



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

## AGENDA

### WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING

July 8, 2019, 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

#### NEW BUSINESS

#### MINUTES

1. June 3, 2019 Planning Commission regular meeting minutes \*

#### SITE PLANS

1. **US Lawns Retail Business & Service Facility [SP19-018]** – Proposed 9,000 square foot building for a lawn care facility along the north side of Beaver Creek Road; Zoning: HI (Highway Interchange); Planner: Lisa Kelly \*
2. **Hostetter Solar [SP-19-019]** – Proposed 2 megawatt solar energy generating system to occupy approximately 15 acres of property along the south side of Leitersburg Pike; Zoning: A(R) (Agricultural Rural); Planner: Lisa Kelly \*

#### FOREST CONSERVATION

1. **Sycamore Run** – Non-compliance fees discussion; Planner: Travis Allen \*
2. **Discussion of procedures for Non-compliance fees;** Travis Allen \*

#### OTHER BUSINESS

1. **Annual Report** – Steve Goodrich \*
2. **Discussion Of Alcohol Production Facilities** – Jill Baker \*
3. **Update of Staff Approvals** – Ashley Holloway

#### CLOSED SESSION

*(To discuss personnel matters)*

#### ADJOURNMENT

#### UPCOMING MEETINGS

1. Monday, August 5, 2019, 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.*

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

WWW.WASHCO-MD.NET

## Site Plan for US Lawns Retail Business & Service Facility

Presented for approval is a site plan for US Lawns.

The subject site is located along the north side of Beaver Creek Road near its intersection with National Pike (US 40). Zoning is Highway Interchange.

The developer is proposing to construct a 9,000 square foot building for a lawn care facility. Approximately 1800 square feet of this area will be for the office with the remaining area for the shop and storage area. Total parcel area is 5.88 acres.

There will be one access onto Beaver Creek Road.

There will be a total of 26 workers – 6 for the office and the rest as field work.

Hours of operation will be 6am to 6pm Monday thru Friday.

Parking required is 26 spaces; 46 spaces will be provided.

Delivery will be daily for box truck and 2-3 times monthly for tractor trailer.

The building will be serviced by private well and septic.

A portion of the building will be surrounded by 6 feet chain link fence with a gate.

Lighting will be poled mounted and building mounted lights.

There will be a proposed sign at the entrance with additional signage on the building.

Trash will be collected on the inside of building.

Landscaping will be planted in front of the building.

To meet Forest Conservation Ordinance requirements, the developer will be retaining 1.48 acres of forest on-site.





# WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

## SITE PLAN STAFF REPORT

### BASE INFORMATION

SITE NAME.....: U.S. Lawns  
NUMBER.....: SP-19-018  
  
OWNER.....: B CREEK PROPERTIES LLC  
LOCATION.....: North side of Beaver Creek Road  
DESCRIPTION.....: Site Plan for U.S. Lawns (functional description is for a lawn care facility)  
  
ZONING.....: Highway Interchange  
COMP PLAN LU.....: Commercial  
PARCEL.....: 10015294  
PLANNING SECTOR.....: 1  
ELECTION DISTRICT.....: 10  
  
TYPE.....: Commercial  
GROSS ACRES.....: 5.88  
DWELLING UNITS.....:  
TOTAL LOTS.....: 1  
DENSITY.....: 0 Units Per Acre  
  
PLANNER.....: Lisa A Kelly  
ENGINEER.....: FOX & ASSOCIATES INC  
RECEIVED.....: May 7, 2019

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

#### SITE DESIGN

Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
Staff Comments: 23.6		
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
Not Applicable	N/A	Inside trash receptacle
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
Trucks	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	Not Fast Track
Parking Spaces - Minimum Required	Recreational Parking Provided	
	No	



WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

ACCESS SPACING VARIANCE NEEDED: No

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

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	FUNKSTOWN
AMBULANCE DISTRICT.....:	HAGERSTOWN

WATER & SEWER INFORMATION		
	WATER	SEWER
METHOD.....:	Well/Cistern	Septic Tank
SERVICE AREA.....:	Well	Septic
PRIORITY.....:	5-Long Term Planned Service	5-Long Term Planned Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague



# GENERAL NOTES

- TAX MAP 58, GRID 8 PARCEL 95
- ELECTION DISTRICT 10
- PROPERTY LINE SHOWN PER SURVEY PERFORMED BY FOX AND ASSOCIATES. AREA OF PROPERTY = 5.88 AC.
- THE SITE IS ZONED "HI" - HIGHWAY INTERCHANGE DISTRICT.
- MINIMUM BUILDING SETBACK LINES ARE: FRONT 40 ft., SIDE 10 ft., REAR 10 ft.  
\* 25 ft. BUFFER REQUIRED WHERE ADJOINING DWELLINGS
- TOPOGRAPHY SHOWN IS FROM FIELD RUN SURVEY BY FOX & ASSOCIATES, INC. DATE OF SURVEY IS 2/28/2019 AND DATUM IS NAD 83 / NAVD 88.
- ANTIETAM CREEK WATERSHED (MARYLAND 8-DIGIT WATERSHED CODE 02140502).
- THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY (NWI) MAPPER DOES NOT IDENTIFY ANY WETLAND HABITATS WITHIN THE AOI AT THE SITE.
- THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON MAP 24043003000 EFFECTIVE DATE 8/15/17. THE SITE IS IN ZONE 'C'.
- THE WASHINGTON COUNTY SOIL SURVEY, MAP 37, ISSUED 2002, IDENTIFIES TWO THREE DOT STREAMS ON THE SUBJECT SITE. NEITHER ARE SHOWN ON USGS QUAD MAP FUNKSTOWN, MD. NEITHER WOULD REQUIRE A STREAM BUFFER AS THERE IS NO EVIDENCE OF FLOW AND THE DRAINAGE AREAS DO NOT WARRANT A STREAM BUFFER.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL PLANNING AREAS SUCH AS THE UPPER BEAVER CREEK BASIN AND BEAVER CREEK (ALBERT M. POWELL) TROUT HATCHERY OR THE WATERSHED BOUNDARIES OF THE EDMONTON OR SMITHSBURG RESERVOIRS.
- THE SITE IS NOT LOCATED WITHIN THE ANTIETAM PARK OR THE ANTIETAM BATTLEFIELD OVERLAY.
- THE SITE IS NOT LOCATED WITHIN 1,000 FEET OF THE APPALACHIAN TRAIL CORRIDOR.
- THERE ARE NO LISTED HYDRIC SOIL TYPES AT THE SITE.
- THERE ARE PRIME FARMLAND SOIL TYPES AT THE SITE AS SHOWN HEREON.
- THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 25% (ON AREAS GREATER THAN OR EQUAL TO 10,000 SQUARE FEET) AT THE SITE.
- THERE ARE NO SLOPES OF 15% OR GREATER WHERE THE SOIL ERODIBILITY COEFFICIENT OR K FACTOR IS 0.35 OR GREATER AT THE SITE.
- WATER SERVICE WILL BE PROVIDED BY PRIVATE WELL.
- SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
- FOREST CONSERVATION REQUIREMENTS WILL BE MET BY ON-SITE RETENTION. SEE RECORDED MISC. PLAT NO. \_\_\_\_\_
- PROPOSED USE IS A RETAIL BUSINESS AND SERVICE FACILITY.

Project Name: U.S. LAWNS

County Project No. (SP, PP, GP): SP-19-018

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

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (acres) (To Structure)	RCH	ESD <sub>v</sub> (cc-ft)	WQ <sub>v</sub> (cc-ft)
BIOTRETENTION		6.4	1.1	64	0.10	0.10

## ESD Practices (Chapter 3 - Structural Practices)

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (acres) (To Structure)	RCH	STORAGE @DHW (cc-ft)	PRINCIPLE SPILLWAY TYPE

Total DA (Site)	
Construction Type (circle one)	New <input type="checkbox"/> Redevelopment <input type="checkbox"/> Restoration <input type="checkbox"/>

## ESTIMATED PROJECT SCHEDULE

SITE PLAN APPROVAL	JULY 2019
GRADING PERMIT ISSUANCE	JULY 2019
START SITE CONSTRUCTION	AUG. 2019
COMPLETE SITE CONSTRUCTION	NOV. 2019
BUILDING OCCUPANCY	SPRING 2020

## Stormwater Management Narrative

This Project is being designed to meet the new Maryland Stormwater Act of 2007 which supplements the original 2000 Maryland Design Manual. Environmental Site Design (ESD) techniques must now be provided through structural and non-structural practices at the source to the maximum extent practical (MEP).

The proposed bioretention facility will provide 100% of the site's WQv and the ESDv. This structure will provide all of the Rev and the required Phosphorus Load Reduction.

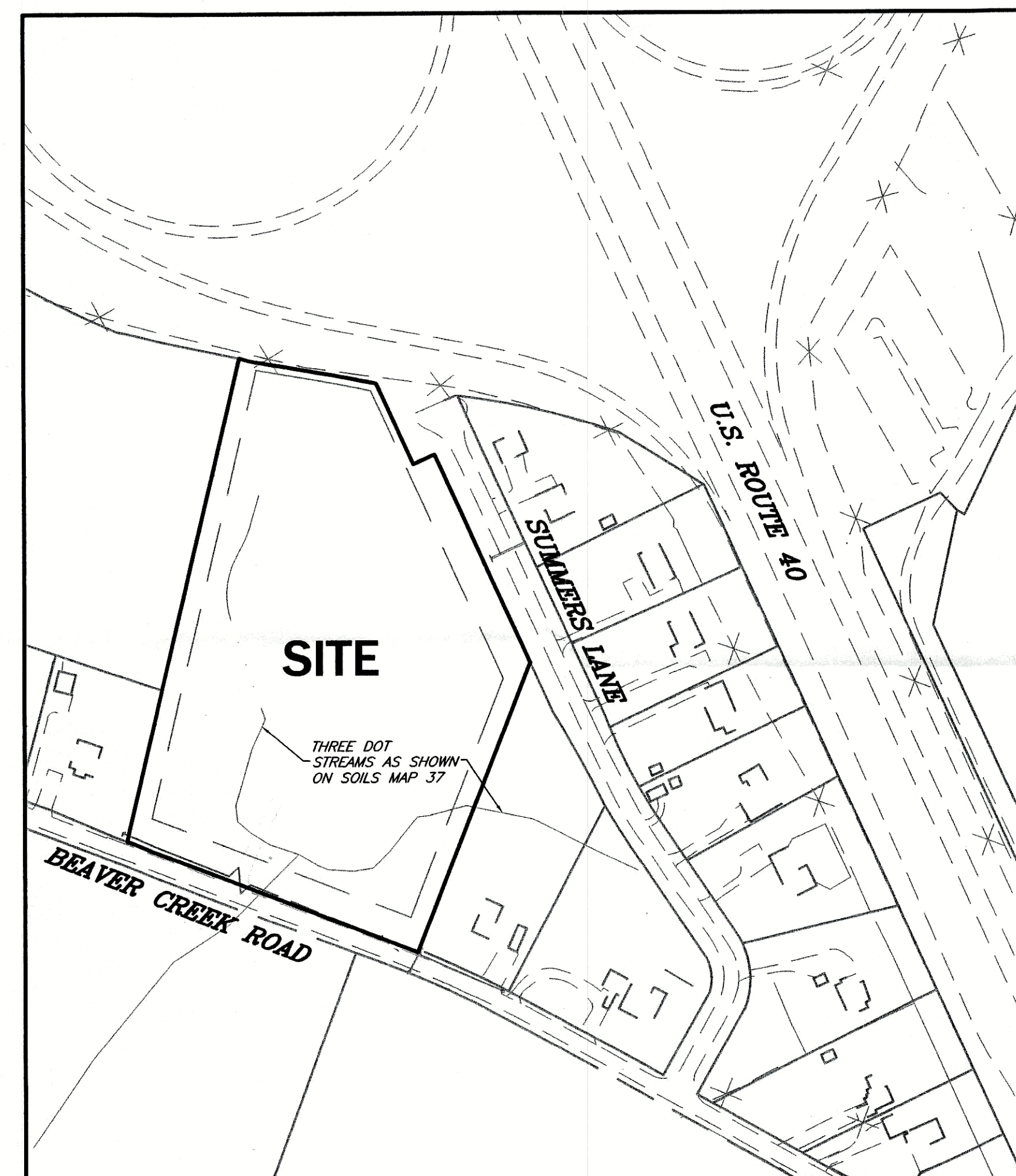
This bioretention facility has been oversized to completely store the proposed increase in the 10-year runoff volume to provide SWM Quantity Control.

# SITE PLAN

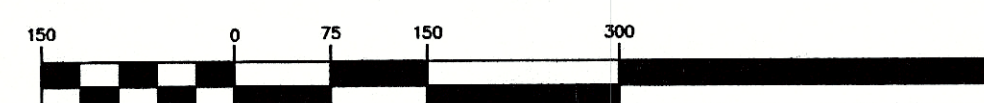
# U.S. LAWNS

## RETAIL BUSINESS & SERVICE FACILITY

SITUATE AT 19714 BEAVER CREEK ROAD  
ELECTION DISTRICT 10 (FUNKSTOWN)  
WASHINGTON COUNTY, MARYLAND



## GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.

## OWNER / DEVELOPER

B CREEK PROPERTIES LLC  
PO BOX 724  
FUNKSTOWN, MD 21734  
304-416-8180  
ATTN: CHRIS SEABORNE

## INDEX OF SHEETS

COVER SHEET AND GENERAL NOTES	1
EXISTING CONDITIONS PLAN	2
SITE PLAN / LANDSCAPE PLAN	3
GRADING PLAN / SESC PLAN	4
STORM DRAIN PROFILE, NOTES, AND DETAILS	5
STORMWATER MANAGEMENT PLAN	6
STORMWATER MANAGEMENT NOTES AND DETAILS	7
SITE NOTES AND DETAILS	8
SESC NOTES AND DETAILS	9

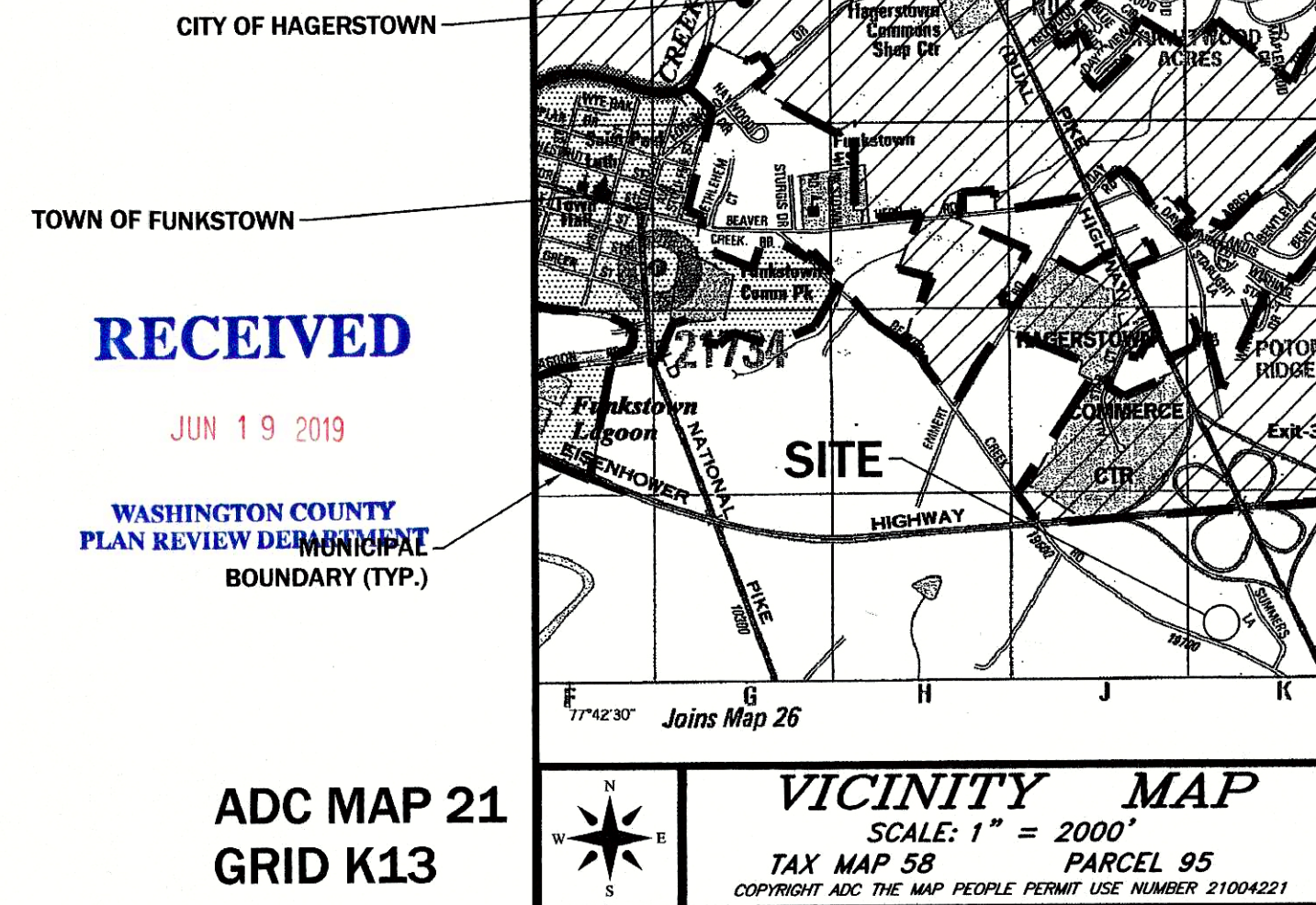
## ESD NARRATIVE

U.S. LAWNS IS AN EXISTING WASHINGTON COUNTY BUSINESS LOCATED AT 9446 EARLY DRIVE, SUITE A. THEY WISH TO EXPAND THEIR BUSINESS TO A LARGER FACILITY/PROPERTY ON BEAVER CREEK ROAD. THE SUBJECT PROPERTY IS LOCATED AT TAX MAP 58, PARCEL 95 IN THE HIGHWAY INTERCHANGE (HI) ZONING DISTRICT. IT IS 5.88 ACRES IN SIZE AND CURRENTLY UNDEVELOPED. THE PROPOSED RETAIL AND SERVICE BUSINESS IS A PRINCIPAL PERMITTED USE IN THIS ZONING DISTRICT. THE PROPOSED IMPROVEMENTS ARE THE CONSTRUCTION OF A 9,000 SQ FT BUILDING AND PARKING AREA FOR 33 STANDARD PARKING SPACES AND AN ADDITIONAL 13 SPACES FOR COMMERCIAL VEHICLES AND EQUIPMENT. THE TOTAL PROPOSED IMPERVIOUS SURFACE IS APPROXIMATELY 60,538 SQ FT (1.39 ACRES). THE EXISTING TOPOGRAPHY OF THE SUBJECT PROPERTY IS IN AN UNDRAINED CONDITION AND, THEREFORE, A BIOTRETENTION FACILITY IS PROPOSED EAST OF THE SITE IMPROVEMENTS. A GEOTECHNICAL INVESTIGATION IS BEING COMPLETED TO VERIFY ACCEPTABLE INFILTRATION RATES AND DEPTH OF ROCK FORMATIONS. THE DRAINAGE AREA CONTRIBUTING TO THIS FACILITY IS 6.4 ACRES IN SIZE WHICH WILL CONTAIN APPROXIMATELY 43,251 SQ FT (0.99 ACRES) OF THE AFOREMENTIONED IMPERVIOUS SURFACE. THE PROPOSED BIOTRETENTION FACILITY IS SIZED TO COMPLETELY STORE THE INCREASE IN THE TEN YEAR STORM RUNOFF VOLUME WHICH EQUATES TO APPROXIMATELY 10,512 CUBIC FEET (1,625 CF IN THE FOREBAY AND 8,887 CF IN THE BIOTRETENTION PONDING/SOIL MEDIA).

## 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.

NAME \_\_\_\_\_ DATE \_\_\_\_\_



ADC MAP 21  
GRID K13

## VICINITY MAP

SCALE: 1" = 2000'  
TAX MAP 58 PARCEL 95  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 21004221

## AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION	(240) 313-2400
COUNTY SEWER (DEPT. OF WATER QUALITY)	MARK BRADSHAW (240) 313-2800
POTOMAC EDISON	MARK USARY (301) 582-5771
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

## 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 3.48 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1,661 C.Y. OF EXCAVATION AND 5,224 C.Y. OF FILL.

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

## OWNER/DEVELOPER CERTIFICATION - DPW

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

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

## OWNER/DEVELOPER CERTIFICATION - SCD

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

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

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

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

## APPROVED WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

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

## ENGINEER PROFESSIONAL CERTIFICATION

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

NAME: \_\_\_\_\_ LICENSE NO. 27053 EXPIRATION DATE 1/25/20

## ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

DATE 6/11/19 REG. NO. 27053 SIGNATURE \_\_\_\_\_

## 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

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

**FOX**  
& ASSOCIATES INC.  
Est. 1966

Copyright © 2019

COUNTY FILE # SP-19-018

18-31453 D-6293 SHEET 1 OF 9



**LEGEND**

- ADJOINER PROPERTY LINE
- BRL
- EXISTING CENTERLINE
- UFO
- EXISTING UNDERGROUND FIBER OPTIC
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING CURB
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- RIGHT-OF-WAY
- EXISTING SANITARY SEWER - GRAVITY
- EXISTING SANITARY SEWER - FORCE MAIN
- SOIL
- STREAM
- EXISTING SIDEWALK
- TREES
- EXISTING WATERLINE
- PROPOSED BLDG
- PROPOSED CURB
- PROPOSED CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED EASEMENT
- PROPOSED FENCE
- PROPOSED SANITARY SEWER
- PROPOSED CONC/SIDEWALK
- PROPOSED WATERLINE

**HATCH LEGEND**

- PROPOSED ASPHALT PAVING  
(SEE TYPICAL PAVING SECTION SHEET B)
- PROPOSED GRAVEL PAVING  
(SEE TYPICAL GRAVEL SECTION SHEET B)
- PROPOSED CONCRETE SIDEWALK  
(SEE TYPICAL CONCRETE SECTION SHEET B)
- PROPOSED FOREST CONSERVATION AREA  
AND BUFFER YARD
- PROPOSED SWM ACCESS AND  
MAINTENANCE EASEMENT  
27,598 S.F. (0.63 Ac.)  
SEE RECORDED MISC. PLAT  
No. \_\_\_\_\_

**SITE DATA**

TAX MAP/PARCEL	58 / 95
ELECTION DISTRICT	10
ZONING	H1, HIGHWAY INTERCHANGE
MINIMUM BUILDING SETBACKS (MBSL'S)	FRONT - 40 ft SIDE - 10 ft (25 ft WHEN ADJ. TO RESIDENTIAL USE) REAR - 10 ft (25 ft WHEN ADJ. TO RESIDENTIAL USE)
WATERSHED	ANTITAM CREEK (02140502)
PARCEL ACREAGE	5.88 Ac.
FUNCTIONAL DESCRIPTION	LAWN CARE FACILITY
PROPOSED IMPERVIOUS AREA	
BUILDING AREA	9,000 Sq. Ft. 0.21 Ac.
"LEAN-TO"	2,000 Sq. Ft. 0.05 Ac.
ASPHALT PARKING/DRIVE AREA	6,542 Sq. Ft. 0.15 Ac.
GRAVEL PARKING/DRIVE AREA	42,766 Sq. Ft. 0.98 Ac.
CONC. SIDEWALK/DUMPSTER AREA	230 Sq. Ft. 0.01 Ac.
	60,538 Sq. Ft. = 1.39 Acres = 23.6%
TOTAL BUILDING SQUARE FOOTAGE	9,000 S.F.
PROPOSED BUILDING HEIGHT	20' AT EAVE 35' AT PEAK
No. of EMPLOYEES	26 / SHIFT (20 FIELD WORKERS / 6 OFFICE)
HOURS OF OPERATION	TYPICALLY 6AM - 6PM
SITE USERS TRANSPORTATION	AUTOMOBILE
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	BY OWNER
PARKING REQUIRED	OFFICE = 1,800 x 1 SPACE / 300 sq. ft. = 6 FIELD EMPLOYEES = 20 TOTAL = 26
PARKING PROVIDED	33 + 13 WORK TRUCKS WITH TRAILERS = 46
PARKING LANDSCAPE REQUIREMENT	12,556 S.F. x 0.05 = 628 S.F. = 5.0%
PARKING LANDSCAPE AREAS PROVIDED	1,655 S.F. = 13.2%
BOX TRUCK	1 - 2 TIMES DAILY
TRACTOR TRAILER	2 - 3 TIMES MONTHLY
HANDICAP PARKING REQUIRED & PROVIDED	2
WATER	ONSITE PRIVATE WELL
SEWER	ONSITE SEPTIC
SOLID WASTE STORAGE & DISPOSAL	TRASH IS COLLECTED INSIDE THE BUILDING AND TAKEN TO DISPOSAL FACILITY BY OWNER
PROJECTED EMISSIONS	NONE
SIGNAGE	SIGNAGE WILL BE WALL-MOUNTED AND IN CONFORMANCE WITH SECTION 22.23 OF THE WASHINGTON COUNTY ZONING ORDINANCE

**LANDSCAPE SCHEDULE**

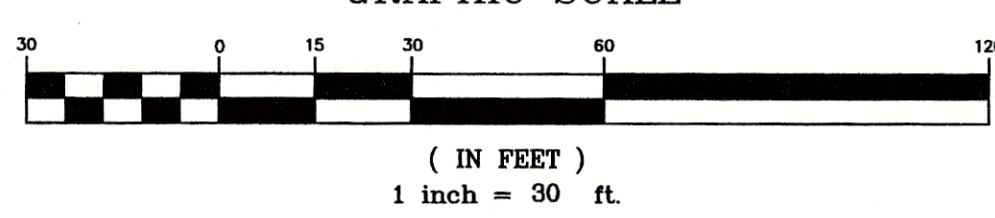
SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
PK	PRUNUS SERRULATA "KWANZAN"	KWANZAN CHERRY	3	1.5"-2" CAL.	B & B

**SOIL TYPES ON SITE**

SYMBOL	DESCRIPTION	% COVERAGE
DsB	DUFFIELD SILT LOAM	37.7%
DsC	DUFFIELD SILT LOAM	12.2%
RmB	RYDER-DUFFIELD CHANNERY SILT LOAM	1.2%
RmC	RYDER-DUFFIELD CHANNERY SILT LOAM	2.7%
SpA	SWANPOND SILT LOAM	56.2%
		100.0%

1 PRIME FARMLAND SOIL

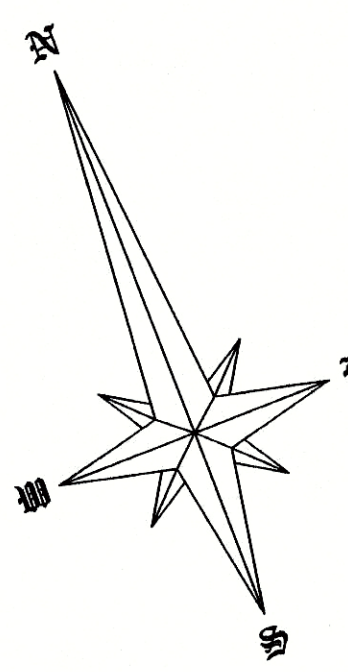
**GRAPHIC SCALE**





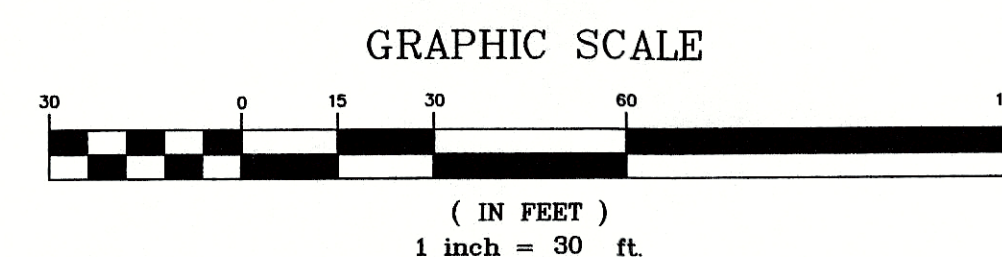
**LEGEND**

- ADJOINER PROPERTY LINE
- BRL
- EXISTING CENTERLINE
- UFO
- EXISTING UNDERGROUND FIBER OPTIC
- 600
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING CURB
- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- RIGHT-OF-WAY
- EXISTING SANITARY SEWER - GRAVITY
- EXISTING SANITARY SEWER - FORCE MAIN
- SOIL
- STREAM
- EXISTING SIDEWALK
- TREES
- EXISTING WATERLINE
- PROPOSED BLDG
- PROPOSED CURB
- PROPOSED CENTERLINE
- PROPOSED CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED EASEMENT
- PROPOSED FENCE
- PROPOSED SANITARY SEWER
- PROPOSED CONC/SIDEWALK
- PROPOSED WATERLINE
- PROPOSED LIMITS OF DISTURBANCE



**DRAINAGE STRUCTURE SCHEDULE**

STRUCTURE No.	STRUCTURE TYPE	RIM or T.G. ELEV.	INV. IN	INV. OUT	REMARKS
1	MD. S.H.A. STD. YARD INLET	528.0 GRATE	N/A	525.0	MD. STD. 381.01
2	MD. S.H.A. STD. METAL END SECTION	N/A	N/A	523.9	MD. STD. 370.01



**SOIL TYPES ON SITE**

SYMBOL	DESCRIPTION	% COVERAGE
DsB	DUFFIELD SILT LOAM	3 TO 8 PERCENT SLOPES
DsC	DUFFIELD SILT LOAM	8 TO 15 PERCENT SLOPES
RmB	RYDER-DUFFIELD CHANNERY SILT LOAM	3 TO 8 PERCENT SLOPES
RmC	RYDER-DUFFIELD CHANNERY SILT LOAM	8 TO 15 PERCENT SLOPES
SpA	SWANPOND SILT LOAM	0 TO 3 PERCENT SLOPES
		100.0%

1 PRIME FARMLAND SOIL

NOTE: PAGES 88-89, 156, & 165 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS DsB, DsC, RmB, RmC, & SpA SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

NOTE: ALL GRADING ON LOT, EITHER BEFORE OR AFTER CONSTRUCTION SHALL BE THE FULL RESPONSIBILITY OF THE OWNER.

**HATCH LEGEND**

- PROPOSED ASPHALT PAVING  
(SEE TYPICAL PAVING SECTION SHEET 8)
- PROPOSED GRAVEL PAVING  
(SEE TYPICAL GRAVEL SECTION SHEET 8)
- PROPOSED CONCRETE SIDEWALK  
(SEE TYPICAL CONCRETE SECTION SHEET 8)
- PROPOSED FOREST CONSERVATION AREA  
AND BUFFER YARD
- PROPOSED SWM ACCESS AND  
MAINTENANCE EASEMENT





# WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

## SITE PLAN STAFF REPORT

### BASE INFORMATION

SITE NAME.....: Hostetter Solar  
NUMBER.....: SP-19-019  
  
OWNER.....: HOSTETTER DAVID M  
LOCATION.....: Leitersburg Pike S/S  
DESCRIPTION.....: Site Plan for Hostetter Solar (functional description is for a solar panel farm)  
  
ZONING.....: Agricultural, Rural  
COMP PLAN LU.....: Agriculture  
PARCEL.....: 09004491  
PLANNING SECTOR.....: 1  
ELECTION DISTRICT.....: 09  
  
TYPE.....: Commercial  
GROSS ACRES.....: 60.15  
DWELLING UNITS.....: 0  
TOTAL LOTS.....: 1  
DENSITY.....: 0 Units Per Acre  
  
PLANNER.....: Cody L Shaw  
ENGINEER.....: FOX & ASSOCIATES INC  
RECEIVED.....: May 10, 2019

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: Yes  
WETLANDS.....: None  
WATERSHED.....: Antietam Creek  
ENDANGERED SPECIES.....: State Listed  
STEEP SLOPES.....: No  
STREAM BUFFER.....: Yes  
HISTORIC INVENTORY.....: No Resources Present  
EASEMENTS PRESENT.....: None

Staff Comments:

*Not Applicable*



WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

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

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	LEITERSBURG
AMBULANCE DISTRICT.....:	HAGERSTOWN

	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	No Provider	No Provider
SERVICE AREA.....:	No Provider	No Provider
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		None

## SITE PLAN FOR HOSTETTER SOLAR

PRESENTED FOR APPROVAL IS A SITE PLAN FOR HOSTETTER SOLAR.

THE SUBJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF LEITERSBURG PIKE AT THE INTERSECTION OF CLOPPER ROAD. ZONING IS AGRICULTURE RURAL.

THE DEVELOPER IS PROPOSING TO CONSTRUCT A 2-MEGAWATT SOLAR ENERGY GENERATING SYSTEM WHICH WOULD OCCUPY APPROXIMATELY 15 ACRES OF THE TOTAL 60 ACRE SUBJECT PROPERTY. THE SYSTEM WILL CONSIST OF APPROXIMATELY 7,900 SOLAR MODULES ON A GROUND MOUNTED SYSTEM THAT WILL BE UNDER 10 (10) FEET.

THE ENTIRE SITE WILL BE SURROUNDED WITH A MINIMUM SIX (6) FOOT SECURITY FENCE.

THERE WILL BE NO EMPLOYEES OR CUSTOMERS, AND THE ONLY VISITS WILL CONSIST OF REPAIR AND MAINTENANCE TWICE PER YEAR AND MOWING ON PERIODIC AND AS-NEEDED BASIS.

A FIRE AND VEGETATION MANAGEMENT PLAN HAS BEEN ADDED TO SHEET 2 OF THE SITE PLAN.

THERE WILL ONE ACCESS INTO THE SITE FROM CLOPPER ROAD BY WAY OF A PROPOSED 25 FOOT EASEMENT.

A LANDSCAPED BUFFER WILL BE PLANTED BETWEEN THE SUBJECT PROPERTY AND NEIGHBOR MARY SPINELLI.

FOREST CONSERVATION REQUIREMENTS ARE BEING MET BY RETAINING EXISTING FOREST ON SITE IN THE AMOUNT OF 2.09 ACRES. THIS IS ADJACENT TO THE ANTIETAM CREEK.

THE BOARD OF APPEALS GRANTED A SPECIAL EXCEPTION TO ESTABLISH A SOLAR ENERGY GENERATING SYSTEM ON THE SUBJECT PROPERTY ON DECEMBER 18, 2018.



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

**SGC POWER, LLC**

**Appeal No. AP2018-032**

**Appellant**

**OPINION**

This appeal is a request for a special exception to establish a solar energy generating system (SEGS) at the subject property. The subject property is located at 20927 Leitersburg Pike, Hagerstown, Maryland; is owned by David M. Hostetter; and is zoned Agricultural (Rural). The Board held a public hearing on the matter on December 12, 2018.

**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. Appellant is the prospective lessee of the subject property, located at 20927 Leitersburg Pike, Hagerstown, Maryland.
2. Appellant proposes to construct a 2-megawatt solar energy generating system which would occupy approximately 15 acres of the total 60-acre subject property. The system will consist of approximately 7,900 solar modules on a ground mounted system that will be under ten (10) feet. The entire system will be surrounded with a

minimum six (6) foot security fence. There will be no employees or customers, and the only visits will consist of repair and maintenance twice per year and mowing on a periodic and as-needed basis.

3. Appellant has renewable lease terms with the owner of the subject property, but upon termination of the lease, all system equipment will be removed, and the property will be returned to something consistent with its current composition.

4. There is abundant vegetation and trees along property lines adjacent to the subject property.

5. The solar power collected from the system will be transmitted via above ground lines to Potomac Edison for distribution and sale.

6. The subject property is located within the Heart of the Civil War Heritage area.

### **Rationale**

Section 28A of the Zoning Ordinance defines a solar energy generating system (SEGS) as “a grid tie solar facility consisting of multiple solar arrays whose primary purpose is to generate electricity for distribution and/or sale into the public utility grid and not for onsite consumption. The testimony and evidence presented by Appellant clearly demonstrate that the proposed use meets the definition of a solar energy generating system pursuant to the Zoning Ordinance. Solar energy generating systems are permitted as a special exception in the Agricultural (Rural) zoning district, wherein the subject property is located.

The Board has authority to grant a special exception pursuant to Section 25.2(b) of

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

The Board acknowledges that the subject property is in the "Heart of the Civil War Heritage" designated area. This an area that encompasses many points of interest relating to the Civil War and surrounding historic events. The area encompasses all of Frederick and Washington Counties and most of Carroll County. While we acknowledge the existence of this designation, we disregard the notion that such a designation prevents the proposed project. It defies logic to conclude that property located in the designation area cannot be developed in accordance with the Zoning Ordinance. To hold otherwise would be to declare all of Washington and Frederick Counties off limits when it comes to development.

The subject property appears to be ideal for the proposed solar energy generating system. The property is located behind the Antietam Ford Tractor facility on Leitersburg Pike and is obscured by sloping and rolling hills. It is difficult to see the subject property from Leitersburg Pike and Clopper Road, given the rolling terrain and trees that exist there. The nature of the system is that it does not emit any odors, gas, dust or noise, and does not produce any by-products that could be offensive to neighboring properties. The construction is only temporary, for the term of the lease, and will not disturb the existing vegetation or result in the cutting of any trees. Appellant noted that all reasonable efforts

are made to avoid disruption of the existing ecosystem, farming operations, soil and groundwater. Appellant explained in detail that the size of the use will not expand because doing so would require obtaining approval from the Public Service Commission. Maintaining a system that produces 2 megawatts or less ensures that such a review and approval are not necessary.

There is nothing unique about the subject property or the surrounding properties that would produce more adverse effects at this location as opposed to somewhere else in the zone. The construction of a solar energy generating system (SEGS) at the subject property will have no greater "adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 15 (1981). For all these reasons, we conclude that this appeal meets the criteria for a special exception and is secures public safety and welfare and upholds the spirit of the Ordinance.

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

BOARD OF APPEALS

By: Paul Fulk, Chair

Date Issued: December 18, 2018



## STORMWATER MANAGEMENT NARRATIVE

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

### NOTE:

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

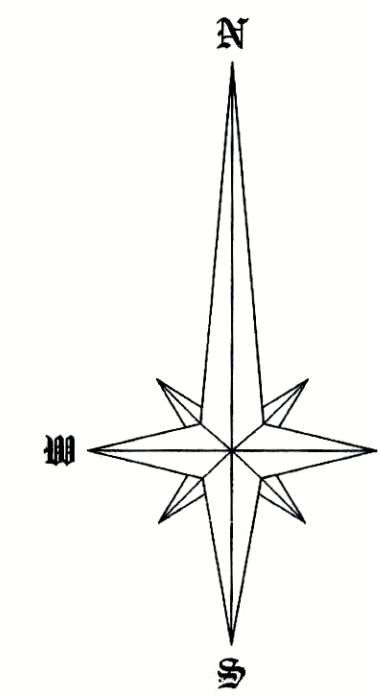
# SITE PLAN

## HOSTETTER SOLAR

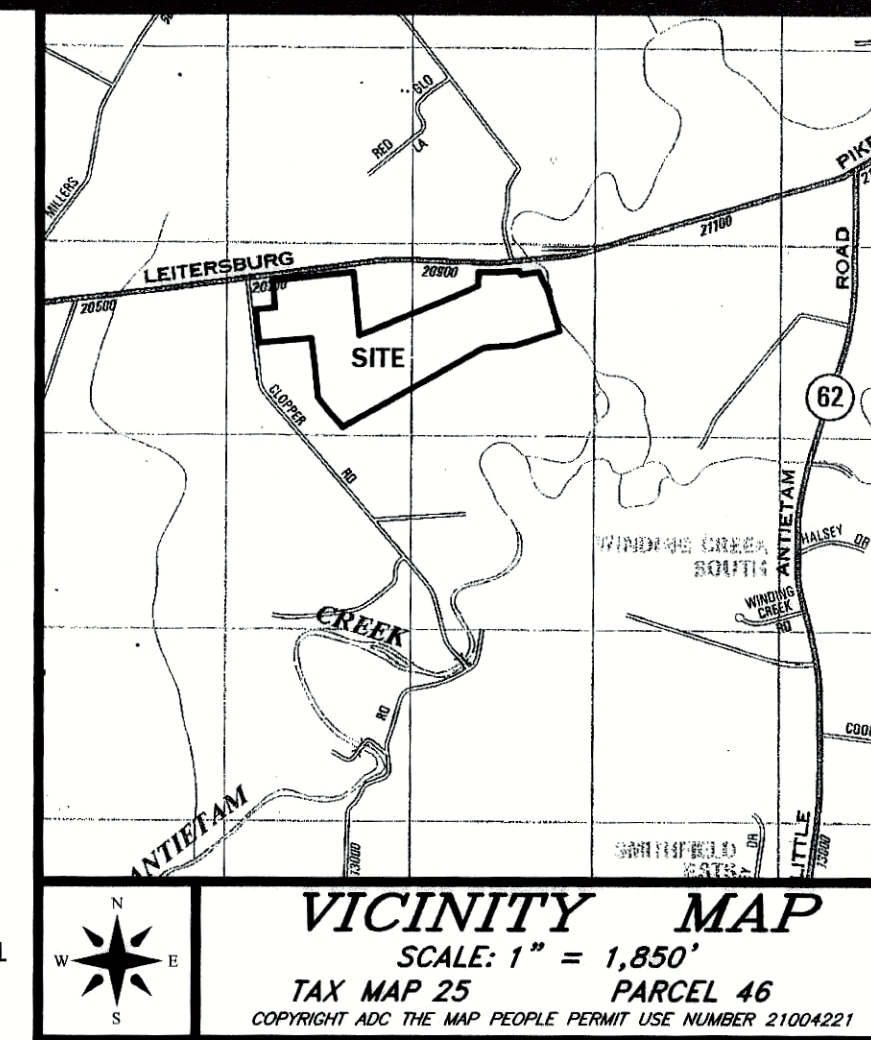
### SITUATE SOUTH OF LEITERSBURG PIKE

### ELECTION DISTRICT 09

### WASHINGTON COUNTY, MARYLAND



RECEIVED  
JUN 21 2019  
WASHINGTON COUNTY  
PLANNING DEPARTMENT



ADC MAP #11  
GRID F10

### VICINITY MAP

SCALE: 1" = 1,850'  
TAX MAP 25 PARCEL 46  
COPYRIGHT AND THE MAP PEOPLE PERMIT USE NUMBER 21004221

### AGENCY & UTILITY CONTACTS

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION (240) 313-2600	MARK BRADSHAW (240) 313-2600
CITY UTILITIES DEPT. WATER & SEWER DIV. (301) 739-8577 X 653	ED NORMAN (301) 739-8577 X 653
POTOMAC EDISON (301) 582-5271	RICK USARY (301) 582-5271
WASH. CO. SCD (301) 797-6821 X 3	DEWEE PRICE (301) 797-6821 X 3
ANTIETAM CABLE (301) 797-1835	KEN BUCKLER (301) 797-1835
VERIZON (301) 790-7135	JULIE LUDWIG (301) 790-7135
COLUMBIA GAS (800) 440-6111	VONDA GRIFFIN (800) 440-6111

### DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 13.80 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 500 C.Y. OF EXCAVATION AND 500 C.Y. OF FILL.

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

### ENGINEER PROFESSIONAL CERTIFICATION

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

GORDON POTTENBERGER, P.E. LICENSE No. 27053 EXPIRATION DATE 1/25/20

### UTILITY NOTIFICATION

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

### ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

6/21/19 27053  
DATE REG. NO. SIGNATURE

### OWNER/DEVELOPER CERTIFICATION - DPW

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

DATE PRINTED NAME SIGNATURE

### OWNER/DEVELOPER CERTIFICATION - SCD

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

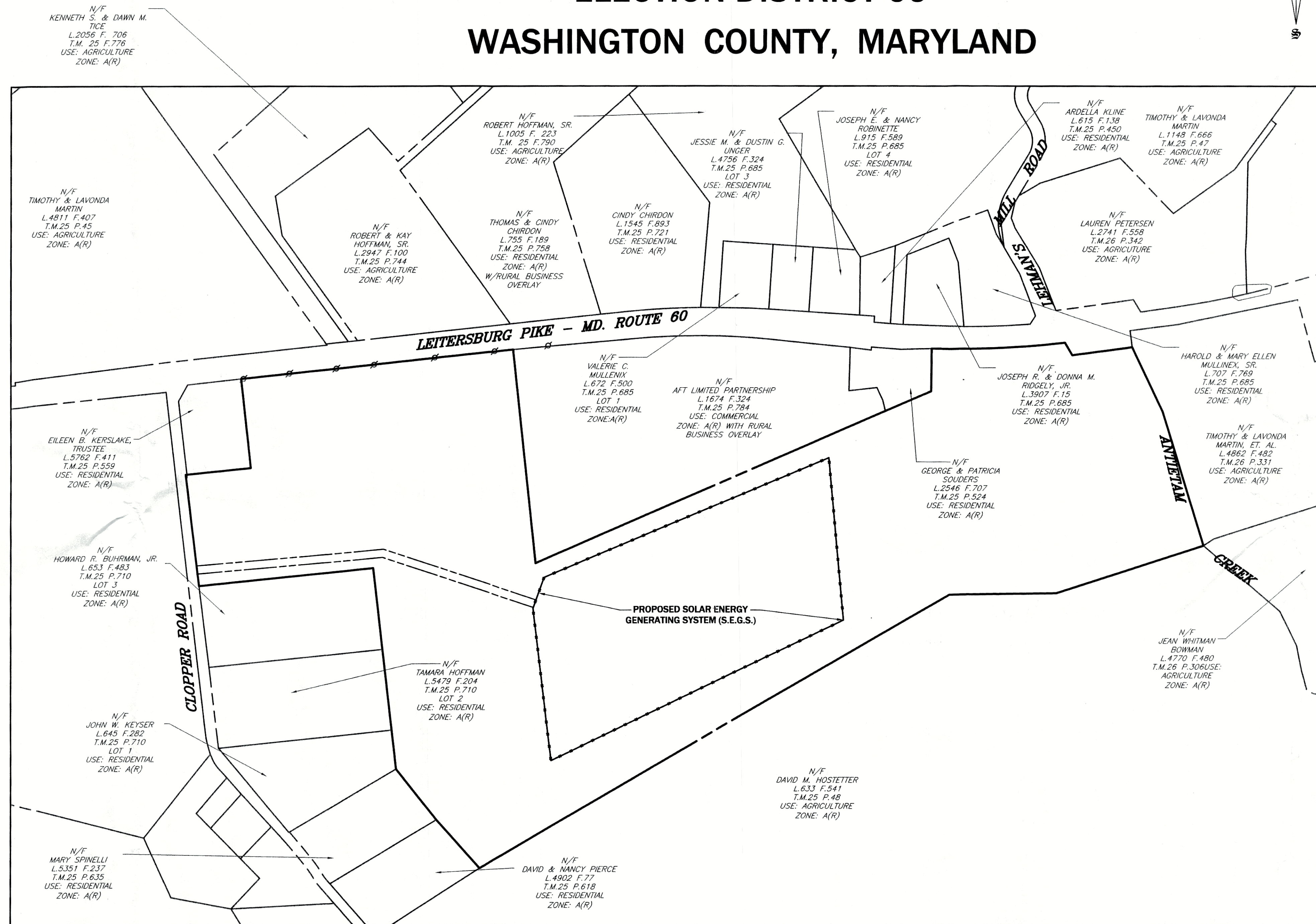
DATE PRINTED NAME SIGNATURE

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

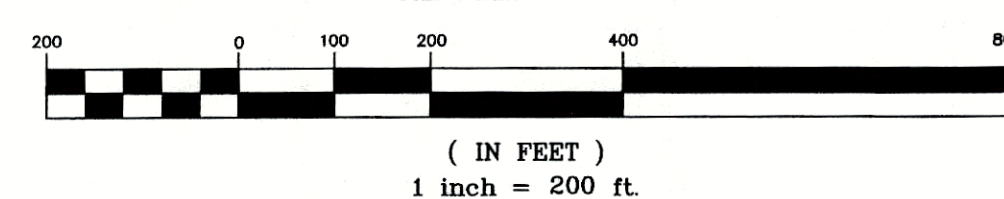
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

APPROVED  
WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW & PERMITTING

SIGNATURE DATE



### GRAPHIC SCALE



### OWNER

DAVID M. HOSTETTER  
20524 LEITERSBURG PIKE  
HAGERSTOWN, MD 21742  
(301)733 - 5329

### DEVELOPER

SGC POWER, LLC  
6865 DEERPATH ROAD, SUITE 330  
ELKRODGE, MD 21075  
(410) 220-3861  
ATTN: JON DOVE, PROJECT MANAGER

## FOX & ASSOCIATES, INC.

### ENGINEERS • SURVEYORS • PLANNERS

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

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



### INDEX OF SHEETS

COVER SHEET	1
GENERAL NOTES	2
OVERALL SITE PLAN	3
SITE & SEDIMENT CONTROL PLAN	4
SITE & SEDIMENT CONTROL PLAN	5
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS AND LANDSCAPE PLAN	6
PRELIMINARY / FINAL FOREST CONSERVATION PLAN	7
FOREST CONSERVATION NOTES AND DETAILS	8

www.foxassociatesinc.com

Email: foxassoc@foxassociatesinc.com

SP-19-019

18-31448

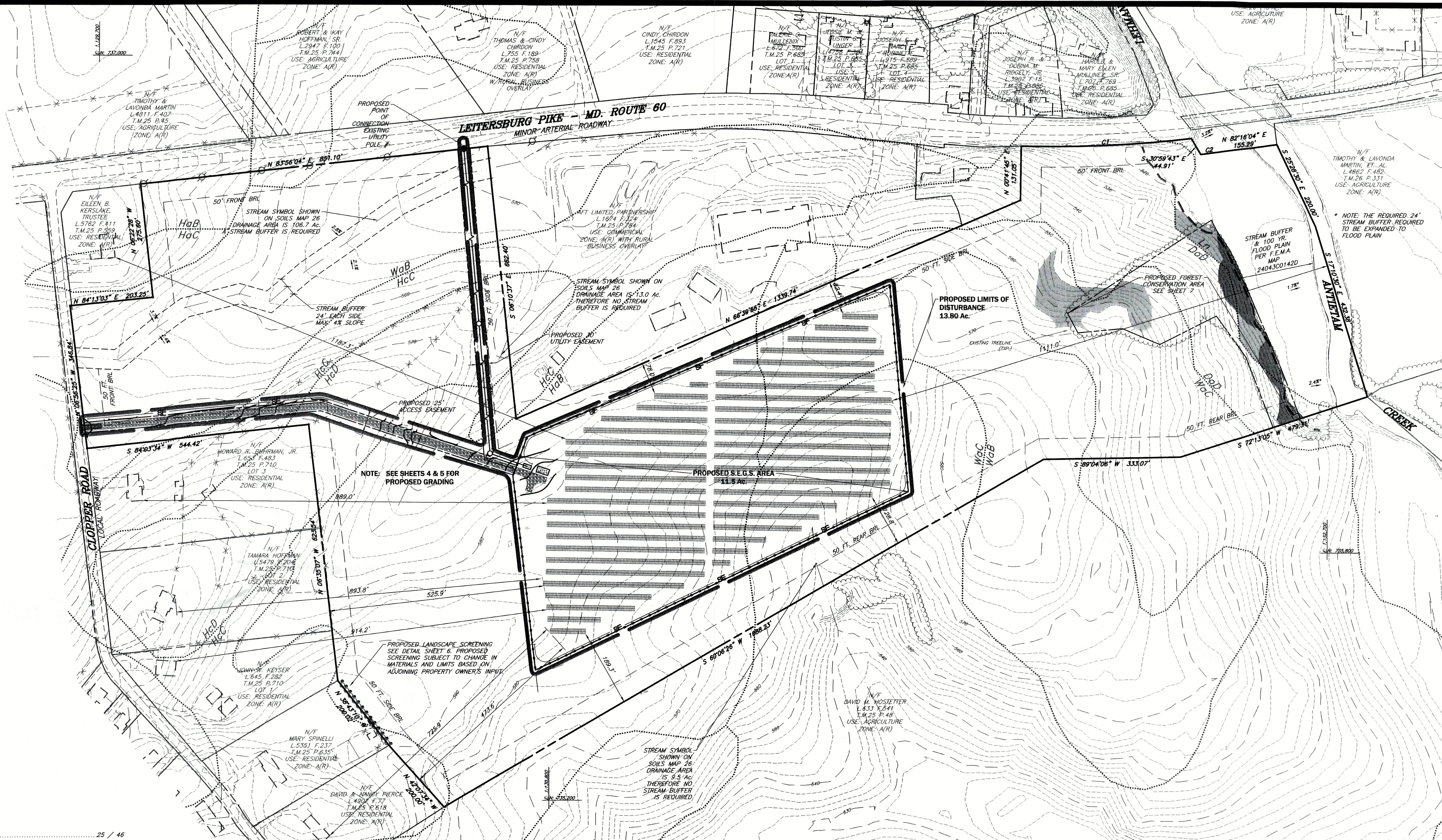
D-6257

SHEET 1 OF 8









**SITE DATA**

TAX MAP/PARCEL.....	25 / 46
ELECTION DISTRICT.....	09
ZONING.....	'A(R)' - AGRICULTURAL (RURAL) DISTRICT
DEED REFERENCE.....	L. 698 F. 759
MINIMUM BUILDING SETBACKS (PER ZONING).....	FRONT - 50 ft. SIDE - 50 ft. REAR - 50 ft.
WATERSHED.....	ANTIETAM CREEK (02140502)
PARCEL ACREAGE.....	60.15 AC.
EXISTING USAGE.....	AGRICULTURE (CULTIVATED FIELD)
PROPOSED AREA OF SOLAR FARM.....	11.53 AC.
FUNCTIONAL DESCRIPTION.....	PROPOSED SOLAR FARM (SPECIAL EXCEPTION GRANTED. BZA CASE #AP2018-032 DATE OF HEARING 12-12-2018.)
PROPOSED IMPERVIOUS AREA.....	GRAVEL DRIVE..... 813 Sq. Ft. EQUIPMENT PADS..... 450 Sq. Ft. 1,263 Sq. Ft. = 0.29 Acres = 2.5%
No. of EMPLOYEES.....	NONE
HOURS OF OPERATION.....	N/A
SITE USERS TRANSPORTATION.....	AUTOMOBILE
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE.....	BY OWNER
PARKING REQUIRED.....	N/A
FREIGHT & DELIVERIES.....	N/A
WATER.....	N/A
SEWER.....	N/A
SOLID WASTE STORAGE & DISPOSAL.....	N/A
PROJECTED EMISSIONS.....	NONE
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE.....	0 GPD

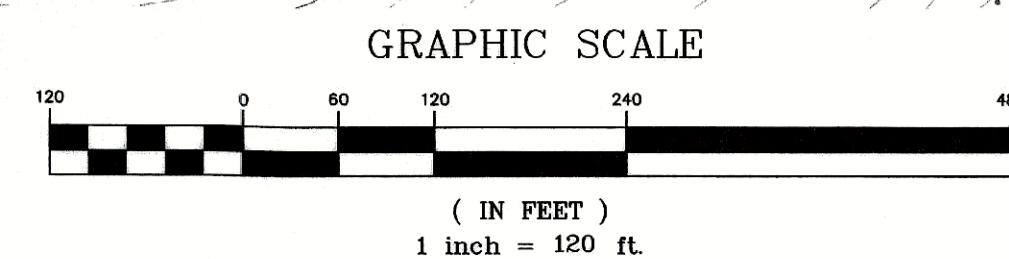
**SOIL TYPES ON SITE**

SYMBOL	DESCRIPTION	% OF LOT	K FACTOR
DoD	DOWNSVILLE GRAVELLY LOAM, 15 TO 25 PERCENT SLOPES		0.17
HaB <sup>1,2</sup>	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	60.6%	0.37
HaC <sup>2</sup>	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES		0.37
HcC <sup>2</sup>	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	1.3%	0.32
HcD <sup>2</sup>	HAGERSTOWN-ROCK OUTCROP COMPLEX, 15 TO 25 PERCENT SLOPES	1.9%	0.32
LN	LINDSIDE SILT LOAM		0.37
WaB <sup>1</sup>	WALKERSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	15.0%	0.37
WaC	WALKERSVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	21.2%	0.37
		100.0%	

<sup>1</sup> PRIME FARMLAND

<sup>2</sup> PAGES 99, 102, & 103 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS HaB, HcC, HcD SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

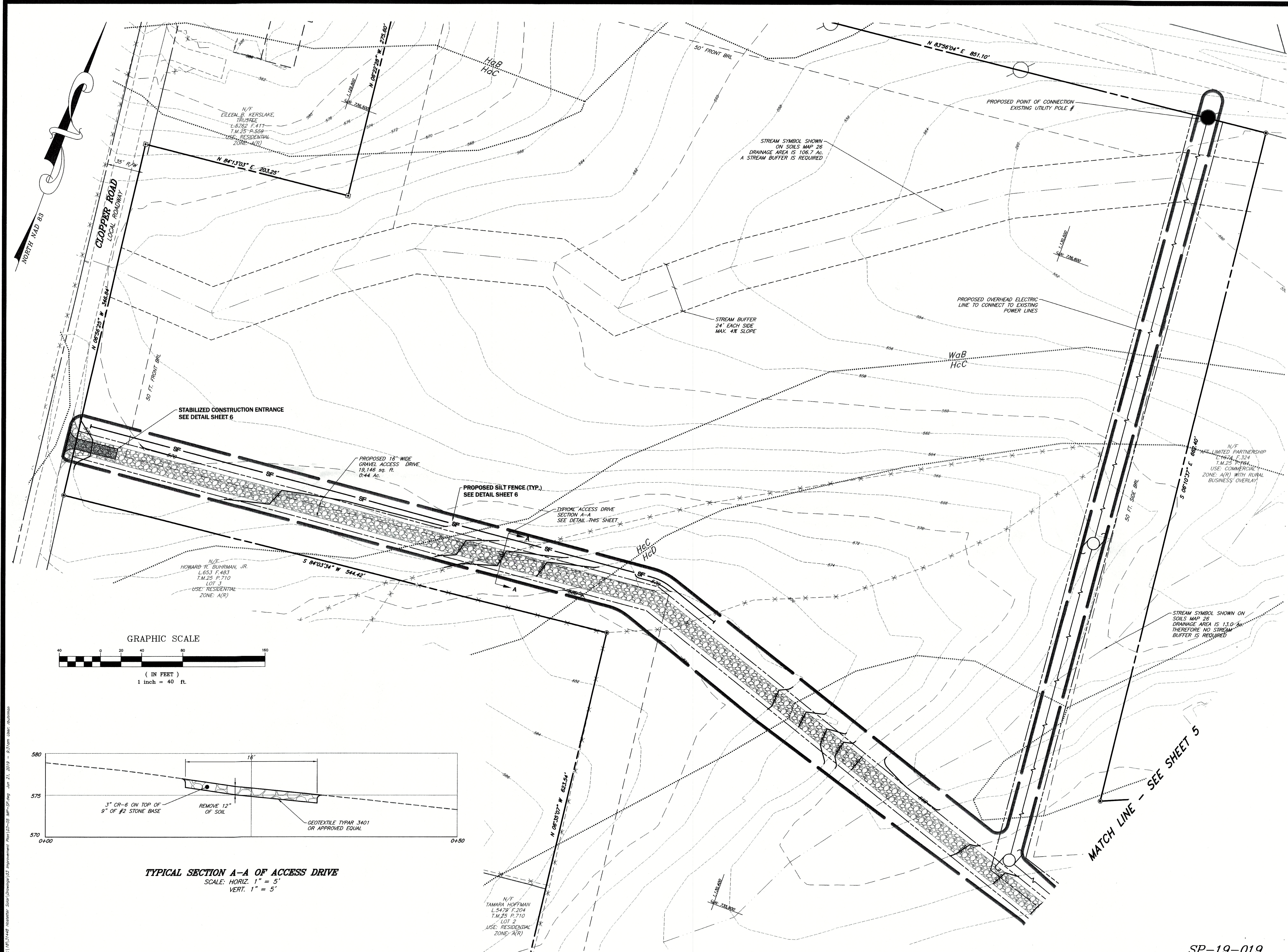
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	415.65'	2894.79'	8°13'37"	N 87°22'18" E	415.30'	209.18'
C2	32.29'	2935.79'	0°37'49"	N 82°34'59" E	32.29'	16.15'



**LEGEND**

-----	PROPERTY LINE	~~~~~	TREE COVER
-----	ADJACENT PROPERTY LINE	~~~~~	SOIL TYPE & BOUNDARY
-----	MINIMUM BUILDING SETBACK LINE (MBSL)	~~~~~	EXISTING FENCELINE
-----	EXISTING EDGE OF PAVEMENT	~~~~~	AREAS OF STEEP SLOPES BETWEEN 15% & 25%
-----	EXISTING EDGE OF GRAVEL	~~~~~	AREAS OF STEEP SLOPES GREATER THAN 25%
-----	EXISTING 2X CONTOUR	~~~~~	
-----	EXISTING 10X CONTOUR	~~~~~	
-----	100 YEAR FLOOD PLAIN	~~~~~	





**FOX & ASSOCIATES, INC.**  
Est. 1966  
Copyright © 2019

**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301) 733-8503  
or (301) 416-7250  
FAX: (301) 233-8009  
Email: foxassoc@foxassocinc.com  
www.foxassocinc.com

PROJECT NO. 18-31448  
DRAWING NO. D-0257  
DATE: JAN. 2019  
DRAWN BY: RLB  
CHECKED BY: GSP

**SHEET 4 OF 8**

**SITE PLAN & SEDIMENT CONTROL PLAN**  
**HOSTETTER SOLAR**  
**SGC POWER, LLC**  
SITUATE ON THE SOUTH SIDE OF LETTERSBURG PIKE  
ELECTION DISTRICT 09  
WASHINGTON COUNTY, MARYLAND

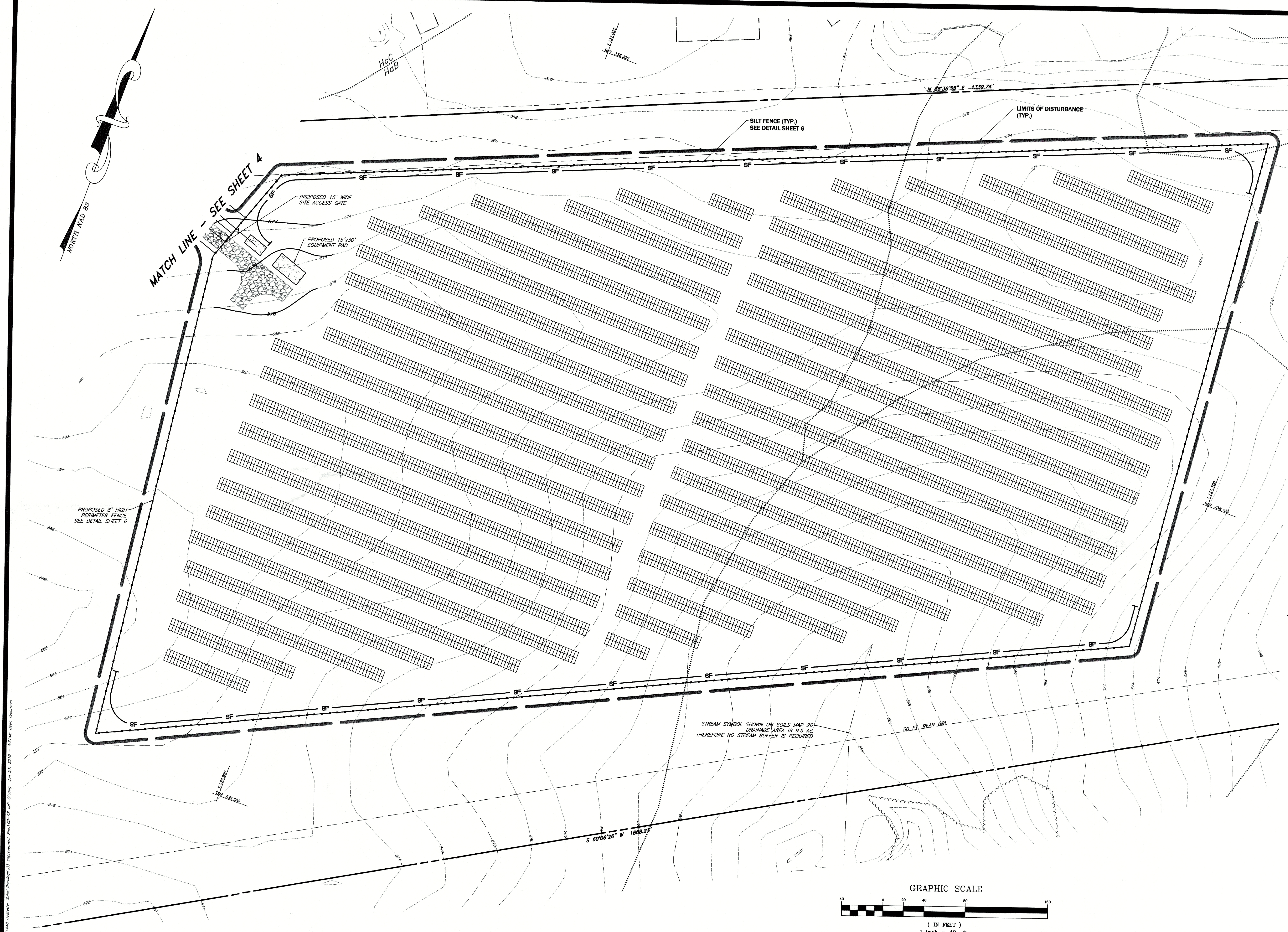
SCALE: 1"=40'

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. 15532, EXP. DATE 12/15/20

K:\18121448 Hostetter Solar\Drawings\CD Improvement Plan\CD-02 M&S-SP.dwg, Jan 21, 2019 - 8:31am User: rblumme





**FOX**  
& ASSOCIATES INC.  
Est. 1966  
Copyright © 2019

**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
82 WORMANS MILL COURT  
SUITE G  
HAGERSTOWN, MD 21740  
PHONE: (301) 733-8803  
or (301) 418-7280  
FAX: (301) 733-1853  
Email: foxassoc@foxassocinc.com  
www.foxassocinc.com

REVISION	DATE	DRAWN BY

**SITE PLAN & SEDIMENT CONTROL PLAN**  
**HOSTETTER SOLAR**  
**SGC POWER, LLC**  
SITUATE ON THE SOUTH SIDE OF LEITERSBURG PIKE  
ELECTION DISTRICT 09  
WASHINGTON COUNTY, MARYLAND

**SCALE: 1"=40'**  
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.: 18-31448 EXP. DATE: 12/31/19  
PROJECT NO.: 18-31448  
DRAWING NO.: D-6257  
DATE: JAN. 2019  
DRAWN BY: RLB  
CHECKED BY: GSP

**SHEET 5 OF 8**

1/1/18/17/14/8 Hostetter Solar Drawings 03 Improvement Plan 03-05 MDC-SP-09g Jan 21, 2019 - 35.00m User: gsp



SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," SECTION B - GRADING AND STABILIZATION AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'s) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT 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) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
- b) SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION. (AS APPLICABLE)
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION B. OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, "ADEQUATE VEGETATIVE STABILIZATION" IS DEFINED AS 95 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT AREA ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT - NOTICE OF INTENT - N.O.I.

FOR SITES 1.0 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

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

PERMANENT SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.3					FERTILIZER RATE (10-20-20)			LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	TALL FESCUE PERENNIAL RYE GRASS	40 8 25	3/15 - 6/1 8/1 - 10/15	1/2 - 3/4"	45 LB/AC (10.0 LB/1000 S.F.)	90 LB/AC (2.0 LB/1000 S.F.)	90 LB/AC (2.0 LB/1000 S.F.)	2 TONS/AC (90 LB/1000 S.F.)

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

TEMPORARY SEEDING SUMMARY

SEED MIXTURE (HARDINESS ZONE 6B) FROM TABLE B.1					FERTILIZER RATE (10-20-20)	LIME RATE
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
2	BARLEY (HORDEUM VULGARE)	96	3/1 - 5/15 6/1 - 9/30	1.0"	436 LBS./AC. (10 LBS/1000 S.F.)	2 TONS/AC. (90 LBS/1000 S.F.)

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

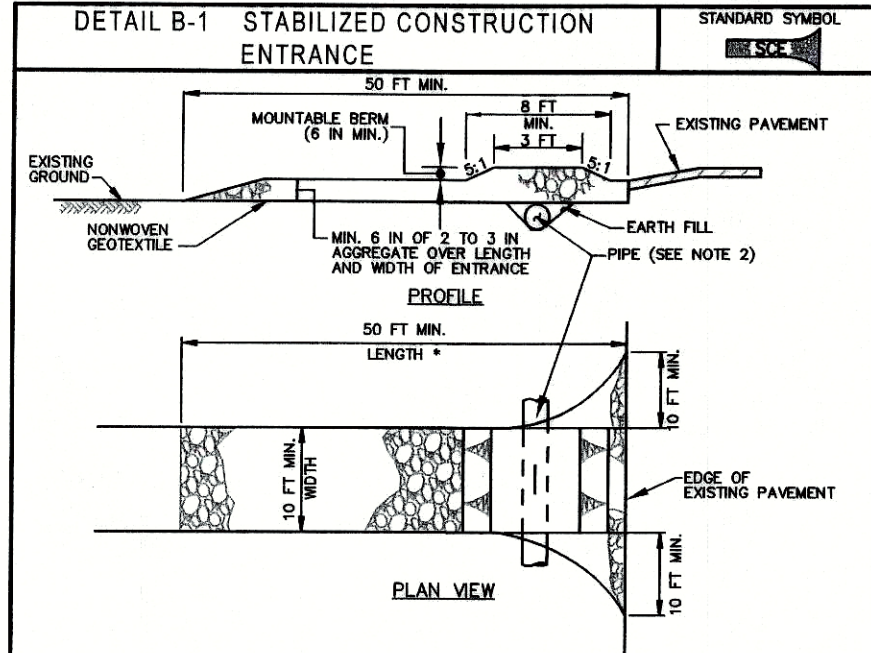
TEMPORARY SEEDING SHALL COMPLY WITH SECTION B-4-4 OF THE 2011 MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL

STANDARD UTILITY NOTES

1. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY.
2. CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAUL TO AN APPROVED LOCATION FOR WASTE MATERIALS FROM PAVED AREAS.
3. CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
4. IN AREAS WHERE THE CONSTRUCTION TAKES PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
5. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
6. CONTRACTOR TO SWEEP STREET OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
7. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.

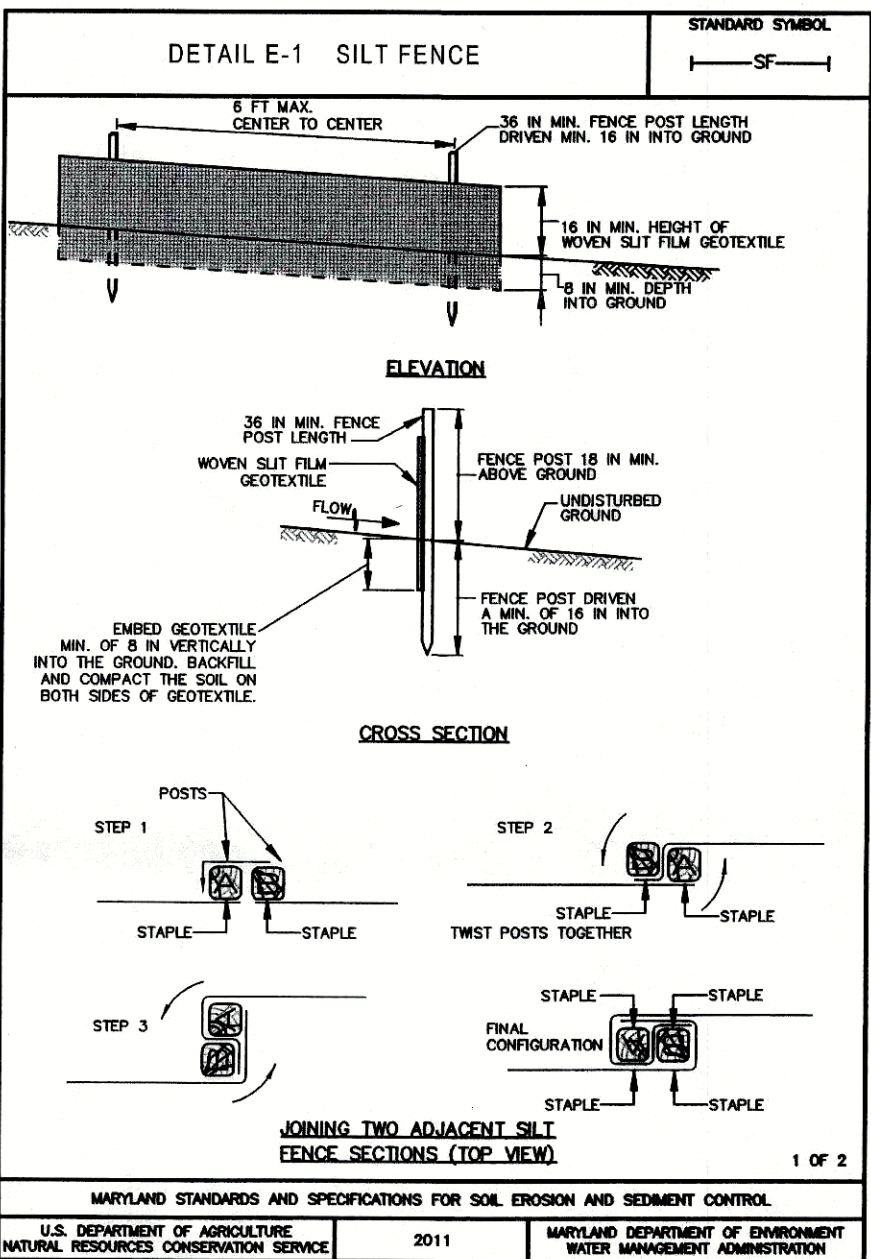
SEQUENCE OF CONSTRUCTION

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



- CONSTRUCTION SPECIFICATIONS
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SIZE USE MINIMUM LENGTH OF 50 FEET (150 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SITE UNDER THE ENTRANCE. MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SITE 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 SITE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SITE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE GRAVEL 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 SITE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT AND STONE OR MAKE OTHER REPAIRS AS CONDITIONS REQUIRE TO MAINTAIN CLEAR SURFACE. MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY INCREASING, REPAIRING, AND/OR SWEETING WASHING ROADWAY TO REMOVE AND TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

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



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

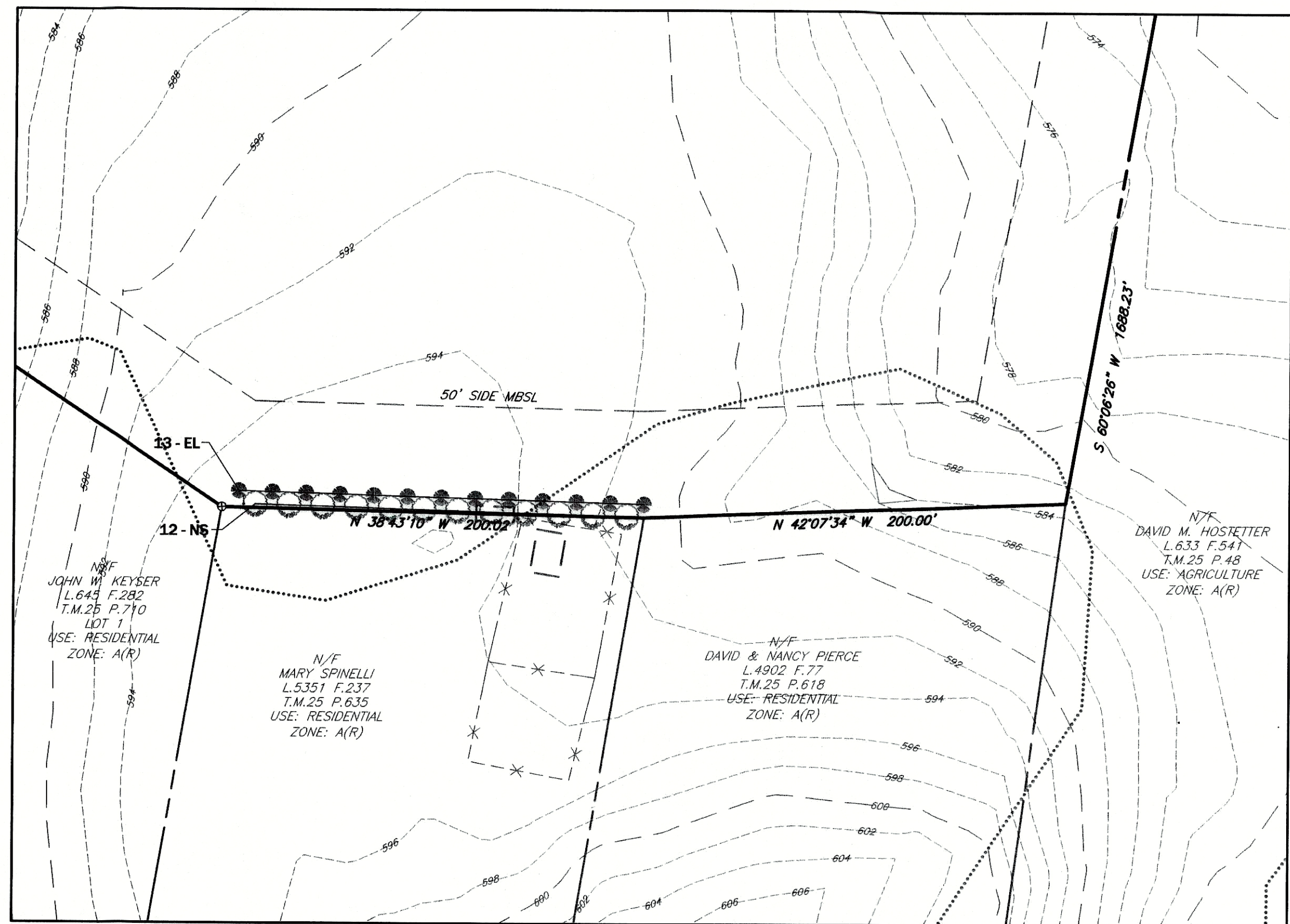
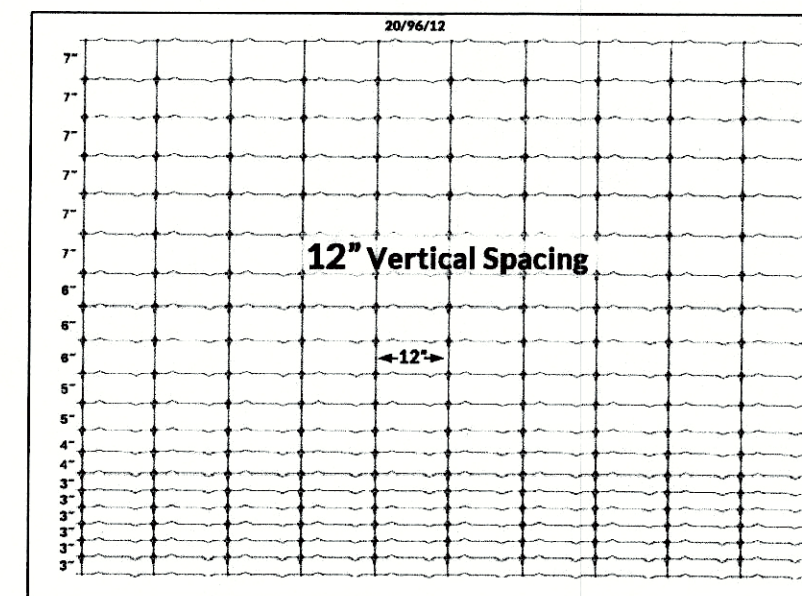
REMOVAL OF SOLAR EQUIPMENT AND RESTORATION OF PROPERTY

1. REMOVAL OF SOLAR EQUIPMENT AND RESTORATION OF PROPERTY, AS SOON AS REASONABLY PRACTICABLE BUT IN NO EVENT LATER THAN SIX (6) MONTHS FOLLOWING THE EXPIRATION OR EARLIER TERMINATION OF THIS LEASE, COMPANY SHALL AT COMPANY'S SOLE COST AND EXPENSE:
- a. REMOVE ALL ABOVE-GROUND SOLAR FACILITY EQUIPMENT,
- b. REMOVE ALL BELOW-GROUND SOLAR FACILITY EQUIPMENT, AND
- c. RESTORE THE SOIL SURFACE OF THE LEASED PROPERTY AND ANY AFFECTED AREA OF THE ADJACENT PROPERTY TO A CONDITION REASONABLY SIMILAR TO ITS ORIGINAL CONDITION.
2. LANDOWNER RIGHT TO PERFORM. IF COMPANY FAILS TO REMOVE THE SOLAR FACILITY EQUIPMENT WITHIN SIX (6) MONTHS AFTER THE TERMINATION OR EXPIRATION OF THIS LEASE, LANDOWNER MAY DO SO AND COMPANY SHALL REIMBURSE LANDOWNER FOR THE REASONABLE AND ACTUAL COSTS OF REMOVAL INCURRED BY LANDOWNER, LESS ANY SALVAGE VALUE RECEIVED BY LANDOWNER, WITHIN THIRTY (30) DAYS AFTER RECEIPT OF AN INVOICE FROM LANDOWNER.

8' SECURITY / DEER FENCE

OUR FIXED KNOT DEER FENCE, ALSO KNOWN AS A SOLID LOCK FENCE, IS THE STRONGEST STEEL FENCE AVAILABLE ON TODAY'S MARKET FOR DEER CONTROL IN GARDENS. WE RECOMMEND THIS HIGH TENSILE WOVEN WIRE FENCE FOR USE IN AGRICULTURAL OR LIVESTOCK APPLICATIONS OR IN AREAS WITH EXTREMELY HIGH DEER PRESSURE. THIS 8 FOOT FENCE IS MADE OF HIGH TENSILE STEEL WIRE THAT, DUE TO ITS HIGH CARBON CONTENT, IS STRONGER AND LIGHTER THAN OTHER TYPES OF GARDEN FENCE. THE 8' X 330' WOVEN WIRE FENCE IS GALVANIZED AND ZINC-ALUMINUM COATED TO RESIST CORROSION AND RUST 2-3 TIMES BETTER THAN CLASS 1 GALVANIZED STEEL. THE STURDINESS OF THIS 8' SOLID LOCK FENCE IS EVIDENT IN THE REDUCED AMOUNT OF POSTS REQUIRED TO HOLD THE FENCE FIRM AND STRAIGHT-ONLY ONE POST NEED BE PLACED EVERY 20 FEET ON YOUR FENCE LINE. THESE FENCE POSTS ARE 5-6 INCHES IN DIAMETER, ADDING TO THE OVERALL STRENGTH OF THIS FENCE. YOU CAN EXPECT THIS HIGH TENSILE WOVEN WIRE FENCE TO LAST BETWEEN 20-40 YEARS AFTER EAST FENCE INSTALLATION.

ROLL SIZE: 8' H X 330' L  
GAUGE: 12.5  
LIFE EXPECTANCY: 20-40 YEARS  
MESH DIMENSIONS: 20 HORIZONTAL STAYS, 96" H, 12" BETWEEN VERTICAL STAYS  
COLOR: ZINC-ALUMINUM COATED  
GALVANIZATION: CLASS 3  
MATERIAL: HIGH TENSILE STEEL WIRE  
WEIGHT: 282 LBS.

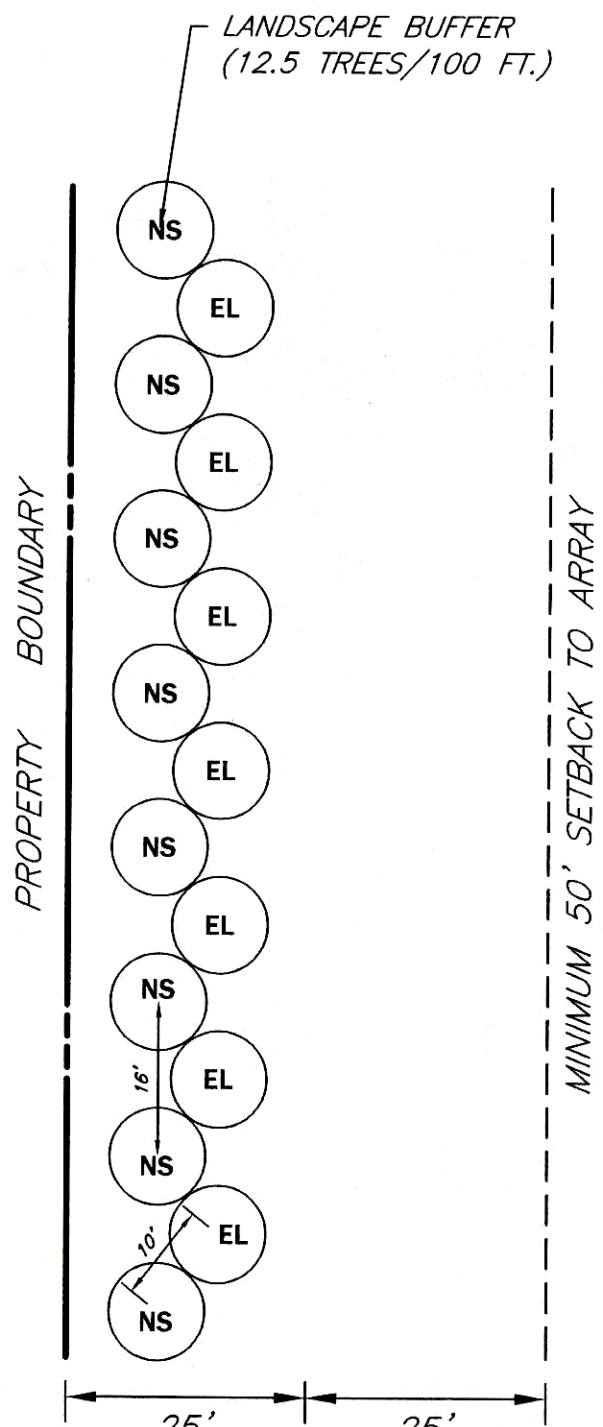


NOTE: PROPOSED SCREENING SUBJECT TO CHANGE IN MATERIALS AND LIMITS BASED ON ADJOINING PROPERTY OWNER'S INPUT.

LANDSCAPE BUFFER DETAIL  
SCALE: 1" = 50'

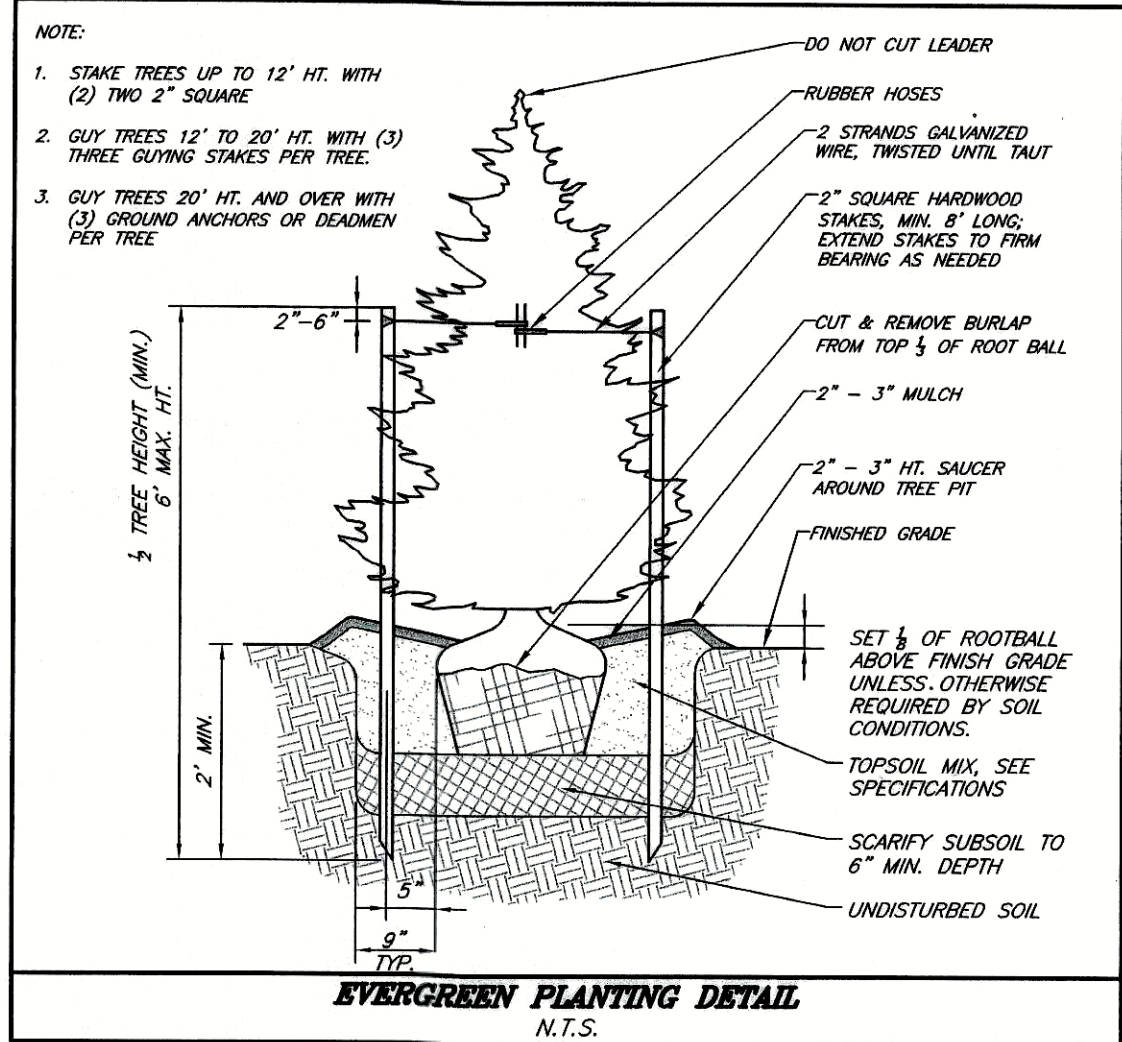
LANDSCAPING NOTES

1. ALL SIZES AND SPECIES MENTIONED ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004, OR LATEST REVISION).
2. LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINES (6TH EDITION - 2014) THESE GUIDELINES PRESENT METHODS FOR SOIL PREPARATION, ESTABLISHING TURF, AND INSTALLATION OF PLANTS AND MATERIALS.
3. PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR UNDER GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINE BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA, PART 2, SECTION 1.6.
4. OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO OVERSEE STANDARDS, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
5. NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SIAMENSE CONNECTION.
6. ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE STAKED AS NOTED IN THE LANDSCAPE SPECIFICATION GUIDELINES.
7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND SCREENING, INCLUDING REPLACEMENT OF DEAD OR DYING MATERIAL, AND THE UPKEEP OF ANY BERM, WALLS, OR FENCES.
8. ALL PLANTER BEDS SHALL RECEIVE A MINIMUM OF 3" OF DARK, SHREDDED, HARDWOOD BARK MULCH.
9. ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5' CIRCUMFERENCE MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK, SHREDDED HARDWOOD BARK MULCH.
10. LANDSCAPING SHALL BE INSTALLED PRIOR TO BOND RELEASE.
11. ALL AREAS OF THE SITE SHALL BE PLANTED IN GRASS OR MULCHED FLOWER BEDS.
12. ALL MULCHED AREAS SHALL BE UNDERLAIN WITH LANDSCAPE FABRIC (WEEDBLOCK 3+ LANDSCAPE FABRIC OR ACCEPTED EQUIVALENT).
13. INSTALLATION DATES: MARCH 1 - JUNE 15  
SEPTEMBER 1 - NOVEMBER 15



STD. SETBACK/BUFFER  
PLAN DETAIL  
1" = 20'

REPRESENTATIVE BUFFER PLANTING SCHEDULE						
KEY	SCIENTIFIC/COMMON NAME	INSTALLED SIZE	CONDITION	MATURE HT.	MATURE WIDTH	QUANTITY
NS	ILEX NELLIE R. STEVENS NELLIE R. STEVENS HOLLY	5'-6" HT	B & B	15-25'	10-15'	12
EL	PRUNUS LAUROCERASUS ENGLISH LAUREL	5'-6" HT	B & B	15-20'	8-10'	13



FOX & ASSOCIATES INC.  
Est. 1966

Copyright © 2019

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
SUITE "C"  
FREDERICK, MD. 21701  
PHONE: (301) 733-8503  
or (301) 985-0880  
FAX: (301) 293-6009

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

DOWN BY

REVISION

DATE

E.S.C. NOTES & DETAILS & LANDSCAPE PLAN.

HOSTETTER SOLAR

SGC POWER, LLC

SITUATE ON THE SOUTH SIDE OF LEITERSBURG PIKE

ELECTION DISTRICT 09

WASHINGTON COUNTY, MARYLAND

SCALE: 1"=120'

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.: EXP. DATE:

PROJECT NO. 18-31448

DRAWING NO. D-6257

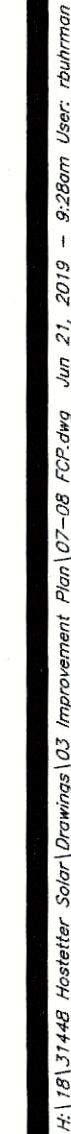
DATE: JAN. 2019

DRAWN BY: RLB

CHECKED BY: GSP

SHEET 6 OF 8







LONG TERM FOREST PROTECTION PLAN

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

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

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

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

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

LONG TERM PROTECTION AGREEMENT

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

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

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

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

SIGNATURE

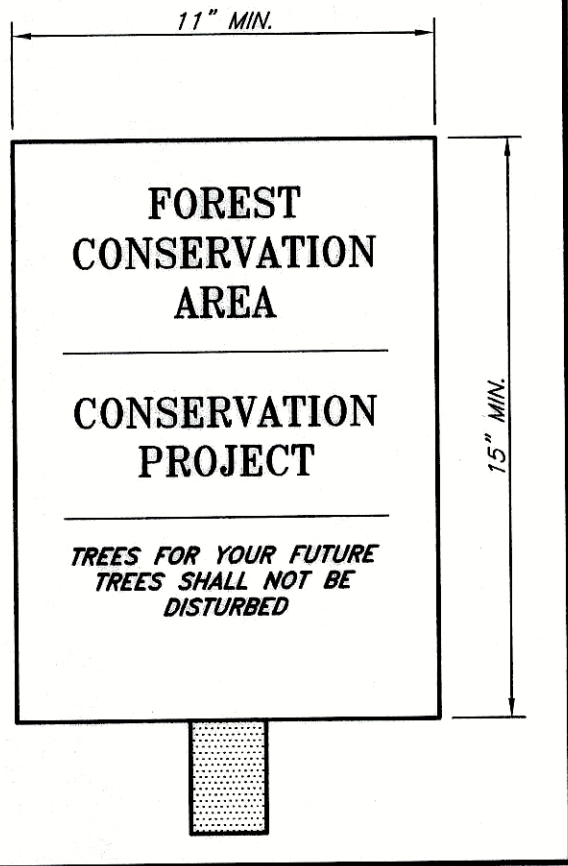
BY: PRINTED NAME TITLE

DATE

SEQUENCE OF CONSTRUCTION:

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

FIG. 3.6.9 - CONSERVATION AREA PROTECTION SIGNAGE FOR LONG-TERM CONSERVATION AREA PROTECTION



SIGN NOTES:

1. THE PERMANENT SIGNS ARE REQUIRED TO BE POSTED WITHIN 30 DAYS OF SUBDIVISION APPROVAL AND ARE TO BE MAINTAINED FOR PERPETUITY.
2. SIGNS REQUIRED TO BE:
  - A) PLASTIC HDPE 0.05 GAUGE, OR
  - B) METAL
3. SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART. 4. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
5. SIGNS SHALL REMAIN INDEFINITELY.

NOTES

1. TAX MAP 25, GRID 18, PARCEL 46
2. ELECTION DISTRICT 09
3. DEED REFERENCE: L.698 F.759
4. PROPERTY LINE SHOWN PER DEED. AREA OF PROPERTY PER DEED = 60.15 AC. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH AN ALTA/ACSM LAND TITLE SURVEY BY FOX & ASSOCIATES, INC. DATED OCTOBER 2015.
5. CONTOURS ARE FROM AERIAL PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY GIS DEPARTMENT.
6. PROPOSED FOREST CONSERVATION EASEMENT AREA = 2.07 AC.
7. TOPOGRAPHIC FEATURES FROM PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY G.I.S. DEPARTMENT.
8. SITE IS ZONED "A(R)" - AGRICULTURAL (RURAL) DISTRICT.
9. THIS PARCEL IS AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (DFIRM) 24043C0142D EFFECTIVE DATE 8/15/17.
10. THE WASHINGTON COUNTY GIS PROTECTED LANDS MAP SHOWS THAT THE PROPERTY MAY CONTAIN HABITAT OF SENSITIVE SPECIES ACCORDING TO MD DNR'S SENSITIVE PROJECT REVIEW AREA. IT IS REPRESENTED AS AN AREA OF STATE CONCERN ON THE MAP. AN ENVIRONMENTAL REVIEW BY THE MD DNR, WILDLIFE AND HERITAGE SERVICE, DATED 01-28-2019, DETERMINED THAT THERE ARE RECORDS FOR THE STATE-LISTED THREATENED PEARL DACE (*Margariscus margarita*) AND THE HIGHLY RARE CHECKERED SCULPIN (*Cottus* sp. 7) DOCUMENTED IN THE NEARBY LITTLE ANTIETAM CREEK. MD DNR WOULD ENCOURAGE THE APPLICANT TO ADHERE STRINGENTLY TO ALL APPROPRIATE BEST MANAGEMENT PRACTICES FOR SEDIMENT AND EROSION CONTROL DURING ALL PHASES OF CONSTRUCTION.
11. THERE ARE AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 ON THE LOT SHOWN HEREON.
12. THE WASHINGTON COUNTY SOIL SURVEY, MAPS 26, ISSUED 2002, IDENTIFIES THREE THREE DOT INTERMITTENT STREAM ON THE SUBJECT SITE. A FOURTH STREAM FLOWS ALONG THE RIGHT OF WAY OF LEITERSBURG PIKE TO THE ANTIETAM CREEK.

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT SUITE 'G' FREDERICK, MD. 21701

PHONE: (301)733-8503 FAX: (301)733-6009

981 MT. AETNA ROAD HAGERSTOWN, MD. 21740

PHONE: (301)416-7250 FAX: (301)733-1853

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

DATE

REVISION

DATE

FOREST CONSERVATION NOTES & DETAILS  
HOSTETTER SOLAR  
SGC POWER, LLC  
SITUATE ON THE SOUTH SIDE OF LEITERSBURG PIKE  
ELECTION DISTRICT 09  
WASHINGTON COUNTY, MARYLAND

SCALE: AS SHOWN

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. 18-31448

DRAWING NO. D-6257

DATE: JAN. 2019

DRAWN BY: RLB

CHECKED BY: GSP

SHEET 8 OF 8

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.18.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

J. Mark Freeman 6-21-19  
J. Mark Freeman



# Memorandum

---

To: Planning Commission

From: Jill Baker, Deputy Director

Date: June 27, 2019

Re: Sycamore Run Forest Conservation Plan Non-Compliance

---

Attached you will find a copy of the approved Forest Conservation Plan for Sycamore Run subdivision located in the Town of Boonsboro. The plan consists of a mixture of afforestation and retention areas. Staff has been working with the developer to achieve compliance of the approved plan with some success. Discussions are still on-going, however, there are still some outstanding issues that may need the enforcement of the Planning Commission through non-compliance fee assessment. Further details will be provided at the meeting.

OWNERS CERTIFICATION AND DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS, AND ASSIGNS, THAT:

- WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT; AND
- WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL OPEN SPACE, UTILITY AND DRAINAGE EASEMENT AREAS, AND ALL ALLEY, STREET, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO TRANSFER ALL STORMWATER MANAGEMENT PARCELS, OPEN SPACES AND RECREATION AREAS SHOWN HEREON TO THE MAYOR AND COUNCIL OF BOONSBORO, AND WE HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE MAYOR AND COUNCIL OF BOONSBORO REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID MAYOR AND COUNCIL; AND
- WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND RESERVE ACCESS, INSTALLATION, AND MAINTENANCE RIGHTS WITHIN THE FUTURE FOREST CONSERVATION EASEMENTS IN ACCORDANCE WITH ALL FOREST CONSERVATION DEEDS OF EASEMENT, AND THE RIGHT TO AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID MAYOR AND COUNCIL, FOR THE USE OF SAID MAYOR AND COUNCIL, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID MAYOR AND COUNCIL. THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES; AND
- WE FURTHER HEREBY GRANT ACCESS TO THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY ACCESS AND INSPECTION EASEMENTS ACROSS ALL ALLEY, STREET, ROAD RIGHTS-OF-WAY, OPEN SPACE AND STORMWATER MANAGEMENT PARCELS DESIGNATED ON THIS PLAT FOR THE PURPOSES OF INSPECTION AND ASSURANCE OF MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND FOREST CONSERVATION AREAS BY THE MAYOR AND COUNCIL OF THE TOWN OF BOONSBORO; AND
- THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING OR AS SHOWN HEREON; AND
- WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE AND WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING AND NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE; 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.

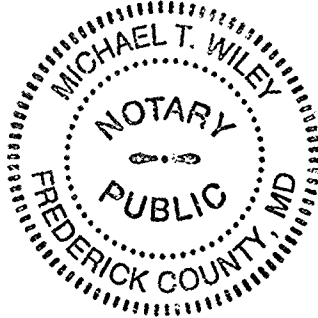
WITNESS OUR HANDS AND SEALS THIS 19 DAY OF March 2014

DATE LESTER G. FANT, III GENERAL PARTNER  
FOR KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME  
THIS 19 DAY OF March, 2014

Michael T. Wiley  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/28/2017



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF AND JUDGMENT THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED UNTO KING ROAD ASSOCIATES MARYLAND LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING DEEDS RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND:

- DEED DATED SEPTEMBER 29, 1987 RECORDED IN DEED BOOK 857 PAGE 1033;
- DEED DATED MAY 6, 1988 RECORDED IN DEED BOOK 875 PAGE 388; AND
- DEED DATED JULY 6, 1995 RECORDED IN DEED BOOK 1219 PAGE 384.

I FURTHER CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF AND JUDGMENT THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE TOWN OF BOONSBORO SUBDIVISION ORDINANCE AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

Michael T. Wiley  
MICHAEL T. WILEY, PE, PROF LS  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21084, EXP. 02/13/2015  
FOR PIEDMONT DESIGN GROUP, LLC  
MARYLAND CORPORATE LAND SURVEYING LICENSE NO. 21315, EXP. 09/07/2014

PLAT NO. 10304  
DATE APR 1 2014  
WASHINGTON COUNTY

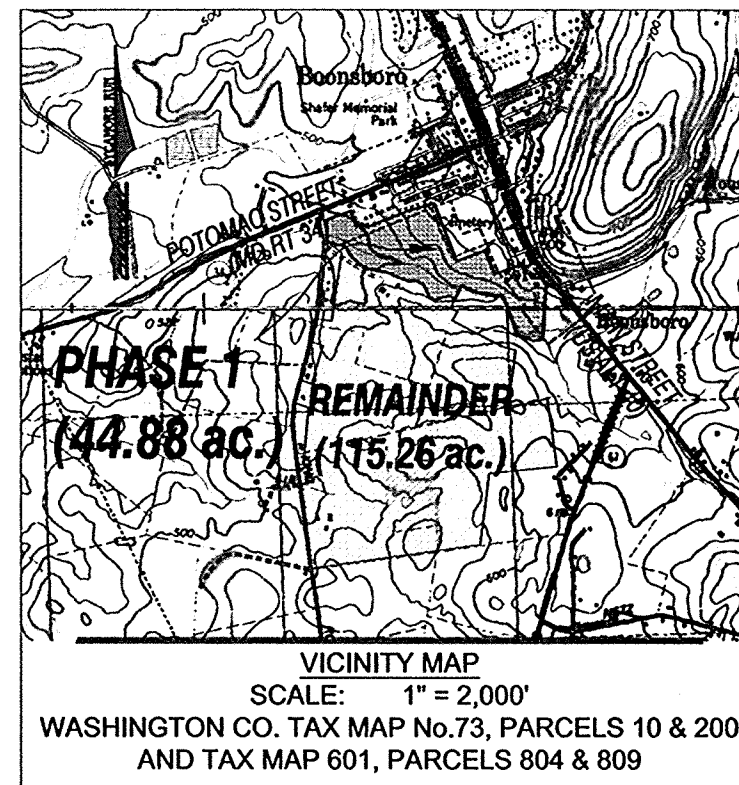
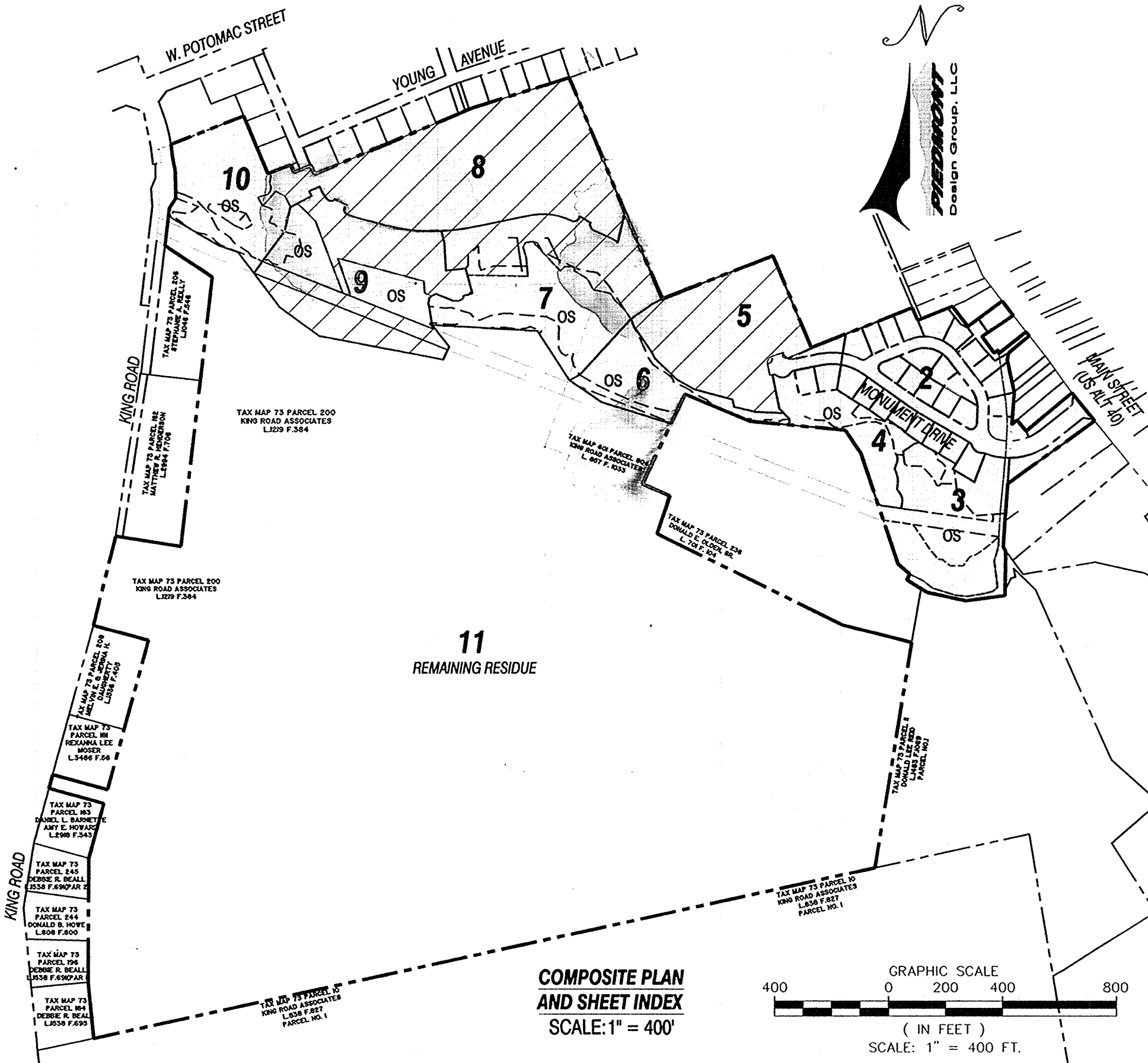
GENERAL NOTES

- THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
- FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
- FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
- NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Mar 18, 2014 at 11:28am  
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-COVER-PLOTS.dwg

LEGEND

- PHASE 1 LAND AREA (44.8848 ACRES)
- PHASE 1 RESIDUE (20.8074 ACRES)
- OS OPEN SPACE



SHEET INDEX

- COVER SHEET
- LOTS 1-26, OPEN SPACE PARCELS A, B, AND C
- OPEN SPACE PARCEL D
- LOTS 27, 104, AND OPEN SPACE PARCEL E
- OPEN SPACE PARCEL F
- OPEN SPACE PARCEL G
- OPEN SPACE PARCEL H
- PHASE 1 RESIDUE
- OPEN SPACE PARCELS I AND J
- OPEN SPACE PARCEL K
- REMAINING RESIDUE
- FOREST CONSERVATION NOTES
- FOREST CONSERVATION DETAILS
- LINE AND CURVE TABLES
- LINE AND CURVE TABLES



TOTAL PLAT AREA TABULATION	
NUMBER OF LOTS:	28
NUMBER OF OPEN SPACE PARCELS:	11
NUMBER OF STORMWATER MANAGEMENT LOTS:	4
AREA OF LOTS:	189,446 SQ. FT. OR 4.3491 ACRES
AREA OF OPEN SPACE PARCELS:	702,702 SQ. FT. OR 16.1318 ACRES
AREA OF STORMWATER MANAGEMENT PARCELS:	69,336 SQ. FT. OR 1.5917 ACRES
AREA OF TOWN ROAD RIGHT OF WAY DEDICATION:	87,042 SQ. FT. OR 1.9982 ACRES
AREA OF US ALT. 40 DEDICATION:	288 SQ. FT. OR 0.0066 ACRES
TOTAL AREA OF PHASE 1 SUBDIVISION:	1,048,814 SQ. FT. OR 24.0774 ACRES
AREA OF PHASE 1 RESIDUE:	906,350 SQ. FT. OR 20.8069 ACRES
REMAINING RESIDUE:	5,020,747 SQ. FT. OR 115.2605 ACRES
TOTAL AREA OF THIS PLAT:	6,975,911 SQ. FT. OR 160.1449 ACRES

OWNER/DEVELOPER  
KING ROAD ASSOCIATES,  
MARYLAND LIMITED PARTNERSHIP  
1054 31st STREET NW, SUITE 340  
WASHINGTON, DC 20007  
(202) 243-7555

SHEET 1 OF 15

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN  
SYCAMORE RUN - PHASE ONE

LOTS 1-11, OPEN SPACE PARCELS B, C & F AND SWMP 13, BLOCK A,  
LOTS 12-18, SWMP 12, BLOCK B,  
LOTS 19-27, 104, OPEN SPACE PARCELS A, D, E, G, H, I, J & K, SWMP 11 & 14, BLOCK C AND RESIDUE.

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
AND THE EAST SIDE OF KING ROAD  
TOWN OF BOONSBORO  
ELECTION DISTRICT NO. 6  
WASHINGTON COUNTY, MARYLAND  
SCALE: AS SHOWN OCTOBER, 2013

PIEDMONT  
Design Group, LLC  
5283 Corporate Drive, Suite 300  
Frederick, MD 21703  
301-695-8614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT  
DESIGN GROUP, LLC. UNAUTHORIZED USE OF THESE PLANS IS  
STRICTLY PROHIBITED. © COPYRIGHT 2014

1/20/14

P.205171

MSA C2167-7423-1












THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED\*); ZONE A2 (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED\*); ZONE B (AREAS BETWEEN ELEVATIONS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED FROM BASE FLOOD BY LEVEES (MEDIUM SHADING\*)); AND ZONE C (AREAS OF MINIMAL FLOODING (NO SHADING\*)), AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 2400710001A, EFFECTIVE JULY 6, 1980, AND PANEL 2400700170A, EFFECTIVE MAY 1, 1978. THE FLOOD PLAIN WAS TRANSPOSED AND ADJUSTED TO SUIT ACTUAL TOPOGRAPHIC CONDITIONS UTILIZING THE DETAILED STUDY FLOOD DEPTHS ON PROFILE SHEETS 18 AND 19. MADE MAY BE PERFORMING A DETAILED STUDY TO AMEND THAT PORTION WITHIN FIRM PANEL NO. 2400710001A, THEREFORE THE 100-YEAR FLOODPLAIN IS SUBJECT TO CHANGE. THE ELEVATION CONVERSION FROM THE FIELD SURVEY (NAVD88) SHOWN HEREON TO THE FEMA MAPPING (NGVD29) IS +0.67' CHECKED BETWEEN POINTS #103 AND #104 (THAT IS, FEMA MAPPING ELEVATIONS ARE 0.67' HIGHER THAN THE SITE ELEVATIONS; HOWEVER, THE 100 YEAR FLOODPLAIN IS PLOTTED AT SAME RELATIVE DEPTH).

GRID NORTH

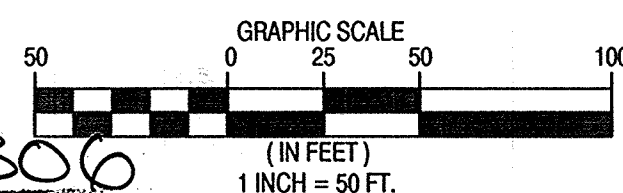
P. 810  
REMAINING  
LANDS  
SEE  
PLAT #8682

TAX MAP 73 PARCEL 13  
VIRGINIA M. & RUSSELL W.  
MORGAN  
LJ483 FJ062

SUBJECT TO A RIGHT OF WAY  
OVER THE EXISTING LAND FOR  
INGRESS AND EGRESS TO AND  
FROM THE LANDS OF DONALD  
E. OLDEN, SR. TO U.S.  
ALTERNATE 40 AS RECORDED  
IN LIBER 701 FOLIO 104.

 FOREST CONSERVATION RETENTION EASEMENT  
 FOREST CONSERVATION PLANTING EASEMENT  
 FUTURE FOREST CONSERVATION PLANTING EASEMENT  
 EASEMENT POINT  
 STORMWATER MANAGEMENT PARCEL

AREA TABLE		
AREA OF LOTS:	0 SQ.FT. OR	0 ACRES
AREA OF TOWN ROAD RIGHT OF WAY DEDICATION:	0 SQ. FT. OR	0 ACRES
AREA OF STORMWATER MANAGEMENT PARCELS:	28,405 SQ. FT. OR	0.6521 ACRES
AREA OF OPEN SPACE PARCELS:	157,322 SQ. FT. OR	3.6116 ACRES
SHEET 2 TOTAL	185,727 SQ. FT. OR	4.2637 ACRES



PLAT NO. 10306  
DATE APR - 1 2008  
WASHINGTON COUNTY

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
4. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Mar 18, 2014 at 1:10pm  
S:\CML\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:	MINIMUM BUILDING RESTRICTION LINES  FRONT OR R/W LINE: 10' REAR: 20' SIDE: 8'
12/24/13	PER 11/15/13 SUB.	
2/26/14	PER PC APPROVAL	
	12/3/13	
		PROPERTY CORNER LEGEND:
# □ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)		
# ○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)		

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
AND THE EAST SIDE OF KING ROAD  
TOWN OF BOONSBORO  
ELECTION DISTRICT NO. 6  
WASHINGTON COUNTY, MARYLAND  
SCALE : AS SHOWN OCTOBER, 2013

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT  
DESIGN GROUP, LLC UNAUTHORIZED USE OF THESE PLANS IS  
STRICTLY PROHIBITED. © COPYRIGHT 2014

p.205173

MSA C2167-7423-3

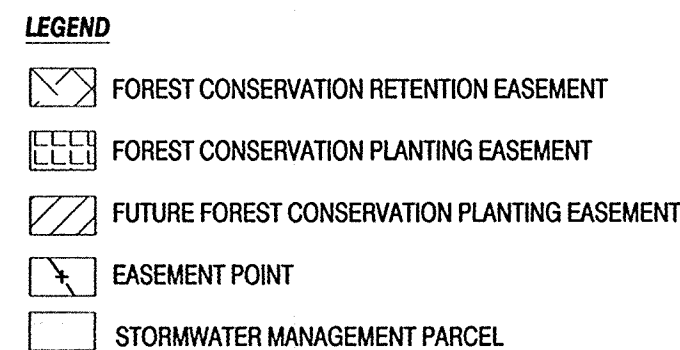
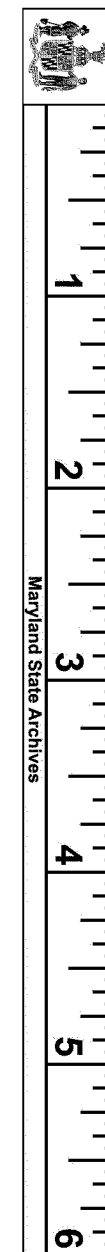
7/27/8

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 10304-10318, MSA\_C2167\_7423. Date available 2014/04/01. Printed 06/28/2019.

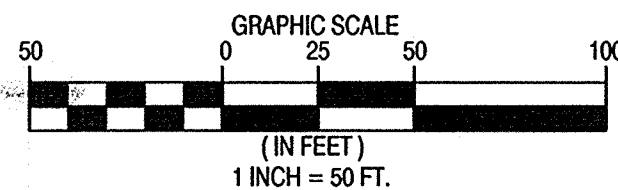


GRID NORTH


**PREDIMONT**  
Design Group, LLC



THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED"); ZONE A2 ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED"); ZONE B ("AREAS BETWEEN ELEVATIONS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED FROM BASE FLOOD BY LEVEES (MEDIUM SHADING)"); AND ZONE C ("AREAS OF MINIMAL FLOODING (NO SHADING)" ), AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 2400710001A, EFFECTIVE JULY 6, 1980, AND PANEL 2400700170A, EFFECTIVE MAY 1, 1978. THE FLOOD PLAIN WAS TRANPOSED AND ADJUSTED TO SUIT ACTUAL TOPOGRAPHIC CONDITIONS UTILIZING THE DETAILED STUDY FLOOD DEPTHS ON PROFILE SHEETS 18 & 19. MDE MAY BE PERFORMING A DETAILED STUDY TO AMEND THAT PORTION WITHIN FIRM PANEL NO. 2400710001A, THEREFORE THE 100-YEAR FLOODPLAIN IS SUBJECT TO CHANGE. THE ELEVATION CONVERSION FROM THE FIELD SURVEY (NAVD88) SHOWN HEREON TO THE FEMA MAPPING (NGVD29) IS +0.67' CHECKED BETWEEN POINTS #103 AND #104 (THAT IS, FEMA MAPPING ELEVATIONS ARE 0.67' HIGHER THAN THE SITE ELEVATIONS; HOWEVER, THE 100 YEAR FLOODPLAIN IS PLOTTED AT SAME RELATIVE DEPTHS).



**CERTIFICATE OF APPROVAL**  
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM  
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER  
AND/OR SEWAGE FOR THIS SUBDIVISION IS IN  
CONFORMANCE WITH THE COUNTY WATER AND  
SEWERAGE PLAN.

**CERTIFICATE OF APPROVAL**  
TOWN OF BOONSBORO PLANNING COMMISSION  
FINAL APPROVAL GRANTED:  
  
7/25/14 DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

PLAT NO. 10307  
DATE APR - 1 2014  
WASHINGTON COUNT

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
4. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Mar 18, 2014 at 12:41pm  
S:\CML\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

[illegible]

**PIEDMONT**  
Design Group, LLC  
5283 Corporate Drive, Suite 300  
Frederick, MD 21703  
301-695-6614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT  
DESIGN GROUP, LLC UNAUTHORIZED USE OF THESE PLANS IS  
STRICTLY PROHIBITED. © COPYRIGHT 2014

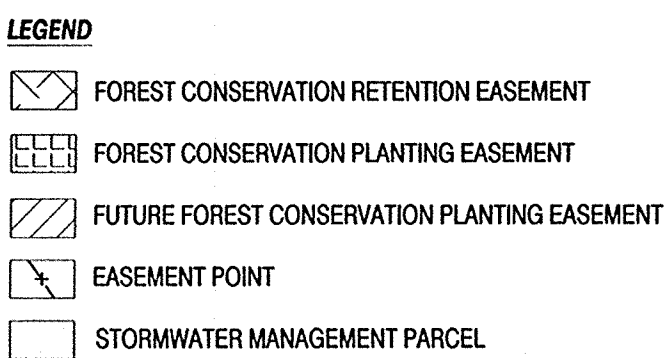
f. 205174 USA C2167-7423-4

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 10304-10318, MSA\_C2167\_7423. Date available 2014/04/01. Printed 06/28/2019.





**OWNER/DEVELOPER**  
**KING ROAD ASSOCIATES,**  
**MARYLAND LIMITED PARTNERSHIP**  
 1054 31st STREET NW, SUITE 340  
 WASHINGTON, DC 20007  
 (202) 243-7555



<b>AREA TABLE</b>		
AREA OF LOTS:	0 SQ.FT. OR	0 ACRES
AREA OF TOWN ROAD RIGHT OF WAY DEDICATION:	12,486 SQ. FT. OR	0.2866 ACRES
AREA OF OPEN SPACE PARCELS:	6,166 SQ. FT. OR	0.1415 ACRES
AREA OF PART OF PHASE 1 RESIDUE	201,537 SQ. FT. OR	4.6267 ACRES
SHEET 5 TOTAL	220,189 SQ. FT. OR	5.0548 ACRES

SHEET 5 OF 15

PLAT NO. 10368  
DATE APR - 1 2014  
WASHINGTON COUNTY

### GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
4. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Mar 18, 2014 at 12:33pm  
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

<b>DATE:</b>	<b>REVISIONS:</b>	<b>MINIMUM BUILDING RESTRICTION LINES</b>  FRONT OR R/W LINE: 10' REAR: 20' SIDE: 8'
12/24/13	PER 11/15/13 SUB.	
2/26/14	PER PC APPROVAL	
	12/3/13	
		<b>PROPERTY CORNER LEGEND:</b>
		# □ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
		# ○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL



03/12/11

# FINAL PLAT AND FINAL FOREST CONSERVATION PLAN SYCAMORE RUN - PHASE ONE

LOTS 1-11, OPEN SPACE PARCELS B, C & F AND SWMP 13, BLOCK A,  
LOTS 12-18, SWMP 12, BLOCK B,  
LOTS 19-27, 104, OPEN SPACE PARCELS A, D, E, G, H, I, J & K, SWMP 11 & 14, BLOCK C AND RESIDUE.

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
AND THE EAST SIDE OF KING ROAD  
TOWN OF BOONSBORO  
ELECTION DISTRICT NO. 6  
WASHINGTON COUNTY, MARYLAND  
SCALE : AS SHOWN OCTOBER, 2013



PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT  
DESIGN GROUP, LLC UNAUTHORIZED USE OF THESE PLANS IS  
STRICTLY PROHIBITED. © COPYRIGHT 2014

P.205175 MSA C 2167-7423-5

WASHINGTON COUNTY CIRCUIT COURT (Plas) Plat 10304-10318, MSA\_C2167\_7423. Date available 2014/04/01. Printed 06/28/2019.



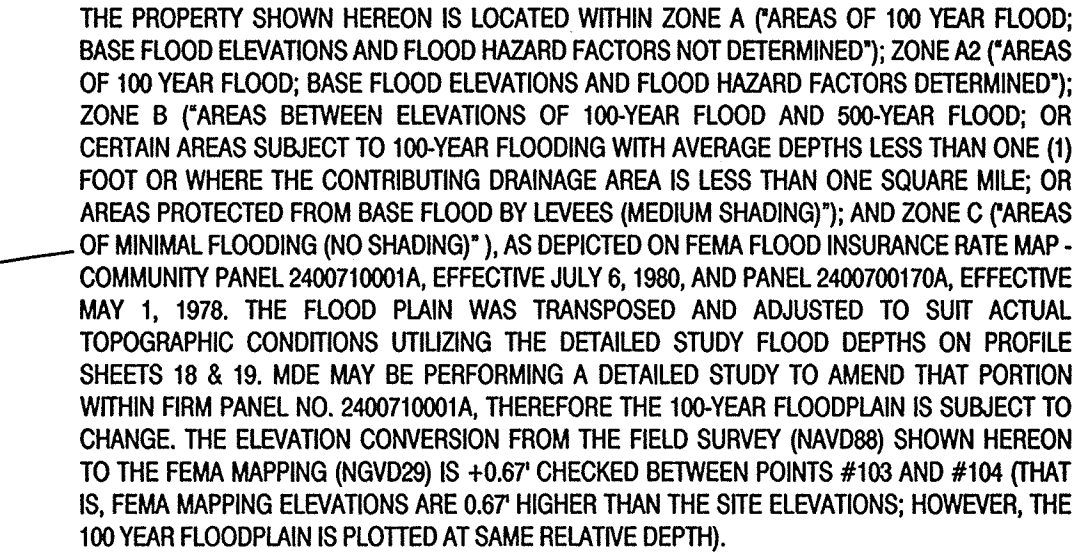
GRID NORTH

**GRID NORTH**

**GRID NORTH**  
Design Group, LLC





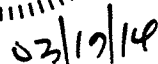


GRAPHIC SCALE

(IN FEET)  
1 INCH = 50 FT.

### GENERAL NOTES

- Plotted: Mar 18, 2014 at 12:57pm  
S:\CML\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

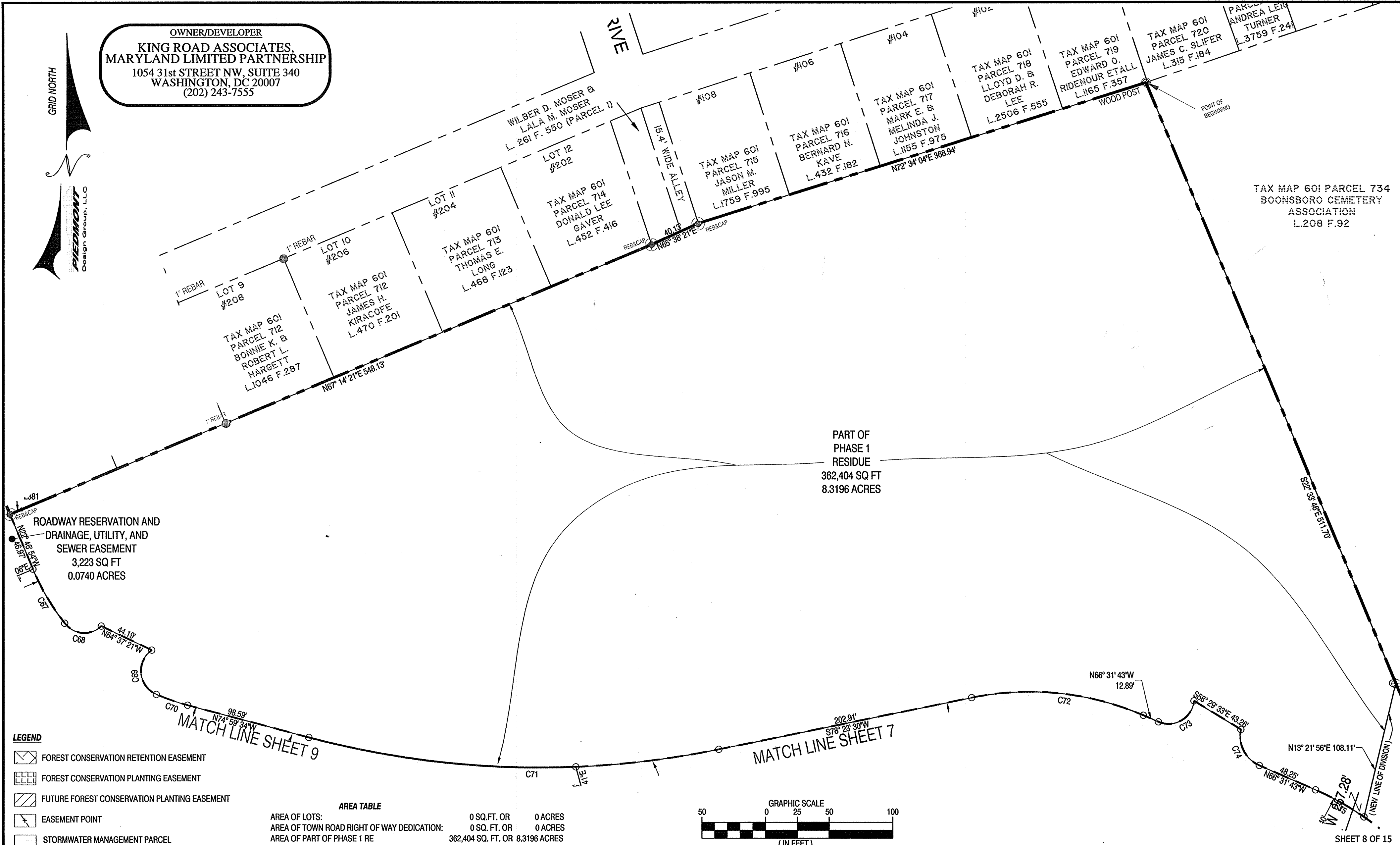
SEAL

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT  
DESIGN GROUP, LLC UNAUTHORIZED USE OF THESE PLANS IS  
STRICTLY PROHIBITED. © COPYRIGHT 2014

P. 205177 MSA CAL 67-7428-7

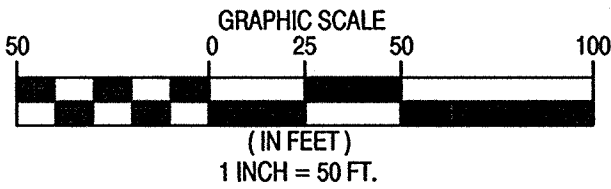


WASHINGTON COUNTY CIRCUIT COURT (Plat) Plat 10304-10318, MSA\_C2167\_7423. Date available 2014/04/01. Printed 06/28/2019.



- LEGEND**
- FOREST CONSERVATION RETENTION EASEMENT
  - FOREST CONSERVATION PLANTING EASEMENT
  - FUTURE FOREST CONSERVATION PLANTING EASEMENT
  - EASEMENT POINT
  - STORMWATER MANAGEMENT PARCEL

AREA TABLE		
AREA OF LOTS:	0 SQ. FT. OR	0 ACRES
AREA OF TOWN ROAD RIGHT OF WAY DEDICATION:	0 SQ. FT. OR	0 ACRES
AREA OF PART OF PHASE 1 RE	362,404 SQ. FT. OR	8.3196 ACRES
AREA OF OPEN SPACE PARCELS:	0 SQ. FT. OR	0 ACRES
SHEET 8 TOTAL:	362,404 SQ. FT. OR	8.3196 ACRES



**CERTIFICATE OF APPROVAL**  
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM  
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE: 3/26/14  
COUNTY HEALTH OFFICER: Carl E. Shou

**CERTIFICATE OF APPROVAL**  
TOWN OF BOONSBORO PLANNING COMMISSION  
FINAL APPROVAL GRANTED:  
DATE: 3/26/14  
CHAIRMAN: [Signature]  
COMMISSION:

**GENERAL NOTES**

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
4. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Mar 18, 2014 at 12:52pm  
S:\CML\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:	MINIMUM BUILDING RESTRICTION LINES	SEAL
12/24/13	PER 11/15/13 SUB.	FRONT OR R/W LINE: 10'	
2/26/14	PER PC APPROVAL	REAR: 20'	
	12/3/13	SIDE: 8'	
		PROPERTY CORNER LEGEND:	
		# □ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)	
		# ○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)	

**FINAL PLAT AND FINAL FOREST CONSERVATION PLAN  
SYCAMORE RUN - PHASE ONE**

LOTS 1-11, OPEN SPACE PARCELS B, C & F AND SWMP 13, BLOCK A,  
LOTS 12-18, SWMP 12, BLOCK B,  
LOTS 19-27, 104, OPEN SPACE PARCELS A, D, E, G, H, I, J & K, SWMP 11 & 14, BLOCK C AND RESIDUE.

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
AND THE EAST SIDE OF KING ROAD  
TOWN OF BOONSBORO  
ELECTION DISTRICT NO. 6  
WASHINGTON COUNTY, MARYLAND  
SCALE: AS SHOWN OCTOBER, 2013

**PIEDMONT**  
Design Group, LLC  
5283 Corporate Drive, Suite 300  
Frederick, MD 21703  
301-695-6614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT DESIGN GROUP, LLC. UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED. © COPYRIGHT 2014

P.205178

MSA C2167-7423-8

1/20/13













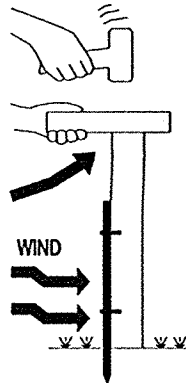






## TREE SHELTER INSTALLATION

- 1) DRIVE THE STAKE INTO THE GROUND 1.5' FROM THE TREE, TO A DEPTH OF 12-14". IN OPEN FIELDS, DRIVE THE STAKE ON THE WINDWARD SIDE OF THE SEEDLING. FOR ADDED SUPPORT, IN SHADY AREAS, DRIVE THE STAKE ON THE NORTH SIDE TO PREVENT THE STAKE FROM SHADING THE TREE.
- 2) GUIDE THE TUBEX DOWN THE STAKE, MAKING SURE TO LOOP THE TIE(S) OVER THE STAKE AS YOU GO.
- 3) GENTLY SLIP THE TUBEX OVER THE TREE. BE SURE TO KEEP THE TREE FREE OF THE TIES AS YOU LOWER THE TUBEX INTO PLACE.
- 4) DRIVE THE BASE OF THE TUBEX 1" INTO THE GROUND. THIS IS CRITICAL. IT FORMS AN AIR TIGHT SEAL TO CAPTURE TRANSPIRED WATER VAPOR. THE EASIEST WAY TO DO THIS IS BY PLACING A 5/8" OR BIGGER BOARD OVER THE SHELTER AND RAPPING IT WITH A MALLET. WHEN POUNDING TUBEX INTO SOIL, FIRST LOOSEN THE GROUND AND MATTED ROOTS.
- 5) PULL THE TIES TIGHT.
- 6) PLACE PROTECTIVE MESH OVER THE TOP OF THE TUBEX, TO PREVENT ENTRY BY BIRDS.



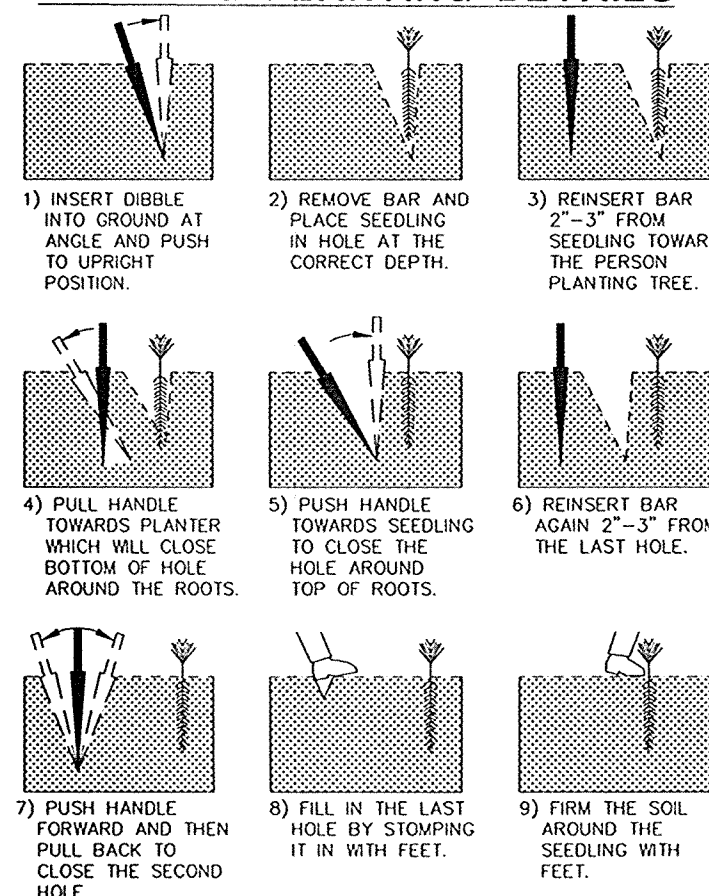
### INSTALLING 1 FOOT TUBEX

1 FOOT TUBEX DO NOT NEED TO BE STAKED. 1 FOOTERS ARE THE ONLY TUBEX THAT COME WITHOUT RATCHET TIES. TO INSTALL, GENTLY SLIP THE SHELTER OVER THE TREE AND PUSH THE BASE 1" INTO THE GROUND, SOMEWHAT FARTHER ON WINDY SITES. THEY ALSO COME WITHOUT A FLARED TOP. VERY LITTLE BARK ABRASION OCCURS AT THIS HEIGHT.

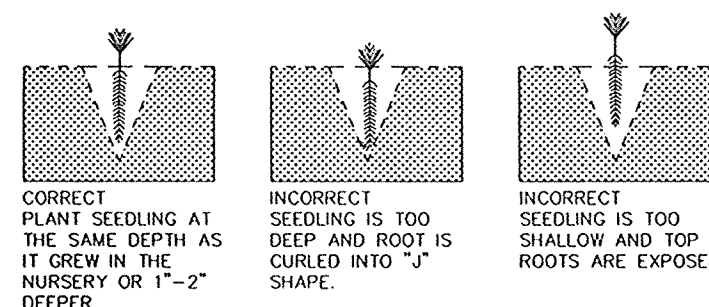
NOTE: USE OF TUBEX OR OTHER APPROVED EQUAL IS RECOMMENDED. IF OTHER APPROVED EQUAL IS USED, FOLLOW MANUFACTURERS GUIDELINES FOR INSTALLATION.

NOTE: AS TREE TUBES OR SHELTERS MAY EVENTUALLY HINDER THE GROWTH OF OR KILL THE TREE, TREE SHELTERS SHOULD BE REMOVED AFTER THE TREE IS WELL ESTABLISHED OR NO MORE THAN 5 YEARS AFTER PLANTING.

## SEEDLING PLANTING DETAILS



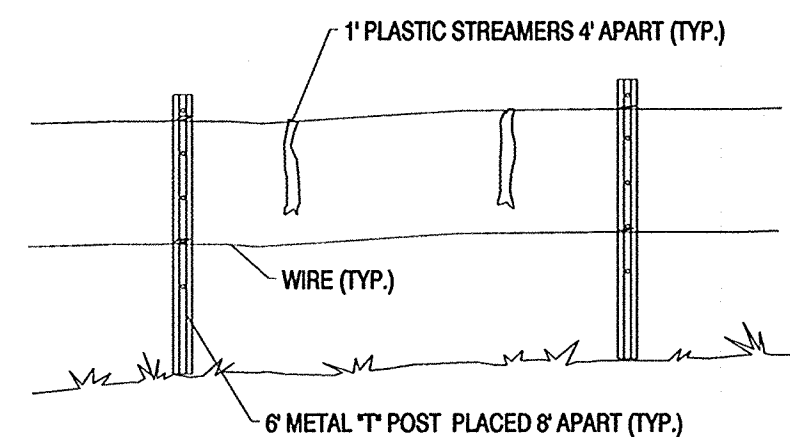
### CORRECT & INCORRECT PLANTING DEPTHS



Tasks	Months
	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Threatened of 2' Dist or Greater	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Planting Seedlings, Whips	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Minimum Monitoring	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Fertilizer (if Needed)	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Watering	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Pruning	Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec

Legend:  
 [Solid Black] Recommended, Optimal time  
 [Hatched] Recommended with Additional Care  
 [White] Recommended  
 + Dependent Upon Site Conditions  
 ++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:  
 1. Activities during November through February are dependent on ground conditions.  
 2. No fall planting of oaks and pines.  
 3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



### GENERAL GUIDE FOR PLANTING BAREROOT TREES AND SHRUBS

1. KEEP PLANT ROOTS MOIST AT ALL TIMES. STORE IN COOL PLACE UNTIL YOU ARE READY TO PLANT.
2. THE PLANT SHOULD BE PLANTED AT THE SAME DEPTH AS IT GREW IN THE NURSERY. LOOK FOR GROUND LINE COLORATION CHANGE ABOVE THE ROOT COLLAR. THIS COULD BE SEVERAL INCHES ABOVE WHERE THE SIDE ROOTS START, DEPENDING ON TREE SPECIES.
3. THE HOLE MUST BE DUG LARGER AND DEEPER THAN THE ROOTS STICK OUT SO THE ROOTS CAN GO DOWN AND OUT WITHOUT CURLING. VERY LONG ROOTS SHOULD BE PRUNED RATHER THAN CURLED.
4. FILL DIRT LOOSELY AROUND ROOTS. THEN ADD WATER TO THE HOLE UNTIL IT IS ABOUT 3/4 FILLED.
5. FINISH FILLING THE HOLE WITH SOIL AND PACK FIRMLY TO ELIMINATE AIR POCKETS. IN FORESTRY PLANTINGS, WHERE WATER IS NOT READILY AVAILABLE, MAKE A SPECIAL EFFORT TO ENSURE THAT NO AIR POCKETS REMAIN AROUND THE ROOTS BY FIRMLY PRESSING THE SOIL AROUND THE TREE.

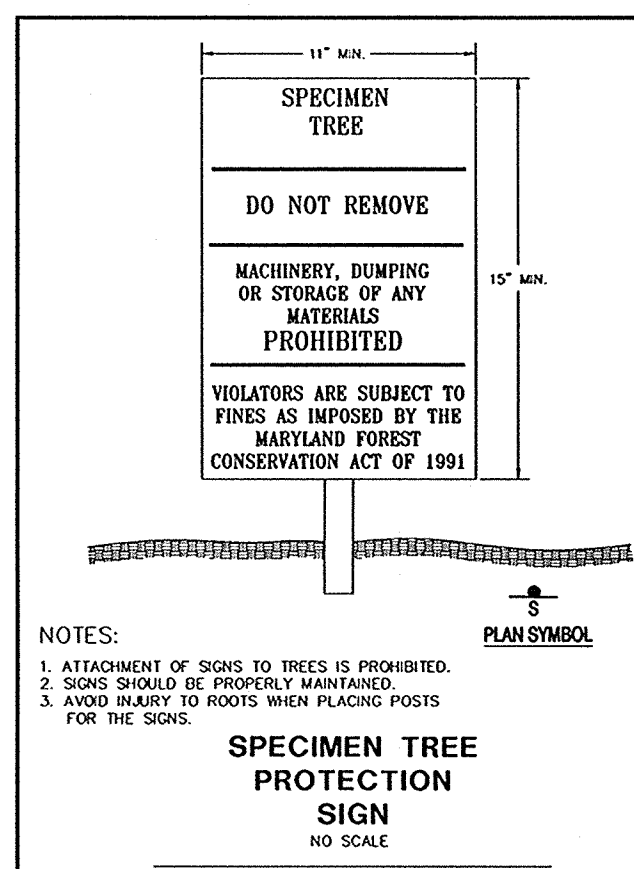
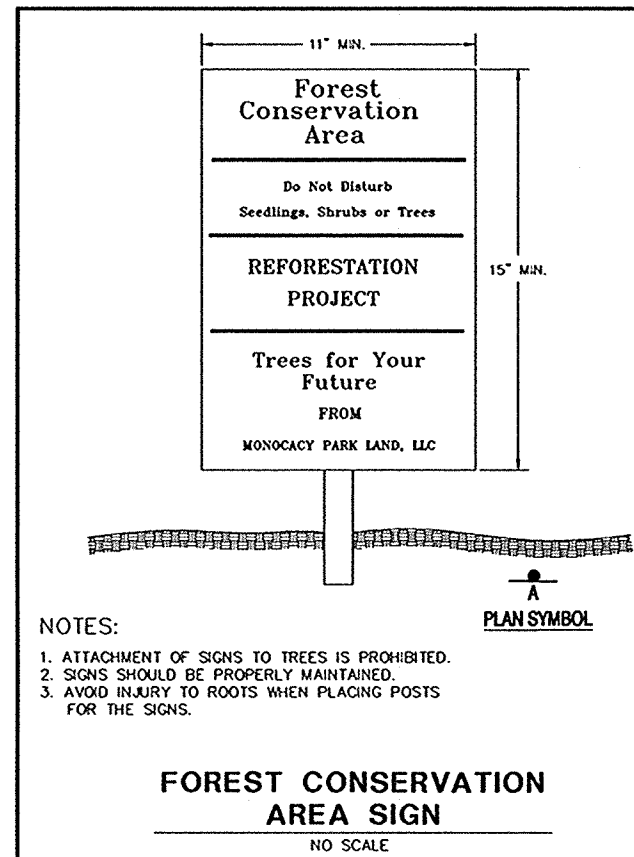
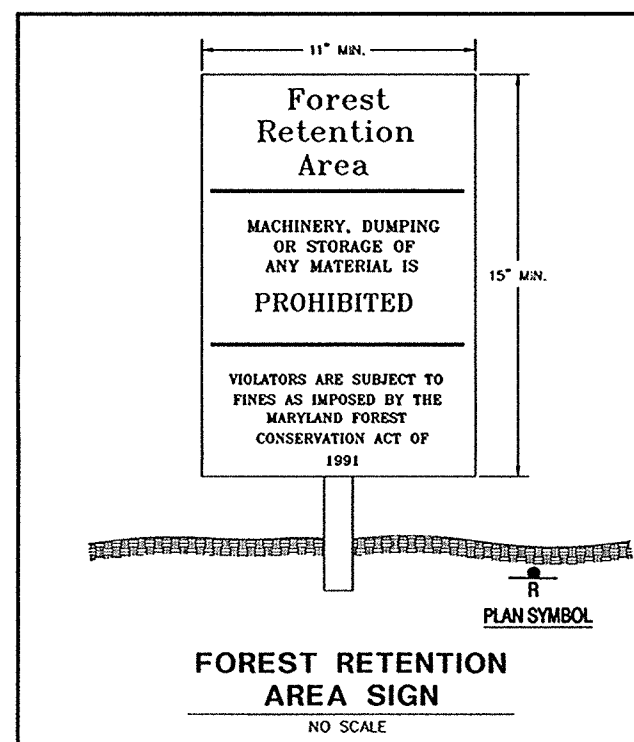
REFER TO APPROVED COMBINED PHASE 1 PRELIMINARY/  
 FINAL FOREST CONSERVATION PLAN OVERALL PLAN  
 FP-10-003 FOR SYCAMORE RUN SUBDIVISION PLAT NO 10316

### INSTALLATION/MAINTENANCE RESPONSIBLE PARTY:

KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP  
 1054 31st STREET NW, SUITE 314  
 WASHINGTON, DC 20007  
 (202) 243-7555

OWNER/DEVELOPER  
 KING ROAD ASSOCIATES,  
 MARYLAND LIMITED PARTNERSHIP  
 1054 31st STREET NW, SUITE 340  
 WASHINGTON, DC 20007  
 (202) 243-7555

Plotted: Mar 13, 2014 at 3:18pm  
 S:\CIVIL\KING ROAD\FINAL PLATS\Final Plat - FFPC Sheets 12 & 13.dwg



NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

NOTES:  
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.  
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.  
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.

## WATERING PLAN

NOTE: FIGURES REFER TO THE STATE FOREST CONSERVATION TECHNICAL MANUAL

**How Often to Water:** A watering plan should compensate for inadequate local rainfall and soil moisture. Newly planted trees may need water as much as once a week for the entire growing season. During the next two years, they may require watering only a few times a year, usually more frequently during July and August. After that, trees should only need water during severe drought. Dormant bare root transplants, as opposed to balled and burlapped material, if sufficiently watered during planting, may not need water for several weeks.

**Soil and Watering:** Soil texture influences retention capability of soil. Soils with more clay tend to easily saturate; soils with more sand drain quickly and need to be watered more often. Figure 3:20 suggests a method for onsite evaluations.

If the soil is well prepared before planting with plenty of organic matter, drainage problems will be minimized. If there is restricted downward flow of water, the soil may have been compacted during construction and not aerated before planting or there may be a clay hardpan. Untreated hardpan will ultimately restrict root growth.

**How to Water:** Water deeply and slowly using a garden hose, a soaker hose, or drip irrigation. On larger trees start by watering the root ball thoroughly and then expand the watered area to include the whole root zone after the tree becomes established. A layer of mulch not thicker than 4 inches around newly transplanted trees insulates surface roots from drying too quickly while still providing air movement to the roots.

## PROTECTIVE DEVICES

1. THE DEVELOPER HAS REQUESTED A WAIVER OF TEMPORARY AND PERMANENT FOREST CONSERVATION FENCING. HOWEVER, TEMPORARY SUPER SILT FENCE AND SIGNS ARE TO BE INSTALLED ALONG THE LIMITS OF DISTURBANCE, AND WILL BE REMOVED (SIGNS RE-USED) UPON COMPLETION OF SITE CONSTRUCTION, AND WITH THE APPROVAL OF THE WASHINGTON COUNTY INSPECTOR. IN ADDITION, PERMANENT SIGNS SHALL BE INSTALLED CONCURRENTLY WITH THE PLANTINGS. LOCATION AND INSTALLATION SHALL BE PER DETAILS AND AS SPECIFIED WITH THE FOREST CONSERVATION PLAN. SIGNS SHALL REMAIN IN PLACE AND IN GOOD REPAIR FOR THE TWO (2) YEAR MAINTENANCE PERIOD.
2. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OF ALL PROTECTIVE DEVICES PRIOR TO RELEASE OF THE SURETY WITH THE EXCEPTION THAT 50% OF THE SIGNS SHALL REMAIN AS PERMANENT SIGNAGE.

## MONITORING AND MAINTENANCE

1. MONITORING AND MAINTENANCE ACTIVITIES SHALL BE AS SPECIFIED WITH THE "SHORT TERM MAINTENANCE AGREEMENT" AND "LONG TERM PROTECTIVE AGREEMENT" AS RECORDED WITH THE WASHINGTON COUNTY FOREST CONSERVATION AGREEMENT AND AS FURTHER NOTED ON THE FOREST CONSERVATION PLAN.
2. THE FOREST PLANTINGS ARE TO BE MAINTAINED FOR TWO COMPLETE GROWING SEASONS (YEARS). THE FOREST PLANTINGS ARE TO BE MAINTAINED AS LIVING TREES SO THAT THE MINIMUM REQUIRED SURVIVAL RATE IS REALIZED AND REPLANTING SHALL OCCUR SHOULD THE SURVIVAL RATE FALL BELOW THE REQUIRED MINIMUM. THE MINIMUM REQUIRED SURVIVAL RATE AND THE REQUIRED MINIMUM SURVIVING TREE COUNT ARE INCLUDED WITH EACH PLANT LIST.
3. IF, AFTER TWO GROWING SEASONS, THE PLANTINGS ASSOCIATED WITH THE FORESTATION MEET OR EXCEED THE STANDARDS OF THE COUNTY OF WASHINGTON FOREST CONSERVATION ORDINANCE AND/OR THE REQUIREMENTS OF THIS PLAN, THEN THE GUARANTEE OR SECURITY SHALL BE RETURNED OR RELEASED.
4. IF AT THE END OF THE TWO-YEAR PERIOD, SURVIVAL IS LESS THAN SPECIFIED, THEN SUPPLEMENTAL PLANTING WILL BE NECESSARY AND WILL BE IMPLEMENTED AT THAT TIME. COUNTY INSPECTORS SHALL DETERMINE THE EXTENDED LENGTH OF SHORT-TERM MONITORING PERIOD ALLOWED BEFORE RELEASING OR TAKING OF THE SURETY. SURVIVAL RATES MUST BE MET AND THE PROTECTIVE DEVICES REMOVED PRIOR TO RELEASE OF THE SURETY.
5. MONITORING, MAINTENANCE AND MANAGEMENT MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: REPLANTING TREES, WATERING, FERTILIZING, INSECT AND DISEASE CONTROL, CONTROLLING COMPETING VEGETATION AND PREVENTING THE ESTABLISHMENT OF INVASIVE, EXOTIC SPECIES. THESE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TREE PLANTING AND MAINTENANCE SCHEDULE. UNLESS WEEKLY RAINFALL IS 1" OR MORE, WEEKLY WATERING IS HIGHLY RECOMMENDED FROM MAY TO OCTOBER.

## LONG-TERM PROTECTION

THE FOREST RETENTION AND AFFORESTATION AREAS SHALL BE SUBJECT TO A PERPETUAL FOREST CONSERVATION EASEMENT AND THE EASEMENT SHOWN ON THE FINAL FOREST CONSERVATION PLAN(S) AND FINAL PLAT(S) FOR THIS PROJECT. IN ACCORDANCE WITH THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE AND THE EXECUTED FOREST CONSERVATION AGREEMENT, THE FOREST CONSERVATION EASEMENT IS FOR THE CREATION AND MAINTENANCE OF NATURAL FOREST AREAS. ANY ACTIVITIES THAT ARE INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST ARE PROHIBITED. ALL FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

SHEET 13 OF 15

## FINAL PLAT AND FINAL FOREST CONSERVATION PLAN SYCAMORE RUN - PHASE ONE

LOTS 1-11, OPEN SPACE PARCELS B, C & F AND SWMP 13, BLOCK A,  
 LOTS 12-18, SWMP 12, BLOCK B,  
 LOTS 19-27, 104, OPEN SPACE PARCELS A, D, E, G, H, I, J & K, SWMP 11 & 14, BLOCK C AND RESIDUE.

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
 AND THE EAST SIDE OF KING ROAD  
 TOWN OF BOONSBORO  
 ELECTION DISTRICT NO. 6  
 WASHINGTON COUNTY, MARYLAND  
 SCALE: AS SHOWN OCTOBER, 2013



PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT DESIGN GROUP, LLC. UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED. © COPYRIGHT 2014



03/10/14

11/21/13

P. 205183

MSA C2167-7423-13







LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION			
L468	30.88'	N7° 09' 22"W	L489	60.15'	S77° 52' 22"E	L509	46.22'	S64° 27' 20"E	L590	69.84'	N1° 13' 35"W	L610	58.08'	S42° 45' 54"W	L633	41.50'	S4° 38' 07"E	L529	48.41'	N0° 00' 00"E	L550	16.62'	N62° 13' 25"E	L570	15.34'	S50° 17' 36"E
L469	12.57'	N3° 44' 54"W	L490	34.80'	S35° 53' 53"E	L510	9.09'	S41° 45' 14"E	L591	54.03'	N11° 07' 01"W	L611	21.62'	N1° 13' 35"W	L634	26.61'	S68° 33' 58"E	L530	22.84'	N3° 59' 23"E	L551	9.77'	N12° 35' 30"E	L571	25.45'	S14° 20' 59"E
L470	46.55'	N54° 06' 41"E	L491	40.06'	S46° 28' 23"E	L511	31.27'	S53° 17' 22"E	L592	12.06'	N48° 08' 52"E	L612	84.40'	N69° 38' 55"W	L635	24.06'	S76° 46' 30"W	L531	24.87'	N24° 03' 28"W	L552	219.54'	S22° 46' 54"E	L572	41.27'	S22° 06' 05"W
L471	19.56'	N75° 10' 40"E	L492	41.09'	S35° 37' 31"E	L512	117.12'	N67° 19' 51"W	L593	274.19'	N68° 41' 49"E	L613	41.00'	N51° 38' 02"E	L636	19.74'	S12° 28' 14"W	L532	38.84'	N63° 08' 24"W	L553	9.03'	N69° 16' 49"E	L573	16.04'	S71° 10' 57"W
L472	9.08'	S55° 25' 26"E	L493	28.47'	S20° 51' 03"E	L513	68.96'	S25° 26' 03"W	L594	43.99'	S27° 36' 28"E	L614	58.76'	S83° 21' 58"E	L637	10.26'	S14° 36' 52"E	L533	90.31'	N85° 44' 51"W	L554	13.47'	S7° 27' 23"E	L574	20.59'	N77° 37' 31"W
L473	53.25'	S59° 42' 47"E	L494	21.31'	S22° 50' 42"E	L514	7.04'	S84° 13' 43"W	L595	15.99'	S51° 22' 17"W	L615	14.31'	N7° 44' 13"E	L638	13.41'	N84° 50' 30"W	L534	32.38'	N83° 41' 57"W	L555	23.50'	S7° 46' 21"W	L575	25.75'	S17° 22' 22"W
L475	5.69'	N12° 35' 30"E	L495	32.83'	S29° 21' 20"E	L515	30.26'	N79° 20' 54"W	L596	22.48'	S75° 58' 41"W	L617	34.66'	N55° 49' 27"W	L639	39.24'	N81° 09' 02"W	L535	32.00'	N89° 48' 50"W	L556	14.06'	S17° 32' 28"E	L576	27.10'	S72° 33' 05"W
L476	209.56'	S88° 58' 22"E	L496	58.93'	S22° 28' 54"E	L516	66.94'	N77° 00' 23"W	L597	28.11'	N65° 13' 57"W	L618	28.14'	N48° 38' 08"W	L640	28.02'	N87° 26' 45"W	L536	60.07'	N15° 16' 12"W	L557	14.61'	S11° 51' 27"W	L577	15.85'	N71° 12' 51"W
L477	65.60'	N4° 40' 46"W	L497	112.37'	S34° 21' 03"E	L517	49.34'	N71° 07' 24"W	L598	196.29'	N32° 53' 16"W	L619	34.96'	N59° 48' 54"W	L641	28.02'	N87° 26' 45"W	L537	40.39'	S67° 48' 04"W	L558	14.06'	S35° 07' 31"W	L578	21.54'	N49° 08' 30"W
L478	38.58'	N17° 00' 30"W	L498	14.35'	S29° 14' 32"E	L518	102.39'	N66° 27' 08"W	L599	56.97'	N56° 46' 49"W	L620	56.68'	N74° 51' 19"W	L642	21.43'	S85° 56' 46"W	L538	9.77'	N87° 03' 37"W	L559	37.14'	S74° 21' 56"W	L579	20.34'	S70° 25' 02"W
L479	14.67'	N24° 48' 09"E	L499	22.21'	S34° 15' 22"E	L519	55.81'	N62° 17' 21"W	L600	15.35'	N49° 31' 06"W	L621	24.32'	N43° 46' 12"W	L643	6.00'	S62° 35' 14"W	L539	15.51'	N52° 31' 48"W	L560	35.10'	S31° 05' 48"E	L580	43.22'	N65° 03' 13"W
L480	6.68'	N51° 35' 42"E	L500	24.35'	S53° 59' 23"E	L520	55.78'	N59° 28' 21"W	L601	6.27'	S66° 03' 44"W	L622	20.78'	N51° 01' 49"W	L644	110.57'	N86° 40' 51"W	L540	19.41'	N41° 36' 03"W	L561	25.11'	S72° 14' 29"E	L581	16.48'	N35° 41' 25"W
L481	23.22'	N83° 31' 49"E	L501	26.21'	S60° 49' 32"E	L521	37.83'	N34° 01' 47"W	L602	35.45'	N55° 22' 42"W	L623	92.14'	N68° 20' 58"W	L645	12.08'	N37° 10' 38"E	L541	67.82'	N73° 42' 58"W	L562	7.01'	S57° 25' 02"E	L582	61.75'	N55° 58' 22"W
L482	140.99'	S42° 48' 36"E	L502	22.61'	S53° 24' 30"E	L522	26.71'	N13° 26' 29"W	L603	4.27'	N3° 34' 30"W	L624	25.77'	N73° 53' 34"W	L646	42.67'	N79° 54' 26"E	L542	24.45'	S86° 50' 38"W	L563	21.36'	S9° 30' 33"E	L583	25.36'	N37° 19' 09"W
L483	23.47'	N47° 59' 00"E	L503	16.18'	S41° 08' 09"E	L523	14.74'	N17° 45' 43"E	L604	12.91'	N21° 49' 22"E	L625	12.87'	S56° 59' 56"E	L647	5.24'	N84° 18' 42"W	L543	54.51'	N83° 28' 29"W	L564	23.39'	S23° 32' 46"W	L584	52.38'	N55° 39' 27"W
L484	23.60'	S88° 20' 27"E	L504	10.28'	S10° 24' 21"E	L524	5.67'	N12° 04' 58"W	L605	23.73'	N90° 00' 00"E	L626	37.48'	S61° 25' 33"E	L648	15.37'	S77° 39' 21"W	L545	32.23'	S73° 09' 58"W	L565	6.64'	S16° 48' 57"E	L585	56.66'	N27° 16' 30"W
L485	12.44'	S52° 50' 47"E	L505	48.67'	S66° 09' 08"E	L525	8.58'	N83° 00' 40"W	L606	21.07'	S89° 16' 32"E	L627	68.24'	N41° 18' 54"E	L649	12.51'	N89° 03' 31"W	L546	11.14'	N48° 33' 04"E	L566	16.00'	S72° 34' 31"E	L586	19.87'	N45° 08' 53"W
L486	7.97'	S9° 52' 35"W	L506	72.45'	S60° 22' 16"E	L526	19.72'	S58° 54' 54"W	L607	16.45'	S73° 03' 11"E	L630	42.64'	N67° 44' 14"W	L650	19.23'	N86° 06' 08"W	L547	16.25'	N66° 26' 10"E	L567	20.71'	S43° 07' 09"E	L587	47.28'	N42° 44' 52"W
L487	50.68'	S59° 53' 21"E	L507	13.80'	S58° 54' 48"E	L527	17.30'	N58° 24' 55"W	L608	28.32'	S60° 21' 51"E	L631	12.94'	S67° 15' 46"W	L651	34.19'	N84° 06' 12"W	L548	64.94'	S68° 09' 18"E	L568	23.24'	S61° 27' 03"E	L588	44.09'	N65° 10' 22"W
L488	46.83'	S29° 46' 16"E	L508	24.27'	S49° 54' 06"E	L528	19.40'	N30° 12' 24"W	L609	45.97'	S73° 09' 39"E	L632	313.45'	S75° 00' 52"E	L652	20.23'	N89° 10' 17"W	L549	19.27'	N90° 00' 00"E	L569	40.82'	S74° 58' 49"E	L589	35.37'	N72° 16' 37"W

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. FOR LINE AND CURVE TABLES, SEE SHEETS 14 AND 15.
4. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

CERTIFICATE OF APPROVAL  
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM  
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE 3/29/14  
COUNTY HEALTH OFFICER *Earl E. Shover*

CERTIFICATE OF APPROVAL  
TOWN OF BOONSBORO PLANNING COMMISSION  
FINAL APPROVAL GRANTED:  
DATE 3/29/14  
TOWN OF BOONSBORO PLANNING COMMISSION


LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L653	3.98'	N17° 08' 07"E	L694	98.85'	S39° 06' 02"E	L715	137.91'	S74° 57' 20"E
L654	22.22'	S38° 34' 06"E	L696	6.03'	S59° 42' 47"E	L716	106.17'	S46° 19' 56"E
L656	352.94'	N68° 33' 15"W	L697	21.81'	S30° 17' 13"W	L717	22.52'	S26° 14' 49"E
L657	41.39'	S25° 26' 03"W	L698	86.75'	S59° 42' 47"E	LINE TABLE		
L658	314.14'	N68° 23' 55"W	L699	25.43'	S49° 06' 05"E			
L659	140.69'	N19° 03' 52"W	L700	43.64'	N86° 22' 22"E	Line #	Length	Direction
L660	302.95'	N68° 29' 31"W	L701	57.53'	S75° 35' 35"E	L718	35.78'	S4° 40' 46"E
L661	269.96'	S20° 49' 16"E	L702	35.12'	S72° 44' 03"E	L719	114.61'	S89° 28' 24"E
L662	77.02'	S44° 58' 06"E	L703	44.86'	S50° 56' 29"E	L720	49.21'	N71° 56' 11"E
L663	24.82'	N62° 18' 10"E	L704	61.12'	S55° 25' 26"E	L721	15.34'	S22° 32' 02"E
L664	42.36'	S26° 57' 03"E	L705	111.50'	N89° 36' 53"E	L722	72.13'	S3° 05' 48"E
L684	35.00'	N35° 55' 37"W	L706	54.31'	N79° 51' 01"E	L723	49.11'	N47° 03' 00"E
L686	76.55'	N81° 46' 45"W	L707	25.14'	S87° 27' 21"E	L724	35.79'	N0° 12' 21"W
L687	134.56'	N81° 59' 16"W	L708	51.97'	S89° 16' 25"E	L725	14.32'	N37° 30' 49"E
L688	113.59'	N81° 46' 57"W	L709	47.79'	N7° 00' 39"W	L726	29.89'	S15° 16' 12"E
L689	142.38'	S81° 46' 57"E	L710	36.09'	S7° 00' 39"E	L727	16.17'	S74° 20' 49"E
L690	134.56'	S81° 59' 16"E	L711	29.01'	S44° 28' 59"E	L728	35.32'	S30° 00' 28"E
L691	27.92'	S81° 46' 45"E	L712	98.89'	S87° 21' 22"E	L729	139.24'	S63° 23' 00"E
L692	25.12'	S4° 14' 43"W	L713	77.27'	S77° 10' 47"E	L730	71.19'	S78° 47' 25"E
L693	64.28'	N85° 25' 10"E	L714	26.47'	S12° 10' 48"E	L731	63.30'	S40° 41' 20"E
						L732	94.61'	S33° 17' 14"E

PLAT NO 10318  
DATE APR - 1 2014  
WASHINGTON COUNTY

Plotted: Mar 13, 2014 at 1:34pm  
S:\CML\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

OWNER/DEVELOPER  
KING ROAD ASSOCIATES,  
MARYLAND LIMITED PARTNERSHIP  
1054 31st STREET NW, SUITE 340  
WASHINGTON, DC 20007  
(202) 243-7555

STORM DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L201	16.40'	N87° 52' 07"W
L202	20.00'	N2° 07' 53"E
L203	16.40'	S87° 52' 07"E
L204	13.55'	S2° 07' 53"W
L205	4.83'	N2° 07' 53"E
L206	26.97'	N82° 09' 42"E
L207	9.64'	S7° 50' 18"E
L208	28.23'	N87° 52' 07"W
L209	46.60'	S5° 43' 30"W
L210	11.45'	N68° 20' 27"E
L213	2.69'	S9° 13' 12"W
L214	95.89'	S82° 22' 02"E

DATE:	REVISIONS:	MINIMUM BUILDING RESTRICTION LINES	SEAL
12/24/13	PER 11/15/13 SUB.	FRONT OR R/W LINE: 10'	
2/26/14	PER PC APPROVAL	REAR: 20'	
	12/3/13	SIDE: 8'	
		PROPERTY CORNER LEGEND:	
		# □ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)	
		# ○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)	

STORM DRAINAGE EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C201	12.94'	145.00'	5°06'52"	S53° 04' 59"W	12.94'	6.48'

WATERLINE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.18'	S2° 07' 53"W
L7	7.00'	N35° 24' 49"E
L8	7.00'	S35° 24' 49"W
L9	7.00'	N26° 05' 48"E
L10	10.00'	N63° 54' 12"W
L11	7.00'	N26° 05' 48"E
L12	9.05'	S88° 35' 26"E
L13	10.00'	N54° 35' 11"W
L14	9.97'	N11° 16' 42"W
L15	10.00'	N78° 43' 18"E
L16	5.33'	N11° 16' 42"W
L382	5.00'	S54° 35' 11"E

WATERLINE EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C139	9.29'	45.00'	11°49'25"	S3° 46' 49"E	9.27'	4.66'
C140	21.30'	45.00'	27°07'08"	S23° 15' 05"E	21.10'	10.85'
C351	5.00'	124.48'	2°18'05"	S63° 54' 12"E	5.00'	2.50'

MONUMENT COORDINATE TABLE		
POINT #	NORTHING	EASTING
1	668623.59	1128676.62
2	668829.25	1128414.23

SHEET 15 OF 15

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN  
SYCAMORE RUN - PHASE ONE

LOTS 1-11, OPEN SPACE PARCELS B, C & F AND SWMP 13, BLOCK A,  
LOTS 12-18, SWMP 12, BLOCK B,  
LOTS 19-27, 104, OPEN SPACE PARCELS A, D, E, G, H, I, J & K, SWMP 11 & 14, BLOCK C AND RESIDUE.

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)  
AND THE EAST SIDE OF KING ROAD





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

# MEMORANDUM

---

TO: Washington County Planning Commission  
FROM: Travis Allen, Comprehensive Planner  
DATE: July 8, 2019  
RE: Forest Conservation Non-Compliance Procedures Proposal

---

## Introduction

Last month Department of Planning and Zoning Deputy Director Jill Baker gave a brief introduction to the issues in forest conservation compliance that have occurred both recently and over time since the passage of the County's Forest Conservation Ordinance in 1993. We are returning this month to outline our current compliance procedures and to ask that certain limited powers be formally delegated to Planning and Zoning staff to expedite resolution of forest conservation issues that necessitate prompt action to ensure that community welfare is not allowed to deteriorate.

Before considering our proposal, please do be aware that in all cases where issues arise in forest conservation enforcement, we make every effort to work with the property owner or developer to allow them to meet their legal obligations in a realistic timeline. It is only when all avenues of notification, compromise and reasonable accommodation have been exhausted that we must consider other avenues available to us through the Forest Conservation Ordinance to compel the owner/developer to act.

## Current Compliance Procedures

Although the specific circumstances of each individual case often warrant an approach tailored to the needs of the project, community or owner/developer, the following is a basic description of the sequence of forest conservation compliance procedures:

1. Once staff becomes aware of a violation through field inspection, community complaint, or other method, we send a **field correction notice** to the property owner/developer with a detailed description of the issue(s), photographs, contact information for the

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



Department of Planning and Zoning and a deadline for resolving the issue. The deadline can range from requesting response within 30 days (ex-protection signs) to immediately (more serious violations). Depending on the nature of the issue, this letter may or may not be sent certified to ensure the recipient has received the correspondence. This letter will include language notifying the recipient of potential fines for violating requirements of the Washington County Forest Conservation Ordinance (FCO).

2. If no response is received by the deadline or within a reasonable timeframe, a **second letter is sent with return receipt requested** to ensure the letter reached the intended party. The tone of the second letter takes on a greater urgency, and the possibility of monetary penalties becomes more likely.
3. If no response is received, a **final written notice** is given. The recipient is typically given 10-14 days to contact our Department with a detailed plan to resolve the issue or we initiate proceedings to pursue monetary penalties. These penalties range from non-compliance fees, violation fines, or in cases where a bond/surety was collected to ensure work, moving to claim the bond/surety and contracting the required work ourselves.

Throughout the process outlined above, when contact is obtained with the offending party, the timeline for compliance may change depending on the severity of the situation and their willingness to promptly resolve the issues at hand.

## **Proposal**

While forest conservation enforcement rarely reaches the stage of monetary fines, it has become clear that for the small number offenders who simply refuse to comply in a timely manner, our Department may need to consider using this option more than it has previously. Enforcement Articles in the FCO assign certain actions to the “Department.” The term Department is defined in Article 2.15 as:

*The Washington County Planning Commission and its staff or other county departments designated by the Planning Commission.*

As you can see this definition leaves some ambiguity in what body, department or personnel is responsible for pursuing certain enforcement actions. Accordingly, we propose that the Planning Commission formally delegate to the Department of Planning and Zoning staff the authority to levy the **initial** non-compliance fee for forest conservation violations. Non-compliance fee rates were established most recently by County Resolution RS-20130-20 at .30/square foot for the disturbed area.

We feel that this is the best course of action to resolve violations of a severe nature that require action more promptly than can be pursued in waiting for the monthly meeting of the



Planning Commission. This would also align County forest conservation and zoning enforcement procedures in the initial treatment of violations. Zoning enforcement already holds similar powers to compel action for zoning violations.

Planning and Zoning staff would use this authority only when all avenues of reasonable accommodation and compromise with the applicant have been exhausted. Examples of when non-compliance fee assessment could occur include, but are not limited to:

- Failure to respond to the field correction notice;
- Failure to develop a remediation plan within a reasonable timeframe;
- Failure to implement an agreed upon remediation plan within a reasonable timeframe.

We would also note that, ***if after levying this initial non-compliance fee, the offender still failed to correct the issue(s) it would be our intent to bring the matter before the Planning Commission for it to determine whether violation penalties are warranted.*** Violation penalties can be assessed at \$1,000 per day with each day considered a separate violation of the FCO under Article 16.2. Were the Planning Commission to determine that this penalty was warranted, a civil action would be brought against the offender in District Court.

Please do realize that this proposal would only affect a very few violators who simply refuse to abide by the requirements of the FCO. Thank you for your consideration. Staff is here to answer any question you may have about this proposal.

Sincerely,



Travis Allen  
Comprehensive Planner  
100 West Washington Street , Suite 2600  
Hagerstown, MD 21740  
P: (240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)



# Memorandum

---

To: Planning Commission  
From: Jill Baker, Deputy Director  
Date: June 27, 2019  
Re: Alcohol Manufacturing Facilities

---

---

At the May 6, 2019 regular Planning Commission meeting, Staff presented a set of proposed text amendments to the County Zoning Ordinance relating to alcohol manufacturing facilities. As part of the public comment period the members received comments from two individuals seeking some changes to the proposed text. Based upon those comments the Planning Commission members asked Staff to review these comments and present findings at a later date.

As members may recall, Staff proposed new definitions for various types of wineries, breweries and distilleries based upon the type of manufacturing license that would be required by the State of Maryland to establish this type of use. Both individuals who commented on the proposed amendments recommended a more streamlined definition of wineries, breweries, and distilleries into a singular definition of alcohol production facilities. Kevin Atticks, Founder and CEO of Grow & Fortify (an organization promoting value-added agriculture) submitted sample language of definitions to Staff that has been used in other communities throughout Maryland. After reviewing the sample language Staff agrees that a more streamlined definition generalizing alcohol production facilities could simplify the administration of the Ordinance while remaining consistent with County land use policies.

As shown in Attachment A, Staff used the sample language provided by Mr. Atticks as basis for a new definition for alcohol production facility but also added some specific language regarding accessory uses permitted alongside the production process. A new definition for a “farm based” alcohol production facility is also proposed. With the inclusion of this new definition, old definitions for wineries and breweries are being deleted. The new definitions also prompted a review of zoning districts where the uses would be consistent with existing land use policies. Those changes are also included on Attachment A.

The Staff recommended changes were forwarded to Mr. Atticks and Mr. Divelbiss for further comment. Attachment B include their comments in track changes format. There are three primary changes that the commenters propose. First is inclusion of Alcohol Production Facilities as an accessory use in residential districts. Staff strongly opposes this proposal. Accessory uses are by definition “... of a nature customarily incidental and subordinate to, the principle use or structure.” An Alcohol Production Facility is a use that stands as itself a principle use. The definition of a production facility includes its own set of accessory uses supporting its role as a principle use. Furthermore, the activities that are inherent to an alcohol



---

production facility are not compatible with residential districts. Practically speaking, by allowing a tasting room and the sale of alcohol at a production facility is equivalent to allowing a bar, tavern or liquor store in a residential district.

The second change proposed by commenters is to change the definition of these facilities to solely be for the manufacture of alcoholic beverages rather than for the manufacture, bottling, packing, storage, promotion and sale of alcoholic beverages. Staff is ambivalent to this request. The reasoning for the extended definition is to be clear on the other activities that are included in the manufacturing process.

The final change proposed by commenters is to eliminate the area limitation for accessory uses in the alcohol manufacturing facility and change the area limit in the definition of a farm-based facility from 25% to 1500 square feet. Staff also opposes these changes. It is important to limit accessory uses from overcoming the primary use of alcohol production. The area limitations provide a reasonable area for operators to display, promote, and sell their products and not allowing the retail aspects of the use become larger than the principle use of production.

After discussion of these new proposals, Staff will draft a new text amendment with the intent to have a public input meeting during the August Planning Commission meeting.



**ATTACHMENT A**  
**STAFF RECOMMENDED AMENDMENTS**

**(1) ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)** is amended as follows:

Section 3.3 (1) Table of Land Use Regulations

A(R)-Agriculture (Rural)  
EC-Environmental Conservation  
P-Preservation  
RV-Rural Village RB-Rural Business IM-Industrial Mineral

Table No. 3.3(1)  
TABLE OF LAND USE REGULATIONS  
(RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM
<b>K. Manufacturing</b>						
<u>Alcohol Production Facility</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>P</u>	
<u>Farm-Based Alcohol Production Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>SE</u>	<u>P</u>	

P-Permitted  
SE-Special Exception  
A-Accessory  
N-Not Permitted

**(2) ARTICLE 11 “BL” BUSINESS, LOCAL DISTRICT** is amended as follows:

Section 11.3 Special Exception Uses (Requiring Board Authorization After Public Hearing)

d) Alcohol Production Facility

**(3) ARTICLE 12 “BG” BUSINESS, GENERAL DISTRICT** is amended as follows:

Section 12.1 Principal Permitted Uses

(b) Alcohol Production Facility

**(4) ARTICLE 13 “IR” INDUSTRIAL GENERAL DISTRICT** is amended as follows:

Section 13.1 Principal Permitted Uses

(a) Uses of a light industrial nature including, but not limited to the following:

Alcohol Production Facility

**(5) ARTICLE 14 “IG” INDUSTRIAL, GENERAL DISTRICT** is amended as follows:

Section 14.1 Principal Permitted Uses

(a) Uses of a general industrial nature, but not limited to the following:

**Deleted:** Brewery, Farm with a valid Class 8 manufacturing license

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** N

**Deleted:** Brewery, Commercial with a valid Class 5 manufacturing license

**Formatted Table**

**Deleted:** SE

**Deleted:** SE

**Deleted:** SE

**Deleted:** SE

**Deleted:** P

**Deleted:** N

**Deleted:** Wineries, Farm with a valid Class 4 manufacturing license

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** P

**Deleted:** N

**Deleted:** Wineries, Commercial with a valid Class 3 manufacturing license

**Deleted:** SE

**Deleted:** SE

**Deleted:** SE

**Deleted:** SE

**Deleted:** P

**Deleted:** N

**Deleted:** ¶

**Formatted:** Font: Bold

**Formatted:** Underline

**Formatted:** Underline



Alcohol Production Facility

(6) ARTICLE 28A DEFINITIONS is amended as follows:

**Alcohol Production Facility:**

An establishment for the manufacturing, bottling, packaging, storage, promotion and sale of alcoholic beverages produced in accordance with a state-issued manufacturing license. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the manufacturing operation, and the sale of alcoholic beverages produced on-site. The area used for accessory uses may not exceed 25 percent of the area of the structures located on-site and being used for the manufacturing process.

**Alcohol Production Facility, Farm-Based:**

An establishment located on agriculturally assessed land for the manufacturing, packaging, storage, promotion and sale of alcoholic beverages produced in accordance with a state-issued manufacturing license utilizing ingredients produced on the associated farm. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the manufacturing operation, and the sale of alcoholic beverages produced on-site. The area used for accessory uses may not exceed 25 percent of the area of the structures located at the farm and being used for the manufacturing process.

**Deleted:** Manufacture and bottling of alcoholic beverage

**Formatted:** Normal

**Deleted:** ¶

**Formatted:** Font: (Default) Arial

**Formatted:** Font: Not Bold

**Deleted:** Brewery, Commercial:¶

¶  
An establishment with facilities for manufacturing and bottling malt beverages for sale on-site or through wholesale or retail outlets in accordance with a valid Class 5 manufacturing license from the State of Maryland. A commercial brewery is a brewery that does not meet the definition of a Farm Brewery. Accessory uses may include beer tasting rooms at which beer tasting occurs, accessory food sales related to the beer tasting, and the sale of beer produced on site. The area for beer tasting, accessory food sales related to the beer tasting, and sales of beer produced on-site shall not exceed 25 percent of the area of the structures located on-site and being used for manufacturing and bottling.

**Deleted:** Brewery, Farm:¶

¶  
An establishment located on a farm with a producing hopfield or similar growing area which may have facilities for brewing, processing, bottling, packaging, and storage of beer on the premises where the owner or lessee manufactures beer in accordance with a valid Class 8 manufacturing license from the State of Maryland. If the Farm Brewery produces beer on site, at a minimum, Farm Breweries must produce at least 2 acres of the agricultural products used in processing the beer on-site at the Farm Brewery. Accessory uses at the Farm Brewery may include tasting rooms at which beer tasting occurs, accessory food sales related to the beer tasting, sales of novelty and gift items related to the beer and processing facility, sales of beers produced on-site, occasional promotional events, and guided tours. The area for beer tasting, accessory food sales related to the beer tasting, and sales of novelty and gift items related to the beer and processing facility shall not exceed 25 percent of the area of the structures located at the farm and being used for the Farm Brewery. A Farm Brewery and its accessory uses shall be considered a bona fide and normal agricultural activity and an agricultural land management activity. A Zoning Permit and Site Plan approval is not required for a Farm Brewery that includes a tasting room, accessory food sales related to the beer tasting, sales of novelty and gift items related to the beer. Notwithstanding the foregoing, a Farm Brewery with a tasting room shall be required to file with the County Division of Plan Review and Permitting, evidence that the vehicular access to the Farm Brewery used by patrons satisfies the County sight distance requirements set forth in the County's "Policy for ...

**Deleted:** Winery, Commercial: ¶

¶  
An establishment with facilities for manufacturing and bottling wine for sale onsite or through wholesale or retail outlets in accordance with a valid Class 3 manufacturing license from the State of Maryland. A commercial winery is a winery that does not meet the definition of a Farm Winery. Accessory ...

**Deleted:** Winery, Farm:¶

¶  
An establishment located on a farm with a producing vineyard, orchard, or similar growing area which may have facilities for fermenting, processing, bottling, packaging, and storage of wine, sparkling wine and/or juice on the premises where the owner or lessee manufactures wine and/or sparkling wine if ...



**ATTACHMENT B**  
**PUBLIC COMMENTS ON STAFF RECOMMENDED CHANGES**

- (1) **ARTICLE 3 – DISTRICTS ESTABLISHED; ZONING MAPS, DISTRICT BOUNDARIES; LAND USE REGULATIONS (RURAL AREA USES)** is amended as follows:

Section 3.3 (1) Table of Land Use Regulations

A(R)-Agriculture (Rural)  
EC-Environmental Conservation  
P-Preservation  
RV-Rural Village RB-Rural Business IM-Industrial Mineral

Table No. 3.3(1)  
TABLE OF LAND USE REGULATIONS  
(RURAL AREA USES)

LAND USES	A(R)	EC	P	RV	RB	IM
<b>K. Manufacturing</b>						
Alcohol Production Facility	SE	SE	SE	SE	P	N
Farm-Based Alcohol Production Facility	P	P	P	SE	P	N

P-Permitted  
SE-Special Exception  
A-Accessory  
N-Not Permitted

- (2) **ARTICLE 11 “BL” BUSINESS, LOCAL DISTRICT** is amended as follows:

Section 11.3 Special Exception Uses (Requiring Board Authorization After Public Hearing)

- d) Alcohol Production Facility

- (3) **ARTICLE 12 “BG” BUSINESS, GENERAL DISTRICT** is amended as follows:

Section 12.1 Principal Permitted Uses

- (b) Alcohol Production Facility

- (4) **ARTICLE 13 “IR” INDUSTRIAL GENERAL DISTRICT** is amended as follows:

Section 13.1 Principal Permitted Uses

- (a) Uses of a light industrial nature including, but not limited to the following:

Alcohol Production Facility

- (5) **ARTICLE 14 “IG” INDUSTRIAL, GENERAL DISTRICT** is amended as follows:

Section 14.1 Principal Permitted Uses

- (a) Uses of a general industrial nature, but not limited to the following:

Alcohol Production Facility



**(6) ARTICLE 7A "RT" RESIDENTIAL, TRANSITION DISTRICT is amended as follows:**

**Section 7A.3 Accessory Uses**

(a). Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use, including an Alcohol Production Facility or Farm Based Alcohol Production Facility associated with an Agriculture; Bed & Breakfast; or Banquet/Reception Facility use.

**Formatted:** Font: (Default) Arial

**Formatted:** Font: Not Bold

**Formatted:** Normal, No bullets or numbering

**(7) ARTICLE 8 "RS" RESIDENTIAL, SUBURBAN DISTRICT is amended as follows:**

**Section 8.3 Accessory Uses**

(a). Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use, including an Alcohol Production Facility or Farm Based Alcohol Production Facility associated with an Agriculture; Clubs, fraternities, lodges or similar organizations; Bed & Breakfast; or Banquet/Reception Facility use.

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**(8) ARTICLE 9 "RU" RESIDENTIAL, URBAN DISTRICT is amended as follows:**

**Section 9.3 Accessory Uses**

(a). Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use, including an Alcohol Production Facility or Farm Based Alcohol Production Facility associated with an Agriculture; Clubs, fraternities, lodges or similar organizations; Bed & Breakfast; or Banquet/Reception Facility use.

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**(9) ARTICLE 10 "RM" RESIDENTIAL, MULTI-FAMILY DISTRICT is amended as follows:**

**Section 10.3 Accessory Uses**

(a). Accessory buildings and uses customarily incidental to any principal permitted use or authorized special exception use, including an Alcohol Production Facility or Farm Based Alcohol Production Facility associated with an Agriculture; Clubs, fraternities, lodges or similar organizations; or Banquet/Reception Facility use.

**Formatted:** Font: Not Bold

**Formatted:** Indent: Left: 0.25", No bullets or numbering

**(10) ARTICLE 28A DEFINITIONS is amended as follows:**

**Alcohol Production Facility:**

An establishment for the manufacture of alcoholic beverages produced in accordance with a state-issued manufacturing license. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the manufacturing operation, and the sale of alcoholic beverages produced by the licensee.

**Deleted:** manufacturing, bottling, packaging, storage, promotion and sale

**Commented [KA1]:** Important distinction, since all manufacturing licenses authorize the production of some product off-site.

**Deleted:** on-site

**Deleted:** The area used for accessory uses may not exceed 25 percent of the area of the structures located on-site and being used for the manufacturing process.

**Deleted:** manufacturing, packaging, storage, promotion and sale

**Alcohol Production Facility, Farm-Based:**

An establishment located on agriculturally assessed land for the manufacture of alcoholic beverages produced in accordance with a state-issued manufacturing license utilizing ingredients produced on the associated farm. Accessory uses at such facilities may include tasting rooms, accessory food sales related to alcohol production, sales of novelty and gift items related to the



manufacturing operation, and the sale of alcoholic beverages produced [by the licensee](#). The area used for accessory uses may not exceed 1,500 square feet.

- Deleted:** on-site
- Deleted:** 25 percent of the area of the structures located at the farm and being used for the manufacturing process