

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION August 31, 2020, 7:00 PM VIRTUAL MEETING ONLY

CALL TO ORDER AND ROLL CALL

MINUTES

1. July 6, 2020 Planning Commission regular meeting minutes *

NEW BUSINESS

PRELIMINARY CONSULTATIONS

 <u>Stoney Hill Farms Dairy</u> [PC-20-002] Preliminary consultation for Stoney Hill Farms Dairy located at 12968 Rowe Road, Smithsburg in accordance with Division IX – Animal Husbandry section of the Washington County Zoning Ordinance; Zoning: A(R) – Agricultural Rural; Planner: Jill Baker

SITE PLANS

- 1. <u>Dollar General Huyetts</u> [SP-20-013] Site plan for the proposed Dollar General Huyetts at 16527 National Pike, Hagerstown; Zoning: BG – Business General; Planner: Lisa Kelly *
- <u>Creekside Logistics Center</u> [SP-20-014] Site plan for a proposed 730,880 square foot modern commercial distribution facility at 12524 Greencastle Pike; Zoning: PI – Planned Industrial; Planner: Ashley Holloway * TENTATIVE

FOREST CONSERVATION

 <u>Creekside Logistics Center</u> [SP-20-014] Request for a specimen tree variance per Article 15 of the Forest Conservation Ordinance for the construction of a proposed modern commercial distribution facility at 12524 Greencastle Pike; Planner: Travis Allen * TENTATIVE

OTHER BUSINESS

- 1. <u>South Pointe PUD</u> [2020-02248] Proposed carport expansion at 4 feet (not the required 8 feet) from the property line at 1209 Hillbrook Drive; Planner: Ashley Holloway *
- 2. Update of Staff Approvals Ashley Holloway

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, October 5, 2020 – Washington County Planning Commission regular meeting

*attachments

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430 to make arrangements no later than 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.

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

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

Memorandum

- To: Planning Commission
- From: Jill Baker, Director

Date: August 20, 2020

Re: Preliminary Consultation for Stony Hill Farms Waste Management Facility

Members,

A Preliminary Consultation was held on August 20, 2020 for the purpose of receiving comment on a proposed animal waste facility located at 12968 Rowe Road near Smithsburg. The purpose of the consultation is to gain feedback from local review agencies on a proposed animal waste storage facility that will produce over 6,000 tons of manure per year.

In accordance with Division IX of the Washington County Zoning Ordinance, animal waste storage facilities that exceed 6,000 tons of manure per year are required to submit a Waste Management Plan and Nutrient Management Plan that is to be review by the Planning Commission after gaining review agency feedback through a consultation process. The Planning Commission is directed to use this feedback to determine if additional requirements shall be necessary to accommodate the proposed facility (i.e. enlarged setbacks, screening, etc.).

The only comments received for the meeting were from the Department of Plan Review and Permitting stating that a grading plan and sediment erosion control plan were submitted and under review. No additional feedback has been received at this time.

100 West Washington Street , Suite 2600 | Hagerstown, MD 21740 | P: 240,313.2430 | F: 240,313.2431 | TDD: 7-1-1



DIVISION OF PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Jill Baker, Director, Department of Planning and Zoning

FROM: Rebecca Calimer, EIT, CFM, Chief of Plan Review

DATE: August 18, 2020

SUBJECT: Stoney Hill Farms Dairy (PC-20-002)

I have reviewed the above-referenced plan and offer the following.

1. The applicant has submitted a site specific grading plan, GP-20-011, to address requirements of the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance as well as the Washington County Forest Conservation Ordinance. This plan was received July 21, 2020 and is still under review.

Please contact me if you have any questions.

Copy(ies) to: Ashley Holloway (via E-mail) Rebekah Gander (via E-mail) Gail Abbott (via E-mail)

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

PC-20-002



WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

1260 Maryland Avenue, Suite 101 • Hagerstown, MD 21740 (301)797-6821, Ext. 3 facebook.com/wcscd www.conservationplace.com

TO:	Jill Baker	
	Director, Washington County Department of Plann	ing and Zoning
	100 W Washington Street, Suite 2600	
	Hagerstown, MD 21740	
	FW	RECEIVED
FROM:	Elmer D. Weibley, CPESC Fw District Manager	
	District Manager	
		JUL 2 2 2020
DATE:	July 21, 2020	
		WASHINGTON COUNTY
SUBJECT:	Preliminary Consultation, Stoney Hill Farms	PLAN REVIEW DEPARTMENT

We are requesting on behalf of the below a Preliminary Consultation to comply with the Animal Husbandry Ordinance for construction of a robotic dairy facility and a new manure storage facility.

Stoney Hill Farms c/o Joel D. Strite, Lynn Strite & Lyndon Miller 22123 Leitersburg/Smithsburg Road Smithsburg, MD 21783

The manure production from all sources on the farm is more than 6,000 tons per year. The farm is not in the urban growth area.

Appropriate material is being submitted to the Division of Plan Review and Permitting to obtain the Agricultural Structure Zoning Certificate.

We are providing 15 copies of:

- 1. Copy of Agricultural Structure Certificate Application
- 2. Concept Plan
- 3. Animal Waste Management System Plan
- 4. Verification that a Nutrient management Plan is approved for the operation
- 5. Arial Photo maps of the project area

If you have any questions or need additional information, please give me a call at 301-797-6821 Ext. 3.

Harry E. Strite Chair J.D. Rinehart Vice Chair District Board of Supervisors

Janet Stiles Fulton Supervisor Edward C. Wurmb, D.V.M. Supervisor

Boyd Michael Associate

J. Scott Shank, III

Treasurer

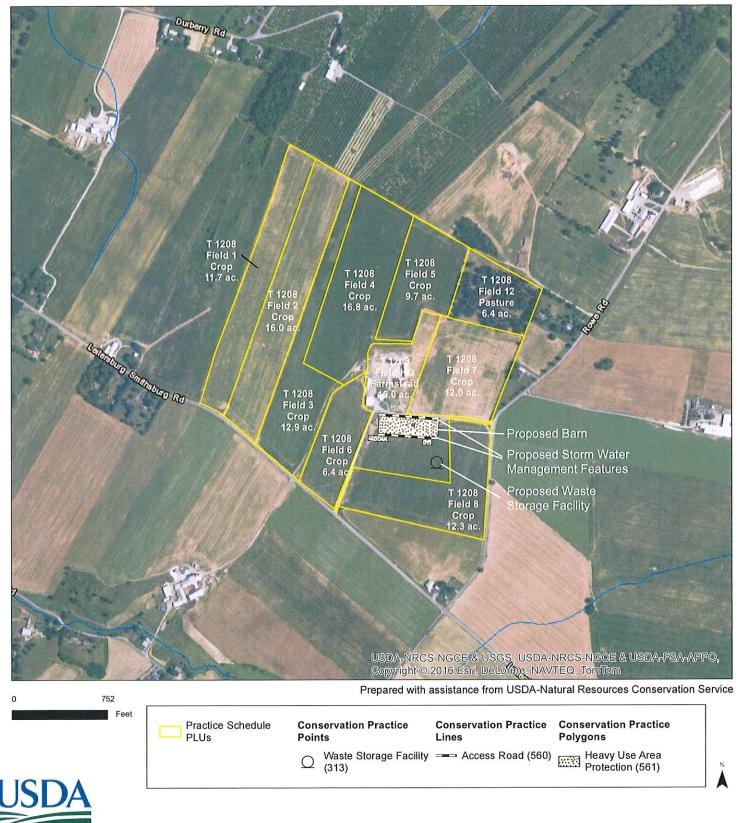
PC-20-002
Washington County Bo W. Baltimore Street Washington County 80 W. Baltimore Street Telephone: 240-313-2460 Hagerstown, MD 21742
Agricultural Structure Certificate Application
APPLICANT INSTRUCTIONS: Please complete all items on this form. Please read the complete form prior to signing at the bottom.
Property Address: D 12968 Rowr Rd Santasburg MAP 21783 PROPERTY OWNER INFORMATION
Name: Joël D. Strike Phone: <u>301-731-1311</u>
Address: 22.123 Lietersburg Smithsburg Rol Email: Jastrite Ognail.com Smithsburg MD 21783 PROPOSED BUILDING INFORMATION
Type of Construction: (Circle All That Apply) Size of Structure: (Sq. Ft.) Pole Metal Wood Frame Block Other Corachet 66,800 S00
Type of Floor: (Circle All That Apply) Electric: Plumbing: HVAC:
Concrete Slab Wood Gravel Other (Y) N (Y) N Y (N)
Use of Building (Circle All That Apply): Storage of Farm Equipment Housing Animals (Manure Storage)
Storage of Crop/Feed Other (Please Specify)
Describe how building will be used. Be specific in describing any special processes. Robotic Dairy Facily
ATTENTION: Agricultural buildings exempt from a building permit under the 2015 Washington County Building Code will require issuance of a plumbing, electrical and/or mechanical permit for installation of electrical systems, mechanical systems and water and wastewater systems. All requirements of the 2015 IECC, the 2015 IMC, the 2015 IPC and the 2014 NEC will apply. Where plumbing, electrical or HVAC system installation is part of a planned agriculture building construction, the <u>applicant may be required to have a</u> licensed contractor apply for trade permits prior to issuance of an "Agricultural Structure" certification.
Agricultural Building Exempt From a Building Permit: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be used by the public. However, any building or structure intended for use as a residential dwelling unit, in whole or in part, shall not be exempt from the building permit requirement.
I hereby certify that I have accurately completed and understand the information above and will construct and use the agricultural building in compliance with all local, state and federal laws.
7-20-20 Mark
Date RECEIVED
JUL 2 2 2020 Printed Name
WASHINGTON COUNTY PLAN REVIEW REPAIR FUENT Revised 11/14/2018



Date: 7/17/2020

Client(s): STONEY HILL FARMS, LLC Location: 12968 Rowe Road Smithsburg, MD 21783 MPV: 22-07-016-581 Washington County, Maryland Approximate Acres: 119.26 Farm 567/ Tract 1208 Assisted By: Kristina Stair Maryland Department of Agriculture WASHINGTON COUNTY SERVICE CENTER WASHINGTON SCD





PC-20-002



Washington County Office 7303 Sharpsburg Pike Boonsboro, Maryland 21713 TEL 301-791-1304 FAX 301-791-1048 jsemler@umd.edu

TO: Stoney Hill Farm 22123 Leitersburg/Smithsburg Road Smithsburg, MD 21783

Jeff Semler

- FROM: Jeff Semler Extension Educator Agriculture and Natural Resources
- **DATE:** July 21, 2020
- **SUBJECT:** Nutrient Management Plan

In accordance with county zoning regulations concerning animal husbandry facilities, a nutrient management plan is required for construction of livestock facilities.

At your request as you are preparing to construct your dairy facility, I checked your current nutrient management plan. This plan was completed by Darren Shenk, (Cert. # 2343) on September 30, 2019. This plan will remain current through December 31, 2020.

JS/jws

cc: Soil Conservation District

PC-20-002



Maryland Department of Agriculture Maryland Agricultural Cost-Share Program (MACS)

CURRENT NUTRIENT MANAGEMENT PLAN CERTIFICATION

Participants of MACS cost-share programs must certify that the agricultural operation associated with the costshare practice(s) is following a *current* Nutrient Management Plan (NMP), to the extent required by COMAR 15.20.07. This form must be submitted to the local Soil Conservation District (SCD) office *when applying* to the MACS Program.

The SCD shall include a copy of this form with any MACS cost-share application. Applications received without this form, or with a form that is missing information, will be considered incomplete. Exception: This form may be submitted at the claim stage for Manure Transport and Manure Injection projects.

Farm Operator Name(s) Lynn Strite						
Farm Name (if applicable)	Stony Hill Far	m				
Address	12968 Rowe	Road				
	Number Street					
	Smiths	burg M	D 2178	3	Washington	
	City	Sta	te ZIP		County	
Plan Preparer Name	Darren Shenk					
Certification No.	Pa 1906	License No. (if applicable)		2343		
Date the NMP was prepar	ed or updated	9/30/2019	Total Acres	Under Plan	704	
Period the plan covers:	Begin Date	1/1/2020	020 End Date 12		1/2020	
I certify that the NMP inform inform information has been falsified to be the second state of the second s	I certify that the NMP information for the farm operation listed above is true and correct. I understand that if this information has been falsified, my certification and/or license may be revoked.					
Signature	Darren Shenk 1/29/2020			2020		
Certi	fied NM Consultant o	or Certified Farm Operator		Date		

Section I. To be filled out by the Certified Nutrient Management Plan Preparer

Section II. Farm Operator Certification

I certify that: (1) my farm is operating under a current nutrient management plan for the time period indicated above and, (2) my nutrient management plan was developed by the plan preparer named above.

Signature	John	a. Atto Farm Operator	2-27-20 Date
Print Name	Lynn	4. Strite	

Section III. Landowner Information

(Fill out this section only if the landowner is applying for cost-share and is not the agricultural operator of the land)

Landowner Name					
Address	Number	Street			
	City		State	ZIP	County

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT MANURE PRODUCTION WORKSHEET

TYPE: URBAN GROWTH: <u>No</u>

. .

DAILY PRODUCTION OF MANURE PER ANIMAL UNIT (1000 POUNDS LIVE WEIGHT)

SWINE		Ι	DAIRY		SHEE	P	40.0#
Grower (40-220#)	63.	4#	Lact. Cov	v80.0#	HORS	SE	50.0#
Replace. Gilt	32.	8#	Dry Cow	82.0#	POUL	TRY	Ϋ́
Gestating Sow27.2#			Heifer	85.0#	Layer	Layer60.5#	
Lactating Sow60.0#					Turke	∋y	43.6#
Boar	20.	5# I	BEEF			·	
Nurs. Pig (1-40#)	106	.0#	Hi-energy	diet51.2#			
			Hi-forage	diet59.1#			
			0	63.0#			
No./Type	Х	Ave. W	<u>t.</u> X	Manure Pr	roduced		Lbs. Daily
		1000#		See ab	ove		
360 Dairy Cows	Х	1300	Х	80			37,440
60 Dry Cows	Х	1300	Х	82		=	6,396
30 Prefresh Heifers	Х	1100	Х	85			2,805
160 Heifers	Х	700	Х	85			9,520
	Х		Х			=	
	Х		Х				
				TOTAL		=	10,249 Tons

365 days/year X lbs Divided by 2000#/Ton = Tons/ Year Manure Production

Operation is above the 6000 ton per year threshold set by county ordinance that requires a more formal review procedure.

- Embankments and backfill should be checked at least twice a year for animal burrows, cracking, or excessive settlement.
- Maintain good vegetative cover on embankments, backfill, filters and other so noted areas. Mow at least twice a year. Reseed and fertilize as needed.
- The outlets to all subsurface foundation drainage should be inspected frequently to ensure they are functioning properly. Outlets that are closed or blocked shall be opened immediately.
- The Waste Management System Plan is always to be available from the farm office. Should any problems develop with this system, the Soil Conservation District Office is to be notified immediately.

- Safety equipment can include air packs and face masks, nylon line with snap buckles, safety harness, first-aid kits, flotation devices, safety signs, and hazardous atmosphere testing kits or monitors.
- Move slowly around manure storages as the ground can sometimes be uneven and may cause a person to trip or stumble.
- Bystanders and non-essential workers should stay away from pump out or other accessible areas.
- There should be no horseplay near the open manure pit or pumping equipment.
- If equipment malfunctions during agitating or pumping of the manure, shut all equipment off and remove it from the storage before servicing or repairing.
- If you feel unsure or uncomfortable with what you are getting ready to do near the open manure pit, step back, contact someone and review the situation before proceeding.
- Toxic gas, and oxygen deficiency gas monitors can be used to determine if unsafe conditions exist.
- Skid loaders tip easily, especially when loaded buckets are raised high above the ground. This danger increases when the skid loader is moving.
- Skid loaders need to be operated and maintained in accordance with the manufacturer's operator manual and specifications.
- All skid loader operators should be trained experienced adults.
- Chain link fences are designed to deter people and animals from entering the manure storage facility. Manure should never be dumped over a chain link fence. Heavy safety guards are needed to provide safe loading of manure in a waste storage facility.
- Be prepared to call 911 if an emergency happens. Being prepared means accurately describing the incident, number of victims, and giving specific directions to the site of the emergency.

9. System Maintenance:

- All structures will be inspected twice a year for any structural damage. Should any repairs be necessary, they are to be made immediately. This includes any damaged lumber connections such as posts, trusses, headers, and braces.
- Inspect all warning signs, fences, gates and any other safety devices frequently. Make any needed repairs immediately.

- With a 7,300-gallon spreader and 3 loads of manure unloaded each hour, it will take approximately 265 loads and 88 hours to completely empty the structure.
- Ground conditions need to be evaluated prior to applying the waste. Excessively wet conditions or excessively dry conditions should be avoided, since waste may either run off or flow thru cracks to subsurface drainage systems. Wind conditions should be observed to avoid drift and odor problems. Subsurface outlets and downstream drainage should be constantly monitored
- Manure shall not be spread on fields that are snow covered, frozen, or excessively wet. Avoid spreading manure within 50 feet or grassed waterways, streams, ponds, or other watercourses. Spread manure only on land in which the soil loss is at or below tolerable limits.
- To reduce odor problems, spread in the morning when possible. Avoid spreading before holidays, weekends and when the wind is blowing toward populated areas. Incorporating the manure into the soil helps to reduce odors.

7. Installation of components - Timetable:

•	Manure Transfer Lines	July 2022
•	148'Ø x 16' Concrete Tank	July 2022

8. <u>Safety:</u>

- Make sure everyone that needs to be near manure storage structures understand the hazards that exist, including the effects that the various gases have on them.
- Make sure the open-air manure storage has a fence installed around the perimeter and access gates are locked to keep unauthorized personnel from entering the area.
- The open-air storage should have manure/drowning hazard signs and dangerous gases signs on all sides of the storage at locations that easily visible and made of all-weather material. Where only stackable manure is being stored use signs reading Danger Manure Storage may be used.
- If you must go into the fenced area of the open manure storage, consider wearing a safety harness with lifeline attached to a safely located solid object or anchor.
- Never work alone. The second person's role is to summon help in an emergency and assist with rescue without entering the storage.

• To keep manure dry and stackable in the manure storage as well as the housing area it is recommended that bedding material be used in the amount of 5-7 lbs. per day per animal unit(1000lbs). The amount of bedding specified is also the amount needed to keep the manure dry enough to reduce flies, odor and harmful bacteria buildup.

6. <u>Waste Utilization</u>:

The system has a design size to store wastes for the most critical storage period, during the winter when the ground is frozen, snow covered, or excessively wet. The storage structure should be completely emptied during each spreading period.

• A proposed schedule of storage and spreading is as follows:

STORAGE PERIOD	SPREADING PERIOD
November, 16 – March, 14	March, 15 – May, 15
May, 16 – September, 15	September, 16 - November, 15

- Tanks are designed to contain all of the waste and water that is generated by the site. Care should be exercised so that foreign objects or frozen material are excluded from the facility. It is wise to dedicate a portion of the feedlot as a place to stack frozen materials until they thaw and can be added to the facility.
- Excessive bedding can also cause management problems with a tank. Granular materials such as limestone and sand will settle to the bottom and can cause problems with agitation processes and with equipment.
- Tanks experience some biological activity and can generate extremely toxic gases. Extreme care should be exercised when working around a tank that contains animal wastes. Signs should be posted and adequate ventilation is mandatory, particularly when the facility is being emptied.
- Due to the possibility of noxious gases, it is important to ensure adequate ventilation of the manure storage area. If adequate ventilation cannot be achieved, proper safety precautions must be taken. Anyone entering the structure shall wear an oxygen mask. Gas masks are not adequate protection.
- The storage structure is designed with 1 foot of free board and should be emptied before the stored waste reaches this level.
- Adequate time needs to be allocated for emptying the tank. This tank is designed for 7 months of storage, containing 1,929,239 gallons of manure, bedding, and water. Prior to emptying the tank, it should be adequately agitated. Additional agitation may be needed during the emptying process.

• For maximum nutrient value and odor control, the manure should be incorporated into the soil where feasible. Spreading rates should follow those contained in the Nutrient Management Plan. Incorporating the manure should be done within 24 hours of application.

4. System Components:

The waste management system will provide storage for manure from 400 head of dairy cattle, dairy water, milking facility wash wastewater, and direct rainfall for 210 days. The system will also store the 25-year storm event. The system will contain the following components:

- 148'Ø x 16' Concrete Tank
- Manure transfer pipes
- Roof runoff shall be directed to a safe outlet as well as all other clean water. Exposure of clean water to the manure shall be avoided.
- Removal of contents from the storage structure shall be done with a pump and tank spreader.

5. <u>Component details</u>:

See #5 System Components

- The feeding area portion of the facility should be scraped weekly or bi-weekly or when a significant amount of manure is in this area. This should be scraped into the waste storage structure. Manure should not be flowing out of the building.
- Pumps, transfer lines, valves, etc. shall be installed and maintained to manufacturer's recommendations.
- All structures shall be fenced to keep people and livestock from entering the waste storage tank.
- Warning signs shall be posted where necessary to alert users, visitors and trespassers of potential danger due to gases, equipment and unstable surfaces.
- The pack area portion of the facility is designed to be bedded down and allow the animals an area to rest. Manure and bedding should be allowed to accumulate to and average height of about 18", at which time the manure and bedding is to be removed to the waste storage structure. This area should also be cleaned out in the spring and fall when the waste storage structure is emptied.

1. <u>Situation:</u>

- The Strite family is planning on building a new milking facility and free stall barn. The facility will be built for 360 head (432 AU.) of milking cows and 40 head (54 AU.) of dry cows. The facility will also house 6 robotic milking units to facilitate the milking of the cattle.
- The manure from the milking herd and the manure from the scrape alley for the dry cow area will be scraped to one of two manure channels running under the building to a series of 24" HDPE pipes to be conveyed to a 148'Ø x 16' concrete tank on the southeast corner of the facility. There is a pack area for the dry cows within the facility. A manure storage stacker maybe needed in the future once realized needs are established.
- The milk house wastewater and robot wastewater will be conveyed through piping to one of the waste transfer manholes to be then conveyed to the waste storage tank.

2. <u>Geographic Area</u>:

- The soil type in the area of construction is RmB Ryder-Duffield chennery silt loam, 3 to 8 percent slopes.
- The soil type in the utilization area is mostly MsC Murrill gravelly loam, 8 to 15 percent slopes, RmC Ryder-Duffield channery silt loam, 8 to 15 percent slopes, and RmB Ryder-Duffield chennery silt loam, 3 to 8 percent slopes.
- The fields in the utilization area are slope(s) of 3 to 15 percent.
- The land in the utilization area is agricultural cropland.
- Water Resources The area is a Class III watershed and it's tributaries drain directly into Grove Creek.
- 3. <u>Nutrient Management Plan</u>:
 - A Nutrient Management Plan as developed by the University of Maryland Extension or a private consultant will be followed. The soil and manure will be tested, and any commercial fertilizer will be balanced with the organic fertilizer (manure) so those application rates are balanced with the soil's potential to yield.
 - Application equipment should be calibrated annually. This service can be provided by the UME.

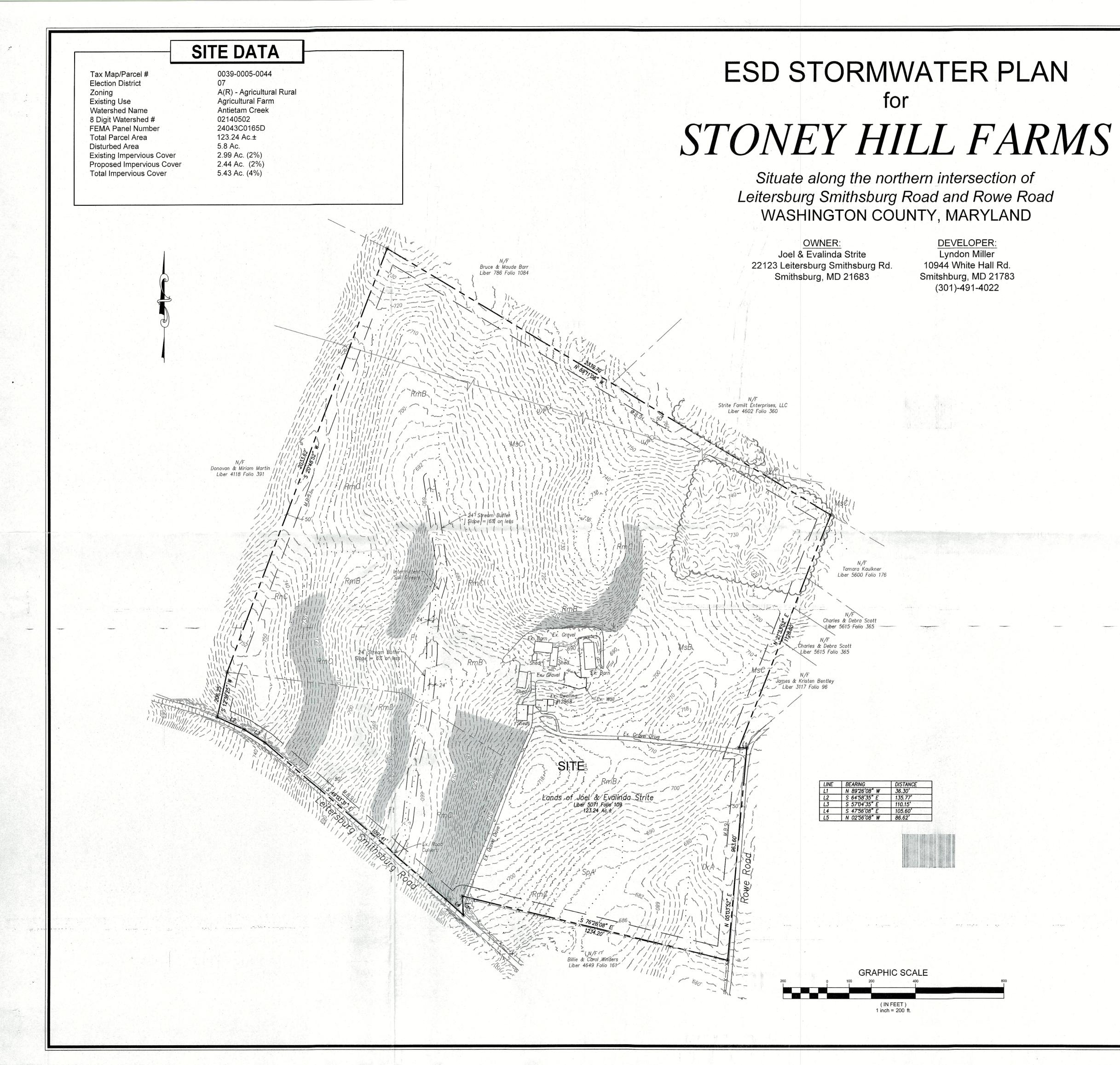
アピーシロー ロロン AGRICULTURAL WASTE MANAGEMENT SYSTEM PLAN

- Prepared for: Stoney Hill Farm, LLC c/o Lynn Strite 13140 Rowe Rd. Smithsburg, MD 21740
- Farm # 567 Tract # 1208
- Prepared by: Jason Watt Washington Soil Conservation District 1260 Maryland Avenue Suite 101 Hagerstown, MD 21740

Phone: (301) 797-6821 ext. 3

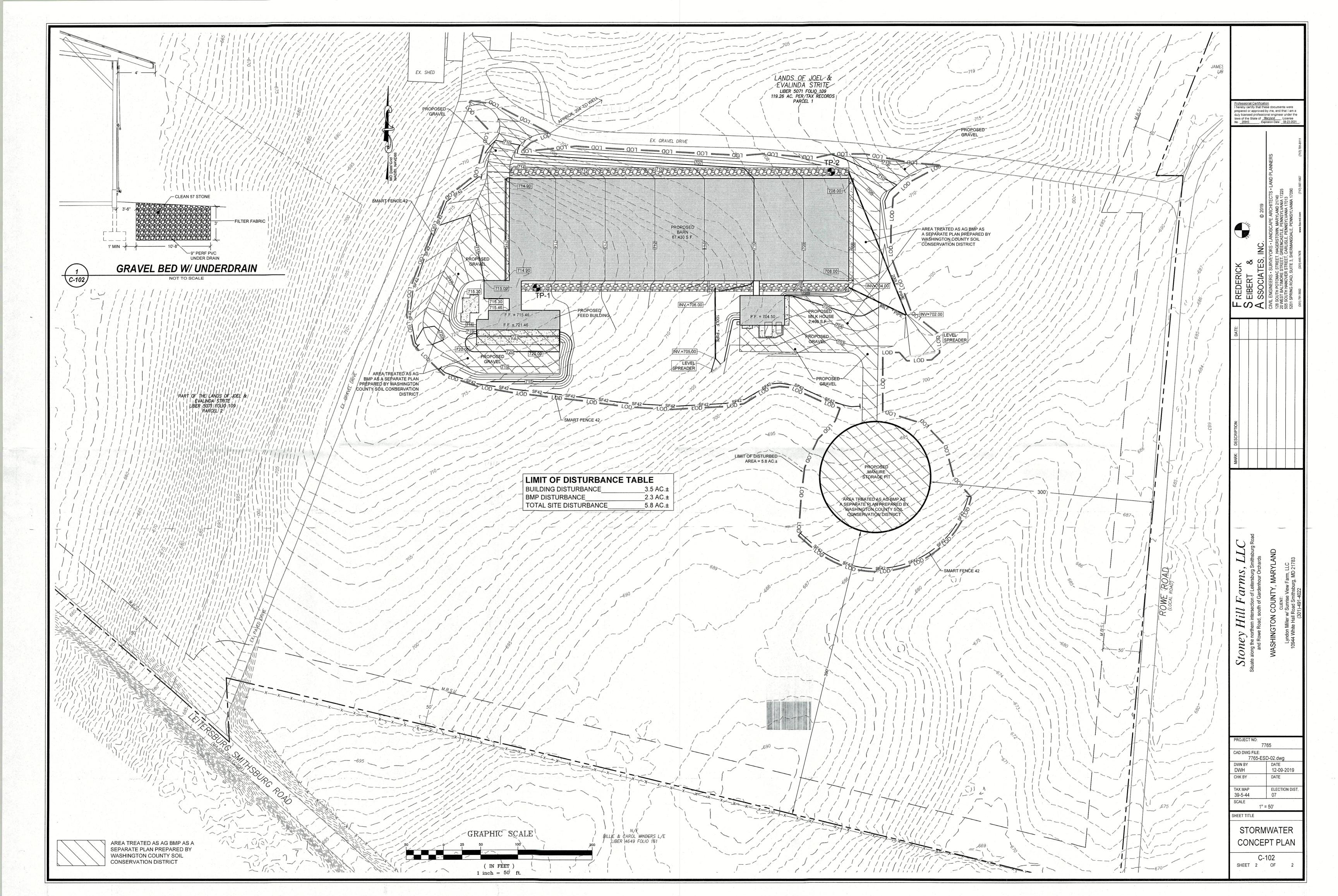
CONSERVATIONIST DISTRIC **ØWNER/OPERATOR**

have reviewed and understand the Agricultural Waste Management System Plan Guidelines contained herein.



	ADC MAP 12, C13	
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	MORTE OR SWITTERSELARD PAR	
	NUM THE REAL PROPERTY OF THE R	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 <u>Maryland</u> , License No. <u>20945</u> , Expiration Date: <u>08-23-2021</u> .
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	+ N:730499.53 E:1162538.71	ERS (717) 701-8111
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	STEVENSON PD	S - LAND 225 090
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SOILS	SOILS EXTEREMENTATION AND A SOLUTION AND A SOLUTICA A SOLUTICA A SOLUTICA A SOLUTICA A SOLUTICA A SOLUTICA A SO	MARK
DrA Ft	Dryrun gravelly loam, 0 to 3 percent slopes 0.15 C Funkstown silt loam 0.37 C	
MsB	Murrill gravelly loam, 3 to 8 percent slopes 0.17 B	
MsC RmB	Murrill gravelly loam, 8 to 15 percent slopes 0.17 B Ryder-Duffield channery silt loams, 3 to 8 percent slopes 0.24 B	an a
RmC RmD	Ryder-Duffield-channery silt loams, 8 to 15 percent slopes 0.24 B Ryder-Duffield channery silt loams, 15 to 25 percent slopes 0.24 B	g
RnC	Ryder-Nollville channery silt loams, 8 to 15 percent slopes 0.24 B	, LLLC Smithsburg Road chards YLAND LLC 21783
SpA	Swanpond silt loam, 0 to 3 percent slopes 0.43 D	, LL , Smithsi chards YLAN YLAN 21783
		"mS" itersburg nhour Oi MAR , MAR v Farm, urg, MD
		ill Farms tersection of Leitersburg south of Gardenhour Orc south of COUNTY, MAR south of COUNTS south of CO
		Hill , ern intersect Road, south (RON CO CUE CUE CUE Miller w/ Sun (301)-46
	SWM NARRATIVE	
SWM Narra	tive:	Stoney uate along the nort and Rowe WASHINC Jyndon 10944 Wh
	irrently a farm field. That drains eventually to broad channel then off site to the neighbor's field.	Stc tuate alo W
and milk appr	a dairy facility is being proposed. A 1.7 ac barn with associated gravel and a manure pit will be constructed to house roximately 300 cows. Rain water will run off the roof into a gravel bed with an under drain. Flow will then discharge to a	ō
and manure p	er before draining across the existing field. We will be treating Water Quality for the barn. The proposed gravel drives pit will be addressed as Ag BMP and be prepared by Washington County Soil Conservation District separately.	
leaving the di	the attached ESDv Spread sheet 13,097cf of storage is required. The gravel bed has 14,518cf of ESDv then after ischarge will drain to a level spreader and then sheet flow over the existing field gaining 5.862cf of ESDv. The total ed is 20,380cf	
	ty is addressed in the gravel infiltration beds. The predevelopment 2yr discharge is 10.23cfs and the 10yr is 32.02cfs. relopment 2yr discharge is 10.68cfs and the 10yr is 30.75cfs. There is a 0.45cfs decrease in the 10ry storm and a	
0.45cfs increa	ase in the 2yr storm.	PROJECT NO: 7765
<u>Downstrear</u>		CAD DWG FILE: 7765-ESD-02.dwg DWN BY DATE
The outflow f	rom this site will flow into an established drainage channel. The impact on the off-site swale will be negligible.	DWH 12-09-2019 СНК ВҮ DATE
The stream buf	SENSITIVE AREA NOTICE ffers shown hereon are established pursuant to the requirements of the	TAX MAP ELECTION DIST. 39-5-44 07
Washington Cou preserve or import thereafter maint	unty Subdivision Ordinance Article IV, Section 409. In an effort to rove water quality, the property owner is required to establish and tain in perpetuity vegetative ground cover in accordance with urban best actices recommended by the Washington County Soil Conservation	SCALE 1" = 200' SHEET TITLE
District. No perm except those de County Planning	nanent structures or construction are permitted within the stream buffer signed to improve water quality or flow as approved by the Washington g Commission in accordance with all applicable regulations, laws, and	EXISTING
	tic systems shall be constructed within the buffer nor shall any reserve shed within the buffer.	CONDITIONS
		C-101
		SHEET 1 OF 2

PC-20-002



Site Plan for Dollar General Store – Huyetts

Presented for approval is a site plan for Dollar General Store Huyetts.

The site is located on the south side of National Pike at Huyetts Crossroads.

Zoning is Business General. Total parcel area is .75 acres. There is currently another building on the east side of the parcel that was formerly a retail business. It is currently vacant.

The Developer is proposing to construct a 9,100 square foot Dollar General retail store. Building height will be 20 feet.

There will be one access onto National Pike. Thirty parking spaces will be on-site. Twenty three spaces are required.

Hours of operation will be 9 am to 10 pm 7 days per week. Six to ten employees are projected.

Water is provided by the City of Hagerstown and there will be an on-site sewerage system.

There will be a screened dumpster to the rear of the building.

Lighting will be pole mounted and building mounted.

There will be a free standing sign along National Pike.

Landscaping will be in front of the building, along the side, and to the rear in the retention pond.

Forest Conservation requirements will be met by paying the fee in lieu for \$2,482.92.



SITE PLAN STAFF REPORT

	BASE INFORMATION
SITE NAME	Dollar General - Huyetts
NUMBER	SP-20-013
OWNER	MYERS LIMITED PARTNERSHIP C/O LEROY MYERS
LOCATION	Southside of National Pike Huyetts Crossroads
DESCRIPTION	Proposed commercial site
ZONING:	Business, General
COMP PLAN LU:	Commercial
PARCEL:	24003213
PLANNING SECTOR	1
ELECTION DISTRICT	24
ТҮРЕ:	Commercial
GROSS ACRES	· ·
DWELLING UNITS	
TOTAL LOTS	1
DENSITY	N/L Units Per Acre
PLANNER	Lisa A Kelly
ENGINEER	FREDERICK SEIBERT & ASSOCIATES
RECEIVED	May 14, 2020

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE	Yes
WETLANDS	None
WATERSHED	Conococheague Creek
ENDANGERED SPECIES	None
STEEP SLOPES	No
HISTORIC INVENTORY	No Resources Present
EASEMENTS PRESENT	None

Staff Comments:

Not Applicable



· · · · ·

	SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allov	wed	Open Space Area Planned
			0
Open Space Minimum Required	Residential Amenity Plans		Solid Waste Disposal Plans
	N/A		Dumpster
Materials Stored on Site	Buffer Design Meets Requirer	ments	Landscaping Meets Requirements
No	Yes		Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequ	ate B	us Stop is Within Walking Distance
Yes			
Loading Area Meets Requirements	_		
			Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling	g Unit	
30			
Parking Spaces - Minimum Required	Recreational Parking Provi	ded	
23	No		
ACCESS SPACING VARIANCE NEEDED: N	lo		
	SCHOOL INFORMATION	V	
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Jonathan Hager	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			
	PUBLIC FACILITIES INFORMA	ATION	
FIRE DISTRICT	MAUGANSVILLE		
AMBULANCE DISTRICT	WILLIAMSPORT		
	WATER & SEWER INFORMA	TION	
	WATER		SEWER
METHOD	City		County
SERVICE AREA	City		County
PRIORITY	1-Existing Service		3-Programmed Service
			5 . logrammed service
NEW HYDRANTS GALLONS PER DAY SEWAGE: PLANT INFO			Conococheague

- APPROVALS

OWNER / DEVELOPERS CERTIFICATION MD-ENG-6A USD/ SCS 1/89 "I/We certify all/any parties responsible for clearing, grading, construction and/or development will; be done pursuant to this plan UTILITY NOTIFICATION and responsible personnel involved in the construction project will The Soil Conservation District makes no representation as to the have a Certificate of Training at a Maryland Dept. of the Environment existence or nonexistence of any utilities at the construction site. approved training program for the control of soil erosion and Shown on these construction drawings are those utilities which have sediment. been identified. It is the responsibility of the landowners or operators NOV NIVER 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 DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE **OWNER / DEVELOPERS CERTIFICATION** PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.2 ACRES AND THE TOTAL AMOUNT OF "I/we hereby certify that all clearing, grading, construction and/or **EXCAVATION AND FILL AS SHOWN ON THESE PLANS** development will be done pursuant to this plan and in accordance with HAS BEEN COMPUTED TO BE APPROXIMATELY the Stormwater Management Ordinance of Washington County and the 406 CU. YDS. OF EXCAVATION AND APPROXIMATELY 1,778 CU. YDS. OF FILL. policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)." WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL) APPROVAL: WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING **ENGINEER / ARCHITECT DESIGN CERTIFICATION** 1/20/2010 Aar hereby certify this plan for soil erosion and sediment control has SIGNATURE been designed in accordance with local ordinan tes, COM 26.17.01.07, and Maryland Standards and Specifications for Soil ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION Erosion and Sediment Control. "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the 08/12/2020 20945 requirements and design intent of this plan, including all DATE REG. NO. specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant." SIGNATURE SEAL DATE Certificate of Approval of Individual Water Supply and Individua Sewage System I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.A (2) until community sewerage and water have been made available. Not more that one principle building may be erected or constructed on a lot or lots contained in the minimum ownership areas established by C.O.M.A.R. 26.04.03.A (2) until community sewerage has been made available 12025 COUNTY HEALTH OFFICER DATE XMA Total DA (Site) 0.9 Acres Construction Type (circle one) New Redevelopment Restoration

		ESD Practices	(Chapter 5 - Struc	tural)		
Туре	No.	D.A. (Acres) (To Structure)	Impervious D.A. (Acres) (To Structure)	ESDv (ac-ft)	WQv (ac-ft)	P.E. Addressed
Submerged Gravel Wetland	1	0.9	0.6	0.1	0.1	2.7
Туре	No.	ESD Practices (C	hapter 5 - Non-Str	uctural) ESDv	WQv	P.E.

(Acres)

0.6

(ac-ft)

0.02

(ac-ft) Addressed

0.8

0.02

STORMWATER NARRATIVE

0.9

Sheetflow to

Conservation Area

This stormwater management report is for the redevelopment of an existing dwelling and garage into a 9,100 square foot Dollar General commercial retail store and associated parking lot. The site is located at 16525 National Pike Hagerstown, MD 21742. The property is 1.75 acres and is located within the review jurisdiction of the Washington County Plan Review Department and Washington County Soil Conservation District. The proposed Dollar General will share the site with an existing business and will lease 1.02 acres of the property. The development of the site will create 1.02 acres of soil disturbance. On the property, there is 0.43 acres of existing impervious cover and the proposed development will create an additional 0.41 acres of impervious cover bringing the total impervious cover to 0.84 acres. The stormwater runoff created by the proposed development will be treated and controlled by a submerged gravel wetland, and sheetflow to conservation area.

This site will be developed into a 9,100 square foot building and associated parking lots. The redevelopment will create 0.41 acres of additional impervious cover. The post development runoff characteristics and drainage paths will remain similar to the pre-development conditions. The stormwater runoff will be treated and controlled in one submerged gravel wetland. Through the use of a flow splitter the submerged gravel wetland will only receive the water quality storm event with larger storms bypassing the wetland and discharging into the 100-yr floodplain. The wetland will also discharge into the 100-yr floodplain.

The required ESDv for this project is 3,345 cubic feet and the required WQv is 741 cubic feet per the Maryland ESD Calculations spread sheet. The required ESDv will be met through the construction of a submerged gravel wetland and sheetflow to conservation area. These ESD practices will provide a total of 5,015 cubic feet of ESD treatment volume. See ESD Calculations more detailed information.

Downstream impacts have been analyzed. The impact on the existing swale, 100-yr floodplain, and downstream properties will be zero since post development peak flows will be less than pre-development peak flows. There will be no additional flow discharge from the existing swale, resulting in no downstream impact. See HydroCAD Calculations for more detailed information.

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

For all s
version.
http://ap
пар

SITE PLAN FOR DOLLAR GENERAL - HUYETTS

SITUATED AT: 16525 NATIONAL PIKE HAGERSTOWN, MD 21742 WASHINGTON COUNTY MARYLAND

OWNER/DEVELOPER: MYERS LIMITED PARTNERSHIP 11748 ASHTON ROAD CLEAR SPRING, MD 21722

ATTN: LEROY MYERS EMAIL: Imyers199@gmail.com PHONE: 301.667.6763 <u>CIVIL ENGINEER / SURVEYOR:</u> FREDERICK SEIBERT & ASSOCIATES, INC. 128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740

PROJECT MANAGER: DAVID TROSTLE EMAIL: dave@fsa-md.com PHONE: 301.791.3650

INITIAL SUBMITTAL: 05/08/20 1ST RESUBMITTAL SET: 07/10/20 CONSTRUCTION SET: 08/12/20

MDSHA STD. DETAILS

The following standards (construction and temporary traffic control) are required for this project:

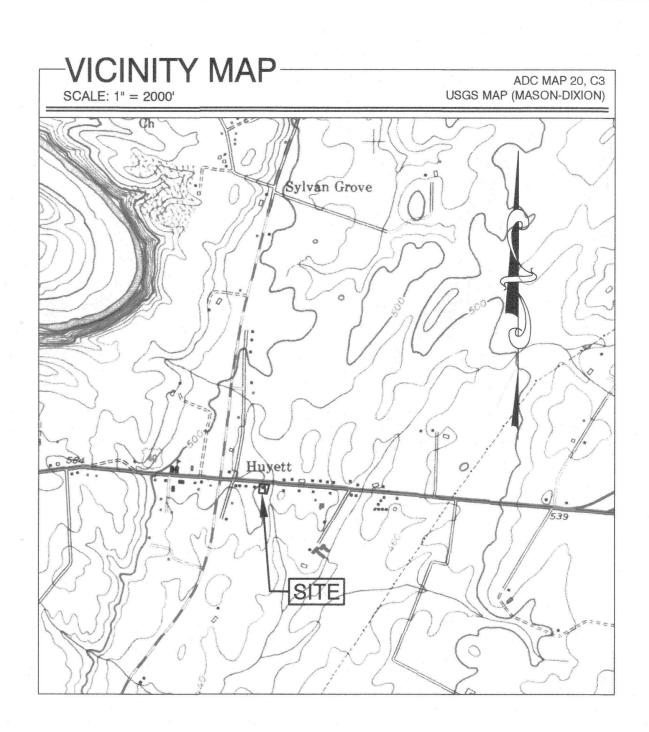
a. MD-620.02 - Standard Types A & B concrete curb and combination concrete curb and gutter

b. MD-104.00-01 - MD-104.00-18 - General Notes

MD-104.01-01 - MD-104.01-81 - Sign Placement and Misc. Standards
MD-104.02-01 - Shoulder Work 2 Lane, 2 Way, Greater then 40 MPH

tandards referred to on the plans the contractor must go to the Book of Standards which will have the most current . The Book of Standards can be accessed 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.



-SHI	EET IN	IDEX	
TYPE	NUMBER	TITLE	
C-001	SHEET 01	COVER SHEET	And in case of the local division of the loc
C-002	SHEET 02	NOTES & LEGENDS	
C-101	SHEET 03	EXISTING CONDITIONS & DEMOLITION PLAN	
C-102	SHEET 04	EROSION AND SEDIMENT CONTROL PLAN	
C-103	SHEET 05	GRADING & DRAINAGE PLAN	
C-104	SHEET 06	UTILITY PLAN	
C-105	SHEET 07	SITE & DIMENSION PLAN	
C-301	SHEET 08	STORMWATER MANAGEMENT PLAN, DETAILS, & NOTES	
C-302	SHEET 09	STORMWATER MANAGEMENT PROFILES	
C-401	SHEET 10	CONSTRUCTION PROFILES - UTILITIES	
C-501	SHEET 11	CONSTRUCTION DETAILS - ESC	
C-502	SHEET 12	CONSTRUCTION DETAILS - STORM DRAINAGE	
C-503	SHEET 13	CONSTRUCTION DETAILS - UTILITIES	
C-504	SHEET 14	CONSTRUCTION DETAILS -SITE	
L-101	SHEET 15	LANDSCAPE PLAN	
L-501	SHEET 16	LANDSCAPE DETAILS & NOTES	
C-106	SHEET 17	MDSHA STRIPING, PAVING, & MARKING PLAN	

Floodpl	ain Impacts
Temporary	2,050 SF (0.046 Ac)
Permanent	1,245 SF (0.029 Ac)



l h or pro MA	ereby of approvo ofessio	certify ti red by i nal unc	me, and ler the l	se doci that I aws of icense	am a the St		repared
Ēx	piration	n Date	, L 08-23-2(fsa-inc.com	CHITECTS • LAND PLANNERS	5201 SPRING ROAD SHERMANS DALE, PA 17090	77.701.8111
				IERT & ASSOCIATES, INC. © 2020	• SURVEYORS • LANDSCAPE AR	20 WEST BALTIMORE STREET 505 S GREENCASTLE, PA 17225	717.597.1007
DATE:	04/23/20	08/12/20	2	FREDERICK, SEIBERT & ASS		128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740	301.791.3650
MARK: DESCRIPTION:	Initial Submittal Set	Construction Set					
	MAR DOLLAR GENERAL - HUYETTS 16525 NATIONAL PIKE 16525 NATIONAL PIKE 1652 NATIONAL PIKE 1748 ASHTON ROUNTY 1748 ASHTON ROAD CLEAR SPRING, MD 21722 301.667.6763 301.667.6763						
DV BI PF DJ TA OC SC	PROJECT NO, 3002.1 DWN BY DATE BRADY BLAIR 04-14-2020 PROJECT MANAGER EMAIL DAVID TROSTLE dave@fsa-md.com TAX MAP - GRID - PARCEL 0036-022-0233 SCALE NTS SHEET TITLE COVER SHEET SHEET						

-GENERAL NOTES-

- 1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- 2. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features. See geotech report by Triad Engineering for sub-surface findings.
- 3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction. 4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- 5. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- 6. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required. 7. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (Hagerstown)	(301) 733-1010
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Plan Review Department	(301) 313-2443
Washington County Construction Division	(301) 313-2480
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821 Ext. 3

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.

- 9. Benchmarks to be established by FSA prior to the start of construction.
- 10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions. 11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- 12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- 13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- 14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- 15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- 16. Please refer to Geotechnical Report completed by Hillis-Carnes for load bearing fills, etc. 17. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and
- otherwise objectionable, non-complying and unsuitable soils and materials.
- 18. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work. 19. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for
- the handicapped. 20. The existing site contours shown hereon are 1' contours and have been field surveyed and checked by FSA in March 2020. (Contour accuracy is to plus or minus one half the contour interval).
- 21. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- 22. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometrics plans and utility plan. 23. The contractor shall provide MOSH safety assistance for Washington County Inspectors and City Utilities Department, Water and Wastewater Division Inspectors..
- 24. This project has a projected start date of August 2020 and a completion date of February 2021. 25. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County or City of Hagerstown.
- 26. Proposed SWM will consist of a on-site submerged gravel wetland 27. All existing drainage culverts and drainage easements are to be maintained and unaltered.
- 28. No outdoor storage of materials.
- 29. All grading for this project shall be the full responsibility of the property owner.
- 30. The developer/contractor must contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection timetables. 31. In conformance with the stormwater managment ordinance of Washington County, a performance security and executed
- maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans. 32. No permanent structures (e.g. fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm
- drainage easement on this property.
- 33. Retaining walls greater than three (3) feet in height require a building permit.

-ZONING DATA-ZONING DISTRICT MAX BUILDING HEIGHT MINIMUM YARD SETBACK: FRONT *SIDE *REAR

-SITE DATA-PROPOSED ADDRESSED TAX MAP - GRID - PARCEL ELECTION DISTRICT ACCOUNT NUMBER LIBER / FOLIO PLAT NUMBER AREA SUMMARY: PARCEL DISTURBED AREA EXISTING IMPERVIOUS PROPOSED TOTAL IMPERV BUILDING SUMMARY: FOOTPRINT HEIGHT PROPOSED USE HOURS OF OPERATION EMPLOYEE SUMMARY **DELIVERS & FREIGHT** WATER & SEWER USAGE: WATER PROVIDED SEWER PROVIDED EXISTING ALLOCATION PROPOSED WATER USAGE ADDITIONAL ALLOCATION WASTE & RECYCLABLES: SOLID WASTE REMOVAL RECYCLE REMOVAL____ SITE LIGHTING: EXISTING PROPOSED SITE SIGNAGE: EXISTING PROPOSED WAIVER AND/OR VARIANCE FOREST CONSERVATION WATERSHED: NAME NUMBER FEMA PANEL # PARKING, & LOADING DATA -REQUIRE USE RETAIL 5 SPACES P

FOREST CONSERVATION WORKSH
NET TRACT AREA A. Total Tract Area
B. Deductions
C. Net Tract Area
LAND USE CATEGORY CIA
D. Afforestation Threshold (Net Trac
E. Conservation Threshold (Net Trac
EXISTING FOREST COVER
F. Existing Forest Cover within the Net
G. Area of Forest Above Conservation
BREAK EVEN POINT
H. Break Even Point
I. Forest Clearing Permitted Without M
PROPOSED FOREST CLEARING
J. Total Area of Forest to be Cleared
K. Total Area of Forest to be Retained.
PLANTING REQUIREMENTS
L. Reforestation for Clearing Above the
M. Reforestation for Clearing Below the
N. Credit for Retention above the Cons
P. Total Reforestation Required
Q. Total Afforestation Required

R. Total Planting Requirement.....

BG - BUSINESS, GENERAL DISTRICT 75 FT

40 FT. 10 FT. 10 FT.

*EXCEPT WHERE THE PROPOSED USES OR BUILDING ABUT A LOT IN A RR, RT, RS, RU OR RM DISTRICT, OR ANY LOT OCCUPIED BY A DWELLING, THE SIDE AND REAR SETBACKS SHALL BE 100' BOARD OF ZONING APPEALS' CASE____NONE

	16525 NATIONAL PIKE	
	0036-022-0233	
	24	
	003213	
	06225 / 00126	
	N/A	
2		
	0.75 AC	
	1.20 AC	
	0.43 AC (25%)	
OUS	0.84 AC (48%)	
	9,100 SF	
	20 FT	
	COMMERCIAL RETAIL (PERMITTED USE)	
	9 AM - 10 PM, 7 DAYS A WEEK	
	6 - 10	
1	TRACTOR TRAILER (TWICE A WEEK)	
	CITY OF HAGERSTOWN WATER DIVISION	
	ONSITE PRIVATE SEPTIC (COMBINED TOTAL MAX DESIGN FLOW	
	FOR ALL BUILDINGS ON SITE: 450 GPD)	
	200 GPD	
	45 GPD	
	0 GPD	
	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY	
	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY	
	NONE	
	POLE & BUILDING MOUNTED	
	NONE	
	PYLON SIGN & BUILDING MOUNTED	
	NONE	
	PAY-IN-LIEU (\$2,482.92)* *FORESTATION FOR THIS PROJECT WAS	
	ADDRESSED UNDER GP-20-005.	
	CONOCOCHEAGUE CREEK	
	02-14-05-04	/
	24043C0118D DATED AUGUST 15, 2017	2

	Id, a loading data	
USE	REQUIREMENT	CALCULATION
RETAIL	5 SPACES PER 1000 SF OF GROSS FLOOR AREA	4,621 SF GFA / 1000 SF = 4.6 4.6 X 5 = 23
	IRED SPACES: 23 SPACES IDED PARKING SPACES: 30 SPACES	

EET 2.2	*	1
		= 1.25 Ac.
		= 0.00 Ac.
		= 1.25 Ac.
Area x 15%)		= 0.19 Ac.
t Area x 15%)		= 0.19 Ac.
Tract Area		= 0.00 Ac.
Threshold		= 0.00 Ac.
		= 0.00 Ac.
tigation		= 0.00 Ac.
		= 0.00 Ac.
		= 0.00 Ac.
Conservation Threshold		= 0.00 Ac.
e Conservation Threshold		= 0.00 Ac.
ervation Threshold		= 0.00 Ac.
		= 0.00 Ac.
		= 0.19 Ac.
		= 0.19 Ac.
	or	8,276.40 S.F.

LEGEND	EXISTING	PROPOSED	OF MARY MOST
SUBJECT BOUNDARY BUILDING SETBACK LINE RIGHT OF WAY			Mar and a solution
EASEMENT LINE			08/12/2020
ADJOINER BOUNDARY FENCE (METAL)		XXXXXX	Professional Certification:
FENCE (WOODEN)	aanaa Daaraa ahaa Daaraa da		I hereby certify that these documents were prepare or approved by me, and that I am a duly licensed professional under the laws of the State of:
DITCH (STREAM) EDGE OF WATER			MARYLAND , License # 20945 Expiration Date 08-23-2021
WETLAND			EERS D
	97/7/7/7/7/7/7/7/7/7/7/7/7/7		B PA CA
SOIL BOUNDARY RAILWAY	การการการการการการการการการการการการการก		fsa- AND PLAN <i>SHERMANS DALE</i>
CENTERLINE			• LAN
EDGE OF PAVEMENT			2 H
CURB			A 177
WALL			© 2020 E ARCI UUTH HANO 717.701.6
GUARD RAIL EDGE OF CONCRETE	1 <u> </u>		505 SC CAP
BUILDING	in manual and a second second		A CORE STREET SO F A CORE STREET
	MB	MB	
SIGN (ROAD) SIGN (SITE)			ASSOC VEYORS
TRAFFIC SIGNAL	<u>о</u>		20 00 100 NET
TOPOGRAPHIC FEATURES CONTOUR (INDEX)	500-	500	SIREET BERI
CONTOUR (INTERMEDIATE)		500	WIN, MD 2
SPOTS ELEVATION	x 501.65 50/	\$501.65 *	EDERICK ALENCIN # SOUTH POTO # AGENSTOWN,
VEGETATION AREAS	Juni		FRED CIVIL
DECIDUOUS TREES	E-3	SEE LANDSCAPE SHEET FOR LEGEND	DATE: 06/30/20 08/12/20
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND	DATE: 06/30/2 08/12/2
SANITARY SEWER GRAVITY LINE			
FORCE MAIN LINE		SSSS	
LATERAL			
MANHOLE CLEANOUT	SS) ⊗	SS A	
VALVE	8	0	COMMENTS
WATER			
COLD WATER LINE HOT WATER LINE		WWW	DESCRIPTION: REVISED PER AGENCY CONSTRUCTION SET
MANHOLE		——— нw——— нw——— нw———	DESCRIPTION: REVISED PER CONSTRUCTIO
FIRE HYDRANT VALVE			DES REV
METER	⊗ @	•••	ALL AND AL
WELL	0	0	
STORM DRAINAGE STORM SEWER LINE			
ROOF DRAIN LINE			
MANHOLE	ŚW	0	
INLETS			
UTILITIES		× ·	TS
GAS LINE	GGG	GGG	
ELECTRICAL LINE	and a second s	UGEUGE	IIΣ
COMMUNICATION LINE	COMM	СОММ	STT22
OVERHEAD LINES MANHOLE		OHOH	₽
PEDS, BOX, & ETC			L PIKE
POLE	Ø	, 💓	N CONAL N, MD N C LAN C DN C LAN C C S 7.6763
LIGHT POLE GAS METER		بنية @	A CLEAR SOLUTION CLEA
GAS VALVE	©	•	GENERAL - 16525 NATIONAL PIKE HAGERSTOWN, MD 21740 WASHINGTON COUN MARYLAND LEROY MYERS JR. 301.667.6763
LEGEND - ABBREVIA	TIONS		AR GENERA 16525 NATIONAL HAGERSTOWN, ME WASHINGTON C MARYLAN 11748 ASHTON ROAD CLEAR S 301.667.6763

- LEGEND - ABBREVIATIONS-

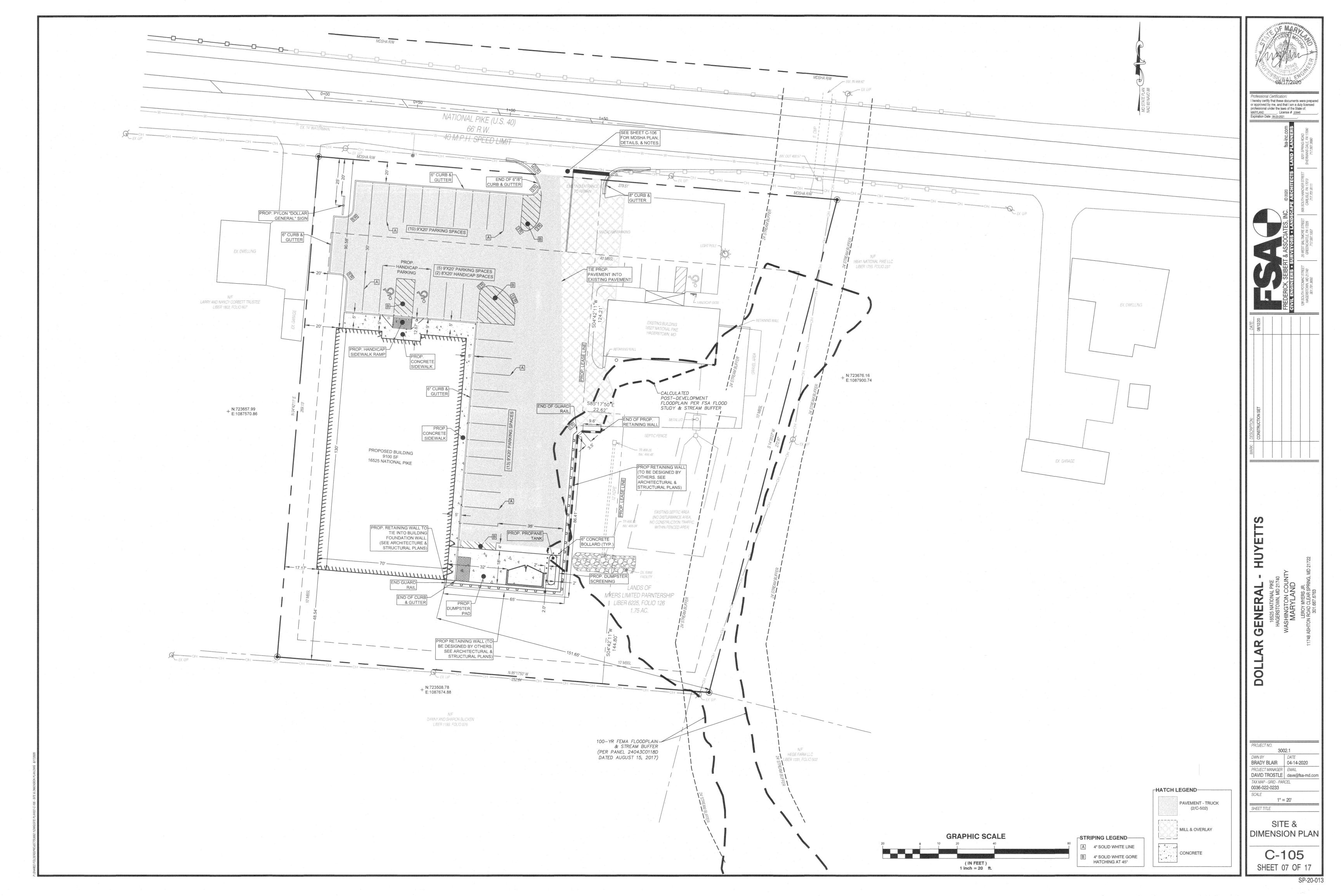
LEGE	ND - ABBREVIATIONS		
AASHTO	AMERICAN ASSOCIATION OF STATE	OC	ON CENTER
	HIGHWAY AND TRANSPORTATION OFFICIALS	PC	POINT OF CURVE
ADS	ADVANCED DRAINAGE SYSTEM	PCC	POINT OF COMPOUND CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND	PGL	PROPOSED GRADE LINE
	MATERIAL	PRC	POINT OF REVERSE CURVE
AWWA	AMERICAN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

PROJECT NO. 3002.1 DWN BY DATE BRADY BLAIR 04-14-2020 PROJECT MANAGER EMAIL DAVID TROSTLE dave@fsa-md.con TAX MAP - GRID - PARCEL 0036-022-0233 SCALE NTS HEET TITLE NOTES & LEGENDS C-002

О

SHEET 02 OF 17 SP-20-013





Creekside Logistics Planning Commission Hearing 8/31/2020

- Site is located at 12520 Greencastle Pike.
- Proposal is to construct 730,910 S.F. warehousing and distribution facility.
- Approximately 222 employees per shift.
- City water and county sewer.
- Variances was granted for parking reduction from 544 to 408 parking spaces on May 13, 2020 (case no. AP2020-010).
- A small portion of the property in the rear is in the 100 floodplain. No construction is taking place near the floodplain.
- Forest Conservation is addressed and more comment will come from Travis Allen.
- Signage will be applied for separately by tenant(s).

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 730,910± S.F. WAREHOUSE / DISTRIBUTION FACILITY AND RELATED SITE IMPROVEMENTS.
- ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSTRUCTION ACTIVITIES.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. REFERENCE BUILDING ARCHITECTURAL DRAWINGS APPROVED AS PART OF THE BUILDING PERMIT PROCESS FOR EXACT BUILDING DIMENSIONS AND CONTROLS.
- ALL LINE STRIPING SHALL BE IN ACCORDANCE WITH WASHINGTON COUNTY AND MDSHA STANDARDS.
- MINIMUM CURB LINE RADII SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- THE SIDEWALK SYSTEMS AND ACCESS POINTS INTO THE BUILDING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE FOR LAND DEVELOPMENT PLANNING PURPOSES ONLY. FINAL DESIGN WILL BE COORDINATED AS PART OF THE FINAL BUILDING DESIGN PROCESS.

- 9. NO SIGNS HAVE BEEN APPROVED BY THIS PLAN. ALL PROPOSED SIGNAGE WILL BE APPROVED AT A LATER DATE AND SHALL CONFORM TO WASHINGTON COUNTY AND MDSHA REQUIREMENTS.
- FIELD VERIFIED BY THE CONTRACTOR PRIOR TO 10. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY SNYDER, SECARY & ASSOCIATES, LLC, THE CURRENT REQUIREMENTS OF WASHINGTON COUNTY, AND IN ACCORDANCE WITH MDSHA STANDARDS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - 11. THE MSE RETAINING WALL DEPICTED ON THIS PLAN IS PRELIMINARY AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - 12. ALL TRAILER STORAGE PARKING SPACES SHALL BE 12' X 60' AS SHOWN ON THE PLAN.
 - 13. CONTRACTOR SHALL REFER TO THE BUILDING ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF BUILDING EXIT DOORS, EXIT RAMPS, TRUCK RAMP RETAINING WALL DETAILS, BOLLARDS, AND RELATED ITEMS.
 - 14. ALL TRUCK COURT AND PARKING LOT PAVEMENT SHALL BE IN ACCORDANCE WITH THE SITE PAVEMENT DETAILS.

Special Flood Hazard Boundary —

as shown on the

Flood Insurance Rate Map

(Map No. 24043C0120D)

published by the U.S. Department

of Homeland Security, Federal

Emergency Management Agency

Jeffrey L. Suder

Tax Parcel

0036-0014-0094

Liber 881 Folio 515

Conococheague Creek

Channel 05

The Wilson

Foundation, Inc.

Tax Parcel

0036-0014-0360

Liber 477 Folio 186

Special Flood Hazard Boundary as shown on the Flood Insurance Rate Map (Map No. 24043C0120D) published by the U.S. Department of Homeland Security, Federal Emergency Management Agency/

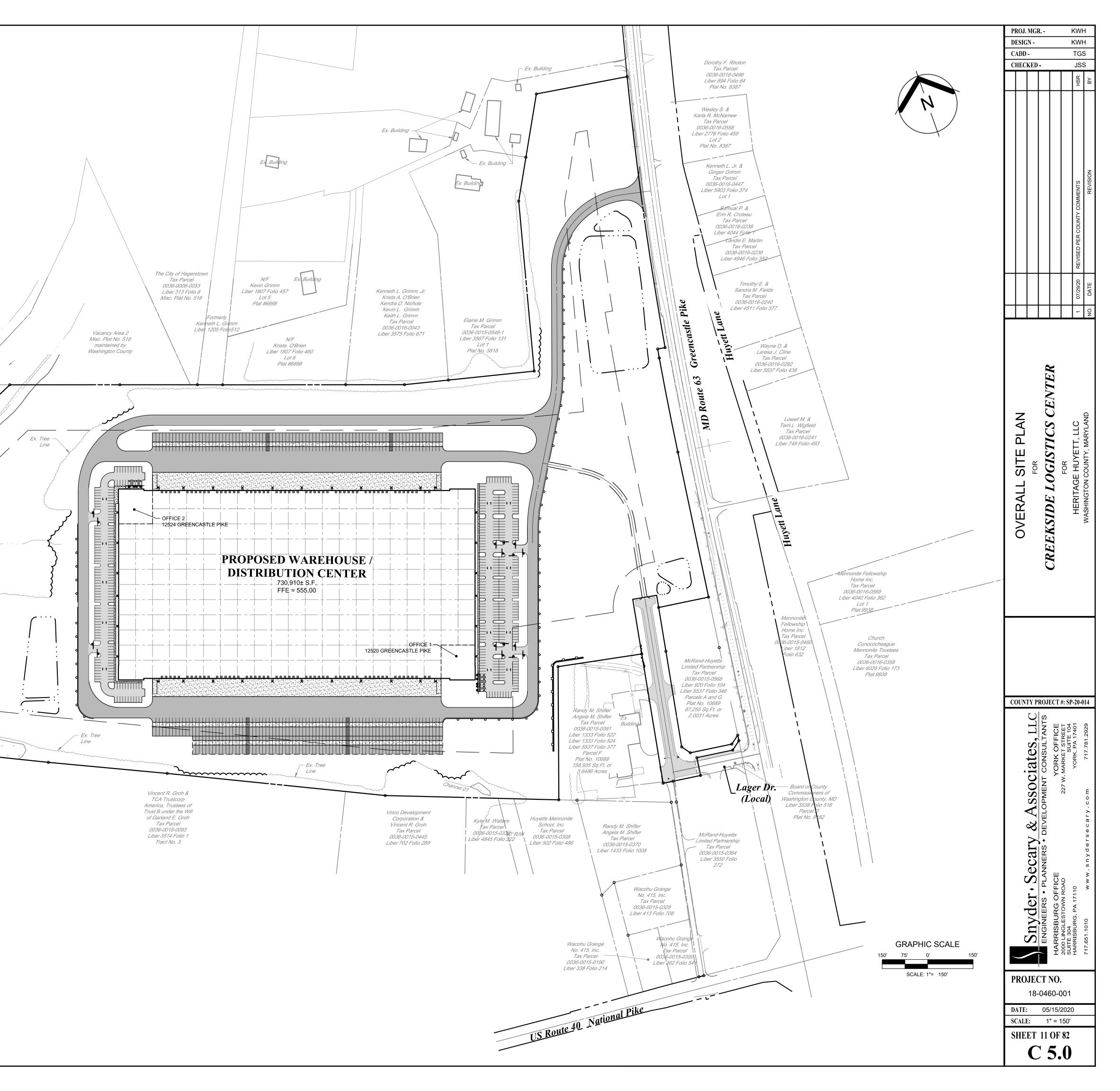
Creek

— Ex. Tree

Line

Channel 05

The Board of County Commissioners of Washington County, Maryland / Tax Parcel 0036-0008-0086 / ococheague Liber 955 Folio227



STING BOUNDARY LINE		TEMPORARY INLET PROTECTION	
STING ADJOINER BOUNDARY LINE STING RIGHT-OF-WAY LINE		TEMPORARY FILTER SOCK	FS
STING CURB STING PAVEMENT		TEMPORARY ROCK CONSTRUCTION ENTR	
STING CONTOUR LINE	<i>500</i>	SOIL TYPE DESIGNATION	HaB
STING STREAM NICIPAL BOUNDARY LINE		SOIL TYPE BOUNDARY LINE	
STING GRAVEL DRIVE STING VEGETATION	(F)	LIMITS OF DISTURBANCE	
STING TREELINE		NPDES BOUNDARY	
STING FENCE STING OVERHEAD ELECTRIC LINE STING UNDERGROUND ELECTRIC LINE	XXX OE UE	EROSION CONTROL MATTING	
STING GUIDE RAIL		TEMPORARY CONTOUR LINE	500] SW-1
		TEST PIT LOCATIONS & NUMBER	•
STING UTILITY POLE STING WATER VALVE	ø • •	AREA OF REDUCED GRADING / MINIMIZED DISTURBANCE	
STING FIRE HYDRANT STING WATER LINE STING SANITARY SEWER MANHOLE STING SANITARY SEWER LINE		AREA TO APPLY LANDSCAPE RESTORATION MEADOW SEEDING MIXTURE	
STING STORM MANHOLE	\bigcirc		T
STING STORM INLET	18" RCP	SOIL CLASSIFICATION	
STING STORM PIPE STING GAS VALVE STING GAS LINE	= = = = = = = = = = = = = = = = = = =		5 TO 8% SLOPES, HSG B, Kw=0.20, Kf=0.32 TO 15% SLOPES, HSG B, Kw=0.17, Kf=0.32
STING GAS LINE	E	CkB: 10%: CLEARBROOK CHANNERY SILT LC	DAM, 0% TO 8% SLOPES, HSG C/D,
STING ELECTRIC TRANSFORMER	Ē	Kw=0.24, Kf=0.43 OpB: 3%: OPEQUON SILTY CLAY LOAM, 3% T	0.8% SI OPES HSC D Kw-0.33 Kf-0.33
STING COMMUNICATIONS MANHOLE	$\overset{\frown}{(\mathcal{C})}$	OpB: 3%: OPEQUON SILTY CLAY LOAM, 3% T SpA: 15%: SWANPOND SILT LOAM, 0% TO 3%	
STING CABLE TV BOX		<u>SpB</u> : 10%: SWANPOND SILT LOAM, 3% TO 8%	
STING GAS METER	GM	W: 1%: 100 PERCENT WATER	
STING GAS MANHOLE	$\textcircled{\textbf{G}}$	WeC: 12%: WEIKERT VERY CHANNERY SILT L Kw=0.10, Kf=0.28	UAM, 8% TU 15% SLUPES, HSG D,
STING TELEPHONE BOX		WeD: 3%: WEIKERT VERY CHANNERY SILT LC	DAM, 15% TO 25% SLOPES, HSG D,
STING WATER METER PIT	\mathcal{W}	Kw=0.10, Kf=0.28	
STING WATER MANHOLE	$\widetilde{\mathcal{W}}$	WeF: 13%: WEIKERT VERY CHANNERY SILT L WkB: 1%: WEIKERT - BERKS VERY CHANNER	OAM, 25% TO 65% SLOPES, HSG D, XY SILT LOAM, 3% TO 8% SLOPES, HSG D
STING WELL			Lo,, 0/0 10 0/0 0001 20, 1100 D
TING LIGHT STANDARD	¢		
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ENERAL NOTES

ANY DAMAGE TO ADJOINING PUBLIC ROADS, UTILITIES, ETC. DURING CONSTRUCTION WILL BE REPAIRED IN KIND BY THE CONTRACTOR.

REFER TO THE GEOTECHNICAL REPORT FOR THIS SITE PREPARED BY ADVANTAGE ENGINEERS FOR SUBSURFACE INVESTIGATING.

SNYDER, SECARY & ASSOCIATES, ASSUMES NO LIABILITY FOR THE LOCATION OF ANY ABOVE GROUND AND BELOW GROUND UTILITIES. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO CONSTRUCTION.

SITE CONTRACTOR IS RESPONSIBLE FOR UNDERGROUND UTILITIES TO WITHIN 5 FEET OF BUILDING.

THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL THE UTILITIES, SHOWN HEREON OR OTHERWISE, AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO THE UTILITIES. IT IS REQUIRED THAT "MISS UTILITY" (1-800-257-7777) AND ALL APPLICABLE UTILITY COMPANIES BE CONTACTED AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF WORK.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO USE CAUTION IN AREAS WHERE LOW HANGING WIRES EXIST.

ALL UTILITIES SHALL BE CLEARED BY A MINIMUM OF 1'-0". ALL UTILITY POLES SHALL BE CLEARED BY A MINIMUM OF 2'-0" OR TUNNELED IF REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS: MISS UTILITY (800) 257-7777

	(***)=****
POTOMAC EDISON	(800) 257-3443
COLUMBIA GAS	(888) 460-4332
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT	(301) 797-6820 EXT. 3
WASHINGTON COUNTY DIVISION OF PUBLIC WORKS	(240) 313-2400
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	(240) 313-2600
CITY OF HAGERSTOWN UTILITY WATER DEPARTMENT	(301) 739-8577 EXT. 650

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR CONSTRUCTION WITH THE CONSTRUCTION OF OTHER CONTRACTORS.

BENCHMARKS AS SHOWN, THROUGHOUT PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT/ENGINEER, BEFORE CONSTRUCTION, OF ANY DISCREPANCIES IN THE PLANS, ACTUAL FIELD CONDITIONS AND/OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING PRIOR TO BEGINNING WORK.

THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND CULVERT PIPES DURING CONSTRUCTION BY INSURING PROPER COVER, INCREASING COVER, OR CONSTRUCTING ROADWAY AND PARKING THROUGH BASE COURSE BEFORE LOADING SITE WITH HEAVY VEHICLES.

JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION IN ACCORDANCE WITH O.S.H.A. REGULATIONS FOR TRENCH SAFETY.

THE CONTRACTOR SHALL PERFORM HIS OWN FIELD INSPECTION AND SURVEYS (IF NECESSARY) TO DETERMINE THE LIMIT OF EARTHWORK NEEDED TO COMPLETE THIS PROJECT. ANY EARTHWORK QUANTITIES THAT MAY BE SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY, AND ARE INTENDED FOR SOIL EROSION CONTROL PLAN REVIEW, IF REQUIRED. THERE HAS BEEN NO CORRECTION MADE TO THE EARTHWORK QUANTITIES SHOWN HEREON DUE TO THE COMPACTION OF FILL.

THE CONTRACTOR SHALL BE AWARE THAT IN THE EVENT OF DISCREPANCY BETWEEN SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLAN, THE FIGURED DIMENSIONS SHALL GOVERN.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND SPECIFICATIONS.

FILLS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS.

THE ENTIRE AREA INCLUDED WITHIN THE PROPOSED LIMITS OF CUT AND FILL SHALL BE STRIPPED OF ALL ROOT MATERIAL, TRASH AND OTHER ORGANIC AND OTHERWISE OBJECTIONABLE, NON-COMPLYING AND UNSUITABLE SOILS AND MATERIALS. UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.

IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.

THE SURVEY SHOWN ON THIS PLAN WAS PREPARED BY DENNIS E. BLACK ENGINEERING, INC. DATED JUNE 7, 2019 BY A COMBINATION OF GPS AND TOTAL STATION FIELD SURVEYING METHODS AND TECHNIQUES. THE BEARINGS AND COORDINATES SHOWN ON THIS PLAN ARE REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM OF THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 [NAD83(NA2011)-MD]. ALL LINEAR DIMENSION UNITS ARE IN U.S. SURVEY FEET. THE TOPOGRAPHY AND ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

STORMWATER MANAGEMENT IS BEING PROVIDED BY MIRCO-BIORETENTION AREAS & PROPOSED DETENTION PONDS.

FILL BROUGHT TO THIS SITE AND/OR EXCAVATION/SEDIMENT EXPORTED FROM THIS SITE SHALL BE IMPORTED/EXPORTED FROM A SITE WITH AN APPROVED AND UP-TO-DATE EROSION AND SEDIMENT CONTROL PLAN AND N.P.D.E.S. PERMIT, WHERE APPLICABLE.

THE SITE SHALL COMPLY WITH THE MARYLAND ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.

A PREVIOUSLY APPROVED EXTENSION OF LAGER DRIVE BY OTHERS IS SHOWN ON THIS PLAN. ALL STORMWATER, UTILITIES, GRADING, AND GENERAL CONSTRUCTION ASSOCIATED WITH LAGER DRIVE SHOULD REFERENCE PLAN TITLED "ROADWAY/UTILITIES PLAN FOR LAGER DRIVE" PREPARED BY FREDRICK SIEBERT & ASSOCIATES, INC.

PROPOSED SANITARY SEWER SERVING THE SITE WILL BE OPERATED AND MAINTAINED BY THE LAND OWNER.

FOREST CLEARING FROM THIS SITE PLAN FALLS BELOW THAT WHICH IS PERMITTED WITHOUT MITIGATION. SUBSEQUENT DEVELOPMENT ON EITHER PARCEL INCLUDED IN THIS DEVELOPMENT THAT EXCEEDS 20,000 SQUARE FEET OF LAND DISTURBANCE SHALL BASE ITS WORKSHEET CALCULATIONS ON THE CUMULATIVE UNMITIGATED DISTURBANCE WHICH HAS OCCURRED PREVIOUSLY, NOT JUST THE LOD FOR THAT SUBSEQUENT PROJECT. IF CUMULATIVE FOREST CLEARING EXCEEDS THAT PERMITTED WITHOUT MITIGATION, MITIGATION SHALL BE REQUIRED.

27. AS IS PERMITTED BY WASHINGTON COUNTY ADEQUATE PUBLIC FACILITIES ORDINANCE, DEVELOPER AND THE COUNTY HAVE AGREED TO MITIGATION PLAN TO ADVANCE THE ADEQUACY OF THE ROADS SERVING THE DEVELOPMENT. DEVELOPER HAS ENTERED INTO AN APFO ROADS MITIGATION AGREEMENT WITH THE COUNTY AND AGREED TO PAY A ROADS MITIGATION FEE IN THE AMOUNT OF \$24,500 AS A CONDITION OF THIS SITE PLAN APPROVAL.

FIRE DEPARTMENT NOTES

1. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1, UNIFORMED FIRE CODE.

2. NO OPEN BURNING IS PERMITTED. PERMITS ARE REQUIRED TO PERFORM BLASTING OPERATIONS WITHIN THE CITY OF HAGERSTOWN.

3. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (NFPA 1-10.13.1).

4. A FIRE DEPARTMENT ACCESS BOX (KNOX BOX) SHALL BE INSTALLED. THIS BOX WILL BE REQUIRED TO CONTAIN KEYS TO THE BUILDING, GATES, FIRE PROTECTION SYSTEM KEYS AND OTHER AREAS AS REQUESTED BY THE FIRE DEPARTMENT. PLANS SHOULD REFLECT THE LOCATION OF BOX NEAR THE MAIN ENTRANCE. APPLICATION INFORMATION MAY BE OBTAINED FROM THIS OFFICE BY THE GENERAL CONTRACTOR OR ONLINE AT WWW.KNOXBOX.COM.

SITE DATA

TAX MAP / PARCELS: ELECTION DISTRICT: ZONING: SETBACKS

PROPOSED BUILDING HEIGHT: FUNCTIONAL DESCRIPTION: FUNCTIONAL EXCISE CLASSIFICATION:

NUMBER EMPLOYEES:(MAIN SHIFT) HOURS OF OPERATION: PARCEL AREA:

IMPERVIOUS PERCENTAGE: EXISTING BUILDING AREA:

PROPOSED BUILDING AREA TOTAL BUILDING AREA: PARKING PROVIDED:

WATER AND SEWER USAGE: (WATER PROVIDED BY CITY OF HAGERSTOWN) (SEWER PROVIDE BY WASHINGTON COUNTY) SITE LIGHTING:

SOLID WASTE: (STORAGE & COLLECTION)

RECYCLABLE: (STORAGE & COLLECTION)

SIGNAGE: ADDRESS ASSIGNMENT:

FOREST CONSERVATION PLAN:

WATERSHED NAME: 8 DIGIT WATERSHED #: FEMA PANEL NUMBER: SENSITIVE AREA:

FLOODPLAIN:

VARIANCE:

0036-0015-0393 AND 0036-0015-0561 23 PI - PLANNED INDUSTRIAL FRONT YARD: 150 FT. SIDE YARD: 150 FT.

REAR YARD: 150 FT. 45 FT.± WAREHOUSE/DISTRIBUTION CENTER NON-RESIDENTIAL / NON-RETAIL

222

TBD COMBINED 90.342 AC. EXISTING IMPERVIOUS: 2.06% PROPOSED IMPERVIOUS: 37.33% 0 S.F. 730,910 S.F 730,910 S.F. AUTO PARKING - 408 SPACES (INCLUDING 9 HA HANDICAP - 9 SPACES **TRACTOR TRAILER PARKING - 249**

ASSUMED 6,000 GDP

AS SHOWN ON THIS PLAN INTERNAL COLLECTION AND STORAGE WITH P HAULER INTERNAL COLLECTION AND STORAGE WITH P HAULER GROUND MOUNTED SIGN (42 S.F.) 12520 GREENCASTLE PIKE & 12524 GREENCAST PIKE, WASHINGTON COUNTY, MD UNDER REVIEW CONOCOCHEAQUE CREEK

02-14-05-04 24043C0120D

AS SHOWN ON THIS PLAN. THERE ARE NO HAB OF THREATENED OR ENDANGERED SPECIES IDENTIFIED

A PORTION OF THE PARCEL LIES WITHIN THE YEAR FLOOD PLAIN

THIS PROJECT HAS REQUESTED A VARIANCE THE WASHINGTON COUNTY BOARD OF ZONING APPEALS TO ALLOW FOR THE REDUCT PARKING SPACES FROM 554 REQUIRED SPAC 406 SPACES PROVIDED. THIS VARIANCE WAS GRANTED AT THE MAY 13, 2020 MEETING OF TI BOARD OF ZONING APPEALS, DOCKET NUMBER AP2020-010.

PARKING DATA

PROPOSED USE:	WAREHOUSE / DISTRIBUTION CENTER
REQUIRED PARKING:	1 SPACE PER 1.5 EMPLOYEES ON THE MAIN SHIFT OR 1 SPACE PER 1, GFA, WHICHEVER IS GREATER; PLUS 1 SPACE PER 350 S.F. GFA OF S/ OR OFFICE SPACE.
	222 EMPLOYEES ON MAIN SHIFT = 333 25,540 S.F. OF OFFICE = $\frac{73}{TOTAL}$ 406
	OR

705,370 S.F. OF WAREHOUSE / 1,500 S.F. = 471 PARKING SPACES

PROVIDED PARKING:

25,540 S.F. OF OFFICE SPACE / 350 S.F. = <u>73 PARKING SPACES</u> 544 TOTAL PARKING SPACE 406 TOTAL PARKING SPACES INCLUDING 9 ADA PARKING SPACES. PA SPACES ARE 9' X 20'

		PROJ. MGR DESIGN -	KWH KWH
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AR YARD: 150 FT. FT.±			
REHOUSE/DISTRIBUTION CENTER			
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THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPO			
IMPROVEMENTS. ALL WATER SYSTEM IMPROVEMENTS SHALL BE STANDARDS IN EFFECT AT TIME OF CONSTRUCTION. THIS APPRO	IVAL DOES NOT	PROJECT NO	
GUARANTEE AVAILABILITY OF WATER SERVICE. WATER SERVICE CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT.	AT THE TIME OF	18-0460	-001
APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF APPLICATION. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YE			5/2020
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SITE PLAN FOR **CREEKSIDE LOGISTICS CENTE** FOR HERITAGE HUYETT, LLC

OWNER / DEVELOPERS CERTIFICATION

"I/WE CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BI DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."

DATE

PRINTED NAME

SIGNATURE

SIGNATURE

OWNER / DEVELOPERS CERTIFICATION

"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

ENGINEER'S STORMWATER

MANAGEMENT CERTIFICATION

"I VERIEY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMEN" FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIG 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 ACCORDA WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT."

SIGNATURE	DATE	SEAL

ENGINEER / ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 378.

SIGNATURE	REG. NO.	DATE
LITY NOTIFICATI	ON	

OR 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

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 61± ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 561,000 CU. YDS. OF EXCAVATION AND APPROXIMATELY 567,000 CU. YDS. OF FILL

THIS PLAN HAS BEEN REVIEWED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT FOR CONFORMANCE TO STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL FACILITIES.

APPROVAL: WASHINGTON COUNTY DIVISION OF PLAN REVIEW PERMITTING

SIGNATURE

WASHINGTON COUNTY **DEPARTMENT OF WATER OUALITY**

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

SIGNATURE

DATE

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

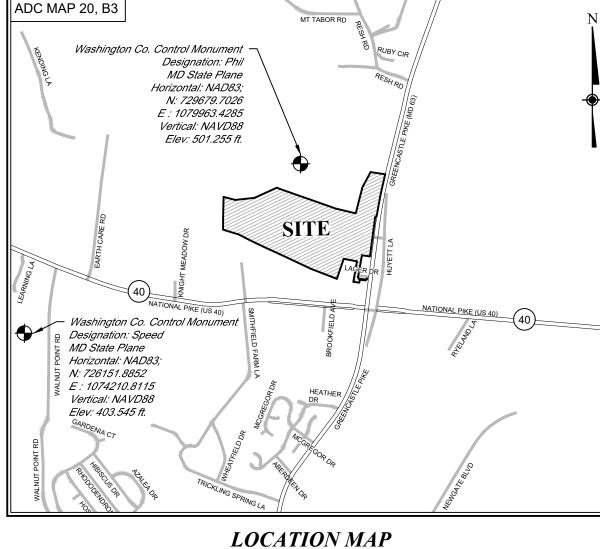
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

DIVISION OF PLAN REVIEW & PERMITTING NOTES

- 1. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADIN PERMIT FOR CONSTRUCTION PER THESE PLANS.
- 2. THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTI VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.
- 3. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
- 4. DEVELOPER/CONTRACTOR SHALL CONTACT THE CERTIFYING ENGINEER AND THE COUNT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
- 5. THIS DEVELOPMENT PLAN MUST COMPLY WITH THE CURRENT WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE.
- 6. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
- 7. 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.

1301 WEST WASHINGTON STREET WASHINGTON COUNTY, MARYLAND MAY 15, 2020

DATE



SCALE: 1" = 2000'

		INDEX OF DRAWINGS
	SHEET NO.	TITLE
	C 1.0	COVER SHEET
	C 1.1	GENERAL NOTES, LEGEND & SITE DATA
TER EM	C 2.0	OVERALL PROPERTY PLAN
S ED	C 3.0	OVERALL EXISTING CONDITIONS PLAN
	C 4.1 - 4.6	EXISTING CONDITIONS PLAN
	C 5.0	OVERALL SITE PLAN
_	C 6.1 - 6.5	SITE PLAN
	C 7.0	OVERALL GRADING & DRAINAGE PLAN
	C 8.1 - 8.5	GRADING & DRAINAGE PLAN
	C 9.0	OVERALL UTILITIES & EASEMENTS PLAN
DN	C 10.1 - 10.5	UTILITIES & EASEMENTS PLAN
ALL ING	C 11.0	OVERALL LANDSCAPING PLAN
ING	C 12.1 - 12.7	LANDSCAPING PLAN
NT	C 13.1 - 13.11	PROFILES
) TION	C 14.0	OVERALL LIGHTING PLAN
	C 15.1 - C 15.5	LIGHTING PLAN
E ON	C 16.1 - 16.10	CONSTRUCTION DETAILS
	C 17.0	OVERALL EROSION & SEDIMENTATION CONTROL PLAN PHASE 1
INTY	C 18.1 - 18.5	EROSION & SEDIMENTATION CONTROL PLAN PHASE 1
	C 19.0	OVERALL EROSION & SEDIMENTATION CONTROL PLAN PHASE 2
	C 20.1 - 20.5	EROSION & SEDIMENTATION CONTROL PLAN PHASE 2
	C 21.1 - 21.7	EROSION & SEDIMENTATION CONTROL DETAILS

82 SHEETS IN SET

OWNER/DEVELOPER

HERITAGE HUYETT, LLC ATTN: JAMES A. LaFLEUR 1301 WEST WASHINGTON STREET HAGERSTOWN, MD 21740 (240) 520-3484 E-MAIL: jlafleur@trustdevelop.us

SENSITIVE AREA NOTICE

THE STREAM BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY. THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH URBAN BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS, AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER NOR SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

FUNCTIONAL EXCISE CLASSIFICATION NON-RESIDENTIAL / NON-RETAIL, TOTAL OF BUILDING AREA (730,910± SF).

ENVIRONMENTAL SITE DESIGN SUMMARY

FACILITY	SURFACE AREA (SF)	DRAINAGE AREA TO FACILITY (ACRES)	IMPERVIOUS AREA TO STRUCTURE (ACRES)	ESDv/WQv (C.F.) PROVIDED	Qp10 (CFS)	Qf100 (CFS)
BIO 'A'	9,148	6.62	4.95	36,592	20.40	51.83
BIO 'B'	6,226	1.64	1.23	11,222	1.85	6.44
BIO 'C'	2,331	0.70	0.55	5,002	1.74	2.86
BIO 'D'	822	0.35	0.27	2,459	1.52	1.77
BIO 'E'	4,328	1.38	1.02	9,315	1.90	6.23
BIO 'F'	919	0.37	0.28	2,553	1.44	1.76
BIO #1	6,015	6.68	1.20	13,345	13.90	50.08
SW BASIN #1	31,155	22.91	16.64	152,155	21.08	76.36
SW BASIN #2	19,763	14.16	9.06	83,640	9.66	30.52
SWALE #1	1,059	0.52	0.22	380	3.07	N/A
SWALE #2	3,581	3.36	1.31	1,196	18.09	N/A
SWALE #3	2,405	0.52	0.23	898	3.09	N/A

STORMWATER MANAGEMENT IS BEING PROVIDED BY ESD PRACTICES FOR WATER QUALITY (WQv) AND CHANNEL PROTECTION (CPv), OVERBANK FLOOD PROTECTION (Qp10) AND EXTREME FLOOD PROTECTION (Qf100) THROUGH STORMWATER DETENTION BASINS #1 & #2, BIORETENTION AREAS #1, 'A', 'B', 'C', 'D', 'E', & 'F', AND GRASS SWALES #1, #2, & #3.

DATE

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PROJ. MGR KWH DESIGN- KWH CADD- TGS CHECKED- JSS CHECKED- JSS EOR EOR EOR EOR EOR EOR NARHINGTON COUNTY, MARYLAND MASHINGTON COUNTY, MARYLAND
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Snyder, Secary & Associates, LLC Engineers - Planners - Development consultants Engineers - Planners - Development consultants RRISBURG OFFICE 1 Inglestown Road RRISBURG OFFICE 227 w. Market Street Suite 104 YORK, PA 1740 51.101 www.snydersecary.com 717.781.2029 51.101 www.snydersecary.com 717.781.2029
ON LOAD ANDERS - PLANNERS - DI ENGINEERS - PLANNERS - DI HARRISBURG OFFICE 2000 LINGLESTOWN ROAD SUITE 304 HARRISBURG, PA 17110 717.651.1010 www.snyderse
¹⁹³ 18-0460-001
4 DATE: 05/15/2020
SCALE: 1" = 2000'
SHEET 1 OF 82

ENGINEER'S SEAL AND SIGNATURE



APPROVAL: WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING

ECTION DISTRIC

DATE

SIGNATURE

1209 Hillbrook Drive Planning Commission Hearing 8/31/2020

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- Property is located within the South Pointe PUD.
- Side yard setback for PUD is 8 feet.
- Proposal is to expand garage.
- Expansion is within 8-foot side yard setback.
- Proposal will expand the garage 4 feet inside side yard setback.
- Approval for setback variance needed from Planning Commission.

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