



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

October 4, 2021, 7:00 PM

Washington County Administrative Complex
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. August 16, 2021 Planning Commission Workshop meeting minutes * **Discussion/Action**
2. August 30, 2021 Planning Commission public information meeting and regular meeting minutes * **Discussion/Action**

OLD BUSINESS

1. **RZ-21-005 Recommendation – Sharpsburg Pike Holdings LLC** – Proposed map amendment for 9.92 acres of property located at 10319 Sharpsburg Pike from HI (Highway Interchange) to MXC (Mixed Use Residential and Commercial); Planner: Travis Allen * **Discussion/Action**

NEW BUSINESS

1. **McKee Solar Energy Generating System [SP-21-012]** Site plan for a proposed two megawatt Solar Energy Generating System located along the north side of Hollow Road, south of Weller Road near Hancock; Zoning: EC (Environmental Conservation); Planner: Lisa Kelly * **Discussion/Action**
2. **Gateway Business Park [SP-21-010]** Site plan for two proposed warehouses with offices totaling 80,000 square feet, commercial retail space totaling 9,800 square feet, and a fast food restaurant totaling 2,550 square feet on 11.76 acres of property located at the northwest corner of Arnett Drive and Supercenter Drive; Zoning: HI (Highway Interchange); Planner: Lisa Kelly * **Discussion/Action**
3. **Fix N' Go Truck Repair – Nursery Road [SP-21-008]** Site plan for a proposed truck repair facility located at 16925 Bentwood Drive; Zoning: HI (Highway Interchange); Planner: Scott Stotemyer * **Discussion/Action**
4. **Walgreens [SP-21-016]** Site plan for a proposed Walgreens on .7 acres located at 13415 Pennsylvania Avenue; Zoning: BG (Business General); Planner: Scott Stotemyer * **Discussion/Action**

FOREST CONSERVATION

1. **Fix N' Go Truck Repair - Lappans [SP-21-003]** Request for the removal of specimen trees from property located at 16001 Lappans Road; Zoning: HI (Highway Interchange); Planner: Travis Allen * **Discussion/Action**
2. **Trammell Crow – Downsville Pike [GP-21-016]** Request for the removal of 5 specimen trees from property located along the north side of Sterling Road, south of I-70 interchange; Zoning: HI (Highway Interchange); Planner: Travis Allen * **Discussion/Action**

OTHER BUSINESS

1. **Update of Staff Approvals** – Rebecca Calimer * ***Information/Discussion***
2. **Comprehensive Plan Update** – Comments on Chapter 10 (Community Facilities) and Chapter 11 (Historic);
Planner: Jill Baker ***Discussion/Comment***

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, November 1, 2021, 7:00 p.m. – 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 members

FROM: Debra Eckard, Administrative Assistant

DATE: September 21, 2021

RE: RZ-21-005 – Sharpsburg Pike Holdings LLC

Attached are copies of public comments that we have received since the public information meeting that was held on August 30, 2021 for the map amendment for Sharpsburg Pike Holdings, LLC. All written comments have been made part of the official record, RZ-21-005.

From: John Musselman
To: Planning Email
Subject: RE: RZ-21-005
Date: Monday, August 30, 2021 6:44:28 PM

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

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

Hello,

This in reference to RE:RZ-21-005.

I live on Bushwillow Way. My kids are older now but went to a high school (South High) that was extremely crowded. The Middle school was as well. I am Going off of memory of what was sent out a few months ago but I thing there was something like 400 units planned as well as 7 townhouses. It appears that the goal of the developer is to make as high a profit as possible with apartments. The town houses (1 block) looks as though it was thrown in to say there would be single family houses. The concerns I have are mainly for the family's that might end up there. see below

1. Education for kids, the local schools are already beyond overcrowded. Is the county just going to bring in more trailers for the schools ?
2. Safety, potential for a lot of kids to end up out on sharpsburg Pike. The road is already over crowded.
3. Property values, Will there be a negative affect on the people already living here.
4. I cant stress enough about the overcrowding of our schools.

Sincerely,

John Musselman

/

From: [Stan and Sherry Michaleski](#)
To: [Planning Email](#)
Subject: RZ-21-005
Date: Wednesday, August 25, 2021 8:32:57 PM

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

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

I am asking that the proposed development off of Sharpsburg Pike be denied. The schools and traffic issues are already out of hand and this development will only exacerbate this; and furthermore it affect property values of Cross Creek.

From: DEBRA EBERSOLE
To: Planning Email
Subject: RZ 21-005
Date: Thursday, August 26, 2021 8:32:37 AM

WARNING!! This message originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.
Any claims of being a County official or employee should be disregarded.

I am the homeowner and resident of 10527 Bushwillow way.

I received notice of the meeting to discuss, among other things, adding over 100 apartments off Sharpening Pike between our development and the Aldi and Dublin Donuts that have been added within the last few years.

I am 100% opposed to this !!!

There has already been so much added to this area within the last 5 years, not even including the Walmart that was added. Traffic is horrible already in this area of the Sharpsburg Pike. The Aldi and now new Sheetz that just opened has already increased traffic tremendously. It has become very dangerous to travel this area, and there are already additional homes being constructed off of Poffenberger Road, along with the villas by Walmart. The proposal of adding 105 apartments would add possibly an additional 200+ cars traveling daily in an already over-congested area. I have watched my nice area turn into a mess over the years. These builders are trying to use every square foot of property to make as much money as possible, without any concern for the area. You should spend some time observing the traffic in the area, and coming off of interstate 70, and then imagine adding 105 more apartments and their residents and cars to it.

How many of these apartments proposed will end up being subsidized housing? Do we need more apartments for the families of the prison inmates to move here? The area growing and adding apartments isn't attracting good families from other areas. People are living here that came from the larger cities. You see it in the newspaper articles about crimes in our area all the time. And our County just seems to be providing more and more places for those people to live.

Debbie Ebersole

From: [Ron Lutz](#)
To: [Planning Email](#)
Subject: apartments behind Aldi's
Date: Thursday, August 26, 2021 12:10:23 PM

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

Planning Commission,

We are seventeen year residents in Cross Creek the development behind Aldi's . We are adamantly opposed to the two apartment buildings being considered behind Aldi's. I can only imagine what our neighborhood will be like with the addition of 3-400 new people. People rent apartments when they can't afford houses. Please vote no on this proposal.

Sincerely,

Ron & Mary Lutz

Sent from [Mail](#) for Windows

From: RICKELLE ABBOTT
To: Planning Email
Subject: RZ-21-005
Date: Monday, August 30, 2021 10:31:44 AM

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

In regards to the proposed mixed used residential and commercial planning at 10319 Sharpsburg Pike. Please take into consideration that the blasting from the construction sites have compromised the foundation and structures of residents near by. For example but not limited to, cracks in home ceilings, nails popping out of walls and concrete cracks. Us as home owners are responsible for these repairs. This type of property damage has happened with the past construction that was done at the near by location on Sharpsburg pike and will most likely happen again.

Thank you,

Rickelle Abbott
10216 Bear Creek Dr.
Hagerstown, MD 21740

Sent from my iPhone

From: [Shayla Jackson](#)
To: [Planning Email](#)
Subject: RZ-21-005
Date: Thursday, August 19, 2021 8:47:58 PM

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

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

I am writing to express my strong opposition to RZ-21-005, the proposed rezoning for Sharpsburg Pike Holdings, LLC. As a resident of the Cross Creek neighborhood, I am completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams in this area already span the distance of Sharpsburg Pike and the Sharpsburg Pike/Col Henry K Douglas Drive intersection during rush hour.

Schools in the area are already reported at capacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Best regards,
Shayla Jackson
Cross Creek Resident

From: [Pat Kay](#)
To: [Planning Email](#)
Subject: Proposed Zoning-MXC-Mixed Use Residential and Commercial Sharpsburg Pike
Date: Monday, August 23, 2021 8:14:59 PM

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

Patricia Kay

10408 Bear Creek Drive

Hagerstown, MD 21740

8/19/2021

Washington County Planning Commission

100 West Washington Street Suite 2600

Hagerstown, MD 21740

Dear Sir/Maam:

I write this letter to express my opposition to a proposed amendment to change the present zoning of 10319 Sharpsburg Pike from HI to MXC.

I have several concerns about this proposal. My first concern is with the traffic. Traffic has increased significantly with the addition of the Walmart, Sheetz and Dunkin Donut. When the Walmart was built, for example, the residents were assured that traffic flow from Rench road would be redirected to a new road that would connect to Poffenberger Road. That has not happened and the traffic problems that occur at 4pm every workday at the intersection of Rench and Sharpsburg Pike make it almost impossible to make a left-hand turn from Rench Road onto Sharpsburg Pike. Sharpsburg Pike has not been modified to handle an increase in traffic. Even if the builder modifies the pike to add a turn lane, that does nothing to improve the traffic flow further south. The Southern part of the county is experiencing rapid residential growth. The infrastructure, however, needs to be in place before the growth arrives, before more people get here.

Secondly, I am concerned about the capacity limits of the schools that would be serving these residents. Currently, Emma K. Doub Elementary, E. Russell Hicks Middle and South Hagerstown High are all over capacity. The county has been forced to resort to the use of Portables for classrooms. If the property were to be rezoned for residential, and Sharpsburg Pike Holdings, LLC would be permitted to build the 2 apartment buildings with a total of 105 apartments and 6 townhomes, the increase in families using the schools could potentially add 250-300 students to an already overburdened system. It would not be in the best interest of the students or the teachers to make the learning environment even

more stressful by adding more students to overcrowded schools.

Thirdly, as a resident of the Cross Creek neighborhood, I am concerned about the proximity of any new housing to our neighborhood property line. The developers of our neighborhood designed walking paths that border the neighborhood rather than sidewalks that would have been with in the neighborhood. The proposed apartment buildings would be feet away from the walking paths and near our homes. I have concerns about increases in foot traffic into our neighborhood, which could invite mischievousness and crime. We have seen increases in destruction of personal property and other attempted break-ins since the addition of the new Walmart. I predict that the addition of 2 multifamily structures in such proximity to our neighborhood would decrease both the quality of life and the real estate value of our homes.

I am thankful for the opportunity to express my opposition to this re-zoning petition. I respectfully ask that you strongly consider denying this petition until adequate support for the infrastructure can be attained and security concerns of the existing residents can be addressed.

Sincerely,
Patricia Kay

Washington County Resident

Site Plan for McKee Solar

Presented is a site plan for McKee Solar Energy Generating system.

The subject site is located north of Hollow Road and south of Weller Road near Hancock. Zoning is Environmental Conservation.

The developer is proposing to construct a two megawatt Solar Energy Generating System on a ten acre portion of a 202 acre parcel. The system will consist of 6,240 440 Watt solar modules mounted to the ground and no more than 9 feet in height. The area will be surrounded by an 8 foot security fence and utilize a lockable gate for access.

Access will be by way of a 40 foot ingress easement connected to Hollow Road.

The developer has a lease agreement with the owner for 20 years with two 10 year extensions for a possible forty years total. The site is designed so that everything can be removed upon lease termination. Also on site will be a PV switchboard & transformer pad.

The Board of Appeals granted a special exception for the establishment of a solar field on December 30, 2020. (AP2020-034)

Forest Conservation requirements will be met by retaining 1.75 acres of existing forest on site.

All needed approvals have been received.



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.....: Mckee Solar
NUMBER.....: SP-21-012

OWNER.....: MCKEE AUSTIN DOUGLAS III
LOCATION.....: North side of Hollow Road near Hancock
DESCRIPTION.....: Site Plan for proposed solar field

ZONING.....: Environmental Conservation
COMP PLAN LU.....: Environmental Conservation
PARCEL.....: 15003871
PLANNING SECTOR.....: 5
ELECTION DISTRICT.....: 15

TYPE.....: Commercial
GROSS ACRES.....: 10.66
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FOX & ASSOCIATES INC
RECEIVED.....: June 9, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: Yes
WATERSHED.....: Potomac River WA Cnty
ENDANGERED SPECIES.....: None
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	Not Fast Track
Parking Spaces - Minimum Required	Recreational Parking Provided	

SCHOOL INFORMATION



Washington County
MARYLAND

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

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Hancock	Hancock	Hancock
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			
PUBLIC FACILITIES INFORMATION			
FIRE DISTRICT.....:	HANCOCK		
AMBULANCE DISTRICT.....:	HANCOCK		
WATER & SEWER INFORMATION			
	WATER	SEWER	
METHOD.....:	No Provider	No Provider	
SERVICE AREA.....:	No Provider	No Provider	
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic	
NEW HYDRANTS.....:			
GALLONS PER DAY SEWAGE...:			
PLANT INFO.....:		None	

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

SGC POWER, LLC

Appellant

*

*

*

*

Appeal No.: AP2020-034

* * * * *

OPINION

SGC Power, LLC (hereinafter "Appellant") requests a special exception to establish a solar energy generating system (SEGS) at the subject property. The subject property is located at 14455 Weller Road, Hancock, Maryland 21750; is owned by Austin Douglas McKee, III; and is zoned Environmental Conservation. The Board held a public hearing on the matter on December 2, 2020.¹

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. The subject property is owned by Austin Douglas McKee, III, and is located at 14455 Weller Road, Hancock, Maryland 21750. The subject property is zoned Environmental Conservation.

2. Appellant presents this special exception request with the authority of Mr.

¹ Due to the COVID-19 pandemic, in-person access and contact for public hearings has been limited, especially in County buildings. The members of the Board of Appeals, counsel, staff, and the Appellant were the only persons physically in attendance for the hearing. All other witnesses and the public at large were permitted to participate by telephone/video. All notices for the hearing provided the information necessary to call in and/or participate remotely and those who wished to participate were encouraged to make written submissions as well.

McKee and as the contract lessor of the subject property.

3. The subject property is located approximately three (3) miles from the Hancock town limits and consists of approximately 202 acres of farmland and wooded lands. The subject property contains an existing dwelling and is actively farmed.

4. Appellant proposes to construct a two (2) megawatt Solar Energy Generating System (SEGS) on a ten (10) acre portion of the subject property.

5. The SEGS system would consist of 6,240 440-watt solar modules mounted to ground and no more than nine (9) feet in height. The area will be surrounded by an agricultural fence and utilize a lockable gate for access.

6. The proposed use does not require water or sewer service, septic, or lighting. It does not emit fumes or noise and does not leach chemicals or other byproducts into the ground.

7. Appellant has a lease agreement with the owner for twenty (20) years with two (2) 10-year extensions for a possible forty (40) years total. The site is designed so that everything can be removed upon lease termination and the ground can be restored to its original condition.

8. Appellant anticipates approximately two (2) visits to the subject property per year for maintenance and inspection, and four (4) to five (5) visits per year for mowing.

9. The closest home to the subject property is approximately 1,020 feet away.

10. There was no opposition presented to this appeal.

Rationale

Section 28A of the Zoning Ordinance defines a solar energy generating system (SEGS) as "a grid tie solar facility consisting of multiple solar arrays whose primary

purpose is to generate electricity for distribution and/or sale into the public utility grid and not for onsite consumption. The testimony and evidence presented by Appellant clearly demonstrate that the proposed use meets the definition of a solar energy generating system pursuant to the Zoning Ordinance. Solar energy generating systems are permitted as a special exception in the Environmental Conservation zoning district, wherein the subject property is located.

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Zoning Ordinance for Washington County, Maryland. A special exception is defined as "a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood." Article 28A. In the instant case, the Board is called upon to consider a request to establish a solar energy generating system (SEGS) on farm property in the Environmental Conservation zoning district.

The subject property appears to be ideal for the proposed solar energy generating system. The property is isolated with considerable forest and vegetation and is significant distance from any neighboring homes or residents. The nature of the system is that it does not emit any odors, gas, dust, or noise, and does not produce any by-products that could be offensive to neighboring properties. The construction is only temporary, for the term of the lease, and will not disturb the existing vegetation or result in the cutting of any trees. There is nothing unique about the subject property or the surrounding properties that would produce more adverse effects at this location as opposed to somewhere else in the zone. Although minimal, any impact on surrounding properties is mitigated by the isolated location and natural characteristics of the property. The construction of a solar energy generating system (SEGS) at the subject property will have no greater "adverse effects above and beyond those inherently associated with such

a special exception use irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 15 (1981). For all these reasons, we conclude that this appeal meets the criteria for a special exception and is secures public safety and welfare and upholds the spirit of the Ordinance.

Accordingly, the request for a special exception to establish a solar energy generating system (SEGS) at the subject property is GRANTED, by a vote of 5-0.

BOARD OF APPEALS

By: Paul Fulk, Chair

Date Issued: December 30, 2020

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.

STORMWATER MANAGEMENT NARRATIVE

AS DEMONSTRATED IN THE ACCOMPANYING COMPUTATION PACKAGE, THE SITE CURVE NUMBER WILL NOT CHANGE BASED ON THE RELATIVELY SMALL AMOUNT (0.29 AC.) OF PROPOSED IMPERVIOUS COVER. THEREFORE, SWM QUANTITY CONTROL WILL NOT BE REQUIRED. STORMWATER QUALITY WILL BE ADDRESSED BY USE OF THE DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT, SHEET FLOW TO CONSERVATION CREDIT AND IMPERVIOUS AREA REDUCTION. THE IMPERVIOUS AREA REDUCTION WILL BE ACHIEVED BY LEAVING THE AISLES BETWEEN AND AROUND THE PANELS AS GRASS.

NOTE: THIS PROPOSED SITE PLAN IS FOR THE CONSTRUCTION OF A PROPOSED SOLAR ENERGY GENERATION SYSTEM (SEGS) ON THE LANDS OF AUSTIN DOUGLAS MCKEE III. THE NEW SOLAR ARRAYS WILL BE POLE MOUNTED WITH THE ONLY PROPOSED IMPERVIOUS BEING THE SUPPORT I-BEAMS, EQUIPMENT PADS AND GRAVEL DRIVEWAY.

SITE DATA

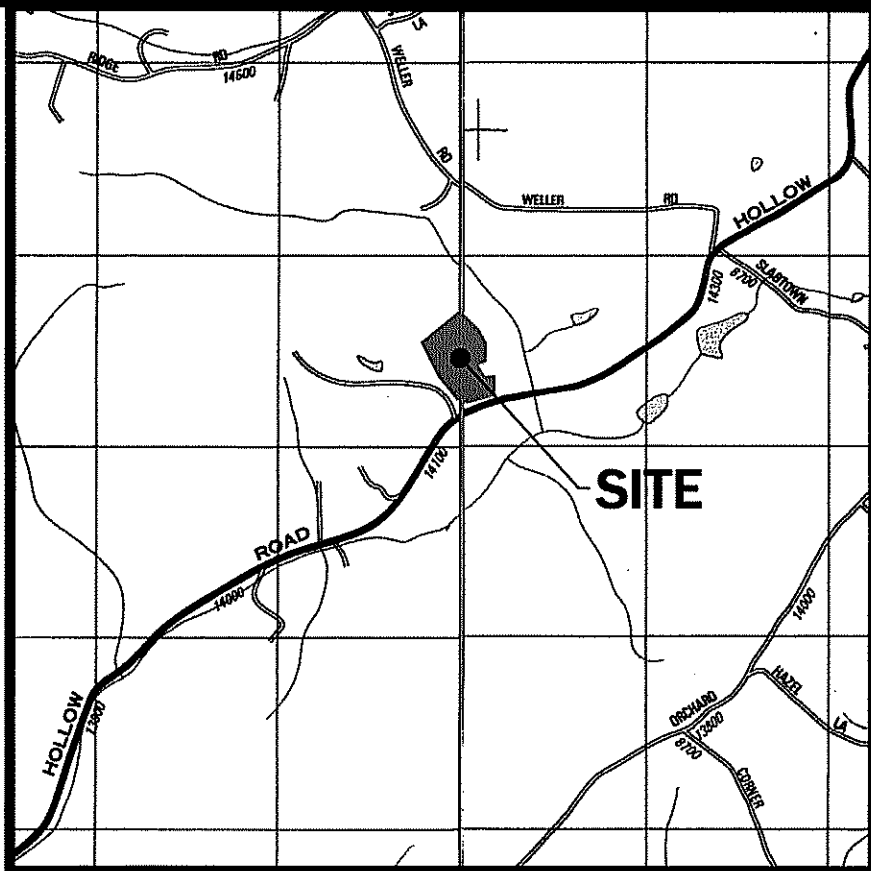
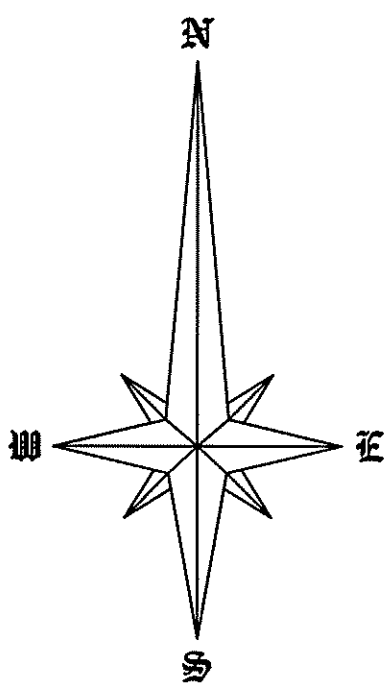
TAX MAP/PARCEL	5/14
ELECTION DISTRICT	15
ZONING	"EC", ENVIRONMENTAL CONSERVATION
WATERSHED	UPPER POTOMAC RIVER (02140501)
PARCEL ACREAGE PER DEED	202.09 AC.
EXISTING USAGE	AGRICULTURE (PASTURE)
PROPOSED USAGE	2 MEGAWATT SOLAR ENERGY GENERATING SYSTEM (S.E.G.S.)
AREA OF PROPOSED S.E.G.S.	10.66 AC.
EXISTING IMPERVIOUS AREA	
GRAVEL DRIVE	1,520 Sq. Ft. = 0.03 AC. = 0.3%
PROPOSED IMPERVIOUS AREA	
GRAVEL DRIVE	12,825 Sq. Ft.
CONCRETE EQUIPMENT PADS	317 Sq. Ft.
SUPPORT POLES	14 Sq. Ft.
	13,158 Sq. Ft. = 0.30 Acres = 2.8% (INCREASE OF 2.5%)
SOLID WASTE STORAGE & DISPOSAL	N/A
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE	NONE
PROJECTED EMISSIONS	NONE

SITE PLAN
McKEE SOLAR

14150 HOLLOW ROAD (ADDRESS FOR 911 RESPONSE ONLY)

ELECTION DISTRICT 15

WASHINGTON COUNTY, MARYLAND



ADC MAP 4; GRID K7
ADC MAP 5; GRID A7

VICINITY MAP
SCALE: 1" = 2,000'
TAX MAP 5
PARCEL 14
COPYRIGHT AND THE MAP PEOPLE PERMIT USE NUMBER 21004221

AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION	MARK BRADSHAW (240) 313-2600
COUNTY DEPT. OF WATER QUALITY	ED WIDHAWAN (301) 739-8577 X 653
CITY UTILITIES DEPT. WATER & SEWER DIV.	POTOMAC EDISON (301) 582-2271
WASH. CO. SCD	DENISE PRICE (301) 797-6821 X 3
AMTETRAM CABLE	KEN BUCKLER (301) 797-1835
VERIZON	JULIE LUDWIG (301) 790-7135
COLUMBIA GAS	VONDA GRIFFIN (800) 440-6111

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.188 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 665 C.Y. OF EXCAVATION AND 665 C.Y. OF FILL.

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

GORDON POFFENBERGER, P.E. LICENSE No. 27053 EXPIRATION DATE 1/25/22

UTILITY NOTIFICATION

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT: PHONE No. 1-800-257-7777.

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.02, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

9/2/21 DATE 27053 REG. NO. Signature

OWNER/DEVELOPER CERTIFICATION - DPW

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3)

DATE PRINTED NAME SIGNATURE

OWNER/DEVELOPER CERTIFICATION - SCD

I/WE CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

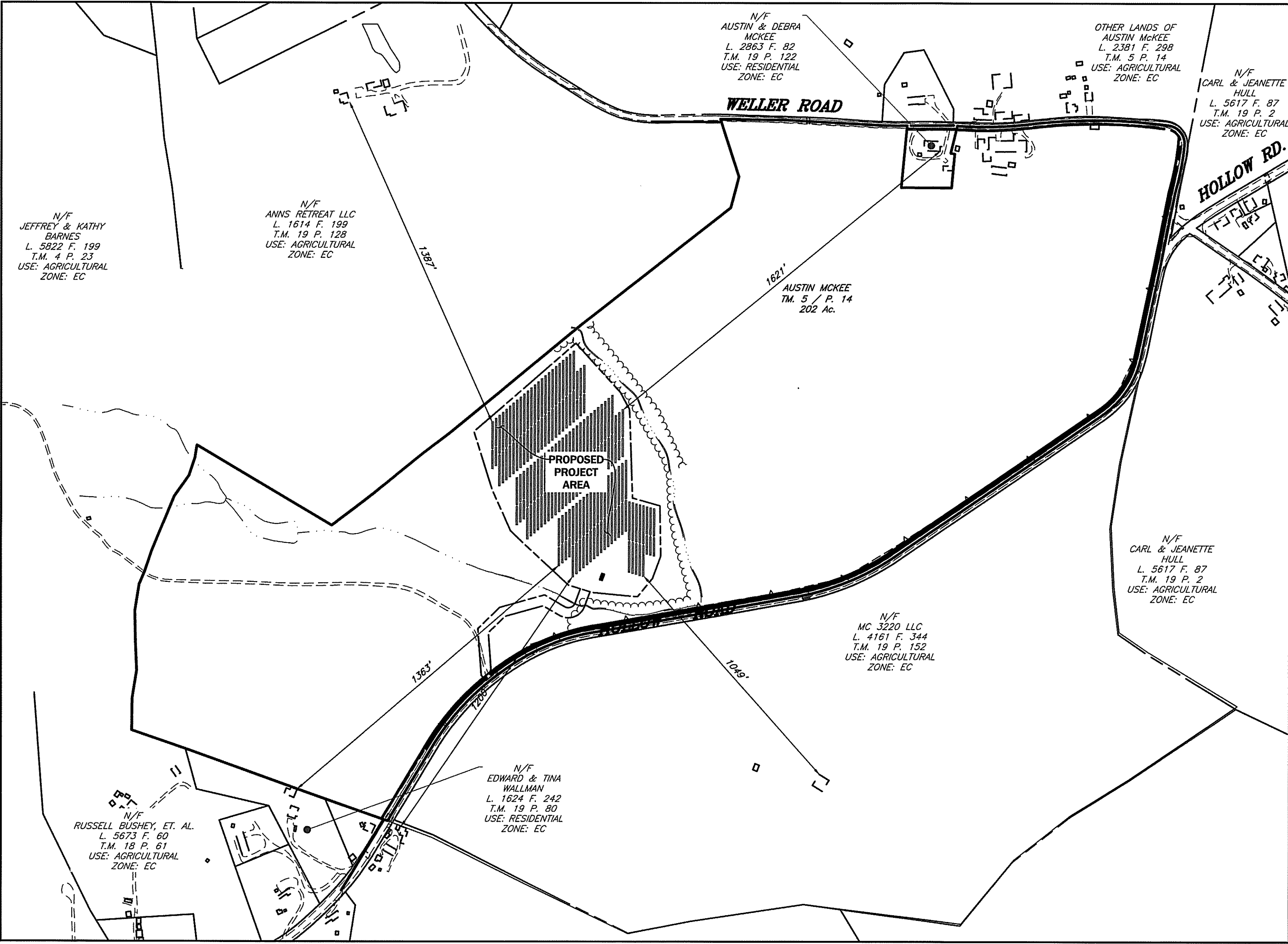
DATE PRINTED NAME SIGNATURE

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

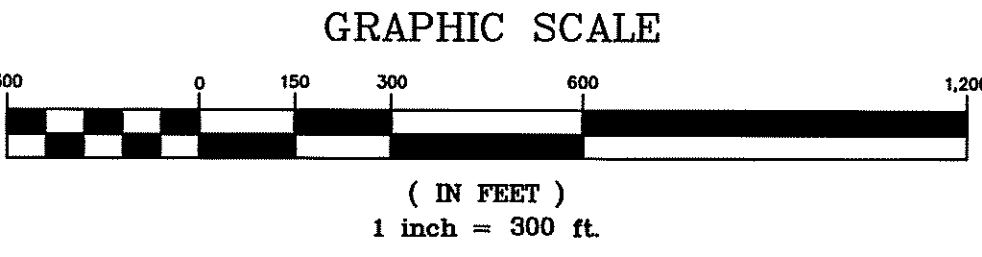
BY: _____
DATE: _____
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

APPROVED
WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

SIGNATURE _____ DATE: _____



LOCATION MAP
SCALE: 1" = 300'



LEGEND

- EXIST. TREE LINE
- EXIST. FENCELINE
- SOIL LINE
- EXISTING STREAM
- SOIL TYPE
- EXIST. STORM DRAIN
- EXIST. GRAVEL LANE
- ADJOINING PROPERTY LINE
- PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. OVERHEAD WIRING
- BENCHMARK

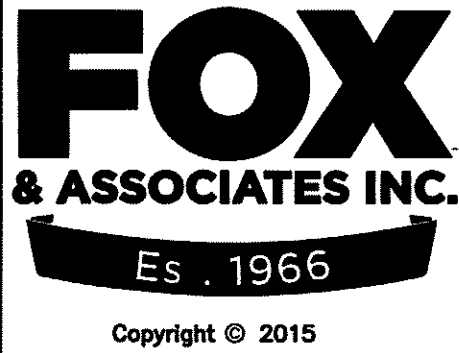
SENSITIVE AREA NOTICE

THE STREAM BUFFERS SHOWN ON HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, ARTICLE IV, SECTION 408. 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 DESIGNATED 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.

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009



INDEX OF SHEETS

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OWNER
AUSTIN DOUGLAS MCKEE III
14488 WELLES ROAD
HANCOCK, MD 21730

DEVELOPER
BEAR ONE, LLC
6865 DEERPATH ROAD, SUITE 330
ELK RIDGE, MD 21075
(410) 709-4887
ATTN: STEVE NELSON

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION)						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)
NON-ROOFTOP DISCONNECTION		10.66	0.30	0.07	0.07	1.0"
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)						
TYPE	NO.	DA TO STRUCTURE (AC)	IMPERVIOUS DA TO STRUCTURE (AC)	WQv (AC-FT)	ESDv (AC-FT)	PE ADDRESSED (IN)



LEGEND

- PROPOSED LIMITS OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE (MBSL)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING 2X CONTOUR
- EXISTING 10X CONTOUR
- TREE COVER
- SOIL TYPE & BOUNDARY
- EXISTING FENCELINE

- AREAS OF STEEP SLOPES BETWEEN 25% & GREATER
- WETLAND AREA
- WETLAND/STREAM BUFFER
- CREP EASEMENT PER MISC. PLAT NO. 816

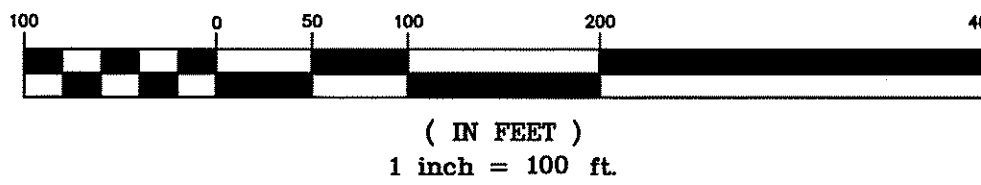
GENERAL NOTES

- TAX MAP 5, GRID 19, PARCEL 14
- ELECTION DISTRICT 15
- MARYLAND WATERSHED: UPPER POTOMAC RIVER (02140501)
- PROPOSED AREA OF SOLAR FARM = 10.66 AC.
- THE SITE IS ZONED "EC" - ENVIRONMENTAL CONSERVATION DISTRICT.
- MINIMUM BUILDING SETBACK LINES ARE FRONT 50 ft. SIDE 50 ft. REAR 50 ft.
- PROPERTY LINE SHOWN PER ALTA/NSPS LAND TITLE SURVEY BY FOX AND ASSOCIATES, INC. DATED DECEMBER 2020.
- TOPOGRAPHY SHOWN IS FROM TOPOGRAPHIC SURVEY PERFORMED BY FOX AND ASSOCIATES, INC. AND SUPPLEMENTED BY AERIAL PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY GIS DEPARTMENT.
- THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY ANY WETLAND HABITATS WITHIN THE AOI AT THE SITE, HOWEVER, JURISDICTIONAL WATERS OF THE U.S., AND/OR WATERS OF THE STATE OF MARYLAND, INCLUDING WETLANDS, SHOWN HEREON WERE DELINEATED AND FLAGGED AS PART OF A WETLANDS DELINEATION STUDY BY TRIAD ENGINEERING, INC. AND SUBSEQUENTLY LOCATED AS PART OF A FIELD-RUN SURVEY BY FOX & ASSOCIATES, INC. IN NOVEMBER 2020.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (OFIRM) 24043C00750 EFFECTIVE DATE 8/13/17 THERE ARE NO FLOODPLAINS WITHIN THE AOI AT THE SITE.
- THE WASHINGTON COUNTY SOIL SURVEY, MAPS 5 & 19, ISSUED 2002, IDENTIFIES ONE THREE DOT INTERMITTENT STREAM ON THE SUBJECT SITE AND ONE JUST THE WEST OF THE SUBJECT SITE. BOTH ARE ALSO SHOWN ON USGS QUAD MAP CHERRY RUN, WV, MD, PA AND HAD FLOW AT TIME OF SURVEY AND WOULD REQUIRE STREAM BUFFERS. THERE IS ALSO A SPRINGHEAD SHOWN WITH FLOW AT TIME OF SURVEY WHICH WOULD REQUIRE A STREAM BUFFER PER WASHINGTON COUNTY SOIL SURVEY CRITERIA. JURISDICTIONAL WATERS OF THE U.S., AND/OR WATERS OF THE STATE OF MARYLAND, INCLUDING WETLANDS, SHOWN HEREON WERE DELINEATED AND FLAGGED AS PART OF A WETLANDS DELINEATION STUDY BY TRIAD ENGINEERING, INC. AND SUBSEQUENTLY LOCATED AS PART OF A FIELD-RUN SURVEY BY FOX & ASSOCIATES, INC. IN NOVEMBER 2020.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL PLANNING AREAS SUCH AS THE UPPER BEAVER CREEK BASIN AND BEAVER CREEK (ALBERT M. POWELL) TROUT HATCHERY OR THE WATERSHED BOUNDARIES OF THE EDMONTON OR SMITHSBURG RESERVOIRS.
- THE SITE IS NOT LOCATED WITHIN THE ANTIETAM PARK OR THE ANTIETAM BATTLEFIELD OVERLAY.
- THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF THE APPALACHIAN TRAIL CORRIDOR.
- THERE ARE NO LISTED HYDRIC SOIL TYPES AT THE SITE.
- THERE ARE NO PRIME FARMLAND SOIL TYPES AT THE SITE.
- THERE IS A SMALL AREA OF STEEP SLOPES GREATER THAN 25% (ON AREAS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET) WITHIN THE PROPOSED LIMITS OF DISTURBANCE. IMPACTS INTO THE STEEP SLOPE HAVE BEEN KEPT TO A MINIMUM.
- THERE ARE NO SLOPES OF 15% OR GREATER WHERE THE SOIL ERODIBILITY COEFFICIENT OR K FACTOR IS 0.35 OR GREATER WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
- WATER AND SEWER SERVICE WILL NOT BE REQUIRED FOR THE PROPOSED USAGE. SITE IS NOT SERVED BY PUBLIC WATER OR SEWER.
- FOREST CONSERVATION REQUIREMENTS WILL BE MET BY ON-SITE RETENTION AREAS. REFERENCE IS MADE TO APPROVED FOREST STAND DELINEATION PLAN FS-21-002, APPROVED ON FEB. 18, 2021. SEE RECORDED MISC. PLAT NO.
- THIS PROJECT IS A PROPOSED 2 MEGAWATT SOLAR PROJECT. REFERENCE IS MADE TO BOARD OF ZONING APPEALS CASE NUMBER AP2020-034 WHICH GRANTED A SPECIAL EXCEPTION TO ESTABLISH A SOLAR ENERGY GENERATING SYSTEM (S.E.G.S.) ON THIS PROPERTY. DATE OF HEARING 12-2-2020.
- 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.
- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE LOT/PARCEL OWNER.

SOIL TYPES ON SITE

SYMBOL	DESCRIPTION	% OF SITE
SsA	BERKS CHANNERY SILT LOAM 3 TO 8 PERCENT SLOPES	31.9%
BeC	BERKS CHANNERY SILT LOAM 8 TO 15 PERCENT SLOPES	13.2%
Ph	CLEARBROOK CHANNERY SILT LOAM 0 TO 8 PERCENT SLOPES	50.9%
	PHILO GRAVELLY SANDY LOAM	100.0%

GRAPHIC SCALE



LINE	BEARING	SLOPE	DIST
L1	N 82°55'43" W	59.31'	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	274.71'	2784.79'	53°25'55"	S 80°06'45" E	274.80'	137.47'
C2	283.08'	1959.08'	6°34'02"	N 78°38'41" W	282.81'	146.82'
C3	337.95'	1465.89'	13°12'33"	N 68°28'00" W	337.20'	168.73'

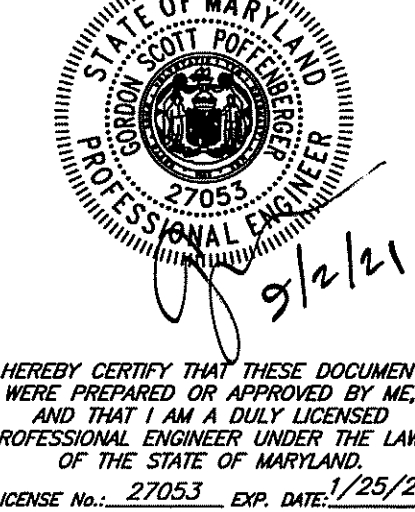


FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301) 335-8503
FAX: (301) 335-1653
Email: foxasso@foxassocdatainc.com

PROJECT NO. 20-31658
DRAWING NO. D-6674
DATE: APRIL 2021
DRAWN BY: RLB
CHECKED BY: GSP

EXISTING CONDITIONS PLAN
PROPOSED SOLAR FARM
McKEE PROPERTY
SITUATE ALONG THE NORTH SIDE OF HOLLOW ROAD
ELECTION DISTRICT 15
WASHINGTON COUNTY, MARYLAND

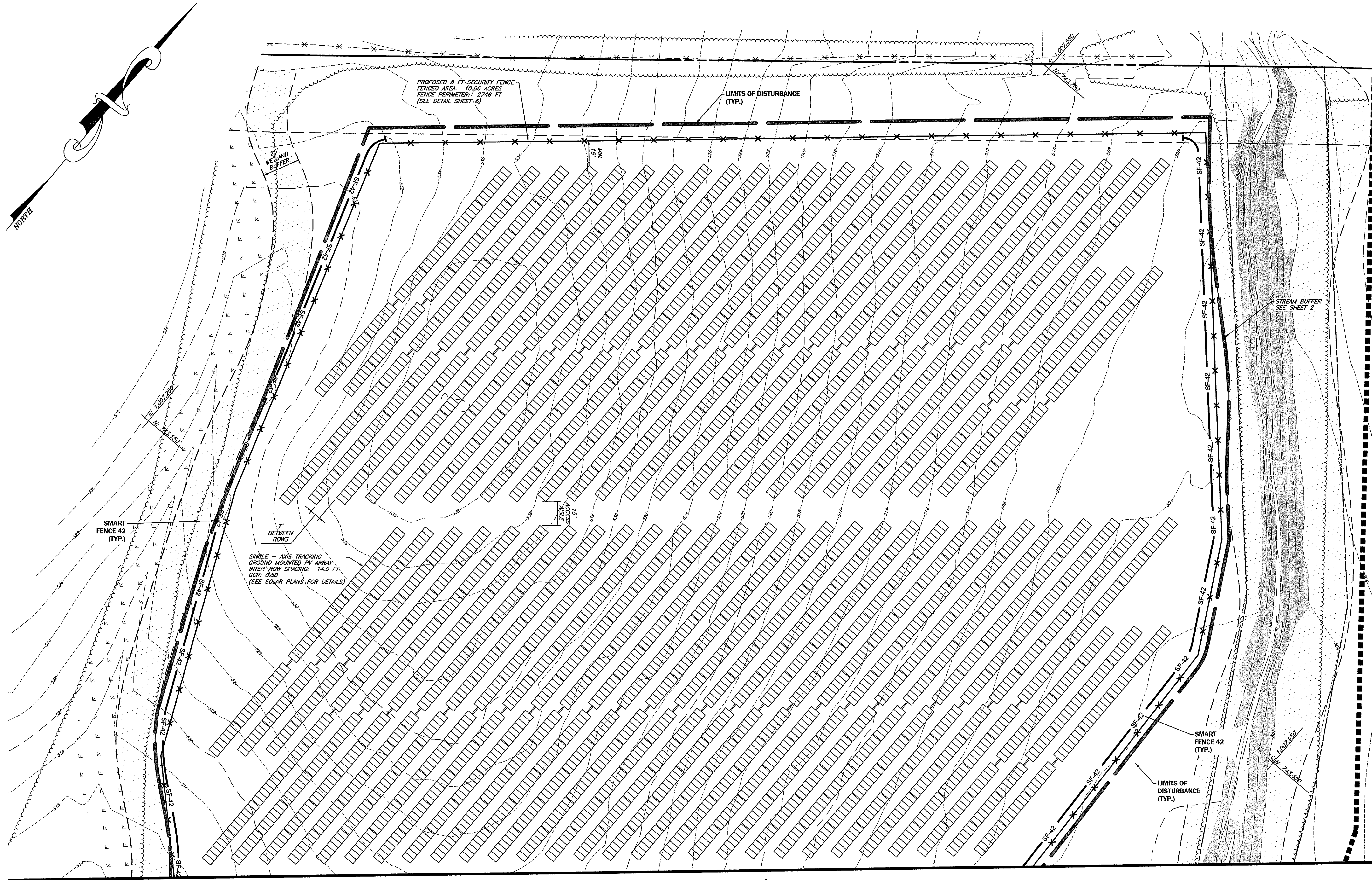
SCALE: 1"=100'



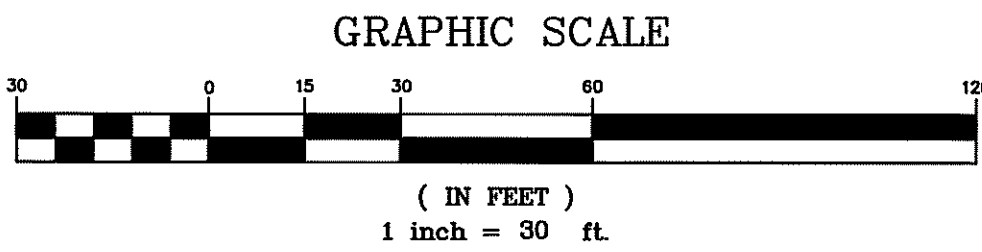
PROJECT NO. 20-31658
DRAWING NO. D-6674
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SHEET 2 OF 2

SP-21-012



MATCHLINE - SEE SHEET 4



FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

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PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
Email: foxassoc@foxassoc.com
www.foxassoc.com

SITE PLAN & SEDIMENT CONTROL PLAN

PROPOSED SOLAR FARM

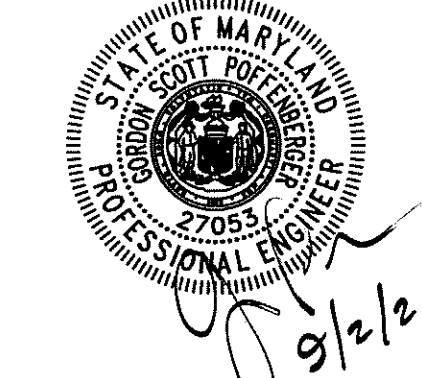
McKEE PROPERTY

SITUATE ALONG THE NORTH SIDE OF HOLLOW ROAD

ELECTION DISTRICT 15

WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 30'



I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 1/25/22

PROJECT NO. 20-31658
DRAWING NO. D-6674
DATE: APRIL 2021
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 5 OF 7

SP-21-012

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", SECTION B - GRADING AND STABILIZATION" AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AGENCY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY), UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
 - a) THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
 - b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. (AS APPLICABLE)
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.

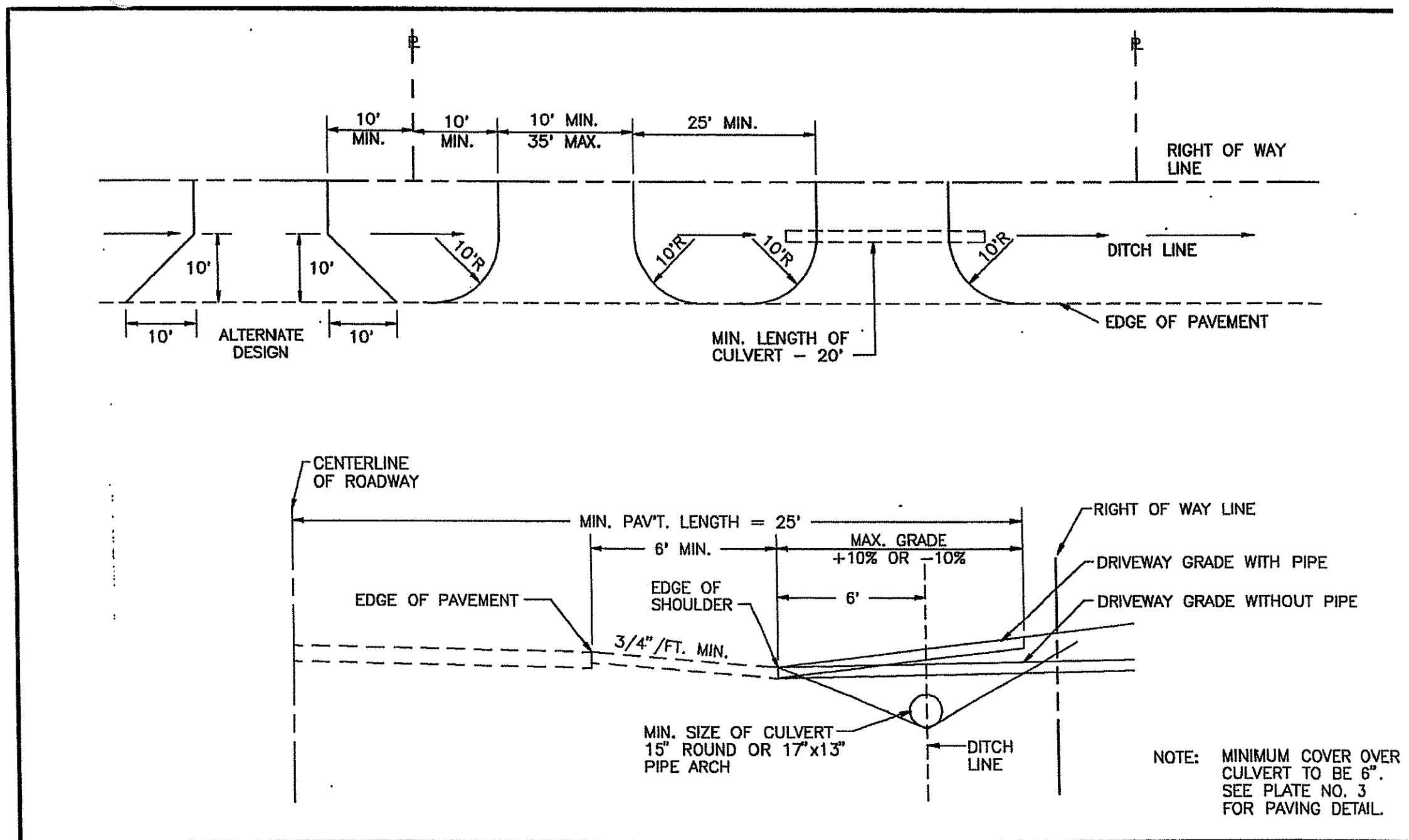
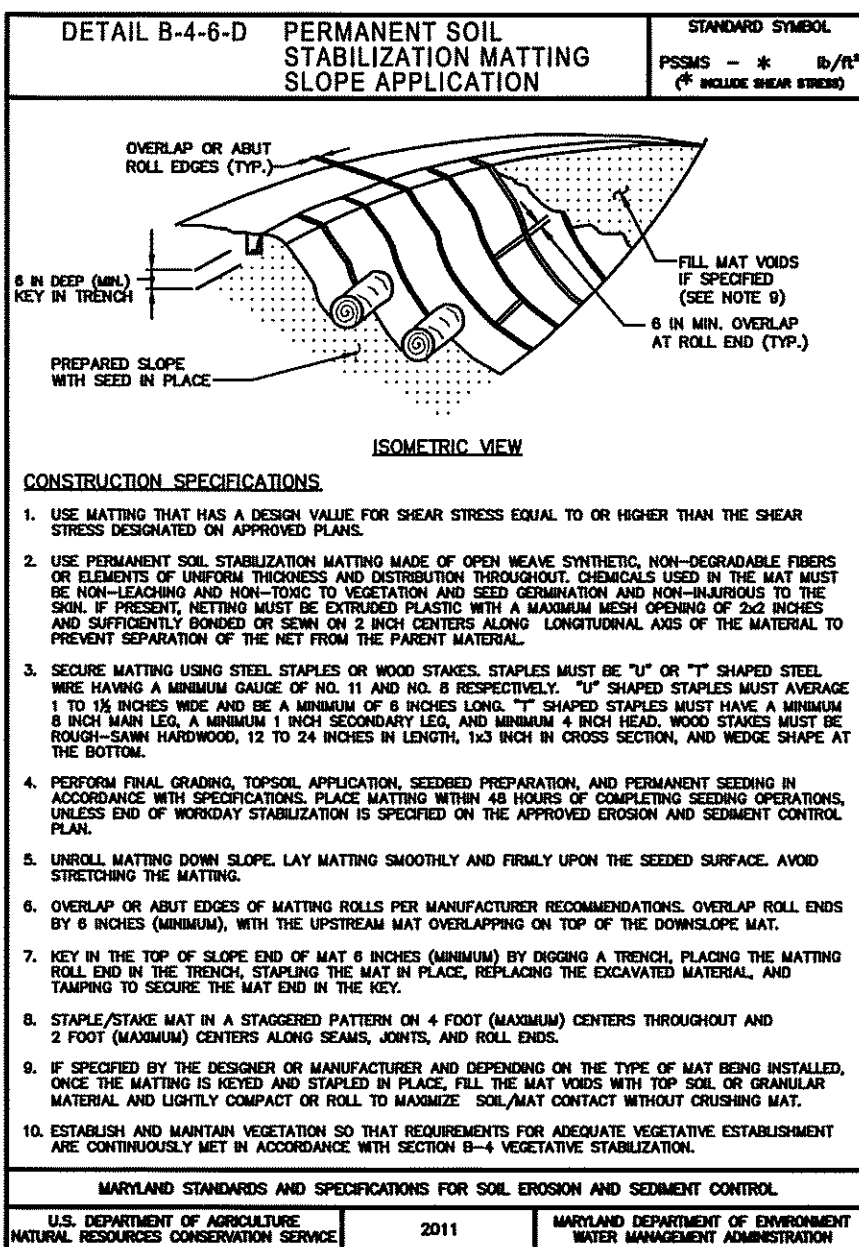
- A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, N.P.D.E.S. PERMIT NUMBER MDSC, STATE DISCHARGE PERMIT NUMBER 14GP, OR AN INDIVIDUAL PERMIT.
- B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – N.O.I.), APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.
- C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'s) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD INSPECTION FORM", "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY" OR MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT – NOTICE OF INTENT – N.O.I.).
- D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SIGHT FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM THE CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT AREA ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT – NOTICE OF TERMINATION – N.O.T.


SEED MIXTURE (HARDINESS ZONE 6A) FROM TABLE B.3					FERTILIZER RATE (10-20-20)			LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P205	K2O	
6	TALL FESCUE WHITE CLOVER PERENNIAL RYE GRASS	40 8 25	3/15 - 5/31 8/1 - 9/30	1/4 - 1/2"	45 LB/AC (1.0 LB/1000 S.F.)	90 LB/AC (2.0 LB/1000 S.F.)	90 LB/AC (2.0 LB/1000 S.F.)	2 TONS/AC (80 LB/1000 S.F.)

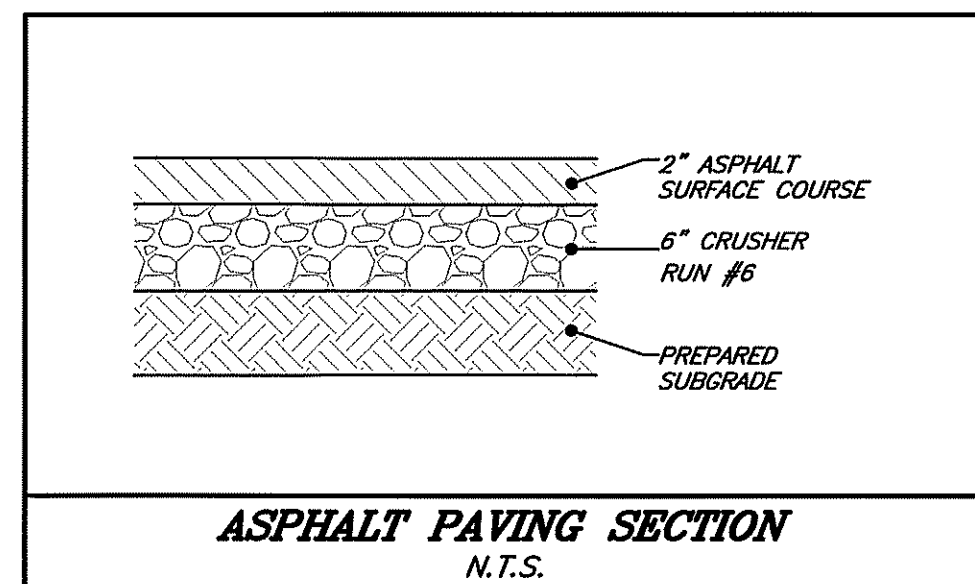
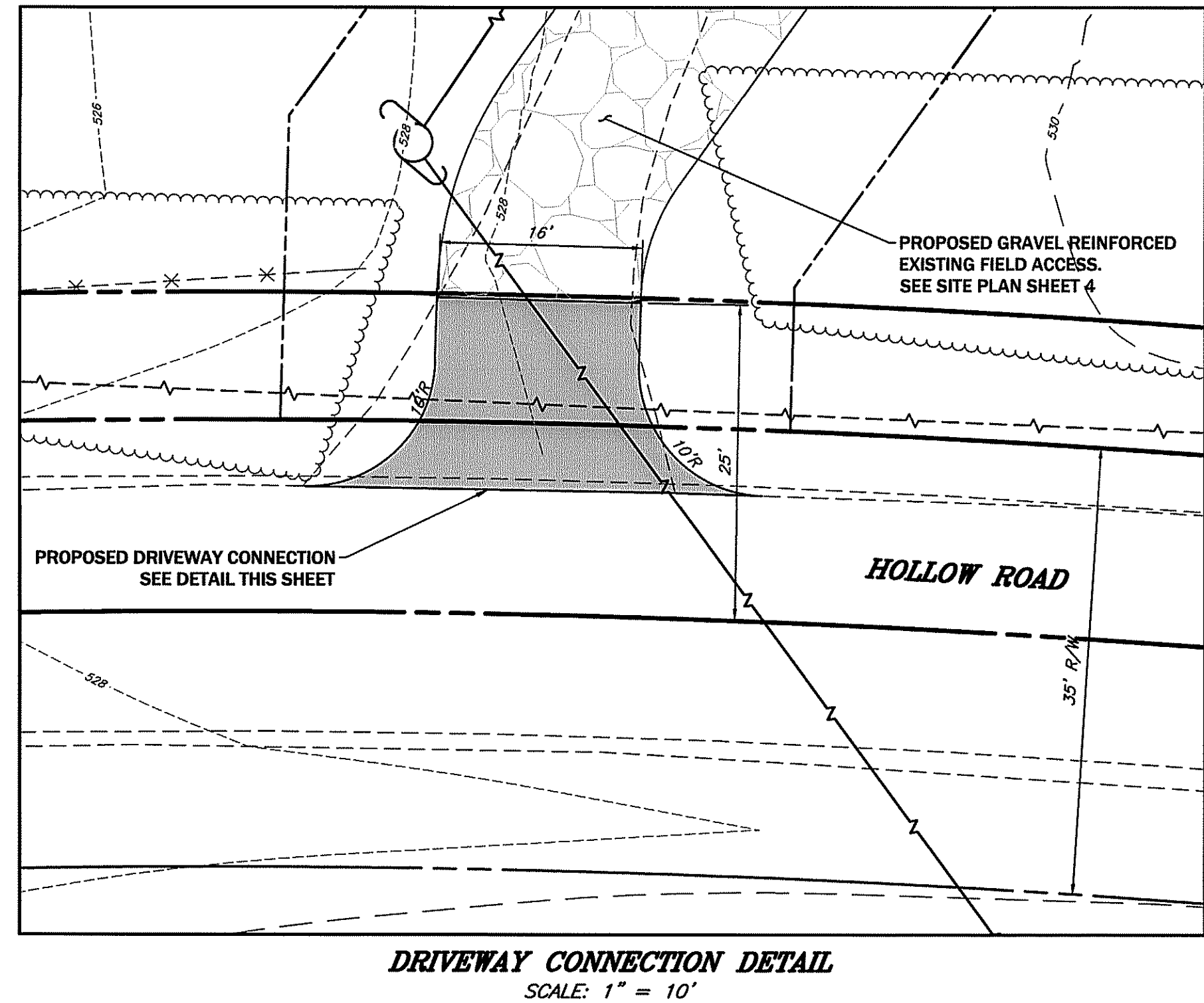
PERMANENT SEEDING SHALL COMPLY WITH
SECTION B-4-5 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL

SEED MIXTURE (HARDINESS ZONE 6A) FROM TABLE B.1				FERTILIZER RATE (10-20-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES SEEDING DEPTHS		
2	BARLEY (HORDEUM VULGARE)	96	3/15 - 5/31 8/1 - 9/30 1.0"	436 LBS./AC. (10 LBS./1000 S.F.)	2 TONS/AC. (80 LBS./1000 S.F.)

TEMPERARY SEEDINGS SHALL COMPLY WITH
SECTION B-4-4 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL

[illegible]

 <div> <div>DIVISION OF PUBLIC WORKS</div> <div>WASHINGTON COUNTY, MARYLAND</div> <div>ENGINEERING DEPARTMENT</div> <div> <div>Washington County Administration Building</div> <div>100 West Washington Street, Room 354, Hagerstown, MD 21740</div> <div>Phone: (301) 761-3133 Fax: (301) 761-3163</div> </div> </div>	<div>REVISIONS</div> <div>JANUARY 1996</div>	<div>DRIVEWAY CONNECTION</div> <div> <div>STD. PLATE NO. DPW-005</div> </div>



1. CONTACT WASHINGTON COUNTY DPW DIVISION OF ENGINEERING & CONSTRUCTION 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (240) 313-2400 TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. NOTIFY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION AT (301) 797- 6821 EXT. 3 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
CLEAR AND GRUB AS NECESSARY FOR PERIMETER SEDIMENT CONTROL INSTALLATION AND INSTALL PERIMETER CONTROLS, ANY SPOIL AND / OR BORROW MUST BE REMOVED FROM OR TO A SITE THAT HAS A CURRENT AND APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
5. CONSTRUCT GRAVEL ACCESS DRIVE AS SHOWN ON PLAN.
6. WHEN CONSTRUCTING GRAVEL ACCESS DRIVE THROUGH THE AREA OF EXISTING STEEP SLOPE/HIGHLY ERODIBLE SOILS (AS DELINEATED ON PLAN) SOIL STABILIZATION MATTING SHALL BE INSTALLED PER MD. STANDARD B-4-6-D AS SOON AS THE SLOPE IS BROUGHT TO FINAL GRADE.
7. BEGIN SUPPORT POST INSTALLATION FOR SOLAR PANELS.
8. INSTALL CONCRETE PADS FOR INVERTERS AND TRANSFORMER.
9. INSTALL CABLE RUNS FROM INVERTERS TO TRANSFORMER.
10. ALL TRENCHING OPERATIONS SHALL BE BACKFILLED AS THE UTILITY IS INSTALLED AND SHALL NOT BE LEFT OPEN AT THE END OF EACH DAY.
11. INSTALL SECURITY FENCE AS SHOWN.
12. CONTACT THE SOIL CONSERVATION DISTRICT AT 301-797-6821 EXT. 3 AND WASHINGTON COUNTY DPW DIVISION OF ENGINEERING & CONSTRUCTION AT 240-313-2400 TO PERFORM A CLOSE-OUT INSPECTION WHEN THE SITE IS AT LEAST 95% STABILIZED.
13. WITH PERMISSION FROM SOIL CONSERVATION DISTRICT, REMOVE PERIMETER SEDIMENT CONTROL MEASURES AND STABILIZE AREAS DISTURBED BY THEIR REMOVAL.

SMARTfence® 42

SMARTfence

HIGH-TENSILE / HIGH-MODULUS WOVEN GEOTEXTILE SEDIMENT FENCE

SMARTfence 42 is a heavy-duty, high-tensile/
high-modulus, woven geotextile sediment
fence. Designed using a value engineering
approach, it is equivalent in strength and
stiffness to that of wire or chain-link backed
silt fence for less money, significantly lower
carbon emissions and less material waste.

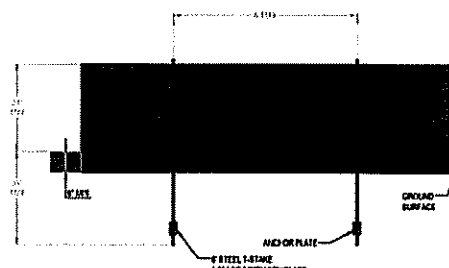

This woven geotextile fence is specifically
designed and fabricated to withstand high
tensile stresses and to prevent excessive
material elongation and strain. It is built to
resist fence deflection and overturning from
forces associated with excessive backward
depths, debris flows and overtopping.

SMARTfence 42 is a 100% American made
product.


NTEP Compliant | GTX-2018-01-187

ADVANTAGES:

- No wire or chain-link backing necessary
- High-tensile / high-modulus - able to resist fence deflection and failure
- Reduced labor costs



For more information about Sediment and Perimeter Control, contact Brock Sales at 202.446.3078.
email: info@agfinc.com



AGF
INCORPORATED

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

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FAX: (301)283-6009

www.foxandassociates.com
Email: fox@foxandassociates.com

**PROPOSED SOLAR FARM
McKEE PROPERTY**
SITUATE ALONG THE NORTH SIDE OF HOLLOW ROAD
ELECTION DISTRICT 15
WASHINGTON COUNTY, MARYLAND

STATE OF MARYLAND
BOARD OF PROFESSIONAL ENGINEERS
27053
PROFESSIONAL ENGINEER

[Signature] 9/26/21

HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAW
OF THE STATE OF MARYLAND.

LICENSE NO.: 27053 EXP. DATE: 1/25/22

PROJECT NO. 20-31658

DRAWING NO. D-6674

DATE: APRIL 2021

DRAWN BY: RLB

CHECKED BY: GSP

Fire Prevention and Vegetation Management Plan for
14455 Weller Rd Solar Project
Revision: June 25, 2021

Site Installation

Site installation activities shall support the long-term management of vegetation to minimize fire risk.

Within and surrounding the array field (inside of fenced area), the Project Owner shall limit or eliminate:

- Trees and bushes;
- Bushhog/mow existing grasses and bushes close to grade; and
- Remove remaining deadwood fallen limb fuel

Prior to construction, site preparation will include removal of trees and shrubs and mowing of existing grassy vegetation. After construction activities have been completed broadcasting of seed over existing vegetation of the site will take place and the seeding will germinate naturally. When selecting over-seed for the site, the Project Owner shall consider species with a lower fire risk having the following characteristics such as:

- 40% Rye
- 30% Red Fescue
- 20% White Clover
- 10% Alsike Clover

Provide appropriate on-site signage per NFPA:

- Marking is needed to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. This can facilitate identifying energized electrical lines that connect the solar modules to the inverter, as these should not be cut.
- Materials used for marking should be weather resistant. Use UL 969 as standard to weather rating (UL listing of markings is not required).
- Vinyl signs need to meet UL969 requirements while plastic and metal engraved signs do not need to meet the UL standard.

Sign Requirements:
Marking content: "CAUTION SOLAR CIRCUIT" or
"WARNING: PHOTOVOLTAIC POWER SOURCE"

Inspection Requirements:

The fire season occurs primarily in spring and fall. At a minimum, thorough site inspections must be performed semiannually prior to the fire seasons. Inspections shall look for:

- Dry brush, grasses, or other foliage;
- Dead trees or shrubs;
- Dead branches, limbs, or leaves;
- Debris (grass cuttings, leaves, pine needles, pine cones, or other ground litter) piles;
- Adequate separation between tree branches and shrubs (approximately 3x shrub height);

Confidential

I hereby certify that Bear One, LLC or any assignment will adhere to this Fire Prevention and Vegetation Management Plan for the duration of the company's ownership of the solar array located at 14455 Weller Rd, Hancock, MD 21750.

Signature: _____

Print: _____

Title: _____

Company: _____

Confidential

Bibliography

Bardon, R. (2001). North Carolina State University Cooperative Extension. Retrieved 08 2018, from Minimizing Wildfire Risk: <https://content.ces.ncsu.edu/minimizing-wildfire-risk-a-forest-landowners-guide>

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Brooks, B. (2014). Solar PV Safety for the Fire Service. Retrieved 08 2018, from California Dept. of Forestry and Fire Protection: <https://www.nfpa.org/-/media/Files/News-and-Research/proceedings/PhotoVoltaicBrooks.ashx?la=en>

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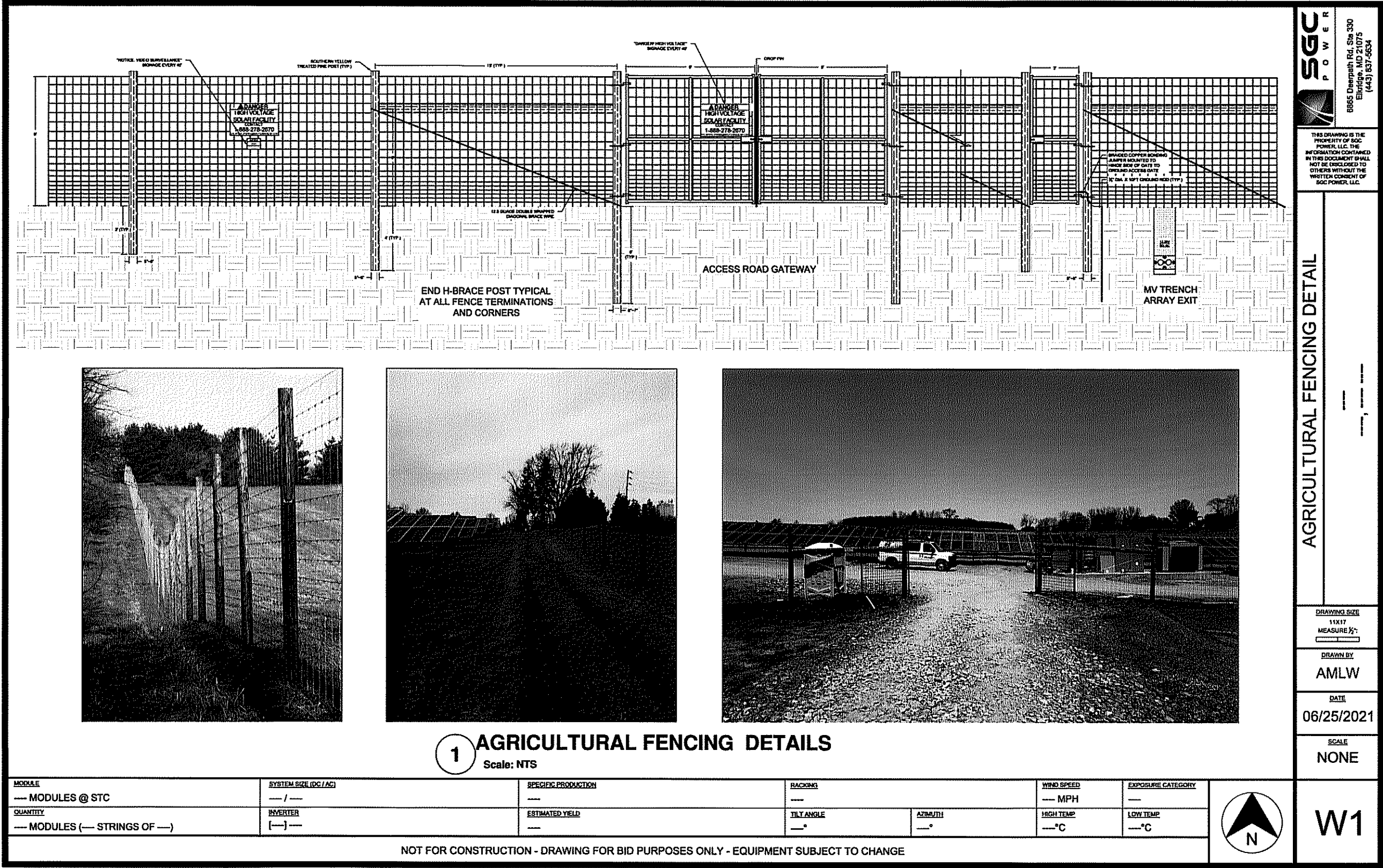
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Confidential

Confidential



- Dense vegetation that needs thinning;
- Tall grass, brush, or plantings that need cutting;
- Visually inspect wiring and electrical conduits for exposed wires, broken insulation, fraying, and indications of wear or rodent damage; and
- Ensure that electrical panel boxes have clear access, are free of surrounding vegetation.

Project Owner Maintenance to Reduce Fire Risk

At all times, the site shall be kept free of all dead vegetation and flammable debris.

Regular maintenance at the site, both in and outside the array field (fence line) is required no less than once per month. Site maintenance shall include, at a minimum:

- Keep all grasses and brush mowed short.
- Ensure that ground covers are green during the fire seasons, removing any dry or dead vegetation as necessary.
- Cut dead grasses and foliage to the ground once the growing season has past.

Response to Equipment Fires:

Although extremely rare, fire safety concerns of solar array equipment include:

- The solar panels themselves causing a fire;
- The ability for firefighters to combat a fire within the array may require additional firefighter training; and
- The safety of firefighters when responding to a fire involving a solar array.

In the event of an equipment fire within the solar array, at a minimum, responders should always maintain safe operations around the PV system and protect themselves by:

- Isolating (shut down) the system to the degree possible;
- Stay a safe distance from areas of the damaged system; and

In the event of a fire within the solar array, all non-emergency personal shall immediately exit the facility and contact the appropriate emergency response agency.

Fire fighter training sources:

- Fire Service Training, Underwriter's Laboratory
- Firefighter Safety and Response for Solar Power Systems, National Fire Protection Research Foundation
- Bridging the Gap: Fire Safety & Green Buildings, National Association of State Fire Marshalls
- Guidelines for Fire Safety Elements of Solar Photovoltaic Systems, Orange County Fire Chiefs Association
- Solar Photovoltaic Installation Guidelines, California Department of Forestry & Fire Protection, Office of the State Fire Marshall
- PV Safety & Firefighting, Matthew Paiss, Homepower Magazine



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82 NORMANS MILL COURT
SUITE 'C'
FREDERICK, MD, 21701
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
www.foxassoc.com
Email: foxassoc@foxassoc.com

www.foxassoc.com

www.foxassoc.com

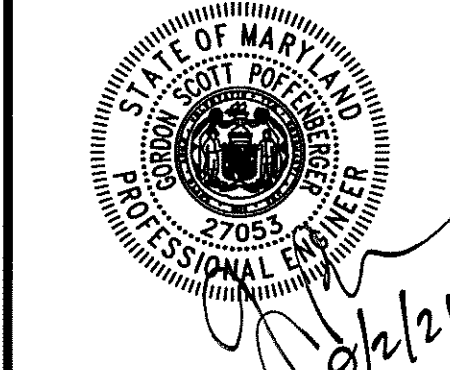
DRAWN BY

REVISION

DATE

SITE NOTES AND DETAILS
PROPOSED SOLAR FARM
McKEE PROPERTY
SITUATE ALONG THE NORTH SIDE OF HOLLOW ROAD
ELECTION DISTRICT 15
WASHINGTON COUNTY, MARYLAND

SCALE:



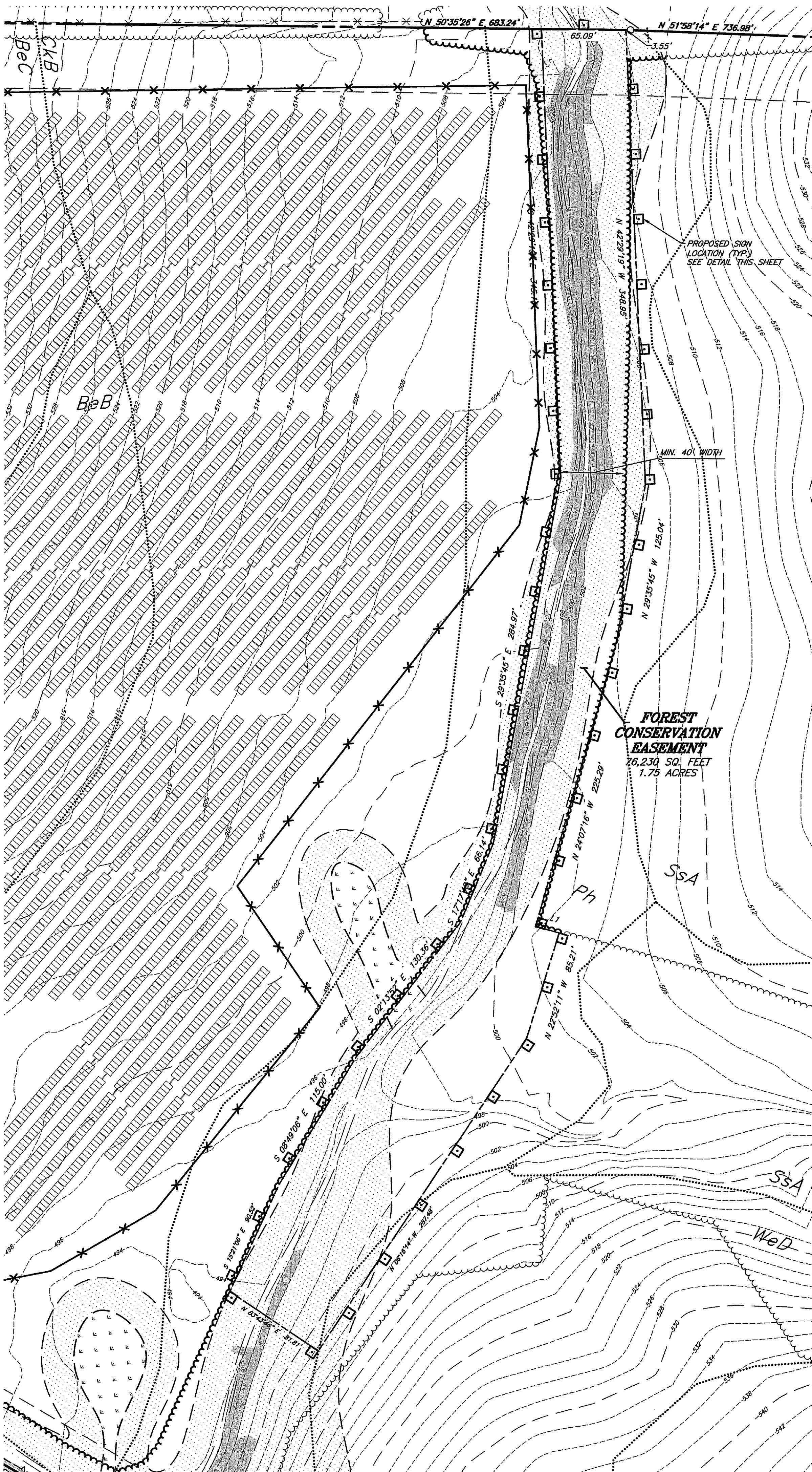
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME
AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE No.: 27053 EXP. DATE: 1/25/22

PROJECT NO. 20-31658
DRAWING NO. D-6674
DATE: APRIL 2021
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 6A OF 7

SP-21-012

A:\2021\1658 McKee Solar Engineering Drawings\1658 Final\1658-Final.dwg 5/12/2021 1:10 PM User: whubben



LONG TERM FOREST PROTECTION PLAN

THE BOUNDARIES OF THE FOREST CONSERVATION AREA SHALL BE MARKED WITH DURABLE SIGNAGE (SEE DETAIL 3.6.9 DETAIL THIS SHEET) WITH WORDING TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREA LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING COMMISSION.

PROPERTY OWNERS ARE ADVISED THAT PENALTIES AND FINES ARE ASSOCIATED WITH VIOLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN THE FOREST CONSERVATION AREAS PROVIDED THERE IS NO FOREST DISTURBANCE OR REMOVAL OF LIVING TREES.

THE LONG-TERM FOREST PROTECTION PLAN OR REFERENCE TO ITS EXISTENCE ON THIS PLAT SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR THIS PROPERTY AND SUBDIVISIONS THEREOF.

THE FOREST CONSERVATION PLAN SHOWS THAT NO EXISTING TREES WITHIN THE FOREST CONSERVATION AREAS ARE TO BE DISTURBED. IF FOR ANY REASON IN THE FUTURE FOREST COVER IS PROPOSED TO BE DISTURBED A REVISED FOREST CONSERVATION PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION AND APPROVED PRIOR TO DISTURBING ANY TREES.

LONG TERM PROTECTION AGREEMENT

THE FOREST CONSERVATION EASEMENT SHOWN HEREON IS DESIGNATED FOR RETAINED FOREST ACCORDING TO MULTIPLE PROJECTS AS SUMMARIZED IN THE RE-PLAY PURPOSE NOTE AND THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACCORDINGLY, THE PRACTICES AND SCHEDULES CONTAINED IN THE MAINTENANCE AGREEMENT SHALL BE FOLLOWED AS OUTLINED IN THE APPROVED FOREST CONSERVATION PLAN.

THE AREAS NOTED AS "FOREST CONSERVATION EASEMENT" ARE NOT TO BE DISTURBED BY ANY REGULATED ACTIVITY AS DEFINED IN THE FOREST CONSERVATION ORDINANCE UNTIL THAT REGULATED ACTIVITY AND ITS ASSOCIATED FOREST DISTURBANCE IS REVIEWED AND APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION ACCORDING TO THE REQUIREMENTS AND STANDARDS OF THE FOREST CONSERVATION ORDINANCE IN EFFECT AT THAT TIME.

PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATION OF THESE RESTRICTIONS. OWNERS OF LOTS AFFECTED BY THE FOREST CONSERVATION EASEMENT(S) SHALL TAKE PRECAUTIONS TO PROTECT FOREST IN EASEMENT AREAS FROM UNAUTHORIZED DISTURBANCE PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE, AS LONG AS THERE IS NO FOREST DISTURBANCE, REMOVAL OF EXISTING FOREST, OR INHIBITION OF ITS NATURAL GROWTH PROCESSES ARE PERMITTED IN THE FOREST RETENTION AREAS. ACCESS TO EASEMENT AREAS AND OVER ACCESS RIGHTS OF WAY SHOWN ON THIS PLAT ARE NECESSARY AND PERMITTED TO WASHINGTON COUNTY AT REASONABLE TIMES FOR PERIODIC INSPECTION OF THE EASEMENT AREAS.

THIS NOTE OR REFERENCE TO ITS EXISTENCE ON THIS PLAT SHALL BE INCLUDED IN ANY FUTURE DEED OF CONVEYANCE OF THIS PARCEL OF LAND.

SIGNATURE

BY: _____
PRINTED NAME TITLE

DATE

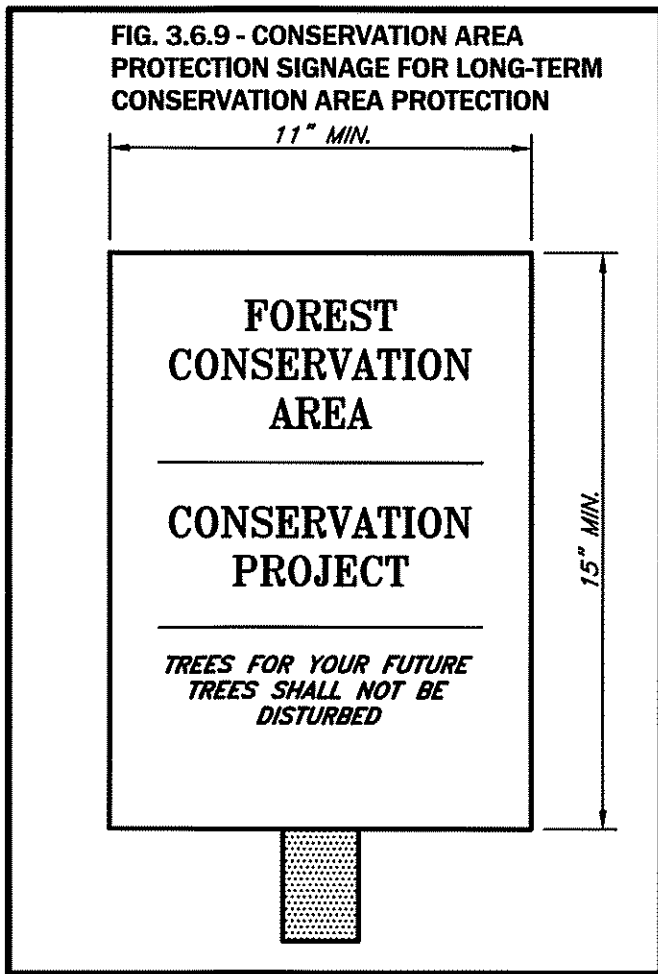
SEQUENCE OF CONSTRUCTION:

1. STAKE/FLAG LIMITS OF FOREST RETENTION AREAS.
2. INSTALL FOREST PROTECTION DEVICES.
3. CONTACT WASHINGTON COUNTY PLANNING & ZONING DEPARTMENT OFFICE FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION AT (240) 313-2430.
4. NOTIFY THE WASHINGTON COUNTY PLANNING & ZONING DEPARTMENT AND HOLD POST CONSTRUCTION MEETING AND INSPECTION.

LINE	BEARING	DISTANCE
L1	S 65°25'38" W	18.76'

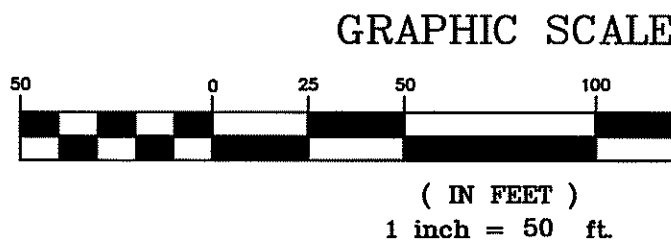
SOIL TYPES ON SITE

SYMBOL	DESCRIPTION
BeB	BERKS CHANNERY SILT LOAM 3 TO 8 PERCENT SLOPES
BeC	BERKS CHANNERY SILT LOAM 8 TO 15 PERCENT SLOPES
CkB	CLEARBROOK CHANNERY SILT LOAM 0 TO 8 PERCENT SLOPES
Ph	PHILO GRAVELLY SANDY LOAM



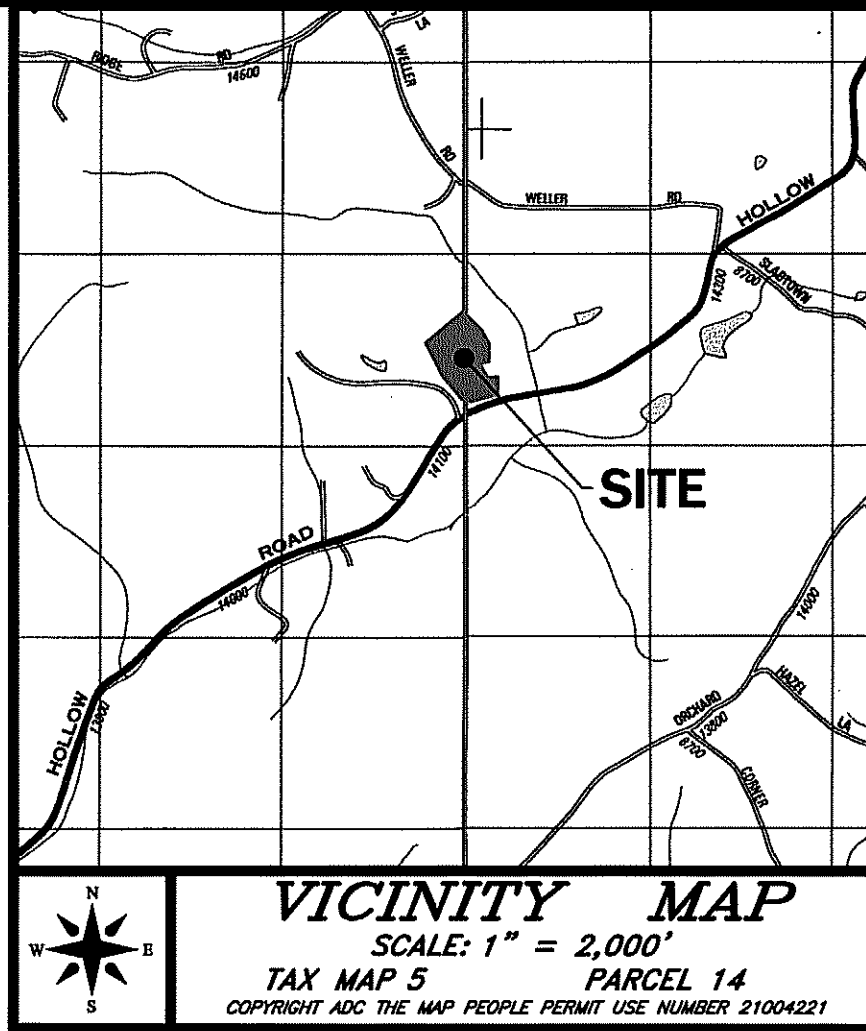
SIGN NOTES:

1. THE PERMANENT SIGNS ARE REQUIRED TO BE POSTED WITHIN 30 DAYS OF SUBDIVISION APPROVAL AND ARE TO BE MAINTAINED FOR PERPETUITY.
2. SIGNS REQUIRED TO BE:
 - A) PLASTIC HOPE 0.05 GAUGE, OR
 - B) METAL
3. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
5. SIGNS SHALL REMAIN INDEFINITELY.



LEGEND

	PROPERTY LINE
	MINIMUM BUILDING SETBACK LINE (MBSL)
	EXISTING 2X CONTOUR
	EXISTING 10X CONTOUR
	EXISTING FOREST
	EXISTING TREE COVER NOT MEETING THE DEFINITION OF FOREST; OR OUTSIDE OUR DELINEATION AREA
	SOIL TYPE & BOUNDARY
	EXISTING FENCELINE
	AREAS OF STEEP SLOPES BETWEEN 25% & GREATER
	WETLAND AREA
	WETLAND/STREAM BUFFER



NOTE

THIS FOREST STAND DELINEATION IS ONLY ON THE 27.84 ACRE PORTION OF THE PROPERTY SHOWN.

SITE DATA

TAX MAP/PARCEL	5/ 14
ELECTION DISTRICT	15
ZONING	EC - ENVIRONMENTAL CONSERVATION DISTRICT
WATERSHED	POTOMAC RIVER (02140501)
PARCEL ACREAGE	Total 202.09 Ac. (PER DEED) - FSD 27.38 Ac.
MINIMUM BUILDING SETBACKS	FRONT 50' SIDE 50' REAR 50'
EXISTING USE	AGRICULTURAL

NOTES

1. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043C00750 EFFECTIVE DATE 8/15/17. THE SITE IS IN ZONE 'C'.
2. THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF SUBDIVISION ORDINANCE AND SECTION 4.21 OF ZONING ORDINANCE.
3. THERE ARE STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 WITHIN THE AOI SHOWN HEREON. THERE ARE WETLANDS ON THE SITE AS SHOWN ON THIS PLAN AND AS DELINEATED BY TRIAD ENGINEERING, INC.
4. THE WASHINGTON COUNTY SOIL SURVEY MAPS 5 & 18, ISSUED 2002, IDENTIFIES ONE THREE (3) PERMITTED STREAM ON THE SUBJECT SITE AND ONE JUST THE WEST OF THE SUBJECT SITE. BOTH ARE ALSO SHOWN ON USGS QUAD MAP CHERRY RUN, WV, MD, PA AND HAD FLOW AT TIME OF SURVEY AND WOULD REQUIRE STREAM BUFFERS. THERE IS ALSO A SPRINGHEAD SHOWN WITH FLOW AT TIME OF SURVEY WHICH ALSO WOULD REQUIRE A STREAM BUFFER PER WASHINGTON COUNTY SOIL SURVEY CRITERIA.

Forest Conservation Worksheet 2.2					
Net Tract Area					
A. Total Tract Area				A =	11.66
B. Deductions				B =	0.00
C. Net Tract Area				C =	11.66
Land Use Category					
	Input the number "1" under the appropriate land use zoning, and limit to only one entry				
	ARA	MDR	IDA	MPD	CIA
	0	0	0	0	1
D. Afforestation Threshold (Net Tract Area x 15%)					D = 1.75
E. Conservation Threshold (Net Tract Area x 15%)					E = 1.75
Existing Forest Cover					
F. Existing Forest Cover within the Net Tract Area					F = 0.00
G. Area of Forest Above Conservation Threshold					G = 0.00
Break Even Point					
H. Break Even Point					H = 0.00
I. Forest Clearing Permitted Without Mitigation					I = 0.00
Proposed Forest Clearing					
J. Total Area of Forest to be Cleared					J = 0.00
K. Total Area of Forest to be Retained					K = 0.00
Planting Requirements					
L. Reforestation for Clearing Above the Conservation Threshold					L = 0.00
M. Reforestation for Clearing Below the Conservation Threshold					M = 0.00
N. Credit for Retention above the Conservation Threshold					N = 0.00
P. Total Reforestation Required					P = 0.00
Q. Total Afforestation Required					Q = 1.75
R. Total Planting Required					R = 1.75

OWNER
AUSTIN DOUGLAS MCKEE III
14488 WELLER ROAD
HANCOCK, MD 21075

DEVELOPER
BEAR ONE, LLC
6865 DEERPATH ROAD, SUITE 330
ELKROGE, MD 21075
(410) 709-4987
ATTN: STEVE NELSON

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

Clint Rock

FOX & ASSOCIATES INC.
Est. 1966

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82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
Email: foxassoc@foxassocdellinc.com
www.foxassocdellinc.com

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REVISION

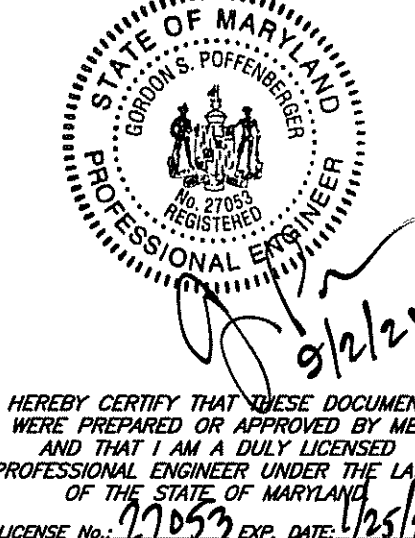
DATE

PRELIMINARY / FINAL FOREST CONSERVATION PLAN

PROPOSED SOLAR FARM
McKEE PROPERTY

SITUATE ALONG THE NORTH SIDE OF HOLLOW ROAD
ELECTION DISTRICT 15
WASHINGTON COUNTY, MARYLAND

SCALE: 1" = 50'



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. 1653 EXP. DATE: 1/25/22

PROJECT NO. 20-31658
DRAWING NO. D-6674
DATE: APRIL 2021
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 2 OF 2

SP-21-012

Site Plan for Gateway Business Park

Presented is a site plan for Gateway Business Park.

The subject site is located at the northwest corner of Arnett Drive and Supercenter Drive west of the Sharpsburg Pike. Zoning is Highway Interchange.

Total Acreage of the site is 11.76 acres.

The developer is proposing to construct two warehouses with offices totaling 80,000 square feet; Commercial retail totaling 9,800 square feet; and a fast food restaurant totaling 2,550 square feet.

There will be several access points into the site from a public roadway (Arnett) and two private drives (Supercenter and Bentonville Drives).

The site will be served by public water and sewer.

The warehouses will have hours of 7 days a week 24 hours per day.

Commercial will be open 8 to 9 Saturday thru Sunday.

The restaurant will be open 7 days a week 24 hours per day.

A total number of 68 employees are projected for all buildings.

Deliveries will be daily to several times per week.

All buildings will have mounted lights and pole lights in the parking area.

A total number of parking spaces to be provided is 323 spaces. A total of 142 spaces are required.

All buildings will have mounted signs. There will be one pylon sign with dimensions of 25 feet by 6 feet.

Landscaping will be located throughout the parking lot and along Arnett Drive.

Forest requirements were partially met with the development of adjacent businesses. With the development of this acreage, a remaining payment of lieu of \$5,619.24 will be required.

All needed approvals have been received.



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.....: Gateway Business Park
NUMBER.....: SP-21-010

OWNER.....: WASHCO ARNETT FARM LLC
LOCATION.....: West side of the Sharpsburg Pike
DESCRIPTION.....: Proposed warehouse and office buildings

ZONING.....: HI; RM Refer to Map
COMP PLAN LU.....: Commercial
PARCEL.....: 10059283
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....: Commercial
GROSS ACRES.....: 11.76
DWELLING UNITS.....:
TOTAL LOTS.....: 2
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: May 18, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: None
WATERSHED.....: Marsh Run
ENDANGERED SPECIES.....: None
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: S-06-007

Staff Comments:

Not Applicable



Washington County
MARYLAND

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 DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
62		
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
N/A	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	
323		
Parking Spaces - Minimum Required	Recreational Parking Provided	
142	No	

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	FUNKSTOWN
AMBULANCE DISTRICT.....:	HAGERSTOWN

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	5-Long Term Planned Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		Conococheague

APPROVALS

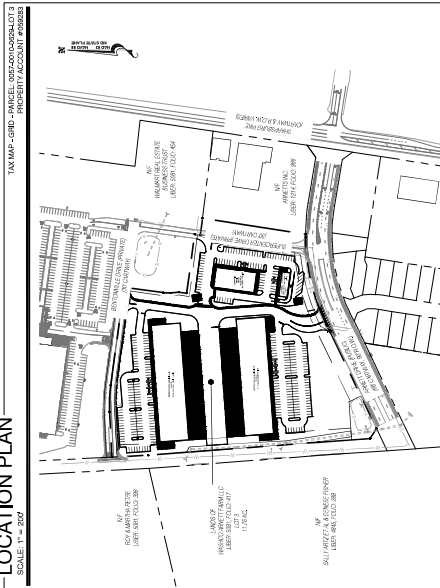
BOONING USDA SCS	OWNER DEVELOPER CERTIFICATION I, the undersigned, certify that the information provided in this application is true and correct, and that I am the owner of the property described herein. I understand that this certification is a condition of the permit and that I am responsible for the accuracy of the information provided.
UTILITY LOCATION The following is a list of the utilities located on the property. The location of each utility is shown on the attached map. The location of each utility is shown on the attached map. The location of each utility is shown on the attached map.	OWNER DEVELOPER CERTIFICATION I, the undersigned, certify that the information provided in this application is true and correct, and that I am the owner of the property described herein. I understand that this certification is a condition of the permit and that I am responsible for the accuracy of the information provided.
DEFINITIONS AND QUANTITIES The following definitions and quantities are used in this application. The definitions and quantities are used in this application. The definitions and quantities are used in this application.	OWNER DEVELOPER CERTIFICATION I, the undersigned, certify that the information provided in this application is true and correct, and that I am the owner of the property described herein. I understand that this certification is a condition of the permit and that I am responsible for the accuracy of the information provided.
APPROVALS The following approvals are required for this application. The approvals are required for this application. The approvals are required for this application.	OWNER DEVELOPER CERTIFICATION I, the undersigned, certify that the information provided in this application is true and correct, and that I am the owner of the property described herein. I understand that this certification is a condition of the permit and that I am responsible for the accuracy of the information provided.

SITE PLAN
FOR
GATEWAY BUSINESS PARK
SITUATE AT
THE NORTHWEST CORNER OF ARNETT DRIVE & SUPERCENTER DRIVE
HAGERSTOWN, MARYLAND 21740
WASHINGTON COUNTY

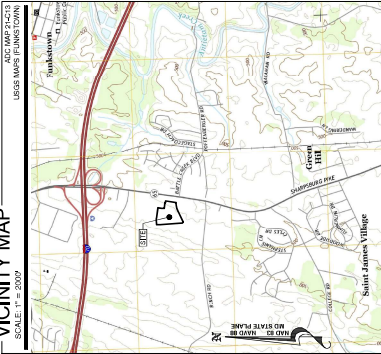
CLIENT/OWNER/DEVELOPER:
WASHCO ARNETT FARM LLC
1741 DUAL HIGHWAY, SUITE B
HAGERSTOWN, MARYLAND 21740
ATTN: SASSAN SHAOOL
PHONE: 301.573.5375
EMAIL: SSHA001@WASCODEVELOPMENTS.COM

CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PROJECT MANAGER: TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

LOCATION PLAN



VICINITY MAP



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	1	COVER SHEET
C-002	2	EXISTING CONDITIONS & DEMOLITION PLAN
C-003	3	GRADING & DRAINAGE PLAN
C-004	4	STORM DRAINAGE PLAN
C-005	5	WATER & SEWER PROFILES
C-006	6	LANDSCAPE PLAN
C-007	7	STORM DRAINAGE PLAN
C-008	8	STORM DRAINAGE PLAN
C-009	9	STORM DRAINAGE PLAN
C-010	10	STORM DRAINAGE PLAN
C-011	11	STORM DRAINAGE PLAN
C-012	12	STORM DRAINAGE PLAN
C-013	13	STORM DRAINAGE PLAN
C-014	14	STORM DRAINAGE PLAN
C-015	15	STORM DRAINAGE PLAN
C-016	16	STORM DRAINAGE PLAN
C-017	17	STORM DRAINAGE PLAN
C-018	18	STORM DRAINAGE PLAN
C-019	19	STORM DRAINAGE PLAN
C-020	20	STORM DRAINAGE PLAN

TYPE	NO.	DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE
Minor Revisions	M001	04/01	01	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Minor Revisions	M002	04/01	02	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Minor Revisions	M003	04/01	03	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05

ESD Practices (Chapter 2 - Micro Scale Practices)

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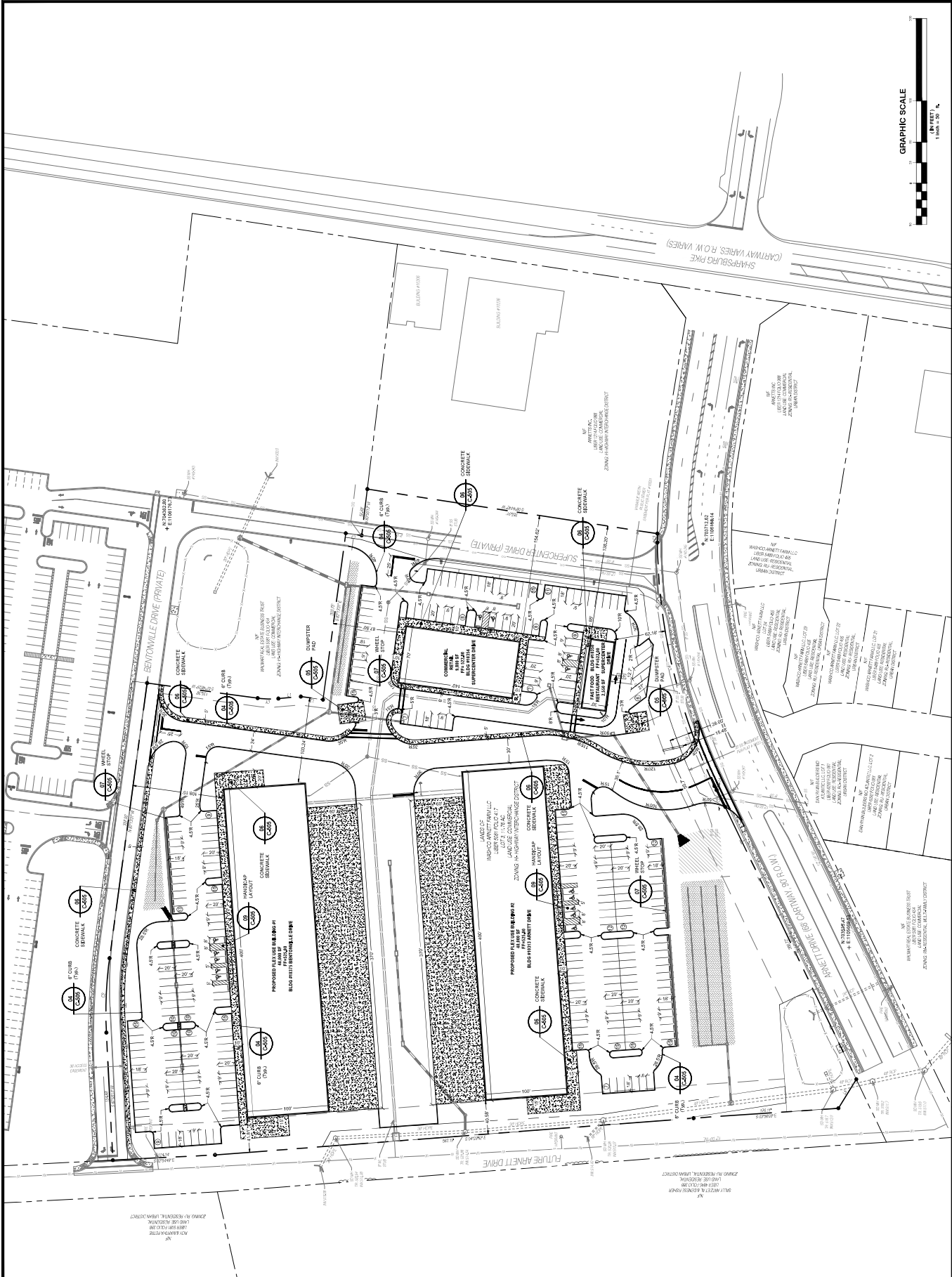
ESD Practices (Chapter 2 - Micro Scale Practices)

ESD Practices (Chapter 2 - Micro Scale Practices)

ESD Practices (Chapter 2 - Micro Scale Practices)

ESD Practices (Chapter 2 - Micro Scale Practices)

ESD Practices (Chapter 2 - Micro Scale Practices)



(IN FEET)

SP-21-008 Fix n Go Truck Repair

- Presented is a site plan for Fix n Go Truck Repair on Bentwood Drive
- The site is located at 16925 Bentwood Dr. off Halfway Blvd. near Hopewell Rd.
- Proposed is a 21,500 S.F. facility for tractor trailer repair
- There will be one access point to the site from Bentwood Drive
- Parking required is 25 spaces, and 25 spaces will be provided
- Public water (city) and sewer (county) will service the site
- Hours of operation will be 9AM-5PM, M-F
- Lighting will be building mounted, full shielded
- There will be no signage
- Proposed 2.73 acres on site forest retention, including existing area screening neighboring residential properties



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.....: Fix N Go Truck Repair - Nursery Road
NUMBER.....: SP-21-008

OWNER.....: AKHMEDOV IZMIR & AKHMAD ET AL ATTN: ALEX AKHMEDOV
LOCATION.....: Situate of west end of Bentwood Drive, north of I-70 south of Halfway Blvd, east of Hopewell Rd
DESCRIPTION.....: Site plan for Fix N Go Truck Repair - Nursery Road

ZONING.....: Highway Interchange
COMP PLAN LU.....: Industrial/Flex
PARCEL.....: 26029163
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 26

TYPE.....: Commercial
GROSS ACRES.....: 12.77
DWELLING UNITS.....: 0
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Scott A Stotemyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: June 8, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
Parking Spaces - Minimum Required	Recreational Parking Provided	

Not Fast Track



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

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Hickory	Springfield	Williamsport

PUPIL YIELD

CURRENT ENROLLMENT

MAXIMUM CAPACITY

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	HALFWAY
AMBULANCE DISTRICT.....:	HALFWAY

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

SP-21-016

- Presented is a site plan for Walgreens on Pennsylvania Avenue
- The site is located at 13415 Pennsylvania Ave. on the East side near N Pointe Drive
- Proposed is a new 2558 sq. ft. building for a pharmacy replacing the current structure
- There will be 1 access point to the site from Pennsylvania Ave.
- Parking required is 13 spaces, 24 will be provided
- Public water (city) and sewer (county) will be provided
- Hours of operation to be 7 days, 9 AM-10 PM
- Lighting will be pole and building mounted
- Signage will be building mounted, and pole mounted. Pole mounted sign is existing, sign to be refaced



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.....: Walgreens - Pennsylvania Ave.
NUMBER.....: SP-21-016

OWNER.....: MCTAWS LIMITED PARTNERSHIP
LOCATION.....: 13415 PENNSYLVANIA Avenue
Hagerstown, MD 21742
DESCRIPTION.....: Site plan for proposed Walgreens

ZONING.....: Business, General
COMP PLAN LU.....: Commercial
PARCEL.....: 27008755
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 27

TYPE.....: Commercial
GROSS ACRES.....: 0.7
DWELLING UNITS.....: 1
TOTAL LOTS.....: 1
DENSITY.....: 1.4286 Units Per Acre

PLANNER.....: Scott A Stotelmeyer
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: July 2, 2021

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments:		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	Not Fast Track
Parking Spaces - Minimum Required	Recreational Parking Provided	



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

NUMBER OF ACCESS POINTS: 2

SCHOOL INFORMATION

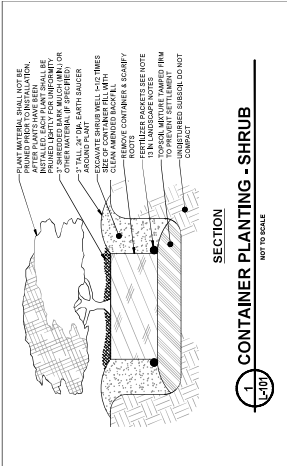
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Paramount	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	LONG MEADOW
AMBULANCE DISTRICT.....:	MAUGANSVILLE

WATER & SEWER INFORMATION

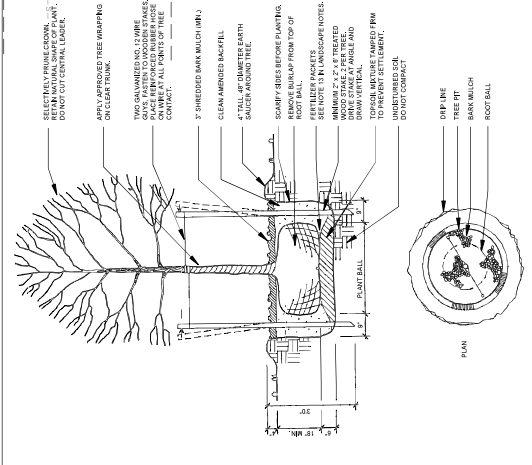
	WATER	SEWER
METHOD.....:	City	County Line - City Treatment
SERVICE AREA.....:	City	County Line - City Treatment
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)



SECTION
1 CONTAINER PLANTING - SHRUB

NOT TO SCALE

- GENERAL LANDSCAPE NOTES:**
1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or excavation.
 2. Applicant to install landscaping per this Site Plan. All plants shall be quality burlap.
 3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
 4. All plants shall be installed within the proposed area and shall be installed in accordance with the following:
 5. Plants shall be installed in accordance with the current issue of American Standards for Nursery Stock published by the American Nursery & Landscape Association.
 6. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 7. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 8. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 9. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 10. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 11. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 12. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 13. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 14. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 15. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
- MAINTENANCE:**
1. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 2. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 3. All plants shall be well-watered thoroughly during installation and prior to final acceptance.
 4. All plants shall be well-watered thoroughly during installation and prior to final acceptance.



2 SMALL TREE PLANTING (UP TO 2-1/2' CAL.)

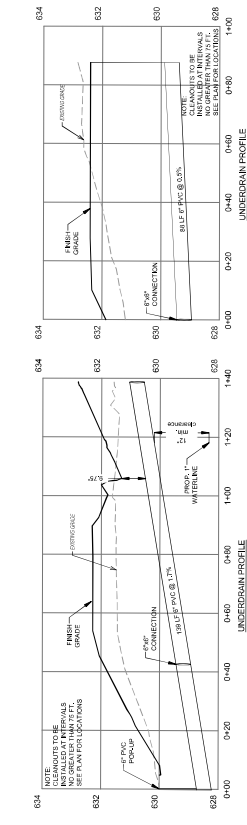
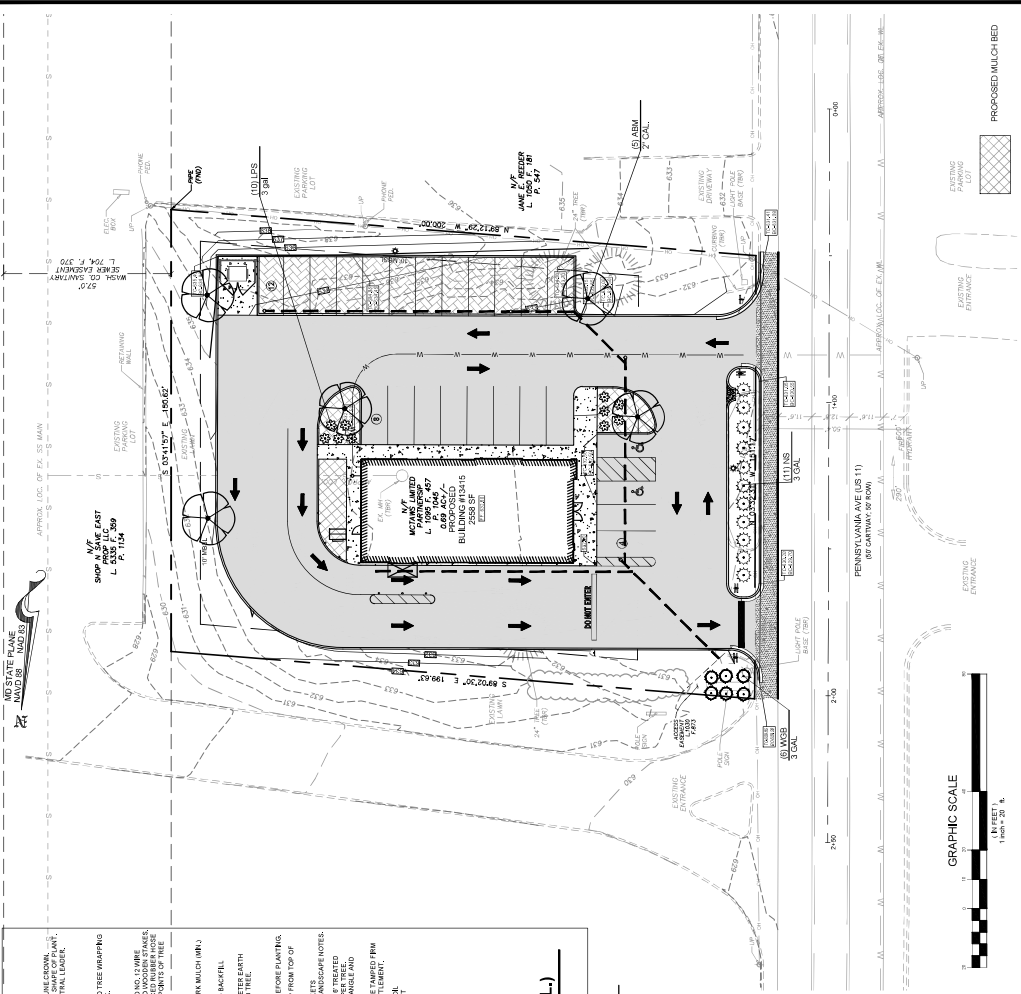
NOT TO SCALE

PLANT SCHEDULE	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	REMARKS
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
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96	96	96	96	96	96	96
97	97	97	97	97	97	97
98	98	98	98	98	98	98
99	99	99	99	99	99	99
100	100	100	100	100	100	100

LANDSCAPE AREA REQUIREMENT
1. Tree per 500 sq ft of required landscape area (sf) = 5 trees

CANOPY TREE REQUIREMENT
1. Tree per 500 sq ft of required landscape area (sf) = 1,350 of required

NOTE:
Landscape area around the proposed building shall have within 100' radius some cover at base of trees.





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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Comprehensive Planner

DATE: October 4, 2021

RE: Specimen Tree Removal Variance for Fix and Go Truck Repair – Lappans Road (SP-21-016)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to remove 1 specimen tree from the site located at 16001 Lappans Road as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which depicts the specimen tree proposed for removal, and a justification letter from Qualified Professional Shannon Stotler that makes their case for this request.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Comprehensive Planner
(240) 313-2432
tallen@washco-md.net

MEMO — Specimen Tree Removal Variance SUBJECT — Fix N' Go Truck Repair, SP-21-003

TO — Washington County Planning Commission

CC — Travis Allen

FROM — Shannon Stotler

REMARKS:

The total tract area for the development of Fix N' Go Truck Repair consist of approximately 10.77 acres. Within the site, there is proposed tree clearing but no proposed clearing of qualified forest. Within the total clearing of trees, one specimen tree is proposed for removal.

This tract area is zoned HI – Highway Interchange. A total of three specimen trees exist on site. Two specimen trees shall remain as they are outside the limit of disturbance. The one specimen tree proposed for clearing falls within the limit of disturbance along the southern property line. The specimen tree cannot remain since grading a proposed site access to the road created a large fill area. The site access cannot be adjusted because of the constraints of stormwater management and the septic area. Water Quality will not be affected due to that surface area is treated with a grass root verses a tree root. On behalf of the property owner, I request a variance for the removal of one specimen tree due to the hardship as stated above.

Sincerely,



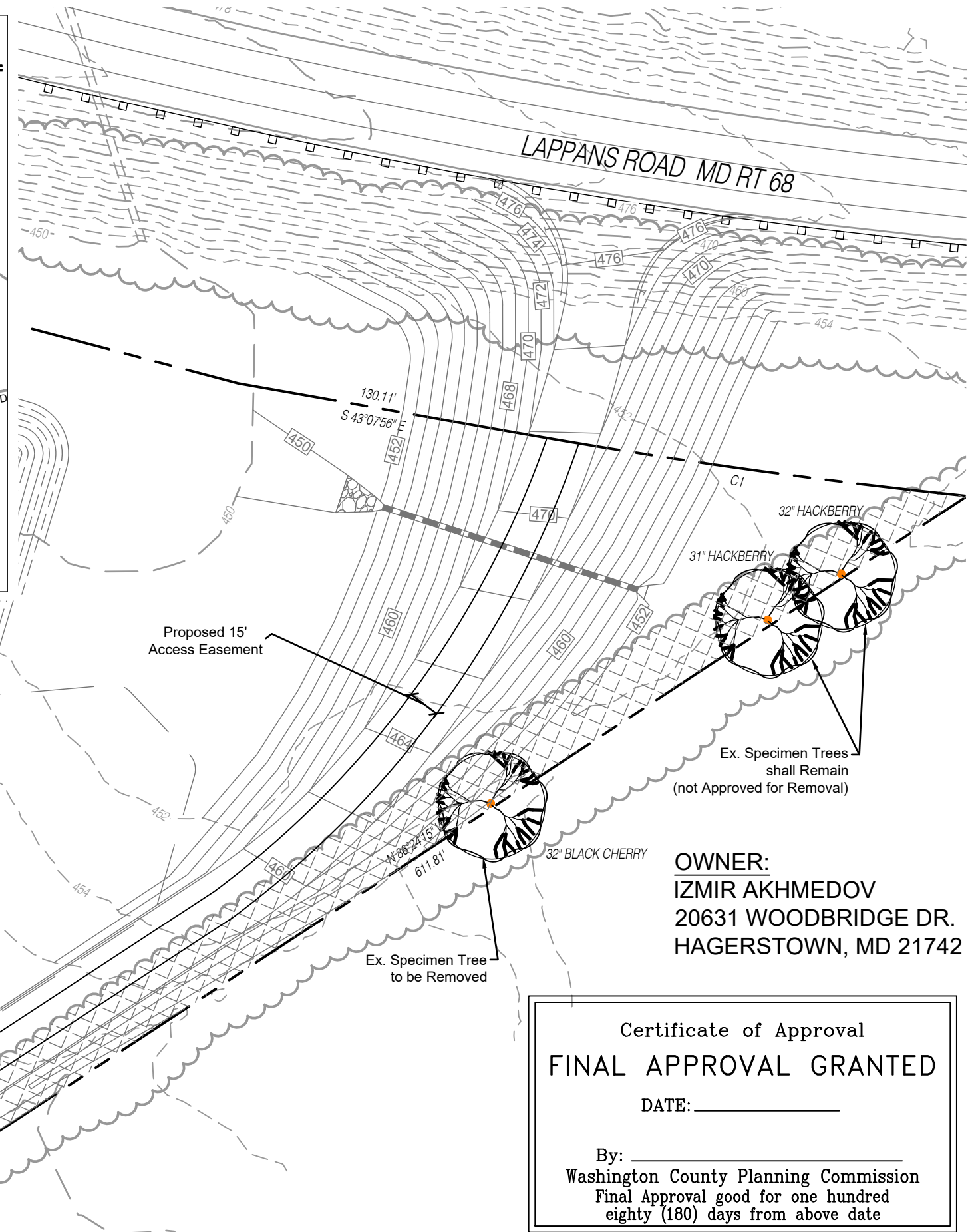
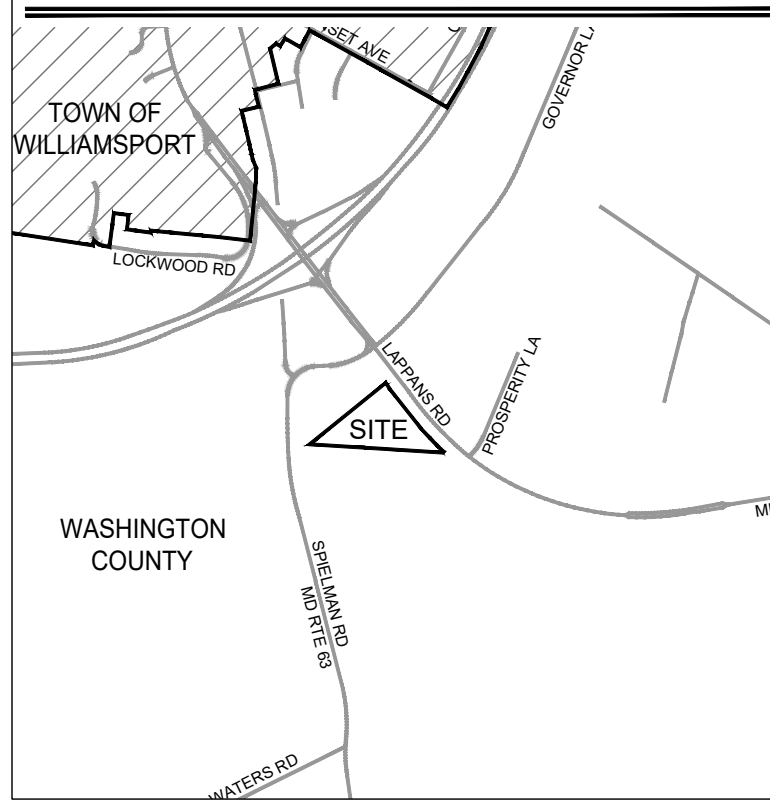
Shannon Stotler

LONG TERM PROTECTION NOTES

Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

VICINITY MAP

SCALE: 1" = 2000' ADC MAP 25, A3



Certificate of Approval
FINAL APPROVAL GRANTED
DATE: _____
By: _____
Washington County Planning Commission
Final Approval good for one hundred
eighty (180) days from above date

QUALIFIED PROFESSIONAL

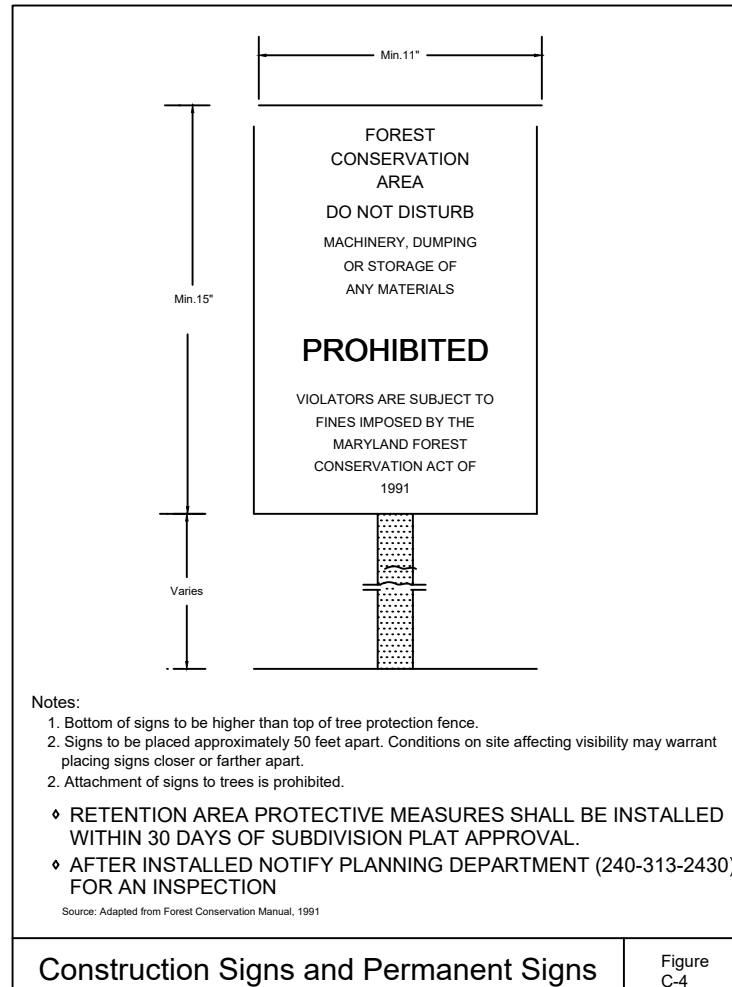
I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Easement Plat is accurate and complete.

Shannon Stotler
Date: 1-22-2021

LINE	BEARING	DISTANCE
FL1	S 38°54'59" E	120.61'
FL2	S 51°05'01" W	197.58'
FL3	N 36°18'39" W	120.74'
FL4	N 51°05'01" E	192.10'
FL5	S 38°54'59" E	111.26'
FL6	S 86°24'15" E	448.69'
FL7	S 03°35'45" W	50.00'
FL8	N 86°24'15" W	676.60'
FL9	N 51°05'01" E	195.36'

HATCH LEGEND

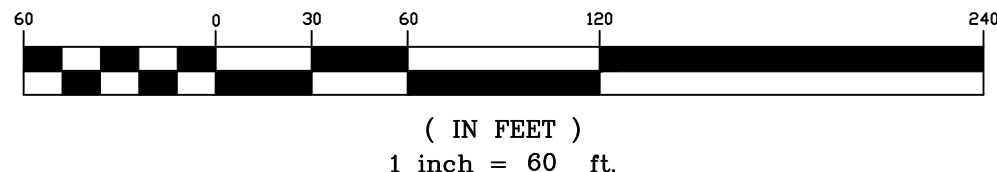
- Existing tree line.
- Qualifies as forest.
- Areas that do not qualify as forest
- Proposed Seedlings / Whips Forest Plantings
- 100 Year Flood Plain
- Steep Slopes
- Wetlands
- Stream Buffers



FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA	
A. Total Tract Area.....	= 9.60 Ac.
B. Deductions.....	= 0.00 Ac.
C. Net Tract Area.....	= 9.60 Ac.
LAND USE CATEGORY CIA	
D. Afforestation Threshold (Net Tract Area x 15%).....	= 1.44 Ac.
E. Conservation Threshold (Net Tract Area x 15%).....	= 1.44 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.....	= 1.44 Ac.
R. Total Planting Requirement.....	= 1.44 Ac.
or 62,726.4 S.F.	

MISC PLAT NO _____
DATE _____
WASHINGTON COUNTY
GRAPHIC SCALE



FSA
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
© 2021
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3600
506 SOUTH HANOVER STREET
CARLEISLE, PA 17025
717.597.1007
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.257.7501
fsa-inc.com

FIX N' GO TRUCK REPAIR
SITUATE ALONG THE SOUTHWESTERN SIDE OF LAPPANS ROAD MD ROUTE 68
SOUTH OF WESTERN MARYLAND RAILROAD AND EAST OF
SPELMAN ROAD MD ROUTE 83
WASHINGTON COUNTY, MARYLAND
IZMIR AKHMEDOV
20631 WOODBRIDGE DR. HAGERSTOWN, MD 21742

PROJECT NO. 7676.1	
DWN BY DWH	DATE 01-20-2021
PROJECT MANAGER D. HORST	EMAIL dustin@fsa-md.com
TAX MAP GRID-PARCEL 0056-0020-1038	
SCALE 1" = 60'	
SHEET TITLE	

**FOREST CONSERVATION
EASEMENT PLAT**
C-101
SHEET 1 OF 1

Installation Instructions








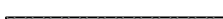





- * Seedlings will perform better with proper weed control.
- * Check stakes at least once a year.
- * Shelters are designed to photo-degrade. Do not remove.
- * If you are using the shelters as songbird nest, be sure to cover shelter top with mesh netting. (included)
- * Use mesh netting prior to the tree emerging from the top of the shelter.




Sh Sk 1-22-2021
Shannon Stotler Date

1. All temporary protection devices and/or permanent devices shall be put in place including:
 - a. Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat and/or construction permit.
 - b. All construction vehicles and equipment shall be equipped with flashing lights.
 - c. During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
 - d. All temporary fencing shall be in place prior to any grading or land clearing.
 - e. Temporary fencing will be maintained throughout the life of the project. All graded areas within have been stabilized.
 - f. Attachment of signs or any other objects to trees is prohibited.
 - g. No equipment, machinery, vehicles, materials or excessive construction traffic shall be allowed within protected areas.
2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged. The temporary protection devices have been installed. The owner and/or developer shall be the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2420) for the pre-construction meeting. The installed protection devices shall be inspected by the Washington County Planning and Zoning Department. Inspection results, deviations, corrections will have to be made and re-inspected prior to the start of construction.
3. Once approval has been granted by the Washington County Planning and Permitting Department, clearing and grading of the site for a construction of street, utility, and building areas may commence.
4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices have been removed and permanent signage is in place. The owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan and Permitting (240-313-2420) for the post-construction meeting. The owner and/or developer will be required to provide a 7 days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected within 7 days.

1. Owner is to complete all planting work and preparation using his own resources and equipment or qualified contractor.
2. Plant material to be purchased by the owner from a nursery within one hundred miles of the site. A list of two potential nursery sources is:
 - A. East Coast Greens
2629 McDowell Road
Saint Thomas, PA 17252
(717) 369-4995
 - B. John S. Ayton State Tree Nursery
580 Taylor Ave.
Annapolis, MD 21401
(877) 6367
3. The cost estimate for bonding purposes is \$0,174.00; this is based on the cost estimate provided to and approved by the Washington County Planning and Zoning Department.
4. The plantings shown hereon will be planted by the spring of 2021. If the areas to be planted with trees are overgrown with weeds or tall grasses and invasive plants, this area will need to be brush hogged and/or an herbicide shall be applied two weeks prior to planting. Note, no clearing or mowing is allowed in wetland areas.
 - A. Undisturbed sites: Disturbance of soils should be limited to the planting field for each plant. As shown in Figure C-18.
5. The trees are to be protected with "Tubex" tree shelters or approved equal when planted. "Tubex" tree shelters are to be placed on every other tree (See Tree Shelter Note). Note a tree shelter will necessitate more frequent watering.
6. Owner is to water trees and to prevent spread of invasive plants throughout the "forest" planting area for the three year maintenance period. Recommended type of watering is with a soaker hose to allow water to deeply irrigate the tree.
7. It is the owner or developer's responsibility to notify the Washington County Planning and Zoning Department attention Travis Allen (240) 313-2432 of when the planting has been completed. The Washington County Planning Department will make an inspection and issue a report to the owner or developer. The three year maintenance period will begin when the Washington County Planning and Zoning Department determines that the planting has been completed in accordance with the Forest Conservation Ordinance requirements.
8. The owner or developer shall make an effort to maintain a 65% survival of the original planting at all times. The owner or developer can replant in order to maintain the 65% survival rate during the three year period with advance notice to the Washington County Planning Department. If the final inspection determines there is less than 65% survival it will be the owner/developer's responsibility to correct the deficiencies and possibly provide an additional maintenance period.

Figure C-18

Tasks	Months											
	Jan+	Feb+	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov+	Dec+
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring			*				*					
Fertilizer (if Needed)+												
Water++												
Pruning												

 Recommended, Optimal Time
 Recommended With Additional Time
 Recommended

+ Dependent Upon Site Conditions
 ++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:

1. Activities during November through February depend on ground conditions.
2. Planting of oaks and pines in the fall shall be done when the soil moisture is high.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

NOTES

1. Tree location as shown on this afforestation plan are generalized to show a random planting to give a more natural look to the forest. Actual placement of trees may vary due to field conditions.

2. The minimum number of 450 trees per acre is required with approximate 10'x10' spacing and maintaining a 65% minimum survival rate. The tree selection used for this planting are species native to this physiographic region of the State of Maryland.
3. A mix of rapid growth to slow growth trees and trees with differing height at maturity are proposed to emulate natural growth patterns. Any species substitution would be allowed as long as the quantity is met. And the species are listed on the Washington County Forest Conservation Ordinance native tree and shrub list.

4. Within the 1.44 acres of proposed planting, 0.52 acres \pm have existing tree cover that does not qualify as forest. The owner/developer shall plant whips/seedlings with approximate 20'x20' spacing and maintaining a 75% minimum survival rate. The whips/seedlings shall be sporadically placed within the existing trees.

PLANT LIST							
SYMBOL		PLANT		SIZE		ROOT	*PHASE QUANTITY
□	S	Plantanus occidentalis	Sycamore	$\frac{1}{4}$ "	$\frac{1}{2}$ "	Container	90
◊	HB	Celtis occidentalis	Hackberry	$\frac{1}{4}$ "	$\frac{1}{2}$ "	Container	90
◊	SWO	Quercus bicolor	Swamp White Oak	$\frac{1}{4}$ "	$\frac{1}{2}$ "	Container	110
◊	P	Quercus palustris	Pin Oak	$\frac{1}{4}$ "	$\frac{1}{2}$ "	Container	90
♥	RM	Acer rubrum	Red Maple	$\frac{1}{4}$ "	$\frac{1}{2}$ "	Container	90
						Total	470

* This afforestation is for a planting of seedlings / whips within the entire 1.44 acres to be completed by the Fall of 2021.



(IN FEET)
1 inch = 60 ft.

OWNER:
IZMIR AKHMEDOV
20631 WOODBRIDGE DR.
HAGERSTOWN, MD 21742

FIX N/ GO TRUCK REPAIR

SITUATE ALONG THE SOUTHWESTERN SIDE OF LAPPANS ROAD MD ROUTE 68
 SOUTH OF WESTERN MARYLAND RAILROAD AND EAST OF
 SPIELMAN ROAD MD ROUTE 63
 WASHINGTON COUNTY, MARYLAND
 IZMIR AKHMEDOV
 20831 WOODBRIDGE DR, HAGERSTOWN, MD 21742

PROJECT NO.	
7676.1	
DWN BY	DATE
DWH	01-20-2021
PROJECT MANAGER	EMAIL
D. HORST	dustin@fssa-md.com
TAX MAP-GRD-PARCEL	
0056-0020-1038	
SCALE	
1" = 60'	
SHEET TITLE	

AFFORESTATION PLANTING PLAN

C-105

SHEET 12 OF 12

SP-21-003



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

MEMORANDUM

TO: Washington County Planning Commission
FROM: Travis Allen, Comprehensive Planner
DATE: October 4, 2021
RE: Specimen Tree Removal Variance for Trammell Crow – Downsville Pike (GP-21-016)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to remove 5 specimen trees from the site located near the I-70 interchange at Downsville Pike as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which depicts the specimen trees proposed for removal, and a justification letter from Qualified Professional Shannon Stotler that make their case for this request.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Comprehensive Planner
(240) 313-2432
tallen@washco-md.net

MEMO — Specimen Tree Removal Variance SUBJECT — FCP for Trammell Crow Company

TO — Washington County Planning Commission

CC — Travis Allen

FROM — Shannon Stotler

REMARKS:

The total tract area of parcels 258, 464 and 262 consist of approximately 142 acres. Within those three parcels, the proposed development 134 acres of total disturbance. Out of the total disturbance, 28.62 acres of forest is proposed for clearing along with five (5) specimen trees.

This tract area is zoned Highway Interchange. Two specimen trees are located in the middle of the site and the proposed development is changing elevations by 30 feet in some areas. The other three specimen trees are along the northern property along interstate 70. Proposed drive aisles and parking along with the elevation change prevent said trees to be saved. If the specimen trees remained in-place, the development of this site could not occur as is. On behalf of the property owner, I request a variance for the removal of seven specimen trees due to the hardship as stated above.

Sincerely,



Shannon Stotler

Plan Review Projects Initialized - August 01, 2021 - August 31, 2021

Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SWCP21-018	County Stormwater Concept Plan	Approved	02-Aug-21	PROJECT CYPRESS	EAST SIDE OF THE GREENCASTLE PIKE	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC 10228 GOVERNOR LANE BLVD
SWCP21-019	County Stormwater Concept Plan	In Review	25-Aug-21	OAK RIDGE INVESTMENTS LLC - JT REPAIRS	OAK RIDGE PLACE SOUTH OF OAK RIDGE DRIVE	FREDERICK SEIBERT & ASSOCIATES	OAK RIDGE INVESTMENTS LLC C/O JUSTIN TESTERMAN
SWCP21-020	County Stormwater Concept Plan	In Review	26-Aug-21	WASHINGTON COUNTY PUMP STATION UPGRADES	CEARFOSS PIKE AND MAUGANSVILLE	EA ENGINEERING SCIENCE AND TECHNOLOGY INC PBC	HOFFMAN DONALD L FAMILY TRUST
SWCP21-021	County Stormwater Concept Plan	Approved	30-Aug-21	ROWLAND ON HOLDINGS LLC	S END OF FRENCH LANE	FREDERICK SEIBERT & ASSOCIATES	ROWLAND ON HOLDINGS LLC
SWCP21-022	County Stormwater Concept Plan	Revisions Required	30-Aug-21	POTOMAC OVERLOOK	KEYE TRYST ROAD AND SANDY HOOK ROAD	FOX & ASSOCIATES INC	P OVERLOOK LLLP
2021-03325	Entrance Permit	Approved	05-Aug-21	COMMERCIAL	LOR PEARRE ROAD		MD NATURAL RESOURCES C/O LAND & PROP MGMT E-3
2021-03386	Entrance Permit	Approved	09-Aug-21	FOREST HARVEST	BROWN ROAD		AMORE MARTY JEAN & GRIMES M W
2021-03399	Entrance Permit	Approved	10-Aug-21	FOREST HARVEST	16247 BROADFORDING ROAD		LISKEY THOMAS H LISKEY REGINA S
2021-03582	Entrance Permit	Approved	20-Aug-21	ADDITION/ALTERATION S	LOR 13933 DISTANT VIEW AVENUE	STEPHEN HOWARD PEARL	BOWERS RONALD L BOWERS JENNIFER CHRISTINE MAUST
2021-03661	Entrance Permit	Review	25-Aug-21	COMMERCIAL	S-21-019 KENDAL ROAD		FELIXS FOLLY LLC
2021-03663	Entrance Permit	Review	25-Aug-21	COMMERCIAL	S-21-019 JOHN MARTIN DRIVE		FELIXS FOLLY LLC
2021-03280	Entrance Permit	Approved	03-Aug-21	STICK BUILT HOME	S-05-181 11745 ASHTON ROAD, LOT 4	MT. TABOR BUILDERS	MYERS LEROY E JR 11745 ASHTON RD
2021-03286	Entrance Permit	Approved	03-Aug-21	SEMI-DETACHED HOME	S-18-016 10212 RASHTI COURT, LOT 10	DAN RYAN BUILDERS INC	WASHCO ARNETT FARM LLC
2021-03293	Entrance Permit	Approved	03-Aug-21	SEMI-DETACHED HOME	S-18-016 10214 RASHTI COURT, LOT 9	DAN RYAN BUILDERS INC	WASHCO ARNETT FARM LLC
2021-03318	Entrance Permit	Approved	05-Aug-21	STICK BUILT HOME	LOR 118 BRITNER AVENUE, LOT 26	MT. TABOR BUILDERS	DATTILIO NICOLA DATTILIO BRENDA
2021-03331	Entrance Permit	Approved	05-Aug-21	STICK BUILT HOME	S-04-089 6904 DAM NUMBER 4 ROAD, LOT 1	CONSTRUCTION & MORE	JASON STOCKS
2021-03336	Entrance Permit	Approved	05-Aug-21	STICK BUILT HOME	S-18-032 18308 PETWORTH CIRCLE, LOT 721	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03351	Entrance Permit	Approved	06-Aug-21	STICK BUILT HOME	S-17-023 9829 RIPPLE DRIVE, LOT 122	MANOR HOUSE BUILDERS LLC	ELMWOOD FARM SUBDIVISION LLC
2021-03358	Entrance Permit	Approved	06-Aug-21	STICK BUILT HOME	S-18-033 18270 PETWORTH CIRCLE, LOT 718	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203
2021-03367	Entrance Permit	Approved	06-Aug-21	STICK BUILT HOME	S-18-033 18302 PETWORTH CIRCLE, LOT 720	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203
2021-03370	Entrance Permit	Approved	06-Aug-21	STICK BUILT HOME	S-17-023 9821 RIPPLE ROAD, LOT 120	MANOR HOUSE BUILDERS LLC	ELMWOOD FARM SUBDIVISION LLC
2021-03533	Entrance Permit	Pending	18-Aug-21	MODULAR HOME	SI-84-32 11643 DAM NUMBER 5 ROAD	COREY'S CONSTRUCTION	CARLO FRANCESCO WILLIAM SCOTTO DI CARLO SARAH JANE SCOTTO DI
2021-03565	Entrance Permit	Approved	19-Aug-21	STICK BUILT HOME	18264 PETWORTH CIRCLE, LOT 717	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03596	Entrance Permit	Pending	23-Aug-21	STICK BUILT HOME	S-01-060 8302 PROPHET ACRES, LOT 18		RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
2021-03623	Entrance Permit	Approved	24-Aug-21	STICK BUILT HOME	S-18-032 18113 EDENDERRY COURT, LOT 661	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03687	Entrance Permit	Approved	26-Aug-21	SEMI-DETACHED HOME	S-15-022 13888 PATRIOT WAY LOT 122	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2021-03691	Entrance Permit	Pending	26-Aug-21	SEMI-DETACHED HOME	S-15-022 13886 PATRIOT WAY LOT 123	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2021-03694	Entrance Permit	Pending	27-Aug-21	STICK BUILT HOME	S-18-019 13866 PATRIOT WAY LOT 129	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2021-03714	Entrance Permit	Pending	30-Aug-21	STICK BUILT HOME	LOR AMBER DRIVE, LOT 31	WASHINGTON COUNTY STUDENT TRADES FOUNDATION INC	WASHINGTON COUNTY STUDENT TRADES FOUNDATION
2021-03509	Floodplain Permit	Approved	17-Aug-21	FLOODPLAIN	SP-21-006 16220 WRIGHT ROAD		TAYLOR FARM I LLC
FS-21-015	Forest Stand Delineation	Approved	02-Aug-21	BOWMAN - BECKLEY FARMS	EAST SIDE OF THE GREENCASTLE PIKE	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
FS-21-016	Forest Stand Delineation	Approved	25-Aug-21	JT REPAIRS	OAK RIDGE PLACE SOUTH OF OAK RIDGE DRIVE	FREDERICK SEIBERT & ASSOCIATES	CRAMPTON JEFFREY NELSON
FS-21-017	Forest Stand Delineation	Approved	30-Aug-21	POTOMAC OVERLOOK	KEEP TRYST ROAD & SANDY HOOK ROAD	FOX & ASSOCIATES INC	P OVERLOOK LLLP
2021-03326	Grading Permit	Approved	05-Aug-21	COMMERCIAL	LOR PEARRE ROAD		MD NATURAL RESOURCES C/O LAND & PROP MGMT E-3
2021-03507	Grading Permit	Approved	17-Aug-21		GP-21-010 13302 PENNSYLVANIA AVENUE		MACK TRUCKS INC C/O MS ECHENIQUE
2021-03647	Grading Permit	Review	24-Aug-21		S-21-019 NORTH OF LAPPANS ROAD (MD ROUTE 68)	HUNTZBERRY & SON	FELIXS FOLLY LLC
2021-03268	Grading Permit	Approved	02-Aug-21	COMMERCIAL	LOR 1713 MASSEY BOULEVARD		CEDAR VALLEY PLAZA LLC
2021-03281	Grading Permit	Approved	03-Aug-21	STICK BUILT HOME	S-05-181 11745 ASHTON ROAD, LOT 4	MT. TABOR BUILDERS	MYERS LEROY E JR 11745 ASHTON RD
2021-03287	Grading Permit	Approved	03-Aug-21	SEMI-DETACHED HOME	S-18-016 10212 RASHTI COURT, LOT 10	DAN RYAN BUILDERS INC	WASHCO ARNETT FARM LLC
2021-03291	Grading Permit	Approved	03-Aug-21	STICK BUILT HOME	LOR 118 BRITNER AVENUE, LOT 26	MT. TABOR BUILDERS	DATTILIO NICOLA DATTILIO BRENDA
2021-03332	Grading Permit	Approved	05-Aug-21	STICK BUILT HOME	S-04-089 6904 DAM NUMBER 4 ROAD, LOT 1	CONSTRUCTION & MORE	JASON STOCKS
2021-03337	Grading Permit	Approved	05-Aug-21	STICK BUILT HOME	S-18-032 18308 PETWORTH CIRCLE, LOT 721	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03352	Grading Permit	Approved	06-Aug-21	STICK BUILT HOME	S-17-023 9829 RIPPLE DRIVE, LOT 122	MANOR HOUSE BUILDERS LLC	ELMWOOD FARM SUBDIVISION LLC
2021-03359	Grading Permit	Approved	06-Aug-21	STICK BUILT HOME	S-18-033 18270 PETWORTH CIRCLE, LOT 718	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203
2021-03368	Grading Permit	Approved	06-Aug-21	STICK BUILT HOME	S-18-033 18302 PETWORTH CIRCLE, LOT 720	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC 7420 HAYWARD RD STE 203
2021-03371	Grading Permit	Approved	06-Aug-21	STICK BUILT HOME	S-17-023 9821 RIPPLE ROAD, LOT 120	MANOR HOUSE BUILDERS LLC	ELMWOOD FARM SUBDIVISION LLC
2021-03425	Grading Permit	Pending	11-Aug-21	COMMERCIAL	SP-21-016 13415 PENNSYLVANIA AVENUE		MCTAWS LIMITED PARTNERSHIP 11949 ROBINWOOD DR
2021-03444	Grading Permit	Pending	12-Aug-21	COMMERCIAL	SP-21-020 13302 PENNSYLVANIA AVENUE	KIRCO MANIX CONSTRUCTION LLC	MACK TRUCKS INC C/O MS ECHENIQUE
2021-03534	Grading Permit	Pending	18-Aug-21	MODULAR HOME	SI-84-32 11643 DAM NUMBER 5 ROAD	COREY'S CONSTRUCTION	CARLO FRANCESCO WILLIAM SCOTTO DI CARLO SARAH JANE SCOTTO DI
2021-03566	Grading Permit	Approved	19-Aug-21	STICK BUILT HOME	18264 PETWORTH CIRCLE, LOT 717	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03597	Grading Permit	Pending	23-Aug-21	STICK BUILT HOME	S-01-060 8302 PROPHET ACRES, LOT 18		RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
2021-03624	Grading Permit	Approved	24-Aug-21	STICK BUILT HOME	S-18-032 18113 EDENDERRY COURT, LOT 661	DAN RYAN BUILDERS INC	WESTFIELDS INVESTMENT LLC
2021-03688	Grading Permit	Approved	26-Aug-21	SEMI-DETACHED HOME	S-15-022 13888 PATRIOT WAY LOT 122 AND LOT 123	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2021-03695	Grading Permit	Pending	27-Aug-21	STICK BUILT HOME	S-18-019 13866 PATRIOT WAY LOT 129	ADMAR CUSTOM HOMES	FREEDOM HILL HOMES LLC
2021-03715	Grading Permit	Pending	30-Aug-21	STICK BUILT HOME	LOR AMBER DRIVE, LOT 31	WASHINGTON COUNTY STUDENT TRADES FOUNDATION INC	WASHINGTON COUNTY STUDENT TRADES FOUNDATION

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2021-03718	Grading Permit	Pending	30-Aug-21	STICK BUILT HOME	6 HERMAN GAVAR PLACE LOT 115	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2021-03732	Grading Permit	Pending	31-Aug-21	STICK BUILT HOME	33 HERMAN GRAVER PLACE LOT 8	NVR, INC. T/A NV HOMES AND RYAN HOMES	
2021-03736	Grading Permit	Pending	31-Aug-21	STICK BUILT HOME	10 HERMAN GAVAR PLACE, LOT 114	NVR, INC. T/A NV HOMES AND RYAN HOMES	David C Lyles Developers LLC 19638 Leitersburg Pike Suite 201
2021-03744	Grading Permit	Pending	31-Aug-21	STICK BUILT HOME	37 HERMAN GAVAR PLACE, LOT 9	NVR, INC. T/A NV HOMES AND RYAN HOMES	David Lyles Developers LLC 19638 Leitersburg Pike
2021-03746	Grading Permit	Pending	31-Aug-21	STICK BUILT HOME	25 HERMAN GAVAR PLACE, LOT 7	NVR, INC. T/A NV HOMES AND RYAN HOMES	David Lyles Developers LLC 19638 Leitersburg Pike
2021-03494	Grading Permit	Approved	16-Aug-21		SP-19-028 13302 PENNSYLVANIA AVENUE		MACK TRUCKS INC C/O MS ECHENIQUE
SIM21-061	IMA	Requested	23-Aug-21	6906 DAM NUMBER 4 ROAD SH	6906 DAM NUMBER 4 ROAD SHARPSBURG, MD 21782	TRIAD ENGINEERING	STOCKS BRIAN STOCKS LORENA
2021-03441	Non-Residential Addition-Alteration Permit	Review	12-Aug-21	COMMERCIAL	SP-21-020 13302 PENNSYLVANIA AVENUE	KIRCO MANIX CONSTRUCTION LLC	MACK TRUCKS INC C/O MS ECHENIQUE
2021-03270	Non-Residential Addition-Alteration Permit	Approved	02-Aug-21	COMMERCIAL	LOR 1713 MASSEY BOULEVARD		CEDAR VALLEY PLAZA LLC
2021-03424	Non-Residential New Construction Permit	Review	11-Aug-21	COMMERCIAL	SP-21-016 13415 PENNSYLVANIA AVENUE		MCTAWS LIMITED PARTNERSHIP 11949 ROBINWOOD DR
PWA2021-006	PWA	Active	24-Aug-21	ELMWOOD FARM 4 & 5A		FOX & ASSOCIATES INC	FELIXS FOLLY LLC
PWA2021-007	PWA	Active	24-Aug-21	ELMWOOD FARM 4 & 5A		FOX & ASSOCIATES INC	FELIXS FOLLY LLC
SI-21-016	Simplified Plat	Approval Letter Issued	05-Aug-21	C. WILLIAM HETZER, INC. - PARCELS 1 & 2	NORTHSIDE OF HOPEWELL ROAD	FREDERICK SEIBERT & ASSOCIATES	HETZER C WILLIAM INC
SP-21-023	Site Plan	Pending	11-Aug-21	SMITHSBURG WWTP ENR UPGRADE AND EXPANSION	22523 LEITERSBURG SMITHSBURG ROAD SMITHSBURG, MD 21783	WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	WASH CO COMMISSIONERS BOARD OF
SP-21-024	Site Plan	In Review	23-Aug-21	16609 SHARPSBURG LLC - GREAT AMERICAN BREWING CO.	16609 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782	TRIAD ENGINEERING	16609 SHARPSBURG LLC
SP-21-025	Site Plan	In Review	25-Aug-21	WASHINGTON COUNTY PUMP STATION UPGRADES	CEARFOSS PIKE AND MAUGANSVILLE	EA ENGINEERING SCIENCE AND TECHNOLOGY INC PBC	HOFFMAN DONALD L FAMILY TRUST
SP-21-026	Site Plan	Pending	31-Aug-21	2021 DOWNSVILLE PIKE LLC	10549 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BSM WILLIAMSPORT LLC
GP-21-018	Site Specific Grading Plan	Waiting for Mylars	09-Aug-21	KESSLER PROPERTY	NORTH SIDE OF TAYLORS LANDING ROAD	FOX & ASSOCIATES INC	KESSLER MARK & KESSLER ANGELA D
GP-21-019	Site Specific Grading Plan	In Review	23-Aug-21	NATIONAL PIKE LOGISTICS CENTER	16822 NATIONAL PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DICKINSON FAMILY LIMITED PARTNERSHIP ET AL
TWN-21-003	Smithsburg Improvement Plan	In Review	30-Aug-21	VETERANS PARK DRIVEWAY EXTENSION		CIVILLER LLC	SMITHSBURG TOWN OF PO BOX 237 / 21 WEST WATER STREET
SGP-21-065	Standard Grading Plan	Approved	03-Aug-21	NICOLA DATTILIO	118 BRITNER AVENUE WILLIAMSPORT MD 21795	FREDERICK SEIBERT & ASSOCIATES	DATTILIO NICOLA DATTILIO BRENDA

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Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SGP-21-066	Standard Grading Plan	Approved	10-Aug-21	EDUARDO RODRIGUEZ	8302 PROPHET ACRES ROAD FAIRPLAY MD 21733	FREDERICK SEIBERT & ASSOCIATES	RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
SGP-21-067	Standard Grading Plan	Approved	26-Aug-21	FREEDOM HILLS LOTS 122 & 123	13886 & 13888 PATRIOT WAY HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	ADMAR CUSTOM HOMES
SGP-21-068	Standard Grading Plan	Approved	26-Aug-21	FREEDOM HILLS LOT 129	13866 PATRIOT WAY HAGERSTOWN MD 21740	ADMAR CUSTOM HOMES	ADMAR CUSTOM HOMES
SSWP21-052	Stormwater Standard Plan	Approved	10-Aug-21	EDUARDO RODRIGUEZ	8302 PROPHET ACRES ROAD FAIRPLAY MD 21733	FREDERICK SEIBERT & ASSOCIATES	RODRIGUEZ EDUARDO D RODRIGUEZ KARINA
S-21-033	Subdivision Replat	In Review	13-Aug-21	11526 & 11532 FRENCH LANE - ROYAL FARMS	CORNER OF GREENCASTLE PIKE AND FRENCH LANE	RATCLIFFE ARCHITECTS	WILLIAMSPORT REAL ESTATE LLC
S-21-034	Subdivision Replat	Final Copies Due	25-Aug-21	CHRISTINA M BOOTH & DONNA D WILES	16426 HEATHER RIDGE ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOOTH CHRISTINA M & WILES DONNA D
TIS-21-010	Traffic Impact Study	Pending	06-Aug-21	LABEL LANE WAREHOUSE	13257 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740	STREET TRAFFIC STUDIES, LTD	DAHURA ABBUD S DAHBURA MARY C
TIS-21-011	Traffic Impact Study	Pending	06-Aug-21	BECKLEY FARM	11901 GREENCASTLE PIKE HAGERSTOWN, MD 21740	STREET TRAFFIC STUDIES, LTD	BOWMAN 2000 LLC
TIS-21-012	Traffic Impact Study	Pending	06-Aug-21	TOWNES AT ROCKSPRING		THE TRAFFIC GROUP	HEKBEL LLC
TIS-21-013	Traffic Impact Study	Traffic Impact Study Received	27-Aug-21	WILLIAMSPORT AC&T TIS		STREET TRAFFIC STUDIES, LTD	2004 EAST POTOMAC WILLIAMSPORT LLC
GPT-21-011	Type 2 Grading Plan	Closed	25-Aug-21	ELMWOOD FARM LOT 119	9817 RIPPLE DRIVE WILLIAMSPORT MD 21795	MANOR HOUSE BUILDERS LLC	MANOR HOUSE BUILDERS
GPT-21-012	Type 2 Grading Plan	Closed	26-Aug-21	ELMWOOD FARM LOT 123	9833 RIPPLE DRIVE WILLIAMSPORT MD 21795	MANOR HOUSE BUILDERS LLC	MANOR HOUSE BUILDERS
GPT-21-013	Type 2 Grading Plan	Closed	30-Aug-21	GAVER MEADOWS PHASE 1A LOT 115	6 HERMAN GAVER PLACE FUNKSTOWN MD 21734	RYAN HOMES	
GPT-21-014	Type 2 Grading Plan	Closed	31-Aug-21	GAVER MEADOWS PHASE 1A LOT 8	33 HERMAN GAVER PLACE FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC 19638 LEITERSBURG PIKE SUITE 201
GPT-21-015	Type 2 Grading Plan	Closed	31-Aug-21	GAVER MEADOWS PHASE 1A LOT 114	10 HERMAN GAVER PLACE FUNKSTOWN MD 21734	RYAN HOMES	DAVID C LYLES DEVELOPERS LLC 19368 LEITERSBURG PIKE SUITE 201
GPT-21-016	Type 2 Grading Plan	Closed	31-Aug-21	GAVER MEADOWS PHASE 1A LOT 9	37 HERMAN GAVER PLACE FUNKSTOWN MD 21734	RYAN HOMES	
2021-03328	Utility Permit	Approved	05-Aug-21		16113 WISHARD ROAD	POTOMAC EDISON	TURNER BRETT SAMUEL TURNER KELLY MARIE
2021-03275	Utility Permit	Approved	02-Aug-21		11526 PLEASANT VALLEY ROAD	POTOMAC EDISON	OLIVER HOMES INC
2021-03389	Utility Permit	Review	09-Aug-21		221 MCRAND COURT	S&L WILLIAMS SERVICES LLC	SARIAN LLC
2021-03411	Utility Permit	Approved	10-Aug-21		14937 WARFORDSBURG ROAD	FIBER NETWORK SERVICES	ORCHARD BUSINESS PARK LP
2021-03428	Utility Permit	Approved	11-Aug-21		17705 MILLERS SAWMILL ROAD	STEPHENS EXCAVATING	STIVERS MICHAEL O

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	Type	Total
LandDev	County Stormwater Concept Plan	5
	Forest Stand Delineation	3
	IMA	1
	PWA	2
	Simplified Plat	1
	Site Plan	4
	Site Specific Grading Plan	2
	Smithsburg Improvement Plan	1
	Standard Grading Plan	4
	Stormwater Standard Plan	1
	Subdivision Replat	2
	Traffic Impact Study	4
	Type 2 Grading Plan	6
Permits	Entrance Permit	24
	Floodplain Permit	1
	Grading Permit	28
	Non-Residential Addition-Alteration Permit	2
	Non-Residential New Construction Permit	1
	Utility Permit	5
Total		97