



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

November 6, 2017, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

MINUTES

1. September 25, 2017 Planning Commission public rezoning meeting *
2. October 2, 2017 Planning Commission regular meeting *

SITE PLANS

1. Brooke's House (SP-17-014) – Site Plan for proposed sober living facility; Zoning: ORI – Office, Research, and Industry, Planner: Cody Shaw *
2. Saint James School Fine Arts Center(SP-17-019) – Site Plan for proposed fine arts center on campus of Saint James School; Zoning: A(R) - Agriculture, Rural; Planner: Lisa Kelly *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, December 4, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, 2nd Floor, Public Meeting Room #2000, Hagerstown, Maryland

**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 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. *Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.*

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC REZONING INFORMATION MEETING
September 25, 2017**

The Washington County Planning Commission held a public rezoning information meeting on Monday, September 25, 2017 at 6:00 p.m. at the Washington County Court House, Court Room #1, 24 Summit Avenue, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, Jeremiah Weddle, Denny Reeder, and David Kline. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant.

CALL TO ORDER

The Chairman called the meeting to order at 6:05 p.m.

RZ-17-003 – Downsville Pike Land, LLC

Staff Presentation

Mr. Allen presented a map amendment request for Downsville Pike Land, LLC for property located at 10662 (Parcel 408; 0.50 acres) and 10656 (Parcel 210; 1.10 acres) Downsville Pike. The applicant is requesting a change in zoning from RS (Residential Suburban) to HI (Highway Interchange) on 1.6 acres of land. This request is considered a piecemeal rezoning and as such, the Planning Commission must consider the following criteria as listed in Article 27.3 of the Washington County Zoning Ordinance: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development, relationship to the Comprehensive Plan and evidence of “change in the character of the neighborhood” or “mistake in the original zoning” of the property.

Mr. Allen gave a brief overview of the criteria outlined above. He noted that this property is located in the Halfway Election District which has grown more slowly than the County as a whole between 1980 and 2010. The site is served by existing public water (City of Hagerstown) and public sewer (Washington County – Conococheague WWTP). Fire and emergency services are provided by the Volunteer Fire Company of Halfway, which is located approximately 1 mile from the site. If the HI zoning district is approved, the site will be used for commercial development; therefore, there will be no impact on the school system and no APFO mitigation will be required.

Mr. Allen noted that during the past 30 years, the overall trend of traffic volumes in this area have declined slightly with the trend holding steady at approximately 12,000 daily trips during the past several years. No new major roadway projects are proposed in the immediate vicinity per data found in the County’s CIP and the State Highway Administration’s Consolidated Transportation Plan. However, due to the construction of the Sheetz across the road, several intersection improvements are planned and will be funded by the developer of the Sheetz store. Those intersection improvements include the following: traffic signal and crosswalks at Maryland 632/Venture Drive; Venture Drive will be restriped to 3 lanes; and traffic signals will be synchronized at MD 632/Halfway Boulevard, MD 632/Oak Ridge Drive and MD 632/Venture Drive.

Currently, parcels 408 and 210 each have their own access via driveways along Downsville Pike. Downsville Pike has a median running north and south from the Halfway Boulevard intersection. Halfway Boulevard has dual left turn lanes for eastbound traffic and Marty Snook Park abuts the western boundary of the property. Comments received from Engineering Plan Review included the following: a new access location onto Halfway Boulevard may be required; a traffic study to determine the impact on MD 632/Halfway Boulevard intersection may be required; and because Halfway Boulevard is a minor arterial, a minimum of 500 feet for spacing between access locations will be required.

Mr. Allen explained that Marty Snook Park is immediately adjacent to the subject sites, there is a large area of residential development to the north and west of the subject sites, the Park & Ride is immediately south of the property and just beyond the Park & Ride is the I-70 on-ramp. Parcel 210 sits atop a small hill and slopes toward Marty Snook Park with a small intermittent stream along the baseball field. There are currently residential structures on both parcels.

Mr. Allen stated there are six historic inventory sites within ½ mile of the subject parcels. One of these historic structures, the Anita Rice house, sits on Parcel 408, one of the two parcels proposed for rezoning. The structure is a circa 1900-1910, two-story vernacular house.

Mr. Allen briefly reviewed the definition of the Highway Interchange district as stated in the Zoning Ordinance and noted that the proposed HI zoning district is intended to serve a regional population. He also noted that the subject parcels were designated in the County's adopted 2002 Comprehensive Plan for low density residential uses.

Mr. Allen explained the "Change or Mistake Rule" which applies to a piecemeal rezoning; the burden of proof lies with the applicant. He discussed the criteria to be considered to prove a "change" in the character of the neighborhood as follows: define the boundaries of the neighborhood; demonstrate that substantial changes have occurred since the last Comprehensive Zoning; and, show that those changes resulted in the altered character of the neighborhood. Evidence to prove a "mistake" in the original zoning is as follows: the local legislative body failed to take into account projects or trends probable of fruition; the legislative body made decisions based on erroneous information; the legislative body used facts that were later proven to be incorrect; the legislative body could not have foreseen events that have occurred; or the legislative body ignored facts in evidence at the time of the zoning application.

In 2012, a comprehensive rezoning of the Urban Growth Area was adopted by the Board of County Commissioners. During the comprehensive rezoning process, input of property owners, local officials, staff and the general public was solicited and considered in the zoning assignment of each parcel affected by the Comprehensive Rezoning. Property owners were notified of the rezoning process and given an opportunity to participate and affect the Board's decision. The Planning Commission as well as the County Commissioners utilized population projections, growth trends, transportation and infrastructure data, public input and the comprehensive plan in its analysis and decision.

The applicant is claiming a mistake in the current zoning of the property based on the following: the local legislative body failed to consider the separation of parcels 210 and 408 from adjacent residential areas to the north and west by Halfway Boulevard and Marty Snook Park; the proximity of other commercial development to the east; the proximity of the I-70 interchange (both for its development potential and traffic impacts on continued residential uses), and rezoning of similarly situated interchange parcels. Staff believes that the local legislative body judged the parcels to be more closely associated with adjacent residential uses than commercial uses in the area based on the following: the extensive history of residential use; the designation of low density residential use cited in the Comprehensive Plan; traffic patterns and access to these parcels; and, the potential for conflicts with Park users if the access to these parcels is shared with the Marty Snook Park.

The applicant is also claiming a change in the character of the neighborhood and provided the following evidence to support their claim: an increase in the average daily traffic at the intersection of Halfway Boulevard and Downsville Pike from 2012 to 2015; the approval of the new Sheetz store across Downsville Pike from the site; and the rezoning of several adjacent parcels as part of the 2012 UGA rezoning to more intensive uses. Staff reiterated that the volume of traffic has decreased over the long term and has remained steady throughout the short term. Mr. Allen noted that the Sheetz site has been zoned for a commercial use for many years and was not a result of the comprehensive rezoning of the UGA in 2012. It was also noted that the comprehensive rezoning of the UGA cannot be used as evidence of a change in the character of the neighborhood in and of itself, but rather it must be linked to changes that occurred prior to or after the comprehensive rezoning.

Staff believes that the applicant has provided insufficient evidence of either change or mistake since the 2012 UGA rezoning.

Applicant's Presentation

Bruce Dean of Linowes and Blocher, 131 West Patrick Street, Frederick, Maryland, legal counsel, Gordon Poffenberger of Fox & Associates, Inc., 981 Mt. Aetna Road, Hagerstown, Maryland, engineer, and Christopher Smith of Downsville Pike Land, LLC, 10306 Remington Drive, Hagerstown, Maryland, applicant, were all present at the meeting. Mr. Dean and Mr. Poffenberger began a question and answer exchange. Following is a summary of that exchange. Mr. Poffenberger noted that the dwellings on the subject parcels have been abandoned since 2013, which was the last time the properties were used for residential purposes and are in severe disrepair. He described the surrounding area citing both commercial uses (to the south) and residential uses (to the west) of the site. He believes these parcels are no longer suitable for residential uses based on proximity of the I-70 off-ramp to the site and traffic issues currently on Halfway Boulevard and Downsville Pike. It is his opinion that the property should have been rezoned to a commercial designation when the property across the road (site of the new Sheetz) was zoned HI.

Mr. Poffenberger expressed his opinion that changing the zoning on these parcels to a commercial use would not have a negative impact on the neighborhood. Based on limited access to the property and the size and irregular shape of the property, the uses permitted on the site will be limited. It was noted that only a few properties currently have direct access onto Downsville Pike or Halfway Boulevard. Mr. Dean stated that when the interchange at Downsville Pike (MD 632) was constructed, the subject parcels conveyed a "significant" portion of land to SHA, which in his opinion severely limits the uses on these properties.

Mr. Poffenberger expressed his opinion that rezoning the properties to HI will lend compatibility to existing uses and proposed uses in the area. He noted there is a 140 acre parcel south of I-70 that is currently being marketed for a shopping center site.

Mr. Dean and Mr. Smith engaged in a question and answer exchange; following is a summary of that exchange. Mr. Smith stated that he is a 50% owner of the Downsville Pike Land, LLC. He expressed his opinion that this property has been under-utilized for many years and would be a suitable location for a commercial use. When asked what type of use he foresees at this location, he responded with an eatery (i.e. ice cream shop, donut shop) or an urgent care facility. The intent is to integrate the use with the Marty Snook Park and make it a viable asset to the community. Mr. Smith does not believe the residences on the properties can be rehabilitated without considerable time and expense. He noted that the properties have been cited by the County as having public safety issues and declared as unsafe and uninhabitable.

Mr. Smith presented a concept plan for development of the property. He noted that a shared access with Marty Snook Park would not be required; a right-in/right-out onto Halfway Boulevard is being discussed. There could also be an access point from Downsville Pike. Mr. Smith expressed his opinion that traffic from Interstate 70 has a significant impact on traffic volumes at the interchange. He believes there has been a change in the neighborhood due to the death of Mrs. Rice and her family's sale of these properties.

Mr. Dean reiterated that existing transportation patterns in this area with the I-70 off-ramp and the Park & Ride in close proximity to these properties have a negative impact on these properties for residential usage. Therefore, he believes that a mistake was made in the zoning of these properties during the 2012 comprehensive rezoning of the UGA. Mr. Dean explained that the addition of the Sheetz store, the on-going traffic on I-70, and the construction of the interchange in the late 1990s has made a significant change in the character of the neighborhood.

Public Comment

- Lorna Bock, 10811 Brentwood Terrace, Hagerstown, Maryland – Ms. Bock stated she is opposed to the rezoning of these properties due to traffic concerns and the safety of the residents in this area. She believes that traffic and speed on Halfway Boulevard has gradually increased over the years thus making safety a major concern. Ms. Bock cited several points from the Applicant's

Justification Statement to support her opposition to the request. Written comments were submitted by Ms. Bock.

Applicant's Rebuttal

Mr. Smith expressed his opinion that blighted properties, such as the subject parcels, have a negative impact on surrounding properties.

RZ-17-005 – BSM Big Pool, LLC

Staff Presentation

Ms. Baker presented a map amendment request for BSM Big Pool, LLC for property located at 11412 Tedrick Drive and 11079 Big Pool Road. The applicant is requesting the Rural Business floating zone over the current Rural Village zoning district on a portion of the property along Tedrick Drive. The parcel is 9.73 acres in size; however, the applicant is requesting the floating zone on only 2.24 acres of land which is currently unimproved. The application for a floating zone requires that the applicant show that the property meets the intent of the floating zone and meets the specified requirements within the Zoning Ordinance.

Following is a list of criteria that should be met before establishing the RB district at a particular location in accordance with Section 5E.4.b of the Zoning Ordinance. Ms. Baker briefly discussed the criteria and gave an explanation of how the requirement can or will be met by the applicant.

1. The proposed location is not within any designated growth area identified by the Washington County Comprehensive Plan.
 - This property is not located within any designated growth area established in the Comprehensive Plan.
2. The proposed location must have safe and usable road access on a road that meets the standards under the "Policy for Determining Adequacy of Existing Roads". In addition, a traffic impact study may be required.
 - The area requested for the RB zoning is technically landlocked behind Parcel 34. It is the applicant's intent to join the subject parcel with Parcel 34 and use the existing entrance onto MD 56 (Big Pool Road), which is a State owned and maintained road. SHA will dictate any improvements that may be needed in order to accommodate entrance onto the site.
3. On site issues relating to sewage disposal, water supply and storm water management can be addressed.
 - A site plan was submitted with the application that shows existing water and sewer facilities that serve the existing development. It also shows additional areas planned for sewerage service as well as storm water management.
4. The proposed location would not be incompatible with existing land uses, cultural or historic resources or agricultural preservation efforts.
 - The proposed RB zone would be an extension of an existing rural business already in the area. The uses on the site will remain the same but allow for a slight expansion of the services provided.

The subject site is located within the Rural Village of Big Pool; and, therefore would be expected to have moderately higher levels of development than more rural areas of the County. There are no historic sites, as designated by the Maryland Historic Survey, nor any land preservation easements in close proximity to the site.

Ms. Baker explained that the site plan submitted with the application indicates that the proposed RB area would be used to improve traffic flow and to accommodate truck traffic already on the site. The site plan also indicates proposed changes to the existing RB use on the adjacent parcel, which would be handled through the regular site plan process if the applicant proceeds with these plans in the future.

In accordance with Section 5E.6 of the Zoning Ordinance, the Planning Commission should consider the following criteria when making its recommendation to the Board of County Commissioners for the creation of a new RB zoning district.

1. The proposed district will accomplish the purpose of the RB District which is *“....to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreational and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in the rural areas of the County....”*
 - The applicant is proposing to expand the existing use onto an adjacent parcel and to demolish the existing convenience store and relocate the store closer to the interstate as well as increase its size.
2. The proposed site development meets the criteria identified in Section 5E.4 of the Zoning Ordinance.
 - These criteria were previously discussed and have been adequately met.
3. The road providing access to the site is appropriate for the proposed land use.
 - Access to the site is via MD 56 over Parcel 34 (current RB use). The portion of MD 56 between the I-70 westbound ramp and Ernstville Road is currently a two-lane road with wide shoulders. The property is located immediately adjacent to the I-70 eastbound off-ramp. The proposed use, in conjunction with existing uses, would serve the needs of travelers on I-70; therefore, it is reasonable to assume that the majority of traffic to and from the site would be from the interstate. As stated before, SHA owns and maintains MD 56 and may require a traffic study prior to any new development on the existing or proposed sites.
4. Adequate sight distance along roads can be provided at proposed point of access to the site.
 - The site is currently landlocked; however, it is proposed that the site will use the existing access onto MD 56 via Parcel 34.
5. The proposed landscaped areas can provide adequate buffering of the proposed land use from the existing land uses in the area.
 - The applicant is proposing a landscaping buffer along the entire length of the southwest boundary to help shield movement of traffic from the neighboring residential properties. This vegetative buffer should also help shield the neighboring properties from light spillover.
6. The proposed land use is not of a scale, intensity or character that would be incompatible with adjacent land uses or structures.
 - As previously noted, the area proposed for rezoning is currently vacant and unimproved. The proposed expansion of the existing use will provide a better flow of internal traffic and expand the area related to commercial truck traffic. A new, slightly larger diesel canopy is also proposed.

Applicant's Presentation

Mr. Zachary Kieffer of Divelbiss & Wilkinson, 13424 Pennsylvania Avenue, Suite 302, Hagerstown, Maryland, legal counsel for the applicant, was present at the meeting. He presented a brief background of the property noting that the Exxon Corporation used it as a fueling/service station beginning in the 1960s. In 1998, the 5.15 acre property was purchased by the Fulton family (the entity known as BSM Big Pool, LLC). The service bays were converted into a convenience store, the canopy was extended to accommodate diesel fuel pumps, and the rear portion of the property was graded and paved for the installation of new diesel fuel pumps. In April 2017, BSM Big Pool LLC, contracted to purchase the property at 11412 Tedrick Drive currently owned by Eddie and Rhonda Mummert. This property is currently improved with a residential structure and various outbuildings. Mr. Kieffer believes that the proposed use would be compatible with the surrounding area based on the following reference from Section 5E.4(a) of the County's Zoning Ordinance, “Businesses in the rural area existing at the time of the adoption of these regulations [September 1, 2015].....Businesses with this designation need not take any action to continue operation. Such existing uses are viewed as compatible with the character of the rural area and their continued operation is deemed consistent with the policies of the Comprehensive Plan.”

The Mummert property is currently zoned EC on the northwest portion and RV on the portion that fronts Tedrick Drive. The applicant is requesting the RB overlay on 2.24 acres of the Mummert property that will ultimately be combined with the existing 2.35 acres of RB overlay on the AC&T property. This will create an RB overlay consisting of 4.59 acres, which constitutes 30% of the combined total area of the two properties.

Mr. Kieffer distributed copies of the most recent preliminary site plan (Applicant's Exhibit #1) to Commission members. He noted that this plan shows the storm water management area in a different location from the previous plan. Mr. Kieffer stated that the existing 2,500 square foot convenience store will be replaced with a mixed use building containing a 4,256 square foot AC&T and a 2,311 square foot restaurant. He distributed a copy of the proposed floor plan (Applicant's Exhibit #2). Both the convenience store and restaurant are permitted uses in the RB zoning district. The applicant is also proposing to expand the number of auto gasoline and diesel fueling positions from 4 to 8 and the truck diesel fueling positions from 2 to 4. Fuel deliveries will be increased from 2 to 4 deliveries per day to 3 to 5 deliveries per day. Hours of operation will be 24 hours per day, 7 days per week. The number of employees will increase from 15 to 20 employees to a total of 40 to 45 employees, thus bringing additional jobs to the area.

Mr. Kieffer explained that despite the expansion of the convenience store and the number of fueling positions, the proposed improvements do not constitute a truck stop. He noted that the Zoning Ordinance's definition of a truck stop is as follows, ".....a structure or land used or intended to be used primarily for the sale of fuel for trucks and usually long term truck parking, incidental service or repair of trucks, overnight accommodations, or restaurant facilities open to serve the general public or a group of facilities consisting of such a use and intended eating, repair, sleeping or truck parking facilities." Mr. Kieffer stated that the applicant's primary use is not the sale of fuel for trucks, there is no long term parking, no incidental truck service or repair, no truck wash, no overnight accommodations, and no showers; therefore, the proposed AC&T does not meet the definition of a truck stop.

Mr. Kieffer expressed his opinion that no variances will be needed from the bulk regulations outlined in Article 5.E of the Zoning Ordinance. All mounted and free standing lights will use LED bulbs and will be directed to avoid glare onto neighboring properties. The applicant believes the existing well and septic system will accommodate the redevelopment and the uses contained therein. The site has adequate parking as shown on the revised preliminary site plan. Storm water management facilities will be located in the northeastern portion of the property between the AC&T and I-70.

Mr. Kieffer believes the request complies with the purpose of the RB district and permits the continuation and development of an existing business not otherwise permitted in the rural areas of the County. This gas station and convenience store will continue to be the sole gas station in the area. The convenience store and restaurant are both permitted uses in the RB zoning district. It is Mr. Kieffer's opinion that the proposed RB district is not incompatible with existing land uses in the area because it would be adjacent to and an expansion of the existing RB district on the AC&T property, the current convenience store and gas station have been in existence for a long period of time, and the property is adjacent to I-70 and is located in close proximity to the I-70 eastbound off-ramp. Adequate buffering will be placed on the property between the business and the residential parcels. The remaining 7.94 acres of the Mummert property will provide additional buffering from the residential properties. Mr. Kieffer stated that the existing mature trees will remain on the site; white pines and arborvitae will be planted as well as the installation of a 6 foot fence will be constructed to aid in buffering of the site. The applicant has met with two of the property owners most affected by the request and worked with them to reach a mutually agreed upon plan for the buffer. Mr. Kieffer submitted a petition as well as letters of support (Applicant's Exhibits 3 and 4) of the rezoning request.

Mr. Jason Divelbiss of Divelbiss & Wilkinson, 13424 Pennsylvania Avenue, Suite 302, Hagerstown, Maryland, legal counsel for the applicant, was also present at the meeting. Mr. Divelbiss reiterated that the AC&T parcel that is currently zoned RB (consisting of 2.35) would be extended to include 2.25 acres of the Mummert property. The remaining acreage would wrap around the site and help to provide buffering between the business and the residential uses.

Public Comment

- Austin Prejean, 13942 Frosty Pines Lane, (P. 212, Lot 3) Clear Spring, Maryland – Mr. Prejean cited the following concerns: storm water management and runoff, screening, diesel fueling area, lighting, increase in traffic, crime, security, fire and emergency services, flooding, safety, environmental issues, and property values. He believes a ten foot high fence covering the entire southern and western boundaries would be a more suitable buffer to provide better privacy and security. Mr. Prejean submitted written comments for the record.
- Douglas Weller, 11526 Big Pool Road, Big Pool, Maryland – Mr. Weller stated he is the Secretary of the District 15 Civic Organization that operates the building next to the driveway of the AC&T and Secretary of the Ruritan that uses the same building (Parcel 107). He is representing both organizations and brought forth the following concerns: heavy traffic on Tedrick Drive, damage to property (photos were provided), noise, heavy traffic on Ernstville Road and the Village of Big Pool. He noted that he also had personal damage on his property which is two miles away. Mr. Weller expressed his opinion that more signs are needed to direct traffic back onto the interstate.
- John Willis, 11003 Big Pool Road, Big Pool, Maryland – Mr. Willis is opposed to the expansion of the business and expressed his opinion that the proposed expansion is a truck stop even though truck parking is not shown on the proposed plan. He believes that truck drivers will park along the exit ramps which will create hazardous and unsafe conditions in the area. He also expressed concern with regard to crime and safety.
- Jennifer Plante-Willis, 11003 Big Pool Road, Big Pool, Maryland – Mrs. Willis expressed her opinion that the current convenience store and gas station have served this area well for many years and this is not the area where a truck stop should be located. She expressed concern regarding the possible contamination of wells and the Potomac River and the danger to the residents and wildlife in the area from fumes and fuel spills. Mrs. Willis shared her concern with regard to crime and safety.
- Michael Tedrick, 11423 Ernstville Road, (P. 212, Lot 1) Big Pool, Maryland – Mr. Tedrick expressed his opinion that if the rezoning is approved, his property and his quality of life will be greatly impacted. He believes that only 50% of the property should be allowed to be used for the proposed uses.
- Cindy Tedrick, 11423 Ernstville Road, Big Pool, Maryland – Mrs. Tedrick expressed her concerns regarding the proposed use of the property and its effects of the rural area: more crime, air and water pollution, trash, sewage runoff with possible contamination of wells, 24/7 noise, lights and bugs, more traffic, privacy, construction eyesore, and lower property values. She expressed her opinion that a business should not request a zoning change in a residential area for its own capital gain. Mrs. Tedrick submitted a petition signed by community residents opposed to the request.

Applicant's Rebuttal

Mr. Divelbiss briefly addressed the public comments. He noted that the proposed 6 foot fence is permitted by right; a taller fence would need to be approved by the Board of Zoning Appeals. He stated that security is of utmost importance to the applicant and measures will be taken to assure the safety of the business as well as residents and patrons. Such measures may include security cameras, additional lighting, and guards walking the property.

Mr. Divelbiss reminded Commission members that the proposed use is an existing use that is changing, but this is not a new business. The redevelopment of this site will improve the use of the property. He noted there is no proposed access onto Tedrick Drive or Ernstville Road; access will be from MD 56 using the existing entrance. Mr. Divelbiss does not believe that the proposed expansion will add noise more than what is already present from the interstate.

Mr. Divelbiss presented several aerial photographs of truck stops in Washington County (Applicant's Exhibit #5) to show the number of parking spaces a truck stop provides, which is much greater than the proposed 20 spaces at the AC&T. Currently the AC&T has 7 spaces for truck parking. Mr. Divelbiss

believes that adding the additional 13 parking spaces would help alleviate the need for trucks to park along the I-70 ramps.

Mr. Divelbiss addressed comments regarding property values and quality of life by stating that the lots on Ernstville Road were subdivided in 1997 and the first house was constructed sometime prior to 2003. These homes were constructed with the business already existing. He clarified that only 30% (4.59 acres) of the overall acreage (14.88 acres) owned by BSM Big Pool LLC would be used for the proposed use and expansion.

Discussion and Comments: Mr. Kline asked if the applicant could construct a berm to help buffer the residential uses from the business. He expressed his opinion that vegetative screening does not effectively block noise. Mr. Divelbiss believes there is no reason a berm cannot be built; however, he noted that there is a grade change so the business sits up higher than the residences. Mr. Kline suggested that the applicant consider other options during the site plan process if the rezoning request is approved to help reduce noise. Mr. Kline briefly discussed a law passed in Maryland that prohibits trucks from sitting and idling for more than 5 minutes. He suggested that someone check into the law, if there are exemptions and enforcement. Ms. Baker noted that some truck stops now offer electrified sites as an alternative to the idling truck situation; however, this can be expensive. Mr. Willis expressed his opinion that regardless of the law, truck drivers are not going to turn their trucks off especially if the weather is too hot or too cold. Mr. Divelbiss stated that the plan shown at this evening's meeting is a plan that has been revised several times following discussions with adjacent property owners.

RZ-17-007 – Text Amendment

Staff Presentation

Ms. Baker presented a text amendment submitted by the Washington County Department of Planning & Zoning for various articles and sections of the Zoning Ordinance pertinent to "Banquet/Reception Facilities, Bed and Breakfasts, Boarding House and Country Inns. Since 1973, the Zoning Ordinance allows residents to room or board non-family members in their homes for compensation. The proposed amendments relative to "boarding" facilities would continue to allow these uses, update terms and clarify the intensity of the use. "Boarding" facilities can have varying intensities and impacts on neighboring properties and infrastructure. Staff analyzed three variables to define the different levels of intensity: owner occupied vs. non-owner occupied; duration of stay; and the number of rooms available for boarders.

Ms. Baker briefly reviewed the proposed changes as follows:

- "Tourist house" – is an outdated term that staff is proposing to delete and will fall into the category of "boarding and rooming homes"
- "Boarding and rooming" homes
 - Special exception use in the RT (Residential Transition), RS (Residential Suburban), RU (Residential Urban) RM (Residential, Multi-family), A(R) (Agricultural Rural), EC (Environmental Conservation) and P (Preservation) zoning districts. Boarding and rooming houses are a permitted use in the RV (Rural Village) and RB (Rural Business) zones.
 - Owner-occupied
 - Limited to four (4) roomers or boarders
 - Allows a longer stay (month-to-month basis)
- "Bed and Breakfast"
 - Special exception uses in the RT and RU zoning districts; Currently a special exception in the RS zoning district
 - Remove sentence in definition that allows them to be an accessory use in the AR, EC, P, and RV districts; Move to the Land Use Table as an accessory use
 - Limited to five (5) rooms – this will coincide with building regulations which require a sprinkler system for six (6) or more rooms

- **Discussion and Comment:** Mr. Reeder asked if there is a square footage limitation or a limit on the number of guests. Ms. Baker stated that the building code dictates only the number of rooms.
- Add definition for a “Country Inn”
 - May be non-owner occupied
 - Limit the number of rooms to ten (10); structures with more than ten (10) rooms would be considered at hotel/motel and would need to be rezoned to the RB district
 - Provides flexibility for on-site catering, banquet and reception facilities as well as meeting rooms

Ms. Baker discussed the previous recommendation of the Planning Commission for a “country inn” to allow expansion beyond the 10 room limit. Staff researched this issue further and found there is not a method in place to allow these types of increases. A “country inn” would be approved as a special exception use granted by the Board of Zoning Appeals. The Planning Commission, by law, does not have the authority to grant changes to the requirements set forth by the Board of Zoning Appeals. Staff recommends that if the Planning Commission believes that the 10 room definition is too restrictive, the minimum number of rooms should be increased in the definition.

Ms. Baker explained that the Zoning Ordinance currently allows Banquet/Reception facilities to occur as special exception uses within the rural zoning areas of the County and as permitted uses within the commercial districts of the Urban Growth Area. She noted there may be other areas within the UGA where these uses may be suitable without disturbing the residential nature. Such areas may include a farm that has been developed over time that contains larger lot sizes and typically contains the original farm house and accompanying outbuildings such as barns, milk parlors, etc. These unique areas provide historic context to the urbanization of the county and how agriculture is still a strong economic driver in the County.

- Banquet/Reception Facilities
 - Special exception use within the RT, RS, RU and RM districts; currently permitted in the BL (Business Local) and BG (Business General) districts
 - Required bulk requirements would include a five (5) acre minimum lot size, a 300 foot lot width, a 50 foot front yard and 100 foot side yard and 50 foot rear yard setbacks
 - Remove the last sentence in the current definition that talks about being an accessory use to hotels/motels
 - Clarify that catering facilities are limited to on-site catering events only

Discussion and Comments: Mr. Weddle asked if the bed and breakfast, country inns, etc. would be considered an agricultural or a commercial use on properties zoned A(R) in the rural area. Ms. Baker stated that the bed and breakfast would be considered a semi-residential use because it is owner occupied. A non-owner occupied business would be considered a commercial type use. There was a brief discussion regarding farms that have preserved land. Ms. Baker noted staff agrees with the Ag Advisory Board that farms having received compensation for land preservation are for agricultural purposes and the commercial use should not be considered on those properties. The County would defer to the easement documents to regulate the uses allowed on preserved properties.

Public Comment

- Selena Wilkes, 16311 Kendall Road, Williamsport, Maryland – Ms. Wilkes stated she is in favor of the proposed amendments and presented written comments for the record. She believes the proposed changes will help to eliminate some of the contradictions and ambiguities that currently exist and further promote tourism in the County. Ms. Wilkes expressed her opinion that the proposed amendments would allow banquet/reception facilities in “unconventional” settings both inside and outside the Growth Area boundaries as long as all lot and density requirements are met for the proposed facility. She believes the proposed amendments will provide the opportunity for the orderly development of these types of uses while providing safeguards that would prevent incompatibility with other uses in the area.

ADJOURNMENT

Chairman Wiley adjourned the meeting at 8:35 p.m.

UPCOMING MEETING

1. Monday, October 2, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

Respectfully submitted,

Clint Wiley, Chairman

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 2, 2017**

The Washington County Planning Commission held a regular monthly meeting on Monday, October 2, 2017 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland.

Commission members present were: Chairman Clint Wiley, B.J. Goetz, Drew Bowen, Denny Reeder, and Jeremiah Weddle (arrived at 7:25 p.m.). Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner, Travis Allen, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting – Tim Lung, Director; Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

The Chairman announced that the order of the agenda would be adjusted for this meeting.

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the September 11, 2017 regular meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved.

Motion and Vote: Mr. Goetz made a motion to approve the minutes of the September 18, 2017 public rezoning meeting as presented. The motion was seconded by Mr. Bowen and unanimously approved.

NEW BUSINESS

SUBDIVISIONS

Beaver Creek Fields (S-17-025)

Mr. Shaw presented for review and approval the Preliminary/Final plat for Lots 1-6 and Lots A and B for Beaver Creek Fields located along the north side of National Pike on 12.46 acres. The property is currently zoned A(R) – Agricultural Rural (15.3 acres) and RV – Rural Village (3 acres). Lots A and B contain existing dwellings. Lots 1-6 are proposed on the south side of Beaver Creek Road and each lot will have its own well and septic system. On May 3, 2017, the Board of Zoning Appeals granted an appeal (AP 2017-017) for the density requirement. The property is split by a zoning boundary and has a 1 dwelling unit/5 acre density limit in the A(R) zone and 1 dwelling unit/1 acre in the RV district. The BZA approved a density of 1 dwelling unit/1.91 acres. This subdivision is also dedicating land for future right-of-way for the extension of White Hall Road to National Pike. Forest Conservation requirements will be met via on-site retention and off-site retention at a 2:1 ratio. All agency approvals have been received except for Forest Conservation, which is currently being finalized.

Discussion and Comments: Mr. Fred Frederick of Frederick, Seibert & Associates, consultant for the applicant, briefly explained that a 50 foot right-of-way is being dedicated by the owner for the possible extension of White Hall Road in the future. He also noted there are three existing dwellings on the property. Real estate exemptions for Forest Conservation were taken for two of these dwellings. The third dwelling is located in an existing flood plain. Mr. Frederick said it was the applicant's desire to use the Forest Conservation Real Estate exemption for remaining lands as well. Mr. Frederick explained that all existing forest, the majority of which is in the floodplain, is being used as on-site forestation. The applicant has 2.4 acres of forest on Lappans Road that was previously approved for off-site retention of which 1.4 acres will be used for this project.

Mr. Reeder asked if the old stone house on the property will be retained. Mr. Frederick stated that the Planning Commission previously reviewed a demolition permit for that house; however, the applicant now

has a new purchaser for the entire property who has decided to retain the stone house and sell it on its own 6 acre parcel.

Motion and Vote: Mr. Reeder made a motion to approve the preliminary/final plat for Lots 1-6 and Lots A and B of Beaver Creek Fields and to grant staff the authority to work with the applicant to resolve Forest Conservation requirements. The motion was seconded by Mr. Bowen and unanimously approved.

SITE PLANS

Atlantic Homes (SP-17-023)

Ms. Kelly presented for review and approval a site plan for Atlantic Homes located along the south side of West Oak Ridge Drive. The property is currently zoned HI (Highway Interchange). There is an existing dwelling, garage and sheds on the property. The property owner is proposing to establish an insurance business in the existing house. The site would be served by public water and public sewer. Nine parking spaces are required and nine spaces will be provided. There will be five employees. The hours of operation will be 8:00 a.m. to 5:00 p.m., Monday thru Friday. Proposed lighting and signage will be building mounted. Trash will be collected inside the house. The site is exempt from Forest Conservation requirements because there is no disturbance over 20,000 square feet. All agency approvals have been received with a conditional approval from the City of Hagerstown Sewer Department because a sewer easement for a private line must be secured from the owner of the property through which the easement runs. The owner and the consultant are currently working with the City of Hagerstown to address this issue.

Motion and Vote: Mr. Bowen made a motion to approve the site plan contingent upon a signed agreement between the owner and the City of Hagerstown Sewer Department. The motion was seconded by Mr. Goetz and unanimously approved.

OLD BUSINESS

RZ-17-003 Downsville Pike Land, LLC Recommendation

Mr. Allen presented a map amendment request for property located at 10656 and 10662 Downsville Pike from RS (Residential Suburban) to HI (Highway Interchange). A public rezoning meeting was held on September 18, 2017 at the Washington County Court House at which time staff and the applicant presented information pertaining to the request and public comment was taken. The applicant claimed that there was a mistake in retaining the existing RS zoning on the site during the Comprehensive rezoning in 2012 due to the parcels location near the interchange, rezoning of nearby parcels to HI, traffic impacts from interchange traffic and that the subject parcels are no longer suitable for residential use because they have not recently been occupied. The applicant also proposed that there was a change in the character of the neighborhood citing the neighborhood as the corridor along Downsville Pike with similarly situated parcels and noted the zoning changes in that same corridor, approval of the Sheetz store site plan for a parcel across the street, increases in traffic and that the dwelling is no longer occupied as changes that have occurred. Mr. Allen reviewed the criteria that should be considered when analyzing change or mistake claims and remarked that zoning changes without actual development do not create change, the change of zoning on the interchange parcel is of no consequence because the parcel will never be available for development, the Sheetz store will be developed in accordance with the parcels zoning and an unoccupied dwelling does not constitute change. Six members of the public have submitted written or verbal testimony in opposition of the proposed rezoning citing issues related to traffic patterns, traffic volume, speed and pedestrian safety in the vicinity of the site, particularly on Halfway Boulevard.

Discussion and Comments: Mr. Goodrich explained that due to technical difficulties during the past week, minutes of the September 25th public rezoning meeting were unavailable prior to this meeting. However, a recording of the meeting was sent to all Planning Commission members for their review during the past week. All members, either present at the public meeting or who listened to the recording of the public meeting, are eligible to discuss and vote on the rezoning cases being discussed this evening.

In the discussion that followed some members expressed opinions that it is difficult to document that a change in character or that a mistake has occurred but noted that future use of the site for residential purposes would also be difficult especially since the dwellings are no longer occupied and there has been no apparent interest in residential use in the future. The Commission recognized the commercial uses in the area and the configuration of the Halfway Boulevard/Downsville Pike intersection.

Mr. Weddle arrived at 7:25 pm. He offered his opinion that the lack of residential occupancy may be an indicator that change is occurring.

The Commission discussed the complications of achieving access to the site since the reconstruction of the interchange and expansion of the Downsville Pike/Halfway Boulevard intersection. Commission members believed that redesign of access to the site to address safety concerns at the intersection and the limitations presented by the new configuration of the intersection may be better served by commercial development rather than residential.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the map amendment request to the Board of County Commissioners. The motion was seconded by Mr. Goetz and unanimously approved.

RZ-17-004 Bluegrass Commercial, LLC and Michael & Kelli Scott Recommendation

Mr. Goodrich presented a map amendment request for property located at 21314 and 21338 Leitersburg Pike and 21385 Leiters Mill Road. The applicant is requesting the application of the RB (Rural Business) floating zone over the existing RV (Rural Village) zoning on 7.15 acres of land. The RB zone is a floating zone; therefore, the change or mistake rule does not apply. Commission members should follow the criteria set forth in the Section 5E4.b of the Zoning Ordinance when considering the establishment of the RB zone. Mr. Goodrich briefly reviewed these criteria. He clarified that in the original rezoning package, a plan was submitted showing retail/office/warehousing/wholesale uses on Parcels 131 and 173. However, during the public rezoning meeting, the applicant stated all three parcels would be used for office space either related to the existing business or general office use. Two individuals made comments during the public rezoning meeting stating concerns for traffic and general community appearance; no other written comments were received following the meeting.

Discussion and Comments: Mr. Bowen clarified that, if the rezoning is approved, a site plan would be required. Mr. Reeder made an inquiry regarding the expansion of the existing building and how much square footage would be allowed. Mr. Goodrich stated that the existing building is located on a parcel that is currently zoned RB. Setbacks and storm water management may be the limiting factors. The Zoning Ordinance specifies a maximum lot coverage of 65% in the Rural Business district; however, if the building is redeveloped, the 65% may or may not apply because the coverage on the parcel may be already much larger than what is specified. He reminded Commission members that the use could expand onto the other parcels if the rezoning is approved. Mr. Wiley noted that during the public rezoning meeting, the applicant stated they are not interested in having any type of retail or wholesale business on the property. He also noted that the applicant is proposing to cut down the number of entrances onto the property. Mr. Wiley expressed his opinion that the proposal meets the requirements for the establishment of a Rural Business. Mr. Reeder believes the applicant is committed to providing screening and buffering that will enhance the site and the Rural Village of Leitersburg.

Motion and Vote: Mr. Bowen made a motion to recommend approval of the map amendment request to the Board of County Commissioners because the application can meet the specified RB zoning requirements.. The motion was seconded by Mr. Weddle and unanimously approved.

RZ-17-005 BSM Big Pool, LLC Recommendation

Ms. Baker presented a map amendment request for property located at 11412 Tedrick Drive and 11079 Big Pool Road. The applicant is requesting the application of the RB (Rural Business) floating zone over the existing EC (Environmental Conservation) zoning on 2.24 acres of land. The applicant is proposing to expand the existing business on property immediately adjacent to the east. The proposed expansion would create better traffic flow on the site. Thirteen (13) additional truck parking spaces are proposed. A

heavily vegetated buffer is proposed along the western boundary; existing mature vegetation will remain in place. A site plan was included in the submittal showing reconstruction of the convenience store and the restaurant area and the reconfigured traffic flow.

Discussion and Comments: Ms. Baker clarified that the request being considered is for the 2.24 acres where the applicant is proposing to install a new paved area and a new diesel canopy. The re-configuration of Parcel 33 could occur even if the rezoning is denied; a site plan would be required. Numerous written and verbal comments have been received, both in favor of and in opposition to the request.

Mr. Weddle expressed his opinion that the applicant is proposing better accommodations and a safer area for fueling. Mr. Wiley expressed his opinion that if the rezoning is approved, the Planning Commission could make recommendations for buffering and screening on the site that would address the concerns of neighboring property owners. Mr. Goetz expressed his opinion that AC&T typically provides a business setting that is clean and safe and provides for better traffic flow.

Mr. Reeder briefly discussed the concerns of citizens with regard to truck idling. Ms. Baker stated that the County does not currently have a noise ordinance. Maryland Department of the Environment would be responsible for air quality controls. Ms. Baker noted that the applicant, during their presentation at the public rezoning meeting, stated that the business was in place before any houses were built nearby. Members briefly discussed landscaping and buffering and the advantage of having additional truck parking if the rezoning is approved.

Motion and Vote: Mr. Bowen made a motion to recommend approval of the map amendment request to the Board of County Commissioners as presented because it meets the requirements specified in the RB zoning district. The motion was seconded by Mr. Weddle and unanimously approved.

RZ-17-006 17119 Virginia Avenue LLC Recommendation

Mr. Allen presented a map amendment request for property located at 17109 Virginia Avenue from RS (Residential Suburban) to BG (Business General). A public rezoning meeting was held on September 18, 2017 at the Washington County Court House at which time staff and the applicant presented information pertaining to the request and public comment was taken. The applicant is claiming that a mistake was made in the current zoning of this property at the time of 2012 comprehensive rezoning of the Urban Growth Area. The applicant claimed in his presentation that the County made a mistake in the 2012 Comprehensive rezoning by not changing the existing RS zoning to BG because it failed to consider that the parcel is designated by the Land Use Map in the Plan as Commercial, it is surrounded on 3 sides by commercial zoning, it fronts on a heavily travelled road in a commercial corridor and these factors would make the parcel unsuitable for continued residential use.

Mr. Allen explained that the commercial character of the neighborhood around this property has been established for an extended period of time (generally before 2000) due to piecemeal rezoning requests. The car wash, which sits next to the subject site, was rezoned in 1992; the property containing Carmine's Italian Restaurant, was rezoned in 1998; and the property containing the Dollar General store was rezoned in 1981. There was also the rezoning of a parcel of land close to the site from ORT to IR recently. Mr. Allen reiterated comments made during the public meeting, including Mr. Goodrich's statement that rezoning can serve two objectives: 1) to follow existing trends or 2) to project and lead future land use changes. The house was actively being used as a residence at the time of the 2012 comprehensive rezoning and the owners did not request a change in the zoning at that time. One member of the public spoke in opposition of the rezoning request during the public meeting. She did not believe a mistake was made in the zoning noting that the house had been occupied since 1932. She also expressed her opinion that there were negative impacts in the area from all the commercial development that has occurred.

Discussion and Comment: Mr. Wiley stated that he has been past the property several times over the past week and the person who spoke in opposition of the rezoning request appears to be running a business out of their home. The Commission acknowledged the difficulty in the decision to retain the RS zoning in 2012 because the site was still an active residential use or to change it to BG to recognize the

surrounding zoning and uses. However, with new ownership and all of the piecemeal rezonings in the area a commercial zoning would be appropriate.

Motion and Vote: Mr. Reeder made a motion to recommend approval of the request as presented to the Board of County Commissioners. The motion was seconded by Mr. Bowen and unanimously approved with Mr. Goetz abstaining from the discussion and the vote.

RZ-17-007 Text Amendment

Ms. Baker presented a text amendment for various articles and sections of the Washington County Zoning Ordinance pertaining to “Banquet/Reception Facilities, Bed and Breakfast, Boarding House and Country Inns”. She briefly reviewed the proposed changes as discussed during the September 25th public rezoning meeting. One person spoke in favor of the proposed changes during the public meeting. Ms. Baker reiterated that uses on permanently preserved lands are dictated by the easement documents, not by zoning. Bed and Breakfast facilities are permitted on permanently preserved lands; however, wedding reception facilities, auctions, etc. are not currently permitted by language in the easement documents.

Discussion and Comments: Mr. Wiley stated that he is in favor of all the changes as presented. He believes this a great opportunity for tourism in the County.

Motion and Vote: Mr. Weddle made a motion to recommend approval of the text amendments as presented to the Board of County Commissioners. The motion was seconded by Mr. Goetz and unanimously approved.

RZ-17-009 A & W Plus, Inc. Recommendation

Mr. Goodrich presented a map amendment request for property located at 12408 Learning Lane (the former Conococheague Elementary School). The applicant is requesting to apply the RB (Rural Business) floating zone over the existing RV (Rural Village) zone on 11.74 acres of land. The applicant is proposing to use the existing building for an assisted living facility, which is a permitted use in the RB zone. If the assisted living facility is a success, the applicant is also proposing to construct an adult day care facility and medical offices that provide elder care related practices. The 65% limit for lot coverage would apply to the new construction. The contract for purchase of the property is contingent upon the rezoning of this property. During the public meeting, concerns were raised about the ability of the site to accommodate the proposed use with water and sewer facilities and traffic that could be generated. The applicant stated they are aware of those requirements and it is their intent to comply with all requirements if the zoning is changed. Mr. Goodrich reminded members of the criteria to be used when considering the establishment of an RB zoning district. Three people made comments during the public meeting and Mr. Goodrich briefly reviewed those comments.

Discussion and Comments: Commission members believe the proposed use would be a great re-use of an existing property. Mr. Goodrich stated that the Rural Business zoning could be removed from the property through a simple administrative process if the owner would no longer want it or the proposed use was unsuccessful. If the proposed assisted living facility does not come to fruition but the owner proposes another use, the new proposed use would come back to the Planning Commission for its review at which time the Commission could require a new public information meeting if the new use is determined more intense.

Motion and Vote: Mr. Bowen made a motion to recommend approval of the map amendment request as presented, to the Board of County Commissioners because it could meet the requirements for the RB district stated in the Zoning Ordinance. The motion was seconded by Mr. Reeder and unanimously approved.

-OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported the following for the month of September: Land Development/Permit review – 10 entrance permits; 1 flood plain permit; 13 grading permits; 1 non-residential ag certificate; 1 non-residential commercial permit; 1 utility permits; Land Development Plan Review – 1 preliminary subdivision plats (Westfields); 2 site-specific grading plans (Lager Drive, Columbia Gas); 5 standard grading plans; 3 storm water management concept plans; 1 preliminary consultation at Carriage Hills Apartments; 2 preliminary plats with site plans for Rosewood PUD; 1 site plan for a solar energy generating facility on Leitersburg/Smithsburg Road; 1 subdivision replat; Approvals issued: 1 residential subdivision replat; 3 Forest Stand Delineation, 1 site specific grading plans, 4 site plans (Falcon Air Service hangar, Patriot Federal Credit Union, Sheetz at 632/I-70, Atlantic Auto on Miller's Church Road) and 4 site plan red-line revisions

UPCOMING MEETINGS

1. Monday, November 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, Maryland

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:20 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

Respectfully submitted,

Clint Wiley, Vice-Chairman



DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMORANDUM

TO: Washington County Planning Commission
FROM: Cody Shaw, Chief of Plan Review
DATE: October 23, 2017
SUBJECT: Brooke's House Site Plan (SP-17-014)

A site plan has been submitted for review and approval for Brooke's House on a parcel along the north side of Technology Blvd. The property is zoned ORI (Office, Research, and Industry District).

The applicant is proposing Brooke's House on the site. The functional description for this site is for temporary transitional housing for drug addiction. The site is currently a 3.17 acre parcel, and the applicant is looking to develop the site. An appeal was granted by the Board of Zoning Appeals on September 21, 2016 for a special exception use to establish a sober living facility (AP2016-036 – attached).

The proposed improvements are shown on the site plan can be summarized as follows:

- Functional description is temporary transitional house for drug addiction
- Hours of operation are 24 hours a day, 7 days a week
- Number of employees are 3; 2 employees per shift
- Total required parking spaces is 8; total parking provided is 14 spaces
- Total of 16 patient beds in the house
- Proposed impervious area is 22%
- Site is served by City Water and County Sewer
- Stormwater management is being handled by using two bio-retention and sediment fore bays
- Site is exempt from Forest Conservation due to Section 3.2 (F) of the Washington County Forest Conservation Ordinance

The site plan was routed to Land Use Planning, Addressing, City Water, Engineering, Health Department, Soil Conservation, and Water Quality. At this date, all approvals have been obtained except City Water and the Health Department. These approvals are contingent upon Water/Sewer allocation forms and fees being paid.

A copy of the site plan and BZA appeal are attached.

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

**Brooke's House, Inc.
Applicant**

Appeal No. AP2016-036

OPINION

This action is a request for a special exception to establish a sober living facility. The subject property is located at 10533 Downsville Pike, Hagerstown, Maryland; is owned by the Downsville Lot C 20 LLC; and is zoned Office, Research & Industry.

The Board held a public hearing on the matter on September 21, 2016. No opposition was presented to this request.

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 Applicant seeks a special exception to establish a sober living facility on the subject property.
2. The property is approximately 20 acres in area, and a five- or six-acre parcel will be subdivided to create the site for the proposed facility. The precise location of the lot will be determined as site engineering progresses.
3. The proposed facility is a structured residential setting for those recovering from drug addiction.
4. The structure is proposed to be approximately 8,300 ft.² in area, with eight double-occupancy living units; common areas for dining, meetings, and counselling; and office and library areas for facility administration and individual training and education.
5. The facility is meant to provide a coordinated and intentional recovery setting for residents after they have completed medical detoxification, an inpatient treatment program, and a halfway house stay.
6. It will have curfews and house rules governing residents.
7. Length of stay is estimated to be from three to twelve months.

8. Neither onsite nursing care nor counselling will be provided, but one to four full-time employees and two to three part-time employees are expected to support the recovery process and operate the facility.

9. The use conforms to the Plan and will be compatible with the existing neighborhood. The existing neighborhood is sparsely populated; has few, if any residential uses; and has commercial uses in the immediate proximity, including a construction company and a satellite dish telecommunications installation.

Rationale

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 Office, Research, and Industry (ORI) zone, a special exception may be granted for “any other use that the Board finds functionally similar to any principal permitted or special exception use” allowed in the ORI zone. Section 21B.2(e).

The ORI zone is “to provide appropriate locations for a broader mixture of uses than are permitted in the “ORT” or other industrial districts.” Section 21B.0. The permitted uses “can be compatible amongst themselves and with adjacent development due to a low level of nuisance inherent in the use or through required strict adherence to specific performance standards.” *Id.* We are persuaded that the use falls within the purpose of the ORI zone. It has a “low level of nuisance inherent in the use” and will not promote incompatibility with adjacent uses.

We conclude that a sober living facility is functionally similar to “educational institutions including, but not limited to, business and trade schools and colleges” and “hospitals, including other health related facilities but not including nursing and residential care facilities.” These uses are principal permitted uses in the zone. While there are admittedly some obvious distinctions between the identified principal permitted uses and the proposed use, there are functional similarities as well. The use will have a residential component with shared common areas, just as one would find at trade schools and colleges. Likewise, other health related facilities (but not nursing or residential care facilities) contemplate the coming and going of patients as they seek services to improve their health, just as is proposed with this sober living facility. The residents will be expected to secure jobs during their recovery progresses and travel to counseling and other health-related appointments. The facility will not be locked. Thus, residents will leave the facility for work or counselling and then return to it for recovery

support and residence.

This site is remote from downtown areas, thus providing a secluded and buffered location for recovery efforts. It is remote from other residential uses and is surrounded by undeveloped land, a construction company headquarters, and a satellite dish facility. The use is compatible with the neighborhood and conforms to the provisions of the Comprehensive Plan. There was no evidence showing that the use would have any 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). Rather, this site and its surrounding uses suggest that it will have a lesser impact here than it would in a more-developed area of an ORI zone. As such, the grant of the special exception is warranted.

Accordingly, this appeal is hereby GRANTED by a vote of 5-0.

BOARD OF APPEALS

By: Neal Glessner, Vice Chair

Date Issued: October 21, 2016

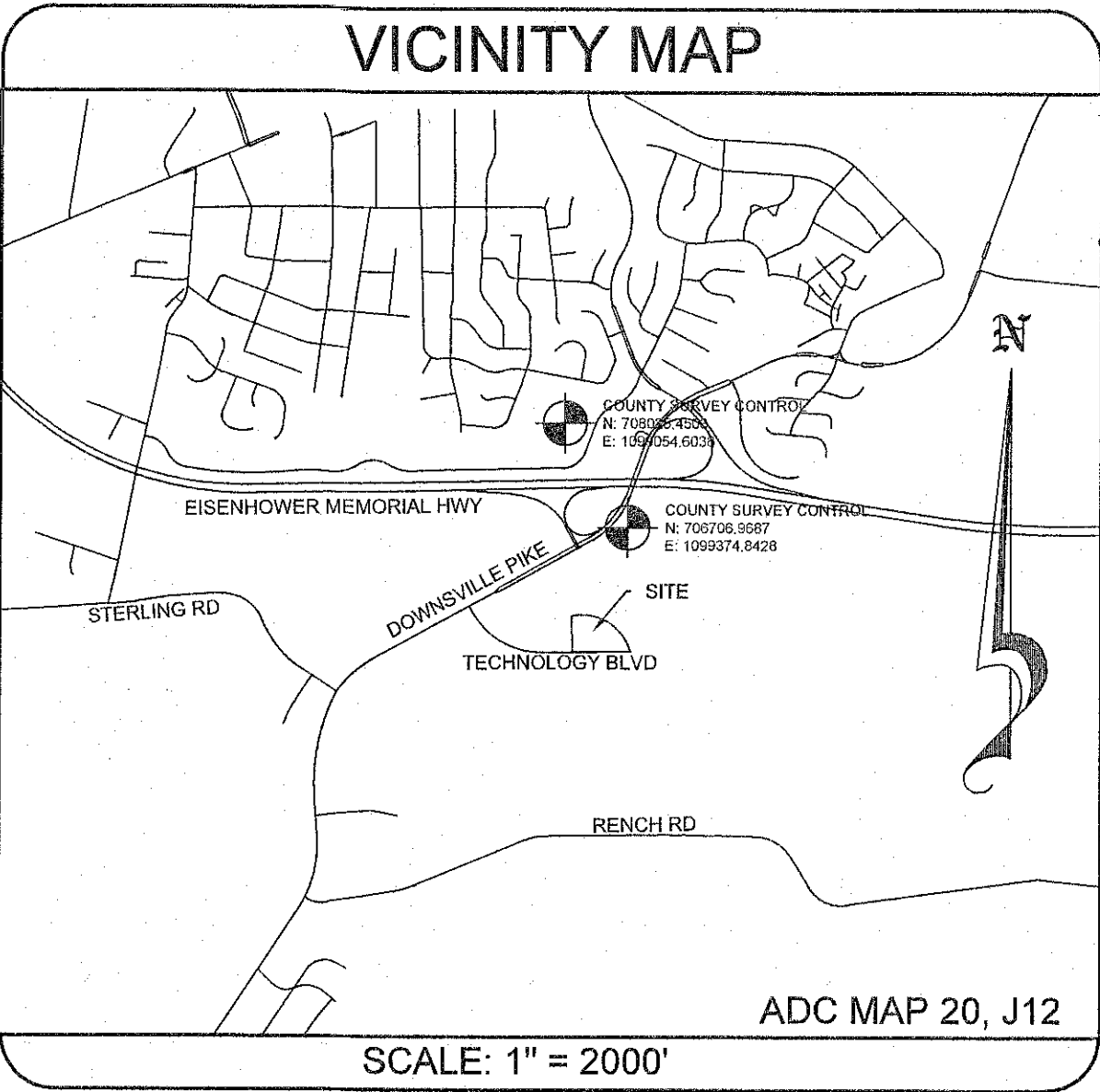
SITE PLAN
for
BROOKE'S HOUSE

Situate at the end of Technology Boulevard
in Hagerstown, Maryland

OWNER/DEVELOPER:

Brooke's House LLC
12405 Nesbitt Avenue
Clear Spring, MD 21722

ATTN: Kevin Simmers
EMAIL: ksimmers1965@gmail.com



Approvals

<p>MD-ENG-6A 1/89</p> <p>UTILITY NOTIFICATION</p> <p>The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at:</p> <p>Phone No. 1-800-257-7777</p>	<p>USDA SCS</p> <p>OWNER / DEVELOPERS CERTIFICATION</p> <p>"I/We certify all parties responsible for clearing, grading, construction and/or development will, be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."</p> <p>DATE _____ PRINTED NAME _____</p> <p>SIGNATURE _____</p> <p>OWNER / DEVELOPERS CERTIFICATION</p> <p>"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."</p> <p>DATE _____ PRINTED NAME _____</p> <p>SIGNATURE _____</p> <p>ENGINEER / ARCHITECT DESIGN CERTIFICATION</p> <p>I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.</p> <p>49808</p> <p>DATE _____ REG. NO. _____ SIGNATURE _____</p> <p>Professional Certification</p> <p>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. 49808, Expiration Date: 2018-08-24.</p>
<p>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</p> <p>By: _____</p> <p>Date: _____</p> <p>(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</p> <p>APPROVED: WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING</p> <p>SIGNATURE _____ DATE _____</p> <p>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</p> <p>This plan/plan has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plan shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.</p> <p>SIGNATURE _____ DATE _____</p> <p>ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION</p> <p>"I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information, that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."</p> <p>SIGNATURE _____ DATE _____ SEAL _____</p>	

FREDERICK SEIBERT & ASSOCIATES, INC. ©2017

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Sheet Index

TYPE	NUMBER	TITLE
C-001	SHEET 1	COVER SHEET
C-002	SHEET 2	GENERAL NOTES
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C-102	SHEET 4	SITE PLAN
C-103	SHEET 5	GRADING AND SEDIMENT EROSION CONTROL PLAN
C-104	SHEET 6	STORMWATER MANAGEMENT PLAN
C-501	SHEET 7	SITE DETAILS AND NOTES
C-502	SHEET 8	SEDIMENT EROSION CONTROL DETAILS AND NOTES
L-101	SHEET 9	LANDSCAPE PLAN
L-501	SHEET 10	LANDSCAPE DETAILS

SWM Narrative

Grading and proposed impervious areas have been limited to the maximum extent practical on this project in order to provide ESD stormwater management facilities on site. This plan proposes 0.7 acres of impervious coverage across 2.3 acres of disturbed land. This generates a WQv of 2704 CF and an ESDv of 4327 CF. This plan proposes to address the entire ESDv using (2) bio-retention and sediment forebay. These BMPs will provide 4705 CF of treatment volume.

OCT 20 2017

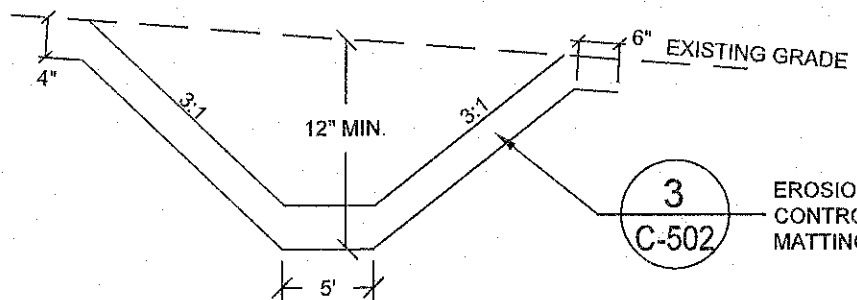
WASHINGTON COUNTY
PLAN REVIEW AND PERMITTING

ESD Practices (Chapter 5 - Structural Practices)										
TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	STORAGE @ DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY Size (Feet)	CPv (cfs) (Discharge)	Qp10 (cfs)	Qf100 (cfs)
BIO-RETENTION	1	0.6600	0.1600	68	0.026	N/A	N/A	0	1.6200	3.9600
BIO-RETENTION	2	1.1200	0.5400	79	0.1180	N/A	N/A	0	1.1700	6.7500

Total DA (Site)	2.3 AC.
Construction Type (circle one)	<input checked="" type="radio"/> New <input type="radio"/> Redevelopment <input type="radio"/> Restoration

GRADING CHK BY: TMF	DATE: 2017	PROJECT NUMBER: 6218.BH
SEC CHK BY: TMF	DATE: 2017	COVER SHEET
SWM CHK BY: TMF	DATE: 2017	
Submittal	06-16-17	C-001
DESCRIPTION:	DATE: 2017	SHEET 1 OF 10
		SP-17-014

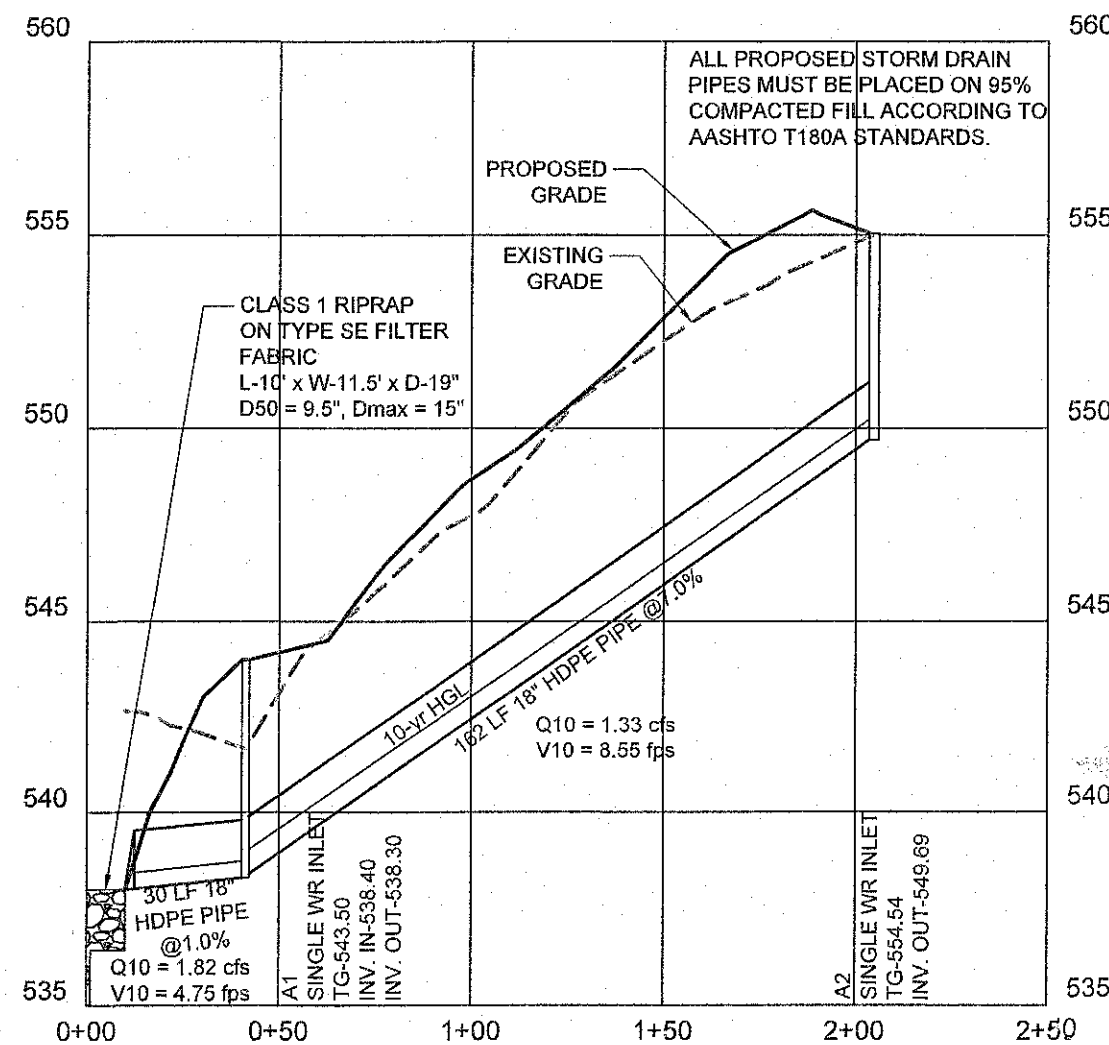
SWALE #	Q10 (CFS)	V10 (FPS)	DEPTH
1	0.07	0.70	0.03'
2	0.48	1.43	0.10'



- NOTE:
1. ALL SWALES TO BE LINED WITH EROSION CONTROL MATTING TO DESIGN FLOW DEPTH.
2. ALL DIMENSIONS LABELED AS MIN. ON THIS DETAIL MAY BE SUPERSEDED BY GREATER DIMENSIONS WHICH WOULD BE NOTED DIRECTLY ON PLAN, IF NECESSARY.

SWALE DETAIL

NOT TO SCALE



STORM DRAIN - A LINE
SCALE: H-1" = 50' V-1" = 5'

STRUCTURE SCHEDULE (INLET)

I.D.	TYPE	DETAIL #	TOP ELEV.	INV. IN	INV. OUT	Northing	Easting	Notes
A1	SINGLE WR	MD-374.06	543.50	538.40	538.30	705549.38	1099188.08	
A2	SINGLE WR	MD-374.06	554.54	549.79	549.69	705555.76	1099351.63	

STORM DRAIN PIPE SCHEDULE

RUN	LENGTH (FT)	SIZE	SLOPE	TYPE
A0 TO A1	30.0	18"	1.00%	HDPE
A1 TO A2	162.0	18"	7.00%	HDPE

Filter Log Table

Size	Location	Slope (%)	Slope Length (ft.)	Max Allowed (ft.)
8"	Stockpile	7	77	100
8"	NW of building	10	64	100
12"	NE of building	6	36	125
18"	E of SWM	9	143	150

Inlet Protection

Inlet #	Drainage Area (Ac.)	Type
A1	0.32	AGIP
A2	0.14	AGIP

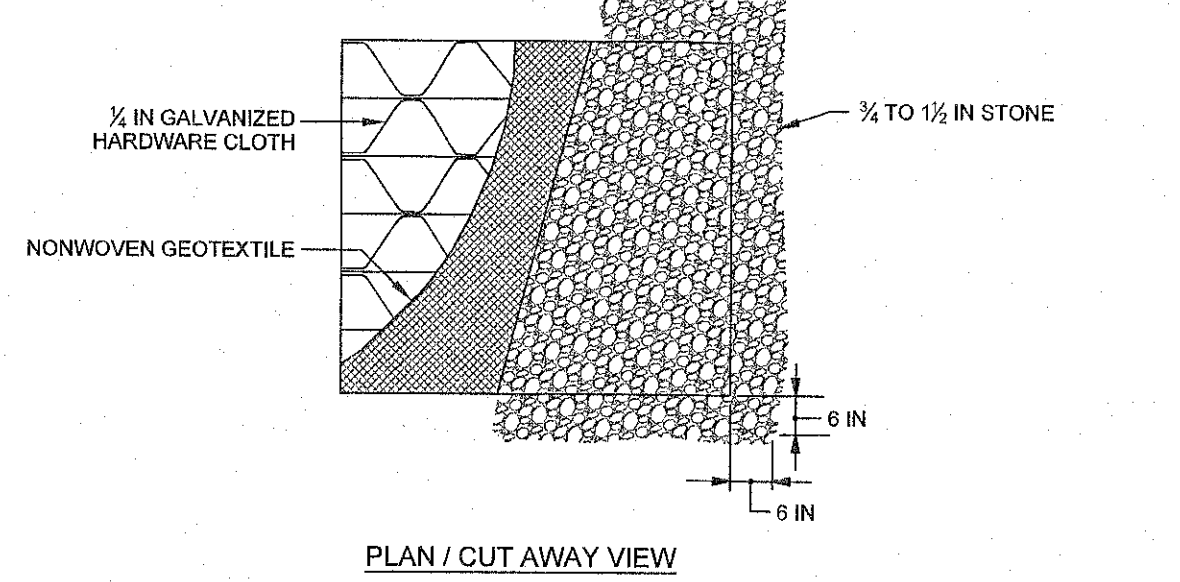
EARTHWORK NOTES

1. THE SITE AREA LIES WITHIN KARST TOPOGRAPHY AND IS PRONE TO SINKHOLE ACTIVITY. PLEASE REFER TO THE GEOTECH'S RECOMMENDATIONS OF THE GEOTECH REPORT FOR SINKHOLE REMEDIATION.

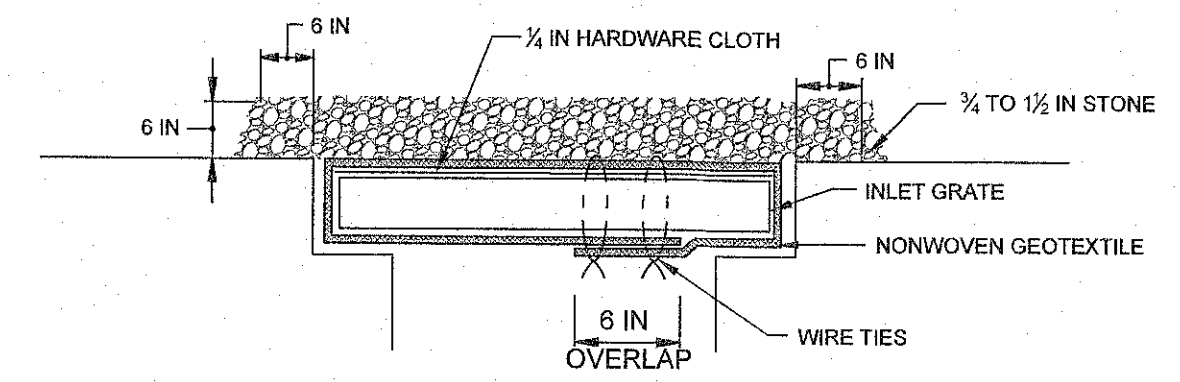
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL
AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW

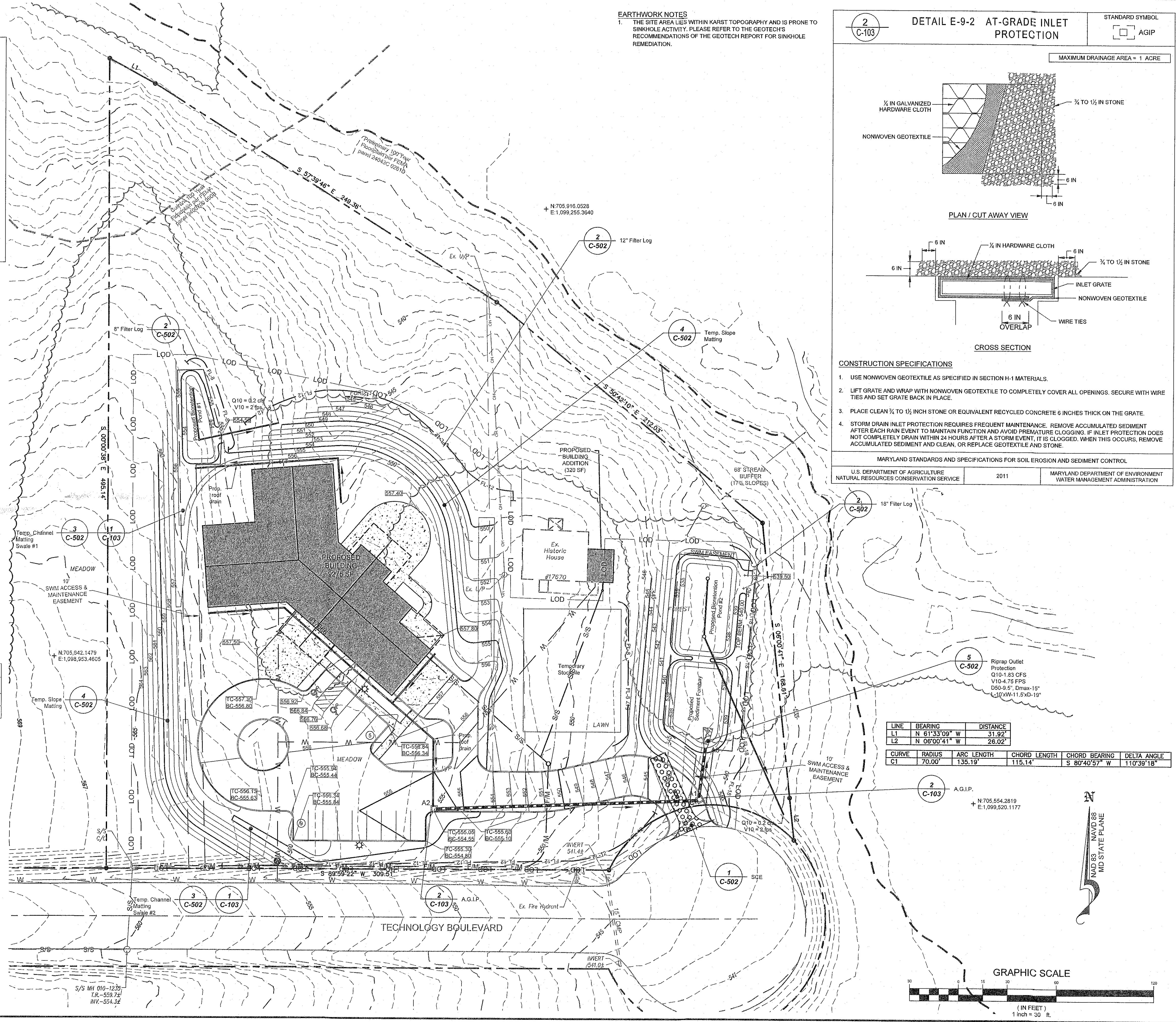


CROSS SECTION

CONSTRUCTION SPECIFICATIONS

- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
- LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
- PLACE CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
- STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



LINE	BEARING	DISTANCE
L1	N 61°33'09" W	31.92'
L2	N 06°00'41" W	26.02'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	135.19'	115.14'	S 80°40'57" W	110°39'18"

2 C-103
N 705,554.2819
E 1,099,520.1177



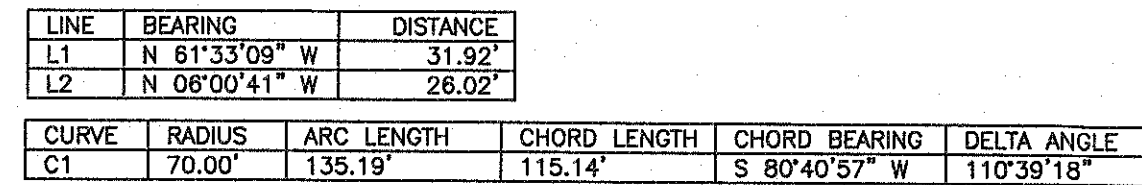
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 48988. Expiration Date: 09-24-2018.

FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
23 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CHARLISLE, PENNSYLVANIA 17015
007-754-0071
007-754-0071

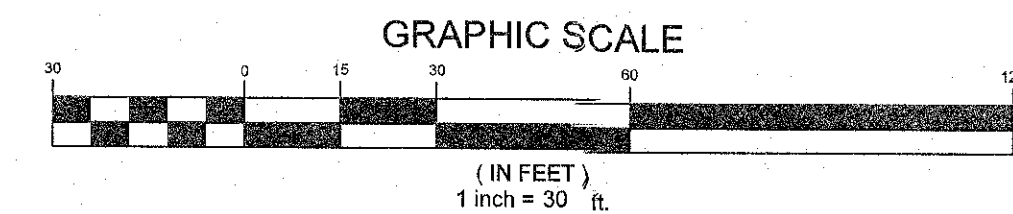
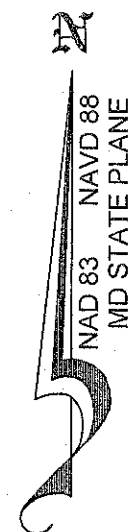
DATE	07-19-2017
DESCRIPTION	Revised per agency comments
MARK	

BROOKE'S HOUSE
Sited at the end of Technology Boulevard in Hagerstown, Maryland
WASHINGTON COUNTY, MARYLAND
CLIENT: Brooke's House
12405 Nashville Avenue, Clear Spring, MD 21722

PROJECT NO:	6218.BH
CAD DWG FILE:	6218 BH 05-GRADING & SEC PLAN.dwg
DWN BY:	RML
DATE:	05-08-2017
CHK BY:	TMF
DATE:	2017
TAX MAP:	57-7-96
ELECTION DIST.	10
SCALE:	1"=30'
SHEET TITLE:	GRADING & SEDIMENT CONTROL PLAN
C-103	
SHEET 5 OF 10	
SP-17-014	




+ N:705,554.2819
E:1,099,520.1177



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 49908, Expiration Date: 08-24-2018

**FREDERICK
SEIBERT &
A SOCIATES, INC.**



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CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
101 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17013

MARK	DESCRIPTION	DATE
	Revised per agency comments	07-13-2017

BROOKE'S HOUSE
Situated at the end of Technology Boulevard
in Hagerstown, Maryland

WASHINGTON COUNTY, MARYLAND
CLIENT:
Brooke's House LLC
12405 Nesbitt Avenue, Clear Spring, MD 21722

PROJECT NO:		6218.BH	
CAD DWG FILE:			
09-LANDSCAPE PLAN.DWG			
DWN BY	BAW	DATE	06-14-2017
CHK BY	TMF	DATE	2017
TAX MAP	57-7-96	ELECTION DIST.	10
SCALE		1"=30'	

LANDSCAPE
PLAN

L-101

SHEET 9 OF 10

SP-17-014

**SITE PLAN STAFF REPORT****BASE INFORMATION**

SITE NAME.....: Saint James School - Fine Arts Center
NUMBER.....: SP-17-019

OWNER.....: ST JAMES SCHOOL TRUSTEES OF
LOCATION.....: East side of College Road
DESCRIPTION.....: Proposed fine arts center at St James School.

ZONING.....: Agricultural, Rural
COMP PLAN LU.....: Agriculture
PARCEL.....: 02021242
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 02

TYPE.....:
GROSS ACRES.....: 133.31
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Lisa A Kelly
ENGINEER.....: TRIAD ENGINEERING
RECEIVED.....: No Date Available

SITE ENGINEERING***HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION***

FLOOD ZONE.....: Yes
WETLANDS.....: Yes
WATERSHED.....: Marsh Run
ENDANGERED SPECIES.....: State Listed
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: I014 NOT ON NATIONAL REGISTER
EASEMENTS PRESENT.....: None



SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
38		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
	n/a	Inside receptacle
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
No	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
Parking Spaces - Minimum Required	Recreational Parking Provided	

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Fountain Rock	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	FAIRPLAY
AMBULANCE DISTRICT.....:	WILLIAMSPORT

WATER & SEWER INFORMATION

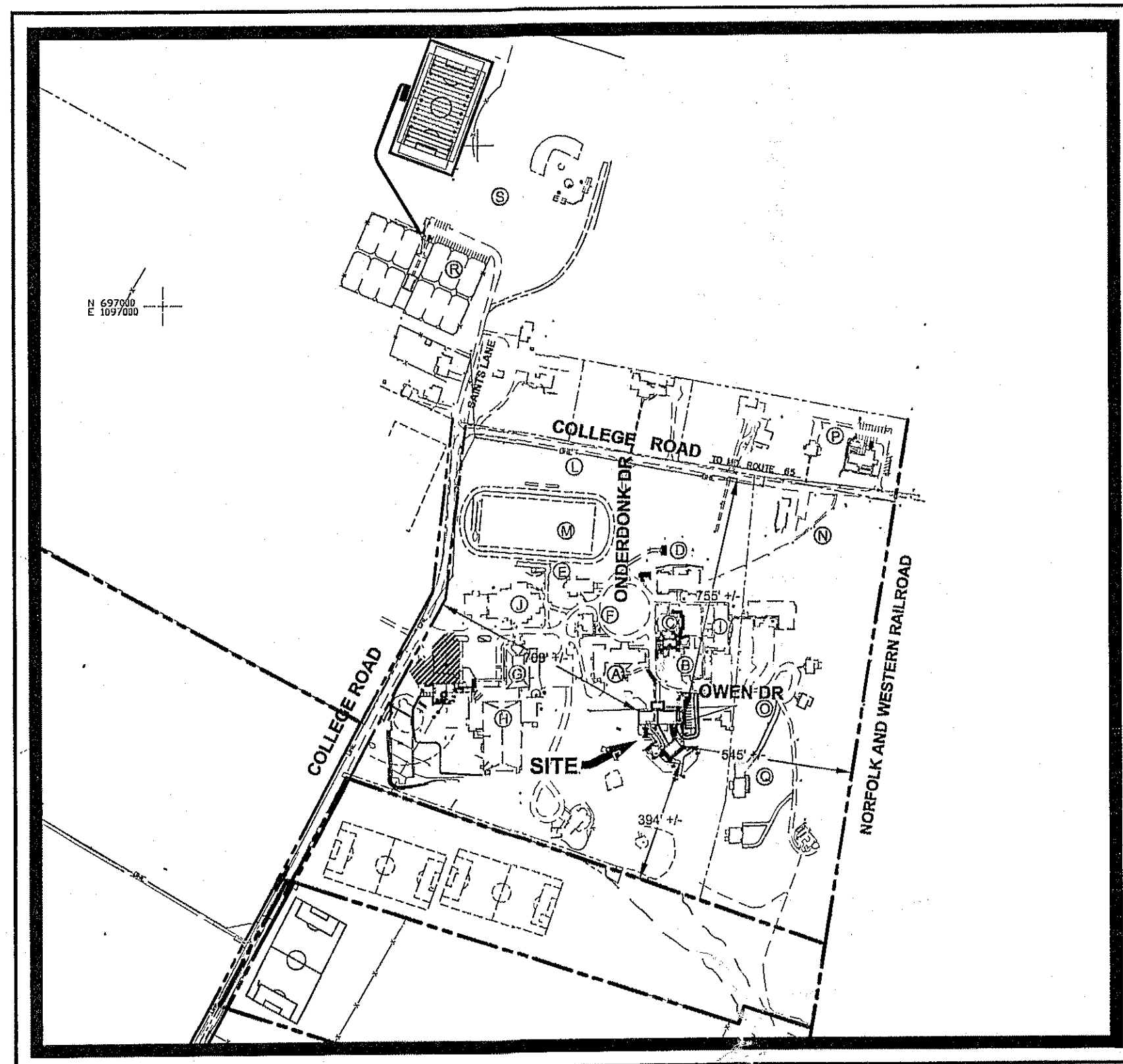
	WATER	SEWER
METHOD.....:	Private	County
SERVICE AREA.....:	Private	County
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		St. James School

Staff Comments:

Not Applicable

SAINT JAMES SCHOOL - FINE ARTS CENTER

LOCATION MAP:



SCALE: 1" = 400'

MAP LOCATION

A-CLAGGETT HALL
B-JOHN E. OWENS LIBRARY
C-KEMP HALL
D-POWELL HALL
E-CHAPEL
F-LADLAW INFIRMARY
G-BOWBYRON FINE ARTS CENTER
H-ALUMNI HALL (FIELD HOUSE)
I-GIRL'S DORMITORY
J-DINING HALL
K-TREATMENT FACILITY
L-TRACK
M-FOOTBALL FIELD
N-DORMITORY
O-STAFF HOUSING
P-HERSHEY HALL
Q-JOHN ROSS FULTON HOUSE
R-EXISTING TENNIS COURTS
S-EXISTING BASEBALL FIELD

SITE DATA:

TYPE OF USAGE: INSTITUTIONAL
ACREAGE PER DEED: 133.31 ACRES
ZONING: A - AGRICULTURAL
PHYSICAL ADDRESS: 17817 OWEN DRIVE
HAGERSTOWN, MD. 21740
PURPOSE OF PLAN: NEW FINE ARTS CENTER
STORMWATER QUALITY: ESD MICRO SCALE PRACTICE
STORMWATER QUANTITY: HANDLED ON-SITE
EXCISE TAX CLASSIFICATION: N/A
DISTURBED AREA: 1.36 AC.

PROJECT CONTACTS:

OWNER: SAINT JAMES SCHOOL, INC.
MAILING ADDRESS: 17841 COLLEGE ROAD
HAGERSTOWN, MD 21740
PHONE NUMBER- 301-733-9330 EXT. 3014
CONTACT- BILL WIVELL
BUSINESS MANAGER
SITE: SAINT JAMES SCHOOL
ADDRESS: 17841 COLLEGE ROAD
HAGERSTOWN, MD 21740
PHONE NUMBER- 301-733-9330 EXT. 3014
CONTACT- BILL WIVELL
BUSINESS MANAGER

SHEET INDEX:

COVER SHEET.....C.1.0
NOTES & LEGEND.....C.1.1
EXISTING CONDITIONS AND DEMOLITION PLAN.....C.2.0
SITE PLAN.....C.3.0
SITE NOTES & DETAILS.....C.3.1
LANDSCAPE PLAN NOTES & DETAILS.....C.3.2
EROSION/SEDIMENT CONTROL PLAN & GRADING PLAN.....C.4.0
EROSION/SEDIMENT CONTROL NOTES & DETAILS.....C.4.1
STORMWATER MANAGEMENT PLAN MICRO BIO-RETENTION AREA 1.....C.5.0
STORMWATER MANAGEMENT PLAN MICRO BIO-RETENTION AREA 2.....C.5.1
STORMWATER MANAGEMENT NOTES & DETAILS.....C.5.2
STORMWATER MANAGEMENT EASEMENT.....C.5.3
FOREST CONSERVATION EXEMPTION EXHIBIT.....FC.1.0

STORMWATER MANAGEMENT SUMMARY TABLE

PROJECT NAME: SAINT JAMES - FINE ARTS CENTER
COUNTY PROJECT No. (SP,PP,GP) SP-17

ESD PRACTICES (CHAPTER 5-STRUCTURAL & NON-STRUCTURAL)									
TYPE	No.	DA (TO STRUCTURE)	IMPERVIOUS DA (TO STRUCTURE)	RCN	ESDv(ac-ft)	WQv(ac-ft)	CPv(ac-ft)	CPv(cfs) (DISCHARGE)	Rev (ac-ft)
MB	1	0.26 AC.	0.21 AC.	91	0.03886	-	PROVIDED WITH ESD	PROVIDED WITH ESD	PROVIDED WITH ESD
MB	2	0.63 AC.	0.31 AC.	79	0.0989	-	PROVIDED WITH ESD	PROVIDED WITH ESD	PROVIDED WITH ESD

NON-ESD PRACTICES (CHAPTER 3-STRUCTURAL PRACTICES)									
TYPE	No.	DA (ACRES) (TO STRUCTURE)	IMPERVIOUS DA (TO STRUCTURE)	RCN	STORAGE @DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY Size-(inches)	CPv(cfs) (DISCHARGE)	Qp10 (cfs)

TOTAL DA (SITE)	1.36 ACRES
CONSTRUCTION TYPE (CIRCLE ONE)	(NEW) REDEVELOPMENT RESTORATION

CERTIFICATIONS:

OWNER/DEVELOPER'S CERTIFICATION

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

DATE: 9/8/17
PRINTED NAME: William Wivell
SIGNATURE: [Signature]
APPROVED: [Signature]
WASHINGTON COUNTY, DIVISION OF PLAN REVIEW AND PERMITTING
DATE: 10-17-17

ENGINEER'S STORM WATER MANAGEMENT CERTIFICATION
I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITIES AS PERFORMED EITHER MEETS OR EXCEEDS THE REQUIREMENTS AND DESIGN INTENT OF THIS PLAN, INCLUDING ALL SPECIFICATIONS AND REFERENCED STANDARDS, AND HAS BEEN COMPLETED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. I ALSO VERIFY AND AFFIRM THAT I HAVE REVIEWED THE CONSTRUCTION INSPECTION DOCUMENTATION AND THE AS-BUILT INFORMATION; THAT IT HAS BEEN DONE IN ACCORDANCE WITH WASHINGTON COUNTY REQUIREMENTS AND AT A LEVEL DEEMED NECESSARY TO ASSURE THE VERIFICATION MADE HEREIN; AND ALL DISCREPANCIES BETWEEN THE AS-BUILT INFORMATION AND APPROVED PLANS HAVE BEEN NOTED AND ARE CONSIDERED ACCEPTABLE TO THE CONSULTANT.

DATE: 9/8/17
PRINTED NAME: William Wivell
SIGNATURE: [Signature]
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL
BY: [Signature]
DATE: 10/18/17
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

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

DISTURBED AREA QUANTITIES
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.36 AC. AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 800 C.Y. OF EXCAVATION AND 800 C.Y. OF FILL.
NOTE: THE QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

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

DATE: 9-8-17
SIGNATURE: [Signature]
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 37b.

DATE: 9-6-17
REG. NO.: 34688
SIGNATURE: [Signature]

OWNER/DEVELOPER'S CERTIFICATION

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: 9/8/17
PRINTED NAME: William Wivell
SIGNATURE: [Signature]

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL
BY: [Signature]
DATE: 10/18/17
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

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

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DATE: 9-8-17
SIGNATURE: [Signature]
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

STANDARD NOTES:

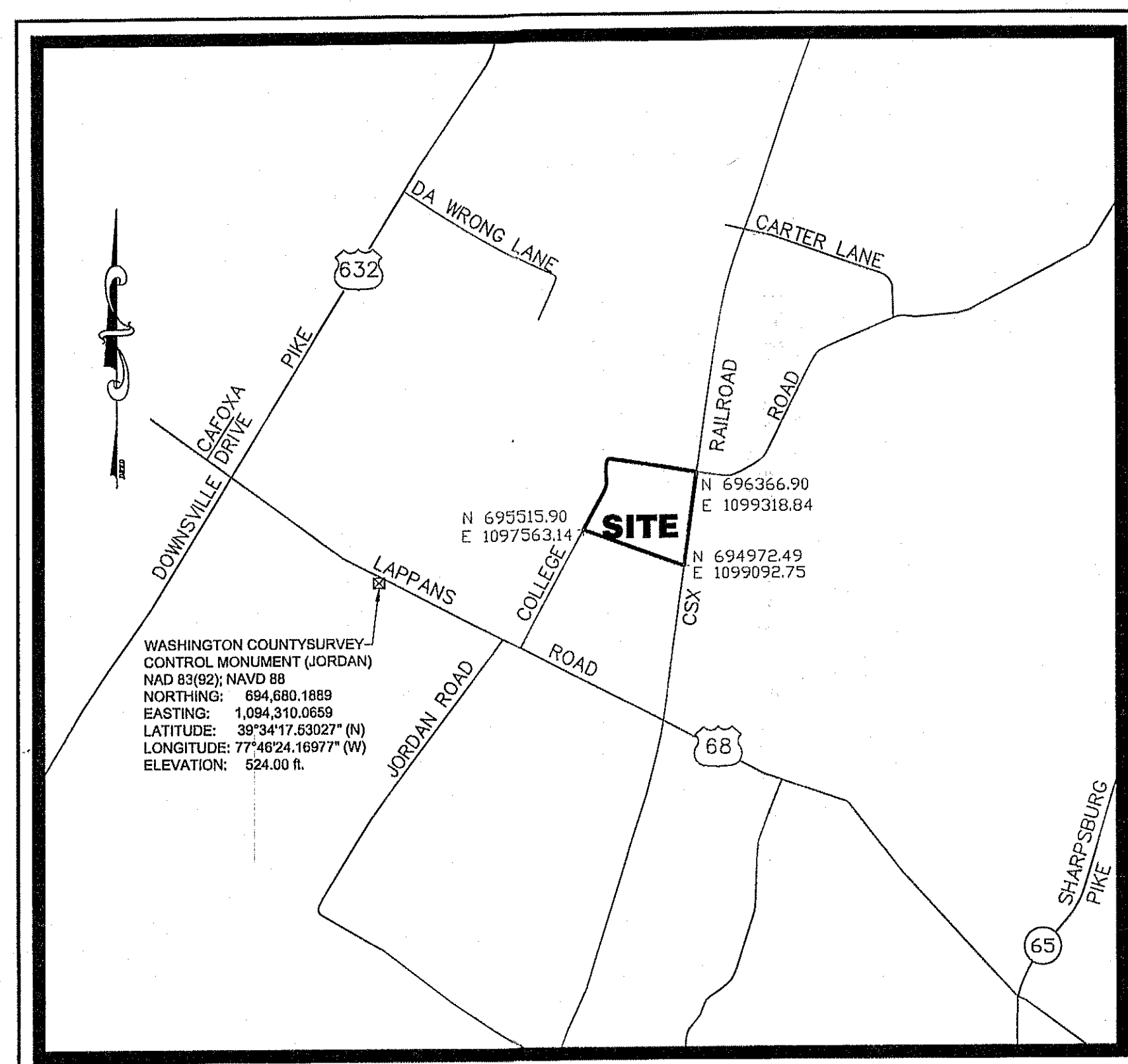
WASHINGTON COUNTY STANDARD GENERAL NOTES FOR SITE PLANS

- THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.

FIRE DEPARTMENT NOTICE

- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH N.F.P.A. 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF N.F.P.A. 1, UNIFORMED FIRE CODE.
- NO OPEN AIR BURNING IS PERMITTED.
- A PERMIT IS REQUIRED FROM THE HAGERSTOWN FIRE MARSHAL'S OFFICE, 25 WEST CHURCH STREET, HAGERSTOWN, BEFORE PERFORMING BLASTING OPERATIONS.
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED TO ALL BUILDINGS.
- NEW AND EXISTING BUILDINGS SHALL HAVE THE APPROVED ADDRESS NUMBERS, PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, (N.F.P.A. 1-10.12.1).
- A FIRE DEPARTMENT RAPID ENTRY ACCESS BOX (KNOX BOX) SHALL BE INSTALLED AT THE MAIN ENTRANCE OF THE FINE ARTS CENTER. KEYS TO THE NEW AREA SHALL BE PROVIDED AT THE TIME OF FINAL INSPECTION FOR INSTALLATION INTO THE KNOX BOX.
- AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREINAFTER CONSTRUCTED OR MOVED INTO THE JURISDICTION, (N.F.P.A. 1-15.3.1).
- IN SPRINKLERED BUILDINGS, THE FIRE DEPARTMENT CONNECTIONS (F.D.C.) SHALL BE INSTALLED ON THE FRONT OF THE BUILDING UNLESS OTHERWISE APPROVED BY THE DEPARTMENT. THE F.D.C. SHALL BE EQUIPPED WITH NATIONAL HOSE THREADS (N.H.T.) WITH LOCKING CAPS. THE CAPS CAN BE PURCHASED AS NOTED IN ITEM #3. A WATER SUPPLY TO SUPPORT THE AUTOMATIC SPRINKLER SYSTEM SHALL BE AVAILABLE WITHIN 100 ft. OF THE F.D.C. (NO CLOSER THAN 40 ft. FROM THE BUILDING) UNLESS OTHERWISE APPROVED.
- WATER MAINS SUPPLYING FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH N.F.P.A. 24, "PRIVATE SERVICE MAINS AND THEIR APPURTENANCES". FIRE HYDRANTS INSTALLED ON PRIVATE MAINS SHALL MEET THE STANDARDS OF THE CITY OF HAGERSTOWN WATER DEPARTMENT. FIRE HYDRANTS SHALL BE DISTRIBUTED THROUGHOUT THE SITE IN ORDER TO PROVIDE A WATER SUPPLY TO ALL SIDES OF EACH STRUCTURE. FIRE HYDRANT PLACEMENT SHALL BE NO GREATER THAN 350 FEET SPACING WITH BUILDINGS 100,000 sq. ft. OR GREATER AND 500 FEET WITH BUILDINGS THAT ARE LESS THAN 100,000 sq. ft. WITH FIRE HYDRANTS PLACED AT INTERSECTIONS WHENEVER POSSIBLE.

VICINITY MAP:



ADC MAP No: 25
GRID: 4J
SCALE: 1"=2,000'

TRIAD ENGINEERING, INC.

1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

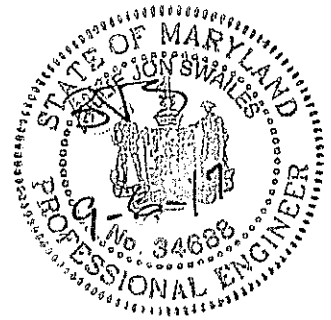
CADD FILE:
2831-2016-C-1-0.DWG

CHECKED BY:
B.J.S.

DRAWN BY:
STAFF

SCALE:
AS SHOWN

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. 34688 EXPIRATION DATE: 07-09-19



SAINT JAMES SCHOOL
FINE ARTS CENTER
17841 COLLEGE ROAD
HAGERSTOWN, MD. 21740
COVER SHEET

WATERSHED CODE: 02140503 - MARSH RUN
GRID: 0001
PARCEL: 0057
ELEC. DIST: 02

ZONING: A
TAX MAP: 0052

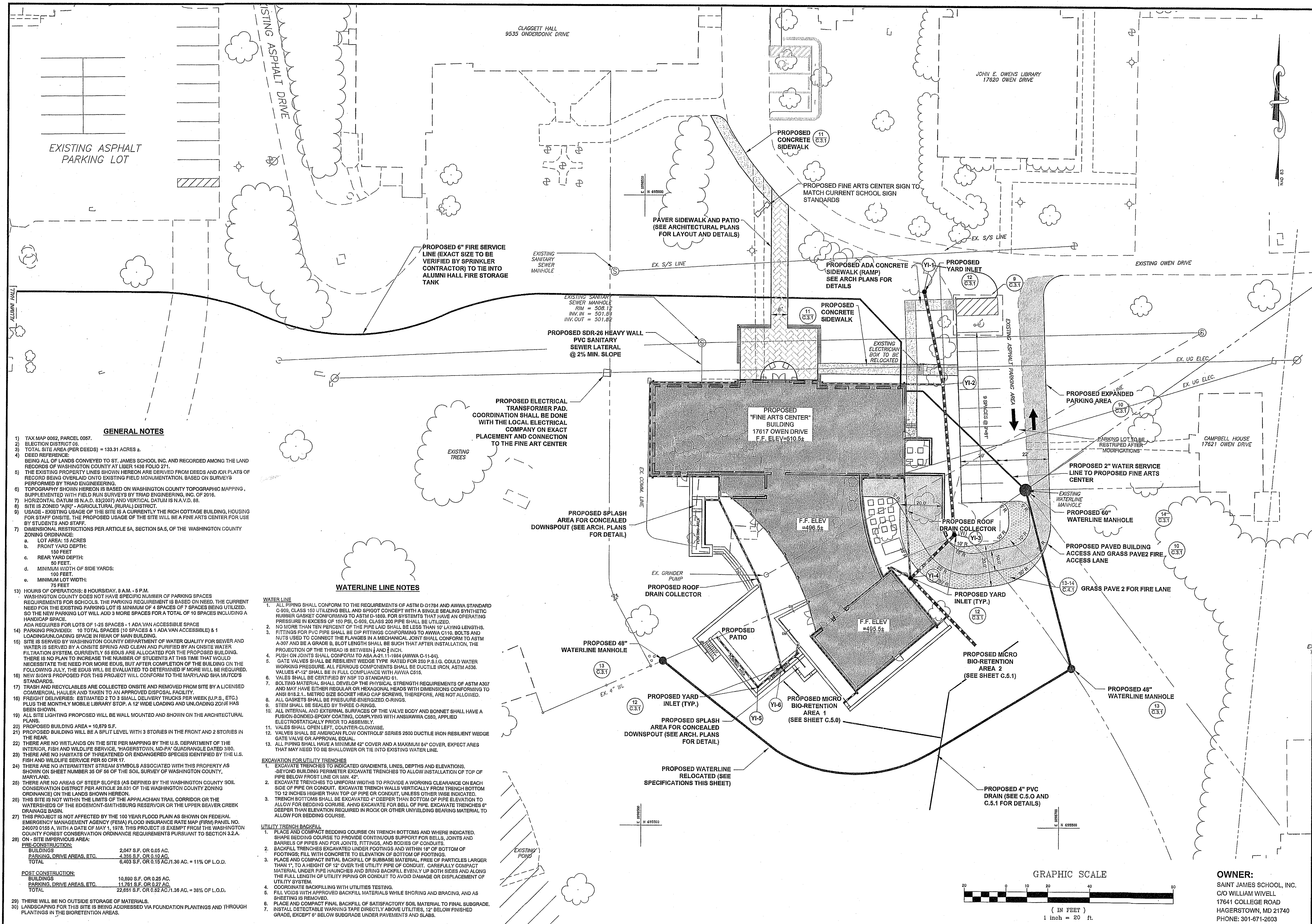
WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT

SHEET NUMBER:

C.1.0

JOB NO.: 03-16-0009

SP-17-019



GENERAL NOTES

- TAX MAP 0062, PARCEL 0057.
- ELECTION DISTRICT 08.
- TOTAL SITE AREA (PER DEEDS) = 133.31 ACRES ±.
- DEED REFERENCE:
- BEING ALL OF LANDS CONVEYED TO ST. JAMES SCHOOL INC. AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY AT LIBER 1438 FOLIO 271.
- THE EXISTING PROPERTY LINES SHOWN HEREON ARE DERIVED FROM DEEDS AND/OR PLATS OF RECORD BEING OVERLAIN ONTO EXISTING FIELD MONUMENTATION, BASED ON SURVEYS PERFORMED BY TRIAD ENGINEERING.
- TOPOGRAPHY SHOWN HEREON IS BASED ON WASHINGTON COUNTY TOPOGRAPHIC MAPPING, SUPPLEMENTED WITH FIELD RUN SURVEYS BY TRIAD ENGINEERING, INC. OF 2016.
- HORIZONTAL DATUM IS N.A.D. 83(2007) AND VERTICAL DATUM IS N.A.V.D. 88.
- SITE IS ZONED "A1" - AGRICULTURAL (RURAL) DISTRICT.
- USAGE - EXISTING USAGE OF THE SITE IS A CURRENTLY THE RICH COTTAGE BUILDING, HOUSING FOR STAFF ON-SITE. THE PROPOSED USAGE OF THE SITE WILL BE A FINE ARTS CENTER FOR USE BY STUDENTS AND STAFF.
- DIMENSIONAL RESTRICTIONS PER ARTICLE 5A, SECTION 5A.5, OF THE WASHINGTON COUNTY ZONING ORDINANCE:
 - LOT AREA: 15 ACRES
 - FRONT YARD DEPTH: 150 FEET
 - REAR YARD DEPTH: 80 FEET
 - MINIMUM WIDTH OF SIDE YARDS: 100 FEET
 - MINIMUM LOT WIDTH: 75 FEET
- HOURS OF OPERATIONS: 8 HOURS/DAY, 8 A.M. - 5 P.M.
- WASHINGTON COUNTY DOES NOT HAVE SPECIFIC NUMBER OF PARKING SPACES REQUIREMENTS FOR SCHOOLS. THE PARKING REQUIREMENT IS BASED ON NEED. THE CURRENT NEED FOR THE EXISTING PARKING LOT IS MINIMUM OF 4 SPACES OF 7 SPACES BEING UTILIZED. SO THE NEW PARKING LOT WILL ADD 3 MORE SPACES FOR A TOTAL OF 10 SPACES INCLUDING A HANDICAP SPACE.
- ADA REQUIRES FOR LOTS OF 1-25 SPACES - 1 ADA VAN ACCESSIBLE SPACE
- PARKING PROVIDED: 10 TOTAL SPACES (10 SPACES & 1 ADA VAN ACCESSIBLE) & 1 LOADING/UNLOADING SPACE IN REAR OF MAIN BUILDING.
- SITE IS SERVED BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR SEWER AND WATER. IS SERVED BY AN ON-SITE SPRING AND CLEAN AND PURIFIED BY AN ON-SITE WATER FILTRATION SYSTEM. CURRENTLY 55 EDUS ARE ALLOCATED FOR THE PROPOSED BUILDING. THERE IS NO PLAN TO INCREASE THE NUMBER OF STUDENTS AT THIS TIME THAT WOULD NECESSITATE THE NEED FOR MORE EDUS, BUT AFTER COMPLETION OF THE BUILDING ON THE FOLLOWING JULY, THE EDUS WILL BE EVALUATED TO DETERMINE IF MORE WILL BE REQUIRED.
- NEW SIGN'S PROPOSED FOR THIS PROJECT WILL CONFORM TO THE MARYLAND SHA MUTCO'S STANDARDS.
- TRASH AND RECYCLABLES ARE COLLECTED ON-SITE AND REMOVED FROM SITE BY A LICENSED COMMERCIAL HAULER AND TAKEN TO AN APPROVED DISPOSAL FACILITY.
- FREIGHT DELIVERIES: ESTIMATED 2 TO 3 SMALL DELIVERY TRUCKS PER WEEK (J.P.S., ETC.) PLUS THE MONTHLY MOBILE LIBRARY STOP. A 12' WIDE LOADING AND UNLOADING ZONE HAS BEEN SHOWN.
- ALL SITE LIGHTING PROPOSED WILL BE WALL MOUNTED AND SHOWN ON THE ARCHITECTURAL PLANS.
- PROPOSED BUILDING AREA = 10,879 S.F.
- PROPOSED BUILDING WILL BE A SPLIT LEVEL WITH 3 STORIES IN THE FRONT AND 2 STORIES IN THE REAR.
- THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, "HAGERSTOWN, MD-PA" QUADRANGLE DATED 3/80.
- THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17.
- THERE ARE NO INTERMITTENT STREAM SYMBOLS ASSOCIATED WITH THIS PROPERTY AS SHOWN ON SHEET NUMBER 35 OF 56 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND.
- THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE) ON THE LANDS SHOWN HEREON.
- THIS SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
- THIS PROJECT IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 240070 0158 A, WITH A DATE OF MAY 1, 1978. THIS PROJECT IS EXEMPT FROM THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE REQUIREMENTS PURSUANT TO SECTION 3.2.A.
- ON - SITE IMPERVIOUS AREA:

PRE-CONSTRUCTION:	2,047 S.F. OR 0.05 AC.
BUILDINGS	
PARKING, DRIVE AREAS, ETC.	4,356 S.F. OR 0.10 AC.
TOTAL	6,403 S.F. OR 0.15 AC./1.36 AC. = 11% OF L.O.D.
- POST-CONSTRUCTION:

BUILDINGS	10,880 S.F. OR 0.25 AC.
PARKING, DRIVE AREAS, ETC.	11,781 S.F. OR 0.27 AC.
TOTAL	22,661 S.F. OR 0.52 AC./1.36 AC. = 38% OF L.O.D.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS.
- LANDSCAPING FOR THIS SITE IS BEING ADDRESSED VIA FOUNDATION PLANTINGS AND THROUGH PLANTINGS IN THE BIORETENTION AREAS.

WATERLINE LINE NOTES

- WATER LINE**
- ALL PIPING SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-D1784 AND AWWA STANDARD C-900, CLASS 150 UTILIZING BELL AND SPIGOT CONCEPT WITH A SINGLE SEALING SYNTHETIC RUBBER GASKET CONFORMING TO ASTM D-1889. FOR SYSTEMS THAT HAVE AN OPERATING PRESSURE IN EXCESS OF 150 PSI, CLASS 200 PIPE SHALL BE UTILIZED.
 - NO MORE THAN TEN PERCENT OF THE PIPE Laid SHALL BE LESS THAN 10' LAYING LENGTHS.
 - FITTINGS FOR PVC PIPE SHALL BE DIP FITTINGS CONFORMING TO AWWA C110. BOLTS AND NUTS USED TO CONNECT THE FLANGES IN A MECHANICAL JOINT SHALL CONFORM TO ASTM A-307 AND BE A GRADE B. BOLT LENGTH SHALL BE SUCH THAT AFTER INSTALLATION, THE PROJECTION OF THE THREAD IS BETWEEN 1/4" AND 1/2" INCH.
 - PUSH ON JOINTS SHALL CONFORM TO ASA A21.1-1-1984 (AWWA C11-4-84).
 - GATE VALVES SHALL BE RESILIENT WEDGE TYPE, RATED FOR 250 P.S.I.G. COULD WATER WORKING PRESSURE. ALL FERROUS COMPONENTS SHALL BE DUCTILE IRON, ASTM A536. VALVES 4" & 12" SHALL BE IN FULL COMPLIANCE WITH AWWA C516.
 - VALVES SHALL BE CERTIFIED BY NSF TO STANDARD 61.
 - BOLTING MATERIAL SHALL DEVELOP THE PHYSICAL STRENGTH REQUIREMENTS OF ASTM A307 AND MAY HAVE EITHER REGULAR OR HEXAGONAL HEADS WITH DIMENSIONS CONFORMING TO ANSI B18.2.1. METRIC SIZE SOCKET HEAD CAP SCREWS, THEREFORE, ARE NOT ALLOWED.
 - ALL GASKETS SHALL BE PRESURE-ENERGIZED O-RINGS.
 - STEM SHALL BE SEALED BY THREE O-RINGS.
 - ALL INTERNAL AND EXTERNAL SURFACES OF THE VALVE BODY AND BONNET SHALL HAVE A FUSION-BONDED-EPOXY COATING, COMPLYING WITH ANSI/AWWA C650, APPLIED ELECTROSTATICALLY PRIOR TO ASSEMBLY.
 - VALVES SHALL OPEN LEFT, COUNTER-CLOCKWISE.
 - VALVES SHALL BE AMERICAN FLOW CONTROLS' SERIES 2600 DUCTILE IRON RESILIENT WEDGE GATE VALVE OR APPROVAL EQUAL.
 - ALL PIPING SHALL HAVE A MINIMUM 42" COVER AND A MAXIMUM 64" COVER, EXCEPT AREAS THAT MAY NEED TO BE SHALLOWER OR TIE INTO EXISTING WATER LINE.
- EXCAVATION FOR UTILITY TRENCHES**
- EXCAVATE TRENCHES TO INDICATED GRADIENTS, LINES, DEPTHS AND ELEVATIONS.
 - BEYOND BUILDING PERIMETER EXCAVATE TRENCHES TO ALLOW INSTALLATION OF TOP OF PIPE BELOW FROST LINE OR MIN. 42".
 - EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT, UNLESS OTHERWISE INDICATED.
 - TRENCH BOTTOMS SHALL BE EXCAVATED 4" DEEPER THAN BOTTOM OF PIPE ELEVATION TO ALLOW FOR BEDDING COURSE. AND EXCAVATE FOR BELL OF PIPE. EXCAVATE TRENCHES 8" DEEPER THAN ELEVATION REQUIRED IN ROCK OR OTHER UNYIELDING BEARING MATERIAL TO ALLOW FOR BEDDING COURSE.
- UTILITY TRENCH BACKFILL**
- PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED, SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
 - BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND WITHIN 18" OF BOTTOM OF FOOTINGS; FILL WITH CONCRETE TO ELEVATION OF BOTTOM OF FOOTINGS.
 - PLACE AND COMPACT INITIAL BACKFILL OF SUBBASE MATERIAL, FREE OF PARTICLES LARGER THAN 1", TO A HEIGHT OF 12" OVER THE UTILITY PIPE OR CONDUIT. CAREFULLY COMPACT MATERIAL UNDER PIPE HAUNCHES AND BRING BACKFILL EVENLY UP BOTH SIDES AND ALONG THE FULL LENGTH OF UTILITY PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF UTILITY SYSTEM.
 - COORDINATE BACKFILLING WITH UTILITIES TESTING.
 - FILL VOIDS WITH APPROVED BACKFILL MATERIALS WHILE SHORING AND BRACING, AND AS SHEETING IS REMOVED.
 - PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL MATERIAL TO FINAL SUBGRADE.
 - INSTALL DETECTABLE WARNING TAPE DIRECTLY ABOVE UTILITIES, 12" BELOW FINISHED GRADE, EXCEPT 8" BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.

TRIAD ENGINEERING, INC.
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HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424
OFFICE LOCATIONS
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REV.	DATE	DESCRIPTION
1	8/15/17	COUNTY COMMENTS ADDRESSED
2	8/15/17	COUNTY COMMENTS ADDRESSED

CADD FILE:	2831-2016-C3-DWG
DRAWN BY:	staff
CHECKED BY:	B.J.S.
DATE:	6-19-17
SCALE:	1"=20'

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SAINT JAMES SCHOOL FINE ARTS CENTER 17641 COLLEGE ROAD HAGERSTOWN, MD 21740	SITE PLAN
WATERSHED CODE: 0214503 MARSH RUN	ELEC. DIST.: 02
GRID: 0001	PARCEL: 0057
ZONING: A	TAX MAP: 0062

OWNER:
SAINT JAMES SCHOOL, INC.
C/O WILLIAM WIVELL
17641 COLLEGE ROAD
HAGERSTOWN, MD 21740
PHONE: 301-671-2603

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
C.3.0
JOB NO.: 03-16-0009