



# Washington County

M A R Y L A N D

## DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

### AGENDA

#### WASHINGTON COUNTY PLANNING COMMISSION

##### REGULAR MEETING

October 1, 2018, 7:00 PM

#### WASHINGTON COUNTY ADMINISTRATIVE COMPLEX

100 WEST WASHINGTON STREET

2<sup>ND</sup> FLOOR, PUBLIC MEETING ROOM #2000

#### CALL TO ORDER AND ROLL CALL

#### OLD BUSINESS

1. RZ-18-003 – P Overlook LLLP – Discussion and possible recommendation for Map Amendment application for property located at the intersection of MD Route 340 & Keep Tryst Road; Acreage: 24.32 acres; Present Zoning: Rural Village with 9 lot residential density restriction; Proposed Zoning: Rural Village without 9 lot residential density restriction

#### NEW BUSINESS

#### MINUTES

1. September 10, 2018 Planning Commission public rezoning information and regular meeting minutes \*

#### SUBDIVISIONS

1. Hunter's Green Business Park, Lots 11 thru 13 [S-18-031] – Preliminary/final plat for a proposed three lot commercial/industrial subdivision located at 11529 French Lane; Zoning: HI (Highway Interchange); Planner: Lisa Kelly \*

#### SITE PLANS

1. Sharpsburg Elementary School [SP-18-031] – Site plan for a proposed elementary school located at 17525 Shepherdstown Pike; Zoning: P with AO2 (Preservation with Antietam Overlay 2); Planner: Lisa Kelly \*

#### OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

#### ADJOURNMENT

#### UPCOMING MEETINGS

1. Monday, November 5, 2018, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administrative Complex, 100 W. Washington Street, 2<sup>nd</sup> Floor, Public Meeting Room #2000, Hagerstown, Maryland

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

The Planning Commission reserves the right to vary the order in which the cases are called. Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2430, to make arrangements no later than ten (10) days prior to the meeting. *Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.*



## Preliminary/Final Plat for Hunters Green Business Park

### Lots 11 through 13

Presented for approval is a preliminary and final plat for Lots 11 thru 13 for Hunters Green Business Park.

The subject site is located east of Williamsport Pike, North of I-70 and adjacent to French Lane. Zoning is Highway Interchange.

The developer is proposing to subdivide three lots for commercial purposes. Proposed lot 11 has existing business Service Truck and Tire which had a site plan approved in 2016. The other two lots, 11 and 13, are currently unimproved. Total acreage for all three lots is 8.37. Remaining lands is 4.7.

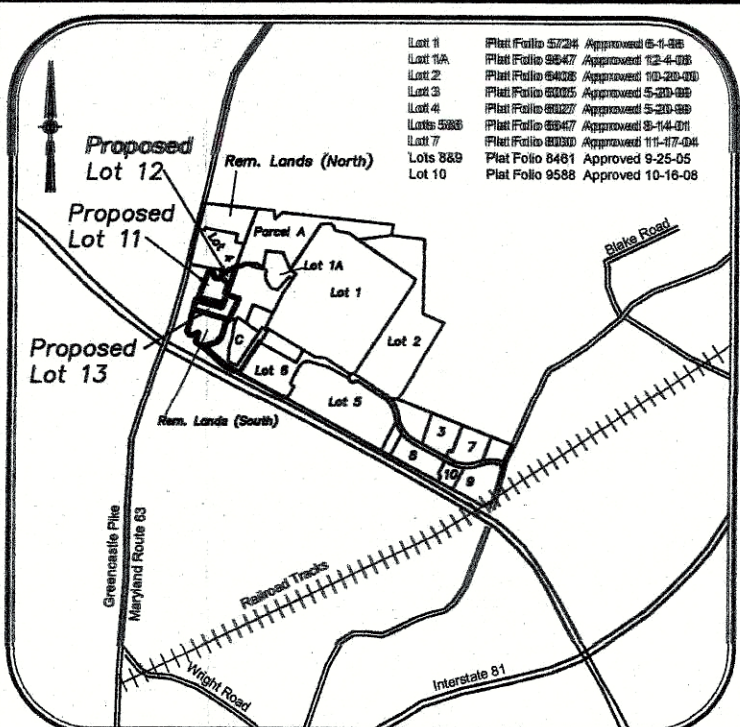
All lots will have frontage on French Lane. Lot 13's access will be a shared access with Lot 11 that is currently existing.

Public water and sewer service these lots.

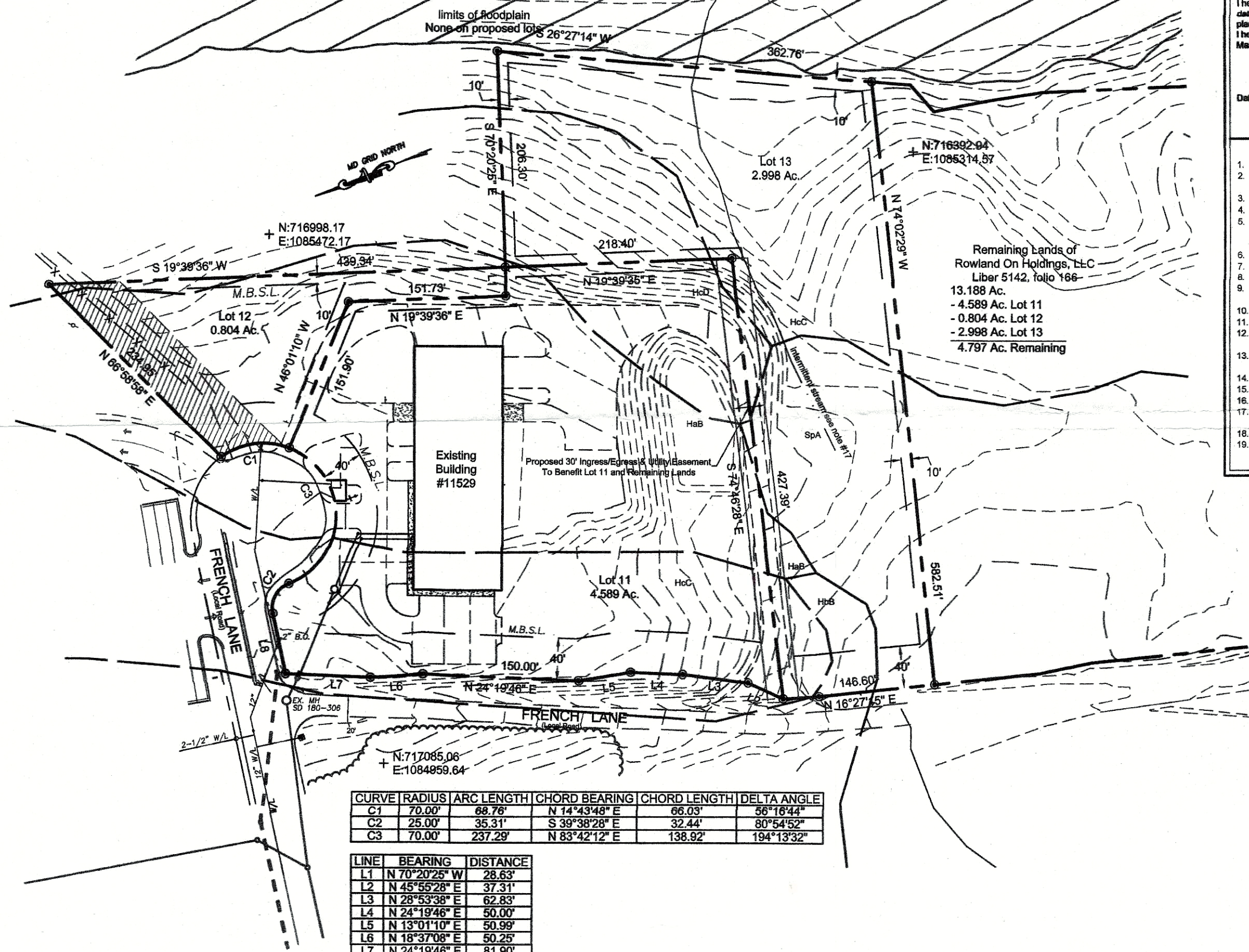
Any development on Lots 13 and 12 will require a site plan.

Forestation requirements were addressed previously during development of Hunters Green Business Park.





VICINITY MAP  
SCALE 1"=3,000'



**Dedication for Individuals**  
We do hereby certify, for ourselves and our personal representatives, heirs and assigns, that we are the legal and true owner(s) of the property shown and described on this plat and that we have duly adopted the plan of subdivision shown hereon, hereby establishing the minimum building restriction lines shown hereon, hereby dedicating to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose and responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board.  
This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.  
There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following:  
and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.  
We do hereby assent to this plan of subdivision.

Witness our hands and seals this 13<sup>th</sup> day of July, 2018.  
Owner: Rowland-On Holdings, LLC (Seal)  
Witness

**Certificate of Approval of Community Water System and Sewerage**  
I hereby certify that the use of the community water and/or community sewerage system for this subdivision is in conformance with the County Water and Sewerage Plan.  
Date: \_\_\_\_\_ County Health Officer

**Land Surveyor's Certification**  
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of Tract One of the lands conveyed by Amos James Rowland to Rowland-On Holdings, LLC, by deed dated December 30, 2015, and recorded in the Land Records of Washington County, Maryland in Liber No. 5142, folio 166 and that stones marked O and/or bars marked O have been placed as indicated.  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 01/16/2020.  
Date: JULY 13, 2018  
Professional Land Surveyor

- General Notes**
- This site is being served by County Sewer and City Water. Both are available and will be shown and designated at the site plan stage.
  - There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
  - Bearings, distances and coordinates are based on MD Grid NAD83.
  - Soil types are as shown.
  - Minimum Building Setbacks: front yard-40'; side yard-10'; rear yard-10'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned HI - Highway Interchange.
  - Total upstream watershed affecting this subdivision: is less than 400 Acres.
  - This parcel does not lie in the existing 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 24043C0118D dated August 15, 2017, Flood Zone X.
  - Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc.
  - There are no floodplains, steep slopes and other related buffers, or habitat of threatened or endangered species 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. This subdivision is not within 100' of the Appalachian Trail.
  - No other wells or septic lie within 100 feet of the Lot Lines unless shown otherwise.
  - All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
  - 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.
  - This plat has been reviewed and approved per the HI Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
  - This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
  - Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
  - Forest Conservation for Lots 11-13 and the Remaining Lands have been previously mitigated on Plat folio 5870-5872 and 10809-10810.
  - The intermittent stream shown hereon has a drainage area of less than 100 acres and does not meet the requirements for a stream buffer set forth in the Washington County Subdivision Ordinance.
  - Existing development shown on Lot 11 was approved as a truck and tire service facility under site plan SP-16-09.
  - Regarding sewer service, it is intended that all new lots and the remaining lands use gravity flow to utilize existing manhole SD 180-306 to obtain sewer service. After further design and details, should gravity sewer be deemed impractical, the possibility of private, on-site grinder pumps may be explored.

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 \_\_\_\_\_ DATE \_\_\_\_\_

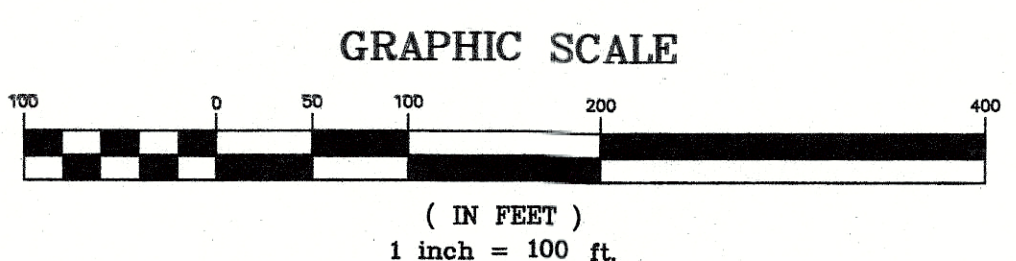
**Certificate of Approval**  
**FINAL APPROVAL GRANTED**  
DATE: \_\_\_\_\_  
By: \_\_\_\_\_  
Washington County Planning Commission  
Final Approval good for one hundred eighty (180) days from above date

PLAT NO \_\_\_\_\_  
DATE \_\_\_\_\_  
WASHINGTON COUNTY

SOIL TABLE

Soil	Area (Ac.)	%
HaB	2.8	37.5
HbB	0.1	1.7
HcC	2.7	35.9
HcD	1.0	13.5
SpA	0.9	11.4

50' Wide Right-of-Way for Ingress/Egress and the construction and maintenance of utilities for Lot 1A Per Plat 9547



Revised Per \_\_\_\_\_ Date \_\_\_\_\_

TAX MAP 48-9-882 DISTRICT 02  
DRAWING NUMBER 01 OF 01  
DRAWN BY: LEJ DATE: 6.29.18  
CHECKED BY: DATE: \_\_\_\_\_  
SCALE: 1" = 100'

**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  
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013  
(301) 791-3650 (301) 418-7478 (717) 597-1007 (717) 701-8111 FAX (301) 739-4956

Preliminary/Final Subdivision  
of  
Lots 11-13  
Hunter's Green Business Park  
for  
Rowland-On Holdings, LLC  
Located at  
11529 French Lane, Hagerstown  
WASHINGTON COUNTY, MARYLAND



## Site Plan for Sharpsburg Elementary School

Presented for approval is a site plan for a new Sharpsburg Elementary School.

The new school will be built behind the existing elementary school which is located on the south side of Shepherdstown Pike (Route 34). The Board of Education owns vacant parcels behind the existing school. The new construction will be on a total of three parcels owned by the Board. The old school will stay in service and be demolished once the new school opens in 2020. Total acreage of the site is 11.54.

Zoning of the properties is Preservation with Antietam Overlay 2.

The new school will be one story and be approximately 502,776 square feet in size. A center courtyard and several play areas will be incorporated into the design.

The existing access from Shepherdstown Pike that services the current school will be kept and will be extended and redesigned to provide individual staff/visitor parking and bus parking/student pickup. Ten bus parking spaces will be provided at the school entrance. 100 staff and visitor parking spaces will be provided. 99 spaces are required.

Public water and sewer from the Town of Sharpsburg will service the school.

The existing sign for the school will be kept and used at the entrance.

Lighting will be building mounted and pole lighting to be used throughout the parking lot.

Dumpsters will provide solid waste disposal.

Sidewalks will be installed around the school and a sidewalk will also connect with an existing one along Shepherdstown Pike.

The Board of Appeals granted a variance from the minimum 100 foot left yard side yard setback to 89 feet and from the 50 feet rear yard setback to 42 feet in November 2017.



Landscaping will be extensive throughout the site and will include numerous species of trees, shrubs, grasses and perennials.

Forestation requirements will be met by retaining existing forest offsite at Fairview Outdoor School.

The site plan was routed to the following agencies for approval: State Highway Administration, Health Department, Water Quality, Soil Conservation, Engineering, Plan Review, Forestation Planner Review and Address Tech.



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

Washington County Board of  
Education  
Applicant

Appeal No. AP2017-039

**OPINION**

This appeal is a request for a variance from the minimum 100' left side yard setback to 89' and from the 50' rear yard setback to 42' for the construction of the new Sharpsburg Elementary School and associated recreational fields. The subject property is located at 17525 Shepherdstown Pike, Sharpsburg, Maryland; is owned by the Applicant; and is zoned Preservation. The Board held a public hearing on the matter on November 1, 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 is building a replacement school building on the existing school site of Sharpsburg Elementary.
2. The existing school will remain in operation during construction of the new school.
3. The school is designed around a center courtyard.
4. The courtyard increases the width of the building but results in a design with shorter walking distances for students.
5. The courtyard needs to be the size as proposed so that it is of sufficient size to be used as an outdoor classroom and so sunlight can reach it.
6. The building design is required to meet environmental standards that require a certain amount of natural light, which the courtyard will help provide.
7. The site's size, shape, and topography are unique and limit alternative placement of the building and the recreational field.



8. The recreational field will be multipurpose and consist of turf.

9. A chain-link backstop and dugouts will be constructed to form a baseball diamond.

10. A portion of the grass field will encroach into the required rear yard setback.

11. The field cannot be reduced in area and still meet the standards for a multipurpose field.

12. Some residents testified that they desired a buffer or screen to shield their residences from the school site and to address light pollution.

13. The Applicant noted that design efforts have been made to fit the school into the contours of the surrounding neighborhood.

#### **Rationale**

This Board has authority to grant a variance upon a showing of practical difficulty or undue hardship.<sup>1</sup> §§ 25.2(c) and 25.56. “Practical Difficulty” may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. § 25.56(A).

This request for variance relief is reasonable. The grant of variance relief will allow the building to meet its design and environmental goals and the field to be of adequate size to meet applicable standards. The need for variance relief is occasioned by the unique features of the site, including its size, its shape, and its topography. The building and field cannot be located elsewhere on the site. Furthermore, the buildings depth cannot be reduced if the courtyard is to be functional and illuminated by sunlight. Demanding strict compliance with the setbacks would yield little benefit, but it would exact a significant burden on the Applicant. Lesser relaxation is impracticable given the size and shape of the lot and the required area for the building and the field. Moreover, the Applicant is taking affirmative steps to address neighboring property owners’ concerns, and those testifying admitted that their concerns were generally related to the school site, rather than the particulars of this variance relief. Accordingly, we conclude that the grant of this request observes the spirit of the Ordinance and secures the public safety and welfare.



Accordingly, this request for a variance is hereby GRANTED by a vote of 5–0.

BOARD OF APPEALS  
By: Neal R. Glessner, Chair

Date Issued: December 1, 2017





## DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

MEMORANDUM TO : Washington County Planning Commission  
FROM : Stephen T. Goodrich, Director  
Department of Planning and Zoning  
DATE : September 20, 2018  
SUBJECT : Specimen Tree Variance  
Sharpsburg Elementary School (SP-18-031)

Along with the site plan approval for the new Sharpsburg Elementary School the Planning Commission will be asked to consider (and approve) the Forest Conservation Plan which is proposed to be off-site retention. The delineation of the site identified 3 specimen trees of 30" or greater diameter at breast height (dbh). All 3 specimen trees are proposed to be removed to facilitate construction of the new school.

The Maryland Forest Conservation Act and the County Forest Conservation Ordinance require specimen trees 30" or greater dbh to be retained on-site unless the Planning Commission grants a variance from the retention requirement (County ordinance section 8.2D).

The Planning Commission is being asked to grant that variance to permit the removal of the 3 specimen trees. The applicant's explanation of the need and desire to remove the trees is reprinted below from an e/mail provided by the applicant's forestry consultant that prepared the Forest Stand Delineation (FSD). The FSD drawing showing the location, species and condition of the trees is also included.

*"2) ST-1 is a black locust, ST-2 is a white mulberry...both species' lifespans max-out at 100-years. I would say it is very unlikely these trees saw action from the Civil War. To further expand on this...the Baltimore County champion white mulberry has a DBH of 60 inches (ST-2 has a DBH of 40") and it is known that tree was planted right around 1930. ST-2 isn't close to being a Civil War era tree.*

*3) They were both in a state of major decline when I saw them as you noted. Being fast-growing species they are predisposed to major failures later in life and normally would not be recommended for retention.*

*4) There are a few options that could marginally extend the life of the already declining trees, most of which are expensive.*

*a) Regrade the road in a manner that could accommodate a root aeration system placed underneath it (road would need to be above existing grade with room for a 10" section of perforated PVC and stone)...this is expensive, complicated, and would take some serious redesign. This would be expensive and likely not worth it in the end.*



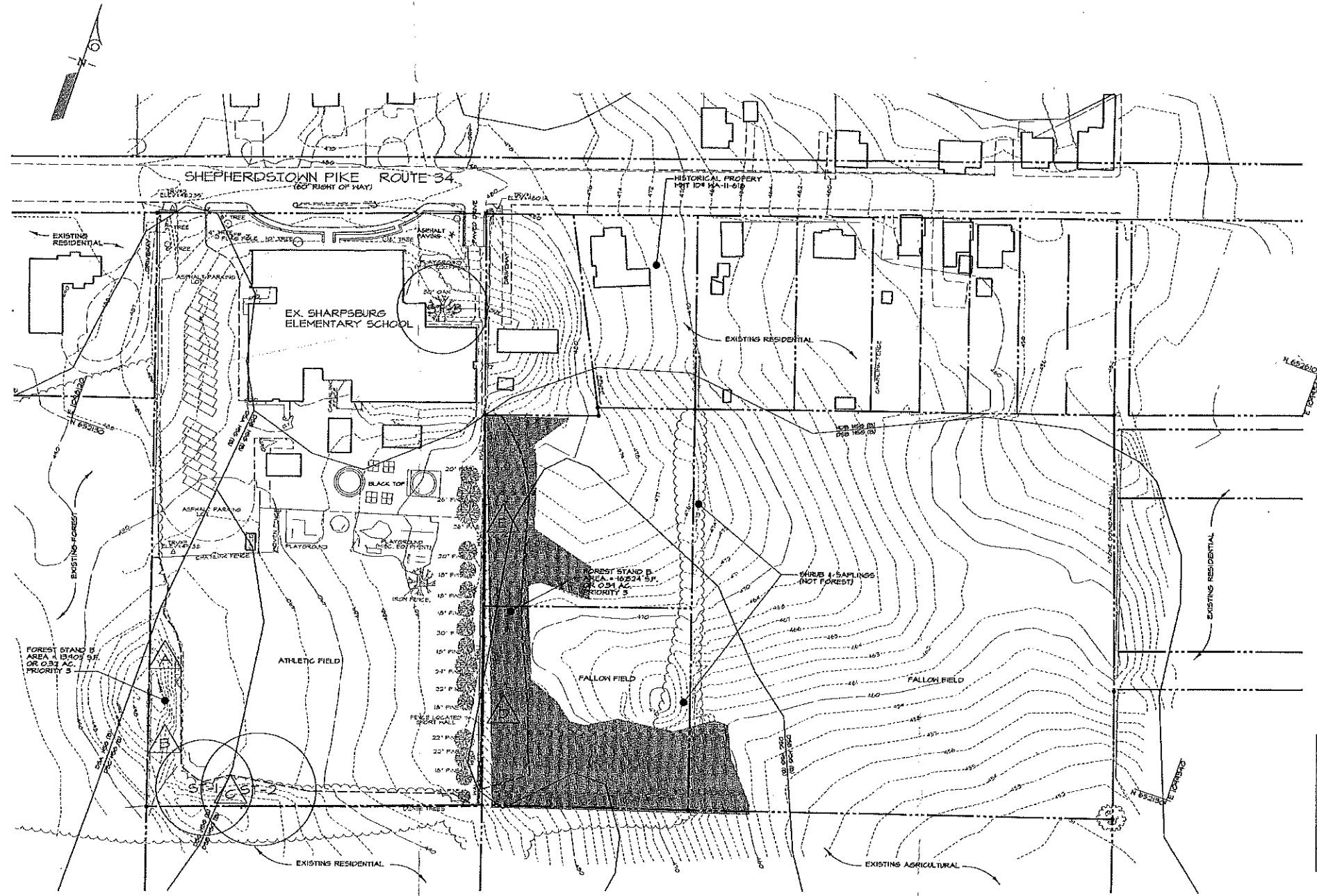
*b) To save ST-1 only...you could air trench the LOD and root prune by hand, this would allow for a more clean cut of the roots and give some indication of how much structural stability the tree will be losing, which could be helpful for future care of the tree. This would be the cheapest option.*

*c) Utilize a retaining wall directly behind the curb to reduce the amount of cut in the proximity of the trees. This would be the best option to retain both trees, but would mostly amount to a very expensive band-aid.*

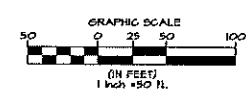
*Given the amount of disturbance around these trees and that they are located directly adjacent to the proposed parking lot I wouldn't recommend retaining them. In my opinion retaining them will create a high risk to both life and property and liability issues for the school system."*

The following is from Brad Otto, Project Manager for Washington County Public Schools, regarding the 3<sup>rd</sup> specimen tree. *"The tree currently sits at Elevation 490. The new grading plan, developed to install the ADA compliant sidewalk from Shepherdstown Pike to the new facility, shows a proposed elevation of 486 at the location of the existing specimen tree. If we kept the tree, it would sit all alone on a 4'-0" high knoll and may appear rather unsightly and out of place. We also have concerns about damage to the root system (and ultimate loss of the tree) that may be encountered if we were to implement any grading plan revisions related to retaining this specimen tree."*





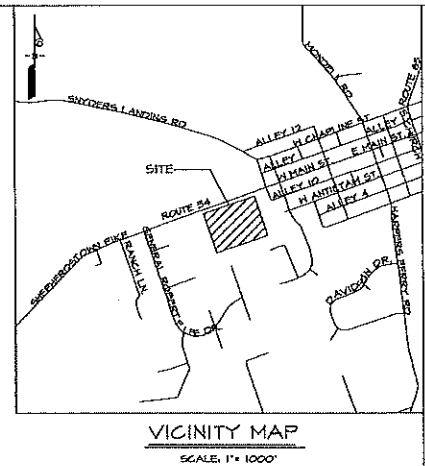
FOREST STAND DELINEATION PLAN  
SCALE: 1"=50'



**BENCHMARK DATA**

ALL HORIZONTAL AND VERTICAL SURVEY DATA CONTAINED HEREON ARE REFERENCED TO THE MARYLAND COORDINATE SYSTEM (NAD83/NA2011 EPOCH 2010, AS DERIVED FROM THE FOLLOWING BALTIMORE CITY CONTROL STATIONS.

POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	652,484.000	1,098,470.349	480.14	MASS NAIL
2	652,518.240	1,098,471.254	482.55	IRON REBAR & CAP
3	652,029.917	1,098,267.500	471.50	IRON REBAR & CAP



- LEGEND**
- RIGHT OF WAY LINE
  - EX. INDEX CONTOUR
  - EX. INTERMEDIATE CONTOUR
  - EX. CURB AND GUTTER
  - EX. CHAINLINK FENCE
  - EX. SIGN
  - EX. POWER POLE
  - EX. TREE
  - FOREST STAND BOUNDARY
  - SOILS LINE
  - ST-1 SPECIMEN TREE & CRZ
  - FOREST DATA SAMPLE POINT
  - HIGHLY ERODIBLE SOILS (15%+ SLOPES)

- GENERAL NOTES**
- TOTAL SITE AREA: 11.541 ACRES
  - TOTAL FOREST AREA: 0.711 ACRES
  - STAND A (INVASIVE ASSOCIATION): 0.332 ACRES
  - STAND B (INVASIVE ASSOCIATION): 0.379 ACRES
  - THERE ARE NO FLOODPLAINS LOCATED ON-SITE AS DERIVED BY THE WASHINGTON COUNTY FLOODPLAIN ORDINANCE AND THE FEMA FLOOD INSURANCE RATE MAP.
  - THIS SITE DOES NOT CONTAIN MAPPED WETLANDS PER THE NATIONAL WETLAND INVENTORY OR THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WETLAND INVENTORY. THERE WERE NO OBSERVABLE INDICATIONS THAT WETLANDS EXISTING ON-SITE DURING THE SITE VISIT.
  - THERE IS ONE HISTORICAL PROPERTY LYSINS WITHIN PARCEL 471, MARYLAND HISTORICAL TRUST ID# MA-II-618.
  - THERE ARE NO RARE, THREATENED, OR ENDANGERED SPECIES ON-SITE PER THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
  - THE FOREST STAND DELINEATION FIELD WORK WAS CONDUCTED BY KEVIN C. HAINES ON JUNE 25, 2011.
  - THREE (3) SPECIMEN TREES EXISTING ON-SITE AND THEIR SURVEYED LOCATIONS ARE DENOTED ON THE PLAN.

**SOILS DATA**

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	W-FACTOR	HYDROLOGIC CLASSIFICATION
DSA	DUFFIELD SILT LOAM	0-3%	NO	0.31	B
DSB	DUFFIELD SILT LOAM	3-8%	NO	0.31	B
DSG	DUFFIELD SILT LOAM	8-15%	NO	0.31	B
HDB	HAGERSTOWN-DUFFIELD URBAN LAND COMPLEX	0-8%	NO	0.31	B

**SPECIMEN TREE TABLE**

NO.	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	CONDITION	COMMENTS
1	BLACK LOCUST	ROBINIA PSEUDOACACIA	34.0	FAIR	MULTI-STEM DIEBACK, SPLIT CRACKS, INTERNAL DECAY
2	WHITE MULBERRY	MORUS ALBA	40.0	FAIR	MULTI-STEM, DEADWOOD (4"), INTERNAL DECAY, SPLIT CRACKS, INCLUDED BARK
3	WHITE OAK	QUERCUS ALBA	32.0	GOOD	OAK ANTHRACNOSE PRESENT AT TIME OF INSPECTION

Plan certified by:  
Kevin C. Haines Date: 6/30/11  
Qualified Professional  
COMAR 08.19.06.01

Holly Oak Consulting, LLC  
303 Sycamore Rd  
Soverna Park, MD  
Phone: (443) 906-3419  
khaines@hollyoakconsulting.com

**ARCHITECT**

1365 PICCARD DRIVE SUITE 200  
BOSTON, MA 02111  
351-770-7777 (P) 351-535-2242 (F)

**CIVIL**

**MK CONSULTING ENGINEERS**

3300 CLIPPER MILL ROAD, SUITE 201  
BALTIMORE, MD 21211  
661-309-6153

**KITCHEN**

**NYKOS ASSOCIATES, INC.**

1821A FLOWER HILL WAY  
GANTHERSBURG, MD 20879  
240-813-9300 (P)

**STRUCTURAL**

**ADTEK ENGINEERS**

87 MONOCACY BOULEVARD, UNIT H  
FREDRICK, MD 21701  
301-452-4430 (P)

**MECH/ELECTRICAL/PLUMBING**

**ALBAN ENGINEERING INC.**

380 INTERNATIONAL CIRCLE SUITE 450  
HUNTSVILLE, MD 21759  
410-442-4111 (P)

**HISTORICAL**

**ENT TRACERIES**

1121 FIFTH STREET, NW  
WASHINGTON, DC 20005  
202-392-1190 (P)

**CONSTRUCTION MANAGER**

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No.: 9893, Expiration Date: 3/27/2019.

PROFESSIONAL SEAL:

**PRINTS ISSUED**

NO.	DESCRIPTION	DATE
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**SHARPSBURG E.S. REPLACEMENT SCHOOL**

**WASHINGTON COUNTY PUBLIC SCHOOLS**

SHEET TITLE:

**FOREST STAND DELINEATION PLAN**

PROJECT NO: 170432009  
DATE: 6/28/11  
SCALE: 1"=50'  
SHEET NO:

**FSD-1**

ES-17-017



# SITE DEVELOPMENT PLAN

## FOR

# SHARPSBURG ELEMENTARY SCHOOL

### APPROVALS

#### UTILITY NOTIFICATION

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

PHONE NO. 1-800-257-7777

#### DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1154 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY: 30,834 CU. YARDS OF EXCAVATION AND APPROXIMATELY 25,018 CU. YARDS OF FILL.

#### 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 DEPT. OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT."

DATE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

#### MAINTENANCE OF LANDSCAPING

AS THE DEVELOPER/OWNER OF THIS PROJECT, THE UNDERSIGNED AGREES TO INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN (OR ANY SUBSEQUENT APPROVED REVISION THEREOF) AND BIND ITSELF AND FUTURE OWNERS TO MAINTAIN SAID LANDSCAPING IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN OF DEVELOPMENT. FAILURE TO MAINTAIN LANDSCAPING IN ACCORDANCE WITH THIS APPROVED PLAN CONSTITUTES A VIOLATION OF THE APPROVED SITE PLAN, SUBJECT TO ENFORCEMENT ACTION, AS ALLOWED BY LAW, TO COMPEL COMPLIANCE WITH THE PLAN.

DATE: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

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

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
(PLAN IS VALID TWO YEARS FROM DATE OF APPROVAL)

#### WASHINGTON COUNTY PLANS REVIEW APPROVAL

APPROVED: \_\_\_\_\_  
WASHINGTON COUNTY PLANS REVIEW DEPARTMENT DATE: \_\_\_\_\_

#### ENGINEER / ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL AND POND CONSTRUCTION HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND REGULATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND MEETS THE MARYLAND POND STANDARD 31B.

9/13/18 25058  
DATE REG. NO. 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 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.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SEAL: \_\_\_\_\_

#### WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY

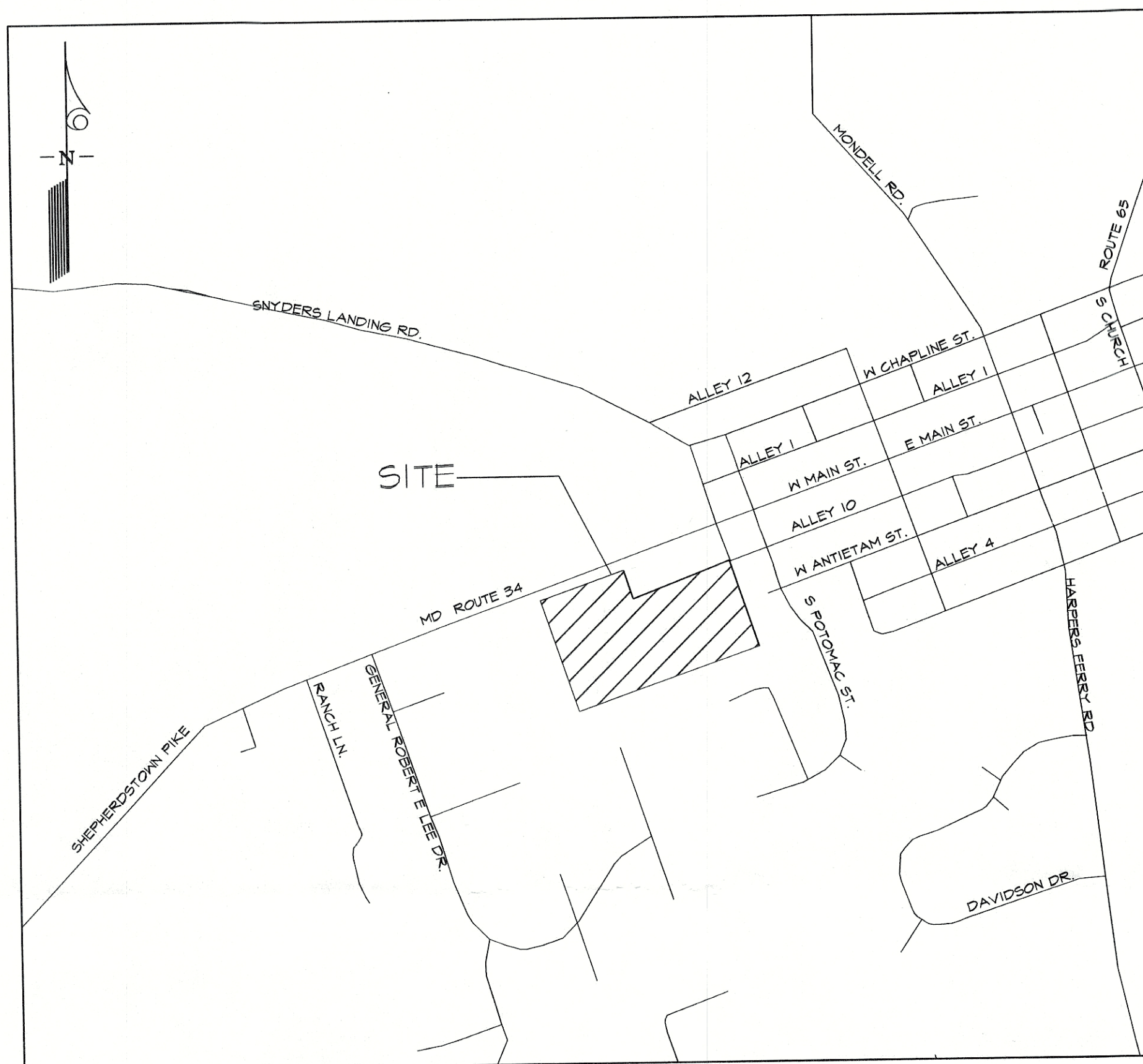
THIS APPROVAL IS FOR GENERAL CONFORMANCE WITH THE COUNTY'S REQUIREMENTS FOR DESIGN AND LAYOUT OF PROPOSED SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS. ALL SEWER AND/OR WATER SYSTEM IMPROVEMENTS OR EXTENSIONS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE COUNTY'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWER 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 MANY BE GRANTED TO THE COUNTY. THIS APPROVAL SHALL BE VALID FOR A PERIOD OF TWO YEARS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY DATE: \_\_\_\_\_

SITUATED AT THE SOUTHERN SIDE OF SHEPHERDSTOWN PIKE (MD ROUTE 34)  
BETWEEN GENERAL ROBERT E. LEE DRIVE & SOUTH POTOMAC STREET  
SHARPSBURG  
WASHINGTON COUNTY, MARYLAND



#### VICINITY MAP

SCALE: 1" = 500'

#### SHEET INDEX

#### STORMWATER MANAGEMENT NARRATIVE

THE PROJECT PROPOSES TO DEMOLISH AN EXISTING SCHOOL & CONSTRUCT A NEW SCHOOL & ASSOCIATED INFRASTRUCTURE. PROJECT IS CONSIDERED PART RE DEVELOPMENT & PART NEW DEVELOPMENT. QUALITY TREATMENT REQUIREMENTS FOR THE PROJECT ARE BEING MET BY 8 MICRO-BIORETENTION FACILITIES AND 1 SURFACE SAND FILTER.

THREE DESIGN POINTS HAVE BEEN IDENTIFIED WHERE RUNOFF IS DISCHARGED FROM THE SITE. A REDUCTION IN THE DRAINAGE AREAS TO THE TWO DESIGN POINTS AT THE NORTH SIDE OF THE SITE WILL PROVIDE REDUCED DISCHARGES. A DETENTION POND IS BEING PROPOSED AT THIS DISCHARGE POINT LOCATED AT THE SOUTHEAST CORNER OF THE SITE.

THE DETENTION POND HAS BEEN DESIGNED TO PROVIDE QUANTITY MANAGEMENT FOR THE 10 & 100 YEAR STORM EVENTS. DISCHARGE FROM THE SITE AT THIS DESIGN POINT DOES NOT INCREASE. RUNOFF WILL CONTINUE TO FLOW AROUND THE EXISTING CHURCH TO A CULVERT LOCATED BENEATH SOUTH POTOMAC STREET BEFORE ENTERING AN EXISTING REGIONAL INFILTRATION BASIN IDENTIFIED AS 'CONFEDERATE HILLS' (J.E.B. STUART COURT STRUCTURE NO. 83-0153).

C-1	COVER SHEET	C-32	SEDIMENT CONTROL PROP. DRAINAGE AREA MAP PHASE 2
C-2	EXISTING CONDITION AND DEMOLITION PLAN	C-33	SEDIMENT BASIN NO. 1
C-3	EXISTING CONDITION AND DEMOLITION PLAN	C-34	SEDIMENT BASIN DETAILS
C-4	SITE PLAN	C-35	SEDIMENT BASIN NOTES
C-5	SITE PLAN	C-36	SEDIMENT CONTROL DETAILS
C-6	GRADING PLAN	C-37	SEDIMENT CONTROL NOTES AND DETAILS
C-7	GRADING PLAN	C-38	STABILIZATION NOTES
C-8	SIGNAGE AND STRIPING PLAN	C-39	STABILIZATION NOTES
C-9	PAVING PLAN	C-40	NATURAL RESOURCES PLANS
C-10	SITE DETAILS	C-41	EXISTING CONDITION ESD MAP
C-11	SITE DETAILS	C-42	EXISTING CONDITION QUANTITY MANAGEMENT MAP
C-12	SITE DETAILS	C-43	PROPOSED CONDITION QUANTITY MANAGEMENT MAP
C-13	SITE DETAILS	C-44	MICRO-BIORETENTION FACILITY 1
C-14	SITE DETAILS	C-45	MICRO-BIORETENTION FACILITY 2
C-15	SITE DETAILS	C-46	MICRO-BIORETENTION FACILITY 3
C-16	UTILITY DETAILS	C-47	MICRO-BIORETENTION FACILITY 4
C-17	GEOMETRY PLAN	C-48	MICRO-BIORETENTION FACILITY 5
C-18	UTILITY PLAN	C-49	MICRO-BIORETENTION FACILITY 6
C-19	UTILITY PLAN	C-50	MICRO-BIORETENTION FACILITY 7
C-20	STORM DRAIN DRAINAGE AREA MAP	C-51	MICRO-BIORETENTION FACILITY 8
C-21	STORM DRAIN PROFILES	C-52	SWM SAND FILTER
C-22	STORM DRAIN PROFILES	C-53	SWM DETENTION POND
C-23	STORM DRAIN PROFILES	C-54	SWM DETAILS
C-24	SANITARY SEWER PROFILES	C-55	SWM DETAILS
C-25	WATER PROFILES	C-56	SWM NOTES & DETAILS
C-26	SEDIMENT CONTROL PLAN	C-57	LANDSCAPE NOTES & DETAILS
C-27	SEDIMENT CONTROL PLAN - PHASE 2	C-58	PLAYGROUND DETAILS
C-28	SEDIMENT CONTROL EX. DRAINAGE AREA MAP	C-59	SHA IMPROVEMENTS PLAN
C-29	SEDIMENT CONTROL INTERIM DRAINAGE AREA MAP	C-60	SHA NOTES & DETAILS
C-30	SEDIMENT CONTROL PROP. DRAINAGE AREA MAP	C-61	SITE LIGHTING PLAN
C-31	SEDIMENT CONTROL EX. DRAINAGE AREA MAP PHASE 2	C-62	

#### ESD PRACTICES

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (acres) (To Structure)	RCN	ESDv (ac-ft)	WQv (ac-ft)	CPv (ac-ft)	CFv (cfs) (discharge)	REV (ac-ft)
MICRO-BIORETENTION	1	0.22	0.08	75	0.019	~	~	0.21	0
MICRO-BIORETENTION	2	0.39	0.31	91	0.068	~	~	1.00	0
MICRO-BIORETENTION	3	0.21	0.09	76	0.019	~	~	0.22	0
MICRO-BIORETENTION	4	0.27	0.19	87	0.034	~	~	0.36	0
MICRO-BIORETENTION	5	0.42	0.32	89	0.026	~	~	0.46	0
MICRO-BIORETENTION	6	0.40	0.31	93	0.033	~	~	1.05	0
MICRO-BIORETENTION	7	0.32	0.23	88	0.030	~	~	0.69	0
MICRO-BIORETENTION	8	0.43	0.27	84	0.025	~	~	0.74	0
SURFACE SAND FILTER		3.41	2.12	85	0.179	~	~	6.24	0

#### NON-ESD PRACTICES

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ac-ft) (To Structure)	RCN	STORAGE & DRAIN (ac-ft)	PRINCIPAL SPILLWAY TYPE	PRINCIPAL SPILLWAY SIZE (inches)	CFv (cfs) (Discharge)	OpIO (cfs)	OpL (cfs)
DETENTION		7.93	4.02	79	0.594	RISER	12" x 11"	~	8.10	16.99

TOTAL DA (Site)										
CONSTRUCTION TYPE		NEW	REDEVELOPMENT	RESTORATION						

### SITE DATA

SITE ADDRESS:	17525 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782
OWNER:	BOARD OF EDUCATION WASHINGTON COUNTY 10455 DOWNSVILLE PIKE HAGERSTOWN, MD 21740 PHONE: 301-766-2800
TAX MAP NO.	761
PARCEL NO.	475, 471, 114
ZONING:	PRESERVATION WITH ANTIETAM OVERLAY 2
SETBACKS:	FRONT REAR SIDE 150' 50' 100'
ACREAGE:	11.54 AC. ±
ELECTION DISTRICT:	01
EXISTING USE:	ELEMENTARY SCHOOL
PROPOSED USE:	ELEMENTARY SCHOOL
PARKING REQUIRED:	REQUIRED PARKING SHALL BE BASED UPON A DETAILED PARKING ANALYSIS AND STUDY THAT SHALL ADDRESS: NUMBER OF FACULTY AND STAFF, PROJECTED ENROLLMENT, REQUIREMENTS FOR SPECIAL EVENTS, AND CAPACITY OF SPECIAL ASSEMBLY AREAS. THE FINAL DETERMINATION OF ADEQUACY SHALL BE MADE BY THE PLANNING COMMISSION.  44 TOTAL SPACES REQUIRED: STAFF - 46 SPACES VISITOR - 48 SPACES HANDICAP - 5 SPACES
PARKING PROPOSED:	REGULAR - 94 SPACES HANDICAP - 6 (INCLUDING 2 VAN SPACES)
LOW-EMISSION VEHICLE PARKING:	5% OF THE TOTAL VEHICLE PARKING CAPACITY OF THE SITE.  44 TOTAL SPACES 44 X 5% = 4.7 SPACES REQUIRED 5 SPACES PROPOSED
BUS TRAFFIC:	10 BUSES
BICYCLE PARKING:	REQUIRED:  5% OF ALL REGULAR BUILDING OCCUPANTS (EXCLUDING STUDENTS GRADE 3 AND YOUNGER), BUT NO FEWER THAN 4 SPACES PER BUILDING.  46 STAFF 130 STUDENTS (GRADE 4 & 5) 176 OCCUPANTS 176 X 5% = 8.8 SPACES
PROPOSED:	9 SPACES PROPOSED
SENSITIVE AREAS:	THERE ARE NO KNOWN STREAMS AND RELATED BUFFERS, WETLANDS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER CFR IT AS REQUIRED TO BE SHOWN BY THE SECTION 4.21 OF THE ZONING ORDINANCE.
FLOODPLAIN:	THIS SITE LIES WITHIN ZONE 'C'. AREAS OF MINIMAL FLOODING AS SHOWN ON FIRM MAP NO. 240070-0165A AND 240070-0205A, DATED MAY 1, 1978.
BUILDING VARIANCE:	APPEAL NO. AP2017-034 GRANTED DEC. 1, 2017 TO ALLOW 100' LEFT SIDE YARD SETBACK REDUCTION TO 84' & 50' REAR YARD SETBACK REDUCTION TO 42'.
PLAY FIELD VARIANCE:	APPEAL NO. AP2017-42 GRANTED DEC. 19, 2017 TO ALLOW 100' LEFT SIDE YARD SETBACK REDUCTION TO 12' FOR ESTABLISHMENT OF MULTIPURPOSE RECREATIONAL FIELD.
WASTE DISPOSAL:	2-8 1/2 CY. DUMPSTERS 1-GENERAL, 1-RECYCLE WEEKLY PICK-UP
BUILDING ACTIVITY:	WEEKDAY USE DURING SCHOOL YEAR FROM 7:45AM - 2:15PM FOR 471 PROJECTED STUDENTS AND 50 PROJECTED EMPLOYEES. AVERAGE 1 NIGHT TIME ACTIVITY PER WEEK TO INCLUDE SCHOOL/COMMUNITY/PARKS & RECREATION EVENTS
DELIVERIES:	APPROX. 7 FOOD DELIVERIES PER WEEK DAILY OUTSIDE PARCEL DELIVERIES INTERNAL MAIL DELIVERIES EVERY OTHER DAY MAINTENANCE & EMERGENCY VEHICLES AS REQUIRED.
FORESTATION REQUIREMENTS:	THE REQUIRED FOREST CONSERVATION AREA FOR THIS PROJECT IS 4.88AC. A PLAN HAS BEEN SUBMITTED FOR THE ESTABLISHMENT OF A 4.88AC. FOREST CONSERVATION EASEMENT AREA ON A BOARD OF EDUCATION OF WASHINGTON COUNTY PROPERTY LOCATED AT 12808 DRAFTER ROAD, CLEAR SPRING, MD 21722. DATE OF PLAN RECORDATION _____
WATER & SEWER PROVIDER:	WASHINGTON COUNTY
WATER USAGE:	165 GPM
SEWER:	404 DRAINAGE FIXTURE UNITS

### ARCHITECT



9211 CORPORATE BLVD, SUITE 340  
ROCKVILLE, MD 20850  
301-770-0177(P) 301-330-3224(F)

### CIVIL

#### MK CONSULTING ENGINEERS

3300 CLIPPER MILL ROAD, SUITE 201  
BALTIMORE, MD 21211  
677-008-6193

### KITCHEN

#### NYIKOS ASSOCIATES, INC

18219-A FLOWER HILL WAY  
GATHERSBURG, MD 20879  
240-683-9530(P)

### STRUCTURAL

#### ADEK ENGINEERS

97 MONOCACY BOULEVARD, UNIT H  
FREDERICK, MD 21701  
301-662-4408(P)

### MECH/ELECTRICAL/PLUMBING

#### ALBAN ENGINEERING INC.

303 INTERNATIONAL CIRCLE SUITE 450  
HUNT VALLEY, MD 21039  
410-842-6411(P)

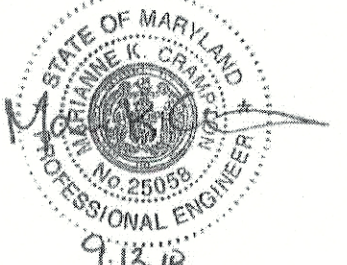
### HISTORICAL

#### EHT TRACERIES

1121 FIFTH STREET, NW  
WASHINGTON, DC 20001  
202-331-1199(P)

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No.: 9893, Expiration Date: 3/27/2020.

#### PROFESSIONAL SEAL:



#### PRINTS ISSUED

NO.	DESCRIPTION	DATE
-----	-------------	------

1		
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#### SHARPSBURG E.S. REPLACEMENT SCHOOL

#### WASHINGTON COUNTY PUBLIC SCHOOLS

SHEET TITLE:

#### COVER SHEET

PROJECT NO:

17004.0000

DATE: 09/07/18

SCALE: AS NOTED

SHEET NO:

C-1

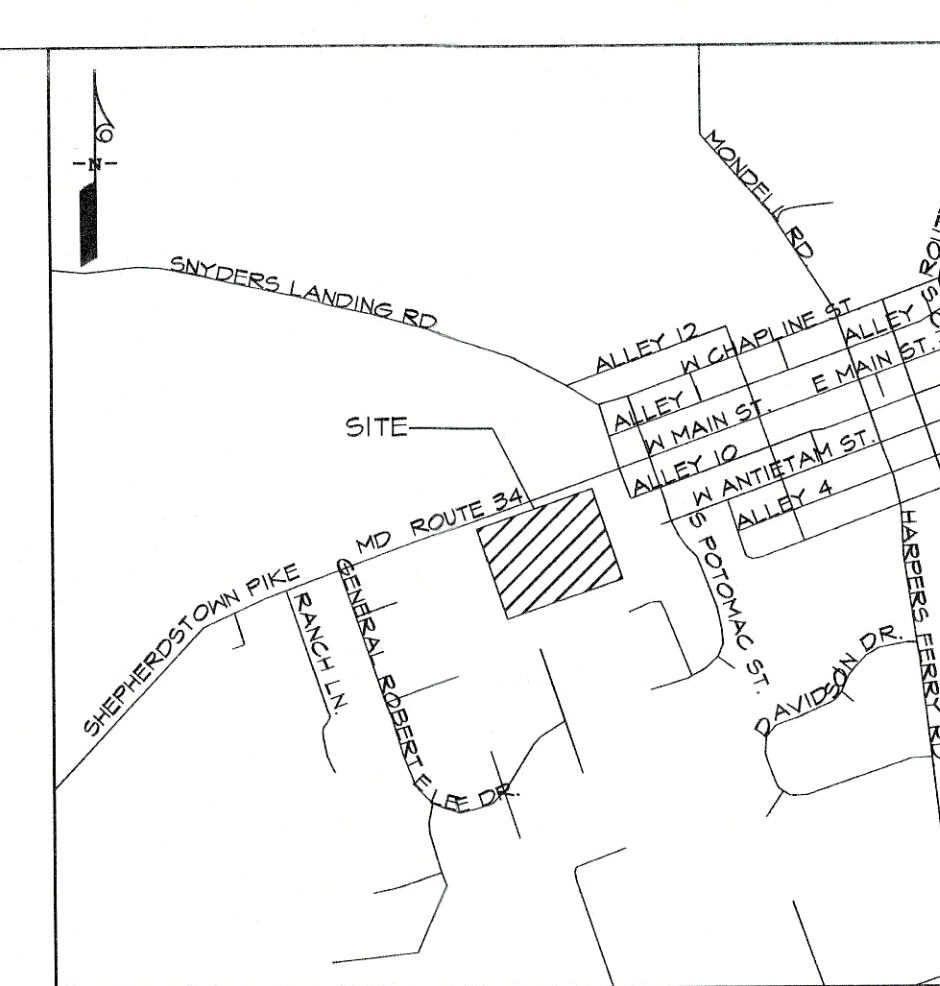
SP-18-091



## BENCHMARK DATA

ALL HORIZONTAL AND VERTICAL SURVEY DATA CONTAINED HEREON ARE REFERENCED TO THE MARYLAND COORDINATE SYSTEM (NAV83/NA2011 EPOCH 2010), AS DERIVED FROM THE FOLLOWING WASHINGTON COUNTY CONTROL STATIONS:

POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	652484.088	1098470.549	480.14	MAG NAIL
2	652378.240	1098147.294	482.55	IRON REBAR & CAP
3	652024.917	1098267.500	441.58	IRON REBAR & CAP



## VICINITY MAP

SCALE: 1" = 1000'

## SITE DATA

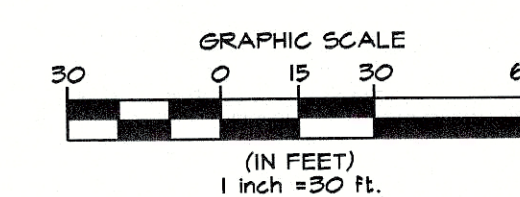
SITE ADDRESS:	17525 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782
OWNER:	BOARD OF EDUCATION WASHINGTON COUNTY 10435 DOWNSVILLE PIKE HAGERSTOWN, MD 21740
TAX MAP NO.	761
PARCEL NO.	475, 471, 114
ZONING:	PRESERVATION WITH ANTIETAM OVERLAY 2
SETBACKS:	FRONT 150' REAR 50' SIDE 100'
ACREAGE:	11.54 AC. ±
ELECTION DISTRICT:	01
EXISTING USE:	ELEMENTARY SCHOOL
PROPOSED USE:	ELEMENTARY SCHOOL
PARKING REQUIRED:	REQUIRED PARKING SHALL BE BASED UPON A DETAILED PARKING ANALYSIS AND STUDY THAT SHALL ADDRESS: NUMBER OF FACULTY AND STAFF, PROJECTED ENROLLMENT, REQUIREMENTS FOR SPECIAL EVENTS AND CAPACITY OF SPECIAL ASSEMBLY AREAS. THE FINAL DETERMINATION OF ADEQUACY SHALL BE MADE BY THE PLANNING COMMISSION. 44 TOTAL SPACES REQUIRED: STAFF - 46 SPACES VISITOR - 48 SPACES HANDICAP - 5 SPACES
PARKING PROPOSED:	REGULAR - 94 SPACES HANDICAP - 6 (INCLUDING 2 VAN SPACES)
LOW-EMISSION VEHICLE PARKING:	5% OF THE TOTAL VEHICLE PARKING CAPACITY OF THE SITE. 44 TOTAL SPACES 94 X 5% = 4.7 SPACES REQUIRED 5 SPACES PROPOSED
BUS TRAFFIC:	10 BUSES
BICYCLE PARKING:	REQUIRED: 5% OF ALL REGULAR BUILDING OCCUPANTS (EXCLUDING STUDENTS GRADE 5 AND YOUNGER), BUT NO FEWER THAN 4 SPACES PER BUILDING. 46 STAFF 150 STUDENTS (GRADE 4 & 5) 176 OCCUPANTS 176 X 5% = 8.8 SPACES 4 SPACES PROPOSED
SENSITIVE AREAS:	THERE ARE NO KNOWN STREAMS AND RELATED BUFFERS, WETLANDS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER GFR 17 AS REQUIRED TO BE SHOWN BY THE SECTION 4.21 OF THE ZONING ORDINANCE.
FLOODPLAIN:	THIS SITE LIES WITHIN ZONE 'C', AREAS OF MINIMAL FLOODING AS SHOWN ON FIRM MAP NO. 240010-0165A AND 240010-0205A, DATED MAY 1, 1978

## LEGEND

RIGHT OF WAY LINE	PROP. CONTOUR
BUILDING SETBACK LINES	PROP. CONCRETE WALK
EX. INDEX CONTOUR	PROP. CURB AND GUTTER
EX. INTERMEDIATE CONTOUR	PROP. MOUNTABLE CURB & GUTTER
EX. CURB AND GUTTER	PROP. FENCE
EX. UNDERGROUND ELECTRIC	PROP. PARKING SPACES
EX. SANITARY SEWER	PROP. SIGN
EX. WATER	EX. SOIL BORING
EX. CHAINLINK FENCE	PROP. LIGHT POSTS SEE ELECTRICAL PLANS FOR DETAILS
EX. WATER VALVE	PROP. RETAINING WALL
EX. FIRE HYDRANT	APPROX. LIMITS OF REINFORCED CONCRETE
EX. MANHOLE	
EX. CLEANOUT	
EX. SIGN	
EX. TREE	

## SITE PLAN

SCALE: 1" = 30'



## ARCHITECT

**SEI** ENGLER + ENR  
KILKOVITCH  
ARCHITECTS  
9211 CORPORATE BLVD, SUITE 340  
ROCKVILLE, MD 20859  
301-778-4177(P) 301-330-3224(F)

CIVIL  
MK CONSULTING ENGINEERS

3300 CLIPPER MILL ROAD, SUITE 201  
BALTIMORE, MD 21211  
667-309-6193

KITCHEN  
NIYKOS ASSOCIATES, INC

18219-A FLOWER HILL WAY  
GAITHERSBURG, MD 20879  
240-853-9530(P)

STRUCTURAL  
ADTEK ENGINEERS

97 MONOCACY BOULEVARD, UNIT H  
FREDRICK, MD 21701  
301-662-4408(P)

MECH/ELECTRICAL/PLUMBING  
ALBAN ENGINEERING INC.

383 INTERNATIONAL CIRCLE SUITE 450  
HUNT VALLEY, MD 21030  
410-942-6411(P)

HISTORICAL  
EHT TRACERIES

1121 FIFTH STREET, NW  
WASHINGTON, DC 20001  
202-393-1199(P)

**Professional Certification.** I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No.: 9893, Expiration Date: 3/27/2020.

## PROFESSIONAL SEAL:



## PRINTS ISSUED

NO.	DESCRIPTION	DATE
1		

SHARPSBURG E.S.  
REPLACEMENT  
SCHOOLWASHINGTON  
COUNTY PUBLIC  
SCHOOLS

SHEET TITLE:

## SITE PLAN

PROJECT NO:

17904.0000

DATE:

09/07/18

SCALE:

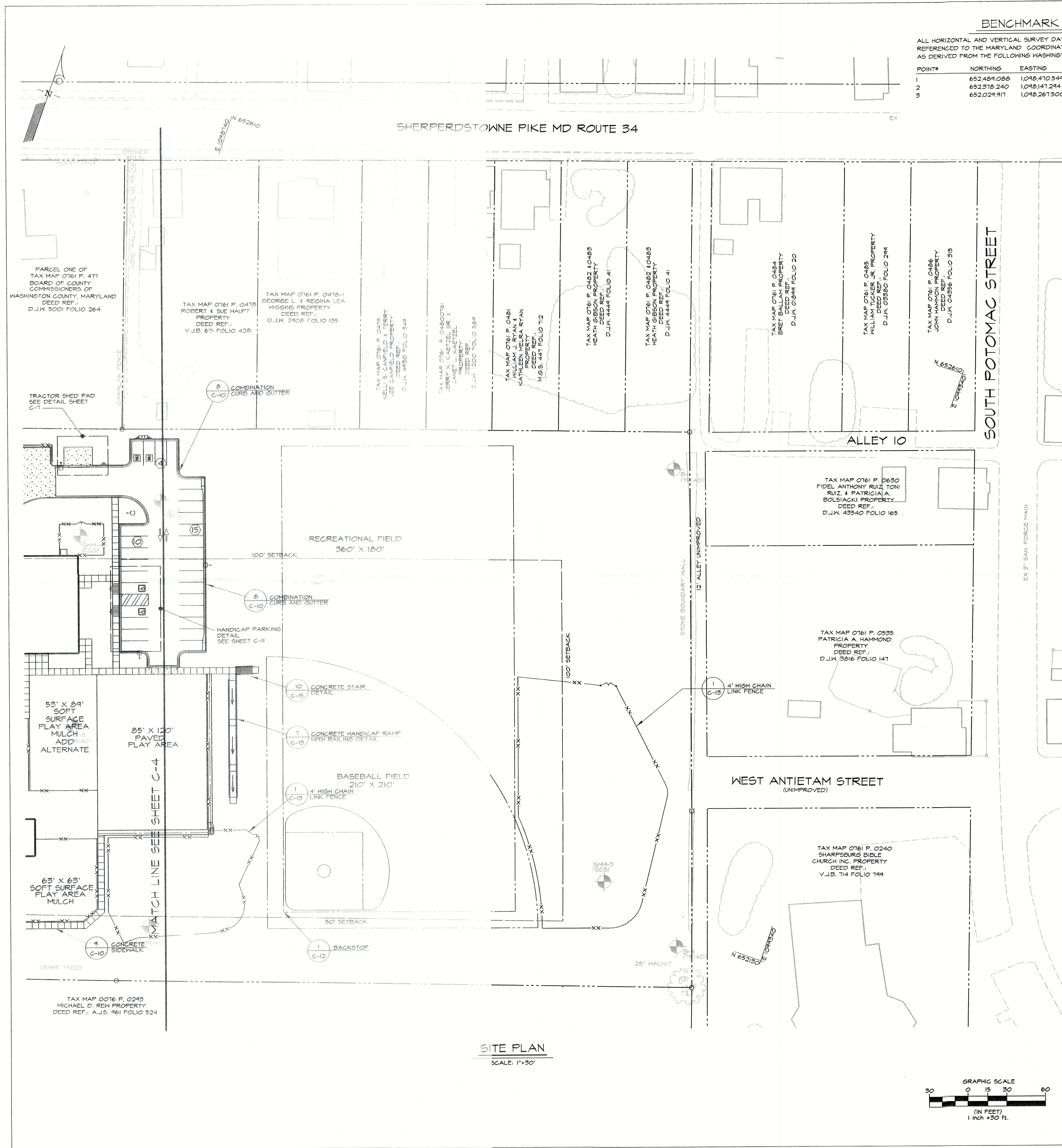
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SHEET NO:

C-4

SP-18-C31

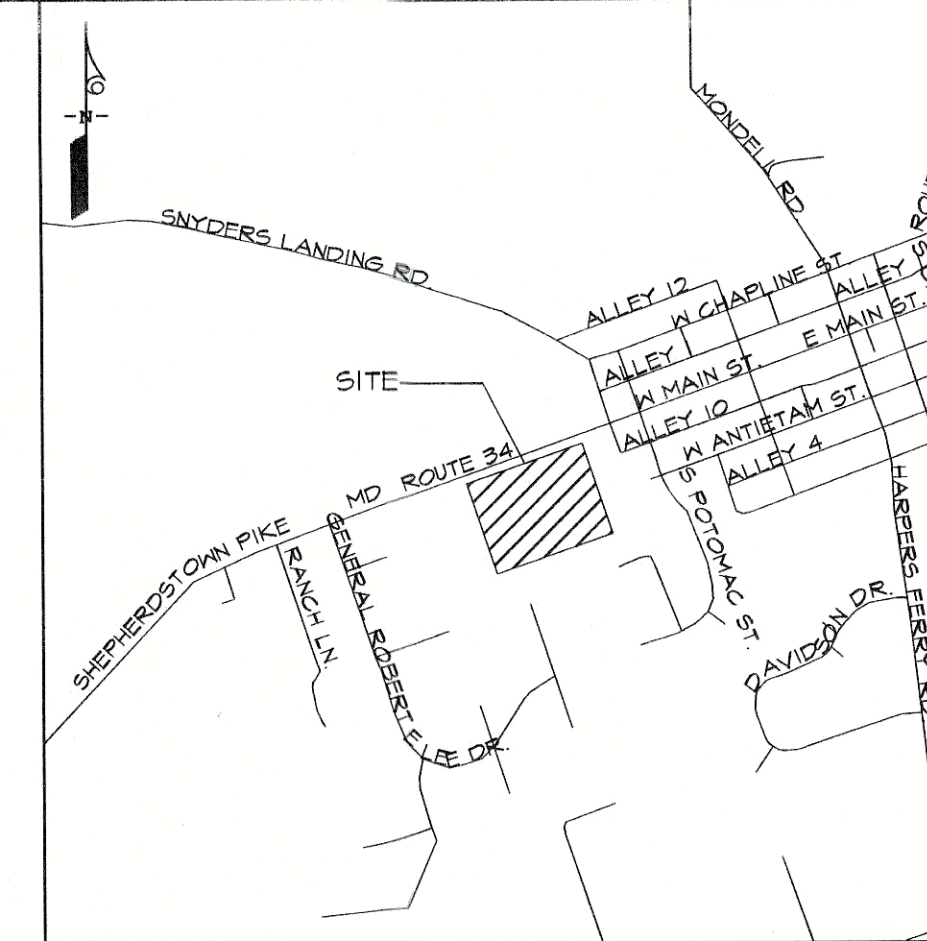




### BENCHMARK DATA

ALL HORIZONTAL AND VERTICAL SURVEY DATA CONTAINED HEREON ARE REFERENCED TO THE MARYLAND COORDINATE SYSTEM (NAV83/NA2011 EPOCH 2010, AS DERIVED FROM THE FOLLOWING WASHINGTON COUNTY CONTROL STATIONS:

POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	652489.028	1048470.549	480.14	MAG NAIL
2	652378.240	1048147.244	482.55	IRON REBAR & CAP
3	652024.917	1048267.500	441.58	IRON REBAR & CAP



### VICINITY MAP

SCALE: 1"= 1000'

### LEGEND

---	RIGHT OF WAY LINE
---	BUILDING SETBACK LINES
---	EX. INDEX CONTOUR
---	EX. INTERMEDIATE CONTOUR
---	EX. CURB AND GUTTER
---	EX. UNDERGROUND ELECTRIC
---	EX. SANITARY SEWER
---	EX. WATER
---	EX. CHAINLINK FENCE
---	EX. WATER VALVE
---	EX. FIRE HYDRANT
---	EX. MANHOLE
---	EX. CLEANOUT
---	EX. SIGN
---	EX. TREE
---	PROP. CONCRETE WALK
---	PROP. CURB AND GUTTER
---	PROP. FENCE
---	PROP. PARKING SPACES
---	PROP. SIGN
---	PROP. LIGHT POSTS. SEE ELECTRICAL PLANS FOR DETAILS
---	EX. SOIL BORINGS
---	PROP. RETAINING WALL
---	APPROX. LIMITS OF REINFORCED CONCRETE

### ARCHITECT

**SEI** SHAPIRO & EMBRY  
ILKOVITCH  
ARCHITECTS  
9211 CORPORATE BLVD, SUITE 340  
ROCKVILLE, MD 20850  
301-770-0177(P) 301-338-3224(F)

### CIVIL

**MK CONSULTING ENGINEERS**

3300 CLIPPER MILL ROAD, SUITE 201  
BALTIMORE, MD 21211  
667-309-6193

### KITCHEN

**NIYKOS ASSOCIATES, INC.**

18219-A FLOWER HILL WAY  
GAITHERSBURG, MD 20879  
240-683-8530(P)

### STRUCTURAL

**ADTEK ENGINEERS**

97 MONOCACY BOULVARD, UNIT H  
FREDRICK, MD 21701  
301-662-4408(P)

**MECH/ELECTRICAL/PLUMBING**

**ALBAN ENGINEERING INC.**

303 INTERNATIONAL CIRCLE SUITE 450  
HUNT VALLEY, MD 21030  
410-842-6411(P)

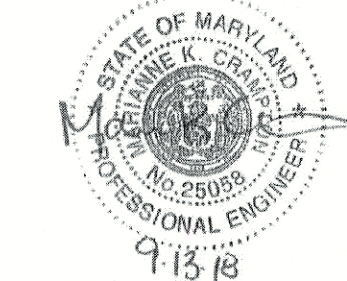
### HISTORICAL

**EHT TRACERIES**

1121 FIFTH STREET, NW  
WASHINGTON, DC 20001  
202-393-1199(P)

**Professional Certification.** I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland, License No.: 9893, Expiration Date: 3/27/2020.

PROFESSIONAL SEAL:



### PRINTS ISSUED

NO.	DESCRIPTION	DATE
1		

**SHARPSBURG E.S. REPLACEMENT SCHOOL**

**WASHINGTON COUNTY PUBLIC SCHOOLS**

SHEET TITLE:

**SITE PLAN**

PROJECT NO:

17004.0000

DATE:

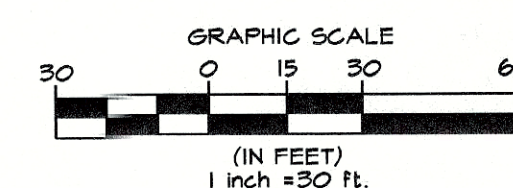
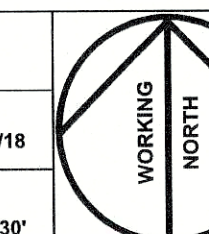
09/07/18

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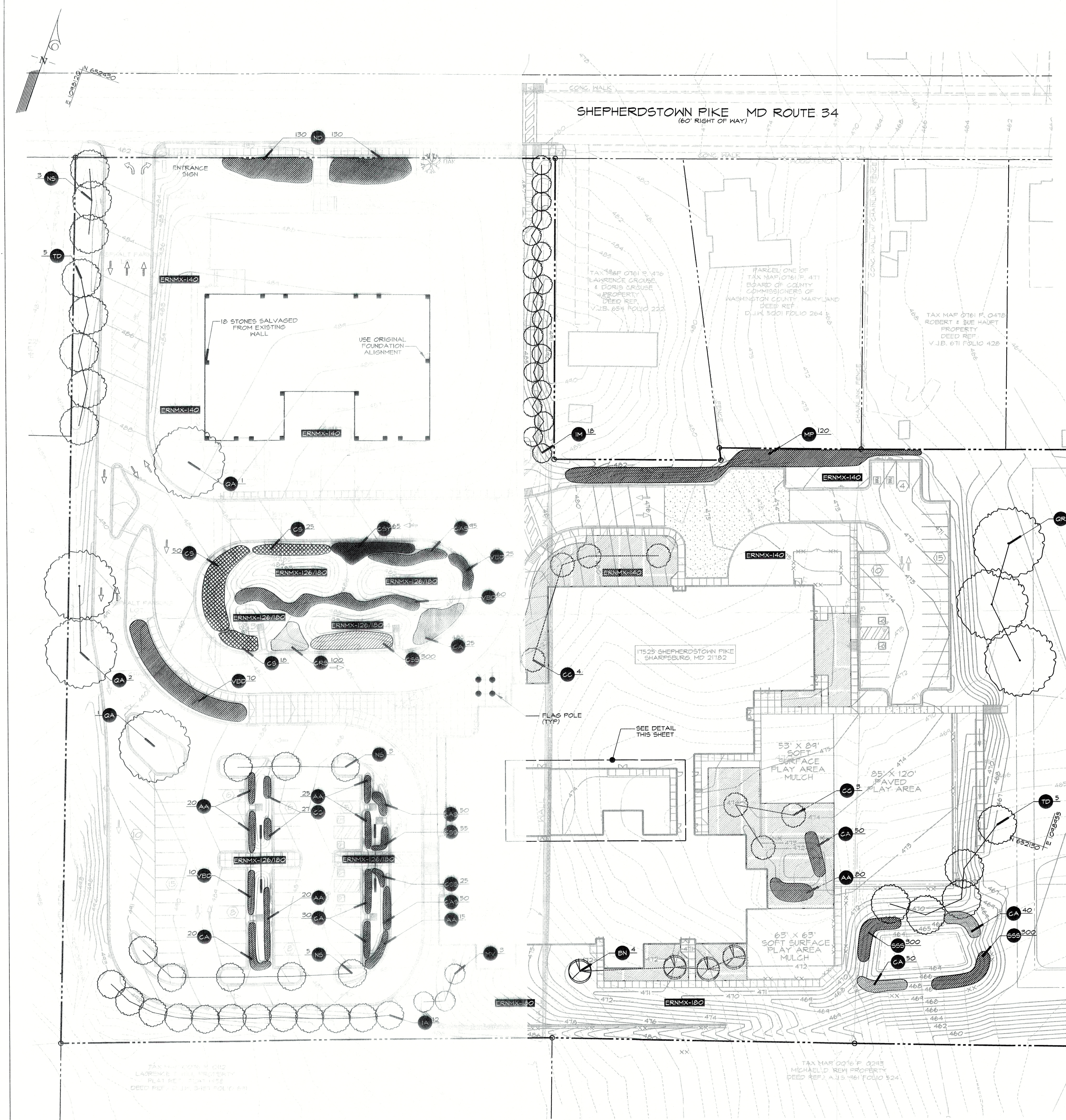
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SHEET NO:

**C-5**

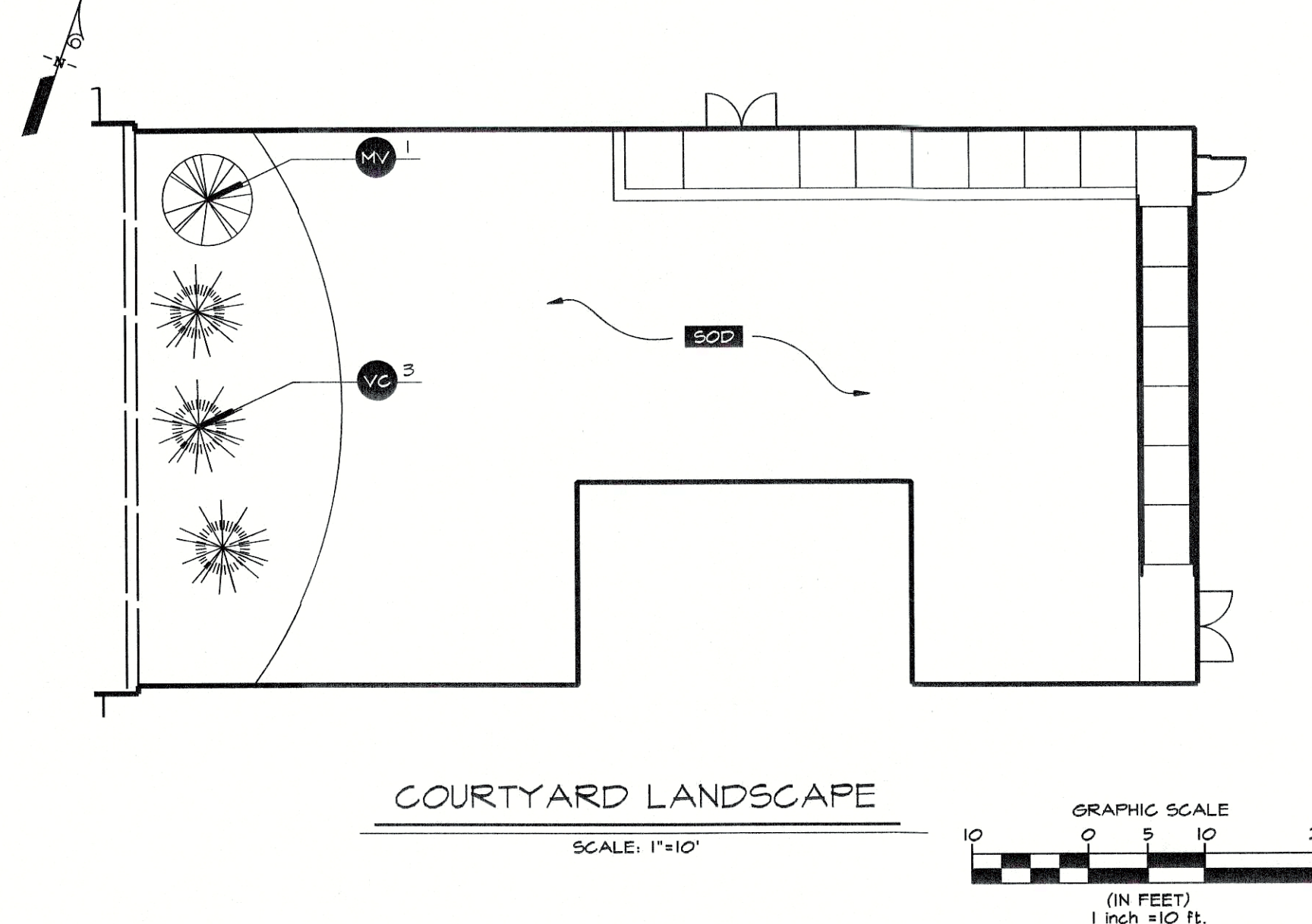
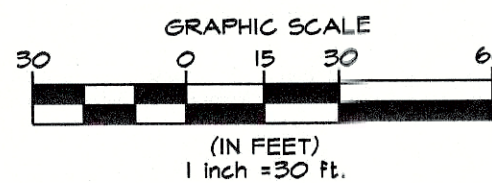






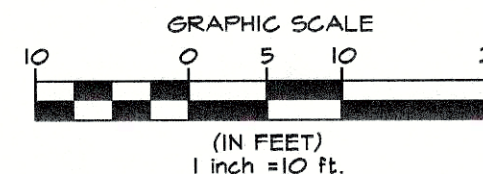
LANDSCAPE PLAN

SCALE: 1"=30'



COURTYARD LANDSCAPE

SCALE: 1"=10'



COURTYARD PLANTING SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPACING
TREES					
MV	1	MAGNOLIA STELLATA	STAR MAGNOLIA	#3 CONTAINER	AS SHOWN
SHRUBS					
VC	3	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	#3 CONTAINER	AS SHOWN
TERF					
CONSERVATION SHADE MIX (PLANTING BED AREAS)				ERNMX-124	

LEGEND

---	RIGHT OF WAY LINE		PROP. GARDEN TRELLIS
---	EX. INDEX CONTOUR		PROP. LANDSCAPING
---	EX. INTERMEDIATE CONTOUR		PLANTING AREA (SHRUBS IN GROUND COVER) SEE PLANTING SCHEDULE FOR SPACING
---	EX. CURB AND GUTTER		CAP STONE FROM EXISTING WALL
---	PROP. INDEX CONTOUR		GRASS SEED MIX
---	PROP. INTERMEDIATE CONTOUR		SOD
---	PROP. CURB & GUTTER	ERNMX-XX	

PLANTING SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT SPACING
TREES					
BN	4	BETULA NIGRA	RIVER BIRCH 'LITTLE KING'	8-10 FT	AS SHOWN
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	8-10 FT	AS SHOWN
IA	12	ILEX X ATTENUATA 'FOSTERI'	FOSTER HOLLY	8-10 FT	AS SHOWN
IM	18	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE HOLLY	8-10 FT	AS SHOWN
MV	3	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	8-10 FT	AS SHOWN
NS	11	NYSSA SYLVATICA	SOURGUM	3 IN. CAL	AS SHOWN
QA	4	QUERCUS ALBA	WHITEOAK	3 IN. CAL.	AS SHOWN
QR	3	QUERCUS RUBRA	RED OAK	3 IN. CAL.	AS SHOWN
TD	10	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	8-10 FT	AS SHOWN
SHRUBS					
AA	170	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	#3 CONTAINER	30" O.C.
CS	120	CORNUS SERICEA 'KELSEYI'	KELSEY DWARF RED TWIG DOGWOOD	#3 CONTAINER	30" O.C.
CSY	65	CORNUS SERICEA	YELLOW TWIG DOGWOOD	#3 CONTAINER	30" O.C.
MP	120	MYRICA PENNSYLVANICA	BAYBERRY	#3 CONTAINER	36" O.C.
ND	260	NANDINA DOMESTICA 'FIRE POWER'	SACRED BAMBOO	#3 CONTAINER	30" O.C.
VBD	165	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	#3 CONTAINER	48" O.C.
PERENNIALS					
CA	215	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3 CONTAINER	30" O.C.
LM	540	LIRIOPE MUSCARI	BIG BLUE LILYTURF	50 FLAT	8" O.C.
LIVE STAKES					
CAS	185	CORNUS AMOMM	SILKY DOGWOOD	4-6" LIVE STAKE	18" O.C.
CRS	100	CORNUS RACEMOSA	GRAY DOGWOOD	4-6" LIVE STAKE	18" O.C.
CSB	380	CORNUS RACEMOSA (C. STOLONIFERA)	RED OSIER DOGWOOD	4-6" LIVE STAKE	18" O.C.
SSS	600	SALIX SERICEA	SILKY WILLOW	4-6" LIVE STAKE	18" O.C.
TERF					
RETENTION BASIN FLOOR MIX - LOW MAINTENANCE				ERNMX-126	SWM FACILITIES
CONSERVATION SHADE MIX (PLANTING BED AREAS)				ERNMX-124	SWM FACILITIES
PARTIALLY SHADED AREA ROADSIDE MIX				ERNMX-140	DISTURBED LAWN AREAS
RAIN GARDEN MIX (BANKS OR SWM FACILITIES)				ERNMX-180	SWM FACILITIES

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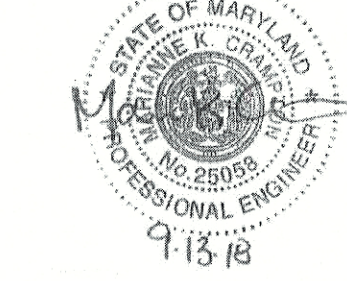
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PROJECT NO:

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09/07/18

SCALE:

AS NOTED

SHEET NO:

C-58

SP-18-031