

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

 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

- Big Cork Vineyard [SP-18-018] Proposed building expansion for Big Cork Winery located at 4236 Main Street, Rohrersville; Zoned: P (Preservation); Planner: Cody Shaw *
- 2. <u>Long Delite Farm</u> [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 *
- 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. <u>Vista Business Park [SP-18-019]</u> Proposed distribution facility located on 75.10 acres located at 13905 Crayton Boulevard; Zoned: HI (Highway Interchange); Planner: Cody Shaw *

OTHER BUSINESS

- Update of Staff Approvals Tim Lung
- 2. Harrassment Training Discussion Steve Goodrich

ADJOURNMENT

UPCOMING MEETINGS

 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

*attachments

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



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.

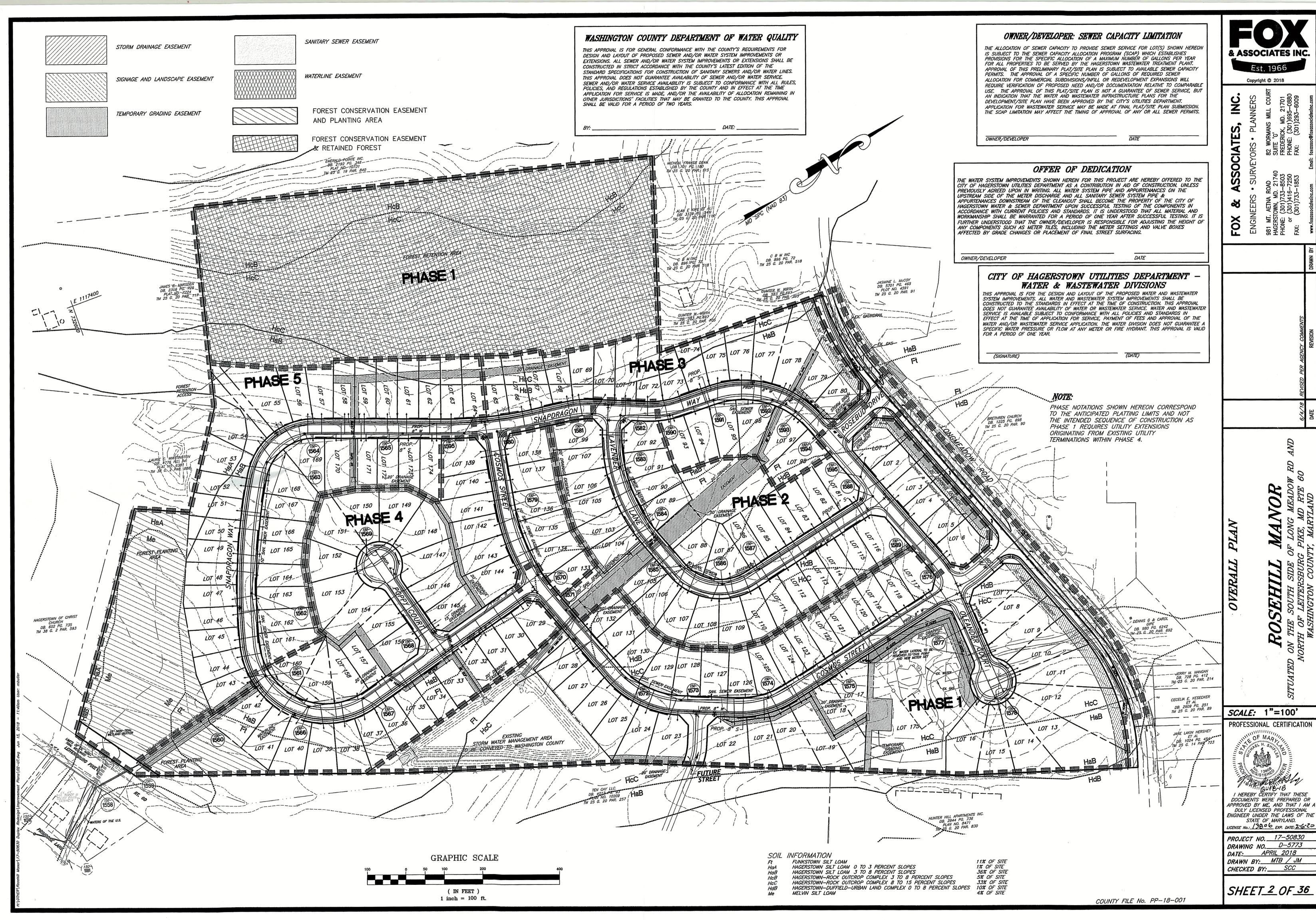
The proposed improvements shown on the preliminary plat can be summarized as follows:

- 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.

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



PROFESSIONAL CERTIFICATION

DOCUMENTS WERE PREPARED OR PPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL

GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE LATEST EDITION OF WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, THE WASHINGTON COUNTY PLUMBING CODE, THE CITY OF HAGERSTOWN WATER DEPARTMENT PROCEDURES AND REGULATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES IN ADVANCE OF TRENCHING.
- 3. TOPOGRAPHY SHOWN HEREON FROM AERIAL PHOTOGRAMMETRY DATED 1991.

SWM PROFILES AND DETAILS

SWM NOTES AND DETAILS

FOREST CONSERVATION PLAN

- . CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AND ALL UTILITIES WITH FACILITIES WITHIN THE PROJECT AREA FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- . CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- 6. ALL CONSTRUCTION STATIONING IS APPROXIMATE AND CAN BE ADJUSTED UP TO FIVE (5) FEET TO MEET FIELD CONDITIONS. CONTACT FOX & ASSOCIATES, INC. PRIOR TO MAKING PLAN MODIFICATIONS GREATER THAN FIVE (5) FEET.
- 7. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8. ALL WATER LINE FITTINGS, VALVES AND FIRE HYDRANTS SHALL BE DUCTILE IRON WITH MECHANICAL JOINT (M.J.) CONNECTIONS AND OR FOSTER ADAPTORS AS NOTED.
- 9. INSTALL AT LEAST TWO (2) FEET OF PIPE BETWEEN ALL FITTINGS IF FOSTER ADAPTERS ARE NOT USED. AIR RELEASE VALVES MAY BE REQUIRED THROUGHOUT THE PROJECT AT THE DISCRETION OF THE CITY OF HAGERSTOWN UTILITY DEPT.
- 10. ALL WATER LINES SHALL HAVE MINIMUM OF 3'-6" COVER.
- 11. ALL SANITARY SEWER LINE CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (P.V.C.) PIPE UNLESS OTHERWISE SPECIFIED.
- 12. ALL CMP STORM DRAIN TO BE ALUMINIZED CORRUGATED METAL TYPE 2 UNLESS NOTED OTHERWISE. ALL PIPE JOINTS TO BE WATERTIGHT.
- 13. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
- 14. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE FACILITIES OF ADJACENT PROPERTY OWNERS AND UTILITIES DURING CONSTRUCTION.
- 15. DRIVEWAY CULVERTS WILL BE INSTALLED AS EACH HOUSE IS BUILT UNDER EACH LOT'S GRADING PERMIT. CULVERT SIZES ARE SHOWN IN A TABLE ON SHEET 28.
- 16. THE HORIZONTAL DATUM USED FOR COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83). THE WASHINGTON COUNTY GEODETIC SURVEY CONTROL USED ARE STATION LET WITH GRID COORDINATES OF NORTH 736,120.4456. EAST 1,124,987.9045, NAVD 88 HEIGHT OF 549.25 AND STATION SHA-53 WITH GRID COORDINATES OF NORTH 736,433.9429, EAST 1,126,917.0369, NAVD 88 HEIGHT OF 567.45. ALL REFERENCES TO FEET SHOWN HEREON ARE U.S. SURVEY FEET DEFINED AS 39.37/12 FEET
- THE VERTICAL DATUM USED FOR HEIGHT SHOWN HEREON IS BASED ON AN ASSUMED DATUM. THE PROJECT BENCHMARKS SHOWN HEREON ARE 0.84 FEET ABOVE NAVD 88 HEIGHTS AND ARE BASED ON WASHINGTON COUNTY GEODETIC SURVEY CONTROL STATIONS LETT AND SHA-53. SEE THE ATTACHED TABLE FOR REFERENCE.
- 17. THERE ARE NO FLOODPLAINS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTIONS 306, 307 AND 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE. THE WASHINGTON COUNTY SOIL SURVEY, ISSUED 2002, IDENTIFIES TWO 3 DOT STREAMS ON THE SUBJECT SITE. THE STREAMS SHOWN ON THE SOILS MAP WERE IDENTIFIED AS BEING IN A FLOOD PLAIN SOIL TYPE AND WOULD REQUIRE A STREAM BUFFER. HOWEVER, AFTER FIELD VERIFICATION BY A REPRESENTATIVE OF THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, IT WAS DETERMINED A STREAM BUFFER WOULD NOT BE REQUIRED.
- 18. ALL PROPOSED SIDEWALK SHOWN ON PLANS WILL NOT BE OWNED OR MAINTAINED BY WASHINGTON COUNTY AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19. THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 174 SEMI-DETACHED LOTS AND 1 SINGLE-FAMILY LOT AND CONSTRUCT 174 HOMES WITH REQUIRED INFRASTRUCTURE. THE EXISTING DWELLING WILL REMAIN ON THE SINGLE FAMILY LOT.
- 20. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
- 21. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
- 22. 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.
- 23. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
- 24. STORMWATER MANAGEMENT QUANTITY AND QUALITY WILL BE PROVIDED BY THE EXISTING REGIONAL FACILITY LOCATED ONSITE DESIGN IS IN ACCORDANCE WITH THE 2000 MARYLAND DESIGN GUIDELINES.
- 25. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
- 26. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- 27. THE PARKING OF TRAILER—TRACTORS, EITHER SEPARATELY OR IN TANDEM, SHALL BE PROHIBITED ON PUBLIC OR PRIVATE STREETS.
- 28. THE ROSEHILL MANOR PROJECT IS AN AGE-RESTRICTED PROJECT.

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



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. THE PROJECT LOT TYPE WAS CHANGED FROM SINGLE FAMILY LOTS TO ACTIVE ADULT DUPLEX LOTS UNDER THIS CURRENT SUBMITTAL. THE ROAD NETWORK ISN'T PROPOSED TO BE ALTERED FROM THE ORIGINAL S-08-009 DESIGN AS ONLY THE LOTS ARE PROPOSED TO BE CHANGED TO DUPLEX LOTS. ADDITIONALLY AND IN ORDER TO MEET THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT ADMINISTRATIVE WAIVER. THE SITE'S STORMWATER STRUCTURE WAS CONSTRUCTED IN THE SPRING OF 2017 AND AS-BUILT PLANS SUBMITTED ON 4-26-2017. THE COUNTY APPROVAL OF THE AS-BUILT SUBMISSION WAS OBTAINED ON 6-19-2017. THE STORMWATER MANAGEMENT STRUCTURE PLANS ARE A PART OF THIS SUBMITTAL AS THE CONVERSION OF THE STRUCTURE FROM A TEMPORARY SEDIMENT BASIN TO THE PERMANENT STORMWATER MANAGEMENT STRUCTURE IS TO OCCUR UPON BUILDOUT OF THE PROJECT SITE. THE ORIGINAL APPROVED DESIGN FOR THE ROSEHILL MANOR PROJECT WHICH GAINED THE APPROVAL OF THE WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW AND PERMITTING ORIGINALLY PROPOSED FOREST RETENTION AREAS TO ENCUMBER THE REAR OF LOTS ALONG SNAPDRAGON WAY. THE COUNTY CRITERIA HAS CHANGED IN WHERE THE ENCUMBERING OF PORTIONS OF LOTS FOR FOREST RETENTION IS NO LONGER PERMITTED AND THEREFORE THE FOREST RETENTION AREA MENTIONED HAS BEEN DESIGNED TO BE A STAND-ALONE LOT THAT HAS PROPER ACCESS TO A PUBLIC STREET AND NO LONGER ENCUMBERS THE REAR OF SELECT LOTS THAT FRONT SNAPDRAGON WAY.

BENCHMARKS

STATION | NORTHING | EASTING | ASSUMED | NAVD 88 | DESCRIPTION

206 | 733372.47 | 1118044.46 | 565.32 | 564.48 | CAPPED REBAR

7000 | 733235.87 | 1118770.28 | 539.24 | 538.40 | CAPPED REBAR

734655.83 1118707.32 580.64 579.80 CAPPED REBAR

SYSTEMS TRIBUTARY TO THE CITY OF HAGERSTOWN WASTEWATER TREATMENT PLANT. ALLOCATION GRANTED FOR CONSTRUCTION SHOWN ON THIS PLAN/PLAT SHALL BE IN ACCORDANCE WITH THE CAPACITY MANAGEMENT PLAN DEVELOPED FOR THIS SYSTEM BASED ON AVAILABILITY OF ALLOCATION REMAINING IN OTHER JURISDICTIONS FACILITIES THAT MAY BE GRANTED TO THE COUNTY. WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY DATE Project Name: ROSEHILL MANOR County Project No. (SP, PP, GP): PP-18-001

> DRAINAGE IMPERVIOUS AREA TO DRAINAGE AREA STRUCTURE | TO STRUCTURE ESDv (ac-ft) WQv (ac-ft) CPv (cfs) (Discharge) N/A N/A N/A

ESD Practices (Chapter 5 - Structural & Non-Structural)

Non-ESD Practices (Chapter 3 - Structural Practices)

THIS PLAN/PLAT HAS BEEN REVIEWED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY FOR INCLUSION INTO THE COUNTY CAPACITY MANAGEMENT PLAN FOR

TYPE	No.	DRAINAGE AREA TO STRUCTURE (acres)	IMPERVIOUS DRAINAGE AREA TO STRUCTURE (ACRES)	RCN	STORAGE @ DHW (ac-ft)	PRINCIPLE SPILLWAY TYPE	PRINCIPLE SPILLWAY SIZE (inches)	CPv (cfs) (Discharge)	Qp10 (cfs)	Qf100 (c
Detention	1	76.7	19.72	69	8.8	Orifice &	6" Orifice	9	178	373
						Weir	10' Weir			

onstruction Type (circle one) New Redevelopment Restoration

NOTE REGARDING SEDIMENT BASIN USAGE DURATION

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 BAINS. CONDITIONS OF USE 4. STATES" THE BASIN IS TO BE REMOVED WITHIN 36 MONTHS AFTER THE BEGINNING OF CONSTRUCTION OF THE BASIN." THIS TIME CONSTRAINT CAN BE APPEALED TO THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SHOULD EXTENUATING CIRCUMSTANCES RESULT IN THE 36 MONTH DURATION BEING PROBLEMATIC DUE TO CONTINUED ON-GOING CONSTRUCTION. IF THE PROJECT DEVELOPMENT WOULD DISCONTINUE DUE TO MARKET DROP, FINANCIAL ISSUES, ETC., THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AND/OR THE WASHINGTON COUNTY GOVERNMENT OFFICIALS MAY REQUIRE CONVERSION OF THE SEDIMENT BASIN TO THE PERMANENT STORMWATER MANAGEMENT REMAINING UNDEVELOPED AREA OF THE PROJECT. ONCE DEVELOPMENT WORK IS REINITIATED. WOULD REQUIRE A STANDALONE PLAN SOIL EROSION AND SEDIMENT CONTROL PLAN.

UTILITY NOTIFICATION

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

THE PERMANENT STORMWATER MANAGEMENT STRUCTURE IS INTENDED TO FEATURE, SUBMITTAL OF AS-BUILTS PERTAINING TO SAME, ETC. AND THE

AT: PHONE No. 1-800-257-7777.

WASHINGTON COUNTY SURVEY CONTROL

VICINITY MAP SCALE: 1" = 2000'

TAX MAP 25 PARCEL 114 ADC MAP 10 GRID J11 COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20904125

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)

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 56.0 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 ___ C.Y. OF EXCAVATION AND _____ 106,000

THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR

WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

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 TIM 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

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

RECEIVED

JUL 23 2018

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.

OWNER/DEVELOPER CERTIFICATION

WASHINGTON COUNTY PLAN REVIEW DEPARTMEN

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

> PRINTED NAME SIGNATURE

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

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

SHEET 1 OF 36 D-5773

PRELIMINARY PLAT AND CONSTRUCTION PLANS

FOREST RETENTION

LOT 166

LOT 164

LOT 163

LOT 49

LOT 48

LOT 47

ROSEH

174 SEMI-DETA

OWNER/DEVELOPER

10212 GOVERNOR LANE BLVD, SUITE 1006 WILLIAMSPORT, MARYLAND 21795 PHONE: 240-420-6046

SITUATED ON AND NOR

COUNTY FILE No. PP-18-001

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			OTS F L LOS	PLUS N T 1)	VEW	LOT	175	
2TH	OF L	EITERS		LONGMEADO KE, MD RT ARYLAND		D		

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

FUTURE STREET

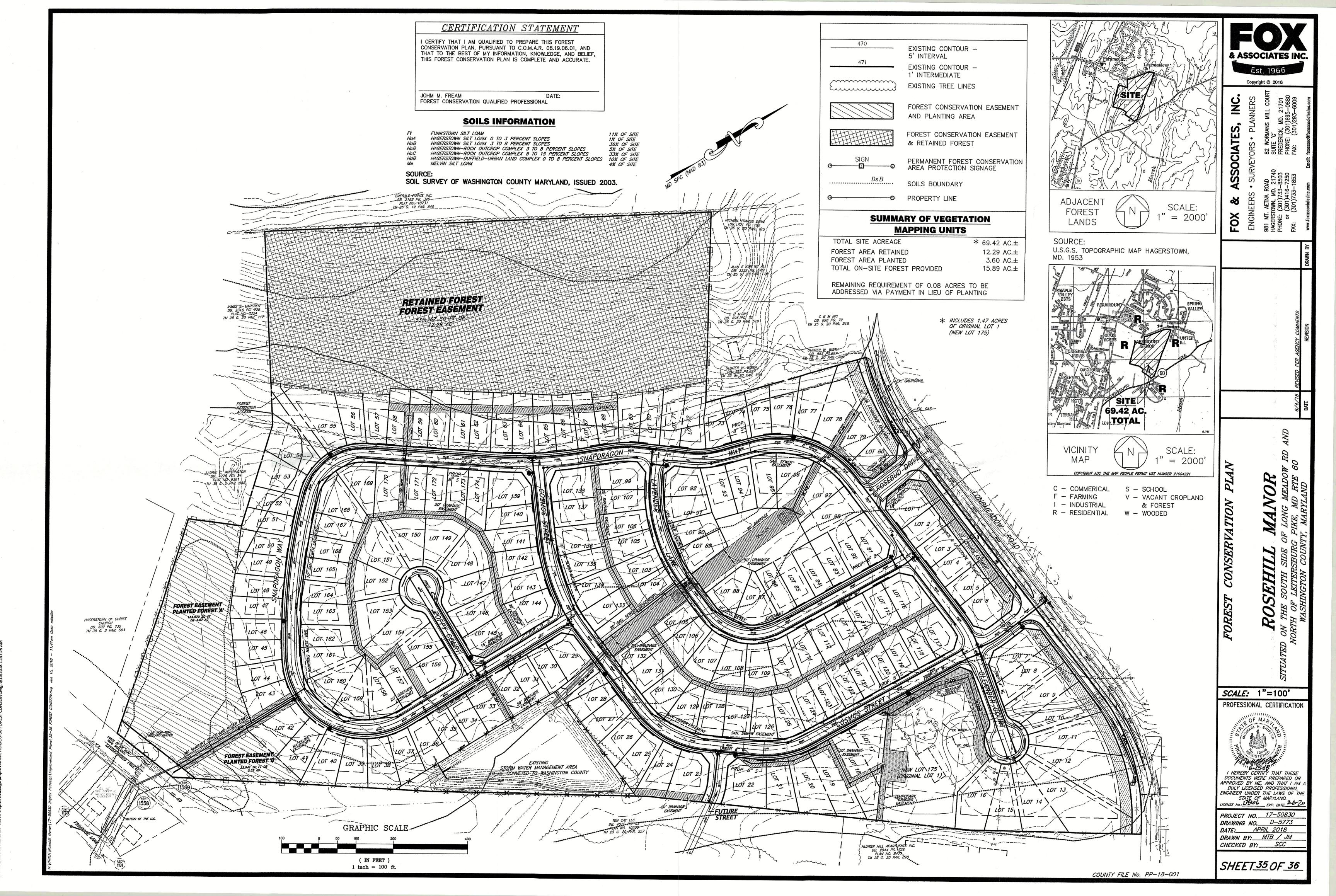
CONNECTION STRAWFLOWER WAY

NEW LOT 175 -

WAS ORIGINAL LOT 1

ENGINEER'S STORM WATER MANAGEMENT CERTIFICATION 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, 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. 1\ REVISED PER AGENCY COMMENTS 6/7/2018

& ASSOCIATES INC DAN RYAN BUILDERS, INC. Copyright © 2018



THE TOTAL TRACT AREA IS 69.42 ACRES. THE NET TRACT AREA IS 67.95 ACRES AS ORIGINAL LOT 1 WAS DEDUCTED; (PLEASE REFER TO THE ATTACHED FOREST CONSERVATION WORKSHEET). ORIGINAL LOT 1 WAS CREATED BY DEED L. 769 / F. 204 DATED 7-28-1983 AND THEREFORE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE CITING SECTION 3.2 C WHERE ORIGINAL LOT 1 WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE FOREST CONSERVATION ORDINANCE AND THEREFORE THE ACREAGE OF ORIGINAL LOT 1 WAS DEDUCTED FROM THE TRACT ACREAGE USED IN THE FOREST COMPUTATION. THE AFFORESTATION REQUIREMENT IS 3.68 ACRES. THE OWNER/DEVELOPER PROPOSES TO MEET THIS REQUIREMENT THROUGH PLANTING 3.60 ACRES OF DEDICATED OPEN SPACE AND USING THE P.I.L FOR 0.08 ACRES.

THE AFFORESTATION REQUIREMENT OF 3.68 ACRES SHALL BE MET ON-SITE BY ESTABLISHING TWO AREAS OF FOREST. PLANTING AND RETAINAGE WILL OCCUR IN OPEN AREAS TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION. THE REMAINING REQUIREMENT WILL BE VIA PAYMENT IN LIEU OF PLANTING.

AFFORESTATION AREA 'A' (3.07 ACRES) IS LOCATED ALONG THE SOUTHERN PROPERTY LINE OF THE SUBJECT SITE AND BISECTED FROM AFFORESTATION AREA 'B' BY A 30' WIDE WATER AND SANITARY SEWER EASEMENT.

AFFORESTATION AREA 'B' (2.47 ACRES) IS LOCATED ALONG THE SOUTHERN PROPERTY LINE OF THE SUBJECT PROPERTY AND BISECTED FROM AFFORESTATION AREA "A" BY A 30' WIDE WATER AND SANITARY SEWER EASEMENT.

RESPONSIBILITY FOR IMPLEMENTATION OF FOREST

CONSERVATION PLAN

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION TO IMPLEMENT AND ABIDE BY THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN, WHICH IS SUBJECT TO APPROVAL BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE REQUIREMENTS SPECIFIED IN THIS FOREST CONSERVATION PLAN SHALL CONVEY WITH THE PROPERTY, AS NOTED IN THE LONG TERM FOREST PROTECTION PLAN BELOW. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL AND MAINTAIN ALL AFFORESTED AREAS FOR THE DURATION OF THE TWO YEAR MAINTENANCE PERIOD.

TWO YEAR FOREST MANAGEMENT AGREEMENT

THE PROPERTY OWNER SHALL SIGN AND HAVE NOTARIZED AN ADDENDUM TO THIS FOREST CONSERVATION PLAN INDICATING THAT. HE/SHE INDICATES HIS/HER FULL UNDERSTANDING OF THIS PLAN AND AGREES TO ABIDE BY ITS REQUIREMENTS.

PAYMENT OF SURETY FOR AFFORESTATION

PRIOR TO FINAL PLAT APPROVAL, A SURETY SHALL BE IN AN AMOUNT EQUAL TO THE COST, AS ESTIMATED BY THE APPLICANT AND APPROVED BY THE DEPARTMENT. OF THE REQUIRED AFFORESTATION, REFORESTATION, AND MAINTENANCE DURING THE 2 YEAR PERIOD COVERED BY THE AGREEMENT, PLUS A 15% CONTINGENCY RESERVE.

LONG TERM FOREST PROTECTION PLAN

UPON COMPLETION OF ALL CONSTRUCTION BY THE OWNER. THE BOUNDARIES OF THE NON-BUFFER FOREST CONSERVATION AREA WILL BE MARKED WITH CHEMICALLY TREATED FENCE POSTS AND DURABLE SIGNAGE (SEE DETAIL 3.6.9 THIS SHEET) WITH WORDING TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREAS LABELED "FOREST CONSERVATION AREA" BY ANY REGULATED ACTIVITY AS DEFINED IN THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING DEPARTMENT. PROPERTY OWNERS ARE ADVISED THAT PENALTIES AND FINES ARE ASSOCIATED WITH VIOLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN FOREST CONSERVATION AREAS PROVIDED THAT THERE IS NO FOREST DISTURBANCE OR REMOVAL OF LIVING TREES.

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

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

THE FOREST CONSERVATION AREA WILL BE PLACED IN A FOREST CONSERVATION EASEMENT, WHICH SHALL BE RECORDED ON AN 18" X 24" FINAL PLAT OR EASEMENT PLAT FOR THIS PROPERTY.

PLANTING SCHEDULE

TREE PLANTING SHALL TAKE PLACE WITHIN TWO GROWING SEASONS UPON FOREST CONSERVATION PLAN APPROVAL.

SEQUENCE OF CONSTRUCTION

- THE APPROXIMATE LIMITS OF DISTURBANCE WILL BE SHOWN ON THE CONSTRUCTION PLANS FOR EACH SECTION. PRIOR TO BREAKING GROUND, THE PROPERTY OWNER SHALL ERECT A 4' HIGH ORANGE PLASTIC BARRIER FENCE ALONG THE BOUNDARIES OF THE FOREST CONSERVATION AREAS WITHIN THE LIMIT OF DISTURBANCE AND INSTALL AND MAINTAIN TEMPORARY PROTECTIVE SIGNAGE DURING CONSTRUCTION (SEE DETAIL C-4 THIS SHEET).
- 2. AFTER PLACEMENT OF THE TEMPORARY SIGNAGE AND BEFORE ANY CONSTRUCTION AND PLANTING TAKES PLACE, THE DEVELOPER OF THE SUBDIVISION OR HIS REPRESENTATIVE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH A WASHINGTON COUNTY PLANNING DEPARTMENT REPRESENTATIVE. A 5 DAY ADVANCE NOTICE IS REQUIRED BY THE WASHINGTON COUNTY PLANNING DEPT. SCHEDULE MEETING BY CALLING 240-313-2430.
- ANY DISTURBED AREAS WITHIN THE AFFORESTATION AREA SHALL BE CLEARED OF DEBRIS & TRASH, GRADED TO FEATHER INTO THE SURROUNDING LAND, AND PLOWED & DISKED PRIOR TO PLANTING. THESE AREAS WILL ALSO BE SEEDED IN ACCORDANCE WITH THE SEDIMENT & EROSION CONTROL PLAN FOR THE SITE PRIOR TO PLANTING TREES. EXISTING STANDING DEAD AND FALLEN DEAD TREES SHALL BE REMOVED.
- 4. THE WASHINGTON COUNTY PLANNING DEPARTMENT SHALL BE NOTIFIED WITHIN TEN (10) WORKING DAYS AFTER THE AFFORESTATION AREA HAS BEEN PLANTED. A POST CONSTRUCTION/PLANTING INSPECTION BY THE PLANNING DEPARTMENT MUST BE ARRANGED. SCHEDULE INSPECTION BY CALLING 240-313-2430.
- 5. AFTER THE FINAL INSPECTION AND A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE FOREST HAS BEEN PLANTED ACCORDING TO PLAN, A TWO YEAR MAINTENANCE PERIOD WILL COMMENCE.
- 6. FOR A PERIOD OF TWO (2) YEARS FOLLOWING COUNTY INSPECTION AND DETERMINATION THAT THE FOREST HAS BEEN INSTALLED ACCORDING TO THE APPROVED FOREST CONSERVATION PLAN, THE OWNER SHALL CONTROL WEEDS AND INSECT PESTS AND WATER, AS NECESSARY, TO ENSURE SUCCESSFUL TREE ESTABLISHMENT. THE USE OF HERBICIDES AND/OR INSECTICIDES SHOULD BE KEPT TO A MINIMUM AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND GENERALLY ACCEPTED BEST MANAGEMENT
- 7. THE PLANTED TREES SHALL BE CARED FOR THROUGH WEEDING AND WATERING, AS NECESSARY, ANY DEAD OR DISEASED SEEDLINGS WILL BE REPLACED TO ENSURE A MINIMUM SURVIVAL RATE OF 75% BY THE END OF THE MAINTENANCE PERIOD.
- 8. INVASIVE SPECIES SHALL BE REMOVED WITHIN THE FOREST EASEMENT AREA IN EACH YEAR OF THE TWO YEAR MAINTENANCE PROGRAM. INVASIVE SPECIES MAY BE REMOVED THROUGH MANUAL METHODS OR CHEMICAL HERBICIDES (SUBJECT TO LEGAL ENVIRONMENTAL RESTRICTIONS). CARE SHALL BE TAKEN NOT TO DAMAGE NATIVE SPECIES EMERGING GROWTH.
- 9. AFTER PLANTING IS COMPLETED REPLANTING, IF NECESSARY, WILL TAKE PLACE DURING THE FOLLOWING TWO YEARS TO ENSURE A 75 PERCENT SURVIVAL RATE BY THE END OF THE REQUIRED MAINTENANCE PERIOD.
- 10. THE OWNER SHALL RETAIN A QUALIFIED PROFESSIONAL (QUALIFIED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES TO PREPARE FOREST STAND DELINEATIONS AND CONSERVATION PLANS) TO EVALUATE THE FOREST CONSERVATION AFFORESTATION AREAS AT THE END OF THE 1ST AND 2ND YEARS AND TO SUBMIT A REPORT TO THE OWNER (WITH A COPY TO THE WASHINGTON COUNTY PLANNING DEPARTMENT) WHICH DESCRIBES THE CONDITION OF THE TREES AND MAKES ANY PERTINENT RECOMMENDATIONS TO FACILITATE SUCCESSFUL ESTABLISHMENT OF THE FORESTATION AREA. PLANNING DEPARTMENT REPRESENTATIVE MAY BE PRESENT DURING THE INSPECTION OF THE SITE BY THE QUALIFIED PROFESSIONAL AT THE END OF THE 1ST AND 2ND YEARS, ADDITIONALLY, THE PLANNING DEPT. WILL PERFORM ITS OWN INSPECTION AT 1 AND 2 YEAR INTERVALS.

PROJECTED PLANTING REQUIREMENTS

A. AFFORESTATION AREA A: 3.07 ACRES SHADE TREES (100% OF REQUIREMENT) = 3.07 AC. X 1.00 = 3.07 AC. 3.07 X 350 (1 1/2) GAL. CONTAINERS/AC. = 1,075 TREES 784 TREES/4 SPECIES = 269 TREES/SPECIES

PLANTING SCHEDULE - AREA A

RED OAK (QUERCUS RUBRA) - 269 TREES RED MAPLE (ACER RUBRUM) - 269 TREES WHITE ASH (FRAXINUS AMERICANA) - 269 TREES BLACK CHERRY (PRUNUS SEROTINA) - 269 TREES

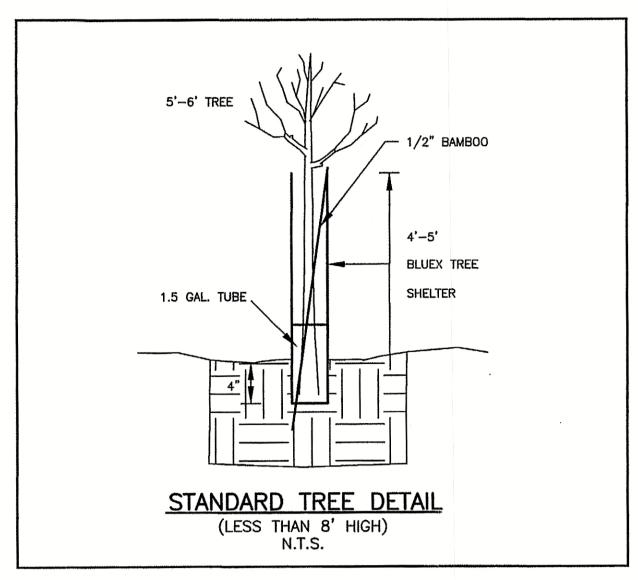
B. AFFORESTATION AREA B: 0.53 ACRES SHADE TREES (100% OF REQUIREMENT) = 0.53 AC. X 1.00 = 0.53 AC. 0.53 X 350 (1 1/2) GAL. CONTAINERS/AC. = 186 TREES 186 TREES/4 SPECIES = 29 TREES/SPECIES

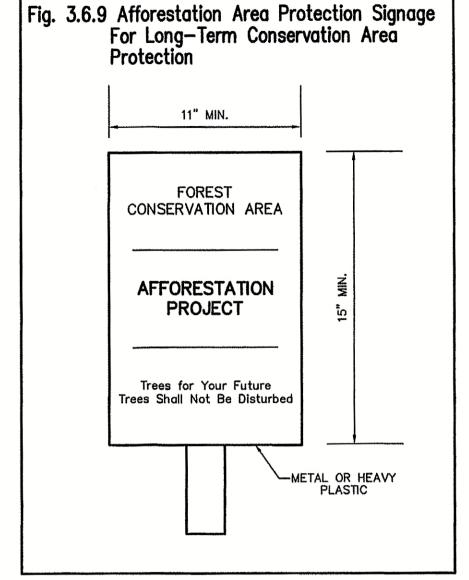
PLANTING SCHEDULE - AREA B

RED OAK (QUERCUS RUBRA) - 47 TREES RED MAPLE (ACER RUBRUM) - 47 TREES WHITE ASH (FRAXINUS AMERICANA) - 47 TREES BLACK CHERRY (PRUNUS SEROTINA) - 47 TREES

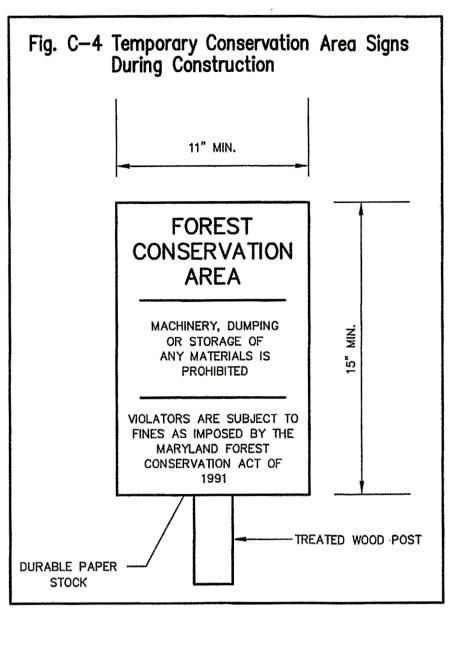
C. SUBSTITUTIONS FOR ALL THE ABOVE SPECIES MAY BE MADE PROVIDED THAT THE REPLACEMENT SPECIES ARE SUITED TO SITE CONDITIONS AND APPROVED BY A PROFESSIONAL QUALIFIED TO REVIEW FOREST CONSERVATION PLANS. A SUBSTANTIAL DEGREE OF SPECIES DIVERSITY SHALL BE MAINTAINED.

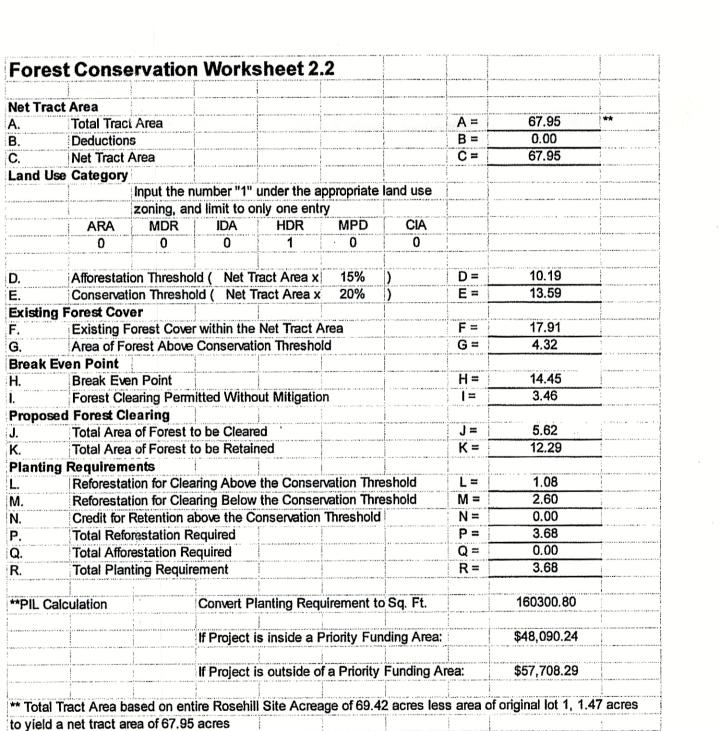
D. TREES IN GOOD HEALTH AND CONDITION SHALL BE PLANTED ON AN APPROXIMATE SPACING OF 12'X12' AND PER FIGURE D-16 THIS SHEET. HARDWOOD SEEDLINGS SHALL BE 1/4" - 1/2" CALIPER WITH ROOTS 8" OR LONGER. CONIFER SEEDLINGS MUST BE 1/8" - 1/4" CALIPER WITH ROOTS 8" OR LONGER AND TOP



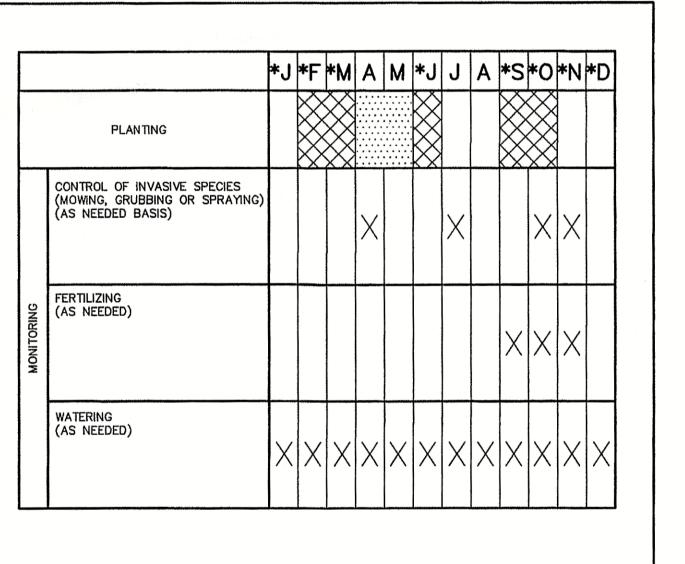


SIGNS SHALL REMAIN INDEFINITELY. SIGNS SHALL BE LOCATED AS SHOWN ON SHEET 1 OR A MAXIMUM OF 150' O.C.





TOTAL PLANTING REQUIREMENT = 3.68 ACRES TOTAL AREA OF PLANTING PROPOSED = 3.60 ACRES REMAINING REQUIREMENT OF 0.08 ACRES TO BE ADDRESSED VIA PAYMENT IN LIEU OF PLANTING

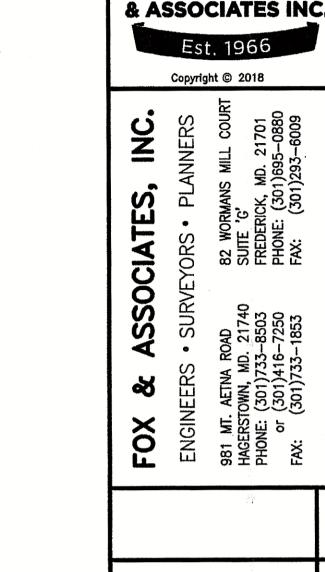


LEGEND: - ACTIVITIES DURING THESE MONTHS ARE DEPENDENT ON GROUND CONDITIONS - GREATLY RECOMMENDED - RECOMMENDED WITH ADDITIONAL CARE

- ACTIVITIES RECOMMENDED DURING THESE MONTHS

THE PLANTING OF TREES IS MOST SUCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC AFFORESTATION AND STRESS REDUCTION ACTIVITIES.

- ACTIVITIES DURING THESE MONTHS ARE NOT RECOMMENDED



RO

SCALE: 1"=100' PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No.: 13806 EXP. DATE: 26-20

PROJECT NO. __17-50830 DRAWING NO. D-5773 DATE: APRIL 2018 DRAWN BY: MTB / JM CHECKED BY: SCC

SHEET 36 OF 36



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:
 - o Banquet/Reception facility- 7 days a week, 11am to 11pm for outside and inside events
 - Winemaking and office- Monday to Friday, 9am to 5pm
 - o 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

GENERAL NOTES

- THIS PROJECT IS SERVED BY AN EXISTING PRIVATE WELL & SEPTIC SYSTEM.
- HANDICAP & THE AMERICANS WITH DISABILITIES ACT.
- 3. 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
- 4. 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
- 5. 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.
- 7. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING
- 8. 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.
- 9. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP NO 24043C0391D, DATED 8/15/17.
- 10. 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.
- 11 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
- 12. EXISTING SITE SIGNAGE COMPLIES WITH ZONING ORDINANCE SECTION 22.23. 13. TOPOGRAPHY SHOWN HEREON IS FROM AERIAL PHOTOGRAMMETRY PROVIDED
- BY WASHINGTON COUNTY. DATUM IS NAD 83. 14. THIS BANQUET/RECEPTION FACILITY SPECIAL EXCEPTION USE WAS APPROVED
- BY THE WASHINGTON COUNTY BOARD OF ZONING APPEALS ON JANUARY 7,
- 15. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A BUILDING ADDITION TO THE EXISTING AGRICULTURAL WINERY BUILDING.
- 16. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.

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.

UTILITY NOTIFICATION

SENSITIVE AREA NOTICE

THE STREAM BUFFER SHOWN ON THIS PLAT 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. NO SEPTIC SYSTEMS OR SEPTIC RESERVE AREAS SHALL BE CONSTRUCTED

	LINE TABLE	
LINE	BEARING	<i>LENGTH</i>
L1	N 11'37'53" E	54.30
L1 L2 L3	N 64°49'45" W	259.32
L3	N 39'03'25" E	86.65
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	69.21
L9	N 26'51'20" E	141.03
L10	S 71'24'52" W	10.04
L11	S 15'37'48" 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 29'59'11" W	88.69
L16	S 37'32'45" W	42.85
L17	S 57'57'54" 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

L24 S 09°38'33" E

L25 N 82'06'43" E L26 S 12'31'28" W

L27 | S 68'10'04" E

S 14'49'29" E

SOILS LEGEND

CATOCTIN-MYERSVILLE CHANNERY LOAM, 3 TO 8 PERCENT SLOPES CATOCTIN-MYERSVILLE CHANNERY LOAM, 8 TO 15 PERCENT SLOPES MT. ZION GRAVELLY SILT LOAM, 3 TO 9 PERCENT SLOPES MYERSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES

SITE PLAN

AGRICULTURAL BUILDING EXPANSION THE EXISTING BIG CORK VINEYARD

4236 MAIN STREET ROHRERSVILLE, MARYLAND 21779

50' REAR

AREA 'B'

EX. BIORETENTION

EX. BIORETENTION

MAINTENANCE AND ACCESS

INDEX OF SHEETS

COVER SHEET/OVERALL PLAN

GRADING & SEDIMENT CONTROL PLAN.

RETAINING WALL PROFILE AND DETAILS.

EXISTING CONDITIONS PLAN

SITE NOTES & DETAILS.

AREA 'C'

AREA 'D' EX. SWM

EX. BIORETENTION

SEPTIC

~ 5

EX. BIORETENTION

(50 MPH POSTED SPEED)

OWNER/DEVELOPER

JSRT FARMS, LLC

4236 MAIN STREET

ROHRERSVILLE, MARYLAND 21779

PHONE: 301-432-3880

C/O RANDY THOMPSON

VALLEY RIDGE ESTATES

JST REAL ESTATE, LLC

L. 3650, F. 304

L.3650, F. 300

PLAT No. 6069

91.92 Ac.

(IN FEET)

1 inch = 200 ft.

TM 81, P/O P. 94

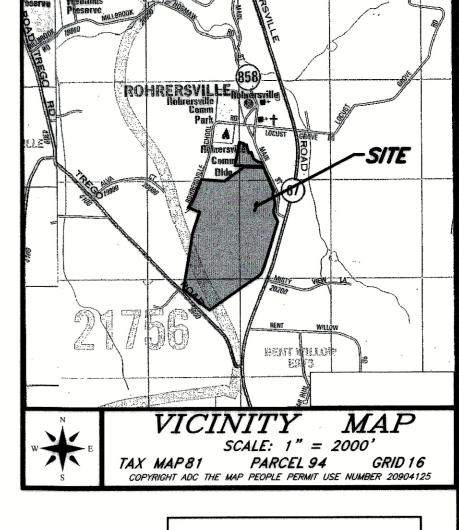
- EXISTING GRAPE VINES -

BENCHMARK 5000:

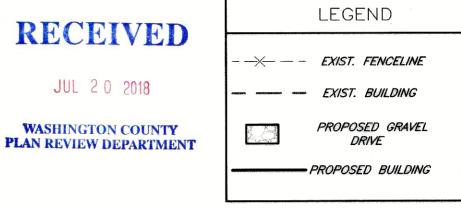
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RECEIVED JUL 2 0 2018 WASHINGTON COUNTY



UTILITY NOTIFICATION

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

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

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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.

Exp. 1/25/20

OWNER/DEVELOPER CERTIFICATION - DPW

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

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.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

WASHINGTON COUNTY DIVISION OF PLAN REV	IEW & PERMITTING
miorimotori oddivir Ee.c. or , E.i. n.e	ner & renamento

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.

SIGNATURE SP-18-018

I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR WASHINGTON COUNTY (S-3)

Copyright © 2018

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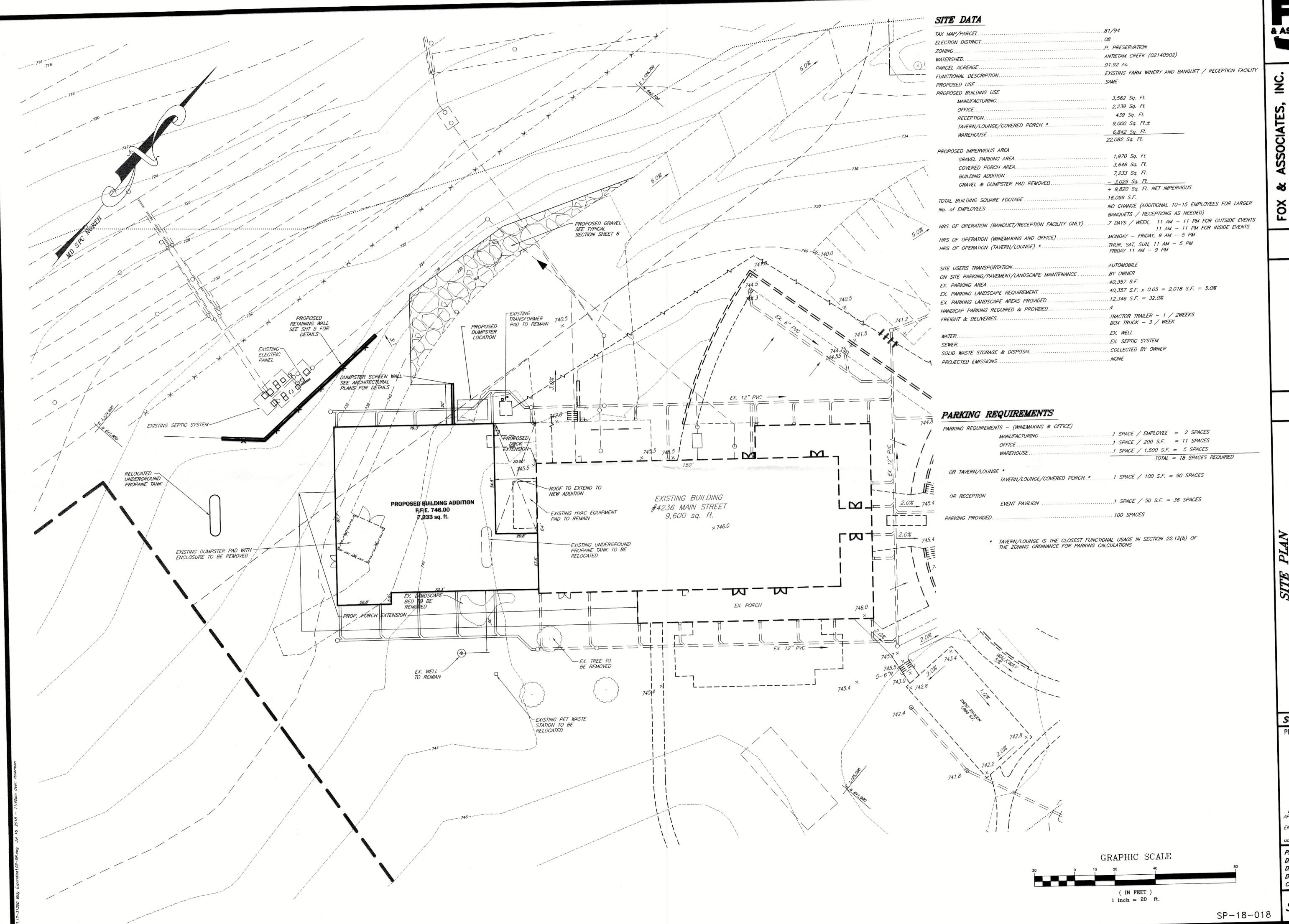
SCALE: 1"=200'

PROFESSIONAL, CERTIFICATION

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/

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

SHEET_1 OF_6



Copyright © 2018

SCALE: 1"=20" 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.: 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



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.

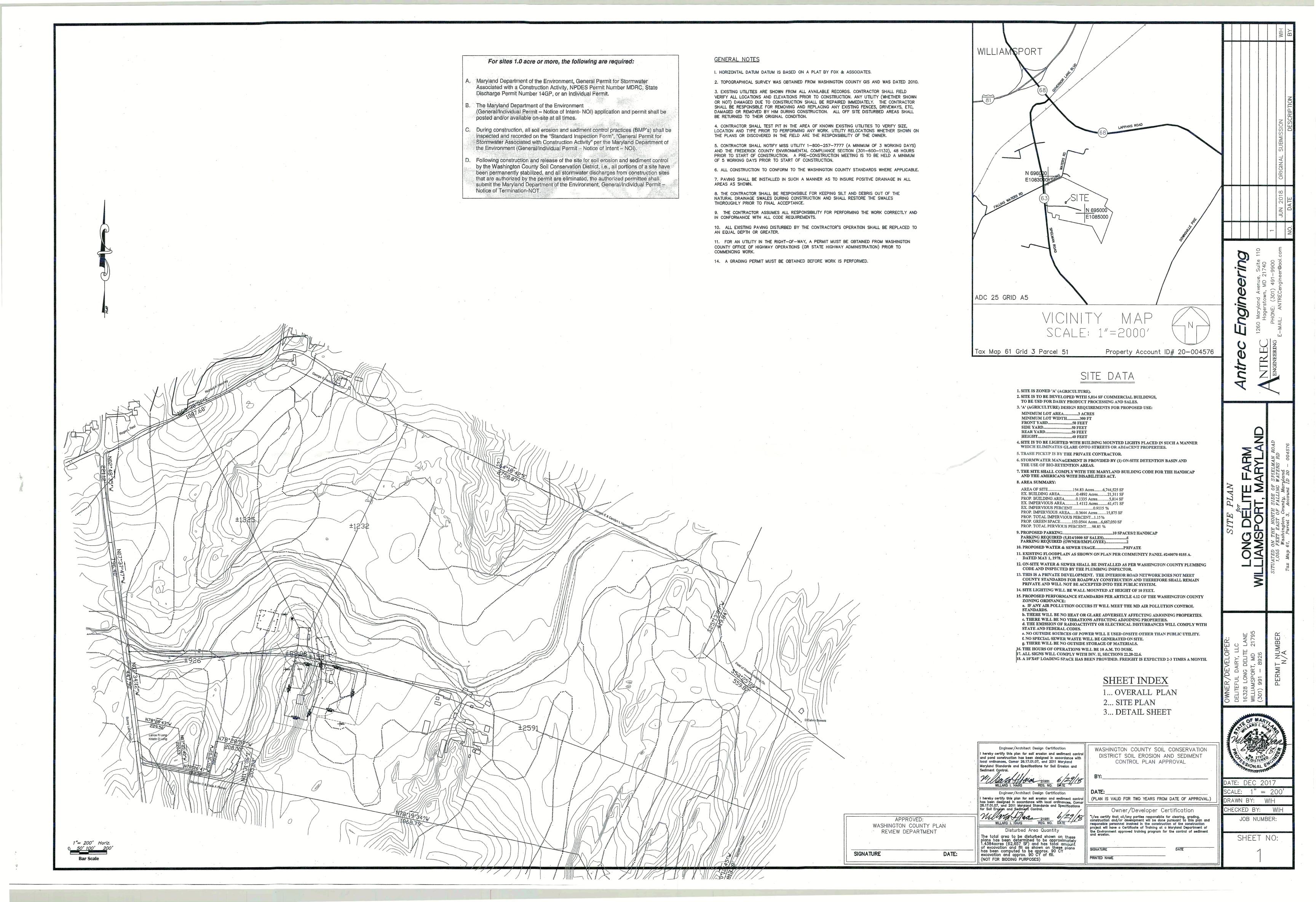
The proposed improvements are shown on the site plan can be summarized as follows:

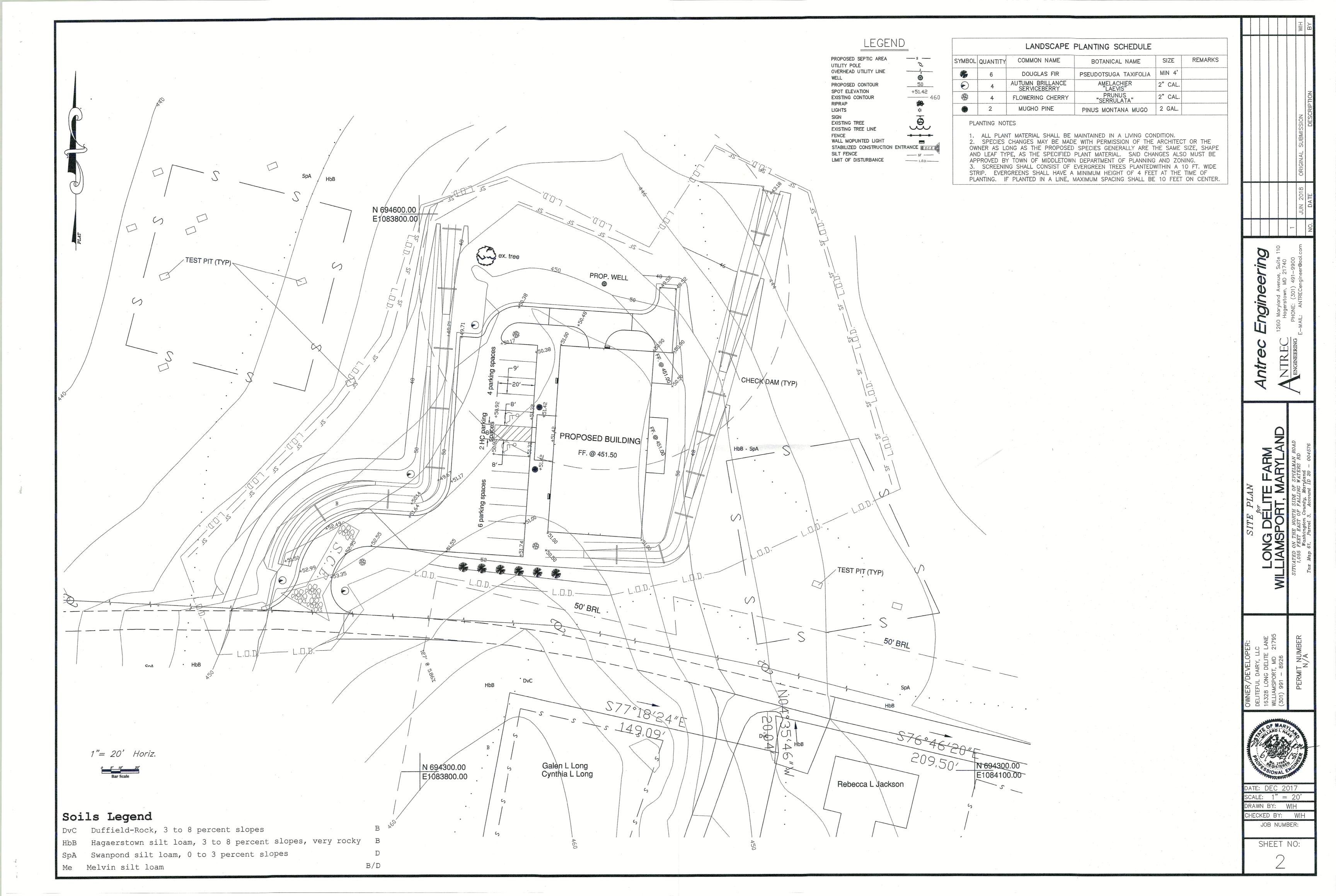
- Functional description is for dairy product processing and sales
- Hours of operation are 10 am to dusk
- Total required parking spaces is 8; total parking provided is 12 spaces
- Proposed impervious area is 1.15 % of the site
- Site is served by well and septic
- SWM for this site is handled via on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

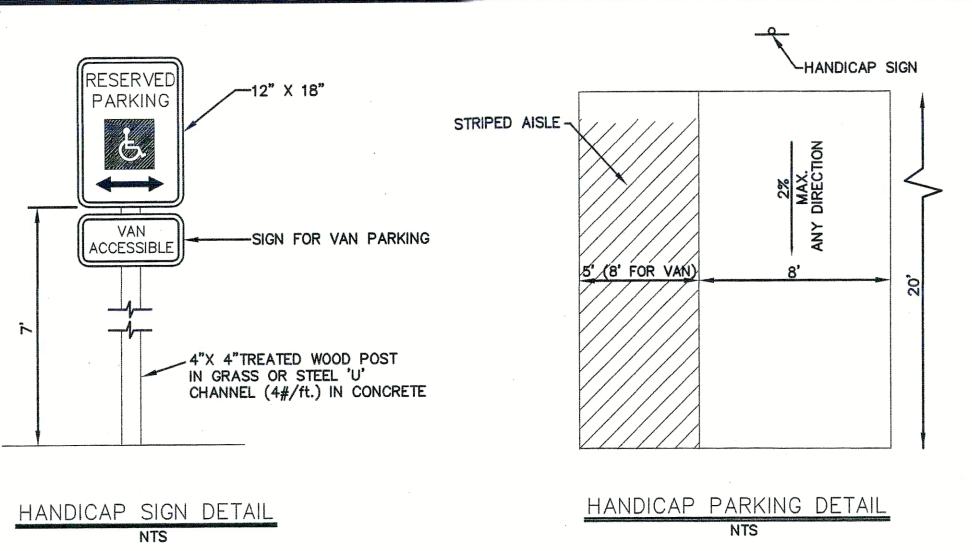
The site plan was routed to Land Use Planning, Addressing, Ag Preservation, Engineering, Health Department, Forest Conservation, Soil Conservation, and MD SHA. Approvals have been obtained by MD SHA and Forest Conservation. Staff is asking the Planning Commission to grant the Staff authority to approve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







 All erosion / sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.

SEDIMENT & EROSION CONTROL NOTES

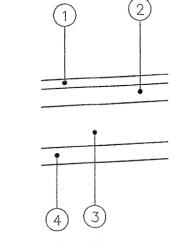
- 2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B Grading and Stabilization" and the provisions of the approved plan.
- 3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control," and the provisions of the approved plan.
- 4. A grading unit is the maximum contiguous area allowed to be graded at a given time and is limited to 20 acres. Work may proceed to a subsequent grading unit when at least 50 percent of the disturded area in the preceding grading unit has been stabilized and approved by the enforcement authority and/or the Washington County Soil Conservation District (approval authority). Unless otherwise specified and approved by the approval authority. no more than 30 acres cumulatively may be disturbed at a given time.
- 5. For initial soil disturbance or re—disturbance, temporary or permanent stabilization must be completed within:
- a) Three (3) calender days as to the surface of all perimeter dikes, swales, ditches perimeter slpes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
 b) Seven (7) calender days as to all other disturbed or gradied areas on the project
- Stockpiles must be stabilized in accordance with the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
- 7. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downsteam to upstream as construction progresses.

 An installation detail shall be shown on the plans.
- 8. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
- 9. Electric Power, telephone and gas lines are to be compacted, seeded and mulched within 3 days of initial backfill unless otherwise specified on plans.
- 10. No slope shall be greater than 2:1.

DETAIL B-1 STABILIZED CONSTRUCTION

site not under active grading.

11. As required by section B of the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Contro,1": Adequate Vegetative Stabilization," is defined as 95 percent ground cover. The Washington County Soil Conservation District requires the project adhere to this for scheduling of the Final Site Closeout Review, and/or release of the site for soil erosion and sediment control.

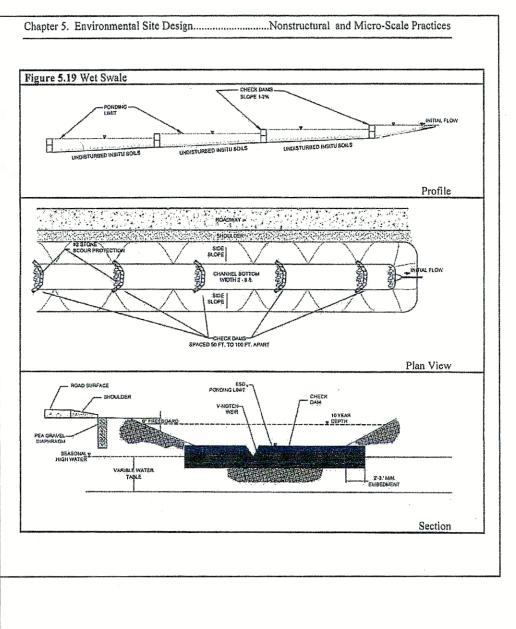


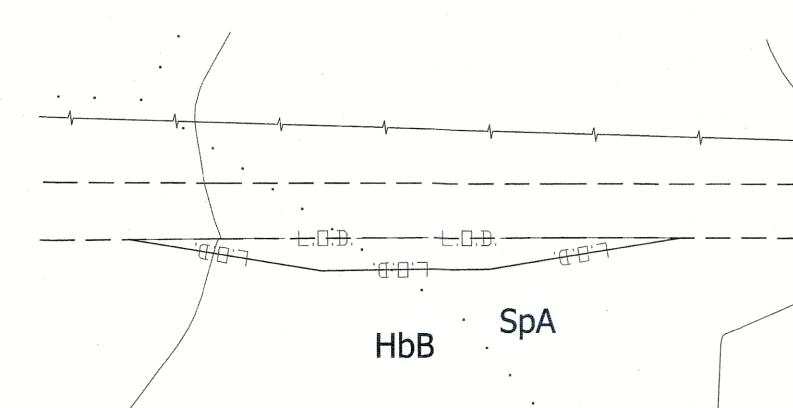
- 1 1-1/2" 12.5 mm SUPERPAVE
- 2 2" 19.0 mm SUPERPAVE
- 3 4" GAB
- 4 PREPARED SUBGRADE

PAVING SECTION

NOTE: PAVING IN PARKING LOT ONLY







TYPICAL VEHICLE BYPASS

TWO BYPASSES ARE TO BE BUILT AT ABOUT 300 FOOT INTERVALS ALONG THE LANE BETWEEN THE MAIN ROAD AND THE SITE.
 THE AREAS ARE UNDER 500 SQUARE FEET.
 THE BYPASS WILL BE 35 FEET LONG AND HAVE A TAPER ON EACH SIDE OF 40 FEET. THE WIDTH WILL VARY CREATING AN 18 FOOT AREA FOR VEHICLES TO PASS.

 \mathbb{Z}

CALE: 1'' = 20'

HECKED BY: WIH

JOB NUMBER:

SHEET NO:

DRAWN BY: WIH

4. MATERIALS WILL BE 6 INCHES OF CRUSHER RUN STONE.

SENSITIVE AREA NOTES

1. THERE IS A STREAM ON THE PROPERTY AS SHOWN ON THE WEB SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND. A 24 FOOT STREAM BUFFER IS SHOWN.

2, THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY ARTICLE 28,A OF THE WASHINGTON COUNTY ZONING ORDINANCE) WITHIN THE PROJECT LIMITS.

3. THIS SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDGEMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.

4. THERE ARE NO AREAS OF KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S FISH AND WILDLIFE

SERVICE AS PER 50 CFR 17.

5. THIS SITE NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA COMMUNITY PANEL NO. 240070 0155 A, DATED MAY 1, 1978,

6. THERE ARE NO WETLANIDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE "KEEDYSVILLE, MD-W.VA" QUAD SHEET.

7. CONTRIBUTING WATERSHED TO THE PROJECT SITE IS LESS THAN 400 ACRES, THE UNNAMED TRIBUTARY THAT FLOWS AROUND THE SITE MAY BE OVER 400 ACRES.

STANDARD SYMBOL

DETAIL E-1 SILT FENCE

. USE WOOD POSTS $1\frac{1}{4}$ X $1\frac{1}{4}$ \pm % Inch (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.

CONSTRUCTION SPECIFICATIONS

1. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASFIINGTON 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

WASHINGTON COUNTY STANDARD GENERAL NOTES FOR SITE PLANS

THESE PLANS.

2. THE STORMWATER SYSTEM AND PUBLIC ROAD SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF 1TS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

3. THE DEVELOPER AGREEMENT FOR ROADS AND/OR STORMWATER MANAGEMENT SHALL BE EXECUTED BEFORE THE GRADING PERMIT CAN BE ISSUED FOR THIS DEVELOPMENT. THE COST ESTIMATE FOR ROADS, DRAINAGE AND STORMWATER MANAGEMENT SHALL BE SUBMITTED TO THE WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS - ENGINEERING AND CONSTRUCTION PRIOR TO GRADING PERMIT APPLICATION.

4. A MAINTENANCE OF TRAFFIC PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW FOR ALL PUBLIC ROAD IMPROVEMENTS PROPOSED FOR THIS DEVELOPMENT.

5. A TRAFFIC CONTROL, AND STRIPING PLAN IS REQUIRED TO BE SUBMITTED FOR ALL PUBLIC ROAD

IMPROVEMENTS PROPOSED FOR THIS DEVELOPMENT.

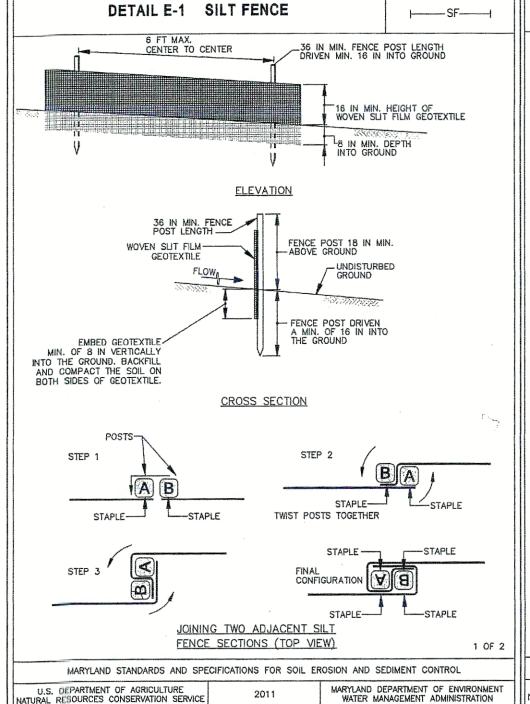
6, PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY' (N.O.1.). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND cope OF MARYLAND REGULATIONS COMAR 26.08.04,09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (M.D.E.). THE N.O.I. IS TO BE SUBMITT ED WITH THE APPROPRIATE FEES DIRECTLY TO M.D.E. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY CAN PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MORI 0) HAS BEEN ISSUED BY M.D.E.
7. THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC

WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE 'ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURE& DATED OCTOBER 17, 2008.

8. A COMPLETE SET OF APPROVED PLANS AND A pm, OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR use By THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.

	DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE	
	EXISTING GROUND NONWOVEN GEOTEXTILE MIN. 6 IN 0F 2 TO 3 IN AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE SO FT MIN. 8 FT MIN. EXISTING PAVEMENT ST MIN. 6 IN 0F 2 TO 3 IN AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE	
	PROFILE 50 FT MIN. LENGTH *	Y
	EDGE OF EXISTINGPAVEMENT	
	PLAN VIEW CONSTRUCTION SPECIFICATIONS	MIN. OF I INTO THE GR AND COMPA BOTH SIDES
	1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE, USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.	
	2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.	STEP
08151215	3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.	
	4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.	
	5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.	STEP

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.

3. USE WOVEN SULT FILM GEOTEXTILE AS SPECIFIED IN SECTION H—I MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSIGNE SIDE OF FENCE POSTS WITH WIRE TIES OR STAFLES AT TOP AND MID—SECTION.

4. PROVIDE MANUFACTURES CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSECTION H—I MATERIALS.

5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.

5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.

6. WHERE TWO SECTIONS OF GEOTEXTILE ADJON: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.

7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.

8. REMOVE ACCUMILATED SEDIMENT AND DEBTIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL FENCE.

NO.

1. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE TURNS AND SERVICE TO THE SILT FENCE AND SERVICE CONSERVATION SERVICE.

2. OF 2. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE TURNS AND SERVICE CONSERVATION SERVICE.

2. DEPARTMENT OF AGRICULTURE TURNS AND SERVICE.

2. OF 2. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

1. U.S. DEPARTMENT OF AGRICULTURE TURNS AND SERVICE.

2. OF 2. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

1. WATER MARAGEMENT ADMINISTRATION.

STANDARD SYMBOL

-----SF-------

TEMPORARY SEEDING SUMMARY SEED MIXTURE (HARDINESS ZONE 6b) FROM TABLE B.1 FERTILIZER RATE LIME RATE (10-20-20)SEEDING APPLICATION SEEDING DATES SPECIES DEPTHS RATE (lb/ac) 3/1 TO 5/15 BARLEY 8/1 TO 10/15 436 lb/ac 2 tons/ac (10 lb/1,000 sf) (90 lb/1,000 sf)3/1 TO 5/15 ANNUAL RYEGRASS 8/1 TO 10/15

11									
			PERMA	NENT SEEDING SUM	MARY				
	,	SEED MIXTURE (FROM		RTILIZER RA (10–20–20)		LIME			
	NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	. N	P205	K20	RATE
F 2	6	TALL FESCUE PERENNIAL RYEGRASS BIRDSFOOT TREFOIL	40 25 8	3/1 TO 5/15 OR 8/15 TO 10/15	1/4" TO 1/2"	45 lb/ac (1 lb/ 1,000 sf)	90 lb/ac (2 lb/ 1,000 sf)	175 lb/ac (4 lb/ 1,000 sf)	2 tons/ac (90 lb/ 1,000 sf)

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

GENERAL CONSTRUCTION NOTES

- 1. THE SITE IS ZONED 'A(R)' AGRICULTURAL (RURAL) DISTRICT.
- 2. 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.
- PROPERTY LINE SHOWN PER ALTA PERFORMED BY FOX AND ASSOCIATES DATED NOVEMBER 2015. AREA OF PROPERTY PER
- TOPOGRAPHY SHOWN IS FROM AERIAL PHOTOGRAMMETRY PROVIDED BY MCKENZIE SNYDER, INC. DATE OF SURVEY NOVEMBER
- 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 NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
- THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
- 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.
- ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON
- 10. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS ENGINEERING & CONSTRUCTION REQUIRES A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION AT 240-313-2400 FIVE (5) DAYS PRIOR TO THE
- 12. A PRE—CONSTRUCTION MEETING, INTERIM (WATER QUALITY) INSPECTION, AND A FINAL SITE CLOSE OUT REVIEW ARE REQUIRED FOR ALL PROJECTS WITH SOIL DISTURBANCES GREATER THAN 15,000 SQUARE FEET OR 500 CUBIC YARDS OF CUT OR FILL. CONTACT THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821, EXT. 3 TO SCHEDULE THE
- 13. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
- 14. 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.
- 15. THE SITE IS LOCATED IN THE UPPER POTOMAC TRIBUTARY BASIN AND IS LOCATED WITHIN THE POTOMAC RIVER (WASHINGTON COUNTY) WATERSHED (MARYLAND 8-DIGIT WATERSHED CODE 02140501)
- 16. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL PLANNING AREAS SUCH AS THE UPPER BEAVER CREEK BASIN AND BEAVER CREEK (ALBERT M. POWELL) TROUT HATCHERY OR THE WATERSHED BOUNDARIES OF THE EDGEMONT OR SMITHSBURG
- 17. THE SITE IS NOT LOCATED WITHIN THE ANTIETAM PARK OR THE ANTIETAM BATTLEFIELD OVERLAY.
- 18. THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF THE APPALACHIAN TRAIL CORRIDOR.
- 19. THERE ARE FARMLAND OF STATEWIDE IMPORTANCE SOIL TYPES WITHIN THE AOI AT THE SITE AS SHOWN HEREON.
- 20. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER F.E.M.A. COMMUNITY PANELS 24043C0113D AND 24043C0095D, EFFECTIVE DATE AUGUST 15, 2017.
- 21. STREAM BUFFERS HAVE BEEN SHOWN HEREON IN ACCORDANCE WITH THE WASHINGTON COUNTY SENSITIVE AREA CRITERIA. HOWEVER, AS A RESULT OF A SITE MEETING WITH STAFF OF THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, ON SEPTEMBER 18, 2015, IT WAS DETERMINED THAT WATER FLOW THROUGH THE SITE WAS EPHEMERAL, RATHER THAN PERENNIAL THE PROPOSED SOLAR FACILITY IS DESIGNED TO ACCOMMODATE EPHEMERAL FLOW AND RECOMMENDED NO STREAM BUFFERS BE REQUIRED FOR SPECIFIC USE OF THE SITE AS A SOLAR ELECTRICAL GENERATION SYSTEM.
- 15. 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 4.21 OF THE WASHINGTON COUNTY ZONING ORDINANCE WITHIN THE AOI.
- 16. THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 WITHIN THE LIMITS OF DISTURBANCE SHOWN HEREON.
- 17. THERE ARE NO WETLANDS ON THE SITE PER INSPECTION BY TRIAD ENGINEERING, INC.
- 18. NO NEW SIGNAGE IS PROPOSED. ANY FUTURE SIGNAGE SHALL COMPLY WITH SECTION DIVISION II, SECTION 22.23. OF THE WASHINGTON COUNTY ZONING ORDINANCE.
- 19. NO NEW TRASH SERVICE IS REQUIRED.
- 20. WATER AND SEWER SERVICE WILL NOT BE REQUIRED FOR THE PROPOSED USAGE. SITE IS NOT SERVED BY PUBLIC WATER OR
- 21. LANDSCAPING BUFFERS ARE SHOWN HEREIN. PLANTING NOTES, SCHEDULE AND DETAILS ARE SHOWN ON SHEET 5.
- 22. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT , RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
- 23. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON THIS SITE.
- 24. FOREST CONSERVATION REQUIREMENTS WILL BE MET BY OFFSITE RETENTION. SEE NOTE 13 ON SHEET 2.

	LEGEND
	PROPERTY LINE
	PROPOSED LEASE LINE
name analogo province militar	MINIMUM BUILDING SETBACK LINE (MBSL)
.00000000000000000000000000000000000000	EXIST. TREE COVER THAT DOES NOT MEET THE DEFINITION OF FOREST
Under Sand Barbarde	FOREST COVER
	EXIST. FENCELINE
a castoristica association de	SOIL LINE
AMERICAN A A AMERICAN A F A ASSESSMENT	BLUE LINE STREAM PER THE WASHINGTON COUNTY, MD SOIL SURVEY SEE NOTE #17
MrB	SOIL TYPE
	EXISTING STORM DRAIN
	EXISTING EDGE OF GRAVEL
make the second second	EXISTING EDGE OF PAVEMENT
HE TO RECEIVED THE REPORT OF THE PERSON NAMED IN THE PERSON NAMED	ADJOINING PROPERTY LINE
0	EXIST. UTILITY POLE
unpaises with more come configurations.	EXIST. OVERHEAD WIRING
	FEMA MAPPED 100—YEAR FLOOD PLAIN
	DFIRM MAPPED 100-YEAR FLOOD PLAIN

BENCHMARK

981 MT. AETNA ROAD

HAGERSTOWN, MD. 21740

or (301)416-7250

PHONE: (301)733-8503

FAX: (301)733-1853

PROJECT CONTACTS JARED L. & RACHEL A. PETRE MAILING ADDRESS: 14315 CLEAR SPRING ROAD WILLIAMSPORT, MD 21795 (301) 842 - 1420 PHONE: 14339 CLEAR SPRING ROAD WILLIAMSPORT, MD 21795 ADDRESS: ROCKDALE SOLAR, LLC DEVELOPER: THREE RADNOR CORPORATE CENTER - SUITE 300 ADDRESS: 100 MATSONFORD ROAD RADNOR PA 19087 ATTN: TOM ANDERSON (505) 490 - 9877 PHONE: FOX & ASSOCIATES, INC. 981 MOUNT AETNA ROAD **ADDRESS** HAGERSTOWN, MD 21740 (301) 733 - 8503 PHONE:

TRIAD ENGINEERING, INC. 1075D SHERMAN AVENUE HAGERSTOWN, MD 21740

SENSITIVE AREA NOTICE

DANIEL R. & JENNIFER S. HAMMOND

14123 - 14125 CLEAR SPRING ROAD

L. 727 F. 497

TAX MAP 47 PARCEL 290

USE: AGRICULTURAL

MARTIN MARIETTA MATERIALS, INC.

TAX MAP 47 PARCEL 75

USE: INDUSTRIAL

14932 - 14934 BOTTOM ROAD

THE STREAM BUFFERS SHOWN ON HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE

PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH URBAN BEST MANAGEMENT PRACTICES

WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. NO SEPTIC SYSTEMS SHALL BE CONSTRUCTED WITHIN THE BUFFER NOR SHALL ANY RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNATED TO IMPROVE

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

STORMWATER MANAGEMENT NARRATIVE

14312 CLEAR SPRING ROAD

14212 CLEAR SPRING ROAD

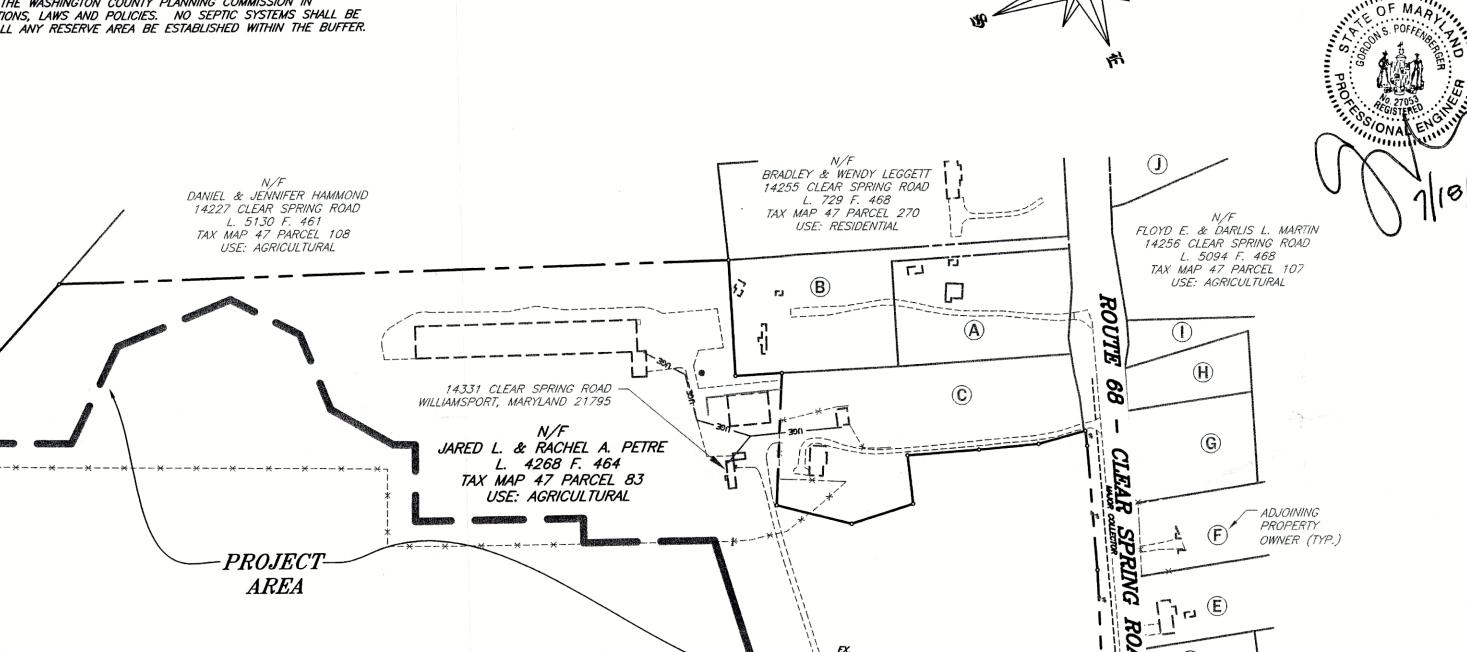
BRAGUNIER FARMS, INC.

ZONED:

AS DEMONSTRATED IN THE ACCOMPANYING COMPUTATION PACKAGE, THE SITE CURVE NUMBER WILL NOT CHANGE BASED ON THE RELATIVELY SMALL AMOUNT (0.02 Ac.) OF PROPOSED IMPERVIOUS COVER. THEREFORE, SWM QUANTITY CONTROL WILL NOT BE REQUIRED. STORMWATER QUALITY WILL BE ADDRESSED BY USE OF THE DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT AND IMPERVIOUS AREA REDUCTION. THE IMPERVIOUS AREA REDUCTION WILL BE ACHIEVED BY THE USE OF REINFORCED TURF ACCESS ROADS.

SITE PLAN ROCKDALE SOLAR, LLC

SITUATE ALONG THE SOUTH SIDE OF MARYLAND ROUTE #68 CLEAR SPRING ROAD WASHINGTON COUNTY, MARYLAND



MARTIN MARIETTA MATERIALS. INC.

L. 4200 F. 15

USE: INDUSTRIAL

WASHINGTON COUNTY SURVEY CONTROL

BENCHMARK NAME

F-42 (JV3219)

G-42 (JV3220)

NORTHING

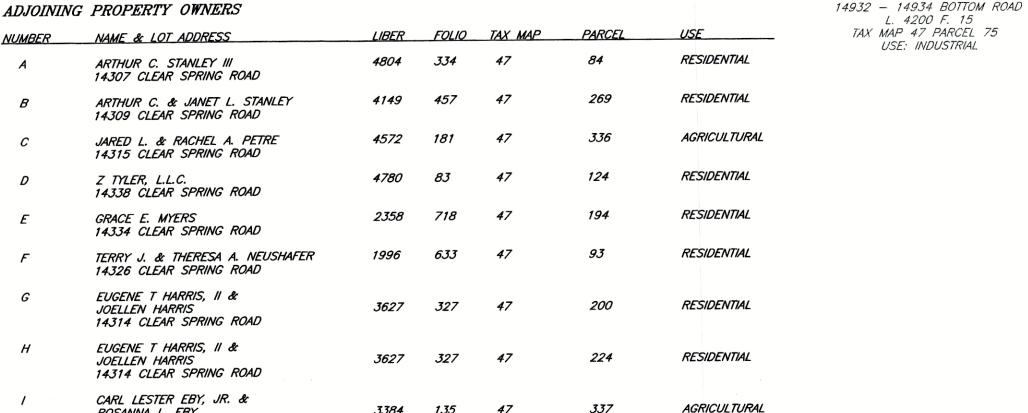
713,504.703* 1,065,606.583*

715,878.146* 1,060,856.157*

* NAD 83 MD STATE PLANE COORDINATES CONVERTED FROM LATITUDE AND LONGITUDE

TAX MAP 47 PARCEL 75

AGRICULTURAL



1636 875

ZONED: A(R) WITH MINERAL OVERLAY

DANIEL & JENNIFER HAMMOND

14227 CLEAR SPRING ROAD

L. 5130 F. 461

TAX MAP 47 PARCEL 108

USE: AGRICULTURAL

PROJEC'

AREA

AGENCY & UTILITY CONTACTS

COUNTY D.P.W ENGINEERING AND CONSTRUCTION		(240) 313-2400
OUNTY DEPT. OF WATER QUALITY	MARK BRADSHAW	(240) 313-2600
TITY UTILITIES DEPT. WATER & SEWER DIV.	ED NORMAN	(301) 739-8577 X 65
POTOMAC EDISON	RICK USARY	(301) 582-5271
WASH. CO. SCD	DENISE PRICE	(301) 797–6821 X 3
ANTIETAM CABLE	KEN BUCKLER	(301) 797–1835
VERIZON	JULIE LUDWIG	(301) 790-7135
COLUMBIA GAS	VONDA GRIFFIN	(800) 440–6111

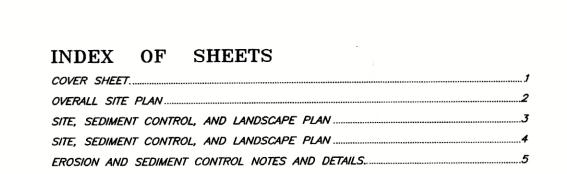
DISTURBED AREA QUANTITIES

439.16

464.44

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 21.54 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY _____ C.Y. OF EXCAVATION AND ______500

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR



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

ENGINEER PROFESSIONAL CERTIFICATION

ineseuro

- G42

ADC MAP 55

GRID B4

LICENSE No. 27053 EXPIRATION DATE 1/25/20

VICINITY MAP

PARCEL 83

SCALE: 1" = 2000'

COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

TAX MAP 47

UTILITY NOTIFICATION

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

ENGINEER'S STORMWATER MANAGEMENT AS-BUILT CERTIFICATION

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

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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)

OWNER/DEVELOPER CERTIFICATION - SCD

PRINTED NAME

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.

PRINTED NAME

ASHINGTON COUNTY SOIL CONSERVATION DISTRICT OIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL	
py:	-
NATE:	_
PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)	

WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW & PERMITTING

RECEIVED

WASHINGTON COUNTY PLAN REVIEW DEPARTMENT

15–31140

SP-18-020

D-5956

SHEET 1 OF 5

DATE:

SIGNATURE

FOX & ASSOCIATES, INC.

82 WORMANS MILL COURT FREDERICK, MD. 21701 PHONE: (301)695-0880

ENVIRONMENTAL /

PHONE

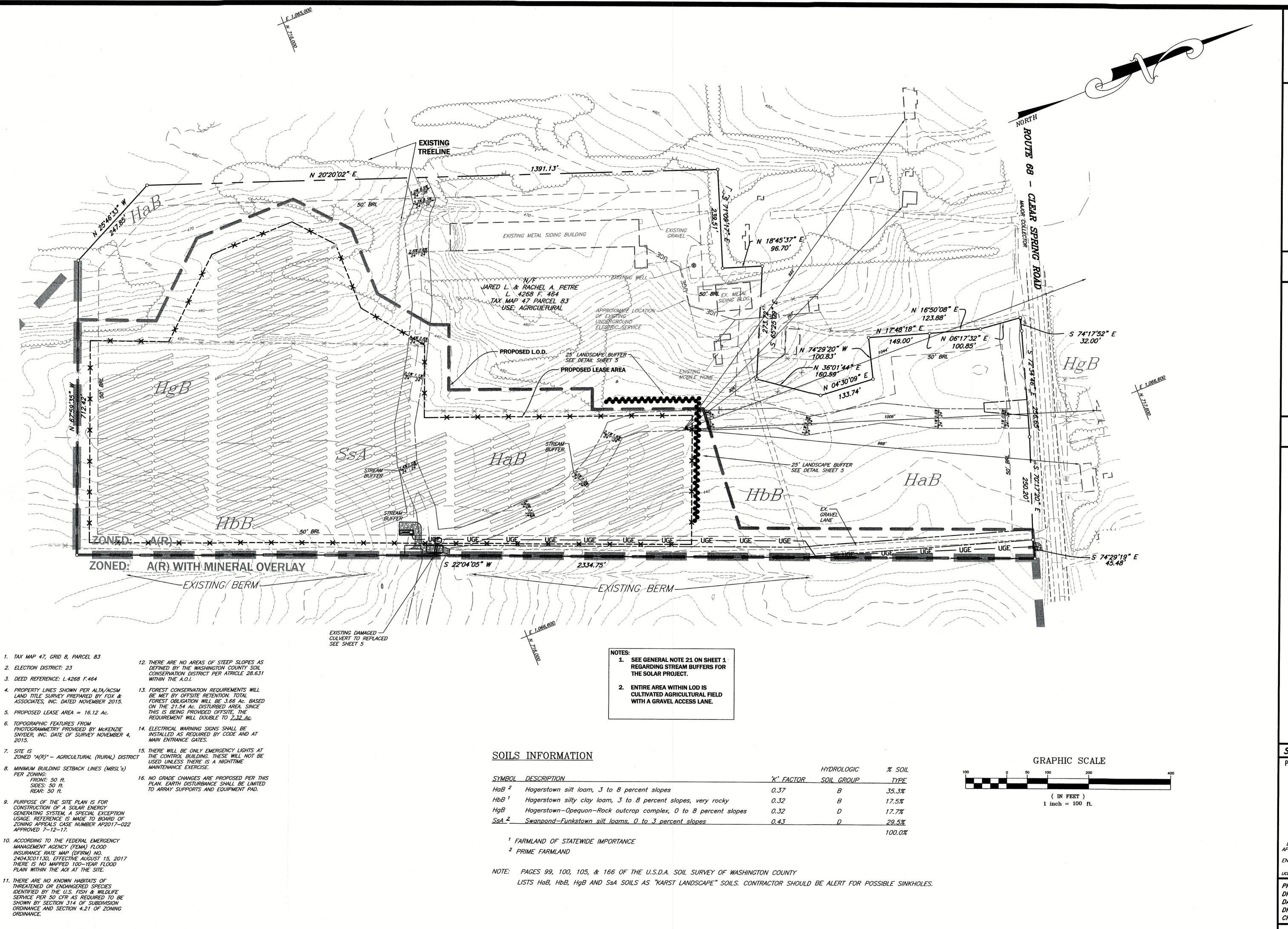
GEOTECHNICAL CONSULTANT:

FAX: (301)293-6009 Email: foxassoc@foxassociatesinc.com

SUITE 'G'

& ASSOCIATES INC Copyright © 2015

ENGINEERS • SURVEYORS • PLANNERS



Copyright © 2018

ASSOCIATES, FOX

SIT

SCALE: 1" = 100'

PROFESSIONAL OF RETIFICATION

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. UCENSE No.: 27053 EXP. DATE: 1/25/20 PROJECT NO. 15-31140

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

SHEET 2 OF 5

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.

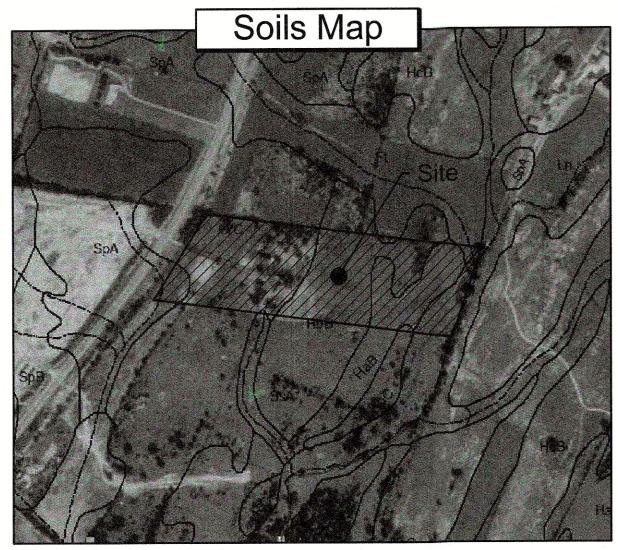
Signage will be building mounted.

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'

Approvals OWNER / DEVELOPERS CERTIFICATION MD-ENG-6A SCS "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 UTILITY NOTIFICATION The Soil Conservation District makes no representation as to the existence Training at a Maryland Dept. of the Environment approved training program or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-7777 DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE OWNER / DEVELOPERS CERTIFICATION PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 13.50 ACRES AND THE TOTAL AMOUNT OF "I/we hereby certify that all clearing, grading, construction and/or **EXCAVATION AND FILL AS SHOWN ON THESE PLANS** development will be done pursuant to this plan and in accordance with the HAS BEEN COMPUTED TO BE APPROXIMATELY Stormwater Management Ordinance of Washington County and the policy 36,469 CU. YDS. OF EXCAVATION AND APPROXIMATELY on construction of subdivision infrastructure for acceptance and ownership 44,672 CU. YDS. OF FILL. by Washington County (S-3)." WASHINGTON COUNTY SOIL CONSERVATION DISTRICT 2/11/201 / Stan Richards WASHINGTON COUNTY DIVISION OF PLAN REVIEW AND PERMITTING

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

Facilities as performed either meets or exceeds the requirements and

State of Maryland, License No. 49808, Expiration Date: 2018-08-24.

Professional Certification

"I verify and affirm that the Construction for the Stormwater Management

design intent of this plan, including all specifications and referenced WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY standards, and has been completed in accordance with good construction This approval is for general conformance with the County's requirements for practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been design and layout of proposed sewer and/or water system improvements or done in accordance with Washington County requirements and at a level extensions. All sewer and/or water system improvements or extensions shall 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."

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

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY This plan/plat has been reviewed by the Washington County Department of Water Quality for inclusion into the county capacity management plan for the system that serves this project. Allocation granted for construction shown on this plan/plat shall be in accordance with the capacity management plan developed for this system based on availability of allocation remaining in the facility.

SIGNATURE

SIGNATURE

ENGINEER / ARCHITECT DESIGN CERTIFICATION 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 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

Site Plan

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

FREDERICK SEIBERT & ASSOCIATES, INC. ©2018

CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225

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
- MD-620.02 Standard Types A & B concrete curb and combination concrete curb and gutter
- MD-104.03-05 Right Lane Closure/Multilane Undiv. Greater than 40 MPH
- MD-104.00-01 MD-104.00-18 General Notes
- MD-104.01-01 MD-104.01-81 Sign Placement and Misc. Standards
- MD-104.01-28 Staged Roadway Construction
- MD-104.02-09 Flagging operation 2-lane, 2-way greater than 40 MPH

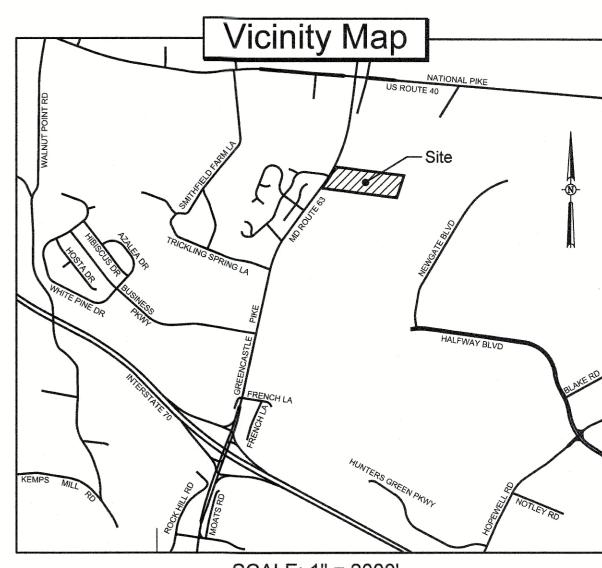
For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

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.

Construction Type (circle one) New Redevelopment Restoration

		ESD Pr	actices (Chapter 5 - 8	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-Bioretention	1 & 2	1.21	0.85	93	0.18	0.18	0.18	Not Recommended
Micro-Bioretention	3	0.47	0.47	98	0.06	0.06	0.06	Not Recommended
Bioretention	4	6.56	6.56	98	0.62	0.62	0.62	Not Recommended



SCALE: 1" = 2000'

Sheet Index G-002 Sheet 2 General Notes Existing Conditions and Demolition Plan C-101 Sediment Erosion Control Plan C-102 Sheet 5 C-103 Sheet 6 Grading Plan C-104 Sheet 7 Utility Plan C-105 Sheet 8 Stormwater Plan Sheet 9 Sheet 10 C-501 Sheet 11 Sediment Erosion Control Details and Notes C-502 Sediment Erosion Control Details and Notes C-503 Sheet 13 Site Details and Notes C-504 Sheet 14 Storm Drain Details and Notes Utility Details and Notes C-506 L-101 Sheet 17 Landscape Plan Landscape Details and Notes SHA Demolition, Grading, and Sediment Erosion Control Plan C-106 SHA Striping and Signage Plan Sheet 20 SHA Landscape Plan Sheet 22 SHA Cross Sections Sheet 23 C-205 Sheet 24 C-109 Offsite Sewer Sheet 25 Sheet 26 Offsite Sewer Offsite Sewer

SWM Narrative

Offsite Road Improvements - Business Parkway

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

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. 24043C0118D. 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, HbB, HbC, 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

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-bioretention ponds. After all micro-scale practices were evaluated, structural practices including sediment forebays and bioretention 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-bioretention 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 bioretention, 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.

TOTALIVED

KLUCLIVED							
		GRADING CHK BY:	DATE:	PROJECT NUMBER: 5218			
JUL 2 0 2018		DST	2018	0			
WASHINGTON COUNT Revised per Agency Comments N REVIEW DEPARTM	V MaNa 2018	SEC CHK BY: TMF	DATE: 2018	Cover Sheet	STATE OF THE PARTY		
Revised per Agency Comments	03-16-2018	SWM CHK BY:	DATE: 2018	G-001			
SUBMITTAL DESCRIPTION:	01-12-2018 DATE:	PLAN CHK BY:	DATE:	SHEET 1 OF 28			
DESCRIPTION.	DATE.	TMF	2018	SP-18-003			

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.

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,

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
Potomac Edison Company
Columbia Gas Company
Verizon of Maryland
(301) 707-5048
(301) 784-3379
(301) 790-7135

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 compaction 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

	Site Data
Tax Map	0036
Parcel	0431
Election District	24
Zoning	
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	
Number of Employees	_ 44
	Open Sunday at 10:30pm, Close Friday at 11:00pm
Deliveries	
Parcel Area	
Existing Impervious Area	0.38 Ac+/- (3% of Parcel Area)
Proposed Impervious Area	8.71 Ac+/- (53% of Parcel Area)
Building Area Parking Area	_ 1.19 Ac+/- (14% of Impervious Area)
Parking Area	7.52 Ac+/- (86% of Impervious Area)
Parking Landscape Area	
Proposed Building Area	52,000 SF (5,000 SF Office, 37,000 SF Warehouse, 10,000 Garage Bay)
Proposed Building Height Total Parking Required	EE Change
Total Falking Required	
	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
Water & Sewer Usage	Handicap- 4 Spaces
Proposed Water Allocation	255 G.P.D.
Proposed Wastewater Discharge	255 G.P.D.
Proposed Site Lighting (See Site Plan) Solid Waste (Storage and Collection)	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 Wateshed #	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.	The state of the s
	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

Onsite Retention, Pay-in-lieu, & Afforestation Plat # 744, 745

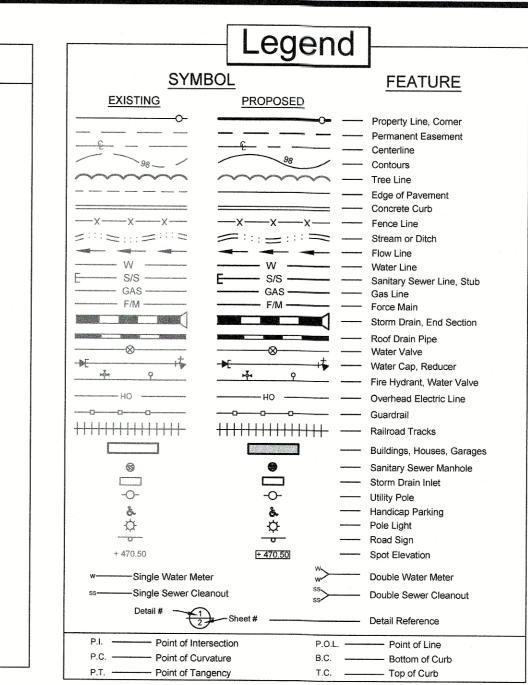
Forest Conservation

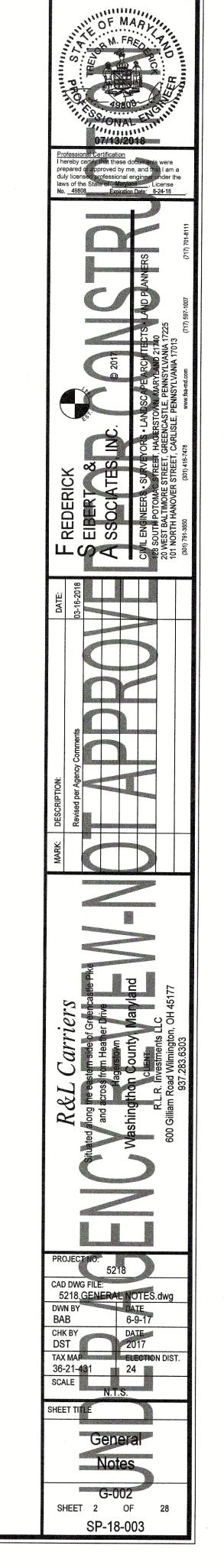
Abbreviation Legend

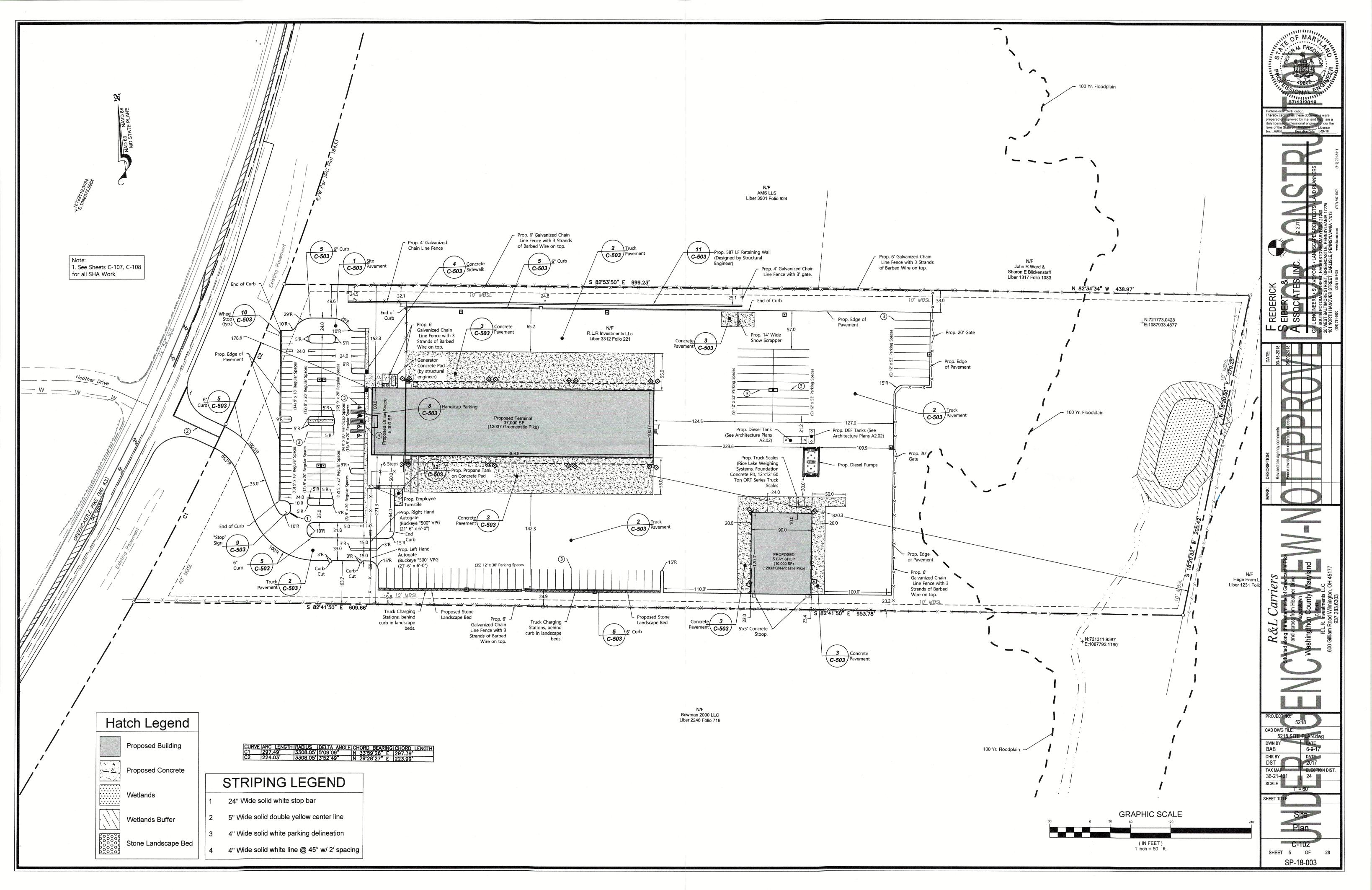
					The second secon
AASHTO	=	American Association OF State Highway and Transportation Officials	N.T.S.	=	Not To Scale
ADS	=	Advanced Drainage System	O.A.E.	=	Or Approved Equal
ASTM	=	American Society for Testing & Material	O.C.	=	On Center
AWWA	=	American Water Works Association	PC	=	Point of Curvature
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	=	Exising 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
_			1000	_	Material

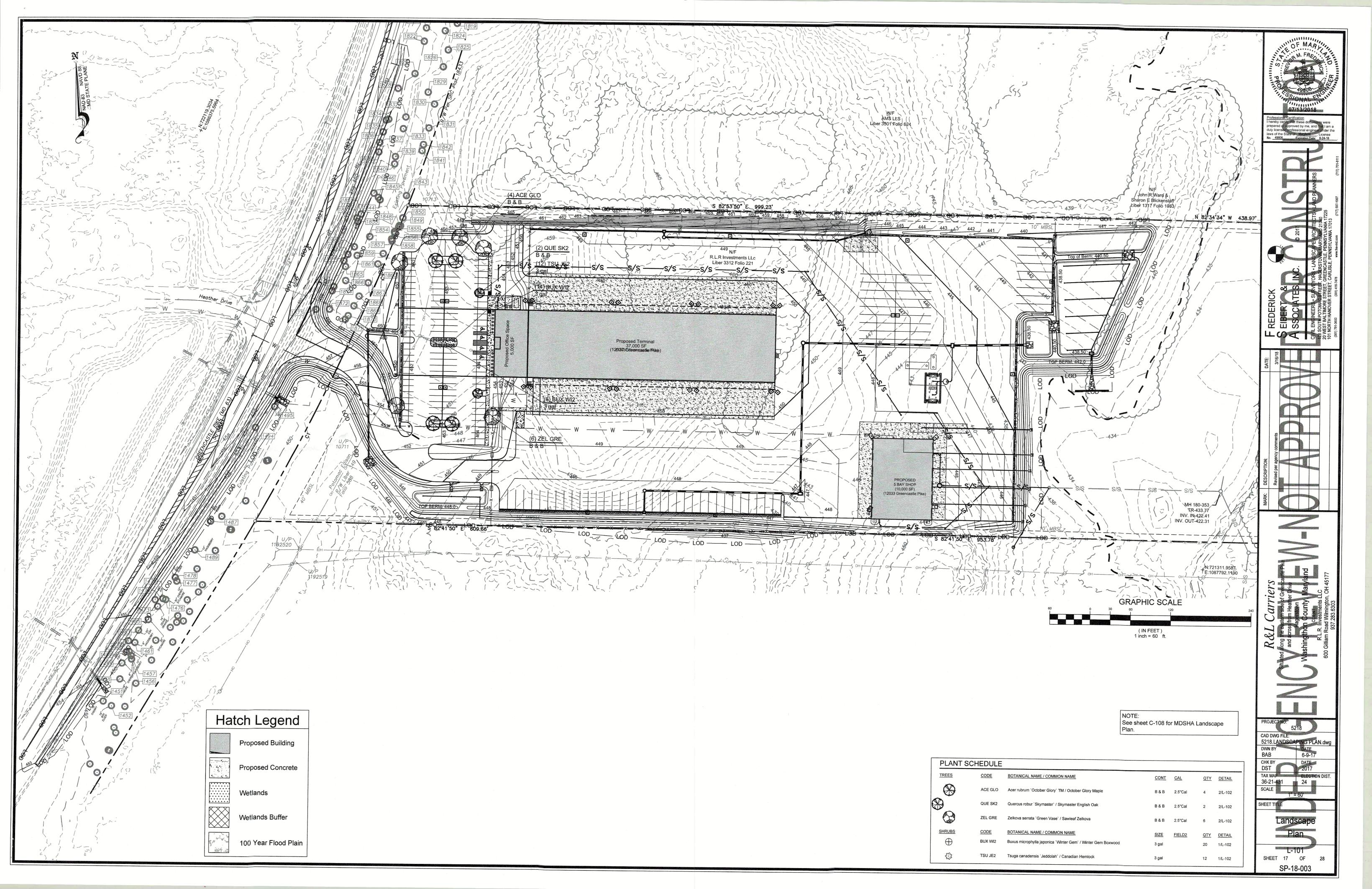
N.T.C. = Not This Contract

WM = Water Valve











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.

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

EXISTING	CIVIL LEGEND:	PR	OPOSED	
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	ADJACENT BOUNDARY LINE			
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	- ROAD CENTERLINE -			
	− HEADER CURB − CURB & GUTTER □			
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°co	SANITARY SEWER CLEAN-OUT		န္ဝ	The state of the s
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	STORM SEWER GRATE INLET			The second second
[2]	STORM SEWER CURB INLET		*****	
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ALL SHEETS - REVIEW AGEN	CY COMMENTS			07/20/201
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DA (ACRES)

(TO STRUCTURE)

69.54

83.32 ACRES

CONSTRUCTION TYPE (CIRCLE ONE) | NEW | REDEVELOPMENT | RESTORATION

TYPE

BIORETENTION

SAND FILTER

DETENTION POND

TOTAL DA (SITE)

(TO STRUCTURE)

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51.38

IMPERVIOUS

DA (ACRES)

(TO STRUCTURE)

51.38

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STORM SEWER DETAILS

LANDSCAPE PLAN

LANDSCAPE DETAILS

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN

PHOTOMETRIC PLAN

REV (AC. FT.)

N/A

N/A

Qp10 Qf100

(CFS) (CFS)

31.21 | 112.37 |

N/A

N/A

CPv (CFS)

(DISCHARGE)

RCN ESDv (AC.-FT.) | WQv (AC.-FT.) | CPv (AC.-FT.) | (DISCHARGE)

N/A

PRINCIPLE

SIZE (INCHES)

SPILLWAY

0.60

3.31

PRINCIPLE

SPILLWAY

TYPE

& 5" ORIFICE

0.60

3.31

STORAGE

@ DHW

15.60

(AC.-FT.)

NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)

90

RCN

OVERALL PHOTOMETRIC PLAN

STORMWATER MANAGEMENT CROSS—SECTIONS

STORM MANAGEMENT NOTES AND DETAILS

DRAINAGE AREA MAP — PRE—DEVELOPED

DRAINAGE AREA MAP - PRE-DEVELOPED DRAINAGE AREA MAP - POST-DEVELOPED

DRAINAGE AREA MAP - POST-DEVELOPED EROSION AND SEDIMENT CONTROL NARRATIVE EROSION AND SEDIMENT CONTROL DETAILS EROSION AND SEDIMENT CONTROL DETAILS EROSION AND SEDIMENT CONTROL DETAILS EROSION AND SEDIMENT CONTROL PLAN PHASE

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EROSION AND SEDIMENT CONTROL PLAN PHASE II

EROSION AND SEDIMENT CONTROL PLAN PHASE II

TO THE ORIGINAL STUDY POINT.

<u>STORMWATER MANAGEMENT NARRATIVE:</u>

BIO-RETENTION FACILITIES AS WELL AS A SURFACE SAND FILTER.

SAFELY PASS THE 100-YEAR STORM EVENT WITH 1' OF FREFROARD.

THE SITE IS DIVIDED INTO TWO DRAINAGE AREAS. DRAINAGE AREA 1 CONTAINS A MAJORITY

QUANTITY MANAGEMENT FACILITY. DRAINAGE AREA 2 CONTAINS OFF-SITE FLOWS AND A

SMALL AREA OF UNCONTROLLED ON-SITE FLOW THAT BYPASSES THE SWM POND DRAINING

TO TREAT THE REQUIRED WATER QUALITY VOLUME THE SITE WILL USE SEVERAL

TO TREAT THE REQUIRED WATER QUANTITY VOLUME THE SITE WILL USE A DRY DETENTION

POND. THE POND ALSO PROVIDES EXTENDED DETENTION OF THE 1-YEAR STORM EVENT

THROUGH AN ORIFICE. AN OVERFLOW WEIR IS INCLUDED WITHIN THE PRINCIPLE SPILLWAY

MANHOLE STRUCTURE WITH NOTCHES TO CONTROL THE 2 AND 10-YEAR STORM EVENTS.

THE OUTLET STRUCTURES HAVE BEEN DESIGNED TO REDUCE THE FLOW FOR DRAINAGE AREA

AND 100-YEAR STORM EVENTS. THE EMERGENCY SPILLWAY HAS BEEN DESIGNED TO

IN COMBINATION WITH THE DRAINAGE AREA 2 BYPASS FLOW BELOW THE PRE-DEVELOPMENT FLOWS CALCULATED FOR DRAINAGE AREA 1 FOR THE 2 YEAR, 10-YEAR,

OF THE PROPOSED SITE THAT IS BEING DIRECTED TO THE PROPOSED STORMWATER

BIORETENTION BASIN ENLARGEMENTS

WATER DETAILS

WATER DETAILS

SITE PLAN SHOWING VISTA BUSINESS PARK-

WASHINGTON COUNTY FILE NUMBER: SP-18-019 13905 CRAYTON BLVD. HAGERSTOWN, MD 21742

ELECTION DISTRICTS WASHINGTON COUNTY, MARYLAND

GENERAL NOTES TAX MAP 24 - PARCEL 379 - LIBER 1526 FOLIO 728 GENERAL DETAILS GENERAL DETAILS **EXISTING CONDITIONS** TAX MAP 24 - PARCEL 402 - LIBER 4666 FOLIO 100 OVERALL SITE LAYOUT PLAN TAX MAP 24 - PARCEL 446 - LIBER 1526 FOLIO 728 TAX MAP 24 - PARCEL 470 - LIBER 2396 FOLIO 346 TAX MAP 24 - PARCEL 1027 - LIBER 1526 FOLIO 728 PAVEMENT PLAN TAX MAP 24 - PARCEL 1033 - LIBER 1526 FOLIO 728 GRADING PLAN CRAYTON BOULEVARD UTILITY AND GEOMETRIC PLAN CRAYTON BOULEVARD GRADING PLAN CRAYTON BOULEVARD PLAN AND PROFILE **OWNER** SHOWALTER ROAD GRADING AND GEOMETRIC PLAN DEVELOPER/ APPLICANT CRAYTON AND SHOWALTER EROSION AND SEDIMENT PERINI INDUSTRIAL LAND, LLC CONTROL PLAN CRAYTON & SHOWALTER ROAD DETAILS TRAMMELL CROW COMPANY CRAYTON & SHOWALTER ROAD DETAILS ATTN: PAUL A. PERINI ATTN: MICHAEL J. MANLEY CRAYTON ROAD STORM PROFILES AND COMPUTATIONS ROAD CROSS SECTIONS 13725 MARSH PIKE 1055 THOMAS JEFFERSON STREET, NW ROAD CROSS SECTIONS ROAD CROSS SECTIONS HAGERSTOWN, MD 21742 ROAD CROSS SECTIONS SUITE 600 ROAD CROSS SECTIONS (301) 797-8710 ROAD CROSS SECTIONS WASHINGTON, DC 20007 SANITARY SEWER PLAN AND PROFILES SANITARY SEWER PLAN AND PROFILES (202) 295-3323 SANITARY SEWER PLAN AND PROFILES



148 S. Queen Street, Suite 201 Martinsburg, WV 25401 Phone: 304-725-8456 www.gordon.us.com

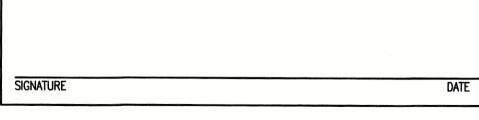
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEY AND MAPPING SECURITY CONSULTING

REFERENCE PLANS:

ESD CONCEPT PLAN: 'VISTA BUSINESS PARK - DISTRIBUTION FACILITY' (SWCP-18-006) APPROVED 04/16/2018 FOREST STAND DELINEATION PLAN 'REMAINING LANDS OF PERINI INDUSTRIAL LAND, LLC' (FS-18-003) APPROVED 04/30/2018 FOREST CONSERVATION PLAN 'P/O VISTA BUSINESS PARK' (FC-18-XXX) APPROVAL PENDING SIMPLIFIED PLAT 'LANDS OF PERINI INDUSTRIAL LAND, LLC' (SI-18-009) APPROVAL PENDING SITE SPECIFIC GRADING PLAN 'VISTA BUSINESS PARK - DISTRIBUTION FACILITY' (GP-18-006) APPROVAL PENDING

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

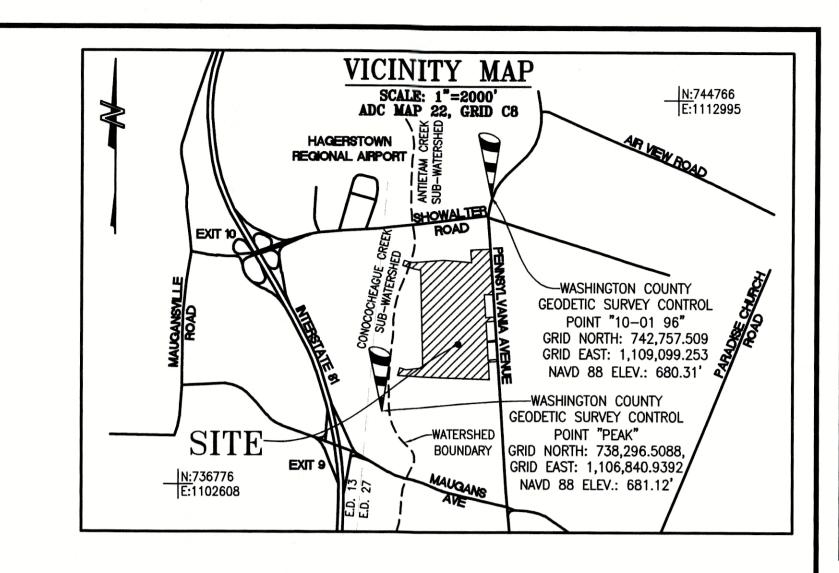
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST ADDITION OF THE STANDARD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

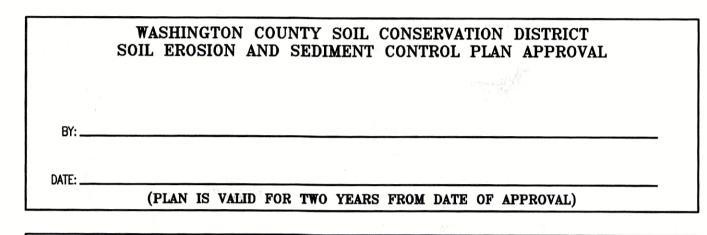


DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE 75.10 ACRES (71.70 ACRES ONSITE AND 3.39 ACRES FOR PUBLIC ROADS) AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 532,382 C.Y. OF EXCAVATION AND 547,755 C.Y. OF FILL.

NOTE: THE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.





UTILITY NOTIFICATION

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

OWNER/DEVELOPER CERTIFICATION

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

DATE	PRINTED NAME	SIGNATURE
1.6		

ENGINEER/ARCHITECT DESIGN CERTIFICATION

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 REG. NO. SIGNATURE			
DATE.	DAIL	REG. NO.	SIGNATURE
	DATE	DEC. NO.	CIONATURE

OWNER/DEVELOPER CERTIFICATION

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

DATE	PRINTED NAME
	CIONATUDE
	SIGNATURE

ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

SIGNATURE	DATE	SEAL

DATE

APPROVED:				
WASHINGTON	COUNTY	PLAN	REVIEW	DEPARTMEN

SIGNATURE

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U

PROFESSIONAL CERTIFICATION.

HEREBY CERTIFY THAT THESE

DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM

STATE OF MARYLAND, LICENSE NO.

40891, EXPIRATION DATE: 06/22/20

DULY LICENSED PROFESSIONAL Engineer under the laws of thi

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SCALE:	HORIZ: VERT:	N/A
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GENERAL NOTES:

- THE PROPOSED SITE IMPROVEMENTS FOR 'VISTA BUSINESS PARK DISTRIBUTION FACILITY' INCLUDE, BUT ARE NOT LIMITED TO THE CONSTRUCTION OF A DISTRIBUTION FACILITY, DRIVE AISLES AND PARKING AREAS WITH ASSOCIATED DRAINAGE STRUCTURES, SWM FACILITIES, AND PUBLIC UTILITIES.
- 2. 'VISTA BUSINESS PARK DISTRIBUTION FACILITY' IS LOCATED IN ELECTION DISTRICTS 13 & 27, WASHINGTON COUNTY, MARYLAND. THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP 24, PARCELS 379 (LIBER 1526, FOLIO 728), 402 (LIBER 4666, FOLIO 100), 446 (LIBER 1526, FOLIO 728), 470 (LIBER 2396, FOLIO 346), 1027 (LIBER 1526, FOLIO 728) & 1033 (LIBER 1526, FOLIO 728). THE PROPERTY OWNER IS PERINI INDUSTRIAL LAND, LLC, ALL OF THE LAND RECORDS OF WASHINGTON COUNTY MARYLAND.
- 3. THE TOTAL EXISTING SITE ACREAGE IS ±157.33 ACRES. THE TOTAL PROPOSED SITE ACREAGE IS ±83.32 ACRES AND 2.19 ACRES FOR PUBLIC ROW DEDICATION.
- 4. THE PROPERTY IS ZONED "HI" (HIGHWAY INTERCHANGE DISTRICT).
- THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FOOT. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY MCKENZIE SNYDER, INC. OBTAINED ON MARCH 19, 2018. HORIZONTAL DATUM IS REFERENCED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM OF 1983. VERTICAL DATUM IS REFERENCED TO NAVD 88.
- 6. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS PER AN ALTA/NSPS LAND TITLE SURVEY TITLED "PERINI INDUSTRIAL LAND, LLC." PREPARED BY FOX & ASSOCIATES, INC. DATED MARCH 30, 2018. BEARINGS ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83)(2011), GRID NORTH.
- 7. TITLE REPORT WAS NOT FURNISHED.
- 8. THERE ARE NO MUNICIPAL BOUNDARIES WITHIN 1,000 FEET OF THE SUBJECT PROPERTY.
- 9. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL PLANNING AREAS SUCH AS THE UPPER BEAVER CREEK BASIN AND TROUT HATCHERY. THE EDGEMONT OR SMITHSBURG RESERVOIR WATERSHEDS, THE APPALACHIAN TRAIL CORRIDOR.
- 10. NO PORTION OF THE SITE IS WITHIN 1,000' OF ANY PORTION OF THE APPALACHIAN TRAIL.
- 11. THE SITE IS LOCATED IN THE UPPER POTOMAC RIVER AREA WATERSHED. THE EASTERN PORTION OF THE SITE IS LOCATED WITHIN THE ANTIETAM CREEK SUB-WATERSHED (MARYLAND 8-DIGIT WATERSHED CODE 02140502), WHILE THE WESTERN PORTION IS LOCATED WITHIN THE CONOCOCHEAGUE CREEK SUB-WATERSHED (MARYLAND 8-DIGIT WATERSHED CODE 02140504).
- 12. THE WATERSHED AFFECTING THE LOT IS ±98 ACRES.
- 13. THERE ARE NO SOILS WITH A K VALUE GREATER THAN 0.35 ON SLOPES GREATER THAN OR EQUAL TO 15% AND NO STEEP SLOPES GREATER THAN 25% ON ON THE SUBJECT PROPERTY.
- 14. ACCORDING TO THE U.S. GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHIC MAP (HAGERSTOWN, MARYLAND-PENNSYLVANIA QUADRANGLE) THERE ARE NO SURFACE WATER FEATURES AT THE SITE. THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND SOILS SURVEY MAP NUMBER 11 IDENTIFIES MULTIPLE STREAMS AT THE SITE.
- 15. PER THE FOREST STAND DELINEATION PLAN TITLED "REMAINING LANDS OF PERINI INDUSTRIAL LAND, LLC" PREPARED BY TRIAD ENGINEERING, INC. DATED MARCH 09, 2018, IN FEBRUARY 2009, THE MAJORITY OF THE SITE WAS EVALUATED BY CMX IN ACCORDANCE WITH THE SENSITIVE AREA STREAM BUFFER CRITERIA FOR WASHINGTON COUNTY, MARYLAND, DATED FEBRUARY 2002. THE EVALUATION WAS PERFORMED BY A WETLAND SCIENTIST AND A CERTIFIED PROFESSIONAL SOIL SCIENTIST AND SOIL CLASSIFIER UNDER SUPERVISIONS OF THE WASHINGTON COUNTY SOILS CONSERVATION DISTRICT. THE EVALUATION DETERMINED THAT THAT THE AREA MAPPED AS MELVIN SILT LOAM WAS NOT PRESENT AT THE SITE. ACCORDINGLY, THE AREA MAPPED AS MELVIN SILT LOAM WAS RECLASSIFIED AS DUFFIELD AND HAGERSTOWN SERIES. IT WAS ALSO DETERMINED THAT THERE WERE NO STREAMS OR STREAM BUFFERS PRESENT AT THE SITE.
- 16. DESPITE THE 2009 DETERMINATIONS BY CMX, AN ISOLATED WATERWAY THAT WOULD BE REGULATED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) WAS IDENTIFIED TO THE WEST OFF THE SITE. THE WATERWAY ORIGINATES FROM A SPRING AND EXTENDS APPROXIMATELY 220 FEET BEFORE TERMINATING BECAUSE THE FLOW INFILTRATES. THIS WAS REFERRED TO BY CMX AS AN EPHEMERAL DITCH IN THIS LOCATION, INDICATING THAT NO FLOW WAS PRESENT AT THE TIME OF THEIR INVESTIGATION., BUT THIS WATERWAY IS NOT EPHEMERAL, BUT RATHER INTERMITTENT BECAUSE IT ORIGINATES FROM A GROUNDWATER SPRING. THE STREAM BUFFER AND WATERWAY HAVE BEEN SHOWN HEREON BASED ON A SITE MEETING WITH THE MDE AND THE WASHINGTON COUNTY SOIL CONSERVATION SERVICE ON MARCH 5, 2018.
- 17. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER THE NATIONAL WETLANDS INVENTORY MAP (HAGERSTOWN, MARYLAND-PENNSYLVANIA QUADRANGLE).
- 18. THE SITE IS LOCATED ON F.E.M.A. MAP 24043C0128D EFFECTIVE DATE AUGUST 15, 2017. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA (ZONE A). THE PROPERTY IS IN ZONE X.
- 16. THE SUBJECT PROPERTY CONSISTS OF UNDEVELOPED, AGRICULTURAL LAND AND SPARSE FOREST COVER. THE SITE IS BOUNDED BY SHOWALTER ROAD (CLASSIFIED AS A MINOR ARTERIAL) AND THE HAGERSTOWN REGIONAL AIRPORT TO THE NORTH, VACANT FOREST LAND TO THE SOUTH, UNDEVELOPED, AGRICULTURAL LAND, PENNSYLVANIA AVENUE AND PRIMARILY RESIDENTIAL DEVELOPMENT TO THE EAST AND AGRICULTURAL LAND TO THE WEST.
- 17. THERE ARE NO AREAS OF KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE US FISH AND WILDLIFE SERVICE AS PER 50 CFR 17 ON THE SUBJECT PROPERTY.
- 18. ACCORDING TO THE MARYLAND INVENTORY OF HISTORIC PROPERTIES AND THE NATIONAL REGISTER OF HISTORIC PLACES, THERE ARE NO KNOWN HISTORIC STRUCTURES ON THE SUBJECT PROPERTY.
- 19. PER SECTION 4.12 OF THE ZONING ORDINANCE:
- A. THE MARYLAND AIR POLLUTION CONTROL STANDARDS SHALL BE USED TO CONTROL THE EMISSION OF SMOKE, DUST, DIRT, FLY ASH, FUMES, VAPORS, GASSES OR ODORS.

 B. NO USE SHALL CARRY ON AN OPERATION THAT WILL PRODUCE HEAT OR CONSTANT GLARE THAT WILL ADVERSELY AFFECT THE
- USES OF AN ADJACENT PROPERTY.
- C. MACHINES OR OPERATIONS WHICH CAUSE VIBRATION SHALL BE PERMITTED BUT IN NO CASE SHALL ANY SUCH VIBRATION ADVERSELY AFFECT THE USES OF AN ADJACENT PROPERTY.
- D. THE EMISSION OF RADIOACTIVITY OR ELECTRICAL DISTURBANCES SHALL BE IN ACCORDANCE WITH STATE AND FEDERAL CODES.

 E. STORAGE OF MATERIALS OR WASTES WHICH MAY CAUSE FUMES OR DUST SHALL BE STORED ONLY IF ENCLOSED IN ADEQUATE CONTAINERS.
- 23. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 22, DIVISION II AND ARTICLE 19 SECTION 5(c) OF THE WASHINGTON COUNTY ZONING ORDINANCE.
- 24. REFUSE AND RECYCLABLES STORAGE AND DISPOSAL WILL BE HANDLED VIA AN ON-SITE SCREENED DUMPSTER ENCLOSURE AREA WITH PRIVATE HAULER.
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY AND/OR STATE FOR WORK WITHIN COUNTY AND/OR STATE RIGHT—OF—WAYS.
- 26. A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN COUNTY RIGHT-OF-WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
- 27. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS, DISCUSSION WITH THE OWNER, PAST SITE PLANS AND/OR SURVEYS PREPARED BY FOX AND ASSOCIATES AND SUPPLEMENTED WITH AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY MCKENZIE SNYDER, INC. OBTAINED ON MARCH 19, 2018. EXACT LOCATIONS AND ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
- 28. ALL SANITARY SEWER AND WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF HAGERSTOWN UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS AND WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY SPECIFICATIONS.
- 29. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE COUNTY INSPECTOR. OR OTHER REPRESENTATIVE OF THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
- 30. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY
- 31. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE
- 32. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- 33. SEE COVER SHEET FOR LEGEND OF SYMBOLS USED HEREIN.

FULL RESPONSIBILITY OF THE LOT OWNER.

WASHINGTON COUNTY AND/OR OTHER APPROPRIATE AGENCIES.

34. THERE ARE NO OUTDOOR STORAGE AREAS PROPOSED WITH THIS APPLICATION.

CONSTRUCTION NOTES:

- 1. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 OR 1-800-245-7777 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR OTHER EARTH DISTURBING ACTIVITIES WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 2. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY. THERE ARE NO KNOWN CEMETERIES, ARCHEOLOGICAL SITES, NATURAL FEATURES, NOR HISTORIC SITES LISTED, OR DETERMINED TO BE ELIGIBLE, OR WHICH THE OWNER HAS REASON TO BELIEVE MAY BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN THE CONSTRUCTION LIMITS.
- 3. GORDON DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY THEIR FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN, THEY SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND INSURE THE CONTINUANCE OF SERVICE. IF NECESSARY, THE SITE PLAN WILL BE MODIFIED TO ELIMINATE THE CONFLICT AT THE DEVELOPER'S EXPENSE.
- 4. GORDON DOES NOT CERTIFY TO THE SUB-SURFACE CONDITIONS OF THE SITE, THE LOCATION OF UNDERLYING ROCK, OR THE LOCATION OF POTENTIAL SINKHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES TO VERIFY SUB-SURFACE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. IF SINKHOLES ARE FOUND IN THE FIELD, REMEDIATION WILL BE REQUIRED AS SPECIFIED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND/OR A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.
- 5. EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.
- 6. ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- 7. DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE TO CURRENT WASHINGTON COUNTY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS, WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS, WASHINGTON COUNTY PLUMBING CODE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS AND SPECIFICATIONS.
- 8. ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY A THIRD PARTY ENGINEERING FIRM.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE AUTHORITY ISSUING PERMITS.
- 10. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE RIGHT—OF—WAY, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.
- 11. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN EXISTING UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.
- 12. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING GORDON OF ANY CONDITIONS FOUND IN THE FIELD THAT VARY FROM WHAT IS SHOWN ON THE APPROVED PLANS. OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO GORDON'S ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.
- 13. THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING GORDON OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS IN NEED OF VERIFICATION SO THAT APPROPRIATE REVISIONS CAN BE MADE, IF WARRANTED.
- 14. ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. (ADA CURRENT VERSION). ALL SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. GORDON SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 16. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION
- 17. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT.
- 18. ALL PROPOSED GRADES AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLAN.
- 19. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
- 20. THE APPROVAL OF THESE PLANS SHALL IN NO WAY GRANT PERMISSION BY THE APPROVING JURISDICTION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 21. WHERE THE ORDINANCES DIFFER BETWEEN LOCAL, STATE, AND FEDERAL REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- 22. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT OR A PROFESSIONAL ENGINEER OR CERTIFIED TECHNICIAN FOR SUITABLE BACKFILL MATERIAL REQUIREMENTS AND COMPACTION REQUIREMENTS. CBR TESTS SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION FOR PAVEMENT AREAS. SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (AASHTO T99C) UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT.
- 23. COMPACTION OF SUBGRADES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR TECHNICIAN CERTIFIED BY THE MARYLAND STATE HIGHWAY ADMINISTRATION OR A PROFESSIONAL INSTITUTE ACCEPTABLE TO WASHINGTON COUNTY, AS MEETING THE ABOVE STANDARD
- 24. BUILDING FOOTPRINTS AS SHOWN ARE APPROXIMATE IN BUILDING SIZE AND DO NOT REPRESENT FINAL ARCHITECTURALS.
- 25. ALL GRADING SHALL PROVIDE PROPER DRAINAGE & DISPOSAL OF STORM WATER WITHOUT PONDING.
- 26. ALL FILL SHALL BE COMPACTED TO PREVENT EROSION.
- 27. GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LAND OWNER.
- 28. LOTS SHALL BE GRADED TO SECURE PROPER DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT POOLING OR COLLECTION OF STORM WATER.
- 29. EXCAVATION OR FILL SHALL NOT ENDANGER AN ADJOINING PROPERTY.
- 30. ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
- 31. FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
- 32. CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
- 33. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SIGNAGE MUST MEET FEDERAL, MARYLAND, AND WASHINGTON COUNTY REQUIREMENTS

SITE DATA SUMMARY:

- 1. CURRENT ZONE: (HI) HIGHWAY INTERCHANGE DISTRICT
- 2. PROPOSED USE: DISTRIBUTION FACILITY
- 3. ELECTION DISTRICT: 13 & 27

	USE REQUIREMENTS:			
•	OSE NEWOINEMENTS.	REQUIRED	PROVIDED	
	LOT SIZE (AC.):	N/A	83.32	
	BUILDING HEIGHT:	75' (MAX.)	50'	
	BUILDING SETBACK: FRONT SIDE REAR	40' (MIN.) 50' (MIN.) 50' (MIN.)	40' (MIN.) 50' (MIN.) 50' (MIN.)	
	BUFFERS: FRONT	N/A 75' (MIN.)	N/A 75' (MIN.)	

 SIDE
 75' (MIN.)
 75' (MIN.)

 REAR
 75' (MIN.)
 75' (MIN.)

 COMPUTATION:
 85% (MAX)
 38.1%

 BUILDINGS:
 1,190,700 SF

 PARKING/DRIVES/SIDEWALKS:
 1,062,600 SF

TOTAL IMPERVIOUS AREA: 2,253,300 SF

2,253,300 / 3,629,313 = 0.620 = 62%

- 5. UTILITIES: PUBLIC WATER AND SEWER.
- 6. FOREST CONSERVATION: FEE IN LIEU (PIL-18-00X: \$323,740.10 RECEIPT DATED X/XX/2018)
- 7. SOLID WASTE DISPOSAL: ENCLOSED DUMPSTER WITH PRIVATE HAULER
- 8. ESTIMATED WATER USAGE: 2,400 GPD
- 9. HOURS OF OPERATION: 24 HOURS A DAY, SEVEN DAYS A WEEK.
- 10. NUMBER OF EMPLOYEES: 100 TOTAL
- 11. FREIGHT AND DELIVERY REQUIREMENTS: 10-15 TRUCKS PER DAY
- 12. SITE ADDRESS: 13905 CRAYTON BLVD.
- 13. EXCISE TAX USE CLASSIFICATION: NON-RESIDENTIAL

PARKING TABULATIONS:

PARKING REQUIREMENTS:
 WAREHOUSE OR WHOLESALE ESTABLISHMENTS:
 1 SPACE PER 1.5 EMPLOYEES ON MAIN SHIFT OR 1 SPACE PER 1500 SQ. FT. GFA, WHICHEVER IS GREATER;
 PLUS 1 SPACE PER 350 SQ. FT. GFA OF SALES AND/OR OFFICE SPACE. A PARKING SPACE WAIVER LETTER
 WILL BE SUBMITTED.

REQUIRED:

OFFICE SPACES: 68,040/350 = 195 SPACES

WAREHOUSE SPACES: 1,122,660/1500 = 749 SPACES

TOTAL = 944 SPACES

3. PROVIDED:

TOTAL PARKING SPACES PROVIDED = 587 CAR SPACES (INCLUDES ADA ACCESSIBLE SPACES)
198 LOADING SPACES
311 TRAILER DROPS

TOTAL ADA ACCESSIBLE SPACES REQUIRED = 12 (PER TABLE 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN)
TOTAL ADA ACCESSIBLE SPACES PROVIDED = 12 SPACES (ALL ARE VAN ACCESSIBLE)

BICYCLE PARKING

REQUIRED: 1 PER 25 CAR SPACES (587 / 25 = 24)

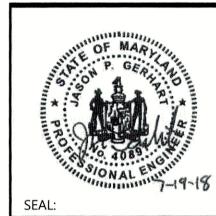
PROPOSED : 24

<u>VEGETATION NARRATIVE:</u>

THE EXISTING SITE WITHIN THE LIMITS OF DISTURBANCE IS A FIELD OF ROW CROPS THAT HAS HISTORICALLY BEEN ROTATED BETWEEN CORN AND SOY BEANS. AFTER CONSTRUCTION, UNTIL SUCH TIME THAT THE SITE IS FURTHER DEVELOPED, IT IS ANTICIPATED THAT THE AREA WILL BE SEEDED AND STABILIZED AND LEFT IN A MEADOW CONDITION THAT IS PERIODICALLY MOWED TO KEEP BRUSH FROM BECOMING OVERGROWN.

UTILITY CONTACT NUMBERS				
UTILITY	UTILITY COMPANY	TELEPHONE NUMBER		
WATER	CITY OF HAGERSTOWN UTILITIES DEPARTMENT	(301) 739-8577 EXT. 65		
SANITARY SEWER	WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY	(240) 313-2600		
ELECTRIC	POTOMAC EDISON COMPANY	(800) 686-0011		
TELEPHONE	VERIZON	(800) 837-4966		
CABLE	ANTIETAM CABLE	(301) 797-5000		
OTHER	MISS UTILITY	(800) 257-7777		
FIBER OPTIC	VERIZON	(800) 837-4966		
FIBER OPTIC	SHENTEL	(800) 743-6835		
FIBER OPTIC	LUMOS	(800) 320-6144		
FIBER OPTIC	COMCAST	(877) 209-6360		
FIBER OPTIC	XO COMMUNICATIONS	(703) 547-2000		

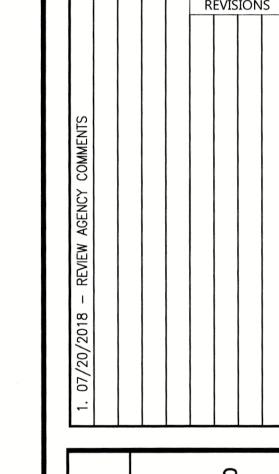
THE CONTRACTOR SHALL COORDINATE WITH THE ABOVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.



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SEAL:

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.
40891, EXPIRATION DATE: 06/22/2019



SITE PLAN (SP-18-019)

TA BUSINESS PARKTRIBUTION FACILITY

PARCELS 379, 402, 446, 470, 1027, 1033 & ELECTION DISTRICTS 13 & 27

VASHINGTON COUNTY, MARYLAND

50 4

SCALE: HORIZ: N/A
VERT:

DATE: MAY 2018

JOB: 3007-0203

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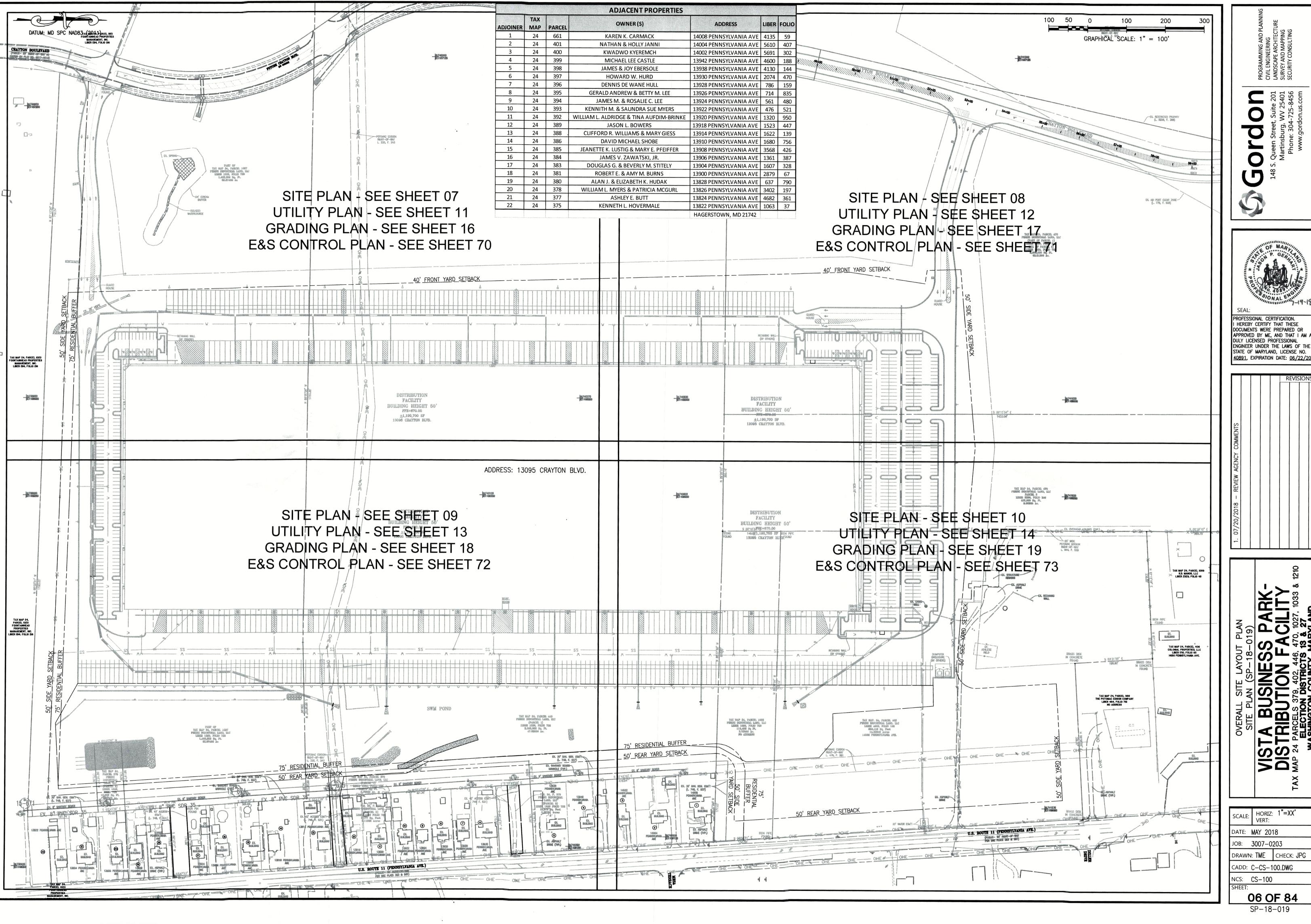
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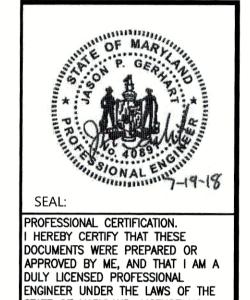
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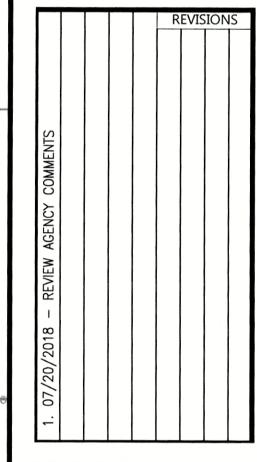
O2 OF 84

SP-18-019



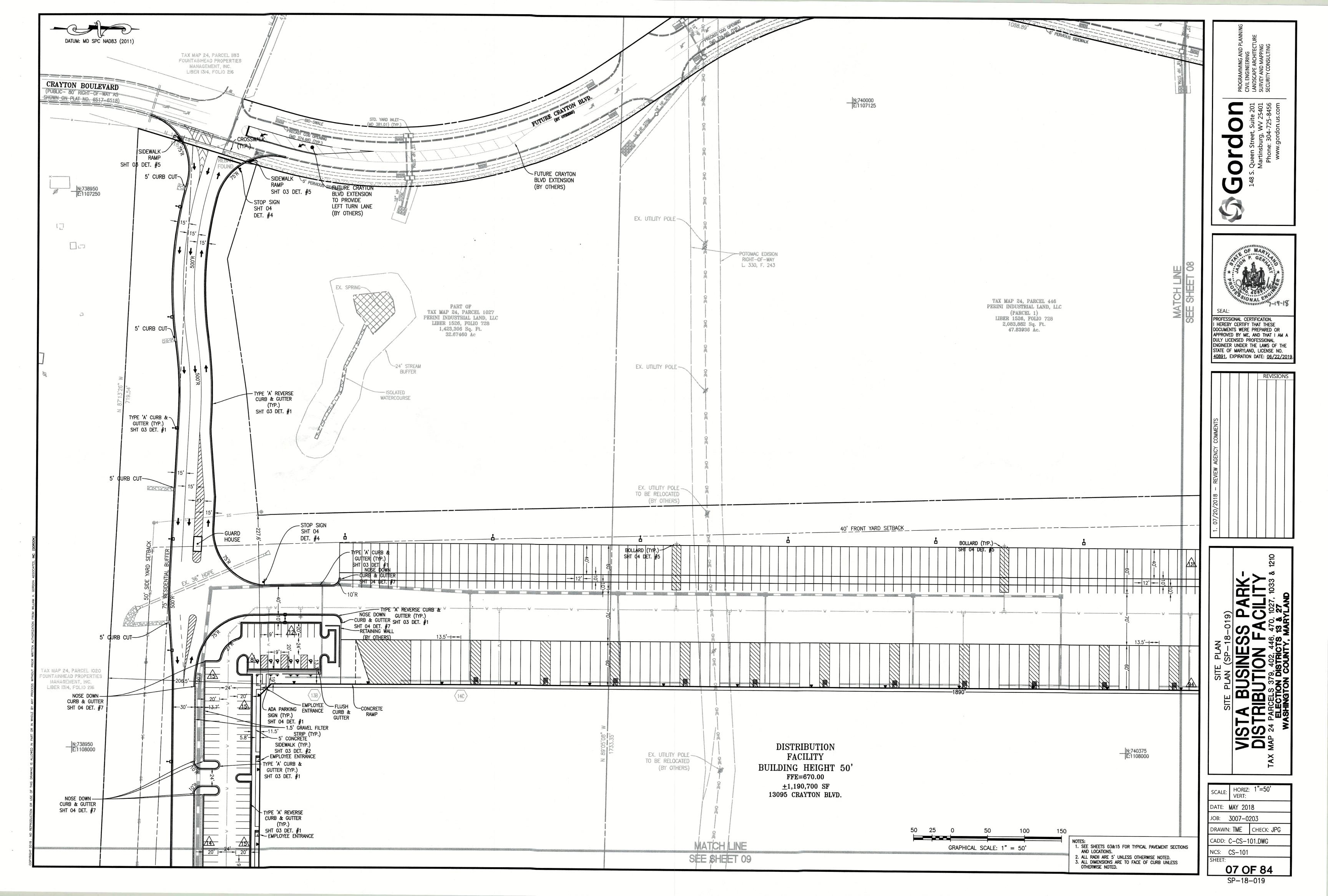
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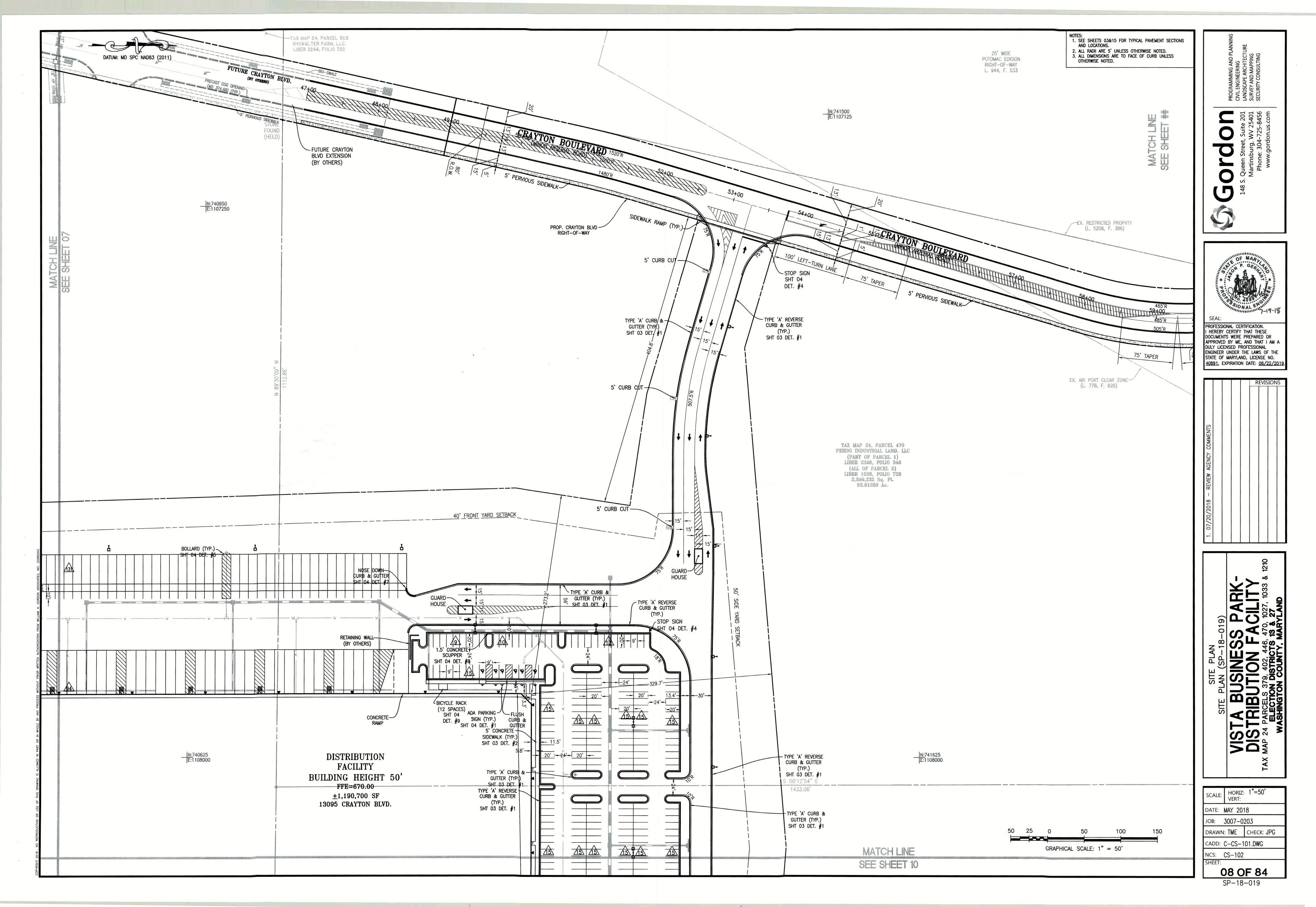


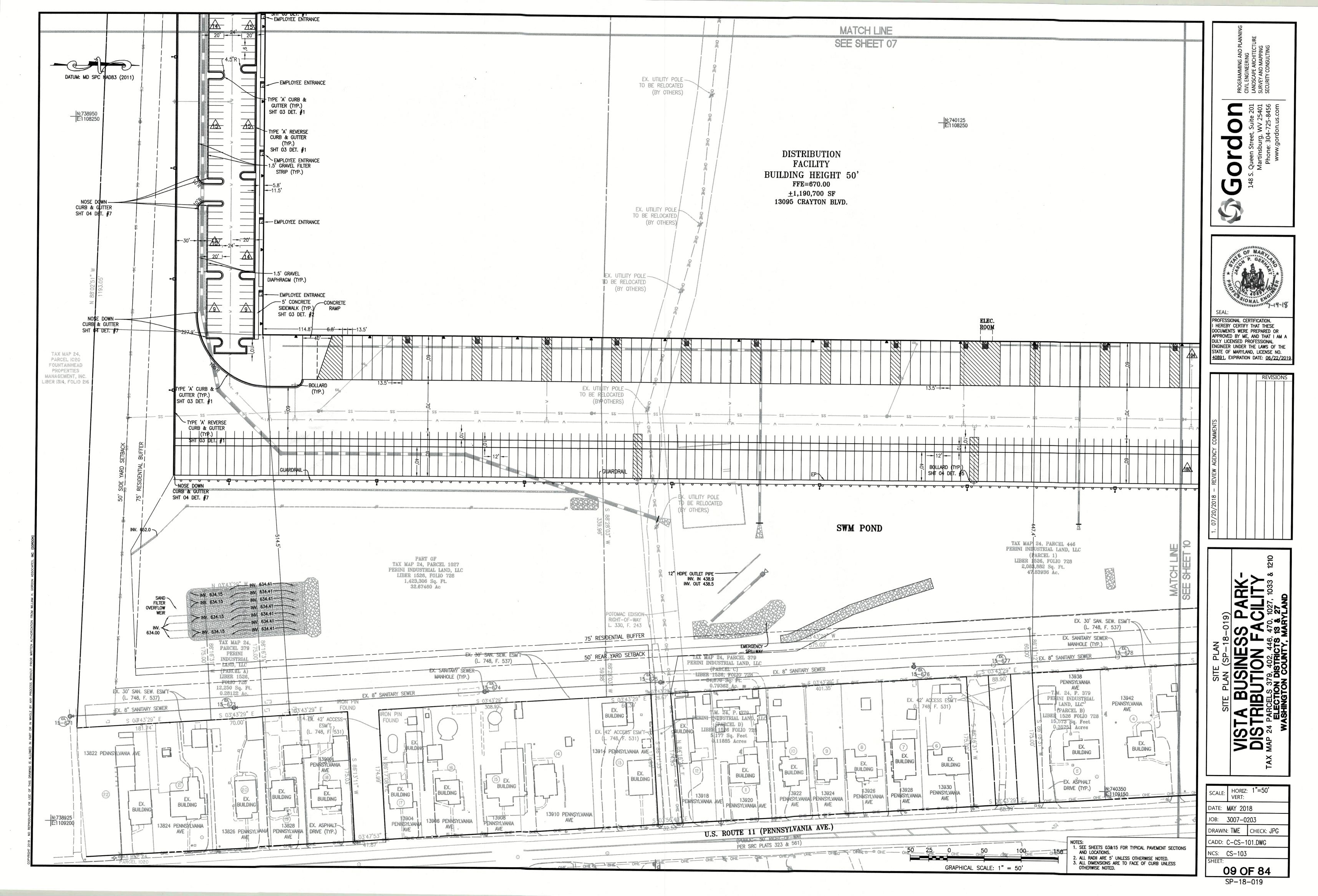


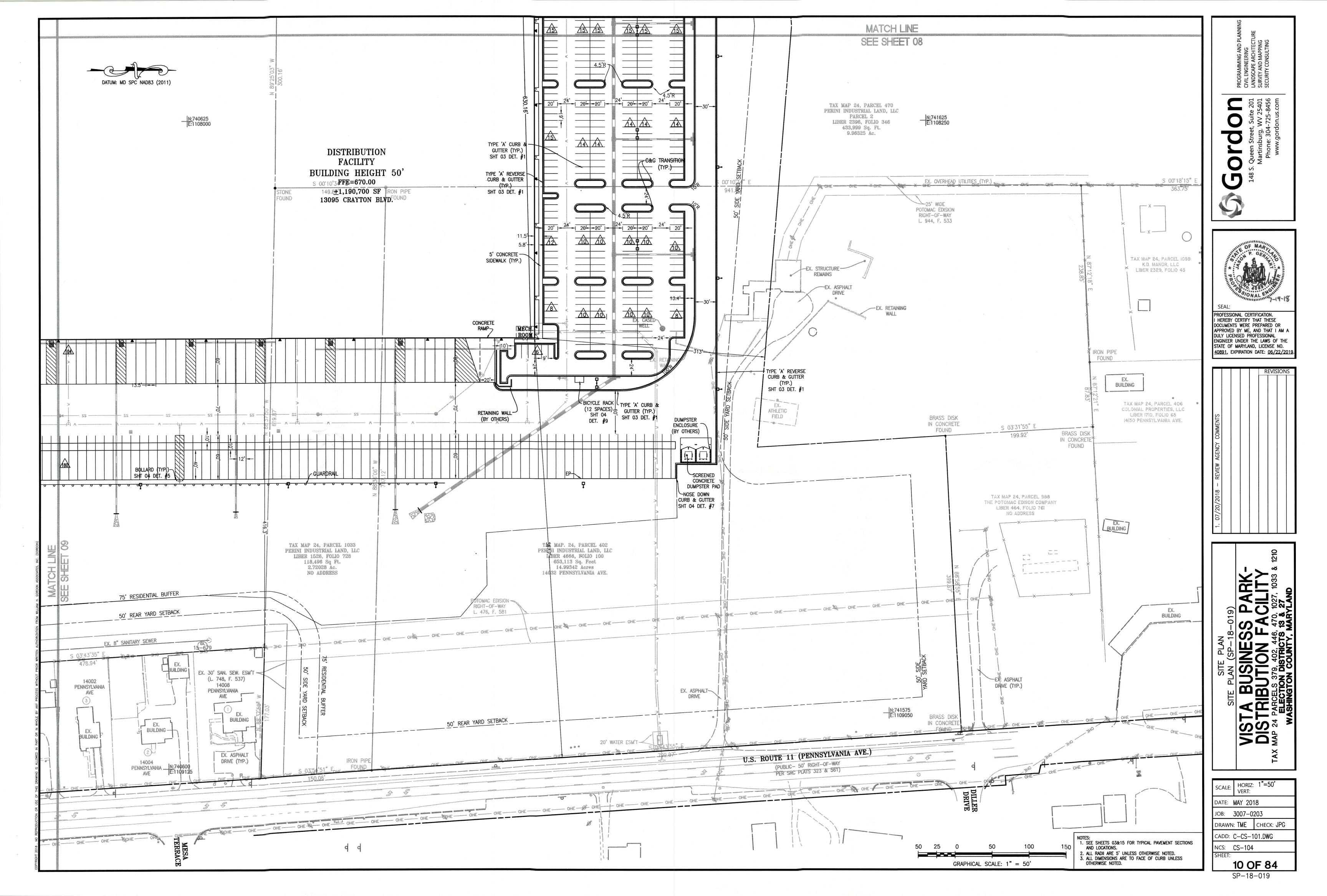
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DATE: MAY 2018				
JOB:	3007-0	203		
DRAWN	DRAWN: TME CHECK: JPG			
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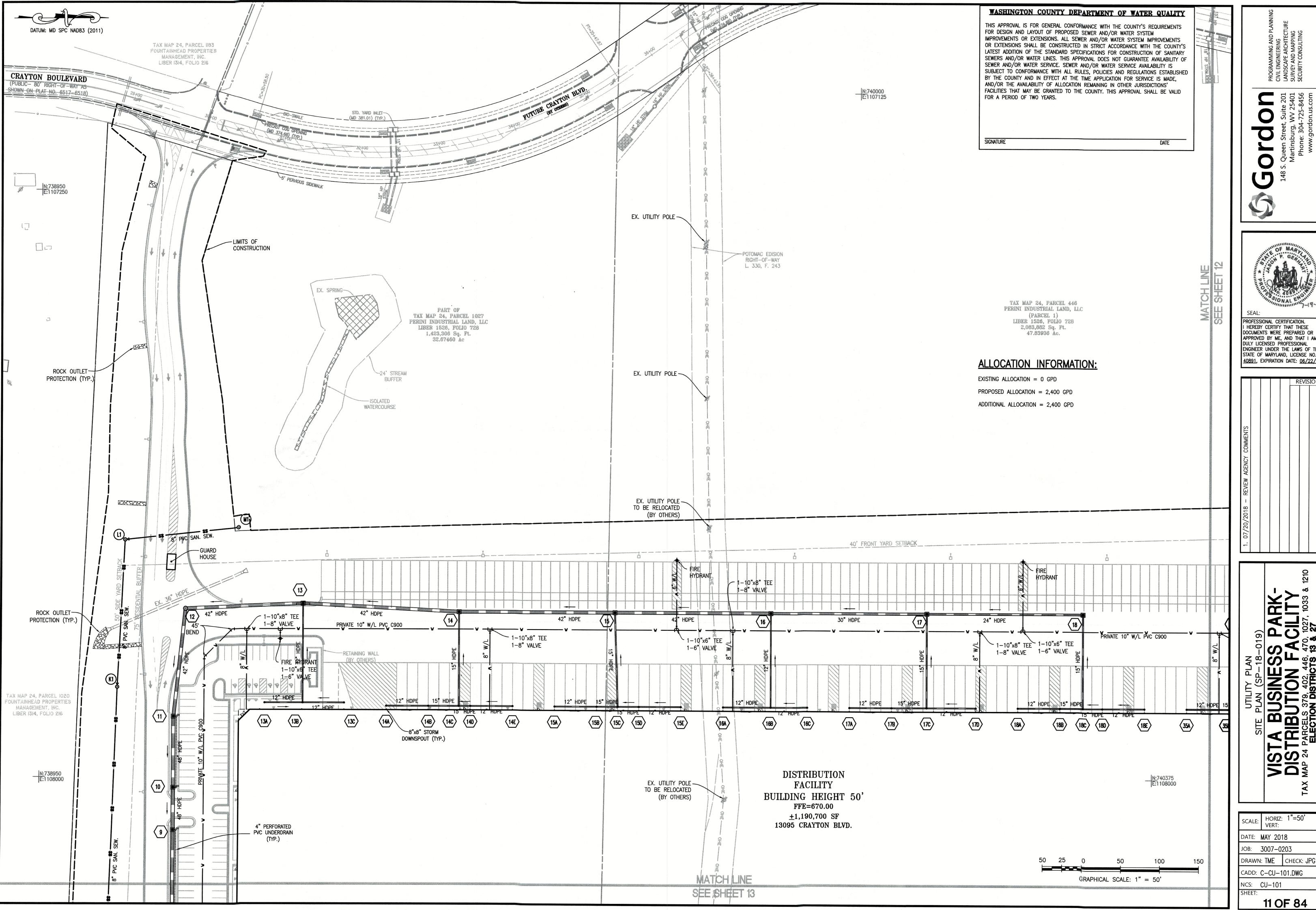
SP-18-019



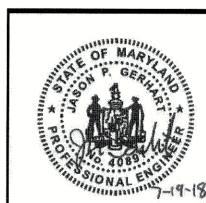








SP-18-019



APPROVED BY ME, AND THAT I AM A ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40891, EXPIRATION DATE: 06/22/201

DRAWN: TME CHECK: JPG

