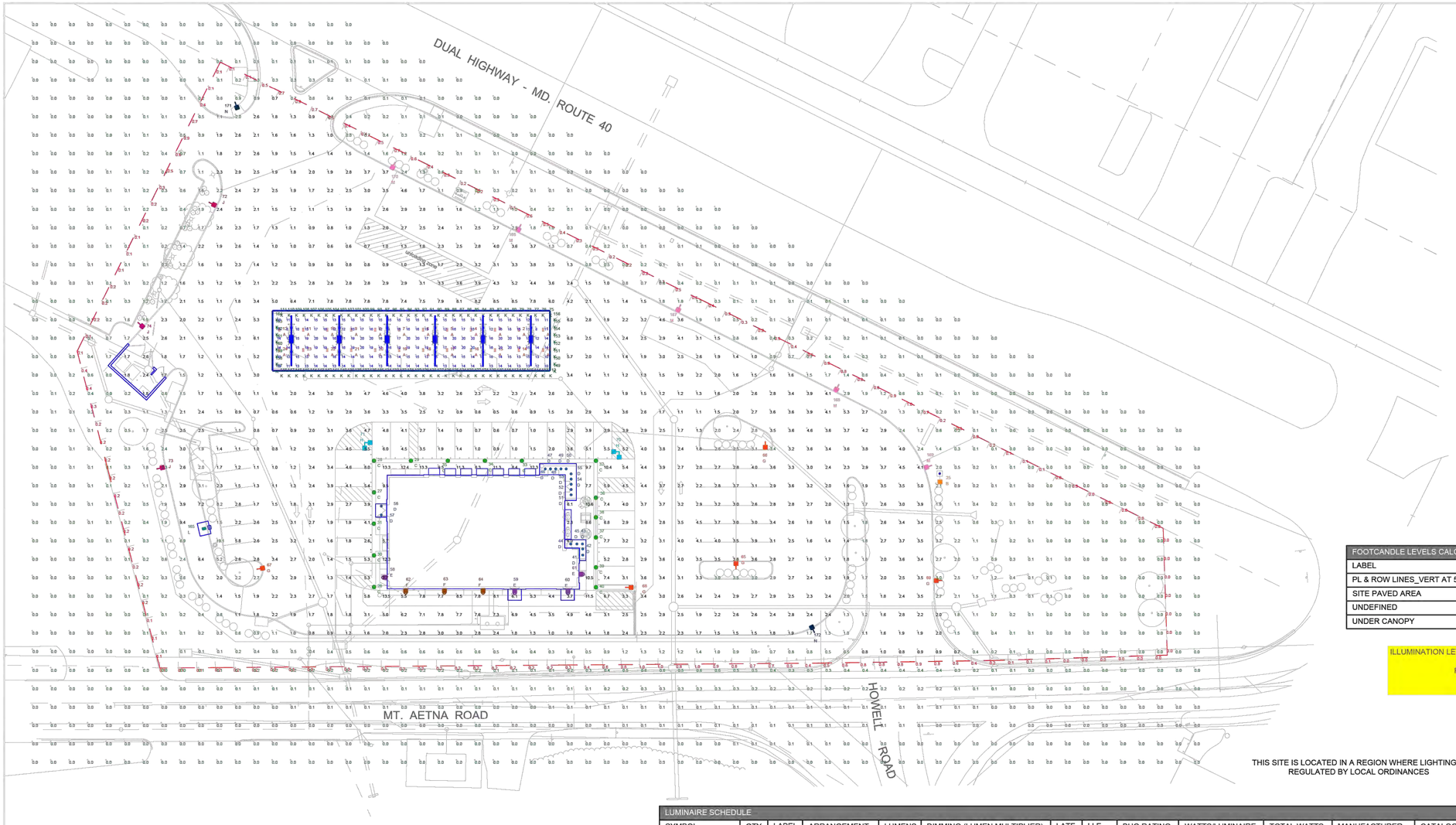
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No: 43207 EXP. DATE: 12/20/24

PROJECT NO. 22 - 31857
DRAWING NO. D - 3576
DATE: DECEMBER 2022
DRAWN BY: RND
CHECKED BY: MFB

SHEET 18 OF 18

H:\CARLSON PROJECTS\22\31857 SHEETZ - MT AETNA\DWG\SITE-IMP\SITE-01.dwg, 4/20/2023 12:34:40 PM, RDICKINSON, 1:1



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	TILT
1 - 12	A	18.79	5
13 - 24	A	17.83	5
25	B	1	170
26 - 40	C	3	0
41 - 57	D	11.33	0
58 - 61	E	9	0
62 - 64	F	12	0
65 - 69	G	23	0
70, 71	H	23	0
72 - 74	J	23	0
75 - 111	K	20.875	0
112 - 148	K	18.06	0
149	K	18.25	5
150	K	18.599	5
151	K	18.948	5
152	K	19.297	5
153	K	19.646	5
154	K	19.995	5
155	K	20.344	5
156	K	20.693	5
157	K	18.25	5
158	K	18.599	5
159	K	18.948	5
160	K	19.297	5
161	K	19.646	5
162	K	19.995	5
163	K	20.344	5
164	K	20.693	5
165	L	11	0
166 - 170	M	23	0
171, 172	N	23	0

NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES (UNLESS NOTED OTHERWISE)					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PL & ROW LINES_VERT AT 5 FT AFG	0.33	1.0	0.0	N.A.	N.A.
SITE PAVED AREA	3.02	13.5	0.5	6.04	27.00
UNDEFINED	0.30	19.1	0.0	N.A.	N.A.
UNDER CANOPY	14.87	20	8	1.86	2.50

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

OWNER/OWNER'S REPRESENTATIVE TO ADJUST
DRIVE CURRENT ON FIXTURE 'A' VIA DIAL
ACESSED IN DRIVER ENCLOSURE TO SWITCH
POSITION NOTED IN 'CATALOG LOGIC' COLUMN OF
LUMINAIRE SCHEDULE

NORTH

GRAPHIC SCALE

0 30 60 90 120

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	DIMMING (LUMEN MULTIPLIER)	LATF	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	24	A	SINGLE	11213	0.390	1.030	0.402	B3-U0-G0	35.64	855.36	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-525-57K (SET TO SW. POS. 1 IN FIELD)
	1	B	SINGLE	11950	1.000	1.040	1.040	B4-U0-G0	72	72	CREE, INC.	OSQ-ML-B-AA-XX w/PGM-1 + OSQM-B-11L-57K7-N3-UL-NM-XX
	15	C	SINGLE	1441	1.000	1.030	1.030	B1-U0-G1	22	330	CREE, INC.	PWY-EDG-3M-P3-02-E-UL-XX-350-57K
	17	D	SINGLE	484	1.000	1.000	1.000	N.A.	6.9	117.3	B-K LIGHTING, INC.	BKLT CH-LED-e69-FL-BZP-12 (BY OTHERS, SHOWN FOR CONTRIBUTION)
	4	E	SINGLE	2947	1.000	1.030	1.030	B1-U0-G1	36	144	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-XX-525
	3	F	SINGLE	5893	1.000	1.030	1.030	B2-U0-G2	68	204	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525
	5	G	Single	11174	1.000	1.030	1.030	B2-U0-G2	72	360	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	2	H	2 @ 90 DEGREES	11174	1.000	1.030	1.030	B2-U0-G2	72	288	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	3	J	SINGLE	8574	1.000	1.030	1.030	B1-U0-G2	72	216	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-w_OSQ-BLSMF
	90	K	SINGLE	136	1.000	1.000	1.000	N.A.	4.12	370.8	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	1	L	SINGLE	13946	1.000	1.030	1.030	B3-U0-G1	132	132	CREE, INC.	BXCT9020&/CAN-228-SL-RM-06-E-UL-XX-700 (BRIGHT RED FINISH, ORDERED SEPARATELY)
	5	M	SINGLE	8824	1.000	1.030	1.030	B1-U0-G2	72	360	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-w_OSQ-BLSMF
	2	N	SINGLE	4850	1.000	1.030	1.030	B1-U0-G1	37	74	CREE, INC.	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-Q1 w_OSQ-BLSMF

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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SCALE: 1" = 30'
LAYOUT BY: DAR
DWG SIZE: D
DATE: 1/10/23

PROJECT NAME:
SHEETZ
MT. AETNA RD. & MD RT. 40
HAGERSTOWN, MD
DRAWING NUMBER:
RL-8545-S1

FRESH FOOD SHEETZ MADE TO ORDER

H:\CARLSON PROJECTS\223\5857 SHEETZ - MT AETNA\DWG\SITE-IMP\SITE-01.DWG, 4/20/2023 12:36:08 PM, RDICKINSON, 1:1

CANOPY	QTY	LABEL	DESCRIPTION
	24	A	CAN-228-PS-RM-06-E-UL-XX-525-57K (SET TO SW. POS. 1 IN FIELD)

AREA	QTY	LABEL	DESCRIPTION
	1	B	OSQ-ML-B-AA-XX W/PGM-1 + OSQM-B-11L-57K7-N3-UL-NM-XX
	5	G	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	2	H	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX
	3	J	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-W_OSQ-BLSMF
	5	M	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-W_OSQ-BLSMF
	2	N	OSQ-ML-B-DA-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-Q1 W_OSQ-BLSMF

PATHWAY	QTY	LABEL	DESCRIPTION
	15	C	PWY-EDG-3M-P3-02-E-UL-XX-350-57K

WALL MOUNTED	QTY	LABEL	DESCRIPTION
	4	E	SEC-EDG-3M-WM-02-E-UL-XX-525
	3	F	SEC-EDG-3M-WM-04-E-UL-XX-525

ADDITIONAL FIXTURE INFO

228 Series™
LED Recessed Canopy Luminaire

CREE LIGHTING

228 Series™ LED Recessed Canopy Luminaire

CREE LIGHTING

ADDITIONAL FIXTURE INFO

OSQ Series
OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

CREE LIGHTING

ADDITIONAL FIXTURE INFO

THE EDGE® Series
LED Pathway Luminaire

CREE LIGHTING

THE EDGE® LED Pathway Luminaire

CREE LIGHTING

ADDITIONAL FIXTURE INFO

THE EDGE® Series
LED Security Wall Pack Luminaire

CREE LIGHTING

THE EDGE® LED Security Wall Pack Luminaire

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

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1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
MT. AETNA RD. & MD RT. 40
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