

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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION PUBLIC REZONING INFORMATION MEETING AND REGULAR MEETING

August 6, 2018, 7:00 PM

WASHINGTON COUNTY ADMINISTRATIVE COMPLEX
100 WEST WASHINGTON STREET
2ND FLOOR, PUBLIC MEETING ROOM #2000

CALL TO ORDER AND ROLL CALL

NEW BUSINESS

MINUTES

1. July 9, 2018 Planning Commission regular meeting minutes *

SUBDIVISIONS

1. Rosehill Manor [PP-18-001] – Preliminary plat for proposed 174 duplex lots on 56 acres located along the south side of Longmeadow Road; Zoned: RS (Residential Suburban); Planner: Cody Shaw *

SITE PLANS

1. Big Cork Vineyard [SP-18-018] – Proposed building expansion for Big Cork Winery located at 4236 Main Street, Rohrsersville; Zoned: P (Preservation); Planner: Cody Shaw *
2. Long Delite Farm [SP-18-028] – Proposed retail and milk processing facilities located at 16230 Long Delite Lane in Williamsport; Zoned: A(R) (Agricultural, Rural); Planner: Cody Shaw *
3. Rockdale Solar [SP-18-020] – Proposed solar energy generating system on 16.12 acres of land located along the south side of Clear Spring Road (MD Route 68) near Pinesburg; Zoned: A(R) (Agricultural Rural); Planner: Lisa Kelly *
4. R & L Carriers [SP-18-003] – Proposal to construct a cross dock and warehouse on 16 acres located along the east side of Greencastle Pike; Zoned: HI (Highway Interchange); Planner: Lisa Kelly *
5. Vista Business Park [SP-18-019] – Proposed distribution facility located on 75.10 acres located at 13905 Crayton Boulevard; Zoned: HI (Highway Interchange); Planner: Cody Shaw *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung
2. Harrasment Training Discussion – Steve Goodrich

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, September 10, 2018, 7:00 p.m., Washington County Planning Commission public rezoning and regular meeting, Washington County Administrative Complex, 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 240-313-2430, 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.*

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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
July 9, 2018**

The Washington County Planning Commission held its regular monthly meeting on Monday, July 9, 2018 at 7:00 p.m. at the Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD.

Commission members present at the meeting were: Clint Wiley, Jeremiah Weddle, Denny Reeder, David Kline and BOCC Ex-Officio Leroy Myers. Staff members present were: Washington County Department of Planning & Zoning: Stephen Goodrich, Director and Jill Baker, Deputy Director; Washington County Department of Plan Review & Permitting: Tim Lung, Director; Cody Shaw, Chief of Plan Review; and Lisa Kelly, Senior Planner.

Chairman Wiley announced that the Preliminary/Final Plat for Ganesh LLC (S-18-013) was removed from this evening's agenda.

MINUTES

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the June 4, 2018 meeting as presented. The motion was seconded by Mr. Kline and unanimously approved.

SITE PLANS

Sheetz (SP-18-013)

Ms. Kelly presented for review and approval a site plan for the Sheetz rebuild of an existing store located at the intersection of National Pike and Mapleville Road at Beaver Creek. The property is currently zoned RV (Rural Village) with an RB (Rural Business) overlay. Total area of the site is 1.76 acres. The square footage of the new store will be 6,050 square feet. There will be a reduction in the canopy area; there will be no canopy in the front of the building. There will be a total of 6 pumps and an outside patio with tables. The two existing access points, one from National Pike and one from Mapleville Road, will continue to serve the site. Sewer is provided by a private on-site treatment system and water is provided by an on-site well. Required parking is 29 spaces; 40 spaces will be provided. The new Sheetz will have an order board and pick-up window at the rear of the building. The order board will allow for a 4 car stacking arrangement and the pick-up window will allow for the stacking of 2 cars. A parking space for waiting will also be provided adjacent to the travel lane. Handicapped spaces will be located at all 3 entrances into the building. A proposed freestanding sign will be located at the northeast corner of the site along with building mounted signs. Lighting will be building and canopy mounted with pole lights in the parking area. Solid waste will be provided by a screened dumpster located on the west side of the store. Storm water management will be provided by a bio-retention pond. Landscaping will be provided using various trees planted around the perimeter of the lot with perennials and ornamental grasses planted in the islands within the parking lot and around the dumpster area. All agency approvals have been received.

Discussion and Comments: Mr. Wiley asked how the stacking is working at other locations with the implementation of drive-thru windows. A Sheetz representative stated that the stacking is working well with very little back-up.

Motion and Vote: Commissioner Myers made a motion to approve the site plan as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Middletown Valley Bank (SP-18-007)

Mr. Shaw presented for review and approval a site plan for a proposed Middletown Valley Bank located on a 0.69 acre parcel along the east side of Pennsylvania Avenue. The property is currently zoned BG (Business General). The hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday. Parking required is 13 spaces; 20 spaces will be provided. Solid waste will be provided by a screened dumpster. The site will be served by public water from the City of Hagerstown and public sewer from Washington County. Storm water management will be addressed utilizing a non-rooftop disconnection and an infiltration berm. Forest Conservation Ordinance requirements will be met using the payment-in-lieu option in the amount of \$1,352.54. Approvals are pending from Land Use Planning (waiting on PIL), City of Hagerstown Water/Sewer Department, Engineering and MD SHA.

Motion and Vote: Mr. Reeder made a motion to grant staff the authority to approve the site plan upon receipt of all outstanding agency approvals. The motion was seconded by Mr. Weddle and unanimously approved.

FOREST CONSERVATION

Buffington (S-18-020)

Ms. Kelly presented a replat of Lot 4, Sweetwater Crossing and a request from Richard Buffington to vacate a small portion of the existing forest conservation easement created by a preliminary/final plat for Sweetwater Crossing, Lots 1-14. The purpose of the replat is to show the proposed construction of a 950 square foot pole barn to be used for equipment storage. Lot 4 is part of a subdivision created in the early 2000s called Sweetwater Crossing. Forest Conservation Ordinance requirements were achieved at that time by putting existing forest (10.68 acres) in an easement. Lot 4 contains 3.3 acres of which 2.176 acres is located within the existing forest conservation easement. The pole barn would reduce the forest area by 1451 square feet. In order to mitigate for the loss of existing forest, the applicant is requesting the use of the payment-in-lieu.

Motion and Vote: Mr. Weddle made a motion to approve the payment-in-lieu because this is a small area of forest to be removed and the layout of the property will not allow for the applicant's plans. The motion was seconded by Mr. Kline and unanimously approved.

Vista Business Park (FP-18-003)

Mr. Shaw presented for review and approval a forest conservation plan for Vista Business Park located along the south side of Showalter Road. The property is 83.33 acres in size and is currently zoned HI (Highway Interchange). The developer is requesting to clear 11.92 acres of forest and use the payment-in-lieu in the amount of \$323,740.10 to meet Forest Conservation Ordinance requirements. Justification for using the payment-in-lieu is as follows: the site is located within a priority funding area (PFA); the site is zoned HI; there are no high priority areas for retention within the site; any specimen trees had already been removed or were in the process of being removed by the landowner at the time of the FSD

preparation; on-site retention and/or planting would prohibit the development of the site as proposed; and forest cover in the vicinity of the airport is not desirable and poses safety concerns.

Discussion and Comments: Mr. Wiley asked for clarification of the specimen trees that were removed. Mr. Paul Perini, the developer, stated that dead trees have been periodically removed over the past several years to clean up the property and specimen trees were removed to accommodate the farming activities that were taking place on the site.

Motion and Vote: Commission Myers made a motion to approve the payment-in-lieu to meet Forest Conservation Ordinance requirements as presented. 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 June: Land Development/Permit reviews: 14 entrance permits; 13 grading permits; 2 non-residential construction permits; and 1 utility permit. New submittals for Subdivision/Land Development: 2 Forest Stand Delineations; 1 Forest Conservation Plan; 1 Town plan for Boonsboro; 2 Preliminary/Final subdivision plats; 4 Simplified plats; 9 Site Plans; 3 site specific grading plans; and 3 standard grading plans. Approvals for Land Development: 9 site plans; 2 Forest Stand Delineations; 2 Forest Conservation Plans; 1 Grading Plan; 2 Simplified plats; 1 Replat; 3 Preliminary/Final subdivision plats; 1 Final residential subdivision plat for Elmwood Farms; 1 Administrative Variance to create a lot without road frontage; and 1 Preliminary Plat/Site Plan.

School Capacity Discussion

Mr. Goodrich presented a brief summary relative to school adequacy determinations performed throughout the plan review process. He provided several spreadsheets to Commission members and briefly reviewed each. There was a brief discussion regarding developments that fail the school adequacy test, how mitigation is calculated, and methods to meet the mitigation requirement. Mr. Goodrich explained the Alternate Mitigation Contribution (AMC) which was developed in 2013. AMC standardized the required mitigation fee.

Comprehensive Plan Update

Ms. Baker presented the Community Facilities recommendations. She reminded members that this element is required by State law to be included in the Comp Plan. Ms. Baker noted that she is currently working on the Economic Development and Housing elements. Staff anticipates having a draft ready by the first of next year to present to the new Board of County Commissioners.

ADJOURNMENT

Motion and Vote: Mr. Kline made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

UPCOMING MEETINGS

1. Monday, August 6, 2018, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 2000, Hagerstown, MD 21740

Respectfully submitted,

Clint Wiley, Chairman



DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Washington County Planning Commission
FROM: Cody Shaw, Chief of Plan Review
DATE: July 25, 2018
SUBJECT: Rosehill Manor Preliminary Plat (PP-18-001)

A preliminary plat has been submitted for review and approval for Rosehill Manor on a parcel along the south side of Longmeadow Road. The property is located in the Residential Suburban Zoning District.

The description for this site is for a new residential housing development. The site is located on a 69.42 acre parcel, and the applicant is looking to develop the site.

The proposed improvements shown on the preliminary plat can be summarized as follows:

- Functional description is for 175 residential lots (174 semi-detached lots; 1 single family dwelling)
- Proposed impervious area is 64.4%
- Site is served by City Water and Sewer is a County line- City Treatment
- Stormwater management for this project handled via stormwater pond facility
- Forest Conservation is being addressed via onsite forest retention and plantings (12.29 acres retention; 3.60 acres plantings) and proposed PIL (remaining mitigation requirement utilizing PIL method is 0.08 acres)

This project was routed to Land Use Planning, Addressing, Board of Education, City Water, City Sewer Engineering, Health Department, Forest Conservation, Soil Conservation, MD SHA, and Water Quality. At the time of this memo, approvals still need to be obtained for Board of Education/School mitigation, City Water, City Sewer, Addressing, and Health Department. Staff is asking the Planning Commission for the authority to grant the approval for this project once all approvals have been obtained.

A copy of the preliminary plat is attached.

	STORM DRAINAGE EASEMENT		SANITARY SEWER EASEMENT
	SIGNAGE AND LANDSCAPE EASEMENT		WATERLINE EASEMENT
	TEMPORARY GRADING EASEMENT		FOREST CONSERVATION EASEMENT AND PLANTING AREA
			FOREST CONSERVATION EASEMENT & RETAINED FOREST

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

BY: _____ DATE: _____

OWNER/DEVELOPER: SEWER CAPACITY LIMITATION

THE ALLOCATION OF SEWER CAPACITY TO PROVIDE SEWER SERVICE FOR LOTS SHOWN HEREON IS SUBJECT TO THE SEWER CAPACITY ALLOCATION PROGRAM (SCAP) WHICH ESTABLISHES PROVISIONS FOR THE SPECIFIC ALLOCATION OF A MAXIMUM NUMBER OF GALLONS PER YEAR FOR ALL PROPERTIES TO BE SERVED BY THE HAGERSTOWN WASTEWATER TREATMENT PLANT. APPROVAL OF THIS PRELIMINARY PLAT/SITE PLAN IS SUBJECT TO AVAILABLE SEWER CAPACITY PERMITS. THE APPROVAL OF A SPECIFIC NUMBER OF GALLONS OF REQUIRED SEWER ALLOCATION FOR COMMERCIAL SUBDIVISIONS, INFILL OR REDEVELOPMENT EXPANSIONS WILL REQUIRE VERIFICATION OF PROPOSED NEED AND/OR DOCUMENTATION RELATIVE TO COMPARABLE USE. THE APPROVAL OF THIS PLAT/SITE PLAN IS NOT A GUARANTEE OF SEWER SERVICE, BUT AN INDICATION THAT THE WATER AND WASTEWATER INFRASTRUCTURE PLANS FOR THE DEVELOPMENT/SITE PLAN HAVE BEEN APPROVED BY THE CITY'S UTILITIES DEPARTMENT. APPLICATION FOR WASTEWATER SERVICE MAY BE MADE AT FINAL PLAT/SITE PLAN SUBMISSION. THE SCAP LIMITATION MAY AFFECT THE TIMING OF APPROVAL OF ANY OR ALL SEWER PERMITS.

OWNER/DEVELOPER _____ DATE _____

OFFER OF DEDICATION

THE WATER SYSTEM IMPROVEMENTS SHOWN HEREIN FOR THIS PROJECT ARE HEREBY OFFERED TO THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT AS A CONTRIBUTION IN AID OF CONSTRUCTION, UNLESS PREVIOUSLY AGREED TO BY THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

OWNER/DEVELOPER _____ DATE _____

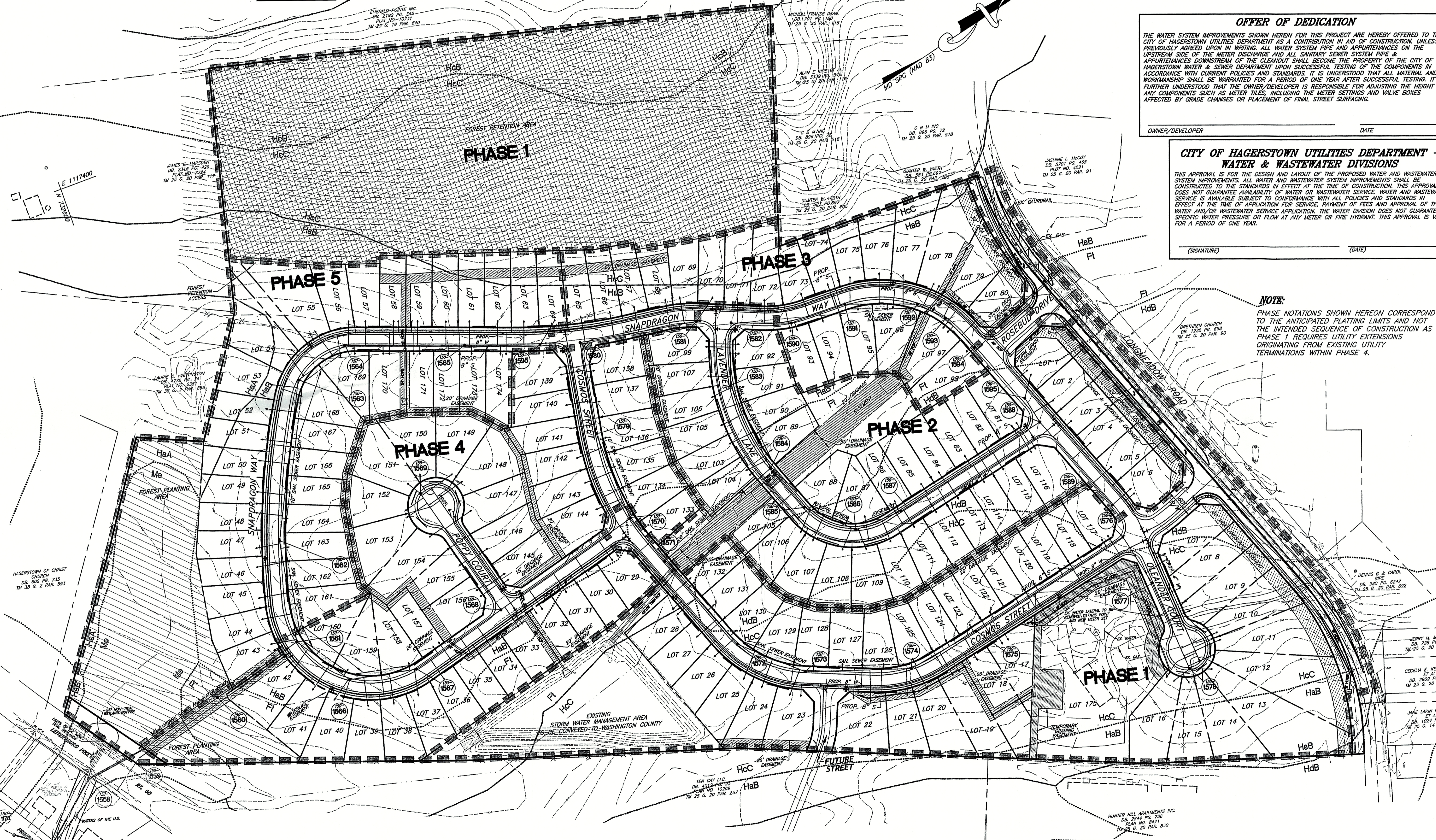
CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

(SIGNATURE) _____ (DATE) _____

NOTE:

PHASE NOTATIONS SHOWN HEREON CORRESPOND TO THE ANTICIPATED PLATTING LIMITS AND NOT THE INTENDED SEQUENCE OF CONSTRUCTION AS PHASE 1 REQUIRES UTILITY EXTENSIONS ORIGINATING FROM EXISTING UTILITY TERMINATIONS WITHIN PHASE 4.



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REVISIONS
 6/4/18
 DATE
 REVISIONS
 6/4/18
 DATE

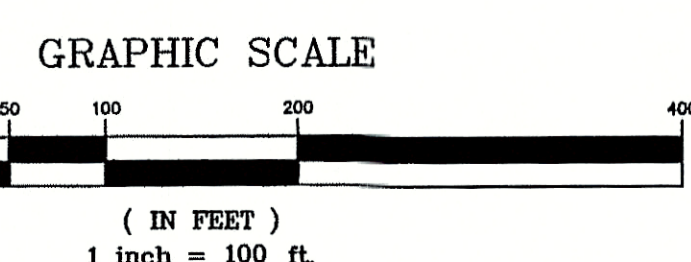
OVERALL PLAN
ROSEHILL MANOR
 SITUATED ON THE SOUTH SIDE OF LONG MEADOW RD AND
 NORTH OF LEITERSBURG PIKE, MD RTE 60
 WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'
 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. 173806 EXP. DATE: 2-16-23
 PROJECT NO. 17-50830
 DRAWING NO. D-5773
 DATE: APRIL 2018
 DRAWN BY: MTB / JM
 CHECKED BY: SCC
SHEET 2 OF 36

SOIL INFORMATION

Fl	FUNKSTOWN SILT LOAM	1% OF SITE
HsA	HAGERSTOWN SILT LOAM 0 TO 3 PERCENT SLOPES	1% OF SITE
HsB	HAGERSTOWN SILT LOAM 3 TO 8 PERCENT SLOPES	36% OF SITE
HsC	HAGERSTOWN-ROCK OUTCROP COMPLEX 3 TO 8 PERCENT SLOPES	5% OF SITE
HsD	HAGERSTOWN-ROCK OUTCROP COMPLEX 8 TO 15 PERCENT SLOPES	33% OF SITE
HsE	HAGERSTOWN-OUTFIELD-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	10% OF SITE
Me	MELVIN SILT LOAM	4% OF SITE



INDEX OF SHEETS

- 1. COVER SHEET
2. OVERALL PLAN
3-6. PRELIMINARY PLAN
7-9. GRADING & SESC PLAN
10. ROADWAY & UTILITY PLAN AND PROFILE-COSMOS STREET STA 19+50 TO END...

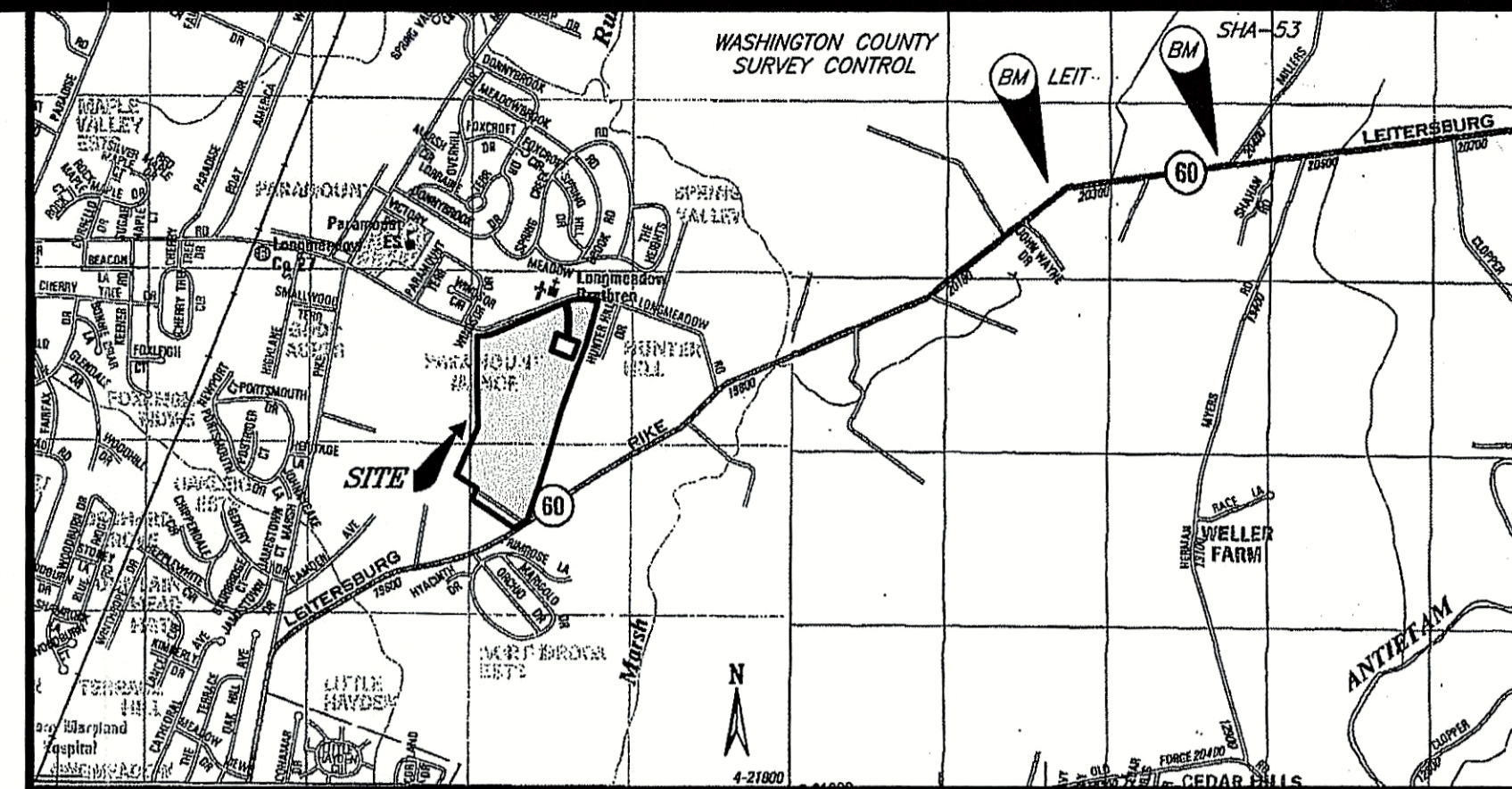
GENERAL NOTES

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS...
2. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS...
3. TOPOGRAPHY SHOWN HEREON FROM AERIAL PHOTOGRAMMETRY DATED 1991.

ROSEHILL MANOR-PROJECT APPROVAL HISTORY

THE ROSEHILL MANOR PROJECT WAS ORIGINALLY ASSIGNED COUNTY FILE NUMBER S-08-009 AND APPROVED BY THE WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW AND PERMITTING ON 6-12-2015 AND APPROVED BY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT ON 6-17-2015.

THIS PLAN/PLAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT PLAN FOR SYSTEMS TRIBUTARY TO THE CITY OF HAGERSTOWN WASTEWATER TREATMENT PLANT.



Project Name: ROSEHILL MANOR
County Project No. (SP, PP, GP): PP-18-001

Table with columns: TYPE, No., DRAINAGE AREA TO STRUCTURE (ACRES), IMPERVIOUS DRAINAGE AREA TO STRUCTURE (ACRES), RCN, ESDv (ac-ft), WQv (ac-ft), Cpv (cfs), Cpv (Discharge), Rev (cfs). Rows include Forebay & Micropond.

Non-ESD Practices (Chapter 3 - Structural Practices)

Table with columns: TYPE, No., DRAINAGE AREA TO STRUCTURE (ACRES), IMPERVIOUS DRAINAGE AREA TO STRUCTURE (ACRES), RCN, STORAGE (DHW) (ac-ft), SPLITWAY TYPE, PRINCIPLE SPILLWAY SIZE (inches), PRINCIPLE SPILLWAY TYPE, Cpv (cfs), Op10 (cfs), Q100 (cfs). Rows include Detention.

TOTAL DA (Site):
Construction Type (circle one): New, Redevelopment, Restoration

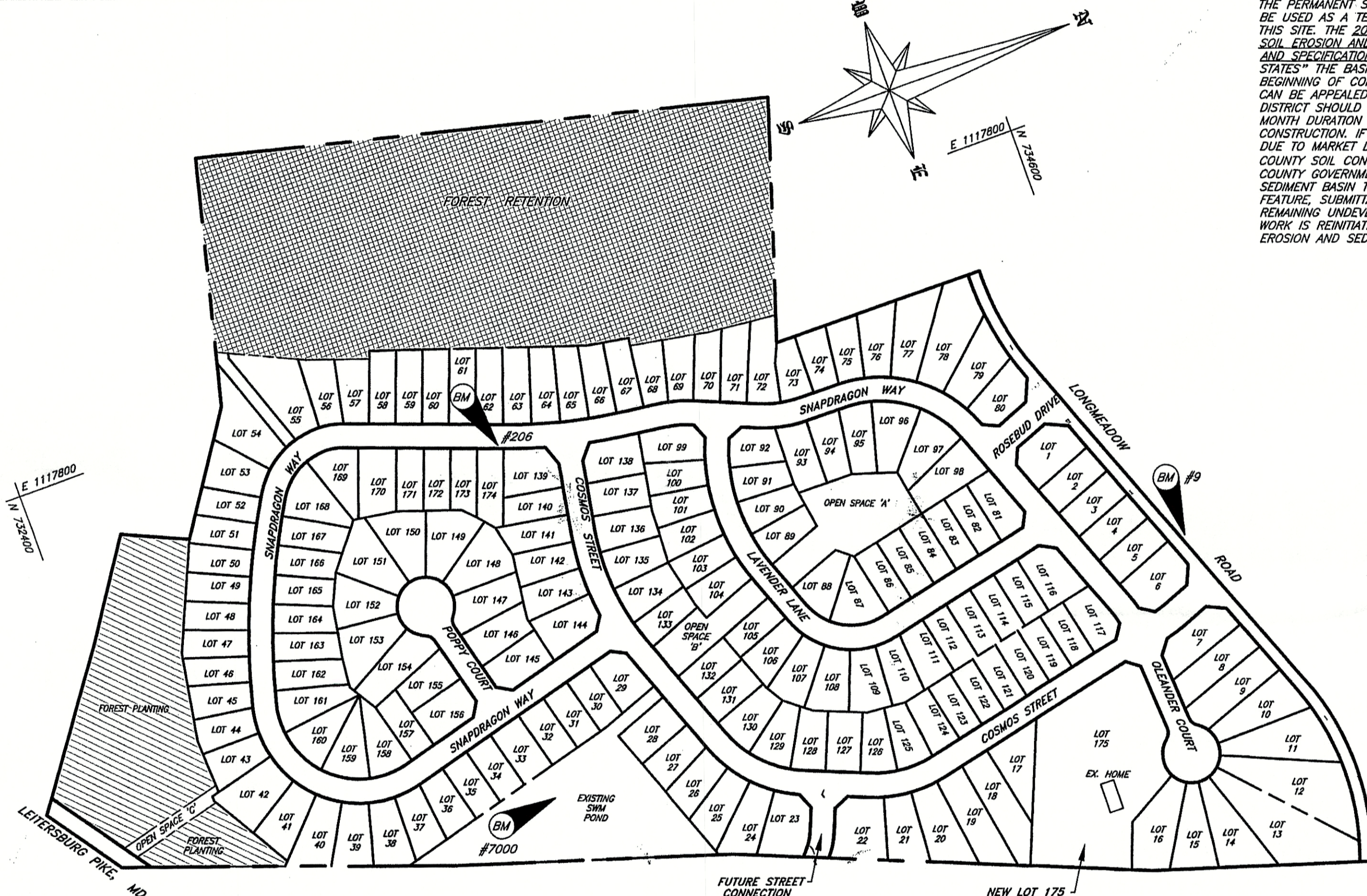
NOTE REGARDING SEDIMENT BASIN USAGE DURATION

THE PERMANENT STORMWATER MANAGEMENT STRUCTURE IS INTENDED TO BE USED AS A TEMPORARY SEDIMENT BASIN DURING DEVELOPMENT OF THIS SITE. THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL SPECIFICALLY G-2 STANDARDS AND SPECIFICATIONS FOR SEDIMENT BASINS CONDITIONS OF USE 4 STATES THE BASIN IS TO BE REMOVED WITHIN 36 MONTHS AFTER THE BEGINNING OF CONSTRUCTION OF THE BASIN.

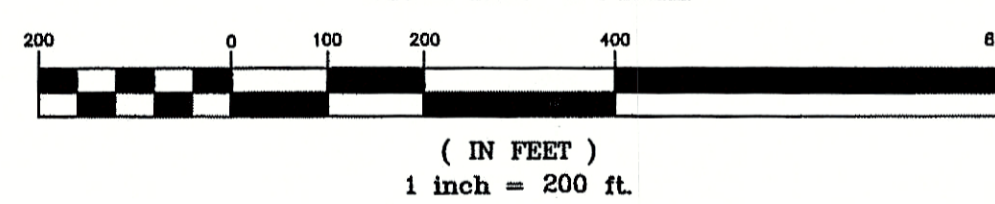
UTILITY NOTIFICATION

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED.

BENCHMARKS table with columns: STATION, NORTHING, EASTING, ASSUMED, NAVD 88, DESCRIPTION. Rows include 9, 206, 7000.



GRAPHIC SCALE



PRELIMINARY PLAT AND CONSTRUCTION PLANS FOR ROSEHILL MANOR 174 SEMI-DETACHED LOTS PLUS NEW LOT 175 (ORIGINAL LOT 1)

SITUATED ON THE SOUTH SIDE OF LONGMEADOW ROAD AND NORTH OF LETTERSBURG PIKE, MD RTE 60 WASHINGTON COUNTY, MARYLAND

FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS



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

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

OWNER/DEVELOPER

DAN RYAN BUILDERS, INC. 10212 GOVERNOR LANE BLVD, SUITE 1006 WILLIAMSPORT, MARYLAND 21795 PHONE: 240-420-8046

ENGINEER'S STORM WATER MANAGEMENT CERTIFICATION

I VERIFY AND AFFIRM THAT THE CONSTRUCTION FOR THE STORMWATER MANAGEMENT FACILITY 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.

RECEIVED JUL 23 2018 WASHINGTON COUNTY PLAN REVIEW DEPARTMENT

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.

(SIGNATURE) (DATE)

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 58.0 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 81,000 C.Y. OF EXCAVATION AND 106,000 C.Y. OF FILL.

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

APPROVED: WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

(SIGNATURE) (DATE)

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST ADDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND/OR WATER LINES.

BY: (SIGNATURE) (DATE)

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 378.

6-18-18 13906 DATE REG. NO. SIGNATURE

OWNER/DEVELOPER CERTIFICATION

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 DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

DATE PRINTED NAME SIGNATURE

OWNER/DEVELOPER'S CERTIFICATION

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

DATE PRINTED NAME SIGNATURE

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

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

CERTIFICATION STATEMENT

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS FOREST CONSERVATION PLAN, PURSUANT TO C.O.M.A.R. 08.19.06.01, AND THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THIS FOREST CONSERVATION PLAN IS COMPLETE AND ACCURATE.

JOHM M. FREAM DATE: _____
FOREST CONSERVATION QUALIFIED PROFESSIONAL

SOILS INFORMATION

Fl	FUNKSTOWN SILT LOAM	11% OF SITE
HaB	HAGERSTOWN SILT LOAM 0 TO 3 PERCENT SLOPES	1% OF SITE
HaB	HAGERSTOWN SILT LOAM 3 TO 8 PERCENT SLOPES	36% OF SITE
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX 3 TO 8 PERCENT SLOPES	5% OF SITE
HcC	HAGERSTOWN-ROCK OUTCROP COMPLEX 8 TO 15 PERCENT SLOPES	33% OF SITE
HdB	HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	10% OF SITE
Me	MELVIN SILT LOAM	4% OF SITE

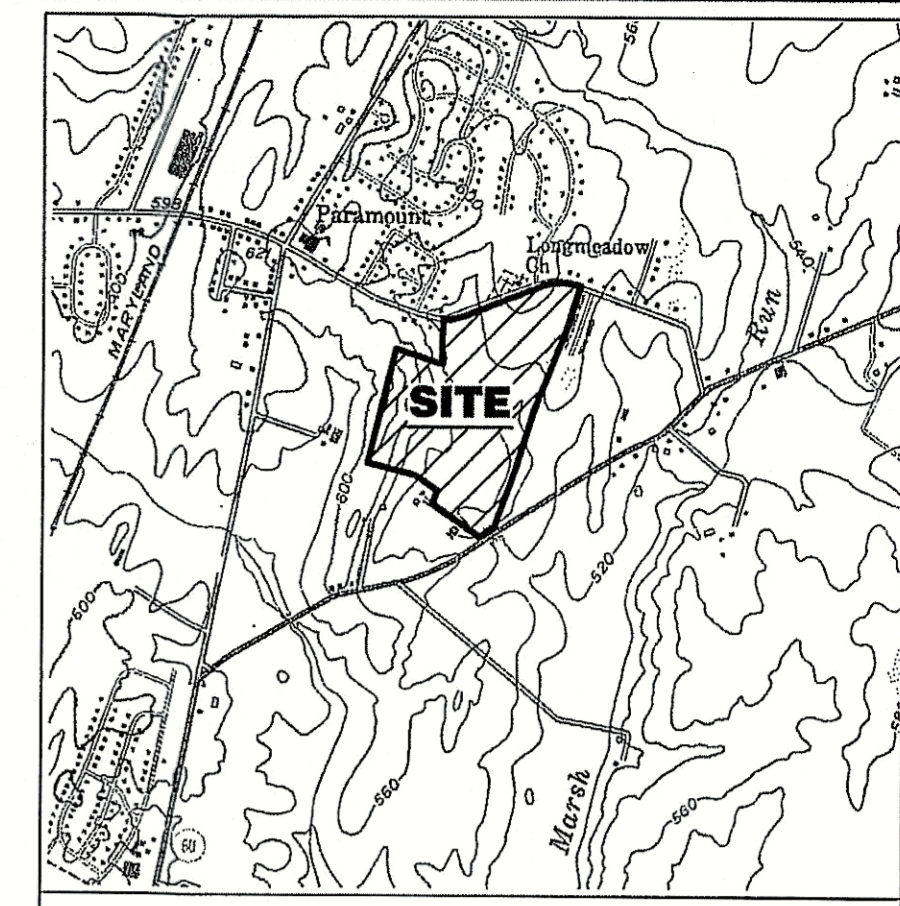
SOURCE:
SOIL SURVEY OF WASHINGTON COUNTY MARYLAND, ISSUED 2003.

	470	EXISTING CONTOUR - 5' INTERVAL
	471	EXISTING CONTOUR - 1' INTERMEDIATE
		EXISTING TREE LINES
		FOREST CONSERVATION EASEMENT AND PLANTING AREA
		FOREST CONSERVATION EASEMENT & RETAINED FOREST
	SIGN	PERMANENT FOREST CONSERVATION AREA PROTECTION SIGNAGE
	DsB	SOILS BOUNDARY
		PROPERTY LINE

SUMMARY OF VEGETATION MAPPING UNITS

TOTAL SITE ACREAGE	* 69.42 AC.±
FOREST AREA RETAINED	12.29 AC.±
FOREST AREA PLANTED	3.60 AC.±
TOTAL ON-SITE FOREST PROVIDED	15.89 AC.±

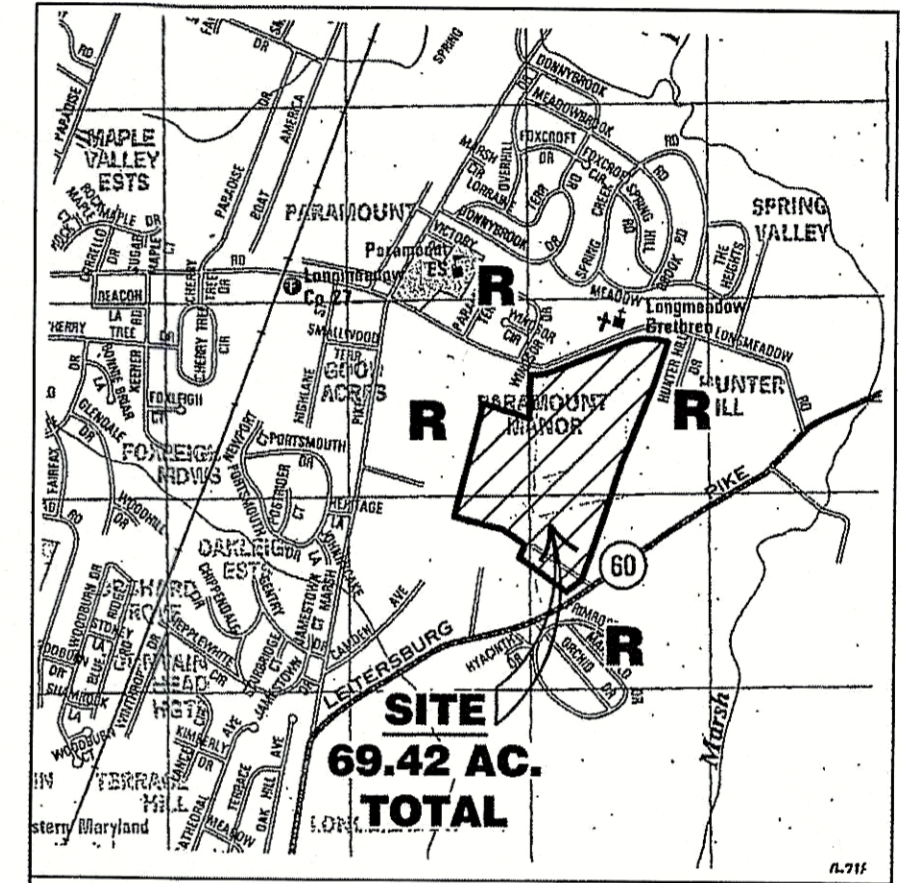
REMAINING REQUIREMENT OF 0.08 ACRES TO BE ADDRESSED VIA PAYMENT IN LIEU OF PLANTING



ADJACENT FOREST LANDS

SCALE: 1" = 2000'

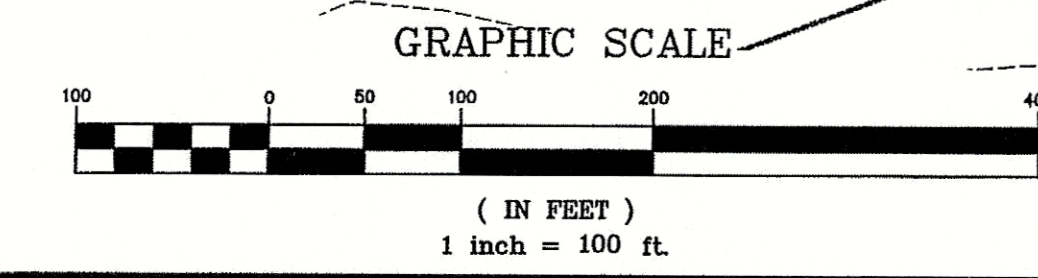
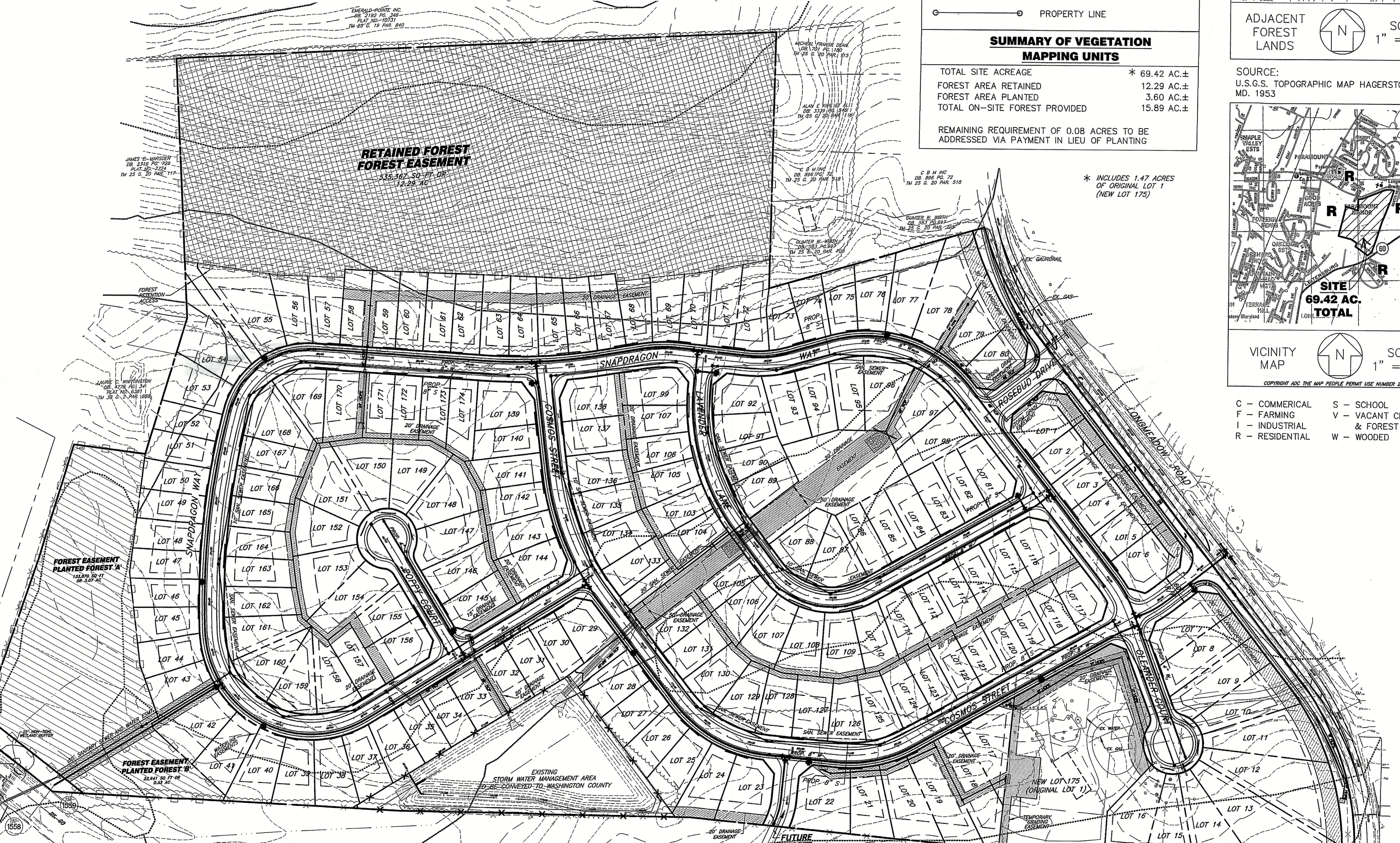
SOURCE:
U.S.G.S. TOPOGRAPHIC MAP HAGERSTOWN, MD. 1953



VICINITY MAP

SCALE: 1" = 2000'

- C - COMMERCIAL
- F - FARMING
- I - INDUSTRIAL
- R - RESIDENTIAL
- S - SCHOOL
- V - VACANT CROPLAND & FOREST
- W - WOODED



FOX & ASSOCIATES INC.
Est. 1966

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981 MT. AETNA ROAD
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PHONE: (301)733-7933
or (301)733-7930
FAX: (301)733-1853

www.foxassoc.com
Email: foxassoc@foxassoc.com

REVISION

DATE

6/4/18 REVISED PER AGENCY COMMENTS

FOREST CONSERVATION PLAN

ROSEHILL MANOR

SITUATED ON THE SOUTH SIDE OF LONG MEADOW RD AND NORTH OF LETTERSBURG PIKE, MD RTE 60 WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND

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. 15896 EXP. DATE: 2-6-20

PROJECT NO. 17-50830
DRAWING NO. D-5773
DATE: APRIL 2018
DRAWN BY: MTB / JM
CHECKED BY: SCC



Washington County

M A R Y L A N D

DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Washington County Planning Commission
FROM: Cody Shaw, Chief of Plan Review
DATE: July 25, 2018
SUBJECT: Big Cork Vineyard Building Expansion Site Plan (SP-18-018)

A site plan has been submitted for review and approval for Big Cork Vineyard Building Expansion on a parcel along the west side of Rohrersville Road. The property is located in the Preservation Zoning District.

The description for this site is for an expansion of the existing farm winery and banquet/reception facility. The site is located on a 91.92 acre parcel, and the applicant is looking to develop the site.

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

- Functional description is for a building expansion to the existing agricultural winery building
- Hours of operation are:
 - Banquet/Reception facility- 7 days a week, 11am to 11pm for outside and inside events
 - Winemaking and office- Monday to Friday, 9am to 5pm
 - Tavern/Lounge- Thursday/Saturday/Sunday- 11am to 5pm; Friday 11 am to 9pm
- Total required parking spaces is 13; total parking provided is 20 spaces
- Proposed impervious area is 3.47 acres
- Site is served by existing well and existing septic system
- SWM for this building expansion is provided in the existing bioretention facilities
- Forest Conservation is exempt for this site under Article 3.2G

The site plan was routed to Land Use Planning, Addressing, Engineering, Health Department, Forest Conservation, Soil Conservation, & Maryland SHA. All approvals have been obtained except the Health Department.

A copy of the site plan is attached.

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

WWW.WASHCO-MD.NET

GENERAL NOTES

- THIS PROJECT IS SERVED BY AN EXISTING PRIVATE WELL & SEPTIC SYSTEM.
- THIS SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAP & THE AMERICANS WITH DISABILITIES ACT.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES, EXCEPT AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
- EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
- JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
- THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP NO 24043003910, DATED 8/15/17.
- THERE ARE NO FLOODPLAINS, STEEP SLOPES, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 318 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
- THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE, KEEDYSVILLE, MD-WV QUADRANGLE. THE POND IS SHOWN BUT HAS NO MAPPED ASSOCIATED WETLANDS.
- EXISTING SITE SIGNAGE COMPLIES WITH ZONING ORDINANCE SECTION 22.2.3.
- TOPOGRAPHY SHOWN HEREON IS FROM AERIAL PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY. DATUM IS NAD 83.
- THIS BANQUET/RECEPTION FACILITY SPECIAL EXCEPTION USE WAS APPROVED BY THE WASHINGTON COUNTY BOARD OF ZONING APPEALS ON JANUARY 7, 2015, CASE # AP2014-044.
- THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A BUILDING ADDITION TO THE EXISTING AGRICULTURAL WINERY BUILDING.
- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.

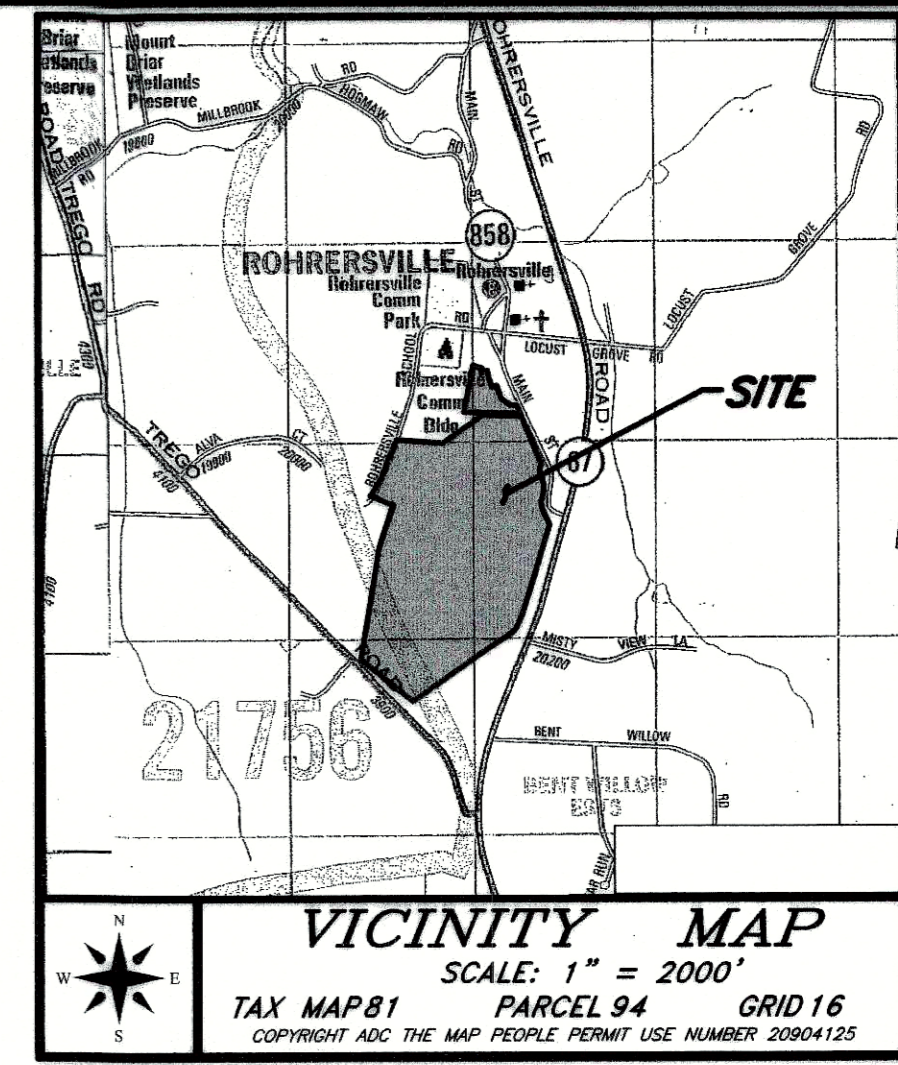
SITE PLAN

AGRICULTURAL BUILDING EXPANSION

at

THE EXISTING BIG CORK VINEYARD

4236 MAIN STREET
ROHRERSVILLE, MARYLAND 21779



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Email: foxassoc@foxassoc.com

RECEIVED

JUL 20 2018

WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT

LEGEND	
	EXIST. FENCELINE
	EXIST. BUILDING
	PROPOSED GRAVEL DRIVE
	PROPOSED BUILDING

UTILITY NOTIFICATION

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

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 40,400 SQ. FT. 0.92 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY:

100	C.Y. OF EXCAVATION AND	2,800	C.Y. OF FILL
-----	------------------------	-------	--------------

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

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 378.

DATE: 7/16/18 REG. NO.: 27053 SIGNATURE: [Signature]

OWNER/DEVELOPER CERTIFICATION - DPW

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

DATE: PRINTED NAME: SIGNATURE:

OWNER/DEVELOPER CERTIFICATION - SCD

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

DATE: PRINTED NAME: SIGNATURE:

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

BY: [Signature]

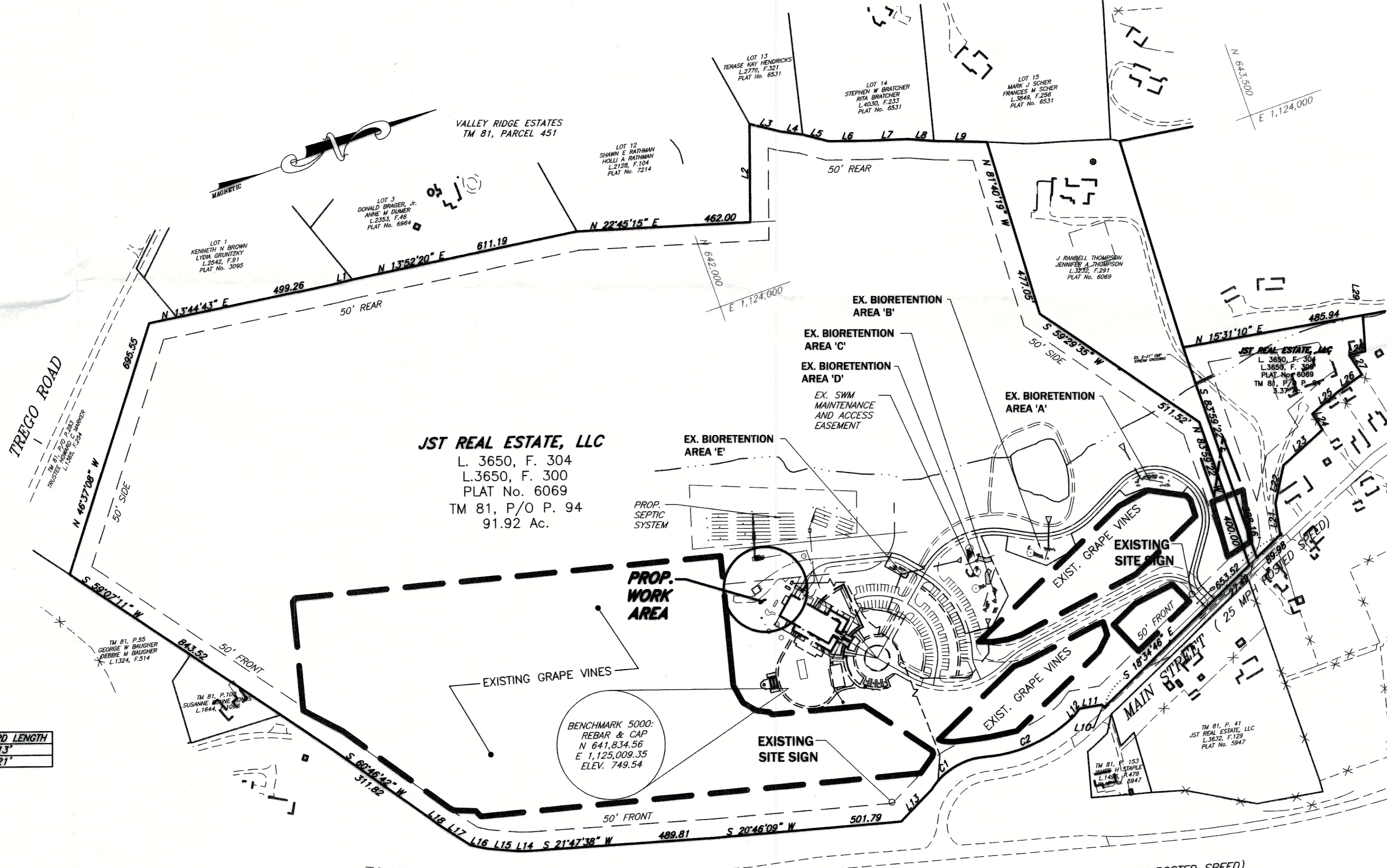
DATE: [Date]

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

APPROVED WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

SIGNATURE: [Signature] DATE: [Date]

STORMWATER MANAGEMENT FOR THIS BUILDING EXPANSION IS PROVIDED IN THE EXISTING BIORETENTION FACILITIES. THE ORIGINAL WATER QUALITY DESIGN PER GP-14-014 ACCOUNTED FOR 4.00 ACRES OF IMPERVIOUS COVER. CURRENTLY, THE SITE IS COMPRISED OF 3.24 ACRES OF IMPERVIOUS COVER. PART OF THIS DISCREPANCY IS THE FUTURE BUILDING ADDITION THAT WAS SHOWN ON GP-14-014 AND SP-15-016. AFTER CONSTRUCTION OF THIS BUILDING ADDITION, THE SITE WILL HAVE 3.47 ACRES OF IMPERVIOUS COVER.



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. IT IS REQUIRED BY LAW THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777.

SENSITIVE AREA NOTICE

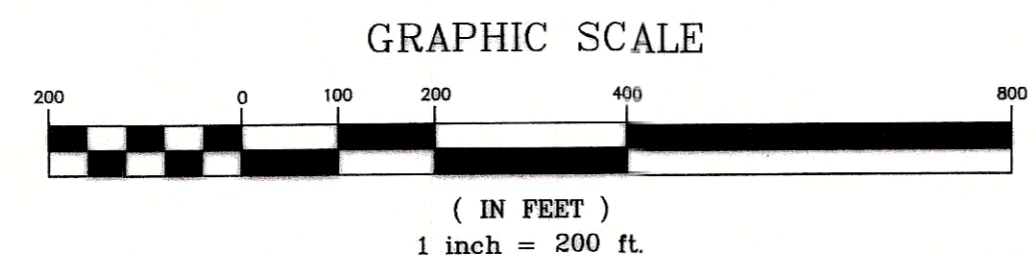
THE STREAM BUFFER SHOWN ON THIS PLAN IS ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH RURAL/AGRICULTURAL BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES AND NO CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNATED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. ALL SEPTIC SYSTEMS OR SEPTIC RESERVE AREAS SHALL BE CONSTRUCTED WITHIN THE BUFFER.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53°27'44"	188.00'	175.42'	94.68'	S 05°44'01" E	169.13'
C2	39°35'00"	394.25'	265.46'	138.26'	N 01°12'21" E	260.21'

LINE	BEARING	LENGTH
L1	N 11°37'53" E	54.30
L2	N 84°49'45" W	289.32
L3	N 39°10'21" E	86.55
L4	N 33°16'29" E	58.21
L5	N 39°58'47" E	71.16
L6	N 24°50'45" E	102.96
L7	N 23°33'47" E	109.22
L8	N 29°38'37" E	89.21
L9	N 28°51'20" E	141.03
L10	S 71°24'52" W	10.04
L11	S 15°37'40" W	60.46
L12	S 28°13'04" E	23.91
L13	S 20°07'52" E	115.43
L14	S 24°47'34" W	29.57
L15	S 28°59'11" W	88.69
L16	S 37°32'45" W	42.85
L17	S 57°27'54" W	102.91
L18	S 62°58'51" W	27.78
L19	S 73°10'05" E	82.52
L20	S 52°38'30" E	103.04
L21	S 16°31'45" E	140.10
L22	N 82°23'12" E	49.96
L23	S 14°49'29" E	89.49
L24	S 09°38'53" E	78.32
L25	N 82°08'06" E	61.61
L26	S 12°31'28" W	43.24
L27	S 68°10'04" E	96.22

SOILS LEGEND

CcB	CATOCOTIN-MYERSVILLE CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
CcC	CATOCOTIN-MYERSVILLE CHANNERY LOAM, 8 TO 15 PERCENT SLOPES
MkB	MT. ZION GRAVELLY SILT LOAM, 3 TO 9 PERCENT SLOPES
MvB	MYERSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
W	WATER



INDEX OF SHEETS

COVER SHEET/OVERALL PLAN	1
EXISTING CONDITIONS PLAN	2
SITE PLAN	3
GRADING & SEDIMENT CONTROL PLAN	4
RETAINING WALL PROFILE AND DETAILS	5
SITE NOTES & DETAILS	6

OWNER/DEVELOPER

JST FARMS, LLC
4236 MAIN STREET
ROHRERSVILLE, MARYLAND 21779
PHONE: 301-432-3880
C/O RANDY THOMPSON

COVER SHEET
AGRICULTURAL BUILDING EXPANSION
EXISTING BIG CORK VINEYARD
 SITUATE ON THE WEST SIDE OF MD 67
 ELECTION DISTRICT 8 (ROHRERSVILLE)
 WASHINGTON COUNTY, MARYLAND

SCALE: 1"=200'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
BOARD OF PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEER

DATE: 7/16/18

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

LICENSE NO.: 27053 EXP. DATE: 1/25/20

PROJECT NO. 17-31350
DRAWING NO. D-6048
DATE: JAN. 2018
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 1 OF 6

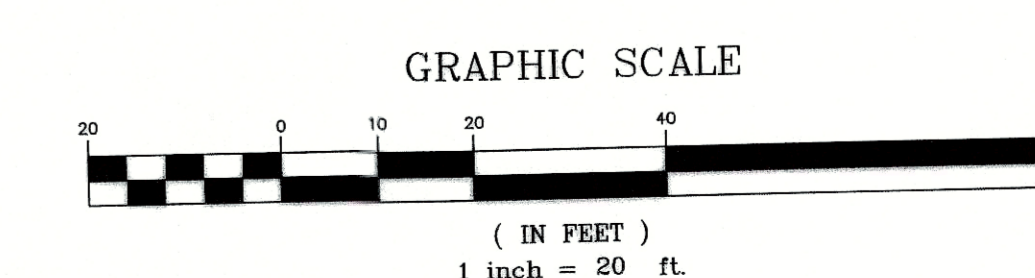
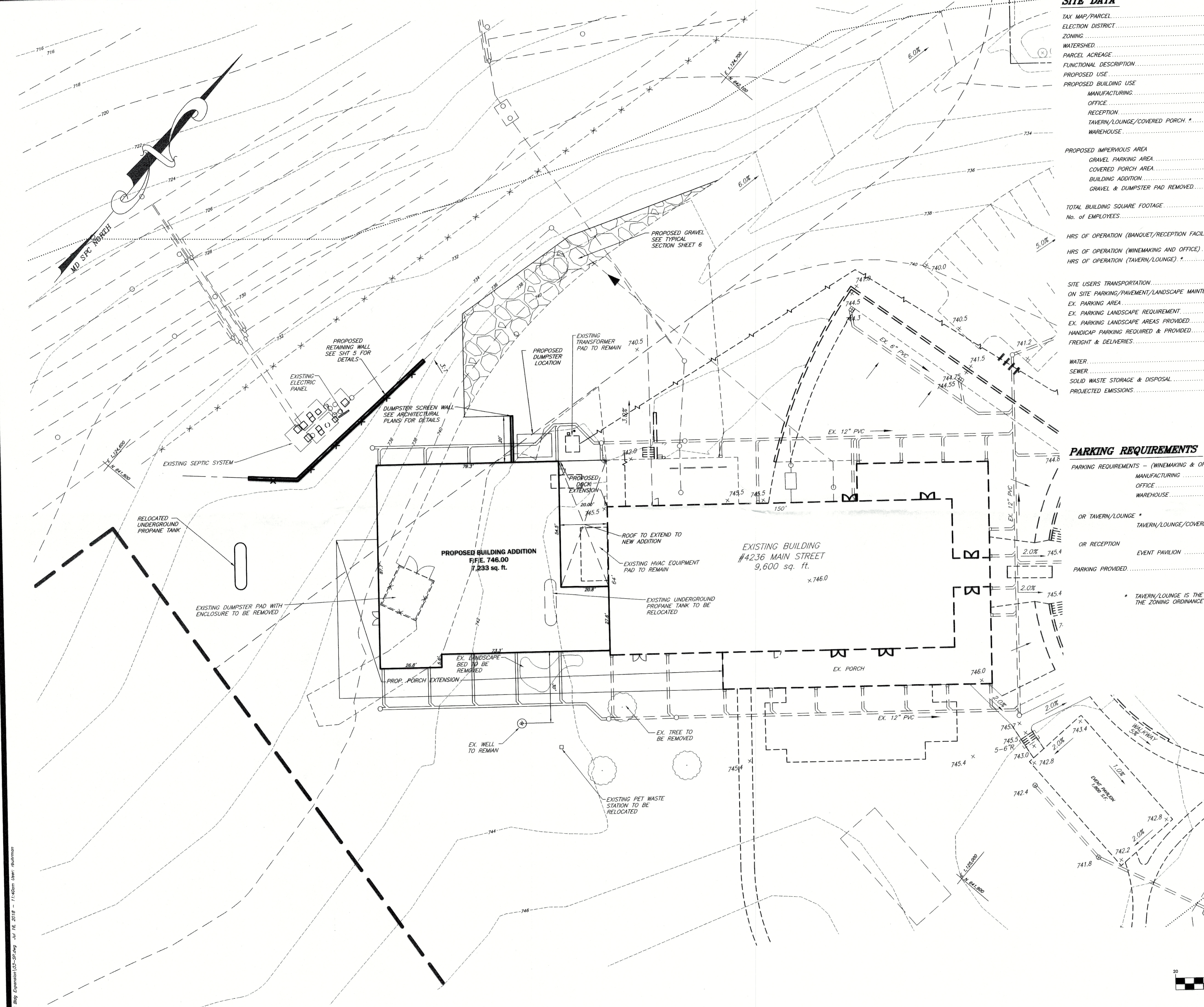
SITE DATA

TAX MAP/PARCEL.....	81/94
ELECTION DISTRICT.....	08
ZONING.....	P, PRESERVATION
WATERSHED.....	ANTIETAM CREEK (02140502)
PARCEL ACREAGE.....	91.92 Ac.
FUNCTIONAL DESCRIPTION.....	EXISTING FARM WINERY AND BANQUET / RECEPTION FACILITY
PROPOSED USE.....	SAME
PROPOSED BUILDING USE.....	
MANUFACTURING.....	3,562 Sq. Ft.
OFFICE.....	2,239 Sq. Ft.
RECEPTION.....	439 Sq. Ft.
TAVERN/LOUNGE/COVERED PORCH *.....	9,000 Sq. Ft.±
WAREHOUSE.....	6,842 Sq. Ft.
TOTAL.....	22,082 Sq. Ft.
PROPOSED IMPERVIOUS AREA.....	
GRAVEL PARKING AREA.....	1,970 Sq. Ft.
COVERED PORCH AREA.....	3,646 Sq. Ft.
BUILDING ADDITION.....	7,233 Sq. Ft.
GRAVEL & DUMPSTER PAD REMOVED.....	- 3,029 Sq. Ft.
TOTAL.....	+ 9,820 Sq. Ft. NET IMPERVIOUS
TOTAL BUILDING SQUARE FOOTAGE.....	16,099 S.F.
No. of EMPLOYEES.....	NO CHANGE (ADDITIONAL 10-15 EMPLOYEES FOR LARGER BANQUETS / RECEPTIONS AS NEEDED)
HRS OF OPERATION (BANQUET/RECEPTION FACILITY ONLY).....	7 DAYS / WEEK, 11 AM - 11 PM FOR OUTSIDE EVENTS 11 AM - 11 PM FOR INSIDE EVENTS
HRS OF OPERATION (WINEMAKING AND OFFICE).....	MONDAY - FRIDAY, 9 AM - 5 PM
HRS OF OPERATION (TAVERN/LOUNGE) *.....	THUR. SAT. SUN, 11 AM - 5 PM FRIDAY 11 AM - 9 PM
SITE USERS TRANSPORTATION.....	AUTOMOBILE
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE.....	BY OWNER
EX. PARKING AREA.....	40,357 S.F.
EX. PARKING LANDSCAPE REQUIREMENT.....	40,357 S.F. x 0.05 = 2,018 S.F. = 5.0%
EX. PARKING LANDSCAPE AREAS PROVIDED.....	12,346 S.F. = 32.0%
HANDICAP PARKING REQUIRED & PROVIDED.....	4
FREIGHT & DELIVERIES.....	TRACTOR TRAILER - 1 / 2 WEEKS BOX TRUCK - 3 / WEEK
WATER.....	EX. WELL
SEWER.....	EX. SEPTIC SYSTEM
SOLID WASTE STORAGE & DISPOSAL.....	COLLECTED BY OWNER
PROJECTED EMISSIONS.....	NONE

PARKING REQUIREMENTS

PARKING REQUIREMENTS - (WINEMAKING & OFFICE)	
MANUFACTURING.....	1 SPACE / EMPLOYEE = 2 SPACES
OFFICE.....	1 SPACE / 200 S.F. = 11 SPACES
WAREHOUSE.....	1 SPACE / 1,500 S.F. = 5 SPACES
TOTAL = 18 SPACES REQUIRED	
OR TAVERN/LOUNGE *	
TAVERN/LOUNGE/COVERED PORCH *.....	1 SPACE / 100 S.F. = 90 SPACES
OR RECEPTION	
EVENT PAVILION.....	1 SPACE / 50 S.F. = 36 SPACES
PARKING PROVIDED..... 100 SPACES	

* TAVERN/LOUNGE IS THE CLOSEST FUNCTIONAL USAGE IN SECTION 22.12(b) OF THE ZONING ORDINANCE FOR PARKING CALCULATIONS



SITE PLAN
AGRICULTURAL BUILDING EXPANSION
EXISTING BIG CORK VINEYARD
SITUATE ON THE WEST SIDE OF MD 67
ELECTION DISTRICT 8 (ROHRSVILLE)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'
PROFESSIONAL CERTIFICATION
STATE OF MARYLAND
JUDITH A. ROBERTSON
PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 27053 EXP. DATE: 1/25/20
PROJECT NO. 17-31350
DRAWING NO. D-6048
DATE: JAN. 2018
DRAWN BY: RLB
CHECKED BY: GSP
SHEET 3 OF 6



Washington County

M A R Y L A N D

DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Washington County Planning Commission
FROM: Cody Shaw, Chief of Plan Review
DATE: July 25, 2018
SUBJECT: Long Delite Farm Site Plan (SP-18-028)

A site plan has been submitted for review and approval for Long Delite Farm on a parcel along the east side of Speilman Road. The property is located in the Agricultural (Rural) Zoning District.

The description for this site is for dairy product processing and sales. The site is located on a 154.83 acre parcel, and the applicant is looking to develop the site.

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

- Functional description is for dairy product processing and sales
- Hours of operation are 10 am to dusk
- Total required parking spaces is 8; total parking provided is 12 spaces
- Proposed impervious area is 1.15 % of the site
- Site is served by well and septic
- SWM for this site is handled via on site detention basin and the use of bio retention areas
- Forest Conservation is exempt for this site under Article 3.2G

The site plan was routed to Land Use Planning, Addressing, Ag Preservation, Engineering, Health Department, Forest Conservation, Soil Conservation, and MD SHA. Approvals have been obtained by MD SHA and Forest Conservation. Staff is asking the Planning Commission to grant the Staff authority to approve the plan once all agency approvals have been received.

A copy of the site plan is attached.

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

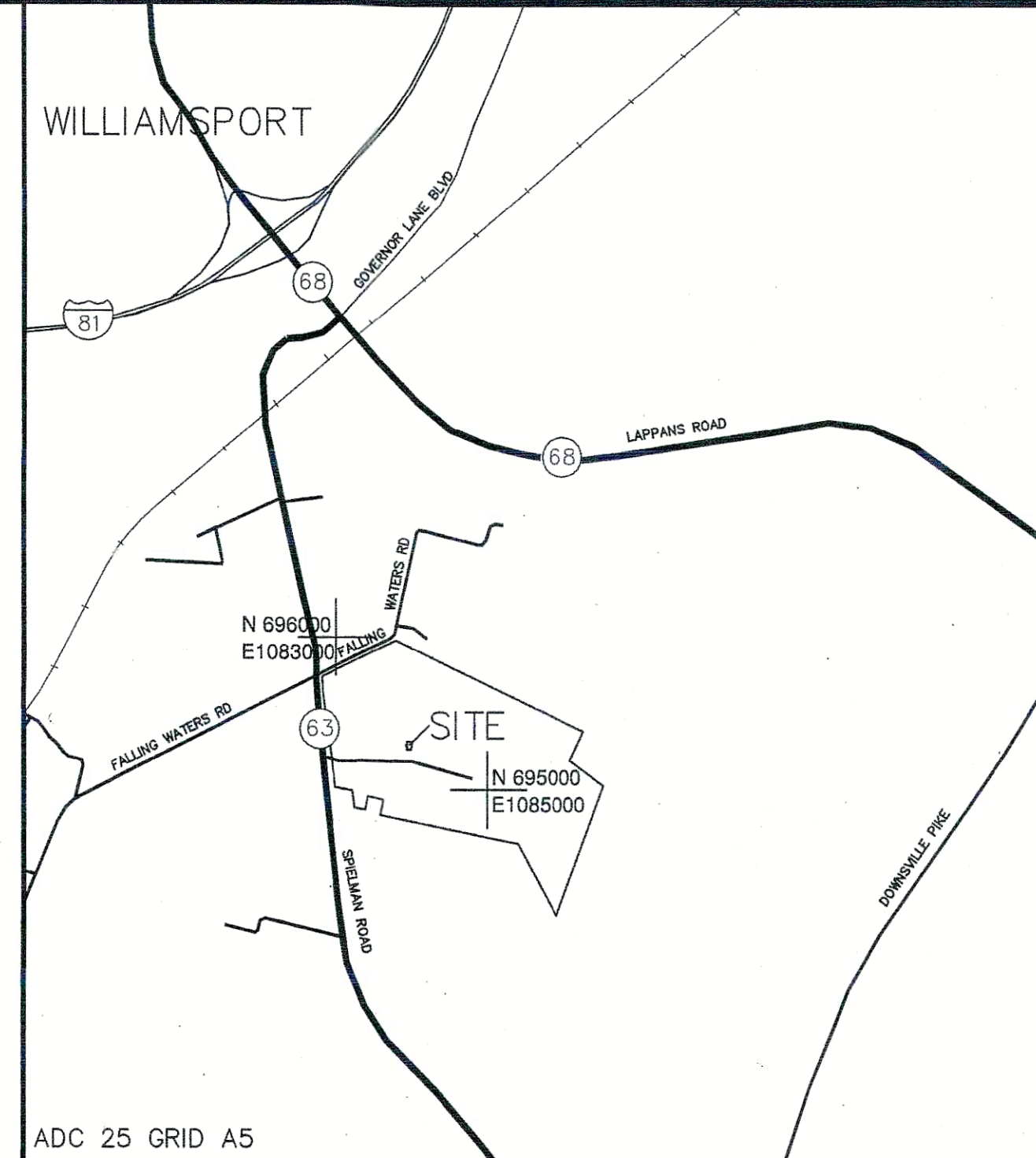
WWW.WASHCO-MD.NET

For sites 1.0 acre or more, the following are required:

- A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 14GP, or an Individual Permit.
- B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI) application and permit shall be posted and/or available on-site at all times.
- C. During construction, all soil erosion and sediment control practices (BMP's) shall be inspected and recorded on the "Standard Inspection Form", "General Permit for Stormwater Associated with Construction Activity" per the Maryland Department of the Environment (General/Individual Permit - Notice of Intent - NOI).
- D. Following construction and release of the site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination - NOT.

GENERAL NOTES

- 1. HORIZONTAL DATUM DATUM IS BASED ON A PLAT BY FOX & ASSOCIATES.
- 2. TOPOGRAPHICAL SURVEY WAS OBTAINED FROM WASHINGTON COUNTY GIS AND WAS DATED 2010.
- 3. EXISTING UTILITIES ARE SHOWN FROM ALL AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY UTILITY (WHETHER SHOWN OR NOT) DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, ETC, DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL OFF SITE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- 4. CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN EXISTING UTILITIES TO VERIFY SIZE, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. UTILITY RELOCATIONS WHETHER SHOWN ON THE PLANS OR DISCOVERED IN THE FIELD ARE THE RESPONSIBILITY OF THE OWNER.
- 5. CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777 (A MINIMUM OF 3 WORKING DAYS) AND THE FREDERICK COUNTY ENVIRONMENTAL COMPLIANCE SECTION (301-600-1132), 48 HOURS PRIOR TO START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS TO BE HELD A MINIMUM OF 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- 6. ALL CONSTRUCTION TO CONFORM TO THE WASHINGTON COUNTY STANDARDS WHERE APPLICABLE.
- 7. PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE POSITIVE DRAINAGE IN ALL AREAS AS SHOWN.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF THE NATURAL DRAINAGE SWALES DURING CONSTRUCTION AND SHALL RESTORE THE SWALES THOROUGHLY PRIOR TO FINAL ACCEPTANCE.
- 9. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL CODE REQUIREMENTS.
- 10. ALL EXISTING PAVING DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED TO AN EQUAL DEPTH OR GREATER.
- 11. FOR AN UTILITY IN THE RIGHT-OF-WAY, A PERMIT MUST BE OBTAINED FROM WASHINGTON COUNTY OFFICE OF HIGHWAY OPERATIONS (OR STATE HIGHWAY ADMINISTRATION) PRIOR TO COMMENCING WORK.
- 14. A GRADING PERMIT MUST BE OBTAINED BEFORE WORK IS PERFORMED.



VICINITY MAP
SCALE: 1"=2000'

Tax Map 61 Grid 3 Parcel 51 Property Account ID# 20-004576

SITE DATA

- 1. SITE IS ZONED 'A' (AGRICULTURE).
- 2. SITE IS TO BE DEVELOPED WITH 5,814 SF COMMERCIAL BUILDINGS, TO BE USED FOR DAIRY PRODUCT PROCESSING AND SALES.
- 3. 'A' (AGRICULTURE) DESIGN REQUIREMENTS FOR PROPOSED USE:
MINIMUM LOT AREA.....3 ACRES
MINIMUM LOT WIDTH.....300 FT
FRONT YARD.....50 FEET
SIDE YARD.....50 FEET
REAR YARD.....50 FEET
HEIGHT.....40 FEET
- 4. SITE IS TO BE LIGHTED WITH BUILDING MOUNTED LIGHTS PLACED IN SUCH A MANNER WHICH ELIMINATES GLARE ONTO STREETS OR ADJACENT PROPERTIES.
- 5. TRASH PICKUP IS BY THE PRIVATE CONTRACTOR.
- 6. STORMWATER MANAGEMENT IS PROVIDED BY (1) ON-SITE DETENTION BASIN AND THE USE OF BIO-RETENTION AREAS.
- 7. THE SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAP AND THE AMERICANS WITH DISABILITIES ACT.
- 8. AREA SUMMARY:
AREA OF SITE.....154.83 Acres.....6,744,525 SF
EX. BUILDING AREA.....0.4892 Acres.....21,311 SF
PROP. BUILDING AREA.....0.1335 Acres.....5,814 SF
EX. IMPERVIOUS AREA.....1,4112 Acres.....61,471 SF
EX. IMPERVIOUS PERCENT.....0.9115 %
PROP. IMPERVIOUS AREA.....0.3644 Acres.....15,875 SF
PROP. TOTAL IMPERVIOUS PERCENT.....1.15 %
PROP. GREEN SPACE.....153.0544 Acres.....6,667,050 SF
PROP. TOTAL PERVIOUS PERCENT.....88.85 %
- 9. PROPOSED PARKING.....10 SPACES/2 HANDICAP
PARKING REQUIRED (5,814/1800 SF SALES).....5
PARKING REQUIRED (OWNER/EMPLOYEE).....
10. PROPOSED WATER & SEWER USAGE.....PRIVATE
- 11. EXISTING FLOODPLAIN AS SHOWN ON PLAN PER COMMUNITY PANEL #240070 6155 A, DATED MAY 1, 1978.
- 12. ON-SITE WATER & SEWER SHALL BE INSTALLED AS PER WASHINGTON COUNTY PLUMBING CODE AND INSPECTED BY THE PLUMBING INSPECTOR.
- 13. THIS IS A PRIVATE DEVELOPMENT. THE INTERIOR ROAD NETWORK DOES NOT MEET COUNTY STANDARDS FOR ROADWAY CONSTRUCTION AND THEREFORE SHALL REMAIN PRIVATE AND WILL NOT BE ACCEPTED INTO THE PUBLIC SYSTEM.
- 14. SITE LIGHTING WILL BE WALL MOUNTED AT HEIGHT OF 10 FEET.
- 15. PROPOSED PERFORMANCE STANDARDS PER ARTICLE 412 OF THE WASHINGTON COUNTY ZONING ORDINANCE:
a. IF ANY AIR POLLUTION OCCURS IT WILL MEET THE MD AIR POLLUTION CONTROL STANDARDS.
b. THERE WILL BE NO HEAT OR GLARE ADVERSELY AFFECTING ADJOINING PROPERTIES.
c. THERE WILL BE NO VIBRATIONS AFFECTING ADJOINING PROPERTIES.
d. THE EMISSION OF NOISE/ACTIVITY OR ELECTRICAL DISTURBANCES WILL COMPLY WITH STATE AND FEDERAL CODES.
e. NO OUTSIDE SOURCES OF POWER WILL BE USED ON-SITE OTHER THAN PUBLIC UTILITY.
f. NO SPECIAL SEWER WASTE WILL BE GENERATED ON-SITE.
g. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS.
16. THE HOURS OF OPERATIONS WILL BE 10 A.M. TO DUSK.
17. ALL SIGNS WILL COMPLY WITH DIV. II, SECTIONS 22.20-22.6.
18. A 10'X45' LOADING SPACE HAS BEEN PROVIDED. FREIGHT IS EXPECTED 2-3 TIMES A MONTH.

SHEET INDEX

- 1... OVERALL PLAN
- 2... SITE PLAN
- 3... DETAIL SHEET



APPROVED:
WASHINGTON COUNTY PLAN REVIEW DEPARTMENT

SIGNATURE _____ DATE: _____

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, Code 26.17.01.07, and 2011 Maryland Maryland Standards and Specifications for Soil Erosion and Sediment Control.
Willard L. Haas 21981 6/29/18
WILLARD L. HAAS REG. NO. DATE

Engineer/Architect Design Certification
I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, Code 26.17.01.07, and 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
Willard L. Haas 21981 6/29/18
WILLARD L. HAAS REG. NO. DATE

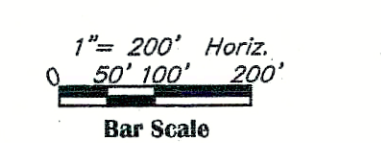
Disturbed Area Quantity
The total area to be disturbed shown on these plans has been determined to be approximately 1.4384 acres (62,597 SF) and has total amount of excavation and fill as shown on these plans has been estimated to be approx. 90 CY excavation and approx. 90 CY of fill. (NOT FOR BIDDING PURPOSES)

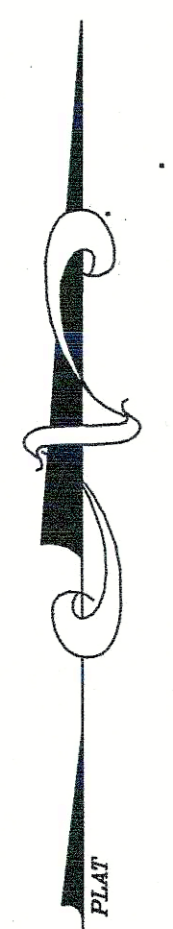
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

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

Owner/Developer Certification
I/we certify that all parties responsible for clearing, grading, construction and/or development will be done pursuant to this plan and responsible personnel involved in the construction of the construction project will have a Certificate of Training at a Maryland Department of the Environment approved training program for the control of sediment and erosion.
SIGNATURE _____ DATE _____
PRINTED NAME _____

OWNER/DEVELOPER: DELITEFUL DAIRY, LLC 16328 LONG DELITE LANE WILLIAMSPORT, MD 21795 (301) 951-6826	PERMIT NUMBER N/A	DATE: DEC 2017 SCALE: 1" = 200' DRAWN BY: WIH CHECKED BY: WIH JOB NUMBER: SHEET NO: 1
<p>SITE PLAN for LONG DELITE FARM WILLIAMSPORT, MARYLAND</p> <p>SITuated ON THE NORTH SIDE OF SPIELMAN ROAD 1,055 FEET EAST OF FALLING WATERS RD Tax Map 61, Parcel 51, Parcel 51, Account ID 20-004576</p>		
<p>Antrec Engineering 1260 Maryland Avenue, Suite 110 Hagerstown, MD 21740 PHONE: (301) 491-9900 E-MAIL: ANTRECENGINEER@GOL.COM</p> <p>ANTREC ENGINEERING</p>		
<p>TITLE: _____ DATE: JUN. 2018 NO. 1 DESCRIPTION: ORIGINAL SUBMISSION</p>		





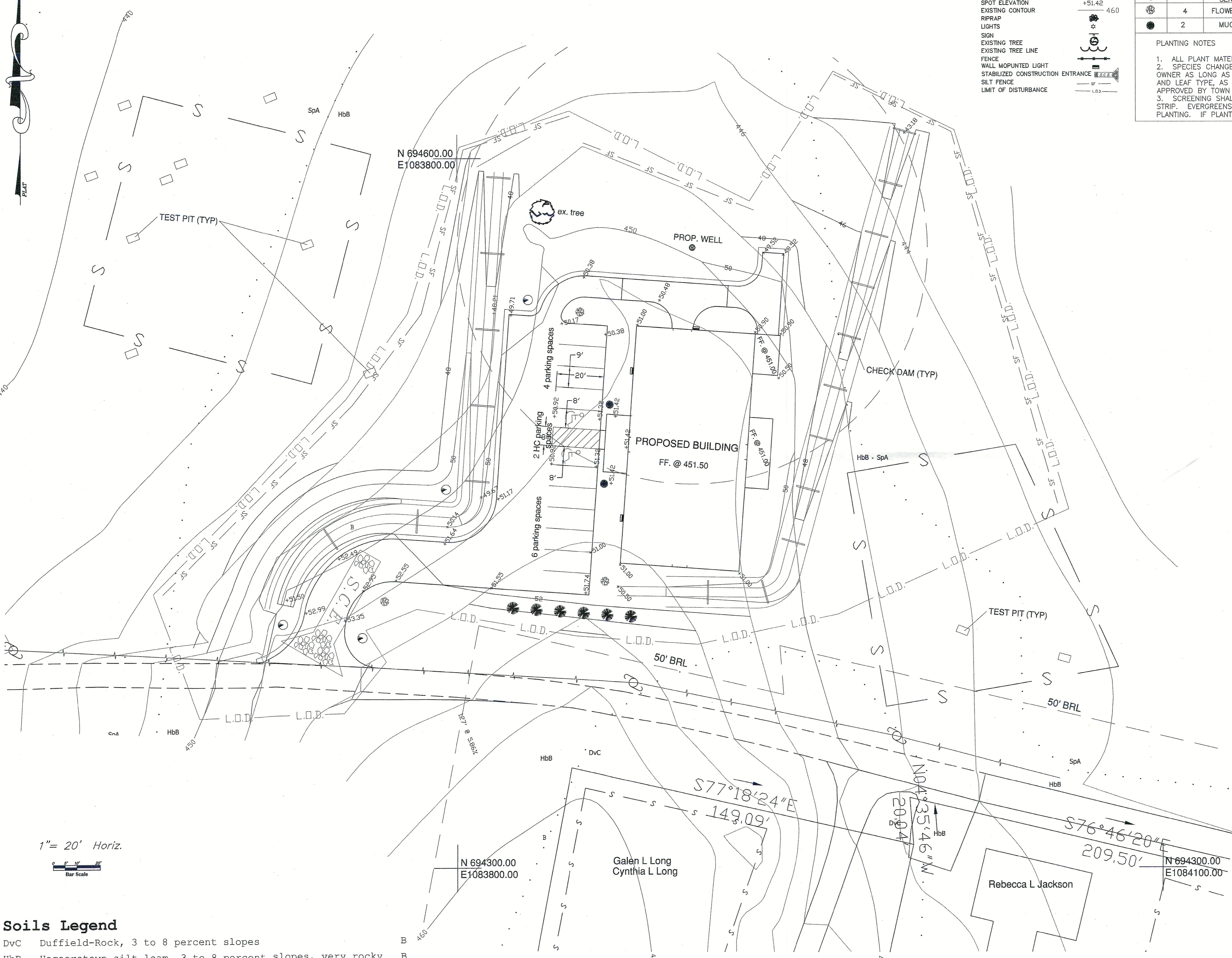
LEGEND

- PROPOSED SEPTIC AREA
- UTILITY POLE
- OVERHEAD UTILITY LINE
- WELL
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING CONTOUR
- RIPRAP
- LIGHTS
- SIGN
- EXISTING TREE
- EXISTING TREE LINE
- FENCE
- WALL MOUNTED LIGHT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBANCE

LANDSCAPE PLANTING SCHEDULE					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	6	DOUGLAS FIR	PSEUDOTSUGA TAXIFOLIA	MIN 4'	
	4	AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER LAEVIS	2" CAL.	
	4	FLOWERING CHERRY	PRUNUS "SERRULATA"	2" CAL.	
	2	MUGHO PINE	PINUS MONTANA MUGO	2 GAL.	

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A LIVING CONDITION.
2. SPECIES CHANGES MAY BE MADE WITH PERMISSION OF THE ARCHITECT OR THE OWNER AS LONG AS THE PROPOSED SPECIES GENERALLY ARE THE SAME SIZE, SHAPE AND LEAF TYPE AS THE SPECIFIED PLANT MATERIAL. SAID CHANGES ALSO MUST BE APPROVED BY TOWN OF MIDDLETOWN DEPARTMENT OF PLANNING AND ZONING.
3. SCREENING SHALL CONSIST OF EVERGREEN TREES PLANTED WITHIN A 10 FT. WIDE STRIP. EVERGREENS SHALL HAVE A MINIMUM HEIGHT OF 4 FEET AT THE TIME OF PLANTING. IF PLANTED IN A LINE, MAXIMUM SPACING SHALL BE 10 FEET ON CENTER.



1" = 20' Horiz.

 Bar Scale

Soils Legend

- | | |
|---|-----|
| DvC Duffield-Rock, 3 to 8 percent slopes | B |
| HbB Hagerstown silt loam, 3 to 8 percent slopes, very rocky | B |
| SpA Swanpond silt loam, 0 to 3 percent slopes | D |
| Me Melvin silt loam | B/D |

Antrec Engineering	1260 Maryland Avenue, Suite 110 Hagerstown, MD 21740 PHONE: (301) 491-9900 E-MAIL: ANTRECENGINEER@GOL.COM			
ANTREC ENGINEERING	SITUATED ON THE NORTH SIDE OF STEWART ROAD 1.655 FEET EAST OF FALLING WATERS RD Washington County, Maryland Parcel 3, Account ID 20 - 004676			
LONG DELITE FARM	WILLIAMSPORT, MARYLAND			
OWNER/DEVELOPER: DELITEFUL DAIRY, LLC 16328 LONG DELITE LANE WILLIAMSPORT, MD 21795 (301) 991 - 8926	PERMIT NUMBER N/A			
DATE: DEC 2017				
SCALE: 1" = 20'				
DRAWN BY: WIH				
CHECKED BY: WIH				
JOB NUMBER:				
SHEET NO:				
2				

Site Plan for Rockdale Solar

Presented for approval is a site plan for Rockdale Solar.

The subject site is located along the southside of Clear Spring Road (Md Route 68) near Pinesburg. Zoning is Agricultural Rural.

The property owners are leasing 16.12 acres of the total 41.5 acre parcel Rockdale Solar RRC for the purpose of establishing a solar energy generating system. The 7,500 panel array will cover 14 acres of the tract. Access into the site will be an existing lane connecting to Clear Spring Road.

The panels will be supported by driven posts and will be 8-9 feet in height.

The array will be 800 feet from Clear Spring Road.

An existing berm will shield the site from the east side and a 25 foot tree buffer will shield the site along the front and west side of the lease area.

No signage or lighting is proposed. The site will have no employees.

The Board of Appeals approved a special exception to allow for the establishment of the solar generating system in August 2017.

Forest Conservation requirements will be met by retaining 7.32 acres of existing forest off-site on the Schetrompf property located on Back Road.

All agencies have approved.

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

**Rockdale Solar LLC
Applicant**

Appeal No. AP2017-022

OPINION

This appeal is a request for a special exception to establish a solar energy generating system. The subject property is located at 14331 Clear Spring Road, Maryland; is owned by Jared L. & Rachel A. Petre, and is zoned Agricultural (Rural). The Board held a public hearing on the matter on July 12, 2017.

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 to establish a solar energy generating system on the subject property that will generate a maximum of 2 megawatts of electricity.
2. The 7,500-panel array will cover 14 acres of the 43.92-acre subject property.
3. The panels will be supported by driven posts and will be 8-9' in height,
4. The array will be 800' from Clear Spring Road and will be surrounded by a chain link fence.
5. A berm will shield the array from visibility from the road.
6. A 20-30' tree buffer will further shield the system from sight.
7. The system will generate enough electricity to service 400-500 households.
8. A quarry is located to the east of the subject property and agricultural uses and woodlands are located to the south.
9. Some large-lot residential properties are located across the road.
10. The facility will be unmanned, with occasional site visits to maintain and inspect the system

11. The system will no create odor, dust, light, noise, or glare, nor will it have an adverse impact on wildlife or humans.

12. It will not create electromagnetic interference.

13. The system, when operational, will have no impact on traffic.

14. The system will have an expected 30-year lifespan.

15. At the end of its life, the system will be decommissioned, the panels will be removed, and the land will be returned to its original state.

16. Theresa Neuschafer lives across the road from the property and opposes the project. She is concerned that the system will be visible and that blasting by the quarry will damage the panels.

17. In rebuttal, the Applicant noted that risks of blasting damage were its to assume.

18. The Applicant also noted that the buffering, including trees and a berm, and the setback from the road will shield the system from view.

19. The Comprehensive Plan does not specifically address solar energy generating systems, but it does encourage the promotion of agricultural uses and preservation of land for agricultural uses in the rural policy areas of the County, in which the subject property is located.

20. Because the land will be returned to its original state when the system is decommissioned, it does not result in the permanent development of the land and maintains the land for future agricultural use. As such, we find that the proposed use conforms to the Plan.

21. The property is in a rural area, surrounded by agricultural and quarry uses and some sporadic large-lot dwelling uses. The system will be isolated and screened, and it will not generate odors, dust, noise, glare, or electromagnetic interference. As such, this benign use is compatible with the existing neighborhood.

Rationale

A solar energy generating system is a delineated special exception use in this district. Zoning Ordinance § 3.3(1)R. The Board has authority to grant a special exception pursuant to § 25.2(b). 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.

The Court of Appeals has explained that, "The special exception use is a part of the comprehensive zoning plan sharing the presumption that, as such, it is in the interest of the general welfare, and therefore, valid. The special exception use is a valid zoning mechanism that delegates to an administrative board a limited authority to allow enumerated uses that the legislature has determined to be permissible absent any fact or circumstance negating the presumption. The duties given the Board are to judge whether the neighboring properties in the general neighborhood would be adversely affected and whether the use in the particular case is in harmony with the general purpose and intent of the plan." *Schultz v. Pritts*, 291 Md. 1, 11 (1981). The Court stated the test for the grant of a special exception as follows: "The appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *Id.* at 15.

Electrical generation from solar and other renewable energy sources is a policy promoted by the State of Maryland. The County has provided for the location of solar energy generating systems in this district absent a showing that the proposed use would have adverse effects above and beyond those inherent to the use irrespective of its location.

The subject property is located in a rural area of the County. Surrounding uses include a quarry, agriculture and woodlands, and sparse residential uses. The system will be screened by trees and a berm and will be located 800' from the road. Its visibility will be minimized. The system will be unmanned and not generative of traffic. It will not create dust, odors, noise, glare, lights, or electromagnetic interference. As such, it will not impede surrounding neighbors' quiet enjoyment of their property. There was no probative evidence presented to show that the inherent adverse effects (notably visual clutter or intrusiveness) at this site were any greater here than they would be elsewhere. In fact, the evidence showed the opposite, given the size and topography of the property, the screening efforts, and the system's distance from the road.

The land will be returned to its natural state once the system is decommissioned, so the land is being protected from permanent development, furthering the goals of the Comprehensive Plan to maintain the rural areas of the County for agricultural use. Thus,

the use conforms to the Plan. Moreover, the evidence showed that the use will not, for reasons set forth above, be incompatible with the existing neighborhood.

As we have concluded that the proposed use conforms to the Plan, is compatible with the existing neighborhood, and does not create adverse effects at this location above and beyond those inherent to the use, the grant of this special exception is appropriate. Accordingly, this request for a special exception is hereby GRANTED as set forth below by a vote of 5-0.

BOARD OF APPEALS
By: Neal Glessner, Chair

Date Issued: August 11, 2017

DATE	REVISION	DRAWN BY

OVERALL SITE PLAN
ROCKDALE SOLAR, L.L.C.
SITUATE AT 14939 CLEAR SPRING ROAD
NEAR THE TOWN OF WILLIAMSPORT
WASHINGTON COUNTY, MARYLAND

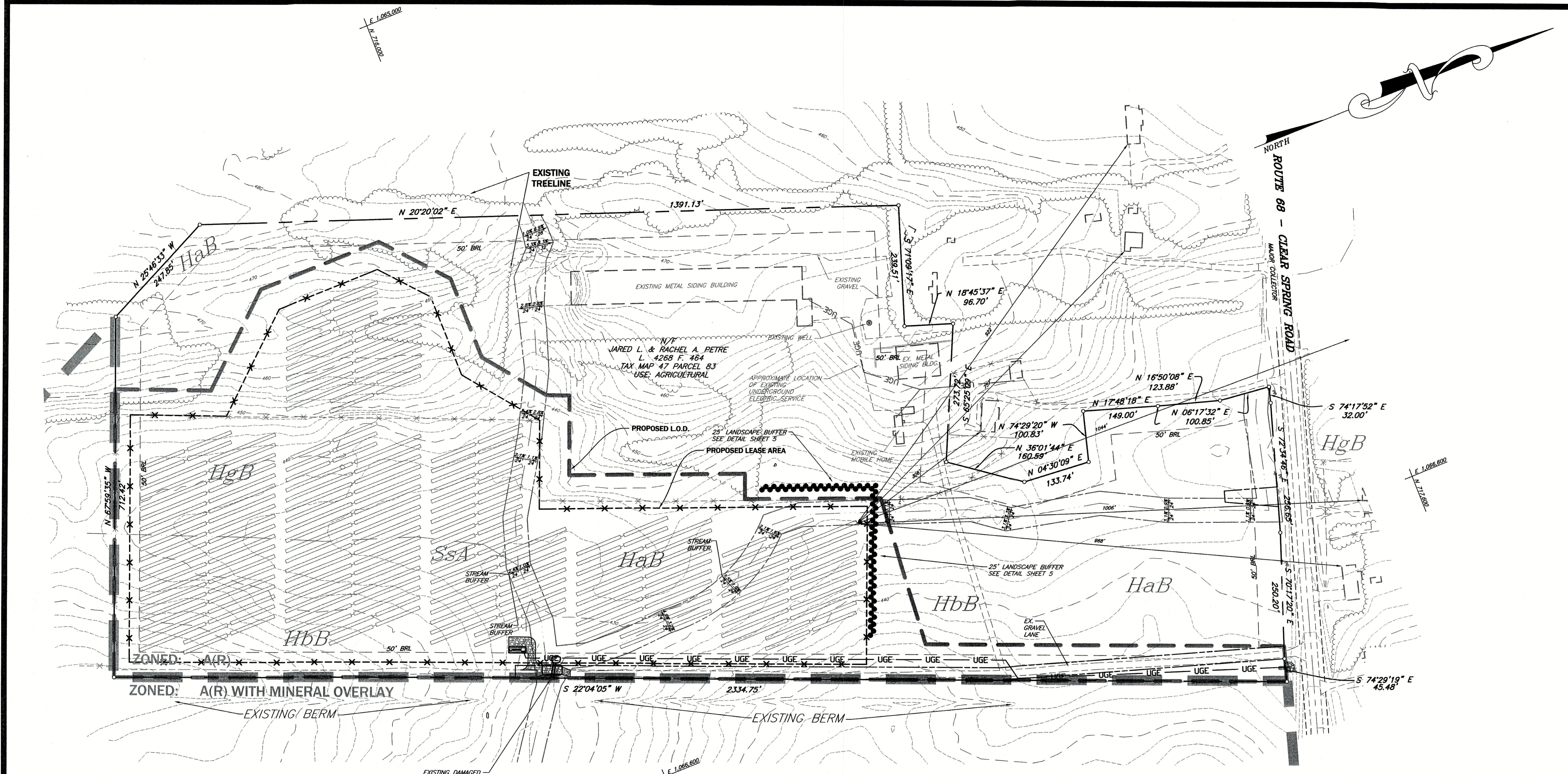
SCALE: 1" = 100'

PROFESSIONAL CERTIFICATION

STATE OF MARYLAND
JULIA G. WILSON
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 27053 EXP. DATE: 1/25/20

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.

PROJECT NO. 15-31140
DRAWING NO. D-5956
DATE: MAY, 2018
DRAWN BY: DCM
CHECKED BY: GSP



- TAX MAP 47, GRID B, PARCEL B3
- ELECTION DISTRICT: 23
- DEED REFERENCE: L.4268 F.464
- PROPERTY LINES SHOWN PER ALTA/ACSM LAND TITLE SURVEY PREPARED BY FOX & ASSOCIATES, INC. DATED NOVEMBER 2015.
- PROPOSED LEASE AREA = 16.12 Ac.
- TOPOGRAPHIC FEATURES FROM PHOTOGRAMMETRY PROVIDED BY MCKENZIE SNYDER, INC. DATE OF SURVEY NOVEMBER 4, 2015.
- SITE IS ZONED "A(R)" - AGRICULTURAL (RURAL) DISTRICT
- MINIMUM BUILDING SETBACK LINES (MBSL's) PER ZONING:
FRONT: 50 ft.
SIDES: 50 ft.
REAR: 50 ft.
- PURPOSE OF THE SITE PLAN IS FOR CONSTRUCTION OF A SOLAR ENERGY GENERATING SYSTEM. A SPECIAL EXCEPTION USAGE. REFERENCE IS MADE TO BOARD OF ZONING APPEALS CASE NUMBER AP2017-022 APPROVED 7-12-17.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 24043C0113D, EFFECTIVE AUGUST 15, 2017 THERE IS NO MAPPED 100-YEAR FLOOD PLAIN WITHIN THE AOI AT THE SITE.
- THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF SUBDIVISION ORDINANCE AND SECTION 4.21 OF ZONING ORDINANCE.
- THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 WITHIN THE A.O.I.
- FOREST CONSERVATION REQUIREMENTS WILL BE MET BY OFFSITE RETENTION. TOTAL FOREST OBLIGATION WILL BE 3.66 AC. BASED ON THE 21.54 AC. DISTURBED AREA SINCE THIS IS BEING PROVIDED OFFSITE, THE REQUIREMENT WILL DOUBLE TO 7.32 AC.
- ELECTRICAL WARNING SIGNS SHALL BE INSTALLED AS REQUIRED BY CODE AND AT MAIN ENTRANCE GATES.
- THERE WILL BE ONLY EMERGENCY LIGHTS AT THE CONTROL BUILDING. THESE WILL NOT BE USED UNLESS THERE IS A NIGHTTIME MAINTENANCE EXERCISE.
- NO GRADE CHANGES ARE PROPOSED PER THIS PLAN. EARTH DISTURBANCE SHALL BE LIMITED TO ARRAY SUPPORTS AND EQUIPMENT PAD.

NOTES:

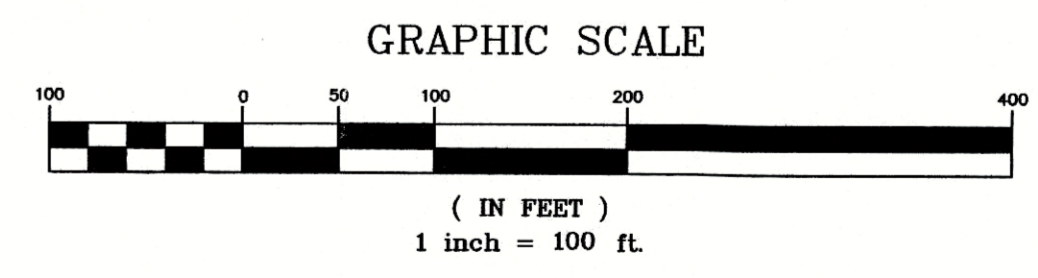
- SEE GENERAL NOTE 21 ON SHEET 1 REGARDING STREAM BUFFERS FOR THE SOLAR PROJECT.
- ENTIRE AREA WITHIN LOD IS CULTIVATED AGRICULTURAL FIELD WITH A GRAVEL ACCESS LANE.

SOILS INFORMATION

SYMBOL	DESCRIPTION	'K' FACTOR	HYDROLOGIC SOIL GROUP	% SOIL TYPE
HaB ²	Hagerstown silt loam, 3 to 8 percent slopes	0.37	B	35.3%
HbB ¹	Hagerstown silty clay loam, 3 to 8 percent slopes, very rocky	0.32	B	17.5%
HgB	Hagerstown-Opequan-Rock outcrop complex, 0 to 8 percent slopes	0.32	D	17.7%
SsA ²	Swanpond-Funkstown silt loams, 0 to 3 percent slopes	0.43	D	29.5%
				100.0%

¹ FARMLAND OF STATEWIDE IMPORTANCE
² PRIME FARMLAND

NOTE: PAGES 99, 100, 105, & 166 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS HaB, HbB, HgB AND SsA SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.



Site Plan for R & L Carriers

Presented for review is a site plan for R & L Carriers.

The subject site is located along the east side of Greencastle Pike across from Highland Manor and south of Huyett's Crossroads. Zoning is Highway Interchange.

The developers are proposing to construct a cross dock and warehouse on a 16 acre parcel. The proposed terminal will be 37,000 square feet. A 5,000 square foot office will be attached to the terminal. Also on site will be a 10,000 square foot 5 bay shop and three diesel fuel pumps. Total development square footage will be 52,000. The proposed building height will be 20 feet.

The site will be served by public water and sewer.

There will be one access off of Greencastle Pike.

The number of projected employees is 44.

Parking spaces required – 45.

Parking spaces provided – 104.

Site lighting is to be building mounted and pole mounted throughout the parking lot.

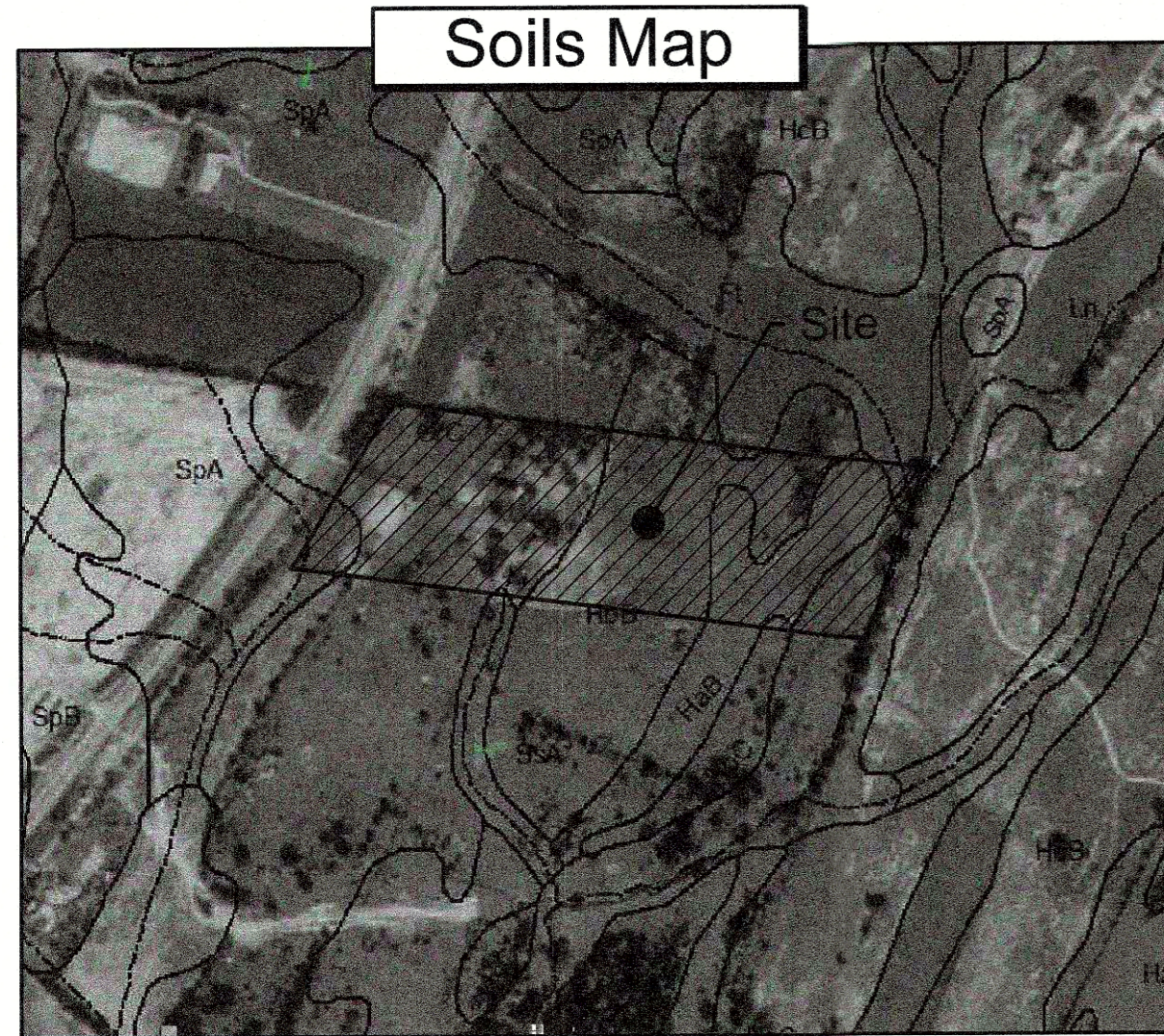
Signage will be building mounted.

A proposed chain length fence will surround the truck parking area and the terminal. A gate will be between this parking and the employee/visitor parking in the front of the building.

Landscaping will include maple, oak, zelkova, canadian hemlock and winter gem boxwood and will be located in front of the building(office), the employee parking lot and at the entrance to the site.

Forestation requirements will be met by on-site retention of existing forest, on-site afforestation, and payment in lieu of \$6,795.36. Total planting requirement acreage is 3.66.

All approvals have been received by the needed agencies.



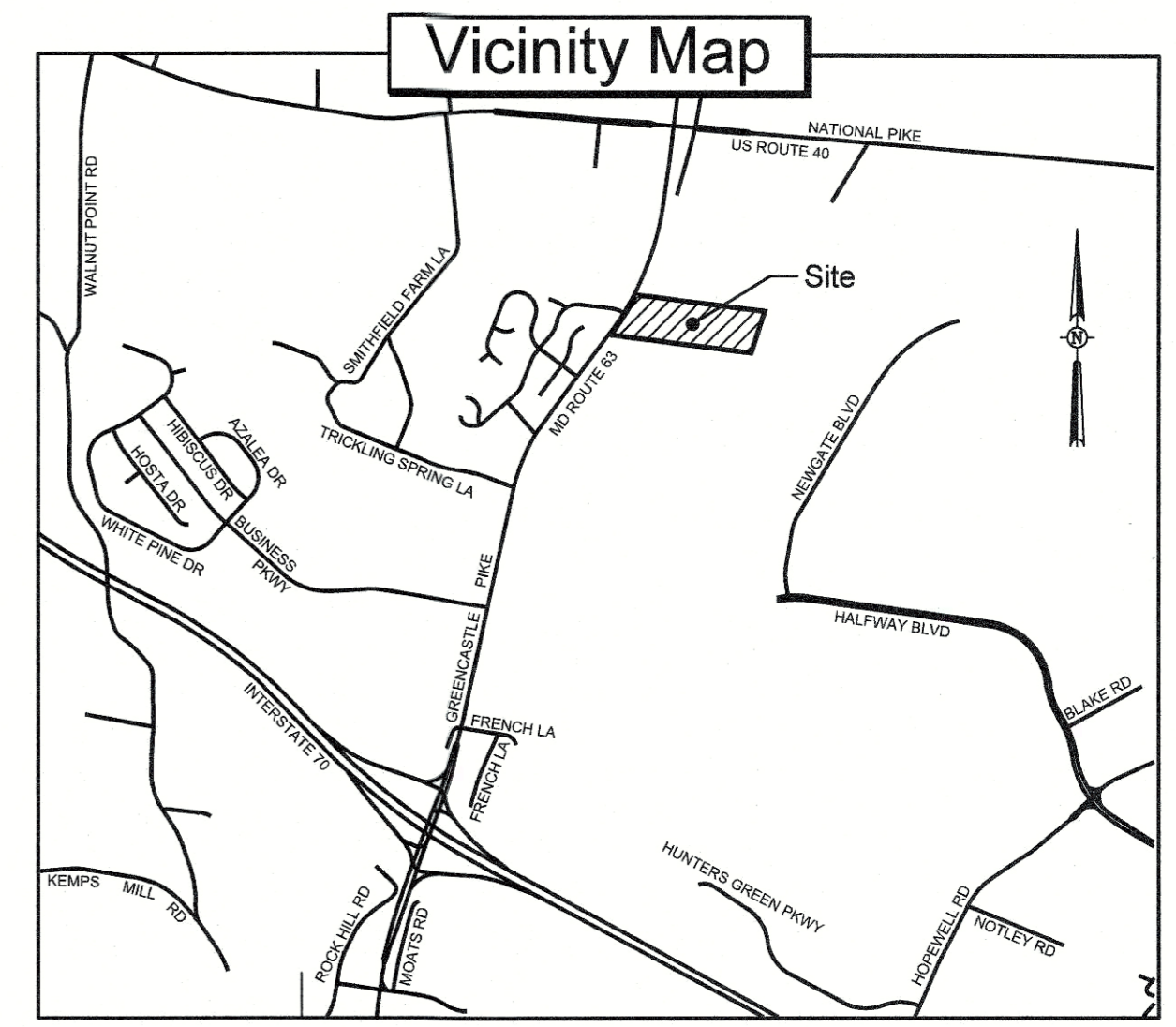
SCALE: 1" = 500'

Site Plan for *R&L Carriers*

12037 Greencastle Pike
Hagerstown, MD 21740
Washington County, Maryland

Owner/Developer:
R.L.R. Investments LLC.
600 Gilliam Road
Wilmington, OH 45179

Attn: Stan Richards
Phone: (937)-603-3900



SCALE: 1" = 2000'

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 that all 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>12/11/2017 DATE Stan Richards PRINTED NAME SIGNATURE</p>
<p>DISTURBED AREA QUANTITY</p> <p>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 13.50 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 36,469 CU. YDS. OF EXCAVATION AND APPROXIMATELY 44,672 CU. YDS. OF FILL.</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>12/11/2017 DATE Stan Richards PRINTED NAME SIGNATURE</p>
<p>WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL</p> <p>By: _____ Date: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)</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>07-13-2018 49808 DATE REG. NO. SIGNATURE Trevor Frederick</p>
<p>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</p> <p>This approval is for general conformance with the County's requirements for design and layout of proposed sewer and/or water system improvements or extensions. All sewer and/or water system improvements or extensions shall be constructed in strict accordance with the County's latest addition of the Standard Specifications for Construction of Sanitary Sewers and/or Water Lines. This approval does not guarantee availability of sewer and/or water service. Sewer and/or water service availability is subject to conformance with all rules, policies and regulations established by the County and in effect at the time application for service is made, and/or the availability of allocation remaining in other jurisdictions' facilities that may be granted to the County. This approval shall be valid for a period of TWO years.</p> <p>SIGNATURE _____ DATE _____</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>07-13-2018 49808 DATE REG. NO. SIGNATURE Trevor Frederick</p>
<p>WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY</p> <p>This 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 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>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: 2018-09-24.</p> <p>07/13/2018</p>

Note:
1. 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 Engineering Division.

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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

(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

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

- a. MD-354.01 - Standard Type "C" Endwall
- b. MD-355.01 - Standard Type "C" Endwall
- c. MD-368.01 - Standard Concrete End Section Round Concrete Pipe
- d. MD-371.01 - Standard Metal End Section Metal Pipe Arch
- e. MD-620.02 - Standard Types A & B concrete curb and combination concrete curb and gutter
- f. MD-104.03-05 - Right Lane Closure/Multilane Undiv. Greater than 40 MPH
- g. MD-104.00-01 - MD-104.00-18 - General Notes
- h. MD-104.01-01 - MD-104.01-81 - Sign Placement and Misc. Standards
- i. MD-104.01-28 - Staged Roadway Construction
- j. MD-104.02-09 - Flagging operation 2-lane, 2-way greater than 40 MPH

For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

<http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/index.asp>

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

Total DA (Site)	13.5 ac
Construction Type (circle one)	New <input checked="" type="radio"/> Redevelopment <input type="radio"/> Restoration <input type="radio"/>

ESD Practices (Chapter 5 - Structural & Non-Structural)								
TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	ESDv (ac-ft)	WQv (ac-ft)	CPv (ac-ft)	Rev (ac-ft)
Sheet Flow to Buffer	1	7.30	7.30	98	0.58	0.58	0.58	N/A
Micro-Bioretenion	1 & 2	1.21	0.85	93	0.18	0.18	0.18	Not Recommended
Micro-Bioretenion	3	0.47	0.47	98	0.06	0.06	0.06	Not Recommended
Bioretenion	4	6.56	6.56	98	0.62	0.62	0.62	Not Recommended

Sheet Index

Type	Number	Title
G-001	Sheet 1	Cover Sheet
G-002	Sheet 2	General Notes
V-101	Sheet 3	Existing Conditions and Demolition Plan
C-101	Sheet 4	Sediment Erosion Control Plan
C-102	Sheet 5	Site Plan
C-103	Sheet 6	Grading Plan
C-104	Sheet 7	Utility Plan
C-105	Sheet 8	Stormwater Plan
C-201	Sheet 9	Stormwater Profiles
C-202	Sheet 10	Utility Profiles
C-501	Sheet 11	Sediment Erosion Control Details and Notes
C-502	Sheet 12	Sediment Erosion Control Details and Notes
C-503	Sheet 13	Site Details and Notes
C-504	Sheet 14	Storm Drain Details and Notes
C-505	Sheet 15	Utility Details and Notes
C-506	Sheet 16	Stormwater Management Details & Notes
L-101	Sheet 17	Landscape Plan
L-501	Sheet 18	Landscape Details and Notes
C-106	Sheet 19	SHA Demolition, Grading, and Sediment Erosion Control Plan
C-107	Sheet 20	SHA Striping and Signage Plan
C-108	Sheet 21	SHA Landscape Plan
C-203	Sheet 22	SHA Cross Sections
C-204	Sheet 23	SHA Cross Sections
C-205	Sheet 24	SHA Cross Sections
C-109	Sheet 25	Offsite Sewer
C-507	Sheet 26	Offsite Sewer
C-110	Sheet 27	Offsite Sewer
C-111	Sheet 28	Offsite Road Improvements - Business Parkway

SWM Narrative

Narrative:

This stormwater management design report is for the ultimate construction of a 42,000 s.f. warehouse, 10,000 s.f. shop, fuel station, and associated parking and access drives. The property is 16.35 acres on one parcel. There is 16,390 s.f. (0.38 ac.) of existing impervious area on site, all of which is to be demolished. The site is located along the eastern side of Greencastle Pike (MD-63), across from Heather Drive. The zoning for this site is Highway Interchange.

Existing Conditions
Existing conditions and land cover include forested areas, open meadow, a house, 6 separate out buildings, and a gravel access road. The site drains from the northwest to the southeast and has 2 separate discharge locations. The western discharge location drains onto the adjacent property owner, while the eastern discharge location drains into the FEMA mapped 100-yr floodplain per preliminary FEMA panel no. 2404300118D. There is a stream that flows through the rear of the property. There is also a wetland in the eastern side of the site that lies within the 100-yr floodplain. The hydrologic soils for the site include Ft, HaB, HcB, HcC, Ln, OrC, and SpA (Hagerstown soils). These soils fall within hydrologic soil groups B, C, and D. There are some steep slopes and highly erodible soils on the site that will be disturbed across the site during construction. There are no proposed impacts to the wetlands or floodplain during construction.

Environmental Site Design
Environmental site design practices were considered early on in the site design. Non-structural practices including sheetflow to conservation area were selected for two-fold: protect the existing sensitive features and minimizing disturbance of permeable soils. Micro-scale practices were selected next to treat additional impervious coverage. These practices include micro-bioretenion ponds. After all micro-scale practices were evaluated, structural practices including sediment forebays and bioretenion were selected to treat the impervious coverage. The natural flow patterns have been maintained during site layout and grading. The entire site will be graded to allow for the site design.

For SWM purposes the site was divided into a western and eastern region to mimic existing drainage patterns.

For the western watershed, the disturbed drainage area to the outlet point is 3.3 acres, including 1.6 acres of new impervious coverage. The required WQv and ESDv is 5,826 CF and 10,487 CF, respectively. This area will be treated using 5,884 SF of micro-bioretenion ponds. Together, these BMPs provide 11,900 CF of treatment volume.

For the eastern watershed, the disturbed drainage area to the outlet point is 8.9 acres, including 7.30 acres of new impervious coverage. The required WQv and ESDv is 25,464 CF and 51,438 CF, respectively. This area will be treated using 5,040 SF of sediment forebay, and 11,787 SF of bioretenion, and sheetflow to conservation area (floodplain). Together, these BMPs provide 52,020 CF of treatment volume.

Channel Protection volume and Overbank flood protection
All of the required ESDv for each watershed is hereby provided, essentially addressing the required CPv.

The peak runoff flows for the western watershed will be reduced to less than predevelopment flows. The RCNs were reduced based on the ESDv provided.

However, the peak runoff flows for the eastern watershed will not be reduced to pre-development rates as the drainage area to the outlet point more than doubles. The outlet for this watershed will immediately release into the existing 100-yr mapped floodplain. There will be no adverse impacts on downstream property owners as the outflows from the development will peak before and be much lower than the existing stream flows peak. The 2-yr and 10-yr flows from the stream are 262 CFS and 638 CFS respectively. The time of concentration for the stream watershed is 200 minutes compared to 5 minutes for the site. See appendix D for stream watershed map.

RECEIVED

Revised per Agency Comments	06-19-2018	GRADING CHK BY: DST	DATE: 2018	PROJECT NUMBER: 5218
Revised per Agency Comments	03-16-2018	SEC CHK BY: TMF	DATE: 2018	
SUBMITTAL	01-12-2018	SWM CHK BY: TMF	DATE: 2018	Cover Sheet
DESCRIPTION:	DATE:	PLAN CHK BY: TMF	DATE: 2018	
				G-001
				SHEET 1 OF 28
				SP-18-003

General Notes

- G.1 Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- G.2 No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
- G.3 FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
- G.4 The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- G.5 The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- G.6 All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
- G.7 The contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:
- | | |
|--|-------------------------|
| Miss Utility | 1-800-257-7777 |
| Maryland Department of the Environment | (301) 665-2850 |
| Washington County | (301) 313-2400 |
| Potomac Edison Company | (301) 707-5048 |
| Columbia Gas Company | (301) 784-3378 |
| Verizon of Maryland | (301) 790-7135 |
| Washington County Engineering & Construction Management | (240) 313-2460 |
| Washington County Soil Conservation District | (301) 797-6821 Ext. 3 |
| City of Hagerstown Water Division | (301) 739-8577 Ext. 650 |
| Washington County Department of Water Quality | (240) 313-2600 |
- G.8 The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- G.9 Benchmark shown is an existing iron pin shown on Sheet V-101.
- G.10 The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- G.11 The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- G.12 Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- G.13 The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the completion of fill.
- G.14 The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- G.15 Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- G.16 Minimum Load bearing fills (Class 1) proposed for support of buildings, walls, and other structures whose function thereof would be especially impaired by the settlement shall be compacted at optimum moisture content to a 95% density.
- G.17 Minimum Load bearing fills (Class 2) proposed for support of roadways, pavement, and structures which would not be especially impaired by moderate settlement shall be compacted at optimum moisture content to a 90% density.
- G.18 All fills shall be placed in approximately horizontal layers each layer having a loose thickness of not more than eight (8) inches for class 1 and twelve (12) inches for class 2.
- G.19 The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
- G.20 It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- G.21 All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland code for the handicapped.
- G.22 The existing site contours shown hereon were obtained from a field survey completed and field verified by FSA in May 2016 and County Lidar topo. (Contour accuracy is to plus or minus one half the contour interval).
- G.23 Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- G.24 A manmade synthetic liner (30 mil PVC or 40 mil HDPE liner) shall be installed in all bioretention facilities and all stormdrain joints shall be watertight.
- G.25 All road regulatory signing and pavement marking shall comply with the latest MD SHA version of the MUTCD.
- G.26 The USDA Soil Survey of Washington County shows the soils on this project as being "Karst Landscape" soils. There is a potential for sinkhole formation.
- G.27 A building permit is required for walls greater than three feet in height.
- G.28 In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans.

Site Data

Tax Map	0036
Parcel	0431
Election District	24
Zoning	H-I - Highway Interchange
Setbacks	Front - 40', Rear - 10', Side - 10'
Address Assignment	12037 Greencastle Pike
Max. Building Height	12033 Greencastle Pike
Max. Building Height	No structure may exceed seventy-five (75) Feet in height, including any sign that may be located on the top of the structure, except as provided in article 23.
Functional Description	Cross Dock and Warehouse
Number of Employees	44
Hours of Operation	Open Sunday at 10:30pm, Close Friday at 11:00pm
Deliveries	Tractor Trailer, Box Truck (Daily)
Parcel Area	16.35 Ac± (3% of Parcel Area)
Existing Impervious Area	0.38 Ac± (2% of Parcel Area)
Proposed Impervious Area	8.71 Ac± (53% of Parcel Area)
Building Area	1.19 Ac± (14% of Impervious Area)
Parking Area	7.52 Ac± (86% of Impervious Area)
Parking Landscape Area	2402 SF (8% of Parking Area)
Proposed Building Area	52,000 SF (5,000 SF Office, 37,000 SF Warehouse, 10,000 Garage Bay)
Proposed Building Height	20'
Total Parking Required	55 Spaces
	Warehouse 1 per 1,500 SF of GFA; plus 1 per 350 SF office; plus 2 spaces per bay & 1 space per employee (37,000 SF GFA, 5,000 SF office, 5 bays)
	37,000/1,500 = 25 spaces
	5,000/350 = 15 spaces
	5x2 bays * 5 employees = 15 spaces
Total Parking Provided	104 Spaces
	Regular- 100 Spaces
	Handicap- 4 Spaces
Water & Sewer Usage	
Proposed Water Allocation	255 G.P.D.
Proposed Wastewater Discharge	255 G.P.D.
Proposed Site Lighting	(See Site Plan) Pole and Building Mounted Lights
Solid Waste	(Storage and Collection) Inside (Private Hauler)
Proposed Signage	(See Site Plan) Building Mounted
Watershed	Conococheague Creek
8 Digit Watershed #	02-14-05-04
FEMA Panel	24043C0118D Dated August 15, 2017
Flood Plain, Streams, Wetlands or Buffers	1. Parcel does lie in the 100 year flood plain per preliminary FEMA Flood Insurance Rate Map, Community Panel no. 24043C0118D dated August 15, 2017.
	2. There are floodplains, streams other related buffers or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife service per 50 CFR17 as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance.
Forest Conservation	Onsite Retention, Pay-in-lieu, & Afforestation Plat # 744, 745

Abbreviation Legend

AASHTO = American Association OF State Highway and Transportation Officials	N.T.S. = Not To Scale
ADS = Advanced Drainage System	O.A.E. = Or Approved Equal
ASTM = American Society for Testing & Material	O.C. = On Center
AWWA = American Water Works Association	PC = Point of Curvature
BLDG = Building	PCC = Point of Compound Curve
BOT = Bottom	PGL = Proposed Grade Line
CIP = Cast Iron Pipe	PRC = Point of Reverse Curve
CL = Centerline	PT = Point of Tangent
CMP = Corrugated Metal Pipe	PVC = Point of Vertical Curve
CO = Sanitary Sewer Plan	PVI = Point of Vertical Intersection
CONC = Concrete	PVT = Point of Vertical Tangent
DA = Drainage Area	R/W = Right-of-Way
DIA = Diameter	SAN = Sanitary
EGL = Existing Grade Line	SCE = Stabilized Construction Entrance
EX = Existing	SDR = Standard Dimension Ratio
FH = Fire Hydrant	SDMH = Stormdrain Manhole
GV = Gate Valve	SF = Square Feet
HGL = Hydraulic Grade Line	SSMH = Sanitary Sewer Manhole
HDPE = High Density Polyethylene	STA = Station
INV = Invert	STD = Standard
LF = Linear Feet	SY = Square Yard
MAX = Maximum	T.A.N. = Type As Noted
MB = Mail Box	TEMP = Temporary
MIN = Minimum	TG = Top of Grate
MJ = Mechanical Joint	TYP = Typical
NO = Number	VIF = Verify in Field
N.T.C. = Not This Contract	WM = Water Valve

Legend

SYMBOL	PROPOSED	FEATURE
		Property Line, Corner
		Permanent Easement
		Contours
		Tree Line
		Stream or Ditch
		Flow Line
		Water Line
		Force Main
		Storm Drain, End Section
		Roof Drain Pipe
		Water Valve
		Water Cap, Reducer
		Fire Hydrant, Water Valve
		Overhead Electric Line
		Guardrail
		Railroad Tracks
		Buildings, Houses, Garages
		Sanitary Sewer Manhole
		Storm Drain Inlet
		Utility Pole
		Handicap Parking
		Road Sign
		Spot Elevation
		Single Water Meter
		Single Sewer Cleanout
		Detail Reference
		Detail Reference

Professional Certification
I hereby certify that these drawings were prepared or approved by me, and I am a duly licensed Professional Engineer in the State of Maryland, License No. 28999, Expiration Date 07-13-18.

FREDERICK SEIBERT & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS AND PLANNERS
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 101 NORTH HANOVER STREET, CAROLLE, PENNSYLVANIA 17013
 (717) 946-8800
 (717) 946-8800
 (717) 946-8800

AGENCY REVIEW - NOT APPROVED

DATE: 05-15-2018

DESCRIPTION: Revised per Agency Comments

R&L Carriers
 600 Gilliam Road, Wilmington, OH 45177
 937.253.6303

PROJECT NO: 5218
 CAD DWG FILE: 5218_GENERAL NOTES.dwg
 DWN BY: BAB
 DATE: 6-9-17
 CHK BY: DST
 DATE: 2017
 TAX MAP: 36-21-431
 ELECTION DIST: 24
 SCALE: N.T.S.
 SHEET TITLE: General Notes
 G-002
 SHEET 2 OF 28
 SP-18-003



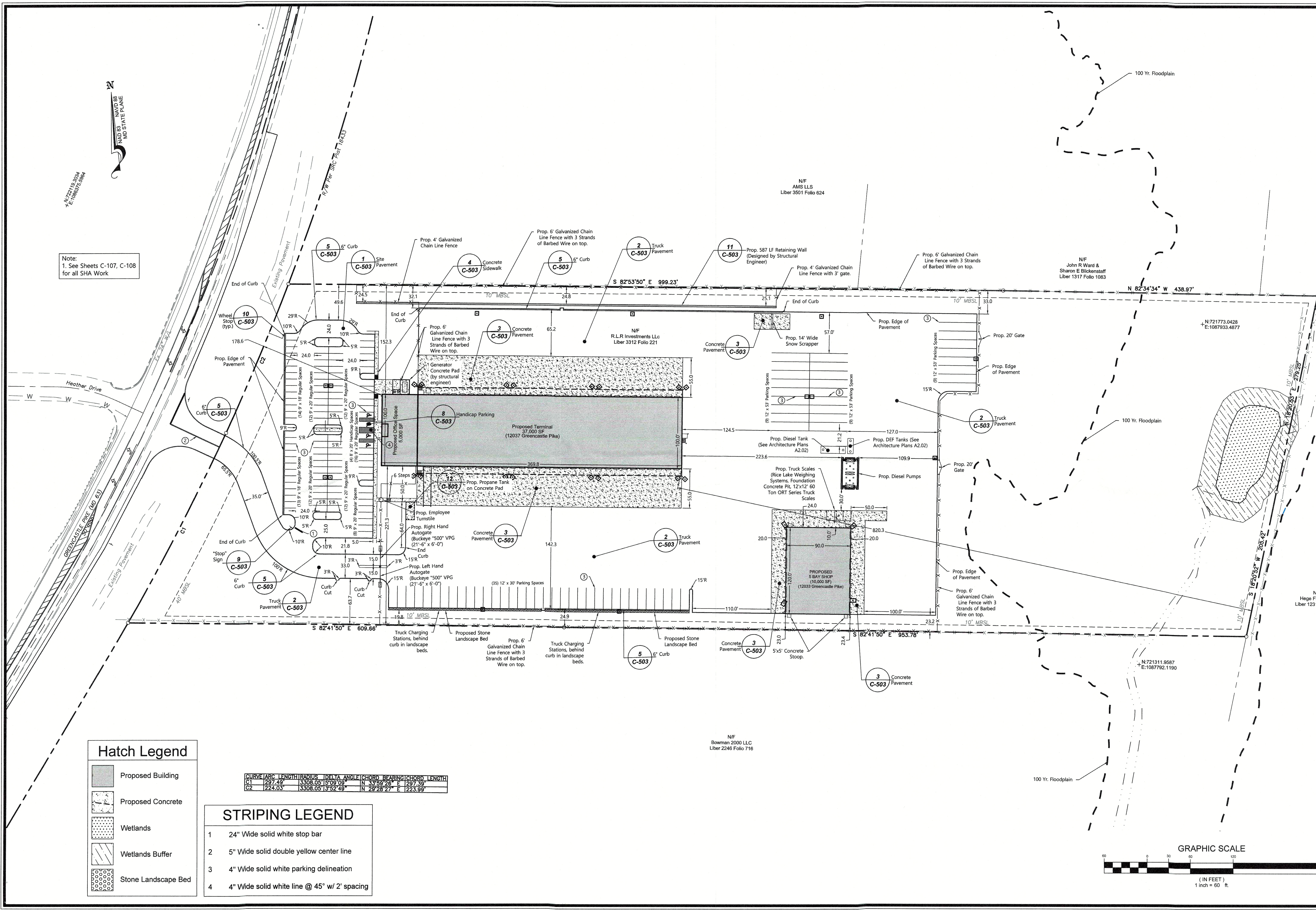
Professional Engineer
 I hereby certify that these drawings were prepared or approved by me and I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 4883 Expiration Date: 8-24-18

FREDERICK S. EIBER & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS, AND PLANNERS
 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
 10 NORTH HANOVER STREET, CARLEISLE, PENNSYLVANIA 17015
 (717) 791-6111
 www.fse.com

DATE	03-16-2018
DESCRIPTION	Revised per agency comments
MARK	Revised per agency comments

R&L Carriers
 800 Gilliam Road, Marietta, OH 44137
 (937) 235-5303

PROJECT NO.	5218
CAD DWG FILE	5218 SITE PLAN.dwg
DWN BY	DATE
CHR BY	DATE
DST	DATE
TAX MAP	SECTION DIST.
SCALE	1" = 60'
SHEET TITLE	Site Plan
SHEET	5 OF 28
SP-18-003	



Note:
 1. See Sheets C-107, C-108 for all SHA Work

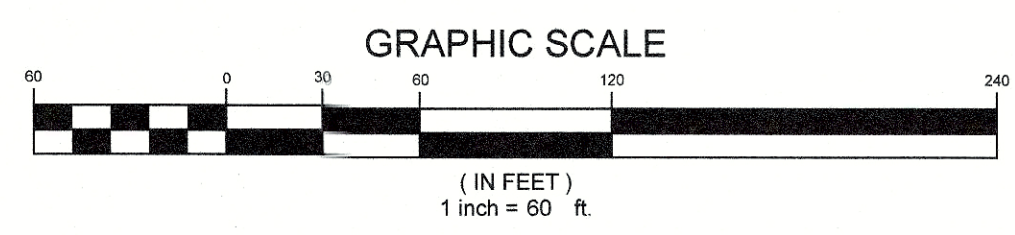
Hatch Legend

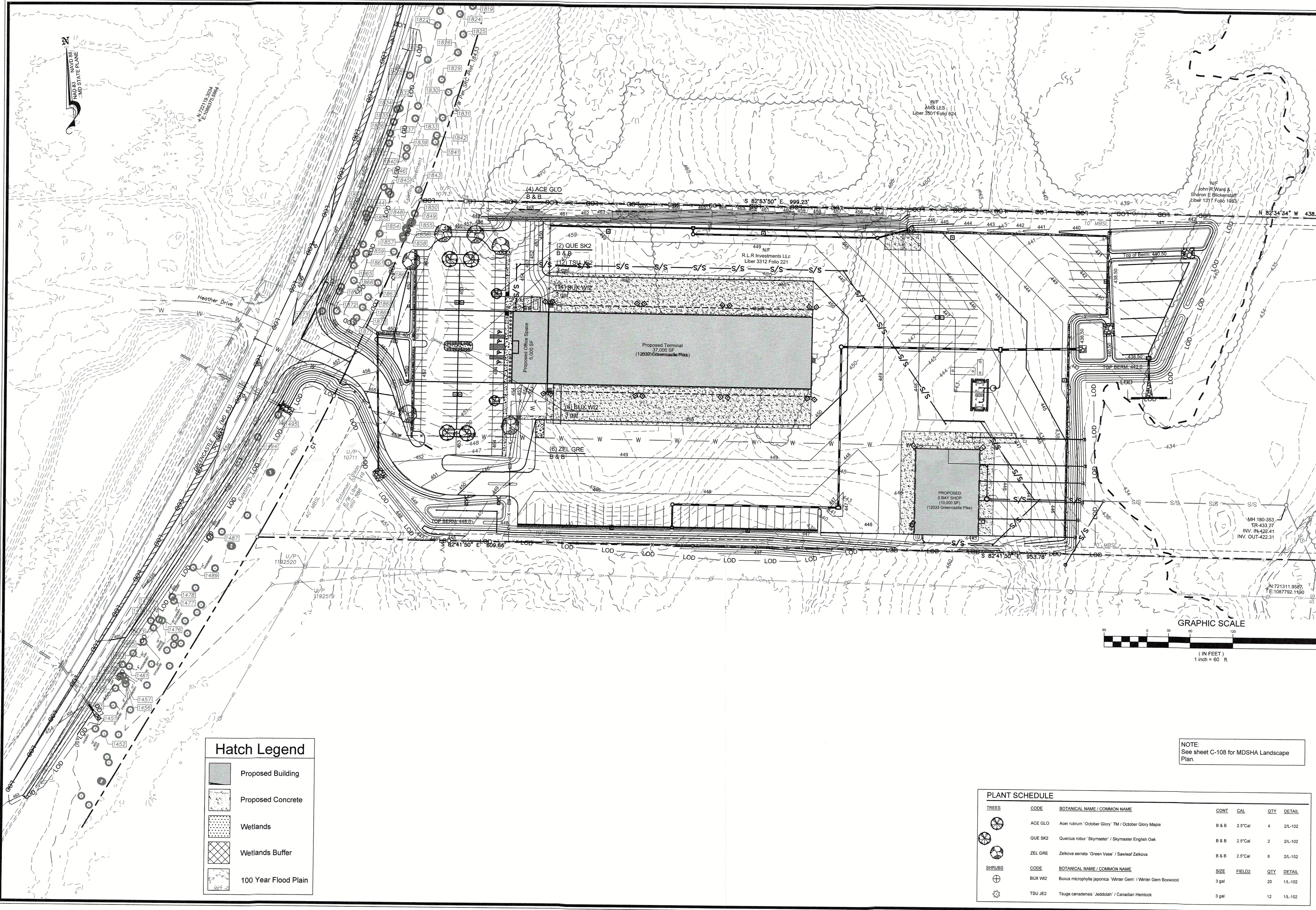
[Hatched Pattern]	Proposed Building
[Dotted Pattern]	Proposed Concrete
[Cross-hatched Pattern]	Wetlands
[Diagonal Lines]	Wetlands Buffer
[Stippled Pattern]	Stone Landscape Bed

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	297.49'	3308.05'	5°09'09"	N 33°59'26" E	297.39'
C2	224.03'	3308.05'	3°52'49"	N 29°28'27" E	223.99'

STRIPING LEGEND

1	24" Wide solid white stop bar
2	5" Wide solid double yellow center line
3	4" Wide solid white parking delineation
4	4" Wide solid white line @ 45° w/ 2' spacing

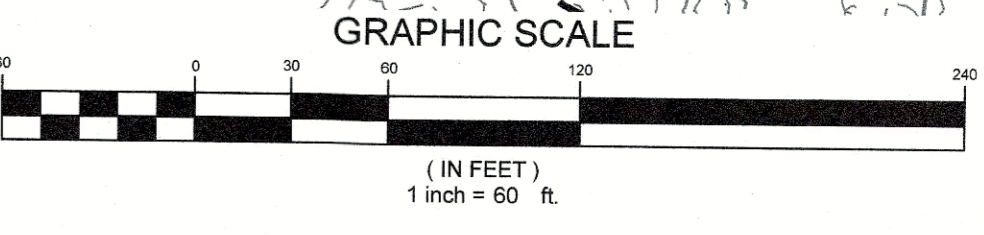




Hatch Legend

	Proposed Building
	Proposed Concrete
	Wetlands
	Wetlands Buffer
	100 Year Flood Plain

NOTE:
See sheet C-108 for MDSA Landscape Plan.



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	GAL	QTY	DETAIL
	ACE GLO	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5'Gal	4	2/L-102
	QUE SK2	Quercus robur 'Skymaster' / Skymaster English Oak	B & B	2.5'Gal	2	2/L-102
	ZEL GRE	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B & B	2.5'Gal	6	2/L-102
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	DETAIL
	BUX W12	Buxus microphylla japonica 'Winter Gem' / Winter Gem Boxwood	3 gal		20	1/L-102
	TSU JE2	Tsuga canadensis 'Jeddolah' / Canadian Hemlock	3 gal		12	1/L-102

FREDERICK S. EIBER & ASSOCIATES INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
 20 WEST BALTIMORE STREET GREENCASTLE, PENNSYLVANIA 17225
 (717) 851-8888

UNDER AGENCY REVIEW - NOT APPROVED

R&L Carriers
 600 Cilliam Road Wilmington, OH 45177
 937.283.6303

PROJECT NO: 5218
 CAD DWG FILE: 5218 LANDSCAPING PLAN.dwg
 DWN BY: B&B DATE: 9-5-17
 CHK BY: DST DATE: 2017
 TAX MAP: 36-21-431 ELECTION DIST: 24
 SCALE: 1" = 60'
 SHEET TITLE: Landscape Plan
 L-101
 SHEET 17 OF 28
 SP-18-003



DIVISION OF
PLAN REVIEW & PERMITTING

MEMORANDUM

TO: Washington County Planning Commission
FROM: Cody Shaw, Chief of Plan Review
DATE: July 25, 2018
SUBJECT: Vista Business Park – Distribution Facility Site Plan (SP-18-019)

A site plan has been submitted for review and approval for Vista Business Park on a parcel along the south side of Showalter Road. The property is located in the Highway Interchange Zoning District.

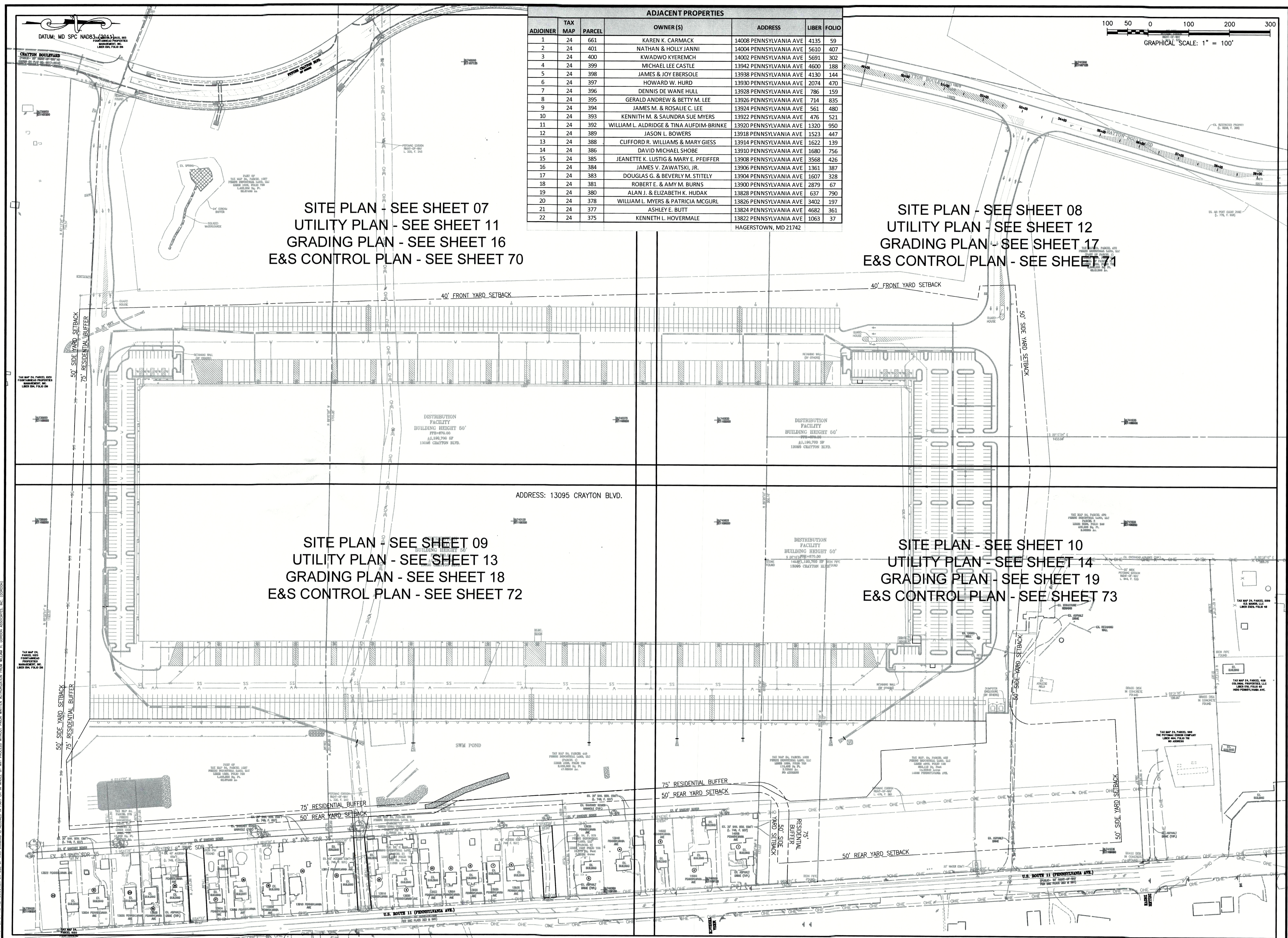
The site will be located on a 83.33 acre parcel, and the applicant is looking to develop the site.

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

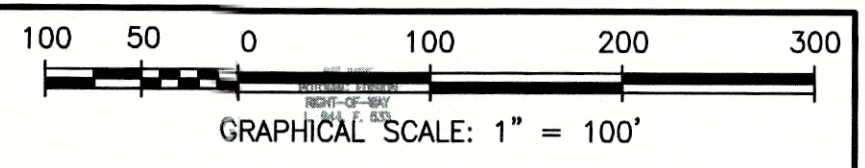
- Functional description is for a distribution facility
- Hours of operation are 24 hours a day, 7 days a week
- Total required parking spaces is 944; total parking provided is 587 spaces (an appeal will be filed with BZA for parking space reduction)
- Proposed impervious area is 62% of the site
- Site is served by City Water and Sewer is a County line – City Treatment
- SWM for this site is currently being reviewed (proposed pond)
- Forest Conservation is being addressed via payment in lieu of approximately \$323,740.10

The site plan was routed to Land Use Planning, Addressing, City Water, City Sewer, Engineering, Health Department, Forest Conservation, Hagerstown Regional Airport, Soil Conservation, MD SHA and Water Quality. Approvals have been obtained by Addressing. Staff is asking the Planning Commission to grant the Staff authority to approve the plan once all agency approvals have been received.

A copy of the site plan is attached.



ADJACENT PROPERTIES						
ADJOINER	TAX MAP	PARCEL	OWNER(S)	ADDRESS	LIBER	FOIJO
1	24	661	KAREN K. CARMACK	14008 PENNSYLVANIA AVE	4135	59
2	24	401	NATHAN & HOLLY JANNI	14004 PENNSYLVANIA AVE	5610	407
3	24	400	KWADWO KYEREMCH	14002 PENNSYLVANIA AVE	5691	302
4	24	399	MICHAEL LEE CASTLE	13942 PENNSYLVANIA AVE	4600	188
5	24	398	JAMES & JOY EBERSOLE	13938 PENNSYLVANIA AVE	4130	144
6	24	397	HOWARD W. HURD	13930 PENNSYLVANIA AVE	2074	470
7	24	396	DENNIS DE WANE HULL	13928 PENNSYLVANIA AVE	786	159
8	24	395	GERALD ANDREW & BETTY M. LEE	13926 PENNSYLVANIA AVE	714	835
9	24	394	JAMES M. & ROSALIE C. LEE	13924 PENNSYLVANIA AVE	561	480
10	24	393	KENNETH M. & SAUNDRA SUE MYERS	13922 PENNSYLVANIA AVE	476	521
11	24	392	WILLIAM L. ALDRIDGE & TINA AUFDIM-BRINKE	13920 PENNSYLVANIA AVE	1320	950
12	24	389	JASON L. BOWERS	13918 PENNSYLVANIA AVE	1523	447
13	24	388	CLIFFORD R. WILLIAMS & MARY GIESS	13914 PENNSYLVANIA AVE	1622	139
14	24	386	DAVID MICHAEL SHOBE	13910 PENNSYLVANIA AVE	1680	756
15	24	385	JEANETTE K. LUSTIG & MARY E. PFEIFFER	13908 PENNSYLVANIA AVE	3568	426
16	24	384	JAMES V. ZAWATSKI, JR.	13906 PENNSYLVANIA AVE	1361	387
17	24	383	DOUGLAS G. & BEVERLY M. STITELY	13904 PENNSYLVANIA AVE	1607	328
18	24	381	ROBERT E. & AMY M. BURNS	13900 PENNSYLVANIA AVE	2879	67
19	24	380	ALAN J. & ELIZABETH K. HUDAK	13828 PENNSYLVANIA AVE	637	790
20	24	378	WILLIAM L. MYERS & PATRICIA MCGURL	13826 PENNSYLVANIA AVE	3402	197
21	24	377	ASHLEY E. BUTT	13824 PENNSYLVANIA AVE	4682	361
22	24	375	KENNETH L. HOVERMALE	13822 PENNSYLVANIA AVE	1063	37
				HAGERSTOWN, MD 21742		



SITE PLAN - SEE SHEET 07
 UTILITY PLAN - SEE SHEET 11
 GRADING PLAN - SEE SHEET 16
 E&S CONTROL PLAN - SEE SHEET 70

SITE PLAN - SEE SHEET 08
 UTILITY PLAN - SEE SHEET 12
 GRADING PLAN - SEE SHEET 17
 E&S CONTROL PLAN - SEE SHEET 71

SITE PLAN - SEE SHEET 09
 UTILITY PLAN - SEE SHEET 13
 GRADING PLAN - SEE SHEET 18
 E&S CONTROL PLAN - SEE SHEET 72

SITE PLAN - SEE SHEET 10
 UTILITY PLAN - SEE SHEET 14
 GRADING PLAN - SEE SHEET 19
 E&S CONTROL PLAN - SEE SHEET 73

ADDRESS: 13095 CRAYTON BLVD.

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REVISIONS

OVERALL SITE LAYOUT PLAN
 SITE PLAN (SP-18-019)

VISTA BUSINESS PARK- DISTRIBUTION FACILITY

TAX MAP 24 PARCELS 378, 402, 446, 470, 1027, 1033 & 1210
 ELECTION DISTRICTS 13 & 27
 WASHINGTON COUNTY, MARYLAND

SCALE: HORIZ: 1"=XX'
 VERT:

DATE: MAY 2018
 JOB: 3007-0203
 DRAWN: TME CHECK: JPG
 CADD: C-CS-100.DWG
 NCS: CS-100
 SHEET: **06 OF 84**
 SP-18-019

DATUM: MD SPC NAD83 (2011)

TAX MAP 24, PARCEL 883
FOUNTAINHEAD PROPERTIES
MANAGEMENT, INC.
LIBER 1314, FOLIO 216

CRAYTON BOULEVARD
(PUBLIC - 80' RIGHT-OF-WAY AS
SHOWN ON PLAT NO. 8617-8618)

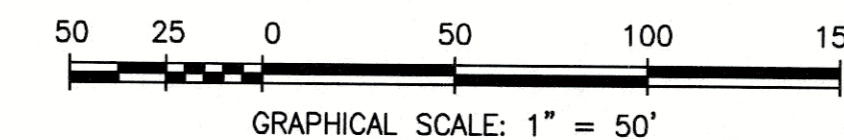
FUTURE CRAYTON BLVD.
(BY OTHERS)

FUTURE CRAYTON
BLVD EXTENSION
(BY OTHERS)

PART OF
TAX MAP 24, PARCEL 1027
PERINI INDUSTRIAL LAND, LLC
LIBER 1526, FOLIO 728
1,423,300 Sq. Ft.
32.67460 Ac

TAX MAP 24, PARCEL 446
PERINI INDUSTRIAL LAND, LLC
(PARCEL 1)
LIBER 1526, FOLIO 728
2,063,882 Sq. Ft.
47.65936 Ac

DISTRIBUTION
FACILITY
BUILDING HEIGHT 50'
FFE=670.00
±1,190,700 SF
13095 CRAYTON BLVD.



NOTES:
1. SEE SHEETS 03&15 FOR TYPICAL PAVEMENT SECTIONS
AND LOCATIONS.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
OTHERWISE NOTED.

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40881, EXPIRATION DATE: 06/22/2019.

NO.	REVISIONS

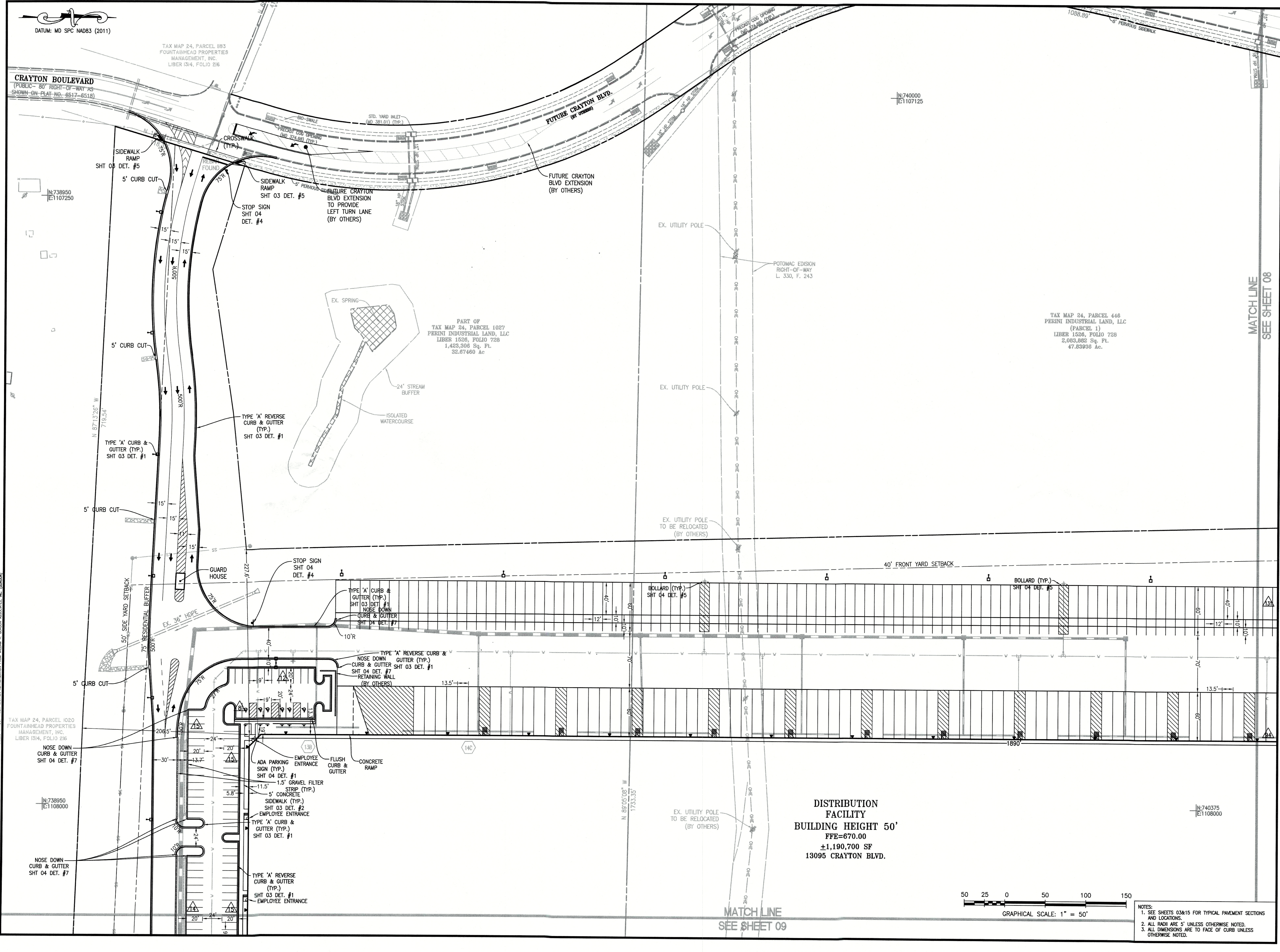
SITE PLAN
SITE PLAN (SP-18-019)

**VISTA BUSINESS PARK-
DISTRIBUTION FACILITY**

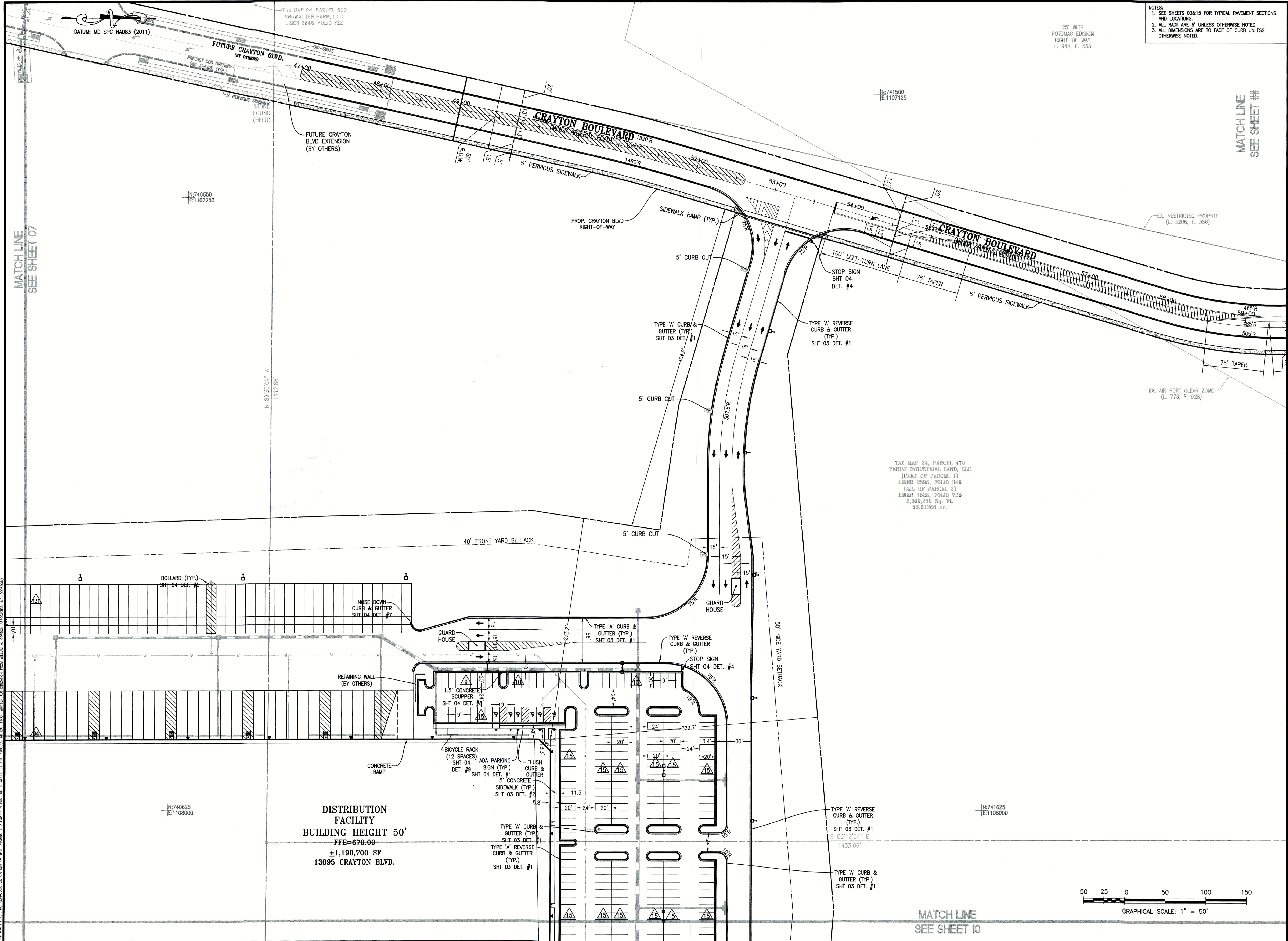
TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
ELECTION DISTRICTS 13 & 27
WASHINGTON COUNTY, MARYLAND

SCALE: HORIZ: 1"=50'
VERT: 1"=50'

DATE: MAY 2018
JOB: 3007-0203
DRAWN: TME CHECK: JPC
CADD: C-CS-101.DWG
NCS: CS-101
SHEET:
07 OF 84
SP-18-019



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 2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
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25' WIDE POTOMAC EDISON RIGHT-OF-WAY L. 944, F. 533

MATCH LINE
SEE SHEET ##

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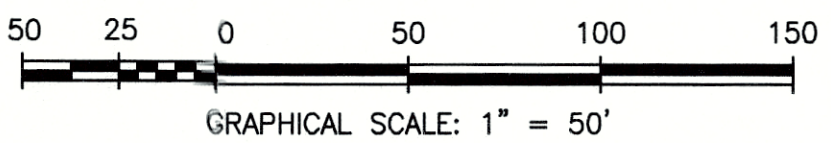
1. 07/20/2018 - REVIEW AGENCY COMMENTS

SITE PLAN
 SITE PLAN (SP-18-019)

**VISTA BUSINESS PARK-
 DISTRIBUTION FACILITY**

TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
 ELECTION DISTRICTS 18 & 27
 WASHINGTON COUNTY, MARYLAND

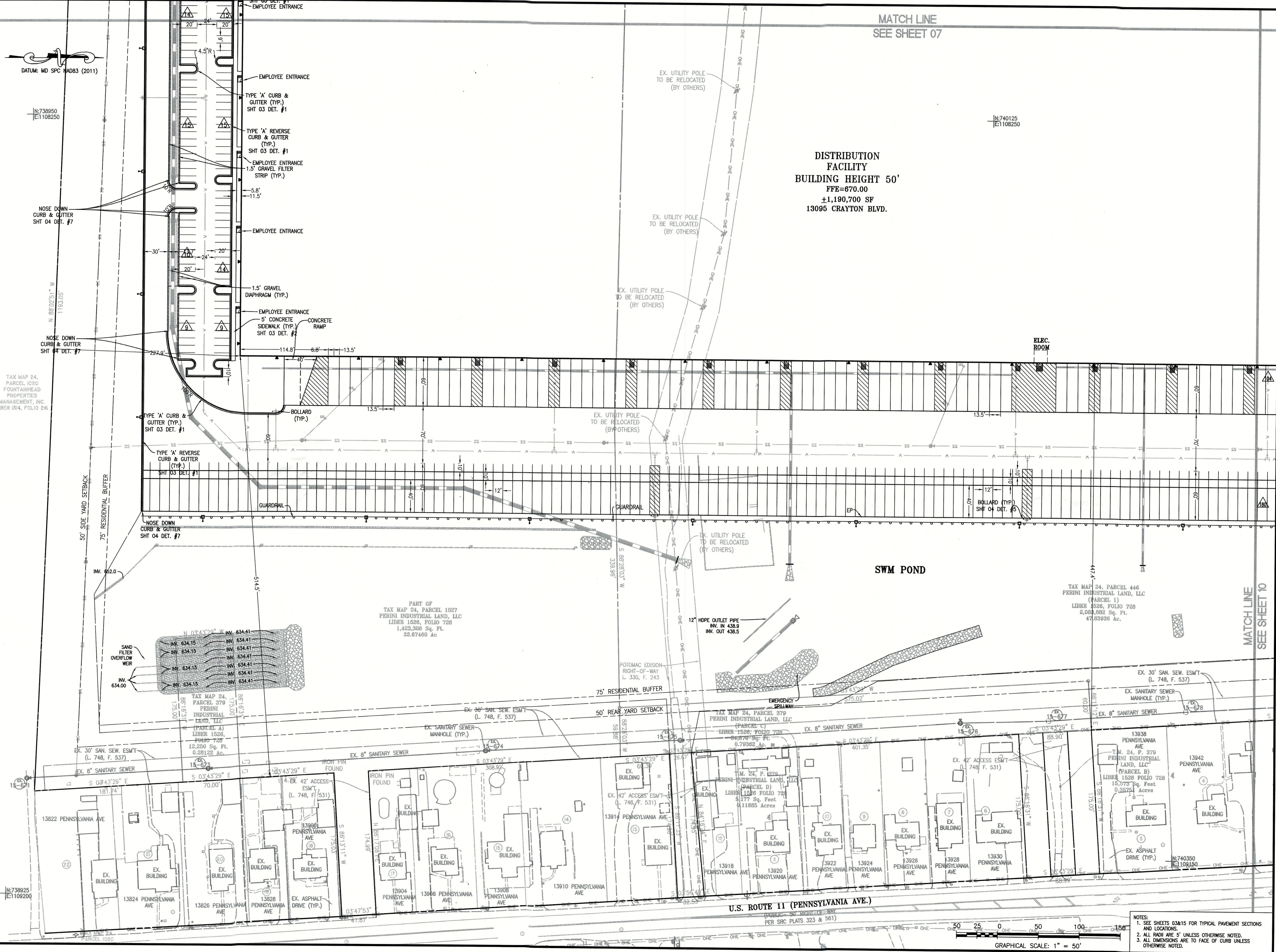
SCALE:	HORIZ: 1"=50'
	VERT: 1"=10'
DATE:	MAY 2018
JOB:	3007-0203
DRAWN:	TME
CHECK:	JPG
CADD:	C-CS-101.DWG
NCS:	CS-102
SHEET:	08 OF 84



MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 07

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MATCH LINE
SEE SHEET 07

DISTRIBUTION FACILITY
BUILDING HEIGHT 50'
FFE=670.00
±1,190,700 SF
13095 CRAYTON BLVD.

MATCH LINE
SEE SHEET 10

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STATE OF MARYLAND
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NO.	REVISIONS

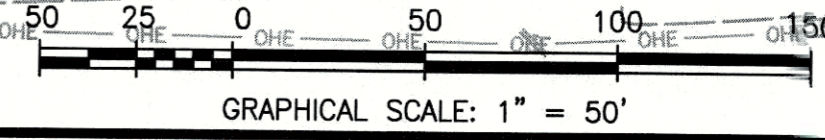
SITE PLAN
 SITE PLAN (SP-18-019)

**VISTA BUSINESS PARK-
 DISTRIBUTION FACILITY**

TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
 ELECTION DISTRICTS 15 & 27
 WASHINGTON COUNTY, MARYLAND

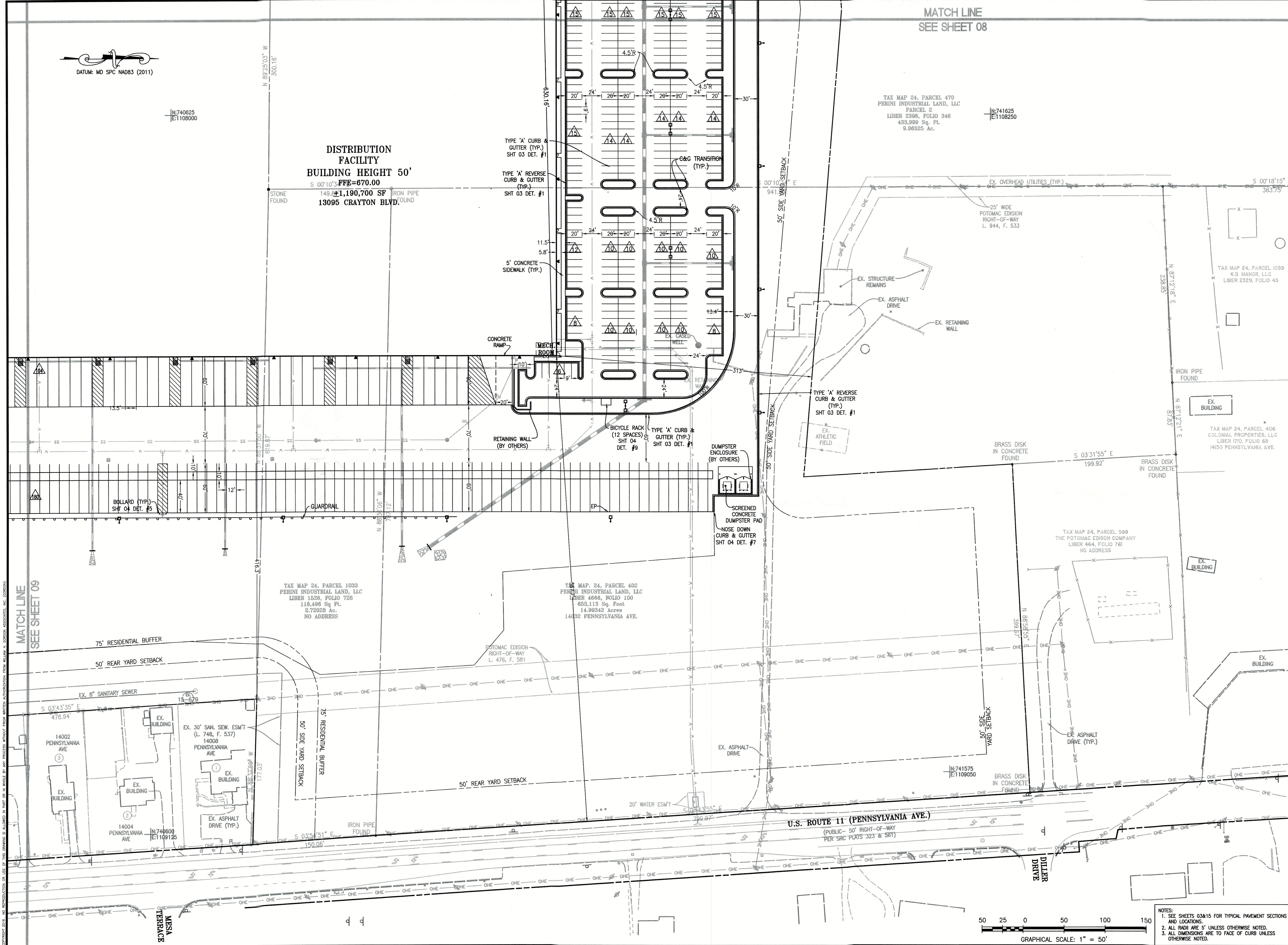
SCALE:	HORIZ: 1" = 50'
DATE:	MAY 2018
JOB:	3007-0203
DRAWN:	TME
CADD:	C-CS-101.DWG
NCS:	CS-103
SHEET:	09 OF 84

- NOTES:
 1. SEE SHEETS 03&15 FOR TYPICAL PAVEMENT SECTIONS AND LOCATIONS.
 2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



TAX MAP 24,
 PARCEL 1020
 FOURTAINHEAD
 PROPERTIES
 MANAGEMENT, INC.
 LIBER 1314, FOLIO 216

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MATCH LINE
SEE SHEET 08

TAX MAP 24, PARCEL 470
PERINI INDUSTRIAL LAND, LLC
PARCEL 2
LIBER 2396, FOLIO 346
433,999 Sq. Ft.
9.96525 Ac.

DISTRIBUTION
BUILDING HEIGHT 50'
FFE=670.00
1,190,700 SF
13095 CRAYTON BLVD.

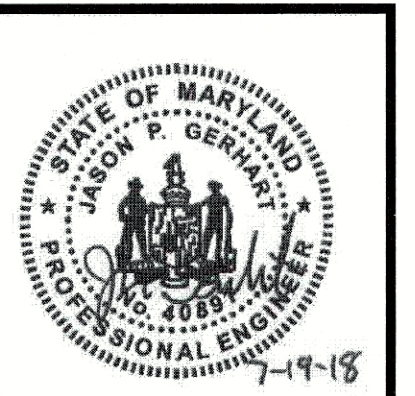
DATUM: MD SPC NAD83 (2011)

MATCH LINE
SEE SHEET 09

U.S. ROUTE 11 (PENNSYLVANIA AVE.)
(PUBLIC- 50' RIGHT-OF-WAY
PER SRC PLATS 323 & 561)

GRAPHICAL SCALE: 1" = 50'

NOTES:
1. SEE SHEETS 03&15 FOR TYPICAL PAVEMENT SECTIONS AND LOCATIONS.
2. ALL PAVEN ARE 5' UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



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REVISIONS

SITE PLAN
SITE PLAN (SP-18-019)
**VISTA BUSINESS PARK-
DISTRIBUTION FACILITY**
TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
ELECTION DISTRICTS 13 & 27
WASHINGTON COUNTY, MARYLAND

DATUM: MD SPC NAD83 (2011)

TAX MAP 24, PARCEL 103
FOUNTAINHEAD PROPERTIES
MANAGEMENT, INC.
LIBER 1314, FOLIO 216

CRAYTON BOULEVARD
(PUBLIC - 80' RIGHT-OF-WAY AS
SHOWN ON PLAT NO. 6517-6518)

N738950
E1107250

TAX MAP 24, PARCEL 1020
FOUNTAINHEAD PROPERTIES
MANAGEMENT, INC.
LIBER 1314, FOLIO 216

N738950
E1108000

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

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

SIGNATURE _____ DATE _____

TAX MAP 24, PARCEL 446
PERINI INDUSTRIAL LAND, LLC
(PARCEL 1)
LIBER 1526, FOLIO 728
2,063,862 Sq. Ft.
47.53936 Ac.

ALLOCATION INFORMATION:

EXISTING ALLOCATION = 0 GPD
PROPOSED ALLOCATION = 2,400 GPD
ADDITIONAL ALLOCATION = 2,400 GPD

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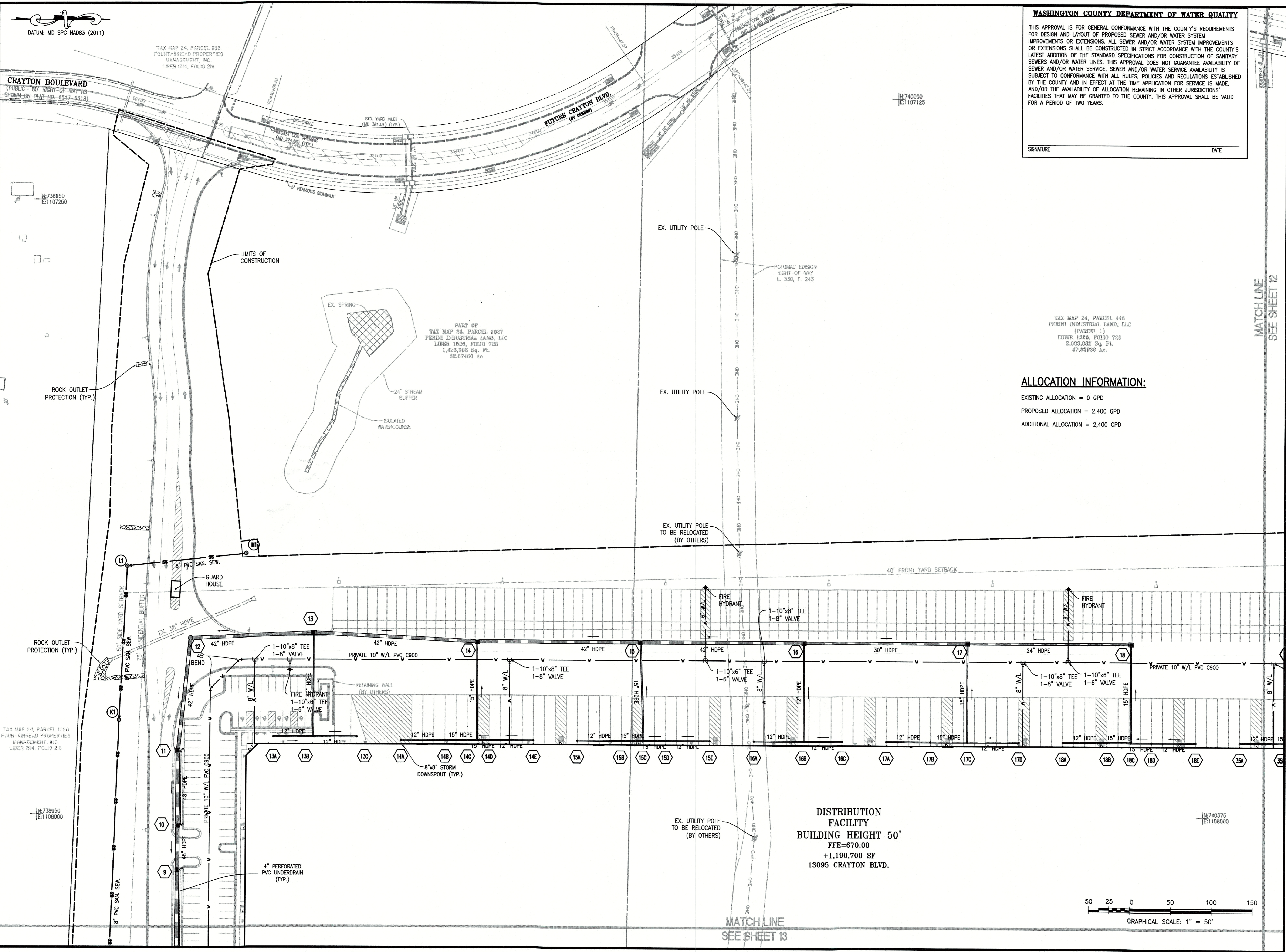
REVISIONS
1. 07/20/2018 - REVIEW AGENCY COMMENTS

UTILITY PLAN
SITE PLAN (SP-18-019)

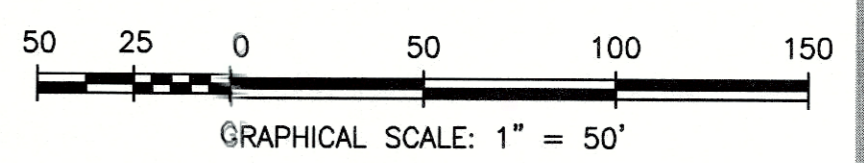
**VISTA BUSINESS PARK-
DISTRIBUTION FACILITY**

TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
ELECTION DISTRICTS 19 & 27
WASHINGTON COUNTY, MARYLAND

SCALE:	HORIZ: 1"=50'
	VERT:
DATE:	MAY 2018
JOB:	3007-0203
DRAWN:	TME
CHECK:	JPG
CADD:	C-CU-101.DWG
NCS:	CU-101
SHEET:	11 OF 84
	SP-18-019



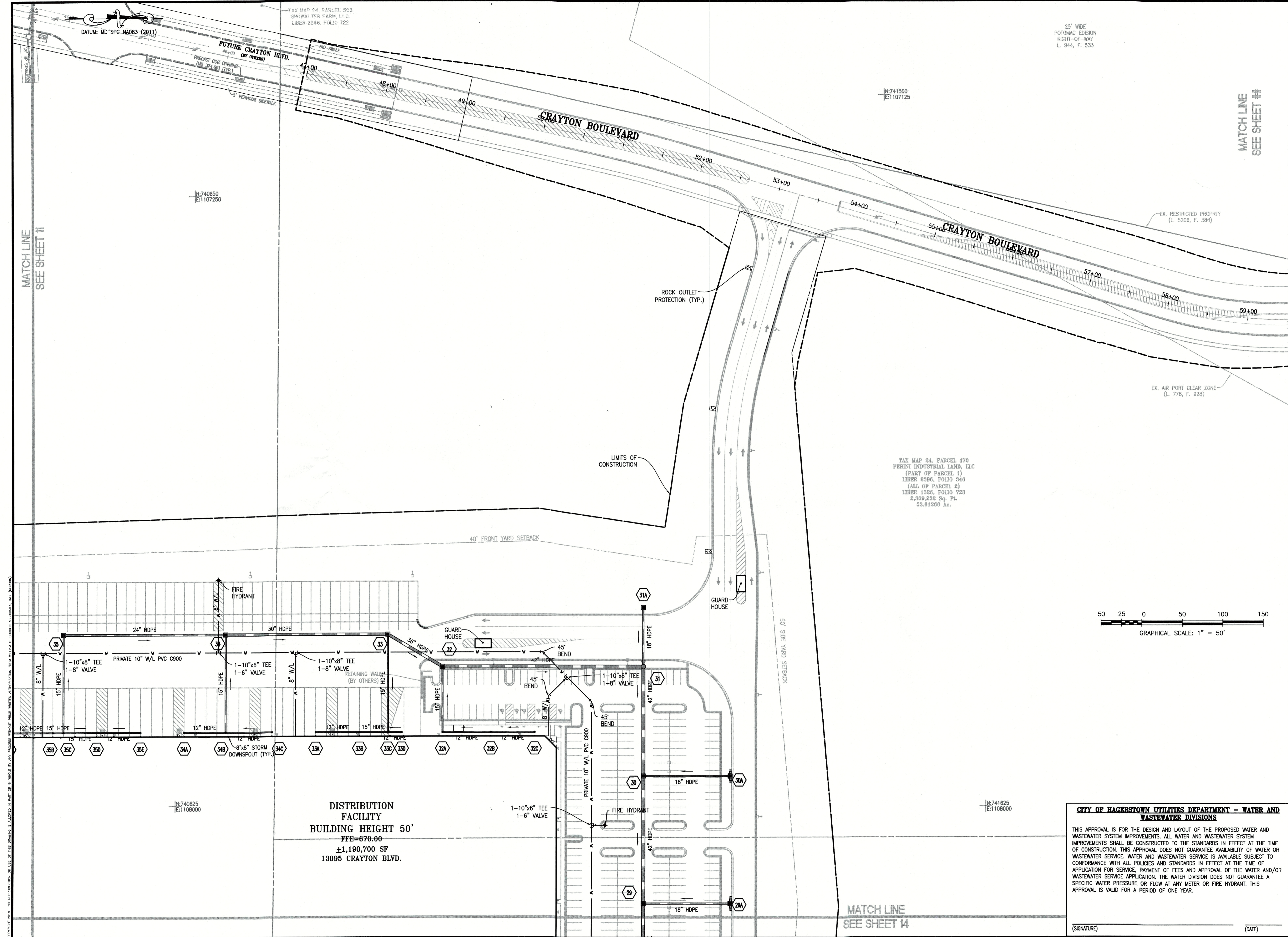
DISTRIBUTION FACILITY
BUILDING HEIGHT 50'
FFE=670.00
±1,190,700 SF
13095 CRAYTON BLVD.



MATCH LINE
SEE SHEET 13

MATCH LINE
SEE SHEET 12

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25' WIDE
POTOMAC EDISON
RIGHT-OF-WAY
L. 944, F. 533

TAX MAP 24, PARCEL 503
SHOWALTER FARM, LLC
LIBER 2246, FOLIO 722

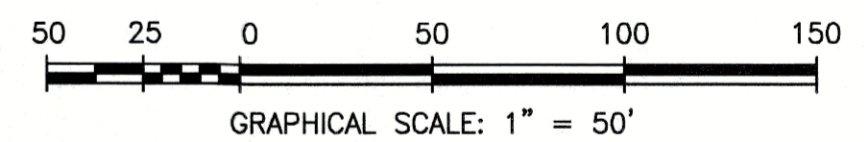
N:741500
E:1107125

N:740650
E:1107250

TAX MAP 24, PARCEL 470
PERINI INDUSTRIAL LAND, LLC
(PART OF PARCEL 1)
LIBER 2396, FOLIO 346
(ALL OF PARCEL 2)
LIBER 1626, FOLIO 728
2,309,232 Sq. Ft.
55.01266 Ac.

EX. RESTRICTED PROPERTY
(L. 5206, F. 386)

EX. AIR PORT CLEAR ZONE
(L. 778, F. 928)



DISTRIBUTION FACILITY
BUILDING HEIGHT 50'
FPB=670.00
±1,190,700 SF
13095 CRAYTON BLVD.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER AND WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED TO THE STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE, PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION. THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

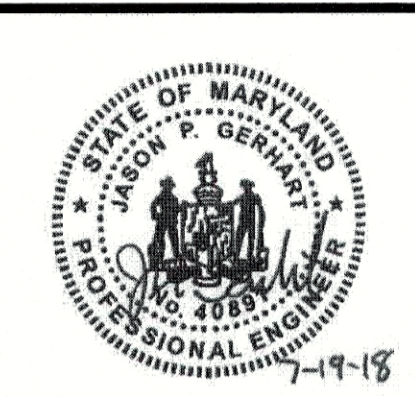
(SIGNATURE)

(DATE)

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REVISIONS

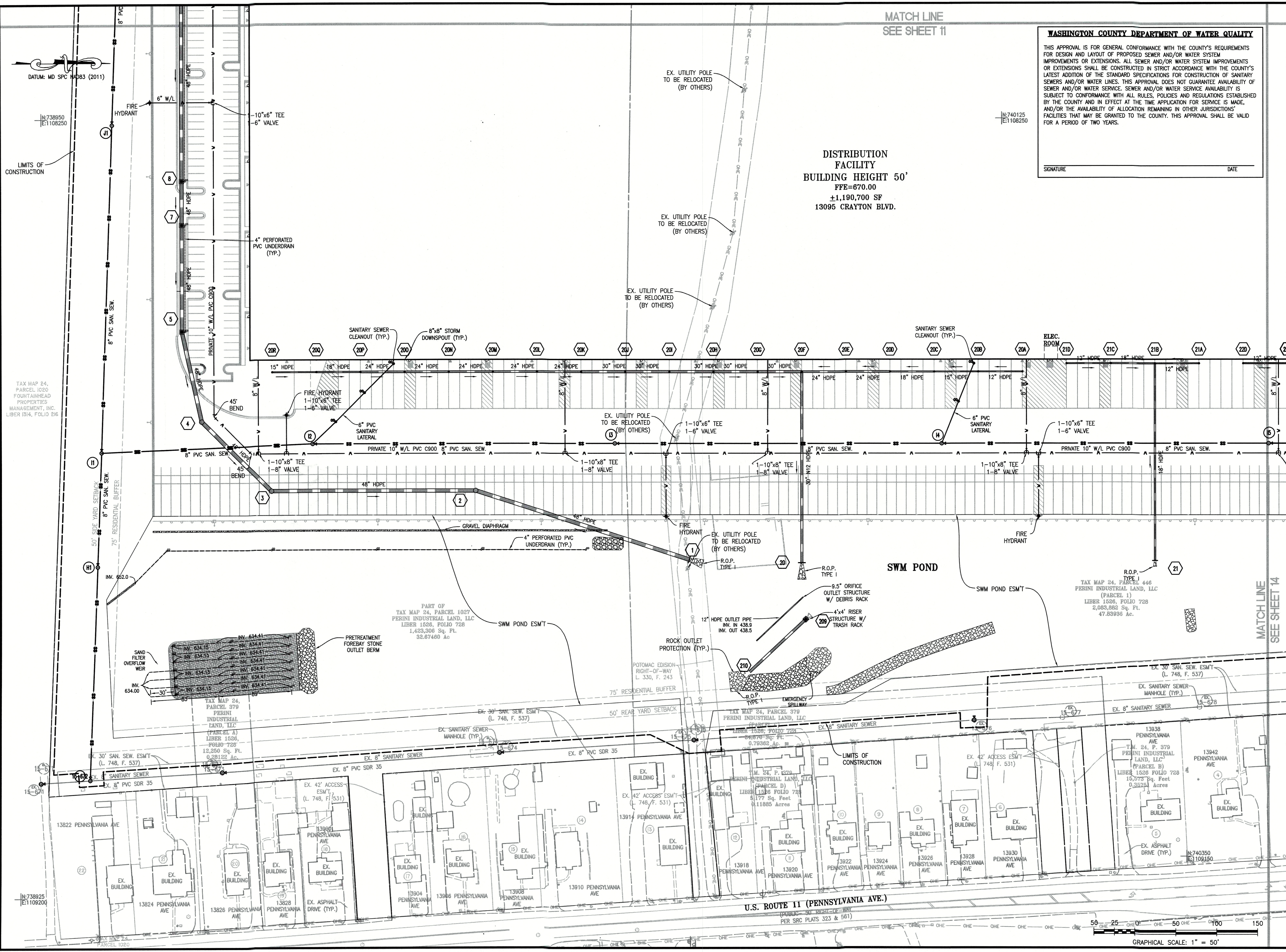
UTILITY PLAN
SITE PLAN (SP-18-019)

VISTA BUSINESS PARK- DISTRIBUTION FACILITY

TAX MAP 24 PARCELS 378, 402, 446, 470, 1027, 1033 & 1210
ELECTION DISTRICTS 18 & 27
WASHINGTON COUNTY, MARYLAND

SCALE:	HORIZ: 1"=50'
	VERT:
DATE:	MAY 2018
JOB:	3007-0203
DRAWN:	TME
CHECK:	JPG
CADD:	C-CU-101.DWG
NCS:	CU-102
SHEET:	12 OF 84
	SP-18-019

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MATCH LINE
SEE SHEET 11

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

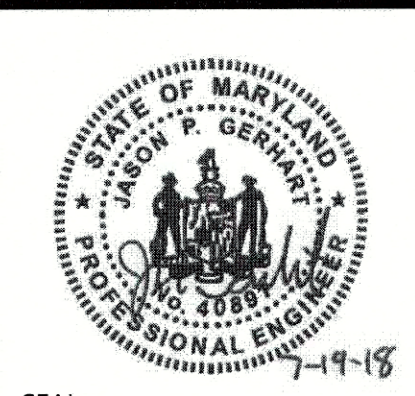
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SIGNATURE _____ DATE _____

DISTRIBUTION FACILITY
BUILDING HEIGHT 50'
 FFE=670.00
 ±1,190,700 SF
 13095 CRAYTON BLVD.

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NO.	REVISIONS

UTILITY PLAN
 SITE PLAN (SP-18-019)

**VISTA BUSINESS PARK-
 DISTRIBUTION FACILITY**

TAX MAP 24 PARCELS 379, 402, 446, 470, 1027, 1033 & 1210
 ELECTION DISTRICTS 13 & 27
 WASHINGTON COUNTY, MARYLAND

SCALE:	HORIZ: 1" = 50'
DATE:	MAY 2018
JOB:	3007-0203
DRAWN:	TME
CADD:	C-CU-101.DWG
NCS:	CU-103
SHEET:	13 OF 84