



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

1. **Stoney Hill Farms Dairy [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. **Dollar General Huyetts [SP-20-013]** Site plan for the proposed Dollar General – Huyetts at 16527 National Pike, Hagerstown; Zoning: BG – Business General; Planner: Lisa Kelly *
2. **Creekside Logistics Center [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

1. **Creekside Logistics Center [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. **South Pointe PUD [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

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

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



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

Memorandum

To: Planning Commission

From: Jill Baker, Director

Date: August 20, 2020

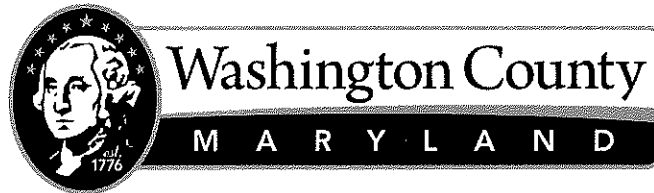
Re: Preliminary Consultation for Stony Hill Farms Waste Management Facility

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.



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)

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.conservaionplace.com

TO: Jill Baker
Director, Washington County Department of Planning and Zoning
100 W Washington Street, Suite 2600
Hagerstown, MD 21740

FROM: Elmer D. Weibley, CPESC
District Manager

EW

RECEIVED

JUL 22 2020

DATE: July 21, 2020

SUBJECT: Preliminary Consultation, Stoney Hill Farms

WASHINGTON COUNTY
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.

District Board of Supervisors

Harry E. Strite
Chair

J.D. Rinehart
Vice Chair

J. Scott Shank, III
Treasurer

Janet Stiles Fulton
Supervisor

Edward C. Wurmb, D.V.M.
Supervisor

Boyd Michael
Associate

PC-20-002



Division of Plan Review & Permitting
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:

12968 Rowe Rd Smithsburg MD 21783

PROPERTY OWNER INFORMATION

Name:

Joel D. Strite

Phone:

301-331-1311

Address:

22123 Letersburg Smithsburg Rd
Smithsburg MD 21783

Email:

jdstrite@gmail.com

PROPOSED BUILDING INFORMATION

Type of Construction: (Circle All That Apply)

☒ Pole

☐ Metal

☐ Wood Frame

☐ Block

☐ Other concrete

Size of Structure: (Sq. Ft.)

66,800

Type of Floor: (Circle All That Apply)

☒ Concrete Slab

☐ Wood

☐ Gravel

☐ Other

Electric:

☒ Y

☐ N

Plumbing:

☒ Y

☐ N

HVAC:

☐ 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 Facility

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 applicant may be required to have a 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.

1-20-20

Date

RECEIVED

JUL 22 2020

Applicant/Owner Signature

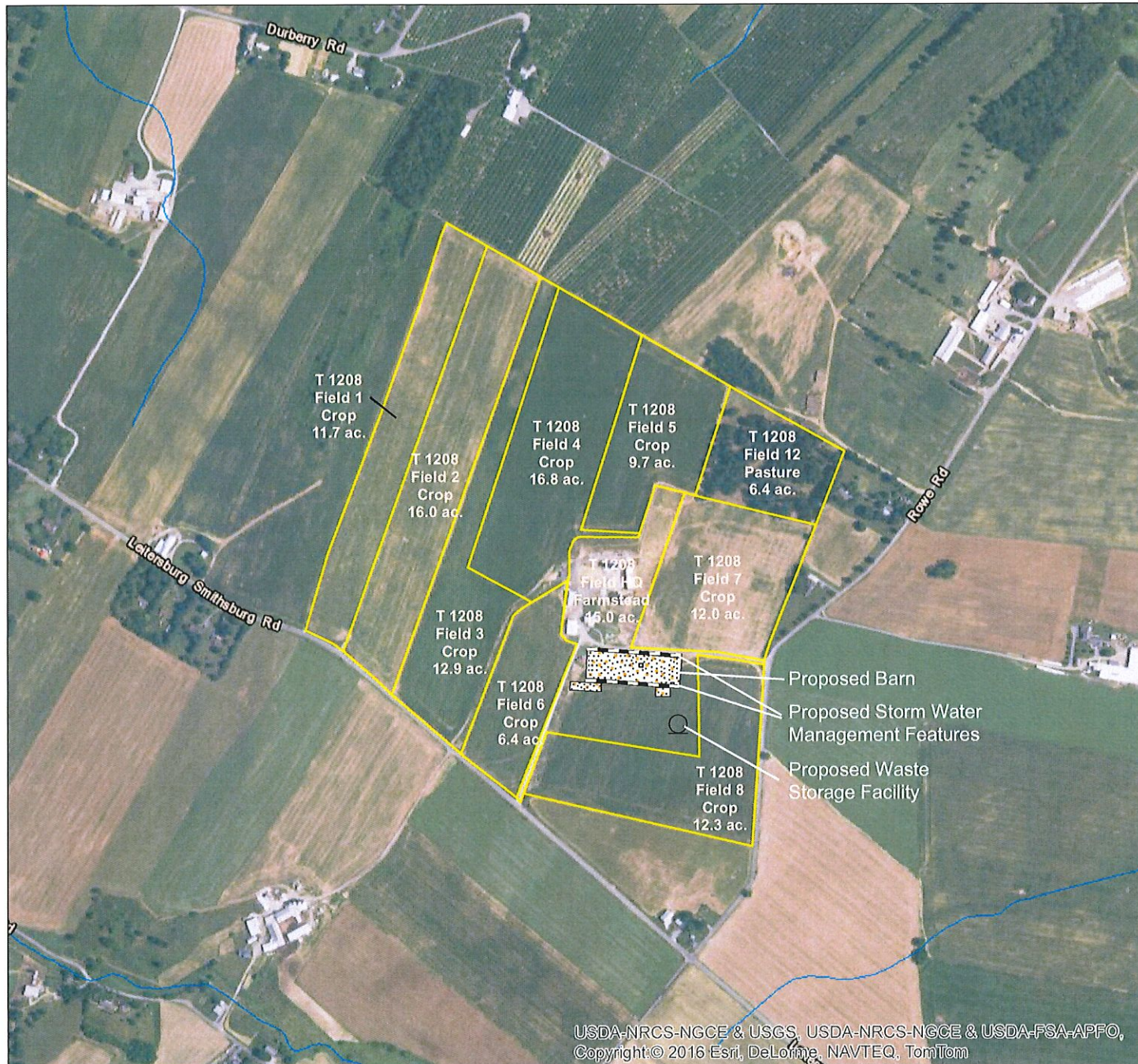
Joel D. Strite

Printed Name

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

Conservation Plan Map



Prepared with assistance from USDA-Natural Resources Conservation Service

0 752 Feet

Practice Schedule PLUs

Conservation Practice Points

Conservation Practice Lines

Conservation Practice Polygons

Waste Storage Facility (313)

Access Road (560)

Heavy Use Area Protection (561)





UNIVERSITY OF
MARYLAND
EXTENSION
Solutions in your community

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

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



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 cost-share 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.

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

Farm Operator Name(s)	Lynn Strite			
Farm Name (if applicable)	Stony Hill Farm			
Address	12968 Rowe Road			
	Number	Street		
	Smithsburg	MD	21783	Washington
	City	State	ZIP	County
Plan Preparer Name	Darren Shenk			
Certification No.	Pa 1906	License No. (if applicable)	2343	
Date the NMP was prepared or updated	9/30/2019	Total Acres Under Plan	704	
Period the plan covers:	Begin Date	1/1/2020	End Date	12/31/2020
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
	Certified NM Consultant or Certified Farm Operator			Date

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	Lynn A. Strite
	Farm Operator
Print Name	Lynn A. Strite
	2-27-20
	Date

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: No

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

SWINE

Grower (40-220#)....63.4#
 Replace. Gilt.....32.8#
 Gestating Sow.....27.2#
 Lactating Sow.....60.0#
 Boar.....20.5 #
 Nurs. Pig (1-40#)...106.0#

DAIRY

Lact. Cow...80.0#
 Dry Cow....82.0#
 Heifer.....85.0#

BEEF

Hi-energy diet...51.2#
 Hi-forage diet....59.1#
 Cow.....63.0#

SHEEP...40.0#

HORSE...50.0#

POULTRY

Layer.....60.5#
 Turkey...43.6#

No./Type	X	Ave. Wt. 1000#	X	Manure Produced See above	=	Lbs. Daily
360 Dairy Cows	X	1300	X	80	=	37,440
60 Dry Cows	X	1300	X	82	=	6,396
30 Prefresh Heifers	X	1100	X	85	=	2,805
160 Heifers	X	700	X	85	=	9,520
	X		X		=	
	X		X		=	
				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 of 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. Safety:

- 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. Waste Utilization:

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. Component details:

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 an 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. Situation:

- 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. Geographic Area:

- 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. Nutrient Management Plan:

- 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.

PC-20-002

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

 _____ DISTRICT CONSERVATIONIST	<u>5/7/2020</u> _____ DATE
I,  _____ OWNER/OPERATOR	<u>6*/25/2020</u> _____ DATE

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

SITE DATA

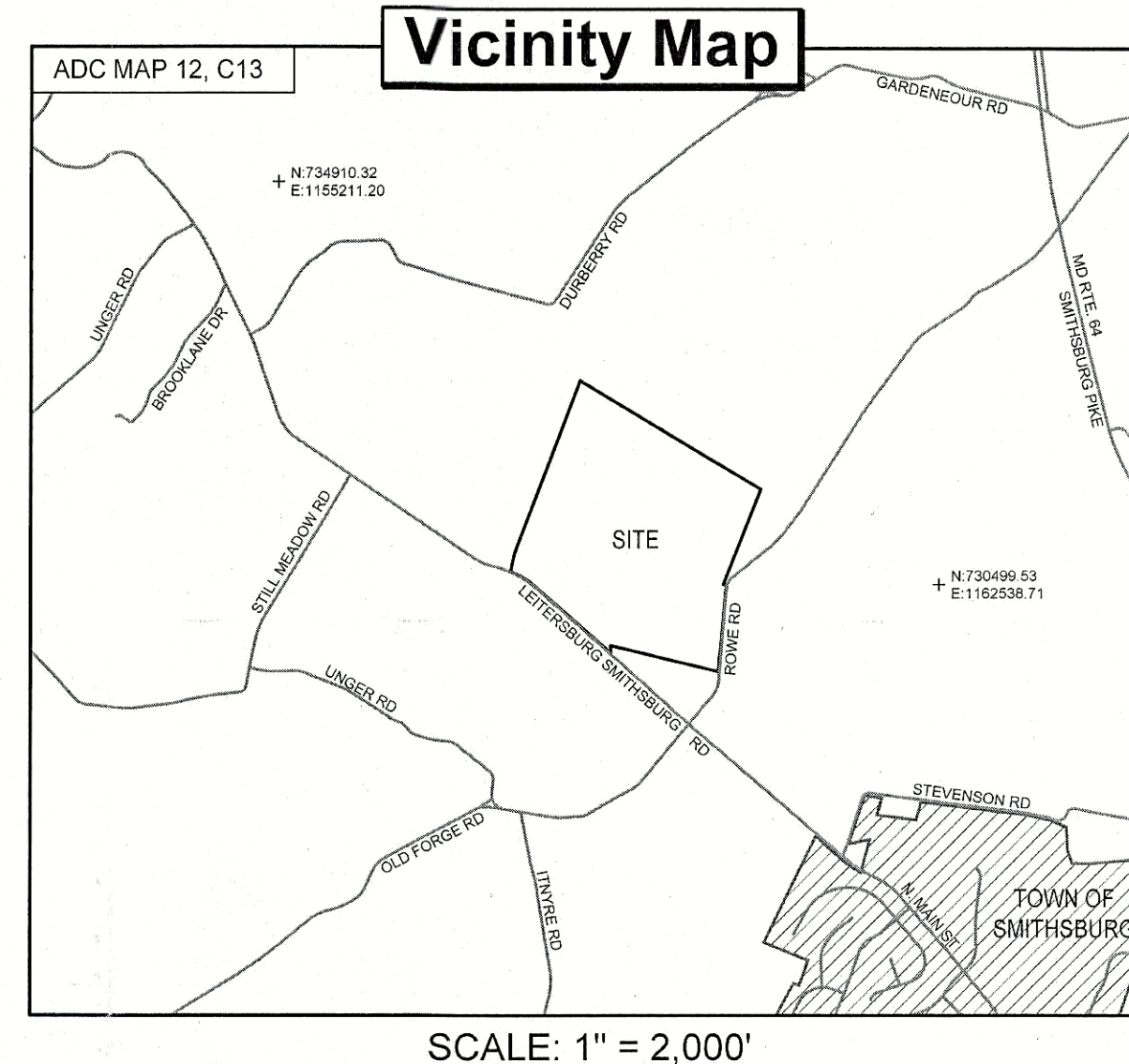
Tax Map/Parcel # 0039-0005-0044
 Election District 07
 Zoning A(R) - Agricultural Rural
 Existing Use Agricultural Farm
 Watershed Name Antietam Creek
 8 Digit Watershed # 02140502
 FEMA Panel Number 24043C0165D
 Total Parcel Area 123.24 Ac.±
 Disturbed Area 5.8 Ac.
 Existing Impervious Cover 2.99 Ac. (2%)
 Proposed Impervious Cover 2.44 Ac. (2%)
 Total Impervious Cover 5.43 Ac. (4%)

ESD STORMWATER PLAN for STONEY HILL FARMS

Situate along the northern intersection of
 Leitersburg Smithsburg Road and Rowe Road
 WASHINGTON COUNTY, MARYLAND

OWNER:
 Joel & Evalinda Strite
 22123 Leitersburg Smithsburg Rd.
 Smithsburg, MD 21683

DEVELOPER:
 Lyndon Miller
 10944 White Hall Rd.
 Smithsburg, MD 21783
 (301)-491-4022



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. 20046, Expiration Date 06-23-2021

FREDERICK
 SEIBERT &
 ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 505 SOUTH HANOVER STREET, SUITE 3, SHENANDALE, PENNSYLVANIA 17060
 (717) 791-5800 (301) 442-9478 (717) 791-8111
 www.fsa-inc.com

SITE RESOURCES

MAJOR WATERWAYS	NONE	---
PERENNIAL STREAMS	NONE	---
INTERMITTENT STREAMS	---	---
SPRINGS & SEEPS	NONE	---
WETLANDS	NONE	---
FLOODPLAINS	NONE	---
STREAM BUFFERS	---	---
FOREST	NONE	---
STEEP SLOPES	NONE	---
GEOLOGY	TBD	---
HIGHLY ERODIBLE SOILS	---	---
SOILS	---	---

SOILS	NAME	K-FACTOR	HSG
DIA	Dryrun gravelly loam, 0 to 3 percent slopes	0.15	C
Ft	Funkstown silt loam	0.37	C
MsB	Murrill gravelly loam, 3 to 8 percent slopes	0.17	B
MsC	Murrill gravelly loam, 8 to 15 percent slopes	0.17	B
RmB	Ryder-Duffield channery silt loams, 3 to 8 percent slopes	0.24	B
RmC	Ryder-Duffield channery silt loams, 8 to 15 percent slopes	0.24	B
RmD	Ryder-Duffield channery silt loams, 15 to 25 percent slopes	0.24	B
RnC	Ryder-Nollville channery silt loams, 8 to 15 percent slopes	0.24	B
SpA	Swanpond silt loam, 0 to 3 percent slopes	0.43	D

SWM NARRATIVE

SWM Narrative:

The site is currently a farm field. That drains eventually to broad channel then off site to the neighbor's field.

By this plan a dairy facility is being proposed. A 1.7 ac barn with associated gravel and a manure pit will be constructed to house and milk approximately 300 cows. Rain water will run off the roof into a gravel bed with an under drain. Flow will then discharge to a level spreader before draining across the existing field. We will be treating Water Quality for the barn. The proposed gravel drives and manure pit will be addressed as Ag BMP and be prepared by Washington County Soil Conservation District separately.

As shown on the attached ESD Spread sheet 13,097cf of storage is required. The gravel bed has 14,518cf of ESDv then after leaving the discharge will drain to a level spreader and then sheet flow over the existing field gaining 5.862cf of ESDv. The total ESDv provided is 20,380cf

Water quantity is addressed in the gravel infiltration beds. The predevelopment 2yr discharge is 10.23cfs and the 10yr is 32.02cfs. The post development 2yr discharge is 10.68cfs and the 10yr is 30.75cfs. There is a 0.45cfs decrease in the 10yr storm and a 0.45cfs increase in the 2yr storm.

Downstream Impact:

The outflow from this site will flow into an established drainage channel. The impact on the off-site swale will be negligible.

SENSITIVE AREA NOTICE

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 406. 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 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.

Stoney Hill Farms, LLC
 Situate along the northern intersection of Leitersburg Smithsburg Road
 and Rowe Road, south of Gardenville Road

WASHINGTON COUNTY, MARYLAND

CLIENT:
 Lyndon Miller w/ Suncoast View Farm, LLC
 10944 White Hall Road Smithsburg, MD 21783
 (301)-491-4022

PROJECT NO: 7765
 CAD DWG FILE: 7765-ESD-02.dwg
 DWN BY: DWH DATE: 12-09-2019
 CHK BY: DATE:
 TAX MAP: 39-5-44 ELECTION DIST: 07
 SCALE: 1" = 200'

SHEET TITLE
 EXISTING
 CONDITIONS

C-101
 SHEET 1 OF 2

PG-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.



WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Dollar General - 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

TYPE.....: 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



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SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	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 Requirements	Landscaping Meets Requirements
No	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
30		
Parking Spaces - Minimum Required	Recreational Parking Provided	
23	No	

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Jonathan Hager	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	MAUGANSVILLE
AMBULANCE DISTRICT.....:	WILLIAMSPORT

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	1-Existing Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague

<p>MD-ENG-6A 1/89</p> <p style="text-align: center;">UTILITY NOTIFICATION</p> <p>The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-7777</p>	<p style="text-align: center;">OWNER / DEVELOPERS CERTIFICATION</p> <p>"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 Dept. of the Environment approved training program for the control of soil erosion and sediment."</p> <p style="text-align: right;">4/16/20 DATE</p> <p style="text-align: right;"><u>LE Roy Myers</u> PRINTED NAME</p> <p style="text-align: right;"><u>[Signature]</u> SIGNATURE</p>
<p style="text-align: center;">DISTURBED AREA QUANTITY</p> <p>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.2 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 400 CU. YDS. OF EXCAVATION AND APPROXIMATELY 1,178 CU. YDS. OF FILL</p>	<p style="text-align: center;">OWNER / DEVELOPERS CERTIFICATION</p> <p>"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 (5-3)."</p> <p style="text-align: right;">4/16/20 DATE</p> <p style="text-align: right;"><u>LE Roy Myers</u> PRINTED NAME</p> <p style="text-align: right;"><u>[Signature]</u> SIGNATURE</p>
<p style="text-align: center;">WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</p> <p>By: _____</p> <p>Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</p>	<p style="text-align: center;">ENGINEER / ARCHITECT DESIGN CERTIFICATION</p> <p>I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinance, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.</p> <p style="text-align: right;">08/12/2020 20945 DATE REG. NO.</p> <p style="text-align: right;"><u>[Signature]</u> SIGNATURE</p>
<p style="text-align: center;">ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION</p> <p>"I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."</p>	<p style="text-align: center;">CERTIFICATE OF APPROVAL OF INDIVIDUAL WATER SUPPLY AND INDIVIDUAL SEWAGE SYSTEM</p> <p>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. 26.04.03.04 (2) unit community sewerage and water have been made available. Not more than 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. 26.04.03.04 (2) unit community sewerage has been made available.</p> <p style="text-align: right;">3/19/2020 DATE</p>
<p>SIGNATURE _____</p> <p>DATE _____</p> <p>SEAL _____</p>	<p>SIGNATURE _____</p> <p>DATE _____</p> <p>SEAL _____</p>

Total DA (Site)		0.9 Acres	
Construction Type (circle one)	New	Redevelopment	Restoration

ESD Practices (Chapter 5 - Structural)						
Type	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

ESD Practices (Chapter 5 - Non-Structural)						
Type	No.	D.A. (Acres)	Impervious D.A. (Acres)	ESDv (ac-ft)	WQv (ac-ft)	P.E. Addressed
Sheetflow to Conservation Area	1	0.9	0.6	0.02	0.02	0.8

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 discharge will be similar to 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-y floodplain. The wetland will also discharge into the 100y 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 swell, 100-y 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 swell, resulting in no downstream impact. See HydroCAD Calculations for more detailed information.

TITLE

The stream buffers shown hereon are established pursuant to the requirements of the Washington County subdivision Ordinance (Title 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 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.

A topographic map of the study area. The map shows contour lines indicating elevation, with labels such as 500, 600, and 700. A road, likely Highway 101, runs horizontally across the middle of the map. Two locations are labeled: 'Sylvan Grove' in the upper center and 'Huyett' in the lower center. A box labeled 'SITE' is located just below Huyett, with an arrow pointing to a specific spot. A north arrow is located in the upper right corner. The map also shows various other features like smaller roads, trails, and topographic details.

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
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

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



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 tumbled 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
Amtrak Cable	(240) 420-2082
Washington County Plan Review Department	(301) 312-2443
Washington County Construction Division	(301) 312-2480
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821 Ext. 63

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 concrete encasement and parking along 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. The proposed erosion control project completed by Hills-Carnegie for road 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 handcarpentered 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 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 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 DISTRICT _____ BG - BUSINESS, GENERAL DISTRICT

MAX BUILDING HEIGHT _____ 75 FT

MINIMUM YARD SETBACK:

FRONT _____ 40 FT.

*SIDE _____ 10 FT.

*REAR _____ 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 10'

BOARD OF ZONING APPEALS' CASE _____ NONE

PROPOSED ADDRESS:	16525 NATIONAL PIKE
TAX MAP - GRID - PARCEL	0036-022-0233
ELECTION DISTRICT	24
ACCOUNT NUMBER	003213
LIBER / FOLIO	06225 / 00126
PLAT NUMBER	N/A
AREA SUMMARY:	
PARCEL	0.75 AC
DISTURBED AREA	1.20 AC
EXISTING IMPERVIOUS	0.43 AC (25%)
PROPOSED TOTAL IMPERVIOUS	0.84 AC (48%)
BUILDING SUMMARY:	
FOOTPRINT	9,100 SF
HEIGHT	20 FT
PROPOSED USE	COMMERCIAL RETAIL (PERMITTED USE)
HOURS OF OPERATION	9 AM - 10 PM, 7 DAYS A WEEK
EMPLOYEE SUMMARY	6 - 10
DELIVERS & FREIGHT	TRACTOR TRAILER (TWICE A WEEK)
WATER & SEWER USAGE:	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	ONSITE PRIVATE SEPTIC (COMBINED TOTAL MAX DESIGN FLOW FOR ALL BUILDINGS ON SITE: 450 GPD)
EXISTING ALLOCATION	200 GPD
PROPOSED WATER USAGE	45 GPD
ADDITIONAL ALLOCATION	0 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
RECYCLE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	PYLON SIGN & BUILDING MOUNTED
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	PAY-IN-LIEU (\$2,482.92) * FORESTATION FOR THIS PROJECT WAS ADDRESSED UNDER GP-20-005.
WATERSHED:	
NAME	CONOCOCHIEAGUE CREEK
NUMBER	02-14-05-04
FEEMA PANEL #	24043C0118D DATED AUGUST 15, 2017

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
TOTAL REQUIRED SPACES: 23 SPACES		
TOTAL PROVIDED PARKING SPACES: 30 SPACES		

NET TRACT AREA

A. Total Tract Area..... = 1.25 AC.

B. Deductions..... = 0.00 AC.

C. Net Tract Area..... = 1.25 AC.

LAND USE CATEGORY CIA

D. Afforestation Threshold (Net Tract Area x 15%)..... = 0.19 AC.

E. Conservation Threshold (Net Tract Area x 15%)..... = 0.19 AC.

EXISTING FOREST COVER

F. Existing Forest Cover within the Net Tract Area..... = 0.00 AC.

G. Area of Forest Above Conservation Threshold..... = 0.00 AC.

BREAK EVEN POINT

H. Break Even Point..... = 0.00 AC.

I. Forest Clearing Permitted Without Mitigation..... = 0.00 AC.

PROPOSED FOREST CLEARING

J. Total Area of Forest to be Cleared..... = 0.00 AC.

K. Total Area of Forest to be Retained..... = 0.00 AC.

PLANTING REQUIREMENTS

L. Reforestation for Clearing Above the Conservation Threshold..... = 0.00 AC.

M. Reforestation for Clearing Below the Conservation Threshold..... = 0.00 AC.

N. Credit for Retention above the Conservation Threshold..... = 0.00 AC.

P. Total Reforestation Required..... = 0.00 AC.

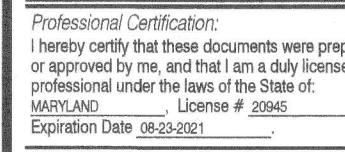
Q. Total Afforestation Required..... = 0.19 AC.

R. Total Planting Requirement..... = 0.19 AC.

or 8,276.40 S.F.

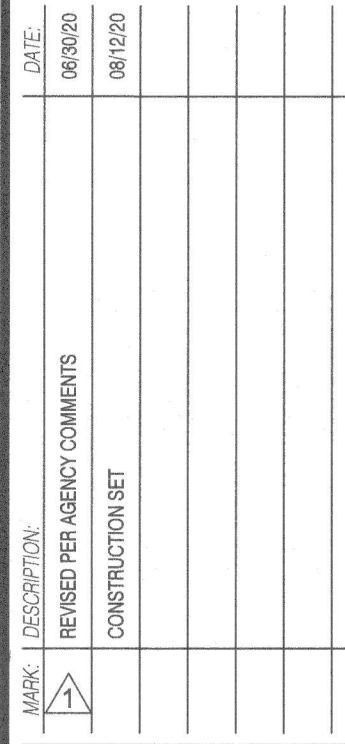
	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)		
CONTOUR (INTERMEDIATE)		
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		
EVERGREEN TREES		
SANITARY SEWER		
GRAVITY LINE		
FORCE MAIN LINE		
LATERAL		
MANHOLE		
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE		
HOT WATER LINE		
MANHOLE		
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE		
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE		
ELECTRICAL LINE		
FIBER OPTIC LINE		
COMMUNICATION LINE		
OVERHEAD LINES		
MANHOLE		
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

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



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isa-inc.com
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SHERMAN DALE, PA 17080
717.557.5893

7TH HANCOCK STREET
PO BOX 17013
PHILADELPHIA, PA 19103
717.204.8111



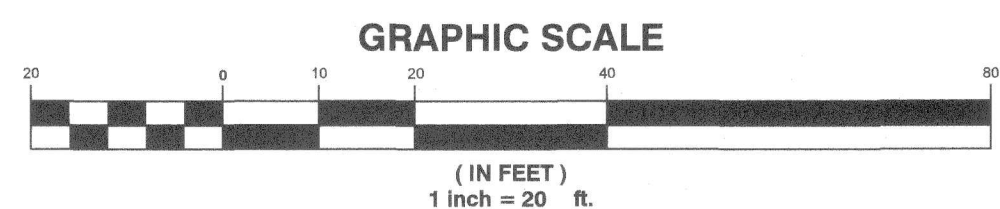
DOLLAR GENERAL - HUYETTS

GENERAL -
16525 NATIONAL PIKE
HAGERSTOWN, MD 21740
WASHINGTON COUNTY
MARYLAND
LEROY MYERS, JR.
11748 ASHTON ROAD CLEAR SPRING, MD

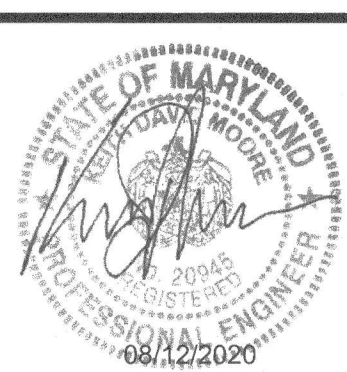
PROJECT NO.	
3002.1	
DWN BY	DATE
BRADY BLAIR	04-14-2020
PROJECT MANAGER	EMAIL
DAVID TROSTLE	dave@fsa-md.c
TAX MAP - GRID - PARCEL	
0036-022-0233	

NOTES & LEGENDS

C-002
SHEET 02 OF



SOIL CHART			
SOILS	H.S.G.	Ratio	Kw
Ft	C	23.4%	0.37
HaB	B	15.7%	0.37
HcC	B	16.8%	0.32
HdB	B	19.9%	0.37
OpB	D	7.8%	0.32
SpA	D	16.4%	0.43



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 20945
Expiration Date 08/12/2020

FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS • LAND PLANNERS
1300 SOUTH MOUNTAIN STREET
HAGERSTOWN, MD 21740
TEL: 410.326.1100
FAX: 410.326.1101
WWW.FSA-INC.COM

DATE	DESCRIPTION
08/12/20	CONSTRUCTION SET

DOLLAR GENERAL - HUYETTS
16525 NATIONAL PIKE
HAGERSTOWN, MD 21740
WASHINGTON COUNTY
MARYLAND
LEROY WATERS JR.
11748 ASHTON SPRING, MD 21722
301.667.6733

PROJECT NO. 3002.1
OWN BY: BRADY BLAIR
DATE: 04-14-2020
PROJECT MANAGER: DAVID TROSTLE
E-MAIL: dave@fse-md.com
TAX MAP - GRD - PARCEL: 0036-022-0233
SCALE: 1" = 20'

SHEET TITLE
EXISTING CONDITIONS
& DEMOLITION PLAN

C-101
SHEET 03 OF 17

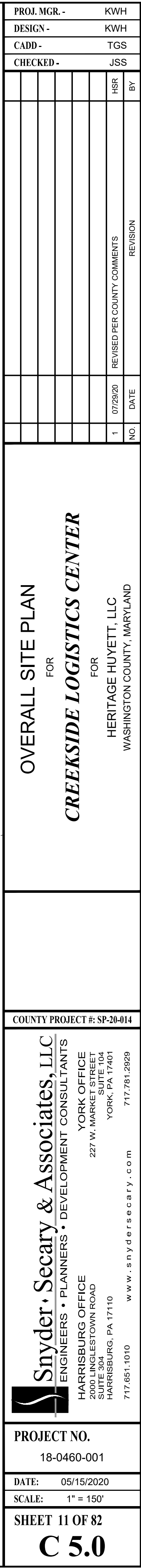
Creekside Logistics

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).

1.	THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A 7,700,000 S.F. WAREHOUSE / DISTRIBUTION FACILITY AND RELATED SITE IMPROVEMENTS.	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 MDSA REQUIREMENTS.															
2.	ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.	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 MDSA STANDARDS, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.															
3.	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.	11.	THE MSE RETAINING WALL DEPICTED ON THIS PLAN IS PRELIMINARY AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.															
4.	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.	12.	5.	ALL LINE STRIPING SHALL BE IN ACCORDANCE WITH WASHINGTON COUNTY AND MDSA STANDARDS.	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.	6.	MINIMUM CURB LINE RADII SHALL BE 5 FEET UNLESS OTHERWISE NOTED.	14.	ALL TRUCK COURT AND PARKING LOT PAVEMENT SHALL BE IN ACCORDANCE WITH THE SITE PAVEMENT DETAILS.	7.	CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.			8.	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.		
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Snyder Secary & Associates, LLC		COUNTY PROJECT #: SP-20-014	
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS	YORK OFFICE		
2000 LINGLESTOWN ROAD	HARRISBURG OFFICE		
HARRISBURG, PA 17110	227 W. MARKET STREET		
717.651.1010	HARRISBURG, PA 17401		
www.snydersecary.com	717.761.2929		
PROJECT NO.			
18-0460-001			
DATE:	05/15/2020		
SCALE:	1" = 150'		
SHEET 11 OF 82			
C 5.0			

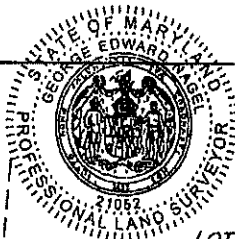
1209 Hillbrook Drive
Planning Commission Hearing
8/31/2020

- 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT, THAT IT IS ALL OF THE LAND DESCRIBED IN A DEED FROM LISA A. McFADDEN TO RONALD L. BENNETT & KIM L. BENNETT DATED MAY 4, 2020, AND BEING RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND IN LIBER 6243 AT FOLIO 298, AND 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 THIS SURVEY WAS PERFORMED.

DATE
07/30/2020



GEORGE E. NAGEL
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21052
EXPIRATION/RENEW DATE: 08/24/2020

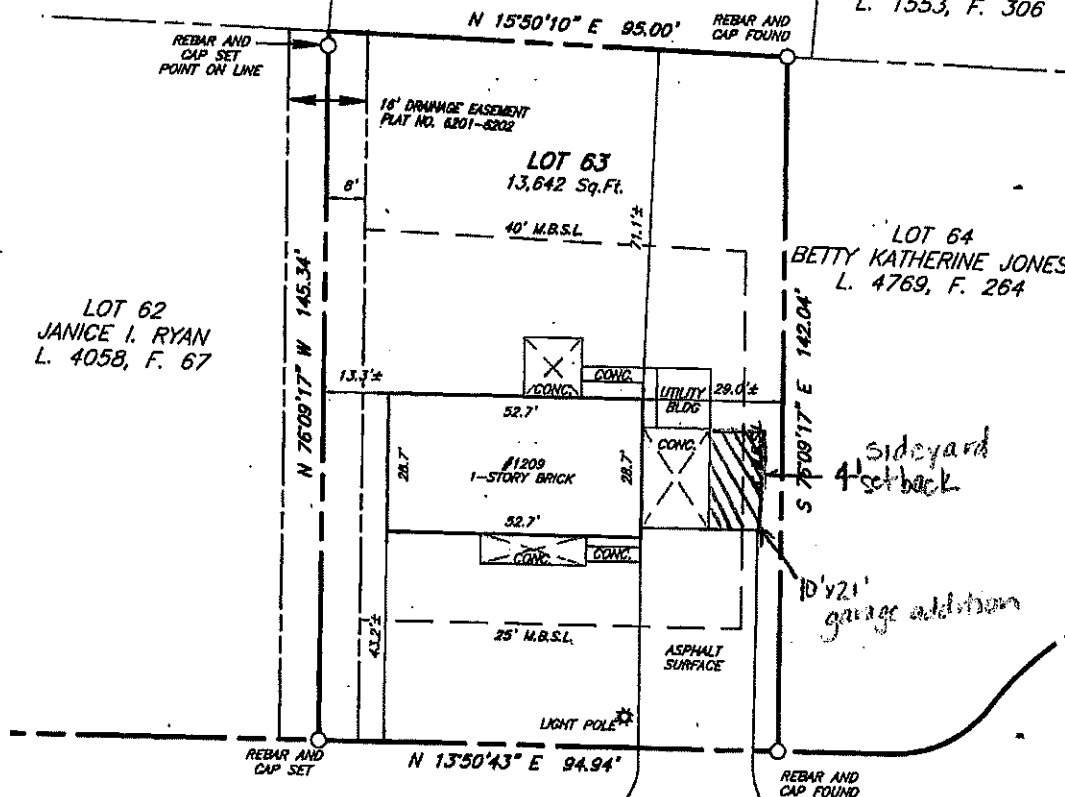
LOT S. 53
HARRY C. STARKEY JR.
& LINDA G. STARKEY
L. 1511, F. 505

LOT S. 52
MARY E. HOWES
L. 1523, F. 415

LOT S. 51
PAUL E. SCHMIDT
& ETHEL R. SCHMIDT
L. 1553, F. 306

LOT 62
JANICE I. RYAN
L. 4058, F. 67

LOT 64
BETTY KATHERINE JONES
L. 4769, F. 264



HILLBROOK DRIVE

NOTES:

1. THE BEARINGS ARE BASED ON PLAT NO. 6201-6202 RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.
2. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY.
3. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR NOTE ALL MATTERS AFFECTING TITLE.
4. NO TITLE REPORT FURNISHED.
5. THE PARCEL SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANELS: 24043C0305D, EFFECTIVE DATE: 8/15/2017.

BOUNDARY SURVEY
LANDS OF
**RONALD L. BENNETT &
KIM L. BENNETT**
LIBER 6243, FOLIO 298

SITUATE AT 1209 HILLBROOK DRIVE
WASHINGTON COUNTY, MD

20-60442

DRAWN BY: AMD	DATE: 7-29-20
CHECKED BY: GEN	DATE: 7-29-20
SCALE: 1" = 30'	

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETHA ROAD, HAGERSTOWN, MD, 21740

PHONE: (301)733-8503

email: foxassoc@foxassociatesinc.com

DISTRICT	10
TAX MAP No.	49
DWG. No.	A-23223