



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
100 W Washington Street, Room 2000  
October 7, 2024, 6:00 PM

**CALL TO ORDER AND ROLL CALL**

**NEW BUSINESS**

**MINUTES**

1. September 9, 2024, Planning Commission public rezoning input meeting and regular meeting \* **Discussion/Action**

**SITE PLANS**

1. **Fahrney Keedy Home and Village [SP-23-007]** – Scott Stotelmyer \* **Discussion/Action**  
Site plan for proposed cottages, duplexes and quads; Location: 20748 Forte Way, Boonsboro; Zoning: A(R) – Agricultural Rural with RB – Rural Business overlay
2. **Bowman Lightner – Phase 3 [SP-23-041]** – Misty Wagner-Grillo \* **Discussion/Action**  
Proposed site design plan for the construction of a gravel trailer storage lot with an associated paved entrance; Location: Lappans Road; Zoning: HI – Highway Interchange

**FOREST CONSERVATION**

1. **Bowman Lightner – Phase 3 [SP-23-041]** – Travis Allen \* **Discussion/Action**  
Request for off-site easement to meet Forest Conservation mitigation requirements

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**
2. **Comp Plan Update** - Jill Baker **Information/Discussion**

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. November 4, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

\*attachments

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

**WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
September 9, 2024**

The Washington County Planning Commission held a public input meeting and its regular monthly meeting on Monday, September 9, 2024 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

**CALL TO ORDER AND ROLL CALL**

Mr. Kline called the public input meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, BJ Goetz, Denny Reeder, Terrie Shank, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill, Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo and Scott Stotelmyer, Planners; Kyla Shingleton, Comprehensive Planner; and Debra Eckard, Office Manager.

**PUBLIC INPUT MEETING**

**RZ-24-002 – John Halteman**

**Staff Presentation**

Mr. Allen presented a map amendment application to apply the Rural Business (RB) floating zone on 6.82 acres of land located at 12635 Flying Duck Lane. The property consists of a total of 50+ acres and is currently zoned A(R) – Agricultural Rural. The purpose of the RB zoning district is to permit the continuation and development of businesses that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities, and to establish locations for businesses and facilities not otherwise permitted in rural areas of the County. Mr. Allen stated the RB floating zone may be applied to properties zoned A(R), EC (Environmental Conservation), P (Preservation) and RV (Rural Village). He explained that a floating zone requires specific conditions to be met as specified in Section 5E of the County's adopted Zoning Ordinance before it is applied to any parcel of land and reviewed the criteria which the Planning Commission should consider before making its recommendation for approval or denial of the request. Other requirements that must be met include a preliminary site plan that addresses the requirements specified in Section 5E of the Zoning Ordinance as well as specified bulk requirements also found in that same section. The approval of the RB zoning district applies only to the use/uses identified on the application and preliminary site plan and only covers the designated 6.82 acres of the parcel, not the entire 50+ acres of land. Mr. Travis noted that if the use/uses, area or intensity change, the applicant would be required to seek another approval from the Planning Commission, which could trigger another public meeting.

Mr. Allen explained that the application was transmitted to several reviewing agencies. The Historic District Commission (HDC) provided the most substantive comment concerning historic resources in the vicinity. There are 13 historic resources within a ½ mile radius of the site and the property itself is an inventoried historic site dating to the 19<sup>th</sup> century. The HDC stated in its review that it does not comment on the use/uses on the property; however, the structures in the area proposed for the RB uses are not

directly adjacent to the historic structures and would appear to have minimal impacts on them, if the overlay is approved.

Mr. Allen reiterated that, if approved, only the use/uses identified on the application and the preliminary site plan will be permitted. Therefore, the Commission should consider all the uses specified on the application in terms of their ability to meet the definition of the RB zoning district. The land uses noted on the application were previously allowed by right or by special exception including the agricultural operation, the moderate volume extraction operation, and a greenhouse. Other uses identified in the application that would fall within the boundaries of the RB overlay, not previously authorized by right or special exception, include the wood planing shop, agricultural equipment rental, produce sales, outdoor woodstove sales, and cemetery monument sales. Staff believes that the establishment of the RB overlay would offer a path forward to comprehensively bring all active and proposed uses into legal conformity with zoning. Without the RB zoning in place, the applicant would be required to seek special exceptions for some of the uses which are not allowed by right in the A(R) district. If the RB overlay is approved, further development of the parcel would require the applicant to meet site planning requirements on other previously unregulated portions of the parcel and bring the parcel into compliance with modern land use regulations. Staff is not opposed to this request.

Mr. Allen noted that letters were sent to many property owners adjacent to this property. No public comments have been received either in favor of or in opposition to the application.

### **Applicant's Presentation**

Mr. Fred Frederick of Frederick, Seibert & Associates, 128 South Potomac Street, Hagerstown, represented John and Lisa Halteman, the applicants. Mr. Frederick stated that the purpose of the request is to bring all uses on the property, as previously described, into legal conformity under the umbrella of the RB overlay. He noted that the produce business/farm stand is operated by Mrs. Halteman and their children. The produce stand is located 900 feet away from Route 40. The outdoor woodstove business, agricultural equipment rental, wholesale wood planing (2 employees), and cemetery monument sales are operated by Mr. Halteman and are buffered from Route 40 by farm buildings. There will be very minimal traffic generated by any of these businesses. The applicant will use existing farm buildings for these businesses; there is no new construction proposed.

Mr. Frederick reviewed the purpose of the A(R) zoning district which is to provide for continued farming activity and the many uses that do not require public water and sewerage facilities and which may be more suitably located outside of the urban type growth of larger communities. He also reiterated the purpose of the RB district previously described by Mr. Allen.

Mr. Frederick briefly reviewed the criteria listed in Section 5.B.4 of the Zoning Ordinance that must be met in order to establish an RB zoning district.

1. The RB district is not within any designated growth area – this property is not within a designated growth area
2. The RB district must have safe and usable road access – the property is located along Route 40
3. On-site issues relating to the sewage disposal, water supply, storm water management and floodplains can be adequately addressed – they currently are addressed

4. The location of the RB district would not be incompatible with the existing land uses, culture, or historic structures or resources, or agricultural preservation efforts in the vicinity of the district – all of the existing and proposed uses are compatible

With regard to traffic generation from these businesses, Mr. Frederick noted State Highway Administration annual traffic counts in the vicinity reveals a decline of 24.4% in the last 22 years of traffic travelling westbound on Route 40. No comments were received from SHA or the County's Engineering Department regarding traffic issues in this area.

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

### **RZ-24-003 – Text Amendment**

Ms. Baker and Ms. Shingleton presented a proposed text amendment to address the state legalization of adult-use cannabis. Several sections of the Zoning Ordinance will be amended including the definitions for cannabis dispensaries, processing facilities and growers. The proposed language is taken directly from State law.

Ms. Baker explained that the State considers cannabis as an agricultural crop and therefore, anywhere that allows agricultural crops to be grown, cannabis may also be grown. The State requires licensures for growers that include fencing, lighting, and other strict requirements for growers. Cannabis growers will be permitted in any zoning district where agriculture is permitted and the land has an agricultural assessment. Zoning districts that do not permit agriculture are the BL (Business Local), BG (Business General) and HI (Highway Interchange). These districts are intended for retail and commercial uses only.

Ms. Baker stated that cannabis processors are strictly limited to receive the raw product, create a value-added product and distribute the product to a dispensary for sale. Cannabis processors, both standard and micro, would be permitted as a special exception use in the A(R) (Agricultural Rural), EC (Environmental Conservation), and P (Preservation) zoning districts and as a principal permitted use in the RB (Rural Business), BG (Business General), HI (Highway Interchange), IR (Industrial Restricted) and IG (Industrial General) zoning districts, Processors will not be permitted in the RV (Rural Village) zoning district.

Ms. Baker explained that cannabis dispensaries are the retail sales outlet in the cannabis network. Dispensaries, both standard and micro, would be a principal permitted use in the RB zoning district, BL (Business Local), SED (Special Economic Development), BG, PB (Planned Business), and HI zoning districts. Micro dispensaries operate a delivery service without a physical storefront and would be permitted as a special exception use in the RV zoning district. Currently, the county has received four licenses for dispensaries.

Ms. Baker stated that according to State law, cannabis dispensaries must be a minimum of 500 feet from a pre-existing primary or secondary school, a licensed childcare center or registered family childcare home, a pre-existing playground, recreation center, library, public park or place of worship and a minimum of 1000 feet from another dispensary. Staff is proposing that a dispensary must be a minimum of ½ mile from another dispensary.

No public comments either in favor of or in opposition to the proposed text amendment have been received.

**Motion and Vote:** Mr. Goetz made a motion to recommend approval of the proposed text amendment to the Board of County Commissioners as presented with dispensaries being a minimum of 500 feet from a pre-existing primary or secondary school, a licensed childcare center or registered family childcare home, a pre-existing playground, recreation center, library, public park or place of worship and a minimum of ½ mile from another dispensary. The motion was seconded by Ms. Shank and unanimously approved with Commissioner Wagner abstaining from the vote.

Mr. Kline closed the public input meeting at 6:47 p.m. and convened the regular meeting.

### **NEW BUSINESS**

#### **MINUTES**

**Motion and Vote:** Mr. Goetz made a motion to approve the minutes of the August 5, 2024 Planning Commission regular meeting as presented. The motion was seconded by Commissioner Wagner and unanimously approved.

#### **ELECTION OF OFFICERS**

Mr. Reeder nominated Mr. Kline for the position of Chairman and Mr. Goetz as the Vice-Chairman. Mr. Goetz declined the nomination and nominated Mr. Semler as the Vice-Chairman.

**Motion and Vote:** Mr. Reeder made a motion to nominate Mr. Kline as Chairman and Mr. Semler as Vice-Chairman. The motion was seconded by Mr. Goetz and unanimously approved.

#### **PRELIMINARY CONSULTATION**

##### **Beryl Wieland Age-Restricted Residential Concept [PC-24-005]**

Ms. Wagner-Grillo stated that a preliminary consultation was held on July 9, 2024 for the proposed construction of 52 semi-detached, age-restricted dwelling units on 12.85 acres located at 1230 Mt. Aetna Road. The property is currently zoned RS (Residential Suburban). The proposed lot size is 12,500 square feet. Comments from Planning & Zoning were recommendations for sidewalks, screening, and walking trails. Comments from the Engineering Department included issues of ownership of the entrance on North Colonial Drive, a request for an alternative design for the proposed cul-de-sac, and the requirement for a traffic impact study. The City of Hagerstown stated that water and sewer services are available.

**Discussion and Comments:** Commissioner Wagner asked if there will be language in the deeds restricting the age of occupants. Mr. Frederick of Frederick, Seibert & Associates stated that all pertinent language for an age-restricted development will be included in the deeds and an HOA will be formed to care for the open space areas and amenities.

Mr. Goetz asked if the streets are wide enough to accommodate fire and rescue vehicles. Mr. Frederick stated they are wide enough; however, there is only one access to the property. He noted the developer has ownership of a narrow strip of land going out to Mt. Aetna Road which could be used in emergency situations.

### **ORDINANCE MODIFICATIONS**

#### **Sandra McCoy [OM-24-007]**

Ms. Wagner-Grillo presented an ordinance modification request to create a lot without public road frontage. Parcel 75 is 10 acres in size, is located off Exline Road, is served by a private lane (Porter's Lane) and is currently zoned EC (Environmental Conservation). A subdivision was approved in 1987 establishing this lot for "agricultural purposes only". The applicant now wishes to construct a single-family home on the parcel. An ordinance modification is required from Section 405.11.B of the Subdivision Ordinance to create a lot without public road frontage because this lot is served by a shared private lane. The Hancock Fire and Rescue services were contacted and had no problem with access to the property.

**Motion and Vote:** Mr. Reeder made a motion to approve the ordinance modification for the creation of a lot without public road frontage. The motion was seconded by Ms. Shank and unanimously approved.

### **SITE PLANS**

#### **Saint James School Dormitory [SP-23-015]**

Mr. Stotelmeyer presented a site plan for the proposed construction of a new dormitory on the site of Saint Jame School at 17652 College Road. The property is currently zoned A(R) – Agricultural Rural. There will be one access from College Road. A variance was approved by the Board of Zoning Appeals to reduce the left-side setback to 11 feet. Water will be provided by an on-site spring and purified by an on-site filtration system and sewer will be provided by Washington County. Proposed lighting will be building-mounted and pole-mounted. No signage is proposed. Twelve parking spaces are required and 12 spaces will be provided. All agency approvals have been received with the exception of Forest Conservation.

**Motion and Vote:** Mr. Goetz made a motion to approve the site plan contingent upon approval of the Forest Conservation requirement being met. The motion was seconded by Mr. Reeder and unanimously approved.

### **FOREST CONSERVATION**

#### **Saint James School Dormitory [SP-23-015]**

Mr. Allen presented two forest conservation requests for the Saint James School Dormitory to meet Forest Conservation mitigation requirements. The first request is to use the payment-in-lieu of planting option to mitigate .13 acres of planting and the second request is to remove four specimen trees as part of the development. Specimen trees are those which are 30" or greater in diameter and

are prioritized for retention under Article 8 of the Forest Conservation Ordinance. The applicant's justification letter states that the trees are scattered throughout the site making it difficult to retain them. The letter also notes that some of these trees are in poor condition. Mr. Allen noted that payment-in-lieu is the only feasible option in the Ordinance to satisfy a planting requirement of only .13 acres.

**Motion and Vote:** Commissioner Wagner made a motion to approve the requests as presented. The motion was seconded by Ms. Shank and unanimously approved.

## **OTHER BUSINESS**

### **Update of Projects Initialized**

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of July which included three preliminary/final plats.

### **Comp Plan Update**

Ms. Baker began discussions regarding the rural areas and proposed changes. She distributed maps for members to visualize the areas to be discussed (light green shading). Currently, our Preservation areas are 1 dwelling unit per 30 acres (1:30). There is a band of Preservation that runs from the south side of Hagerstown thru the Rural Legacy areas. Staff has discussed expanding the Preservation area to include Priority Preservation Areas (PPAs) which are areas that are being targeted for preservation. Following the public comment period and discussions with the Planning Commission, staff now believes that it will be too confusing and overbearing to make that particular change.

Ms. Baker explained that using the 2002 Comp Plan zoning categories of A(R) (1:5), EC (1:10) and P (1:30), staff calculates there are approximately 23,566 gross units currently available for development in these districts. The draft Comp Plan that was previously reviewed by the Planning Commission and has already been put out for the first round of public comment proposed a preservation overlay zone and the A(R) district remain at 1:5, which would yield 18,066 units. Staff is now proposing to eliminate the Preservation zoning and change the density of the current A(R) from 1:5 to 1:10 to balance out the elimination of the Preservation zone. If the Preservation zone is eliminated and the A(R) zone is made 1:10, the gross yield would be 17,965 units. This would create a difference of approximately 100 units.

Members held a lengthy discussion regarding the change in the A(R) from 1:5 to 1:10. Some members expressed concern that we are taking away land rights. Discussions also focused on the reduction of sprawl in our rural areas and pushing growth into the designated growth areas where it can be served. Ms. Baker briefly described exemption lots that were adopted in 2005 by the BOCC. Members also discussed the septic tiers which currently allows a maximum of 7 lots for any subdivision. Ms. Baker explained that staff was proposing to adopt a septic tiers map with this Comp Plan; however, MDP is requiring the septic tiers to be a separate process.

**Consensus:** The Planning Commission agrees with staff's recommendation of changing the A(R) zoning from 1:5 to 1:10 keeping exemption lots and eliminating the preservation zoning. Commissioner Wagner abstained from this concurrence.

Ms. Baker stated that the proposed changes will be made to the Comp Plan and the revised version will be sent to the Planning Commission within a week. She asked members to review the document and make any comments within two weeks. The goal is to release the revised document for public comment sometime during the week of October 15<sup>th</sup>. We are required by law to allow MDP 60 days for its review and comments. We anticipate a public hearing sometime in January. Staff will give a brief presentation at the public hearing and then take public comment. Questions should be directed to staff during the public comment period, not at the public hearing.

Mr. Paul Frey requested a special meeting with the Planning Commission to discuss comments made during the first public comment period. Members feel this would set a precedent to meet with all groups that request a meeting. Further comments can be made during the next public comment period.

Commissioner Wagner made a motion to adjourn to Closed Session at 7:59 p.m. The motion was seconded by Mr. Goetz and so ordered by Mr. Kline.

#### **CLOSED SESSION**

To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Commissioner Wagner made a motion to adjourn the Closed Meeting and reconvene in Open Session. The motion was seconded by Mr. Goetz and so ordered by Mr. Kline.

#### **UPCOMING MEETINGS**

1. October 7, 2024, 6:00 p.m. – Washington County Planning Commission regular meeting

#### **ADJOURNMENT**

Mr. Goetz made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Ms. Shank and so ordered by Mr. Kline.

Respectfully submitted,

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David Kline, Vice-Chairman





## SITE PLAN STAFF REPORT

### BASE INFORMATION

**SITE NAME.....:** Proposed IL Cottages at Fahrney Keedy Home & Village  
**NUMBER.....:** SP-23-007

**OWNER.....:** FAHRNEY KEEDY MEMORIAL HOME INC.  
**LOCATION.....:** 20716 FORTE Way, Unit# 200  
Boonsboro, MD 21713

**DESCRIPTION.....:** Site Plan for cottages, duplexes and quads on infrastructure currently under construction per plan GP-16-063

**ZONING.....:** Agricultural, Rural Rural Business  
**COMP PLAN LU.....:** Agriculture  
**PARCEL.....:** 16013552  
**PLANNING SECTOR.....:** 2  
**ELECTION DISTRICT.....:** 16

**TYPE.....:** Mixed Types  
**GROSS ACRES.....:** 80.176  
**DWELLING UNITS.....:** 36  
**TOTAL LOTS.....:**  
**DENSITY.....:** 0.449 Units Per Acre

**PLANNER.....:** Scott A Stotelmyer  
**ENGINEER.....:** FOX & ASSOCIATES INC  
**RECEIVED.....:** March 2, 2023

### SITE ENGINEERING

#### HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Antietam Creek  
**ENDANGERED SPECIES.....:** State Listed  
**HISTORIC INVENTORY.....:** II0061; II0062  
**EASEMENTS PRESENT.....:** SP-16-004

Staff Comments:

*Not Applicable*



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

<i>SITE DESIGN</i>		
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	Landscaping Meets Requirements
Lighting Plan Meets Requirements	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	

	<i>SCHOOL INFORMATION</i>		
	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
SCHOOL DISTRICT	Greenbrier	Boonsboro	Boonsboro
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

<i>PUBLIC FACILITIES INFORMATION</i>	
FIRE DISTRICT.....:	BOONSBORO
AMBULANCE DISTRICT.....:	BOONSBORO

	<i>WATER &amp; SEWER INFORMATION</i>	
	<b>WATER</b>	<b>SEWER</b>
METHOD.....:	Private	Private
SERVICE AREA.....:	Private	Private
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Fahrney-Keedy

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAN IS A SITE PLAN FOR VARIOUS STYLES OF INDEPENDENT LIVING COTTAGES AT THE FAHRNEY-KEEDY HOME AND VILLAGE. THIS WILL INCLUDE SINGLE FAMILY, DUPLEXES AND MULTI-FAMILY "QUAD" UNITS.
2. EXISTING UTILITIES SHOWN HEREON TAKEN FROM THE GRADING PLANS FOR MOUNTAINVIEW ROAD EXTENSION & S.W.M. FAHRNEY-KEEDY HOME & VILLAGE PREPARED BY FOX & ASSOCIATES, INC. (GP-16-063). NO AS-BUILT SURVEYS WERE PERFORMED.
3. STORMWATER MANAGEMENT FOR THE LOTS SHOWN HEREON IS PROVIDED BY THE STORMWATER POND SHOWN ON GRADING PLANS FOR MOUNTAINVIEW ROAD EXTENSION & S.W.M. FAHRNEY-KEEDY HOME & VILLAGE PREPARED BY FOX & ASSOCIATES, INC. (GP-16-063). S.W.M. POND WAS DESIGNED TO TREAT 15.7 AC. OF IMPERVIOUS. THIS PHASE WILL CONTRIBUTE 3.5 AC. OF IMPERVIOUS, LEAVING 12.2 AC. OF IMPERVIOUS FOR FUTURE USE.
4. ALL GRADING ON EACH LOT, DONE BEFORE OR AFTER THE CONSTRUCTION OF THE DWELLING OR IT'S APPURTENANCES SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
5. NO PERMANENT STRUCTURES (I.E. FENCES, SHEDS, PLAY EQUIPMENT, WALKS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT, EITHER SHOWN OR DESCRIBED ON THE FINAL PLAN OF SUBDIVISION.
6. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY DEPT. OF ENGINEERING AND CONSTRUCTION FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION AT 240-315-2400.
7. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF A GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
8. THE GRADING PERMIT ISSUED FOR THE CONSTRUCTION COVERED UNDER THIS PLAN MUST BE KEPT ON-SITE BY THE PERMITEE AT ALL TIMES DURING THE CONSTRUCTION.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
10. THIS PARCEL IS NOT AFFECTED BY THE 100-YR FLOODPLAIN AS SHOWN ON F.E.M.A. MAP NO 240070-0160A, DATED 5/1/78.
11. THERE ARE NO FLOODPLAINS, STEEP SLOPES, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 318 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
12. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE, FUNKSTOWN MD QUADRANGLE.
13. TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN SURVEY, DATED FEBRUARY 2014, PERFORMED BY FOX & ASSOCIATES, INC AND AERIAL PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY. DATUM IS NAD 83.
14. THE SOIL SURVEY AND THE USGS QUAD MAP (FUNKSTOWN, MD) INDICATE 2 BLUE LINE STREAMS ON THE SUBJECT PROPERTY. STREAM BUFFERS WILL BE PROVIDED PER WASHINGTON COUNTY S.C.D. GUIDELINES.
15. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER AND THE OWNER CERTIFIES THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH IN THE WASHINGTON COUNTY GRADING ORDINANCES.
16. FOREST CONSERVATION HAS BEEN ADDRESSED FOR THIS PROJECT BY FSD (COUNTY PROJECT #FS-14-015 AND FCP (COUNTY PROJECT #FP-23-002). THIS REFERENCED FCP SHOWS THE RETENTION OF EXISTING FOREST COVER.
17. PERMITS WILL BE REQUIRED FOR SEWER, WATER, AND STORM DRAIN CONSTRUCTION.
18. TRACER WIRES WILL BE REQUIRED TO BE INSTALLED IN TRENCHING WITH ALL NON-METALLIC PIPES.

**WASHINGTON COUNTY STANDARD NOTES**

1. 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).
2. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY SHALL BE PERMITTED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MORC) HAS BEEN ISSUED BY MDE.
3. THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRE-CONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008, IF APPLICABLE.
4. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS.
5. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
6. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAN OF SUBDIVISION.

**SITE DATA**

TAX MAP/PARCEL	63 / 116
ELECTION DISTRICT	16
ZONING	RB-E; RURAL BUSINESS, EXISTING
MINIMUM BUILDING SETBACKS (PER ZONING)	FRONT - 50 ft (MAJOR COLLECTOR)
SIDE & REAR - 50 ft (RESIDENTIAL USAGE)	
SIDE & REAR - 25 ft (NON-RESIDENTIAL USAGE)	
WATERSHED	ANTIETAM CREEK (02140502)
PARCEL ACREAGE	80.176 Ac.
FUNCTIONAL DESCRIPTION	CONVALESCENT HOSPITAL AND RETIREMENT HOME
PROPOSED IMPERVIOUS AREA	
ASPHALT DRIVE AREA	42,061 Sq. Ft. = 0.97 Acres = 1.2%
PREVIOUSLY APPROVED PLANS	GP-16-063

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**OWNER/DEVELOPER**  
FAHRNEY-KEEDY MEMORIAL HOME, INC.  
8507 MAPLEVILLE ROAD  
BOONSBORO, MD 21713  
PHONE: (301) 671-5017  
ATTN: STEPHEN COZZESE, LHA  
CEO/PRESIDENT

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

981 MT. AETNA ROAD  
HAGERSTOWN, MD 21740  
PHONE: (301)733-8503  
or (301)415-7250  
FAX: (301)733-1853



82 WORMANS MILL COURT  
SUITE "G"  
FREDERICK, MD 21701  
PHONE: (301)985-0880  
FAX: (301)293-6009

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

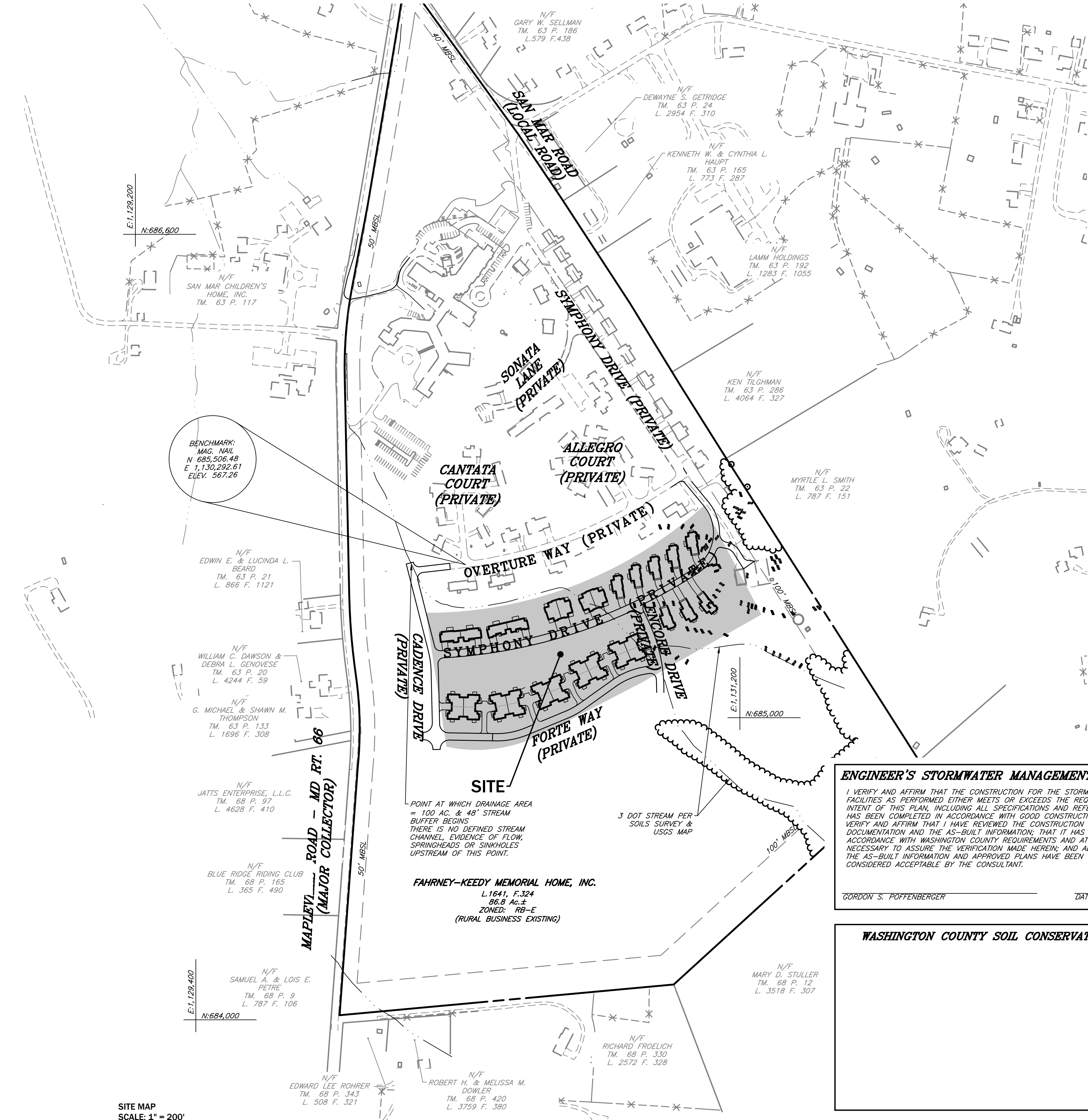
# SITE PLAN

## PROPOSED INDEPENDENT LIVING COTTAGES

### FAHRNEY-KEEDY HOME & VILLAGE

#### SITUATE ALONG THE EAST SIDE OF MD ROUTE 66

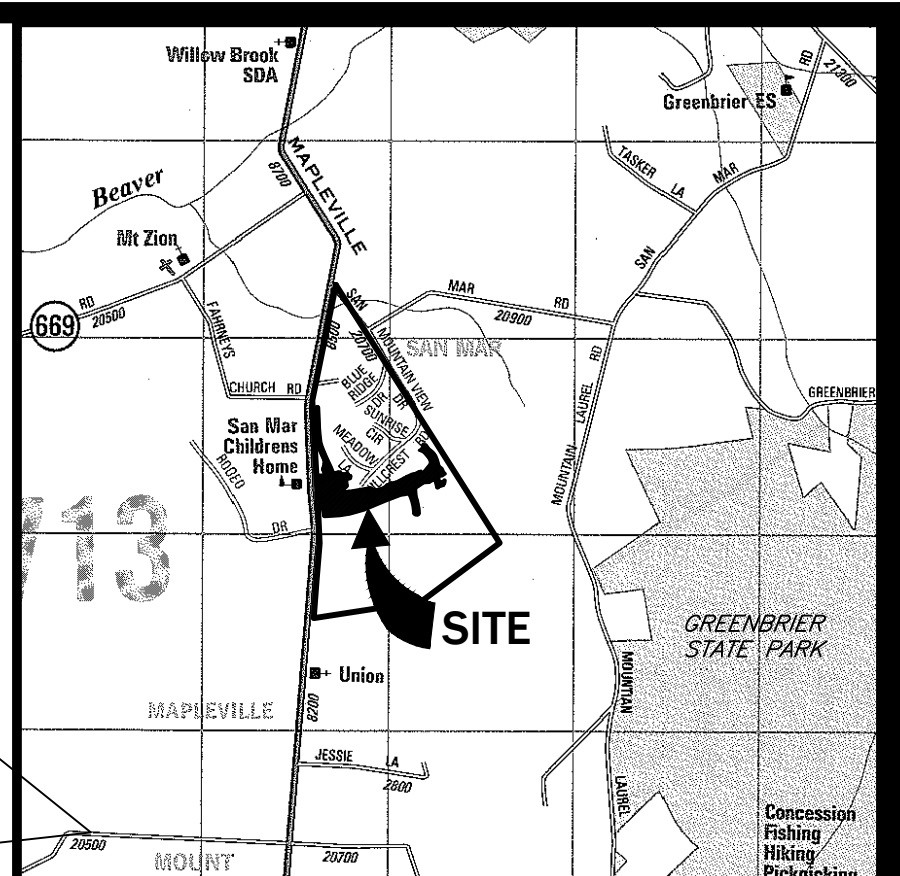
#### WASHINGTON COUNTY, MARYLAND



SITE MAP  
SCALE: 1" = 200'

ADC MAP 27  
GRID E9

WASHINGTON COUNTY CONTROL  
DESIGNATION POINT  
881,830.43 N  
1,127,703.28 E  
ELEV. 565.05



**VICINITY MAP**  
SCALE: 1" = 2000'  
TAX MAP 63 PARCEL 116 GRID 24  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 2004125

**AGENCY & UTILITY CONTACTS**

COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION	(240) 313-2400
WASHINGTON COUNTY DEPT. OF WATER QUALITY (SEWER)	(240) 313-2600
WASH. CO. SCD	DENISE PRICE (301) 797-6821
ANTIETAM CABLE	KEN BUCKLER (301) 797-5000
VERIZON	JULIE LUDWIG (301) 790-7435
FOTOMAC EDISON	RICK USABY (301) 582-5210
COLUMBIA GAS	VONDA GRIFFIN (800) 440-6111

**DISTURBED AREA QUANTITIES**

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.02 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 818 C.Y. OF EXCAVATION AND 818 C.Y. OF FILL.

\* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.  
\*\* EARTHWORK QUANTITIES HAVE BEEN COMPUTED FROM PROPOSED SURFACE TO EXISTING SURFACE AND DOES NOT TAKE INTO ACCOUNT TOPSOIL STRIP OR PAVING DEPTHS.

**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 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 POFFENBERGER LICENSE No. 27053 EXPIRATION DATE 1/25/26  
NAME

**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.

Aug 28, 2024 REG. NO. 27053 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)

Aug 28, 2024 CHRISTOPHER R. STOCKSLAGER CHIEF FINANCIAL OFFICER 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 OF THIS 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.

Aug 28, 2024 CHRISTOPHER R. STOCKSLAGER CHIEF FINANCIAL OFFICER SIGNATURE

**ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION**

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

GORDON S. POFFENBERGER DATE

**WASHINGTON COUNTY SOIL CONSERVATION DISTRICT**

**WASHINGTON COUNTY DIVISION OF ENGINEERING**

DATE	REVISION	DRAWN BY

**SITE PLAN**  
**FAHRNEY-KEEDY HOME & VILLAGE**  
**MOUNTAINVIEW ROAD EXTENSION**  
SITUATE ON THE EAST SIDE OF MD66  
ELECTION DISTRICT 8 & 16  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
Aug 28, 2024

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 27053 EXP. DATE: 1/25/26

PROJECT NO. 22-31853  
DRAWING NO. D-9040  
DATE: FEBRUARY, 2023  
DRAWN BY: D.C.M.  
CHECKED BY: G.S.P.

SHEET 2 OF 5

**SOILS WITHIN DISTURBED AREA      % AREA    K FACTOR**

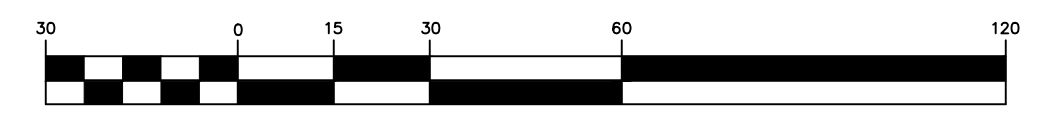
D1A	DRYRUN GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES (C)	7.8%	0.15
M5B	MURRILL GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (B)	72.7%	0.17
M5C	MURRILL GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (B)	12.6%	0.17
MUD	MURRILL-URBAN LAND COMPLEX, 8 TO 25 PERCENT SLOPES (D)	6.9%	0.17

1 PRIME FARMLAND SOIL  
NOTE: PAGES 85, 130, 131 & 132 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS ALL FOUR OF THESE SOILS AS "HARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

6-21-2024  
ALL INFRASTRUCTURE HAS BEEN INSTALLED AND STABILIZED.



GRAPHIC SCALE



DATE	REVISION	DRAWN BY

**SITE PLAN**  
**FAHRNEY-KEEDY HOME & VILLAGE**  
**MOUNTAINVIEW ROAD EXTENSION**

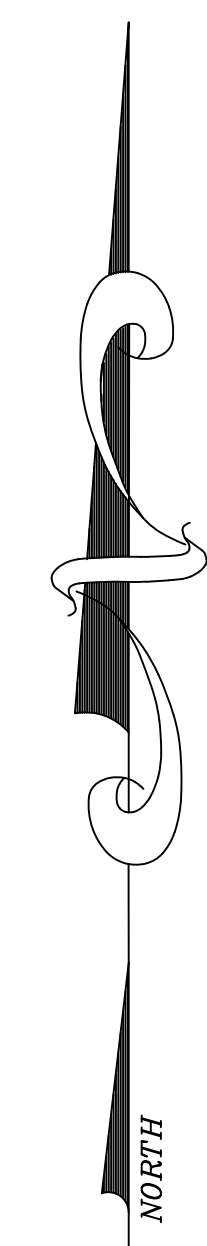
SITUATE ON THE EAST SIDE OF MD66  
ELECTION DISTRICT 8 & 16  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'



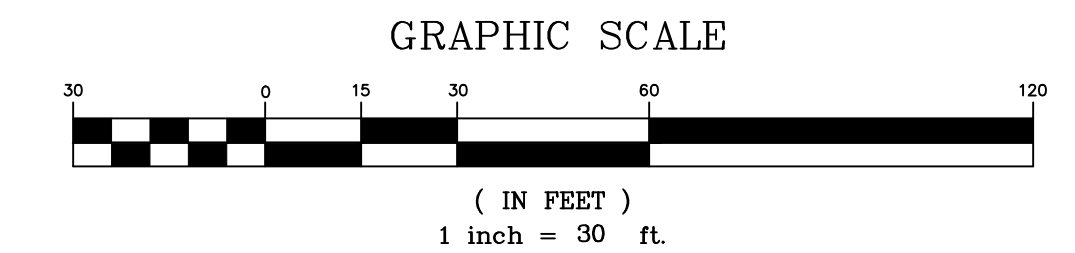
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DRAWN BY: D.C.M.  
CHECKED BY: G.S.P.



**SOILS WITHIN DISTURBED AREA**

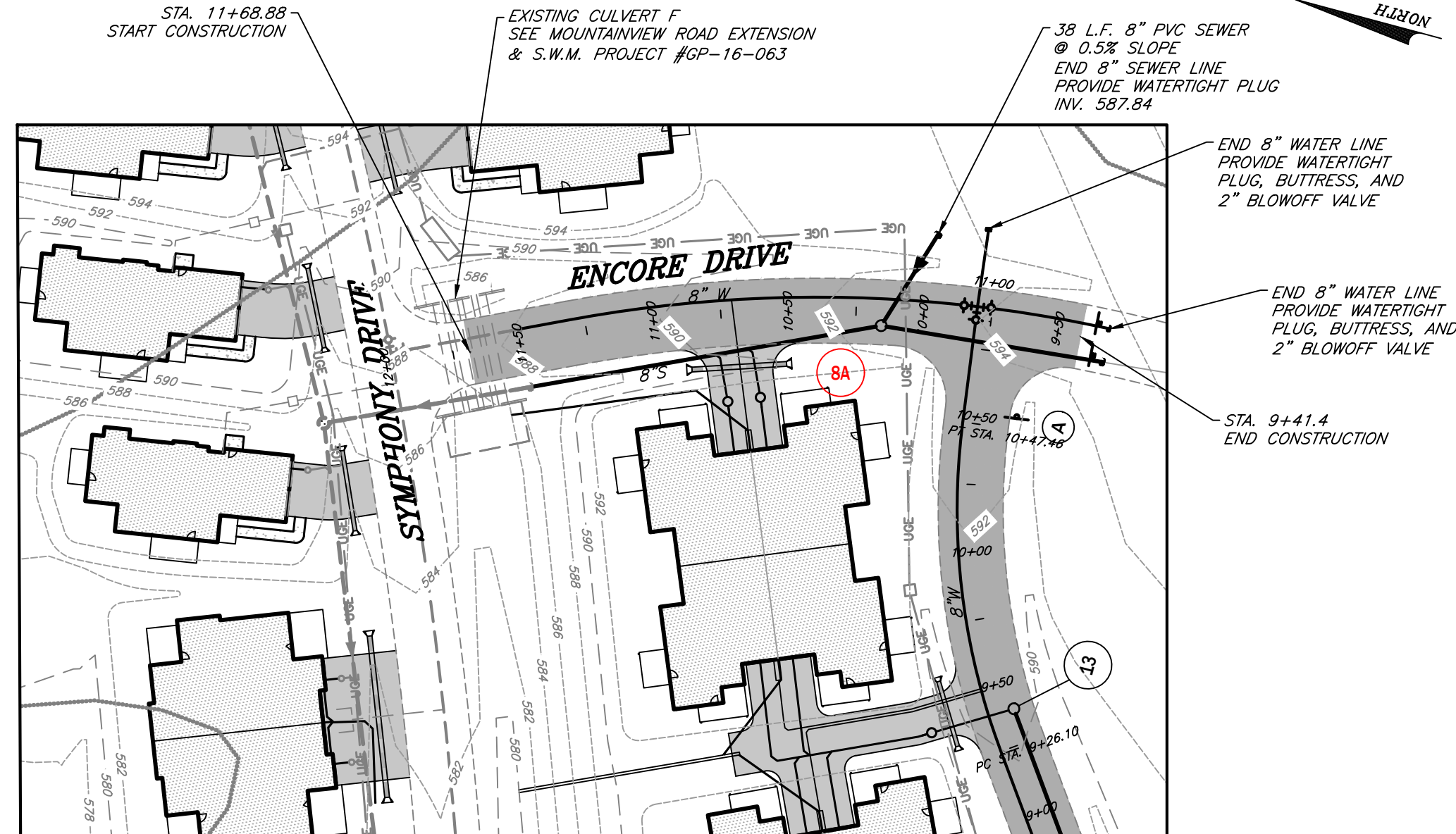
Soil Code	Description	% AREA	K FACTOR
DiA	DRYRUN GRAVELLY LOAM, 0 TO 3 PERCENT SLOPES (C)	7.8%	0.15
MSB	MURRILL GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (B)	72.7%	0.17
MSc	MURRILL GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (B)	12.6%	0.17
MUD	MURRILL-URBAN LAND COMPLEX, 8 TO 25 PERCENT SLOPES (D)	6.9%	0.17



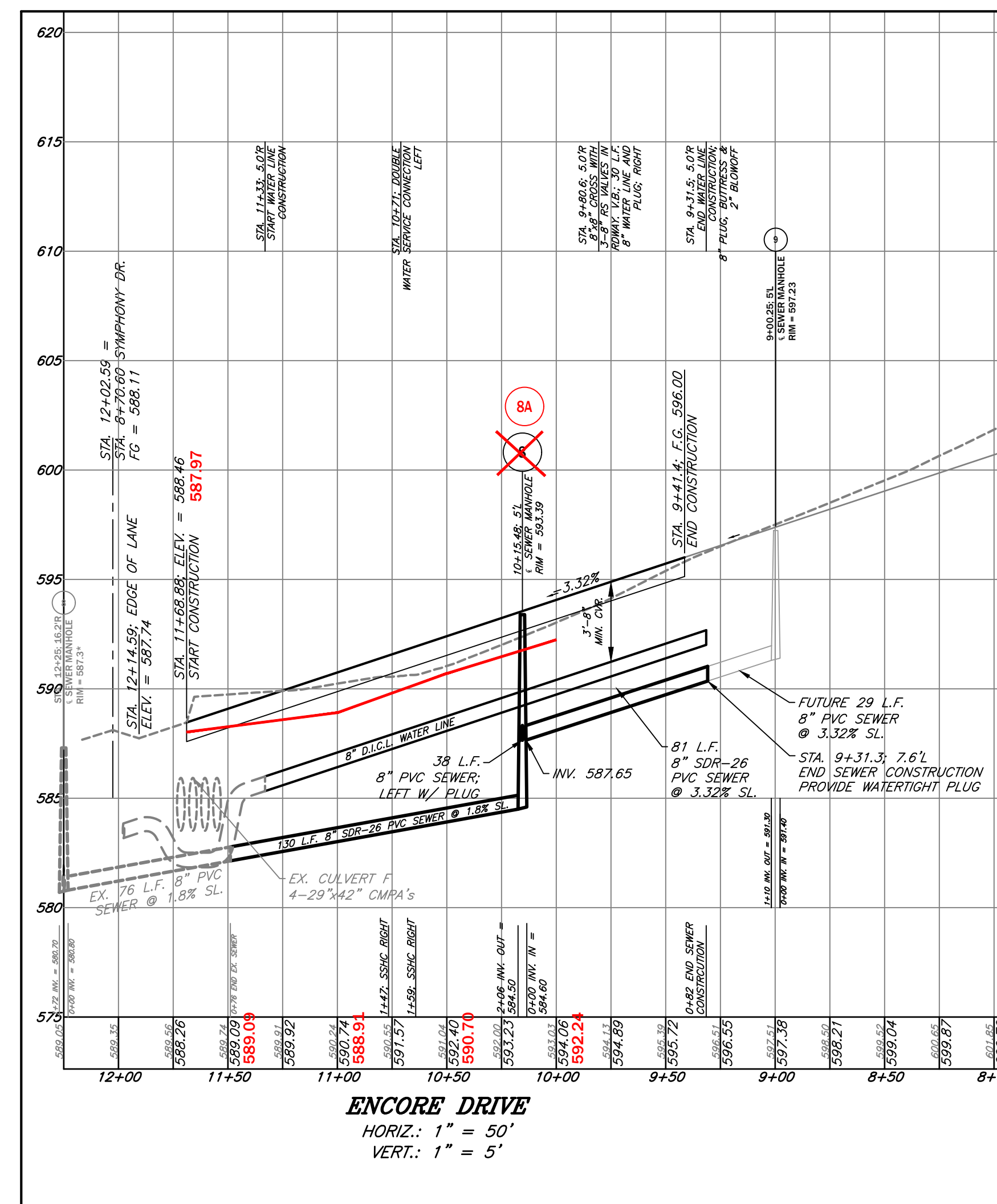
6-21-2024  
ALL INFRASTRUCTURE HAS BEEN INSTALLED AND STABILIZED.

<sup>1</sup> PRIME FARMLAND SOIL  
NOTE: PAGES 85, 130, 131 & 132 OF THE U.S.D.A. SOIL SURVEY OF WASHINGTON COUNTY LISTS ALL FOUR OF THESE SOILS AS "KARST LANDSCAPE" SOILS. CONTRACTOR SHOULD BE ALERT FOR POSSIBLE SINKHOLES.

**CURVE DATA**  
 P.C. STA. = 9+00.25  
 P.T. STA. = 10+17.37  
 P.I. STA. = 11+30.72  
 RADIUS = 500.00'  
 LENGTH = 230.47'  
 DELTA = 26°54'34"  
 DEGREE = 11°27'33"  
 TANGENT = 117.32'

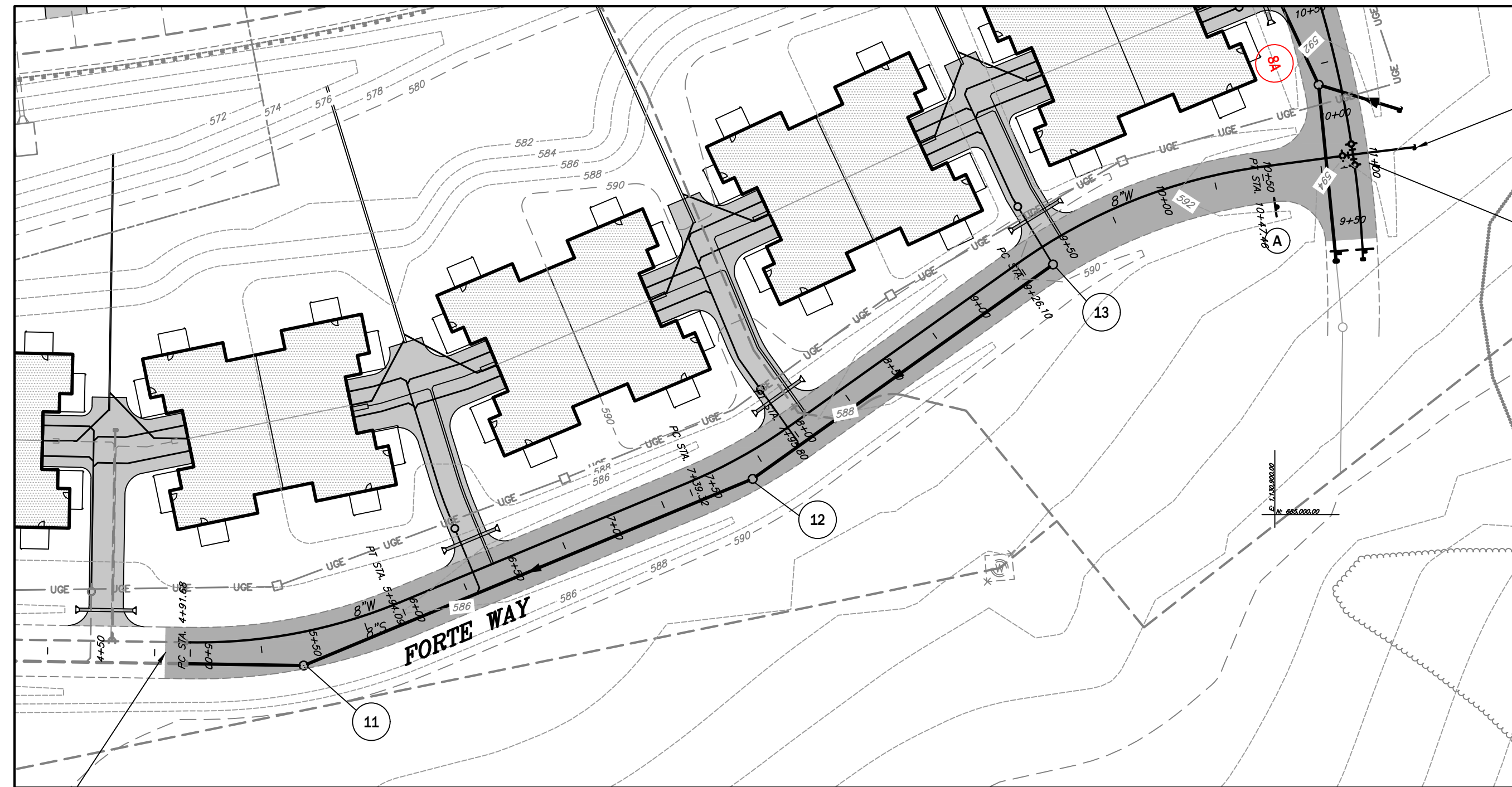


**ENCORE DRIVE (PRIVATE ROAD)  
 PLAN VIEW  
 SCALE: 1" = 50'**



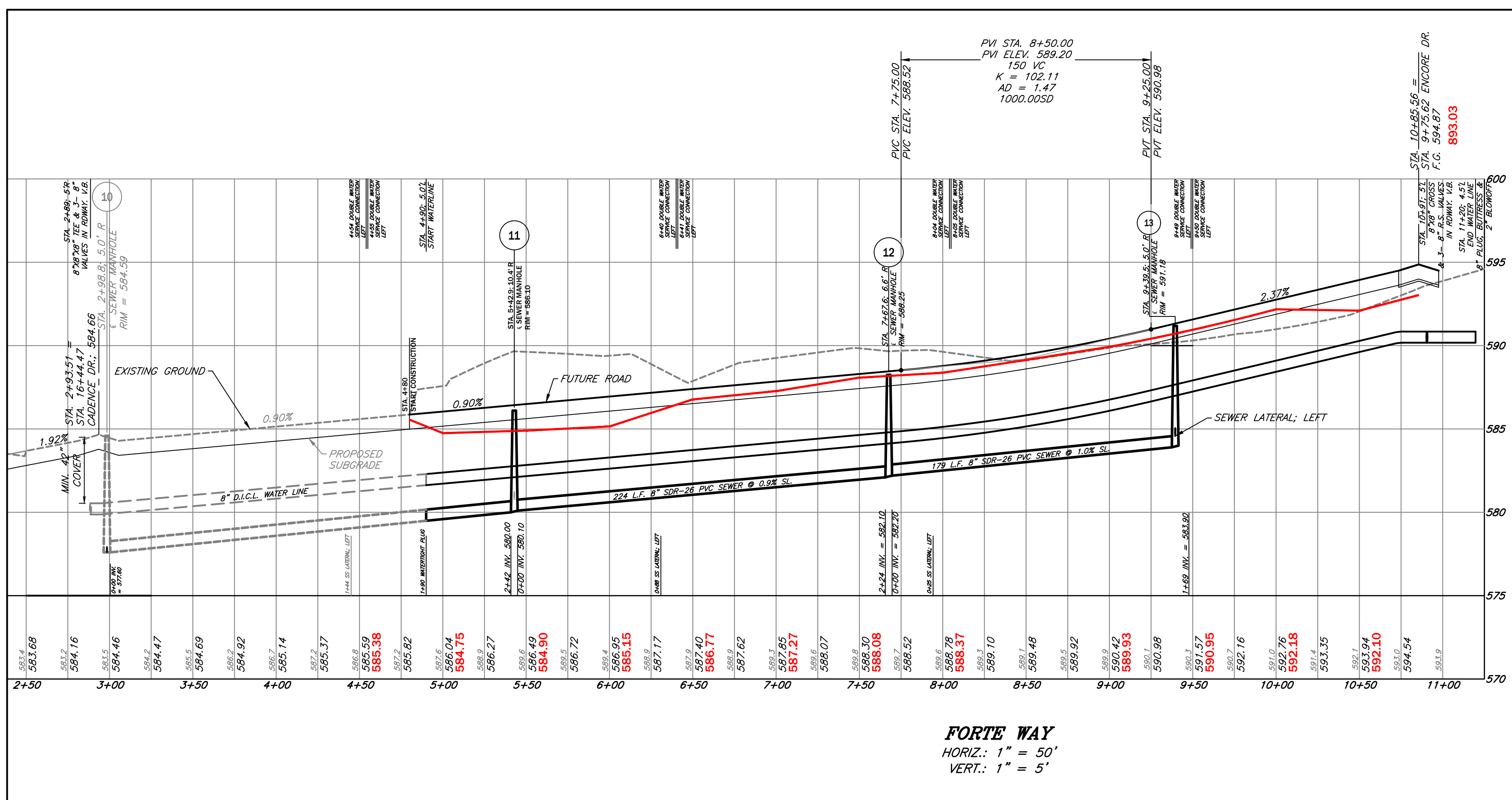
**ENCORE DRIVE  
 HORIZ.: 1" = 50'  
 VERT.: 1" = 5'**

**CURVE DATA**  
 P.C. STA. = 7+39.32  
 P.T. STA. = 7+67.68  
 P.I. STA. = 7+53.50  
 RADIUS = 250.00'  
 LENGTH = 56.48'  
 DELTA = 12°50'36"  
 DEGREE = 22°55'06"  
 TANGENT = 28.36'



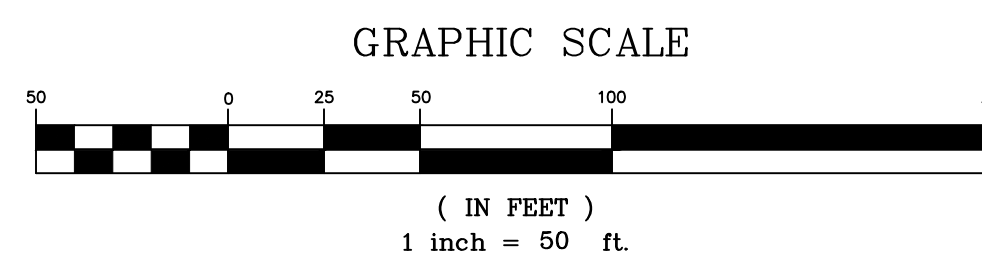
**FORTE WAY (PRIVATE ROAD)  
 PLAN VIEW  
 SCALE: 1" = 50'**

**CURVE DATA**  
 P.C. STA. = 4+91.68  
 P.T. STA. = 5+43.61  
 P.I. STA. = 5+17.64  
 RADIUS = 250.00'  
 LENGTH = 102.42'  
 DELTA = 23°28'18"  
 DEGREE = 22°55'06"  
 TANGENT = 51.94'



**FORTE WAY  
 HORIZ.: 1" = 50'  
 VERT.: 1" = 5'**

6-21-2024  
 ALL INFRASTRUCTURE HAS BEEN INSTALLED AND STABILIZED.



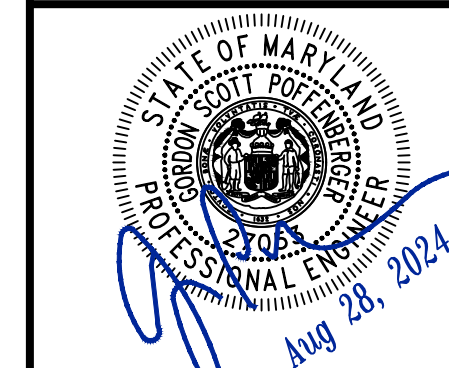
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**FOX & ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 82 WORMANS MILL COURT  
 SUITE 100  
 HAGERSTOWN, MD 21701  
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 FAX: (301) 865-6009  
 www.foxassoc.com  
 Email: foxassoc@foxassoc.com

DATE	REVISION	DRAWN BY

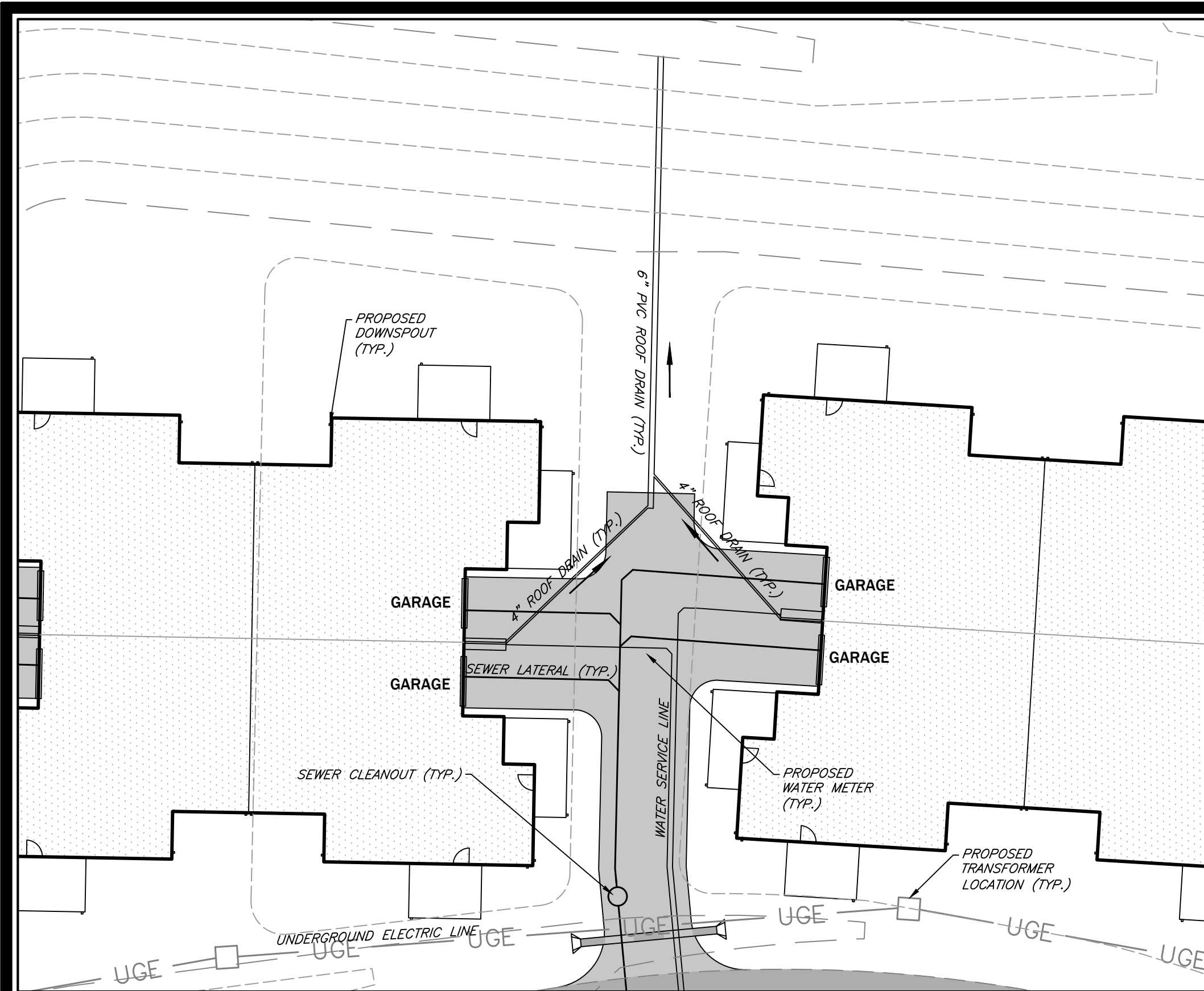
**PLAN & PROFILES**  
**FAHRNEY-KEEDY HOME & VILLAGE**  
**MOUNTAINVIEW ROAD EXTENSION**  
 SITUATE ON THE EAST SIDE OF MD66  
 ELECTION DISTRICT 8 & 16  
 WASHINGTON COUNTY, MARYLAND

SCALE: 1"=50'

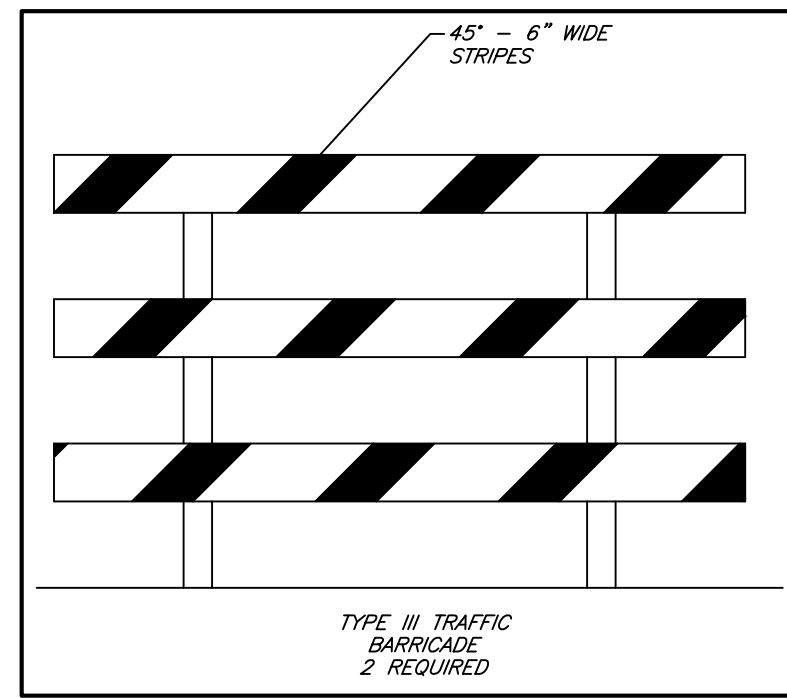


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PROJECT NO. 22-31853  
 DRAWING NO. D-9040  
 DATE: FEBRUARY, 2023  
 DRAWN BY: D.C.M.  
 CHECKED BY: G.S.P.



**TYPICAL UTILITY DETAIL FOR QUAD UNITS**  
SCALE: 1" = 20'



TYPE III TRAFFIC BARRICADE  
2 REQUIRED

**SMARTfence® 42** SEDIMENT AND PERIMETER CONTROL  
HIGH-TENSILE / HIGH-MODULUS WOVEN GEOTEXTILE SEDIMENT FENCE

SMARTfence 42 is a heavy-duty, high-tensile, high-modulus, woven geotextile sediment fence. Designed using a value engineering approach, it is engineered in its strength and stiffness to resist water or other liquid forces for less money, significantly lower carbon emissions and less material waste.

This woven geotextile fence is specifically designed and fabricated to withstand high-tensile stresses and to prevent excessive material elongation and strain. It is built to resist fence deflection and to maintain its rigidity, sagging or overturning from forces associated with erosion and backfill debris, debris flows and overtopping.

SMARTfence 42 is a 100% American made product.

NTPP Compliant | 615-2018-01187

**ADVANTAGES:**

- No wire or chain-link backing necessary
- High-tensile/high-modulus - resists fence deflection and failure
- Reduced labor costs

AGF  
LET'S GET IT DONE

The below table shows a comparison of 14-gauge wire-backing fence and 6-gauge wire-backing fence (resistant to rust) and SMARTfence 42. The results of testing in a residential setting are as follows:

TEST METHOD	14-GAUGE WIRE FENCE (2.5x30 FT)	6-GAUGE WIRE FENCE (2.5x30 FT)	SMARTfence 42 (2.5x30 FT)
Average Breaking Tensile Strength (lb/ft)	710	4,550	>45,500 (Average)
Average Breakage of Mesh (ft/ft)	2,000 (average)	21,300 (average)	>48,700 (average)

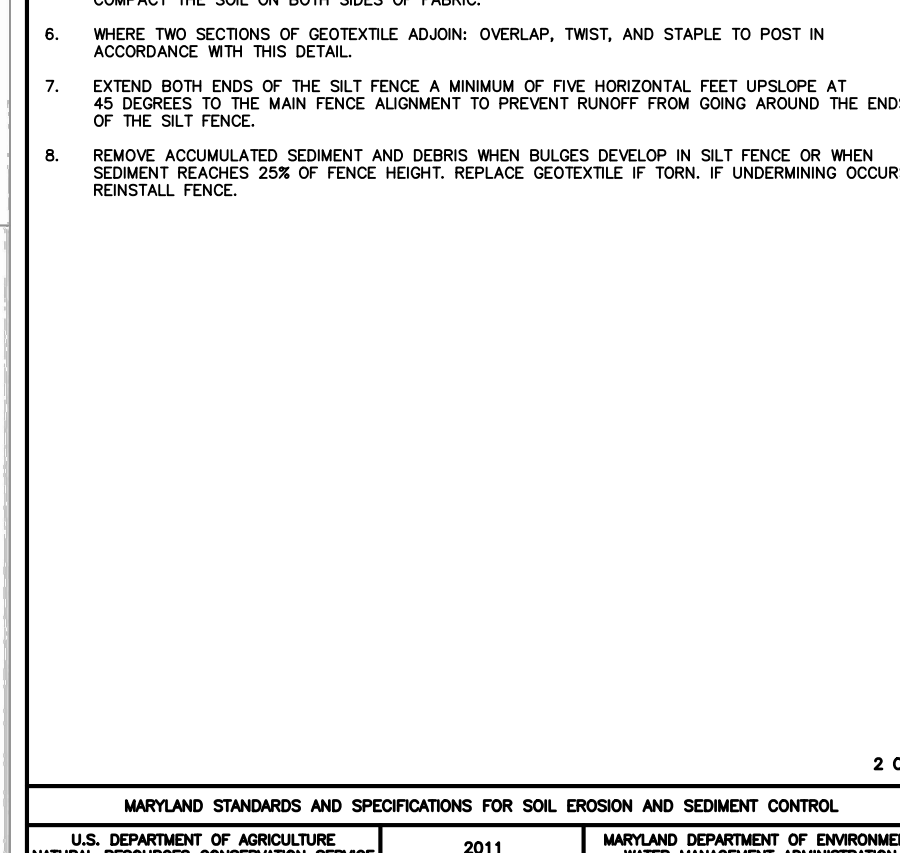
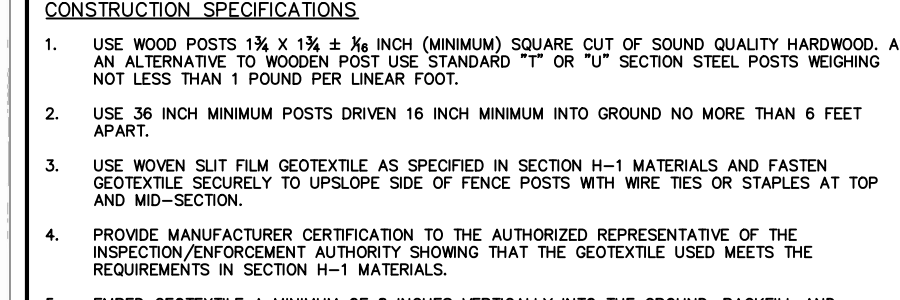
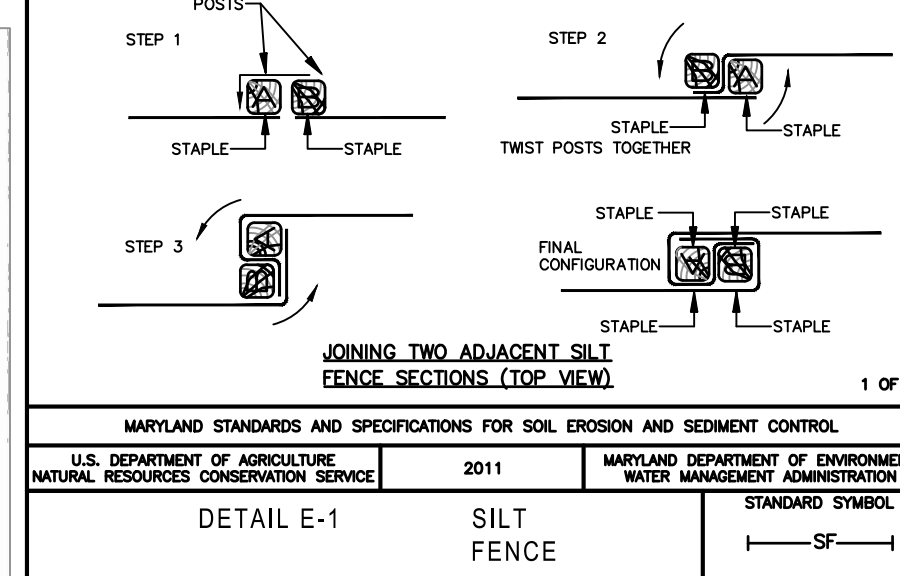
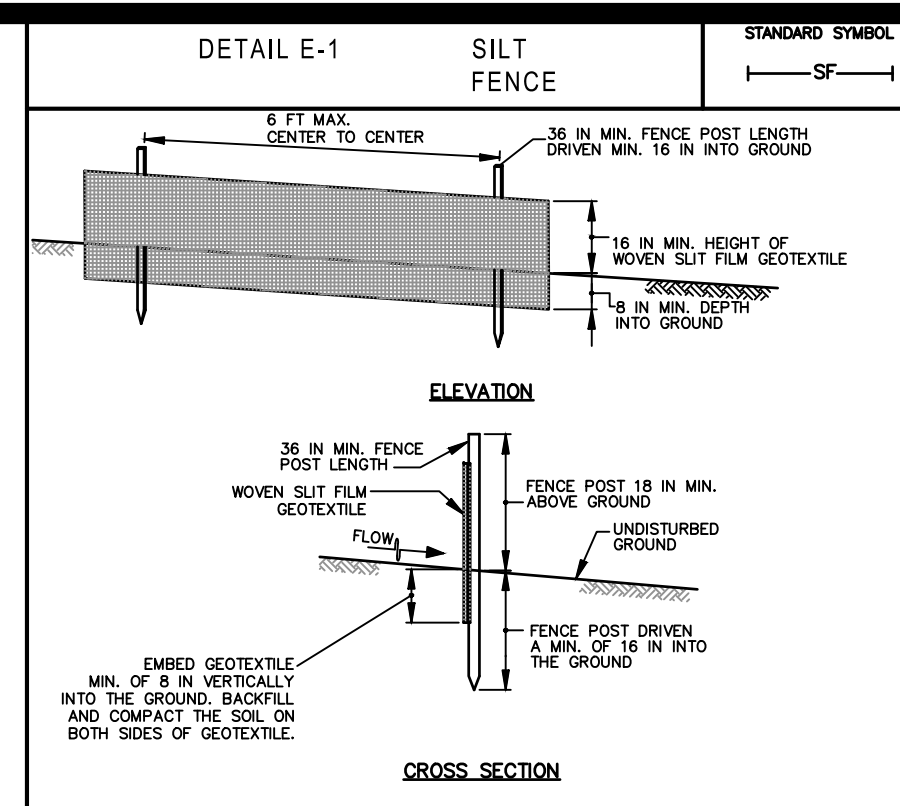
**PRODUCT SPECIFICATIONS:**

TEST METHOD	MINIMUM AVERAGE VALUE (ASTM)	TEST METHOD	MINIMUM AVERAGE VALUE (ASTM)
Woven Geotextile Strength (ASTM D 4855)	>10,000 lb/ft (10)	Machine Weight (ASTM D 5798)	>750 gsm
Woven Geotextile Tear Strength (ASTM D 4855)	>10,000 lb/ft (10)	Apparent Opening Size (ASTM D 4753)	Sliver #70
Grab Tensile Strength (ASTM D 4855)	3000 lbs - 3000 lbs	Water Flow (ASTM D 4855)	>18 gpm/ft
UV Resistance (ASTM D 4855)	>100 hrs - 100 hrs	UV Stability (ASTM D 4855)	>100% strength
Temperature (ASTM D 4855)	>120 lbs - 120 lbs	Temperature (ASTM D 4855)	>100%

Average of 89.4% solids removal (ASTM D 5141)

SMARTfence® 42 is NTPP Compliant  
615-2018-01187

AGF  
www.agfinc.com



**SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES**

- 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.
- 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.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," AND THE APPROVED PLAN.
- 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.
- FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
  - 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
  - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
- STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-1-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION, (AS APPLICABLE).
- 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.
- 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.
- ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
- NO SLOPE SHALL BE GREATER THAN 2:1.
- AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, "ADAPTABLE VEGETATIVE STABILIZATION" IS DEFINED AS 95 PERCENT GROUND COVER, THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE CLOSURE REVIEW, AND/OR THE RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

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

- MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, N.P.D.E.S. PERMIT NUMBER M09C, STATE DISCHARGE PERMIT NUMBER 200P, OR AN INDIVIDUAL PERMIT.
- 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.
- DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (B.M.P.'S) SHALL BE INSPECTED AND RECORDED ON THE "STANDARD VEGETATION FORM" GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY" PER MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/INDIVIDUAL PERMIT - NOTICE OF INTENT - N.O.I.).
- FOLLOWING CONSTRUCTION AND RELEASE OF THE SOIL 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.I.

**PERMANENT SEEDING SUMMARY**

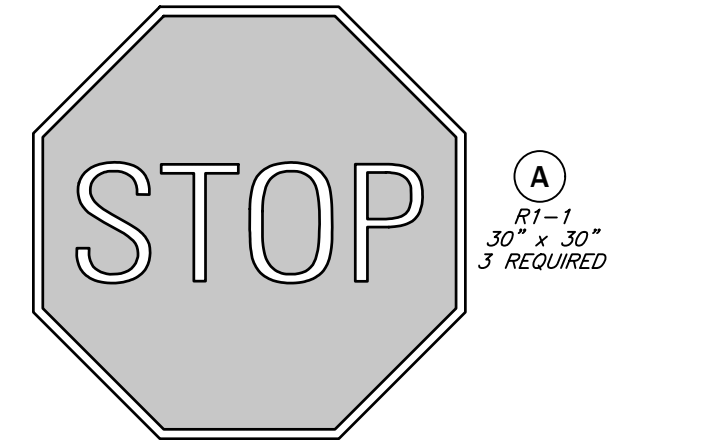
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P205	K2O	
6	FALL FESCUE WHITE CLOVER PERENNIAL RYE GRASS	40 25	3/1 - 5/15 8/1 - 10/15	1/4" - 3/4"	45 LB/AC (2 LB/1000 S.F.)	90 LB/AC (90 LB/1000 S.F.)	90 LB/AC (90 LB/1000 S.F.)	2 TONS/AC (2 TONS/1000 S.F.)

**TEMPORARY SEEDING SUMMARY**

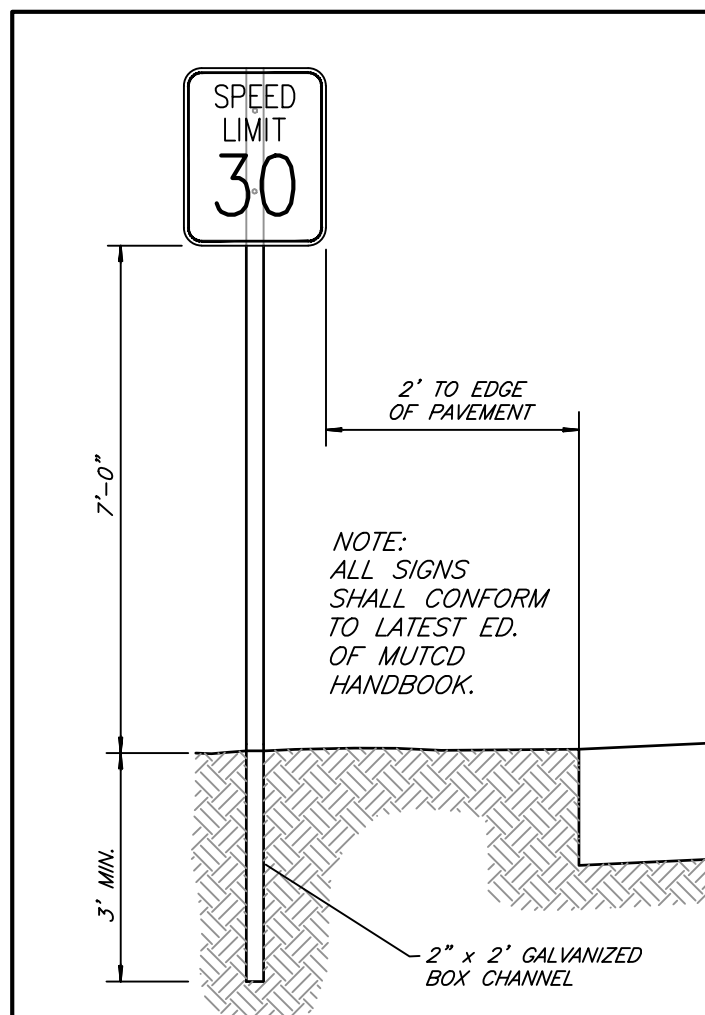
No.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)			LIME RATE
					N	P205	K2O	
2	BARLEY (HORDEUM VILGARE)	96	3/1 - 5/15 8/1 - 10/15	1.0"	436 LBS./AC (10 LBS/1000 S.F.)			2 TONS/AC (90 LBS/1000 S.F.)

**STANDARD UTILITY NOTES**

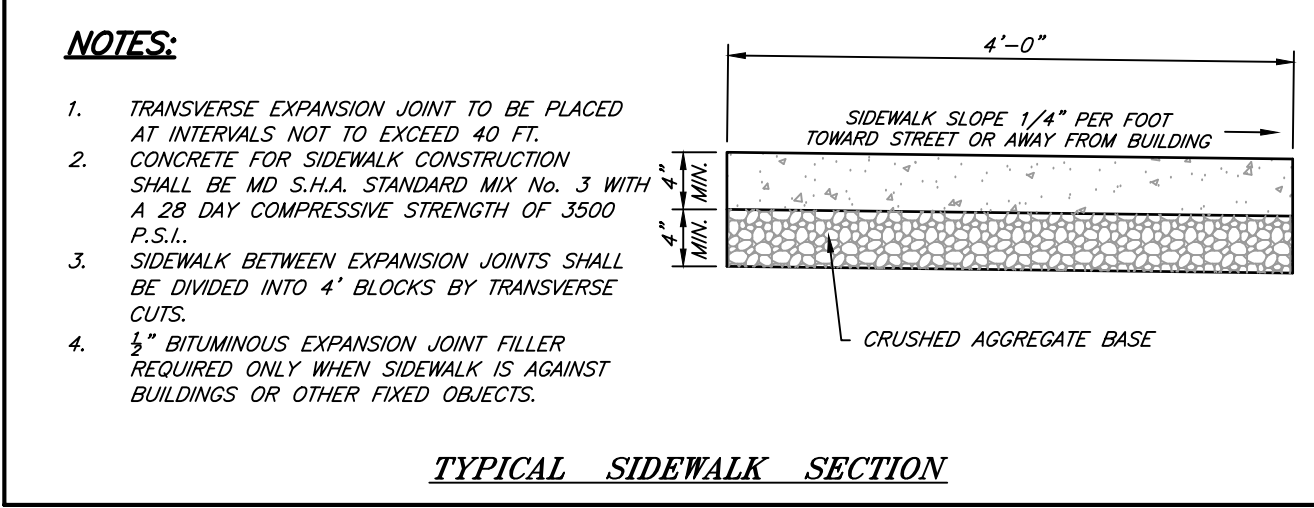
- CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREAS.
- CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAUL TO AN APPROVED LOCATION FOR WATED MATERIALS FROM PAVED AREAS.
- CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
- 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.
- IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
- CONTRACTOR TO SWEEP STREET OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
- CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.



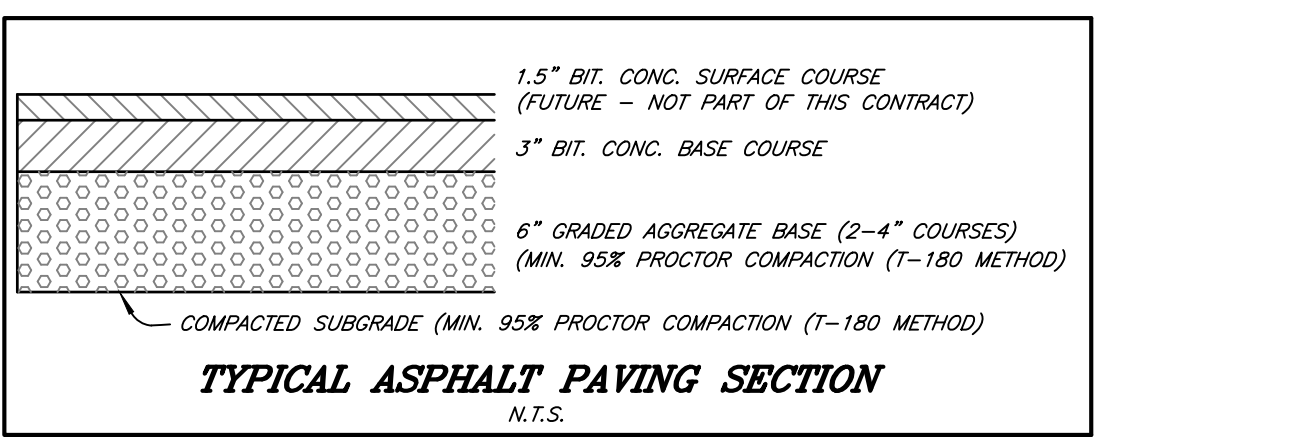
STOP  
R1-1  
30" x 30"  
3 REQUIRED



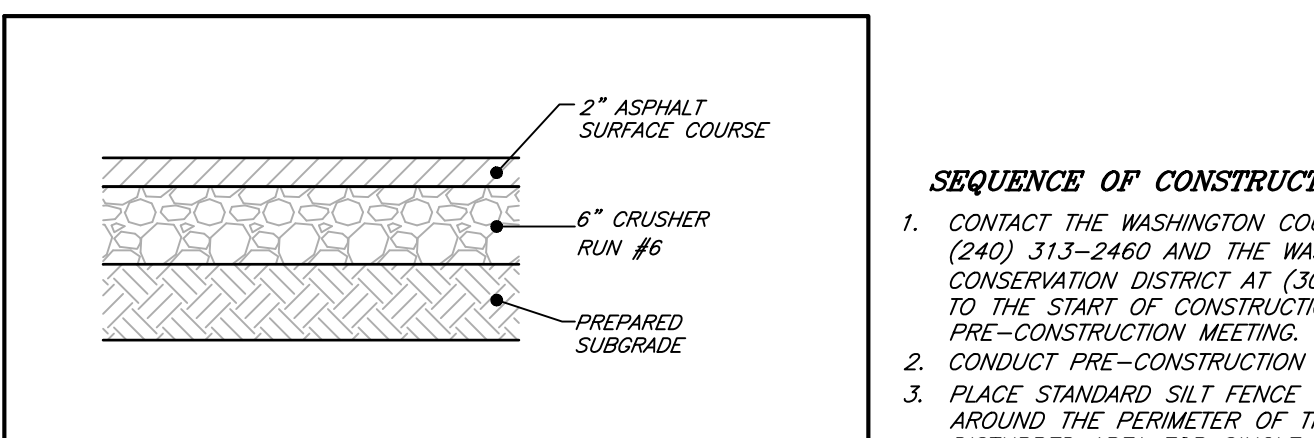
SIGNAGE POST & MOUNTING DETAIL  
NOT TO SCALE



TYPICAL SIDEWALK SECTION  
N.T.S.



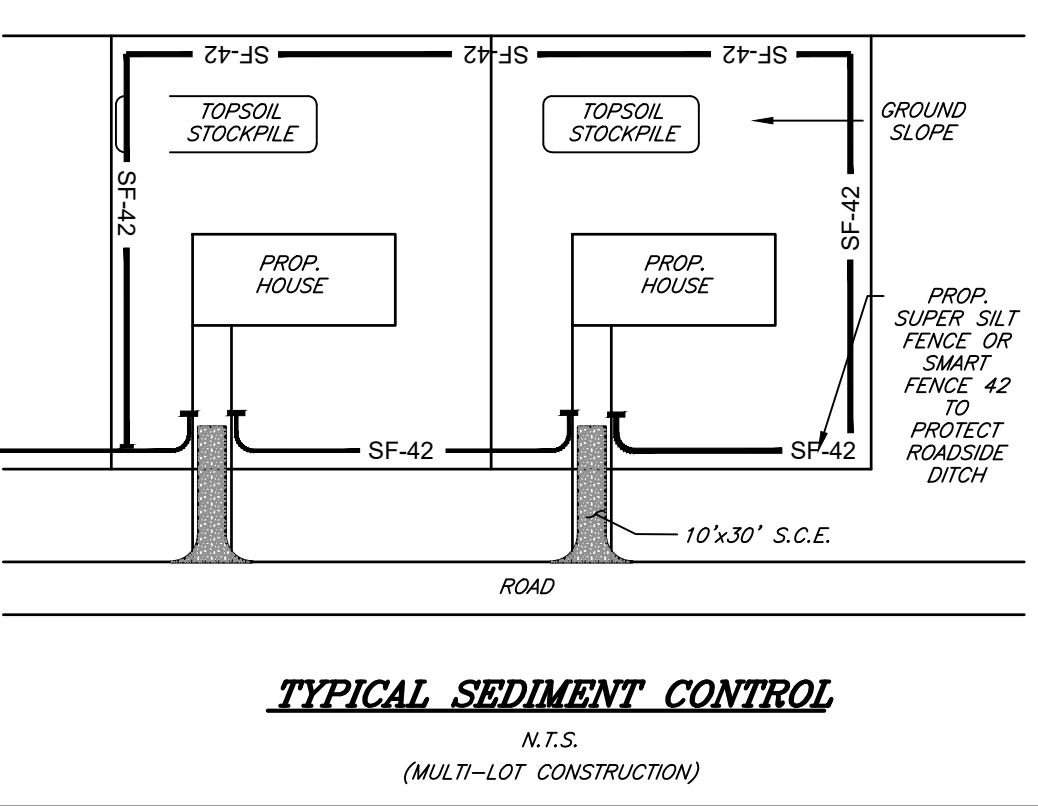
TYPICAL ASPHALT PAVING SECTION  
N.T.S.



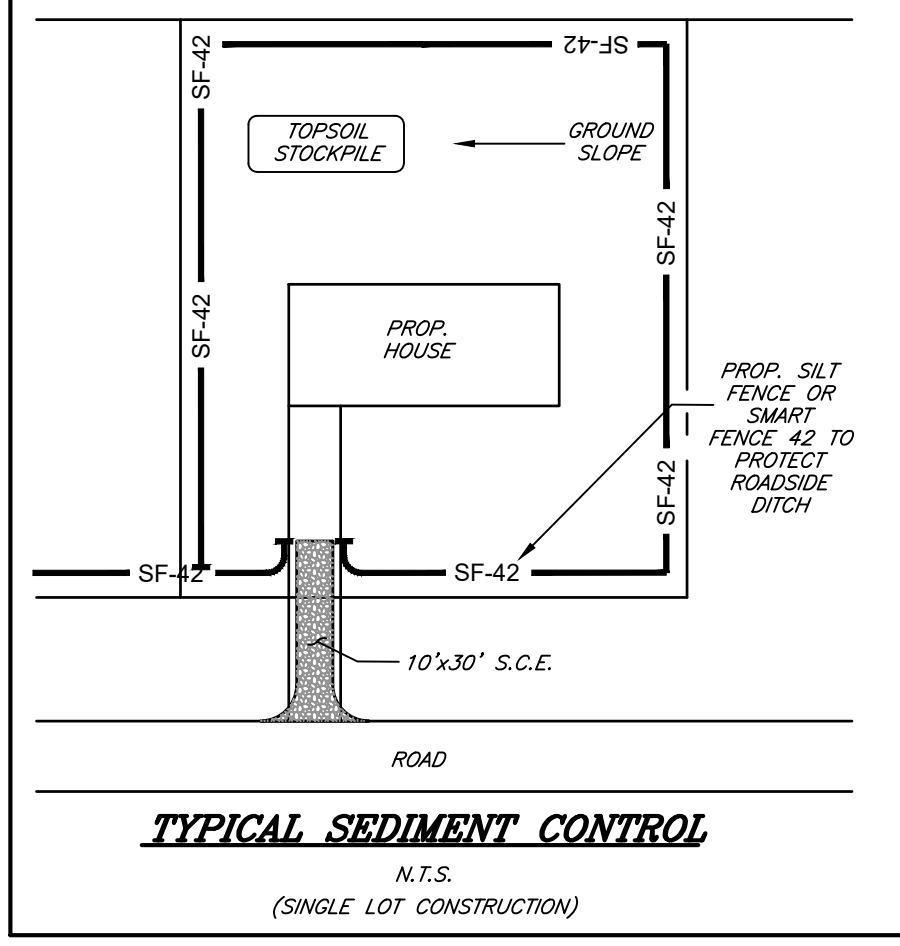
DRIVEWAY PAVING SECTION  
N.T.S.

**SEQUENCE OF CONSTRUCTION - HOUSE CONSTRUCTION**

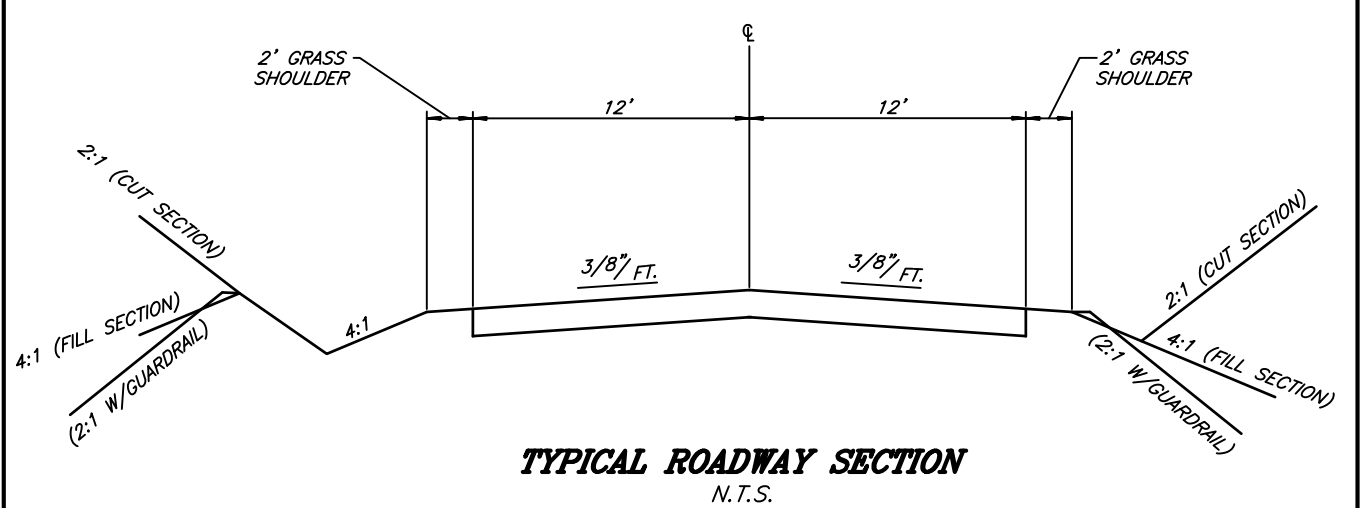
- CONTACT THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240) 313-2480 AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-6821 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
- CONDUCT PRE-CONSTRUCTION MEETING.
- PLACE STANDARD SILT FENCE (SF) OR SMART FENCE 42 (SF-42) AROUND THE PERIMETER OF THE ANTICIPATED HOUSE CONSTRUCTION DISTURBED AREA FOR SINGLE LOT CONSTRUCTION; OR PLACE SUPER SILT FENCE (SSF) OR SMART FENCE 42 (SF-42) AROUND PERIMETER OF ANTICIPATED MULTI LOT HOUSE CONSTRUCTION; PRIOR TO BEGINNING ANY GRADING WORK.
- INSTALL A STONE CONSTRUCTION ENTRANCE TO ALLOW FOR A STABLE MEANS OF ARRIVAL/DEPARTURE TO THE HOUSE CONSTRUCTION SITE.
- CLEAR & GRUB HOUSE CONSTRUCTION SITE AS MAY BE REQUIRED.
- REMOVE TOPSOIL AND STOCKPILE WITHIN AN AREA CONTAINED WITHIN THE SILT FENCE PROTECTION BOUNDARY.
- BEGIN SITE GRADING OPERATIONS.
- BEGIN HOUSE CONSTRUCTION.
- UTILIZE CONCRETE WASHOUTS AFTER EVERY CONCRETE POUR.
- FINE GRADE FOR INSTALLATION OF DRIVEWAY AND ANY ON-LOT WALKWAYS OR SIDEWALKS.
- PLACE DRIVEWAY PAVEMENTS AND ON-LOT WALKWAYS OR SIDEWALKS.
- FINE GRADE AROUND NEWLY CONSTRUCTED HOUSE AND PLACE TOPSOIL AND SEED/MULCH IN ACCORDANCE WITH SEEDING NOTE.
- SPREAD TOPSOIL AND PERMANENTLY STABILIZE ANY REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING NOTES.
- WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED, CONTACT THE WASH. CO. SCD AT (301) 797-6821 AND THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240) 313-2480 TO SCHEDULE A FINAL SITE CLOSURE REVIEW MEETING.
- REMOVE ALL SEDIMENT CONTROLS AND STABILIZE ANY REMAINING DISTURBED AREAS.



TYPICAL SEDIMENT CONTROL  
N.T.S.  
(MULT-LOT CONSTRUCTION)



TYPICAL SEDIMENT CONTROL  
N.T.S.  
(SINGLE LOT CONSTRUCTION)



TYPICAL ROADWAY SECTION  
N.T.S.

**FOX & ASSOCIATES INC.**  
Est. 1966  
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**ENGINEERS • SURVEYORS • PLANNERS**

82 WORMANS MILL COURT  
SUITE 100  
HAGERSTOWN, MD 21701  
PHONE: (301) 866-1880  
FAX: (301) 866-6009

981 MT. AETNA ROAD  
HAGERSTOWN, MD 21740  
PHONE: (301) 732-7250  
FAX: (301) 732-1853

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

**FOX & ASSOCIATES, INC.**

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

REVISION: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

**NOTES & DETAILS**

**FAIRNEY-KEEY HOME & VILLAGE**  
MOUNTAINVIEW ROAD EXTENSION

SITUATE ON THE EAST SIDE OF MD66  
ELECTION DISTRICT 8 & 16  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
2024  
Aug 28, 2024

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: 1/25/26

PROJECT NO. 22-31853  
DRAWING NO. D-9040  
DATE: FEBRUARY, 2023  
DRAWN BY: D.C.M.  
CHECKED BY: G.S.P.



**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Bowman Lightner - Phase 3  
**NUMBER.....:** SP-23-041

**OWNER.....:** BOWMAN SPIELMAN LLC  
**LOCATION.....:** 0 Lappans Road  
 Williamsport, MD 21795

**DESCRIPTION.....:** This environmental site design plan is for the construction of a gravel trailer storage lot with an associated paved entrance.

**ZONING.....:** Highway Interchange  
**COMP PLAN LU.....:** Industrial/Flex  
**PARCEL.....:** 02019914  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 02

**TYPE.....:** Commercial  
**GROSS ACRES.....:** 5.0  
**DWELLING UNITS.....:** 0  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Misty Wagner-Grillo  
**ENGINEER.....:** FREDERICK SEIBERT & ASSOCIATES  
**RECEIVED.....:** October 20, 2023

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** None  
**WATERSHED.....:** Potomac River WA Cnty  
**ENDANGERED SPECIES.....:** None  
**STEEP SLOPES.....:** No  
**STREAM BUFFER.....:** No  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** None

Staff Comments:

*Not Applicable*





WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

<i>SITE DESIGN</i>		
<b>Impervious Area Plan</b> 55.4	<b>Impervious Maximum Allowed</b>	<b>Open Space Area Planned</b>
<b>Open Space Minimum Required</b>	<b>Residential Amenity Plans</b>	<b>Solid Waste Disposal Plans</b>
<b>Materials Stored on Site</b>	<b>Buffer Design Meets Requirements</b>	<b>Landscaping Meets Requirements</b>
<b>Lighting Plan Meets Requirements</b>	<b>Pedestrian Access is Adequate</b>	<b>Bus Stop is Within Walking Distance</b>
<b>Loading Area Meets Requirements</b>		
<b>Parking Spaces - Total Planned</b>	<b>Parking Spaces - Per Dwelling Unit</b>	<b>Not Fast Track</b>
<b>Parking Spaces - Minimum Required</b>	<b>Recreational Parking Provided</b>	

ACCESS SPACING VARIANCE NEEDED: No

NUMBER OF ACCESS POINTS: 1

	<i>SCHOOL INFORMATION</i>		
	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b>	Fountain Rock	Springfield	Williamsport
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

	<i>PUBLIC FACILITIES INFORMATION</i>	
<b>FIRE DISTRICT.....:</b>	WILLIAMSPORT	
<b>AMBULANCE DISTRICT.....:</b>	WILLIAMSPORT	

	<i>WATER &amp; SEWER INFORMATION</i>	
	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	County	County
<b>SERVICE AREA.....:</b>	County	County
<b>PRIORITY.....:</b>	5-Long Term Planned Service	5-Long Term Planned Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Conococheague



**SITE DATA**

PROPERTY AREA: 5.0 ACRES ±  
 PROPOSED USE: TRUCK TERMINAL TO BE USED AS AN OVERFLOW EMPTY BOX TRAILER PARKING AREA HI (HIGHWAY INTERCHANGE DISTRICT)

ZONING: HI (HIGHWAY INTERCHANGE DISTRICT)

SETBACKS:  
 FRONT 40'  
 SIDE 25'  
 REAR 50'

PROPOSED PARKING: 62 TRAILER DROPS





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

# MEMORANDUM

---

TO: Washington County Planning Commission  
FROM: Travis Allen, Senior Planner  
DATE: October 7, 2024  
RE: Forest Conservation Mitigation Approval for Bowman Lightner - Phase 3 (SP-23-041)

---

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting to utilize off-site mitigation to satisfy the .91-acre planting requirement for the gravel trailer storage lot to be created on Spielman Rd.

Enclosed for your review are two documents in support of the applicant's request. These include the off-site easement plat, and the justification letter from Qualified Professional Shannon Stotler that make their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen  
Senior Planner  
(240) 313-2432  
[tallen@washco-md.net](mailto:tallen@washco-md.net)

**MEMO** — Offsite Mitigation

**SUBJECT** — Bowman Lightner Phase 3 (SP-23-041)

**TO** — Washington County Planning Commission

**CC** — Travis Allen

**FROM** — Shannon Stotler

**REMARKS:**

To meet the necessary requirements for forestation for the Site Plan for Bowman Lightner, Phase 3, the owner is requesting to provide forest mitigation with off-site retention. There is no qualified forest on site, and is getting disturbed and developed by the proposed construction of a gravel parking area for trailers and associated stormwater management to treat said gravel parking.

By using the Preferred Sequence of Techniques for Mitigation in the Washington County Forest Conservation Ordinance per Article 10.1, all techniques such as selective clearing and supplemental planting, onsite & offsite afforestation and reforestation, and natural regeneration have been exhausted. The proposed site does not allow the minimum requirements for any kind of forest area on site.

The owner has existing off-site forest that is already in a priority retention area (100-year floodplain) to use and would not have to go out and plant, post bonds and maintain the area for three years. Please consider these items and allow the owner to move forward with off-site retention at a 2:1 ratio.

Respectfully submitted,

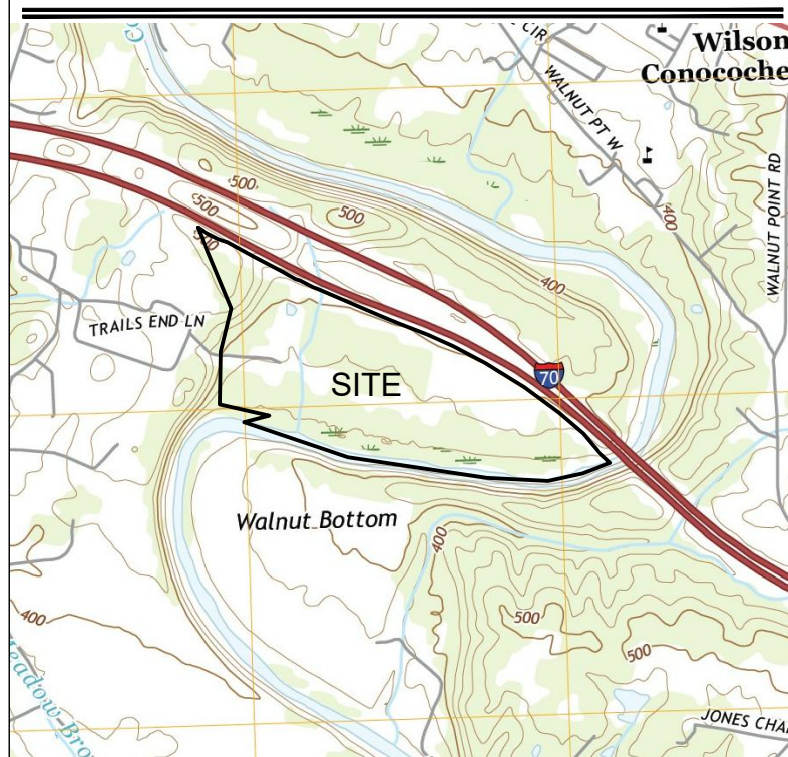


Shannon Stotler  
Qualified Professional

# VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 19, G5  
MASON DIXON, PENNSYLVANIA



## QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Retention Easement Plat is accurate and complete.

*Sharon Stotler* 4-16-24  
Sharon Stotler Date

## FORESTATION NOTES

- Forest areas shown hereon [shaded area] have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a 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 the time.
- Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.
- This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
- The Retention Area shown [hatched area] on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

## FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

- All temporary protection devices and/or permanent devices shall be put into place.
  - Permanent signage will be placed as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
  - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
  - All temporary fencing shall be in place prior to any grading or land clearing.
  - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
  - Attachment of signs or any other objects to trees is prohibited.
  - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.
- Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.
- A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

LINE	BEARING	DISTANCE
FL1	N 85°09'54" W	143.20'
FL2	N 03°29'04" E	588.96'
FL3	S 44°11'33" E	45.11'
FL4	S 71°10'01" E	59.44'
FL5	S 79°58'52" E	52.82'
FL6	S 03°29'04" W	540.22'

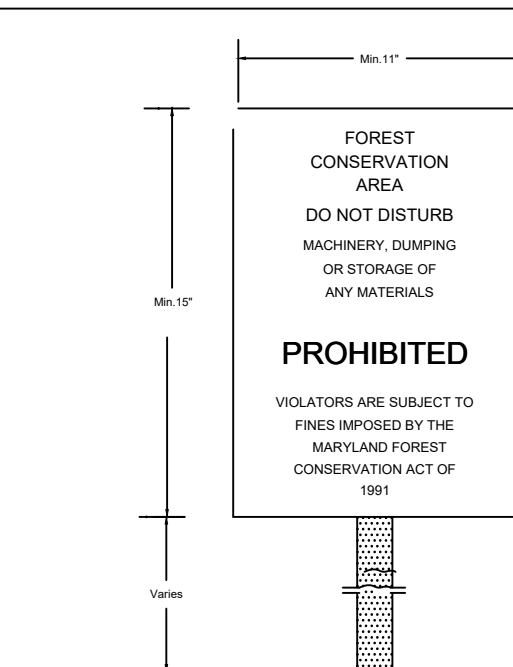
EXISTING FOREST RETENTION EASEMENT  
AREA = 11.59 AC ±  
PER MICS. PLAT 923

FOREST RETENTION EASEMENT #1  
AREA = 1.53 AC ±  
PER PLAT

EXISTING FOREST RETENTION EASEMENT  
AREA = 6.67 AC ±  
PER MICS. PLAT 923

EXISTING FOREST RETENTION EASEMENT  
AREA = 3.77 AC ±, PER PLAT

FOREST RETENTION EASEMENT  
AREA = 1.82 AC ±



- Notes:
- Bottom of signs to be higher than top of tree protection fence.
  - Signs to be placed approximately 50 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  - Attachment of signs to trees is prohibited.
- RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL.
  - AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION

Construction Signs and Permanent Signs

Figure C-4

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

## FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA	= 6.08 Ac.
A. Total Tract Area	= 6.08 Ac.
B. Deductions	= 0.00 Ac.
C. Net Tract Area	= 6.08 Ac.
LAND USE CATEGORY CIA	
D. Afforestation Threshold ( Net Tract Area x 15% )	= 0.91 Ac.
E. Conservation Threshold ( Net Tract Area x 15% )	= 0.91 Ac.
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area	= 0.00 Ac.
G. Area of Forest Above Conservation Threshold	= 0.00 Ac.
BREAK EVEN POINT	
H. Break Even Point	= 0.00 Ac.
I. Forest Clearing Permitted Without Mitigation	= 0.00 Ac.
PROPOSED FOREST CLEARING	
J. Total Area of Forest to be Cleared	= 0.00 Ac.
K. Total Area of Forest to be Retained	= 0.00 Ac.
PLANTING REQUIREMENTS	
L. Reforestation for Clearing Above the Conservation Threshold	= 0.00 Ac.
M. Reforestation for Clearing Below the Conservation Threshold	= 0.00 Ac.
N. Credit for Retention above the Conservation Threshold	= 0.00 Ac.
P. Total Reforestation Required	= 0.00 Ac.
Q. Total Afforestation Required	= 0.91 Ac.
R. Total Planting Requirement	= 0.91 Ac.

or 39,639.6 S.F.

## CERTIFICATE OF APPROVAL FINAL APPROVAL GRANTED

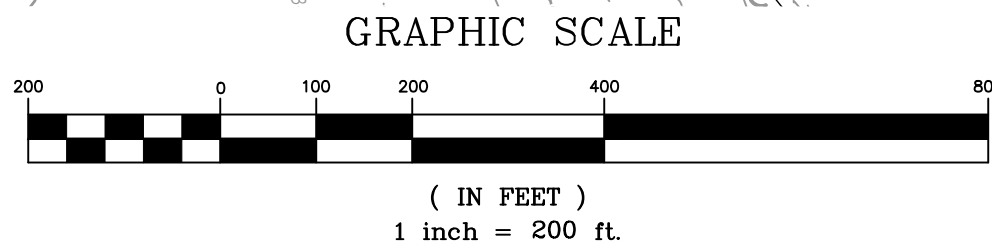
DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
WASHINGTON COUNTY PLANNING COMMISSION  
FINAL APPROVAL GOOD FOR ONE HUNDRED  
EIGHTY (180) DAYS FROM ABOVE DATE

## FORESTATION TABLE

FOREST REQUIRED	0.91 AC.±
AT 2:1 OFFSITE	1.82 AC.±
FOREST PROVIDED OFFSITE	1.82 AC.±

NOTE:  
The Washington County Planning Commission has granted the variance of off-site forest easements to satisfy forest mitigation requirements for the Site Plan for Bowman Lightner - Phase 3, SP-23-041 at the meeting on \_\_\_\_\_.



**FSA**  
FREDERICK, SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

15 EAST HANOVER STREET  
NEW BEDFORD, MA 01768  
717.275.3531

365 SOUTH HANOVER STREET  
CAMDEN, NJ 08111  
717.761.6111

20 WEST BALTIMORE STREET  
GREENBELT, MD 21725  
717.397.1807

128 SOUTH POTOMAC STREET  
FARGO, ND 58103  
701.799.1880

## BOWMAN LIGHTNER - PHASE 3

SITUATE AT THE END OF TRAILS END LANE  
SOUTH OF INTERSTATE 70, NORTH OF CONOCOCHIEGUE CREEK

WASHINGTON COUNTY, MARYLAND

THE BOWMAN GROUP, LLC  
10228 GOVERNOR LN. BLVD. SUITE 3002 WILLIAMSPORT, MD 21795  
ATTN: JEFF TREDRICK (801)-882-1555

PROJECT NO.	6207
DWN BY	DWH
DATE	04-03-2024
PROJECT MANAGER	DAVE TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP GRID/PARCEL	0035-0024-0034
SCALE	1" = 200'
SHEET TITLE	

PRE/FINAL FOREST CONSERVATION PLAN

C-101  
SHEET 01 OF 01

**Plan Review Projects Initialized - August 01, 2024 - August 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
FP-24-003	Forest Conservation Plan	Revisions Required	20-Aug-24	CLOVERLY PH 1 FINAL PLAT	12204 DANIEL MCCOOK DRIVE SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	
FS-24-016	Forest Stand Delineation	Approved	01-Aug-24	FOREST STAND DELINEATION FOR FULTON PROPERTIES, INC.	14557 INDUSTRY DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FULTON PROPERTIES INC
FS-24-017	Forest Stand Delineation	Approved	07-Aug-24	FOREST STAND DELINEATION FOR 9738 DOWNSVILLE PIKE, LLC	9738 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	9738 DOWNSVILLE PIKE LLC
FS-24-018	Forest Stand Delineation	Approved	27-Aug-24	SIMPLIFIED FOREST STAND DELINEATION FOR HARD ROCK EXCAVATING	17026 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	EBY DWIGHT M EBY KRISTINE J
SIM24-057	IMA	Active	02-Aug-24	8656 FAHRNEY CHURCH ROAD BO	8656 FAHRNEY CHURCH ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	SKOWRONSKI JEFFREY ALLEN MCCUNE KATHRYN DENISE
SIM24-058	IMA	Active	02-Aug-24	5712 RED HILL ROAD KE	5712 RED HILL ROAD KEEDYSVILLE, MD 21756	MORRIS & RITCHIE ASSOCIATES, INC.	WEAVER GARY J & WEAVER PAMELA A
SIM24-059	IMA	Active	05-Aug-24	20050 TOMS ROAD BO	20050 TOMS ROAD BOONSBORO, MD 21713	COREY'S CONSTRUCTION	LUM CHANEY ADDAM
SIM24-060	IMA	Active	07-Aug-24	12333 PLEASANT VALLEY ROAD SM	12333 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	MINNICK DENNIS W MINNICK JEAN P
SIM24-061	IMA	Active	08-Aug-24	14523 BIG BEND WAY WI	14523 BIG BEND WAY WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	HOPE PARTNERSHIP LLC
SIM24-062	IMA	Active	08-Aug-24	11705 ASHTON ROAD CS	11705 ASHTON ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	ABL MANAGEMENT LLC
SIM24-063	IMA	Active	08-Aug-24	2622HAWKS HILL LANE KE	2622 HAWKS HILL LANE KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	CONSORTI JULIE
SIM24-064	IMA	Active	14-Aug-24	6020 RIVER ROAD SH	6020 RIVER ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	WRIDE TIMOTHY B
SIM24-065	IMA	Active	15-Aug-24	BOWMAN NORTH LLC - 18400 PRECISION PLACE HN	18400 PRECISION PLACE HAGERSTOWN, MD 21742	TRIAD ENGINEERING	MORGAN PROPERTY INVESTMENTS LLC
SIM24-066	IMA	Active	15-Aug-24	13291 WASHINGTON SPRINGS WINERY LANE SM	13291 WASHINGTON SPRINGS WINERY LANE SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	ROUTZAHN TRAVIS ROUTZHAN BREANN
SIM24-067	IMA	Requested	15-Aug-24	MAPLE RIDGE ROAD HK		FREDERICK SEIBERT & ASSOCIATES	LESHER SCOTT A
SIM24-068	IMA	Active	15-Aug-24	OLIVER DRIVE RETAIL BUILDING	13721 OLIVER DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	GHATTAS ENTERPRISES MAUGANS AVE LTD PARTNERSHIP
SIM24-069	IMA	Requested	22-Aug-24	20013 TOMS ROAD BO	20013 TOMS ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	LINE WALTER E
SIM24-070	IMA	Requested	22-Aug-24	TAKE 5 OIL	10306 SHARPSBURG PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WASHCO ARNETT FARM LLC
SIM24-071	IMA	Active	28-Aug-24	14110 HOLLOW ROAD HK	14110 HOLLOW ROAD HANCOCK, MD 21750	FOX & ASSOCIATES INC	MCKEE AUSTIN DOUGLAS III MCKEE DEBRA F

**Plan Review Projects Initialized - August 01, 2024 - August 31, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
TWN-24-005	Improvement Plan	In Review	02-Aug-24	COLUMBIA GAS - HANCOCK REPLACEMENT	163 EA MAIN STREET HANCOCK, MD 21750	C.S. DAVIDSON, INC.	LANEHART ROLAND E SR LANEHART ROLAND E JR
TWN-24-006	Improvement Plan	In Review	02-Aug-24	HOMEPLATE MIXED USE DEVELOPMENT	12230 CLOVERLY FARM LANE SMITHSBURG, MD 21783		CLOVERLY HILL LLC
TWN-24-007	Improvement Plan	In Review	26-Aug-24	PARKVIEW KNOLL - OFFICE BUILDING			HOUSING AUTHORITY OF WASH CO
OM-24-007	Ordinance Modification	Approved	08-Aug-24	EXLINE RD - ORDINANCE MODIFICATION		NO CONSULTANT LLC	GORDON SANDRA K
PSP-24-001	Preliminary Plat Site Plan	In Review	08-Aug-24	CEDAR SPRINGS BUSINESS PARK LOTS 1 & 2	12000 GREENCASTLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
PSP-21-002.R04	Redline Revision	Approved	30-Aug-24	SHOPS AT SHARPSBURG PIKE	10319 SHARPSBURG PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
SI-24-018	Simplified Plat	Approval Letter Issued	20-Aug-24	29:11 CONSULTING SERVICES LLC, PARCEL A		FREDERICK SEIBERT & ASSOCIATES	29:11 CONSULTING SERVICES LLC
SI-24-019	Simplified Plat	Approval Letter Issued	20-Aug-24	GREENVIEW ACRES, PARCEL B	13216 MAUGANSVILLE ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	MARTIN DOUGLAS RAY MARTIN VALERIE K
SI-24-020	Simplified Plat	Approval Letter Issued	26-Aug-24	HORST & COLLIER, PARCEL A	13915 COUNTRYSIDE DRIVE MAUGANSVILLE, MD 21767	FREDERICK SEIBERT & ASSOCIATES	COLLIER SUSAN DIANE COLLIER DONALD
SP-24-023	Site Plan	In Review	01-Aug-24	SITE PLAN FOR FULTON PROPERTIES, INC.	14557 INDUSTRY DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	FULTON PROPERTIES INC
GP-24-010	Site Specific Grading Plan	In Review	09-Aug-24	ELDWIN MARTIN AG OPERATION	13602 ROCKDALE ROAD CLEAR SPRING, MD 21722		MARTIN ELDWIN D MARTIN JANELLE L
GP-24-011	Site Specific Grading Plan	In Review	14-Aug-24	JAMES CLARK			CLARK JAMES SCOTT
GP-24-012	Site Specific Grading Plan	In Review	20-Aug-24	QUIET MEADOWS	20310 FIELDING COURT ROHRERSVILLE, MD 21779	TRIAD ENGINEERING	QUIET MEADOWS LLC
SGP-24-057	Standard Grading Plan	In Review	09-Aug-24	CHARLES GRAB	9727 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Charles Grab III
SGP-24-058	Standard Grading Plan	In Review	09-Aug-24	KELLGARD - TROUT DR		FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
SGP-24-059	Standard Grading Plan	In Review	13-Aug-24	LEA ALLEN	14245 NATIONAL PIKE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CLEAR SPRING FARM LLC
SGP-24-060	Standard Grading Plan	In Review	23-Aug-24	ROBERT PETRE ACCESSORY STRUCTURE	14525 HICKSVILLE ROAD CLEAR SPRING, MD 21722		PETRE ROBERT E & PETRE FONDA K
SGP-24-061	Standard Grading Plan	Approved	29-Aug-24	CHERRY FLAHERTY	16244 BROADFORDING ROAD HAGERSTOWN, MD 21740		BUCHANAN DONALD LEE
SWCP24-018	Stormwater Concept Plan	In Review	27-Aug-24	BOWMAN LIGHTNER - PHASE 4	15935 SPIELMAN ROAD WILLIAMSPORT, MD 21795		BOWMAN GROUP THE
SWCP24-019	Stormwater Concept Plan	In Review	27-Aug-24	HARD ROCK EXCAVATING	17026 BROADFORDING ROAD HAGERSTOWN, MD 21740		EBY DWIGHT M EBY KRISTINE J
SSWP24-041	Stormwater Standard Plan	In Review	09-Aug-24	CHARLES GRAB	9727 DOWNSVILLE PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	Charles Grab III
SSWP24-042	Stormwater Standard Plan	In Review	09-Aug-24	KELLGARD - TROUT DR		FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC

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Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SSWP24-043	Stormwater Standard Plan	In Review	19-Aug-24	LEA ALLEN	14245 NATIONAL PIKE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	CLEAR SPRING FARM LLC
SSWP24-044	Stormwater Standard Plan	In Review	23-Aug-24	ROBERT PETRE ACCESSORY STRUCTURE	14525 HICKSVILLE ROAD CLEAR SPRING, MD 21722		PETRE ROBERT E & PETRE FONDA K
SSWP24-045	Stormwater Standard Plan	Approved	29-Aug-24	CHERRY FLAHERTY	16244 BROADFORDING ROAD HAGERSTOWN, MD 21740		BUCHANAN DONALD LEE
S-24-028	Subdivision Replat	In Review	27-Aug-24	REPLAT OF SUBDIVISION FOR HARD ROCK EXCAVATING	17026 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	EBY DWIGHT M EBY KRISTINE J
TYU-24-010	Two Year Update	In Review	02-Aug-24	SMITHSBURG WWTP ENR UPGRADE AND EXPANSION	22523 LEITERSBURG SMITHSBURG ROAD SMITHSBURG, MD 21783	RUMMEL, KLEPPER & KAHL, LLP	WASH CO COMMISSIONERS BOARD OF
TYU-24-011	Two Year Update	In Review	19-Aug-24	DUNKIN DONUTS - BOONSBORO	NORTH SIDE OF OLD NATIONAL PK @ INTERSECTION OF OSTERTAG PASS	B&R ENGINEERING GROUP	Shital Patel 13622 Gilbride Lane
TYU-24-012	Two Year Update	In Review	20-Aug-24	MILES RESIDENCE	23438 FOXVILLE RD SMITHSBURG MD 21783	FOX & ASSOCIATES INC	MILES ASHLEY L MILES TYLER E
GPT-24-030	Type 2 Grading Plan	Approved	22-Aug-24	ELMWOOD 172 10078 WILKES DR	10078 WILKES DRIVE WILLIAMSPORT, MD 21795	RICHMOND AMERICAN HOMES OF MARYLAND, INC	



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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-03715	Entrance Permit	Approved	01-Aug-24	STICK BUILT HOME	S-03-206 22132 WHITESTONE COURT, LOT 2	SMOKER STEVIE E	JOHN CRUCIANI COURTNEY SHUCK
2024-03731	Entrance Permit	Approved	02-Aug-24	STICK BUILT HOME	S-22-012 PULASKI DRIVE, LOT 59		PARADISE HEIGHTS LAND
2024-03837	Entrance Permit	Approved	09-Aug-24	SEMI-DETACHED HOME	S-21-031 19633 LAVENDER LANE, LOT 109		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03840	Entrance Permit	Approved	09-Aug-24	SEMI-DETACHED HOME	S-21-031 19635 LAVENDER LANE, LOT 110		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03862	Entrance Permit	Approved	12-Aug-24	SEMI-DETACHED HOME	S-21-031 19645 LAVENDER LANE, LOT 113		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03867	Entrance Permit	Approved	12-Aug-24	SEMI-DETACHED HOME	S-21-031 19647 LAVENDER LANE, LOT 114		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03919	Entrance Permit	Approved	15-Aug-24	STICK BUILT HOME	LOR 6545 KING ROAD, PARCEL 3	ELLIS SCOTT A	CONWAY CURTIS LEROY JR
2024-03950	Entrance Permit	Approved	16-Aug-24	STICK BUILT HOME	S-18-035 9419 ALLOWAY DRIVE, LOT 219		DRB GROUP MID ATLANTIC LLC
2024-03973	Entrance Permit	In Progress	20-Aug-24	STICK BUILT HOME	LOR TROUT DRIVE, LOT D-16		GHATTAS HOLDINGS LLC
2024-04024	Entrance Permit	In Progress	22-Aug-24	STICK BUILT HOME	S-23-024 10078 WILKES DRIVE, LOT 172		
2024-04043	Entrance Permit	Review	23-Aug-24	COMMERCIAL	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		SWORD FREDERICK R SWORD BARBARA E
2024-04046	Entrance Permit	Review	23-Aug-24	COMMERCIAL	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		FAIRVIEW ORCHARDS LANDBESITZ INC
2024-04047	Entrance Permit	Review	23-Aug-24	COMMERCIAL	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		SWORD FREDERICK R SWORD BARBARA E
2024-04048	Entrance Permit	Review	23-Aug-24	COMMERCIAL	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		SWORD FREDERICK R SWORD BARBARA E
2024-04049	Entrance Permit	Review	23-Aug-24	COMMERCIAL	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		SWORD FREDERICK R SWORD BARBARA E
2024-03970	Floodplain Permit	Review	20-Aug-24	UTILITY	EASTERN PANHANDLE EXPANSION NATURAL GAS PIPELINE PROJECT		SWORD FREDERICK R SWORD BARBARA E
2024-03997	Floodplain Permit	Approved	20-Aug-24	ACCESSORY STRUCTURE	14241 FALLING WATERS ROAD, LOT 16		POTOMAC FISH & GAME CLUB
2024-04000	Floodplain Permit	Approved	21-Aug-24	NON-RESIDENTIAL STRUCTURE	TWN-23-005 20 WEST POPULAR STREET, LOTS 40 & 42		FUNKSTOWN TOWN OF
2024-04165	Floodplain Permit	Approved	30-Aug-24	FLOODPLAIN	16650 HALFWAY BOULEV HAGERSTOWN, MD 21740		HITACHI RAIL STS USA LLC
2024-03716	Grading Permit	Approved	01-Aug-24	STICK BUILT HOME	S-03-206 22132 WHITESTONE COURT, LOT 2	SMOKER STEVIE E	JOHN CRUCIANI COURTNEY SHUCK
2024-03732	Grading Permit	Approved	02-Aug-24	PH 59	S-22-012 PULASKI DRIVE, LOT 59		PARADISE HEIGHTS LAND
2024-03838	Grading Permit	Approved	09-Aug-24	ROSEHILL MANOR LOT #109	S-21-031 19633 & 19635 LAVENDER LANE, LOT 109 & 110		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03852	Grading Permit	In Progress	12-Aug-24	ADDITION-ALTERATION	LOR 14247 NATIONAL PIKE		CLEAR SPRING FARM LLC
2024-03863	Grading Permit	Approved	12-Aug-24	ROSEHILL MANOR LOT #113	S-21-031 19645 & 19647 LAVENDER LANE, LOT 113 & 114		DAN RYAN BUILDERS MID ATLANTIC INC
2024-03872	Grading Permit	In Progress	12-Aug-24	STICK BUILT HOME	LOR 20013 TOMS ROAD		LINE WALTER E
2024-03920	Grading Permit	Approved	15-Aug-24	STICK BUILT HOME	LOR 6545 KING ROAD, PARCEL 3	ELLIS SCOTT A	CONWAY CURTIS LEROY JR
2024-03951	Grading Permit	Approved	16-Aug-24	WESTFIELDS LOT #219	S-18-035 9419 ALLOWAY DRIVE, LOT 219		DRB GROUP MID ATLANTIC LLC
2024-03974	Grading Permit	In Progress	20-Aug-24	STICK BUILT HOME	LOR TROUT DRIVE, LOT D-16		GHATTAS HOLDINGS LLC

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Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-04026	Grading Permit	In Progress	22-Aug-24	ELMWOOD 172 10078 WILKES DR	S-23-024 10078 WILKES DRIVE, LOT 172		
2024-04076	Grading Permit	In Progress	26-Aug-24	STORAGE BUILDING	LOR 14525 HICKSVILLE ROAD		PETRE ROBERT E & PETRE FONDA K
2024-04167	Grading Permit	In Progress	30-Aug-24	STICK BUILT HOME	S-24-016 16244 BROADFORDING ROAD	STEVEN SPURRIER	FLAHERTY CHERRY C & TERRENCE A
2024-04168	Grading Permit	In Progress	30-Aug-24	COMMERCIAL	TWN-24-007 213 OTHO HOLLAND DRIVE		HOUSING AUTHORITY OF WASH CO
2024-04163	Grading Permit	Approved	30-Aug-24		16650 HALFWAY BOULEV HAGERSTOWN, MD 21740		HITACHI RAIL STS USA LLC
2024-03999	Grading Permit	Review	21-Aug-24	POPLAR STREET PARK	TWN-23-005 20 WEST POPULAR STREET, LOTS 40 & 42		FUNKSTOWN TOWN OF
2024-04052	Grading Permit	Approved	23-Aug-24	STERLING ROAD RIGHT TURN LANE WIDENING	10440 DOWNSVILLE PIKE		DRI/TCC DOWNSVILLE I LLC
2024-03761	Non-Residential New Construction Permit	Revisions Required	05-Aug-24	COMMERCIAL	SP-23-028 16545 CARGO DRIVE	CONEWAGO ENTERPRISES	RHOTON DOROTHY F
2024-02079.R01	Revision	Approved	06-Aug-24	JAMIE & JENNIFER NICHOLS	10729 GREENWICH DRIVE WILLIAMSPORT, MD 21795		NICHOLS JAMES & NICHOLS JENNIFER
2024-03787	Utility Permit	Review	07-Aug-24		116 HARVARD ROAD AND 126/128 HARVARD ROAD	ANTHONY MAIETTA	MASN RELATY LLC
2024-03810	Utility Permit	Approved	08-Aug-24	ANTIETAM BROADBAND	13002 MATTLEY DRIVE	ANTIETAM CABLE TELEVISION INC	SINES KEITH A SINES RACHEL J
2024-03698	Utility Permit	Approved	01-Aug-24	ANTIETAM BROADBAND	17725 BLUEBELL DRIVE	ANTIETAM CABLE TELEVISION INC	MYERS VIVKI S SULSER CODY A
2024-03699	Utility Permit	Approved	01-Aug-24	ANTIETAM BROADBAND	13938 GREEN MOUNTAIN DRIVE	ANTIETAM CABLE TELEVISION INC	NORRIS RICHARD F NORRIS TRACIE D
2024-03700	Utility Permit	Approved	01-Aug-24	ANTIETAM BROADBAND	17709 JENNIFER LANE	ANTIETAM CABLE TELEVISION INC	SNODDERLY TONY R & SNODDERLY JACQUELINE L
2024-03741	Utility Permit	Approved	02-Aug-24	ANTIETAM BROADBAND	17919 PIN OAK ROAD	ANTIETAM CABLE TELEVISION INC	KEESECKER SHARON L
2024-03742	Utility Permit	Approved	02-Aug-24	ANTIETAM BROADBAND	17535 GREEN MEADOW LANE	ANTIETAM CABLE TELEVISION INC	HAREN CYNTHIA A
2024-03755	Utility Permit	Approved	05-Aug-24	STICK BUILT HOME	S-23-030 13808, 13810, 13812, 13814 WEAVER AVENUE	PIPER JEFFREY ALLEN	WEAVER AVENUE JOINT VENTURE LLC
2024-03794	Utility Permit	Approved	07-Aug-24	ANTIETAM BROADBAND	20328 KELLYS LANE	ANTIETAM CABLE TELEVISION INC	WILSON NICOLE C SAMEN GEORGE A JR
2024-03795	Utility Permit	Approved	07-Aug-24	ANTIETAM BROADBAND	11405 ROLLING GREEN PLACE	ANTIETAM CABLE TELEVISION INC	HOLLOBAUGH DOUGLAS J & NANCY D
2024-03900	Utility Permit	Approved	14-Aug-24	COMCAST	6116 AQUA LANE		COOK CHARLES CHRISTIAN COOK CHRISTINA R
2024-03965	Utility Permit	Approved	19-Aug-24		11131 ROBINWOOD DRIVE	SAM ALLEN	WILLIAMSPORT STORAGE BINS INC
2024-04009	Utility Permit	Approved	21-Aug-24	ANTIETAM BROADBAND	11210 MARBERN ROAD	ANTIETAM CABLE TELEVISION INC	WASH CO HUMAN DEV COUNCIL INC
2024-04033	Utility Permit	Approved	22-Aug-24	ANTIETAM BROADBAND	19747 TOMS ROAD	ANTIETAM CABLE TELEVISION INC	NEELY ROBERT & ROOK NANCY
2024-04050	Utility Permit	Review	23-Aug-24	COLUMBIA GAS EASTERN PANHANDLE EXPANSION	CREEK ROAD, BERM ROAD, AND LOCHER ROAD		SWORD FREDERICK R SWORD BARBARA E
2024-04075	Utility Permit	Approved	26-Aug-24		304 HEBB ROAD	JONES BOBBY C JR	SHANK CHERYL A
2024-04077	Utility Permit	Approved	26-Aug-24	COLUMBIA GAS	17614 YORK ROAD	COLUMBIA GAS OF MARYLAND INC	PATTON CRAIG A PATTON BONNIE W

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	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>49</b>	Forest Conservation Plan	1
	Forest Stand Delineation	3
	IMA	15
	Improvement Plan	3
	Ordinance Modification	1
	Preliminary Plat Site Plan	1
	Redline Revision	1
	Simplified Plat	3
	Site Plan	1
	Site Specific Grading Plan	3
	Standard Grading Plan	5
	Stormwater Concept Plan	2
	Stormwater Standard Plan	5
	Subdivision Replat	1
	Two Year Update	3
Type 2 Grading Plan	1	
<b>Permits</b> <b>Total by Group:</b> <b>54</b>	Entrance Permit	15
	Floodplain Permit	4
	Grading Permit	16
	Non-Residential New Construction Permit	1
	Revision	1
	Utility Permit	17
<b>Total</b>		<b>103</b>