



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

**AGENDA**  
**WASHINGTON COUNTY PLANNING COMMISSION**  
**100 W Washington Street, Room 2000**  
**June 17, 2024, 6:00 PM**

**CALL TO ORDER AND ROLL CALL**

**NEW BUSINESS**

**MINUTES**

1. April 22, 2024 Planning Commission workshop meeting \* **Discussion/Action**
2. April 30, 2024 Planning Commission workshop meeting \* **Discussion/Action**

**ORDINANCE MODIFICATIONS**

1. **Lot 227 - Westfields [OM-24-003]** – Misty Wagner-Grillo \* **Discussion/Action**  
Proposed ordinance modification for a rear setback reduction from 40 feet to 32.5 feet to construct a single-family residential dwelling; Location: 9408 Alloway Drive; Zoning: RT – Residential Transition

**SITE PLAN**

1. **Bowman Sales and Equipment [SP-24-012]** – Misty Wagner-Grillo \* **Discussion/Action**  
Modifications associated with Bowman Sales and Equipment moving into Building 3 of the former Citicorp site; Location: 14700 Citicorp Drive; Zoning: HI – Highway Interchange
2. **Myers Management [SP-24-010]** – Scott Stotemyer \* **Discussion/Action**  
Proposed 24,000 square foot warehouse; Location: 225 McRand Court; Zoning: IG – Industrial General

**FOREST CONSERVATION**

1. **Myers Management [SP-24-010]** – Travis Allen \* **Discussion/Action**  
Request to meet forest conservation requirements utilizing off-site retention to satisfy .94 acre planting requirement; Location: 225 McRand Court; Zoning: IG – Industrial General
2. **Homeplate Mixed Use Development [FP-24-002]** – Travis Allen \* **Discussion/Action**  
Two requests to meet preliminary forest conservation requirements for a new mixed-use development located in the Town of Smithsburg; Location: 12230 Cloverly Farm Lane

**OTHER BUSINESS**

1. **Update of Projects Initialized** – Jennifer Kinzer \* **Information/Discussion**
2. **Delegation of Administrative Amendments** – Jill Baker \* **Discussion/Action**  
Request to delegate approval of administrative amendments to the County's Water & Sewerage Plan to the Planning Director

**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.*

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. July 1, 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  
WORKSHOP MEETING  
April 22, 2024**

The Washington County Planning Commission held a workshop meeting on Monday, April 22, 2024 at 4:30 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 meeting to order at 4:35 p.m.

Planning Commission members present were: David Kline, BJ Goetz, Denny Reeder, and Terrie Shank. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

**Comprehensive Plan Update**

Ms. Baker reminded members that during previous discussions it was recommended that the residential land use categories should be redefined using low density (4 to 6 dwelling units per acre), medium density (6 to 8 dwelling units per acre), and high density (anything over 8 dwelling units per acre). Staff has spent several weeks reviewing both the Town Growth Areas as well as the Urban Growth Area to determine the appropriate designations in order to be consistent with each municipality's Comprehensive Plan and Zoning Ordinance.

Ms. Baker began with a review of each of the growth areas and the residential designations proposed by staff.

- **Hancock** – Areas around Hancock were given a low-density residential land use due to topography issues and the current lack of sewer capacity. Members specifically discussed Parcels, 18, 20, 37 and 42. Parcels 18 and 20 are mostly floodplain; parcel 42 has steep slopes. Staff proposed a low-density residential use; however, due to the close proximity of these parcels to Interstate 70, Commission members believe these parcels would be better suited for commercial land uses.
  - **Consensus:** Change Parcels 18, 20, 37 and 42 to a commercial land use designation.
- **Clear Spring** – Due to extremely limited water and sewer resources and the fact that the municipality is not interested in development or annexation of any land, low-density residential is recommended.
  - **Consensus:** The Planning Commission concurred with staff's recommendations.
- **Smithsburg** – Staff is proposing mostly low-density residential which is consistent with the Town's Comprehensive Plan. Areas reviewed and proposed for low density residential are as follows: parcels along Bradbury Avenue to Stevenson and Eagle Nest Roads; parcels further south on Bradbury Avenue; Parcel 195; parcels along Cavetown Church Road to Federal Lookout and Wolfsville Road (this area currently contains single-family dwellings); parcels along the north side of Cavetown Church Road at Crystal Falls Drive; parcels along the south side of Cavetown Church Road west of Crystal Falls Drive (these parcels are larger with steep slopes and transitions to an area zoned Environmental Conservation); parcels following Mapleville Road toward the Town proper to Cavehill Road and along the back side of Whispering Hills [members discussed this area and believe it would be better suited for a medium-density residential use because it is in close proximity to Whispering Hills with water and sewer availability].
  - **Consensus:** The Planning Commission agrees with all of staff's proposed residential land uses with the following exception: starting with Parcel 355 and all parcels between the Town proper and the business/commercial mix should be medium density residential with Parcels 170, 256 and 246 being commercial/business uses.

The area around Cavetown behind Georgetown Road is proposed as a medium-density residential designation because it is closer to more densely populated areas with residential and commercial uses.

- **Consensus:** The Planning Commission concurred with staff's recommendation.

Ms. Baker noted that Parcel 289 was originally subdivided as Gardenhour Estates as single-family lots. The property has now been rezoned by the Town of Smithsburg for a higher density residential development.

- **Boonsboro** – Ms. Baker noted that most of the property around the Boonsboro Town Growth Area has been annexed into the Town. Parcels that are still within the County's Growth Area are proposed for low-density residential because it is on the edge of the Growth Area, transitioning to the rural and environmental areas. Areas reviewed and proposed for low density residential

are as follows: parcels along Lanafield Circle at Maple Avenue; parcels along Mountain Laurel Road (no water or sewer available); parcels along St. Paul Street; parcels along Boonsboro Mountain Road (steep slopes); smaller parcels with existing residential uses; parcels along Mousetown Road; Parcel 236 has environmental issues; Parcel 11 has no available access; parcels along Appletown Road (road is inadequate); and parcels along King Road that were not annexed.

- **Consensus:** The Planning Commission concurred with staff's recommendation.

Members then began a review of the Urban Growth Area and staff's recommendations.

- Parcels on the north side of Hagerstown around the Mason Dixon line close to I-81: single-family homes existing; recommendation: low-density residential
- Pennsylvania Avenue, Parcel 17 (cemetery) and single-family houses; recommendation: low density residential
- West side of Pennsylvania Avenue (Parcels 1020 and 368) contain a mobile home park (Northhaven) and the Old Orchard Hills subdivision; recommendation: medium density residential (this area is closer to the city, has available water and sewer access, and good road access)
- Parcels along the east side of Pennsylvania Avenue along Paradise Church Road (North Ridge subdivision); Parcel 1084 was recently sold and there are plans for residential development; recommendation: medium-density residential
- Parcels in the last phase of Paradise Heights subdivision; recommendation: medium-density residential
- Parcel 843 (Harper Park) – recommendation: low-density residential (it is at the edge of the Growth Area and there are environmental issues)
- Parcels along the north side of Longmeadow Road – all existing developments (Maple Valley Estates, Paradise Heights, etc.); recommendation: medium-density residential
- Parcels along Longmeadow Road east of the railroad tracks, Parcel 197; recommendation: medium density residential
- Parcels along the east side of Pennsylvania Avenue and south side of Longmeadow Road at Fountainhead North; recommendation: medium-density residential
  - **Consensus:** Parcels 270, 269 and 267 and a portion of Parcel 1152 on the north side should have a commercial land use designation.

There was a brief discussion regarding Parcels 300, 301, 302, and 303 (at the corner of Maugans and Pennsylvania Avenues). These parcels were the subject of a rezoning application in 2016 which was denied due to significant opposition from neighboring property owners. Following a brief discussion, it was the consensus of the members not to change the land use designation on these properties at this time.

Ms. Baker stated that staff is proposing a Mixed Use Corridor, which would be an overlay for the land use plan. The Mixed Use Corridor recognizes there is an area of transition from residential to commercial uses.

- Existing development - along Longmeadow Road at intersection with Marsh Pike (Emerald Pointe) - medium-density residential; existing development on Hunter Hill Drive –high-density residential; continuing out Longmeadow Road to Leitersburg Pike existing development (Rose Hill Manor) - medium density residential; existing development along Leitersburg Pike (Northbrook) - medium density residential;
- Parcel 350 off of Northern Avenue (past Free Range Café) is landlocked; however access could be gained from the parcel which currently contains the old ATM machine; recommendation: medium-density residential
- Parcels in the Security Boulevard/Potomac Heights area will remain medium-density residential. Parcels along Antietam Drive will be low-density residential.
  - **Consensus:** The Planning Commission concurs with staff's recommendation.
- Jefferson Boulevard at Eastern Boulevard to the Antietam Creek; recommendation: medium-density residential; east of this location to Chewsville – recommendation: low-density residential
  - **Consensus:** Parcel 921 (Wooden Keg) – change to a commercial land use.
- Parcels along Robinwood Drive to Hagerstown Community College – no proposed changes.
  - **Consensus:** The Planning Commission concurs with staff's recommendation.
- Parcel at intersection of Jefferson Boulevard and Eastern Boulevard (Eastern Boulevard bisects the property). Staff has received numerous inquiries regarding development of this property. Considering the cost of the land and the current zoning (RS), development is restricted and not conducive to the costs involved. Staff is recommending a high-density residential use for this parcel.
  - **Consensus:** The Planning Commission concurs with staff's recommendation.
- East of Dual Highway, Colonial Park, Doey's House, Meritus Hospital, Eastern Elementary and Ruth B. Monroe schools – no proposed changes.
  - **Consensus:** The Planning Commission concurs with staff's recommendation.

- Robinwood Corridor – in the areas of Rosewood PUD, Woodbridge, King’s Crest, and Youngstown (all high-density residential) – no proposed changes.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Black Rock Estates, Brightwood Acres, Brightwood Acres East, Fairway Meadows, Greenwich Village, (all low density residential) – no proposed changes.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Parcels west of Dual Highway outside the City limits and Town of Funkstown – recommendation: medium-density residential.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Parcel 52 is currently designated for high-density residential use. This parcel was the subject of a rezoning application to be designated as Highway Interchange; the rezoning was denied. Staff is recommending that the land use be changed to a low-density residential use with the portion of property along Dual Highway receiving a commercial land use designation.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Old National Pike/Poffenberger Road area east side of Antietam Creek – low density residential.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Parcel 631 (Roulette Farm) has been subdivided and is listed on the National Register of Historic Places; recommendation: low-density residential.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- South side of Poffenberger Road at St. James Village and Westfields; recommendation: medium-density residential
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.

**ADJOURNMENT**

Mr. Reeder made a motion to adjourn the meeting at 6:40 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

**WASHINGTON COUNTY PLANNING COMMISSION  
WORKSHOP MEETING  
April 30, 2024**

The Washington County Planning Commission held a workshop meeting on Monday, April 30, 2024 at 4:30 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 meeting to order at 4:35 p.m.

Planning Commission members present were: David Kline, BJ Goetz, Denny Reeder, and Jeff Semler. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Meghan Jenkins, GIS Coordinator; and Debra Eckard, Administrative Assistant.

**Comprehensive Plan Update**

Members continued their review of the Urban Growth Area and staff's recommendations.

- Claggett's Mill, Villas at Valencia, Carriage Hills, Cross Creek – medium density residential
- Rashti Court (duplex development behind Arby's on Sharpsburg Pike) – medium density residential
- Parcels south along Sharpsburg Pike are mixed-use development (St. James North), St. James Village and Westfield – medium density residential
- Parcels along I-70 west to Downsville Pike that include the Oak Ridge Apartments and across the street on Fairway Lane – high density residential
- Parcels along Halfway Boulevard and Oak Ridge Drive consist of existing development – medium density residential
- North side of Route 11 – low density residential
- Marbern Road – two parcels with existing apartment buildings - high density residential
- Parcel on Nursery Road adjacent to Massey Boulevard has an existing six lot subdivision with duplexes; however, the rest of the parcel is vacant. Staff recommends high density residential for the vacant parcel due to the parcel's location near other high-density development. It is staff's opinion that high-density development will be needed to make development cost-effective due to improvements needed on Nursery Road.
- Continuing on Route 11 passing under I-70 along Hickory School Road (Parcel 54) – there is a significant amount of floodplain; recommendation: low-density residential due to environmental and road constraints
- Hickory Elementary School – currently zoned for residential uses and the land use is institutional; both the zoning and land use will not change at this time
- Lakeside Mobile Home Park – high density residential
  - **Consensus:** The Planning Commission concurs with staff's recommendations on all of the above.
- South side of I-70 at Tower Avenue and Allison Avenue (Parcels 263, 829 and 724) – recommended for low density residential because there are no water and sewer services and it is outside of the Medium Range Growth Area (MRGA)
  - **Consensus:** The Planning Commission recommends medium-density residential. It will not be cost effective to develop the property at a low density use.
- Tammany Manor North and South – medium density residential
- Brookmeade – existing apartment complexes – high density residential
- Parcels 31 and 695 along Wright Road – recommended for low density residential due to environmental issues (significant amount of floodplain on both parcels and Wright Road is inadequate).
  - ❖ **Discussion:** On Parcel 695, members discussed a higher density residential use clustering development in the non-floodplain area. Staff reminded members that there is a large amount of environmentally sensitive area.
  - **Consensus:** The Planning Commission concurs with staff's recommendations.
- Hopewell Station - high-density residential.
- Milestone Apartments – high density residential
- Cloverton – medium density residential
- West of Greencastle Pike, parcels immediately adjacent to the Town of Williamsport – staff is recommending high-density residential because water and sewer could be extended and there is good access from Greencastle Pike.
  - ❖ **Discussion:** This property is currently zoned RS (Residential Suburban). The property owner has discussed giving a portion of the property to the Town of Williamsport in

exchange for the property being annexed into the Town and given an industrial or commercial zoning designation. If the annexation would occur and the Town gives the property an industrial/commercial zoning designation, the owner would not be able to develop the property for a period of five years unless the County Commissioners give an “express approval” per State law. Mr. Goetz suggested changing the zoning to an industrial district; however, staff pointed out that this would be heavily encroaching upon the residential uses in the area.

- Parcel 61 along Honeyfield Road – medium density residential (this is a good transition to the existing low density residential).
- On the left side of Elliott Parkway, there is an auto repair shop, Kemps Mill Park, and a church. Members asked why this is not designated for commercial use. Staff responded there is a lot of flood plain in the area, Greencastle Pike is a natural divide , and it is at the edge of the growth area. Staff recommends low-density residential.
- Elmwood Farms – low density residential
- Parcels 191 and 873 - medium density residential
- Lockwood Road – existing residential development - medium density residential
- Parcel 919 is part of the MET scenic easement – low density residential
- Fenton Avenue (going towards the Tannery Parcels 110 and 107) – low density residential because significant amount of floodplain
- Greencastle Pike – all low density residential
- Interchange on Greencastle Pike where Pilot, French Lane, etc. is located is the existing Walnut Point development – low density residential because of its proximity to the growth area and we do not want to encourage residential development going through a business park
- Highland Manor Mobile Home Park – medium density residential because of its proximity to the growth area boundary
- Huyetts Crossroads/US 40/Greencastle Pike – existing commercial and industrial development
- Parcel 373 and the three parcels on the corner of Smithfield Farm Lane and National Pike– low density residential; parcels to the right of this area should have commercial land uses
- Cedar Lawn - medium density residential
- Wabash Avenue - medium density residential
- Parcels 52 and 439 on the opposite side of Route 40 – medium density residential
- Broadfording Road/Pt. Salem Road – low density residential
- Salem Avenue – low density residential
- East side of Maugansville Road – business/commercial mix
- Along Maugansville Road – low density residential
- Maugans Meadows - medium density residential
- Seneca Ridge and parcels close to the interstate – high density residential
- Shelby Circle and Green Spring Apartments – high density residential
  - **Consensus:** The Planning Commission concurs with staff’s recommendations on all of the above.

Members then reviewed individual requests that have been received. A map was distributed showing water and sewer service, aerial photos, current land use in the Comp Plan and the proposed land use.

- Tax Map 10, Parcels 36, 37 and 176 - Staff recommendation: remove these parcels from the growth area; Request from Washington County Division of Public Works to leave these parcels in the growth area and designate them as a commercial land use to help support airport operations.
  - ❖ **Discussion:** Reidtown Road is inadequate; taking it out of the growth area the property owners would be eligible for agricultural preservation easements or to develop the property; the property owners did not make this request
    - **Consensus:** The Planning Commission concurs with staff’s recommendation to take these parcels out of the growth area.
- Tax Map 25, Parcel 28 owned by Perini - Staff recommendation: remove this parcel from the growth area; Request by property owner to leave this parcel in the growth area
  - **Consensus:** The Planning Commission concurs with staff’s recommendation to take this parcel out of the growth area.
- Tax Map 25, Parcel 74 owned by Perini – Staff recommendation: remove this parcel from the growth area; Request by property owner to leave this parcel in the growth area
  - **Consensus:** The Planning Commission concurs with staff’s recommendation to take this parcel out of the growth area.
- Tax Map 25, Parcel 77 owned by Perini – Staff recommendation: leave this parcel in the growth area and give it a commercial land use due to its location and access to Longmeadow Road and proximity to other commercial uses; Request by property owner is to leave this parcel in the growth area with a residential land use
  - **Consensus:** The Planning Commission recommends leaving this parcel in the growth area with a low-density residential land use.

- Tax Map 50, Parcel 293 owned by Abram Family Farm LLC – property owner is requesting that the portion of this parcel along Professional Boulevard have a commercial land use with the remaining portion of the parcel having a low-density residential land use. Staff recommendation: concur with owner’s request.
  - **Consensus:** The Planning Commission concurs with the request and Staff’s recommendation.
- Tax Map 57, Parcels 408. 329 and 210 at the intersection of Halfway Boulevard and Downsville Pike owned by Downsville Pike LLC – Staff recommendation: low density residential; Property owner is requesting a commercial land use designation;
  - ❖ **Discussion:** These parcels only contain approximately 1 acre of land; there is inadequate access for a commercial land use
    - **Consensus:** The Planning Commission recommends low-density residential land use.
- Tax Map 49, Parcels 274, 276 and 927 owned by the Washington County Housing Authority – Staff recommendation: high-density residential land use
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 56, Parcels 133 and 134 (Britner Farm) – Staff recommendation: remove these parcels from the growth area because they are outside the City’s MRGA, the property is on the edge of the rural area, and there are no available water or sewer services.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 56, Parcels 309 and 766 owned by AC&T – Staff recommendation: commercial land use on Parcel 309 and a residential land use on Parcel 766; Property owner is requesting that both parcels be given a commercial land use.
  - ❖ **Discussion:** Ms. Baker stated there is a “paper alley” between these two parcels which creates a good divider between commercial and residential uses. Staff believes that if Parcel 766 is given a commercial land use, it will encroach upon the residential uses. There was discussion by the members to make the three parcels up to Hoffman Drive also commercial; however, that change would affect the current property tax assessment if it is sold in the future.
    - **Consensus:** The Planning Commission recommends giving both parcels a commercial land use.
- Tax Map 56, Parcels 107 and part of 110 (the Tannery in Williamsport) – Staff recommendation: leave in the growth area
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 48, Parcel 916 on Findlay Mill Lane – Staff recommendation: low-density residential; property owner is requesting a commercial use; Staff considers this request a “spot” zoning because you are creating a commercial zoning where there is currently no other commercial zoning.
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 37, Parcel 454 and Tax Map 36, Parcel 41 owned by Bostetter property behind the Hager’s Crossing development – Staff recommendation: no changes from the current Comp Plan; Property owner is requesting to be in the growth area and have a residential land use designation;
  - ❖ **Discussion:** Ms. Baker stated that this property is not currently in the growth area; this would expand the growth area and goes against our current goal of retracting the growth area.
    - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 24, Parcel 442 owned by Victor Martin along Pennsylvania Avenue – Staff recommendation: residential land use; Property owner wants an industrial land use
  - ❖ **Discussion:** The property is in close proximity to Mack Trucks; however, the parcels located at the intersection of Maugans Avenue and Pennsylvania Avenue were the subject to a rezoning request several years ago to change the parcels from residential to commercial. There was a lot of opposition from the neighboring property owners at that time.
    - **Consensus:** The Planning Commission recommends a commercial/business land use to make this a better transition to the neighboring residential properties and due to the proximity and sight lines to Pennsylvania Avenue.
- Tax Map 24, Parcels 470 and 1027 located along Crayton Boulevard and Showalter Road owned by Perini; Staff recommendation: commercial and industrial land uses; Property owner wants to keep his Highway Interchange zoning and permitted uses
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.
- Tax Map 40, Parcel 178 owned by Michael Scott (previously the Oswald Nursery) – Staff recommendation: concur with owner’s request; Property owner is requesting a commercial land use designation;
  - **Consensus:** The Planning Commission concurs with staff’s recommendation and the owner’s request.
- Tax Map 46, Parcel 40 owned by Thomas Grosh: Staff recommendation: agricultural land use; Property owner is requesting a commercial or Rural Village zoning
  - **Consensus:** The Planning Commission concurs with staff’s recommendation.



**ADJOURNMENT**

Mr. Kline adjourned the meeting at 6:10 p.m.

Respectfully submitted,

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David Kline, Vice-Chairman

DRAFT



**ORDINANCE MODIFICATION STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Ordinance Modification Lot 227 Westfields Community  
**NUMBER.....:** OM-24-003

**OWNER.....:** DRB GROUP MID ATLANTIC LLC  
**LOCATION.....:** 9408 ALLOWAY Drive  
 Hagerstown, MD 21740

**DESCRIPTION.....:** Request Ordinance Modification for a rear setback reduction from 40' to 32.50' to construct a single family residential dwelling.

**ZONING.....:** Residential, Transition  
**COMP PLAN LU.....:** Low Density Residential  
**PARCEL.....:** 10066159  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 10

**TYPE.....:**  
**GROSS ACRES.....:** 0.27  
**DWELLING UNITS.....:**  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** N/L Units Per Acre

**PLANNER.....:** Misty Wagner-Grillo  
**ENGINEER.....:** FOX & ASSOCIATES INC  
**RECEIVED.....:** May 20, 2024

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE.....:** No  
**WETLANDS.....:** No  
**WATERSHED.....:** Marsh Run  
**ENDANGERED SPECIES.....:** None  
**HISTORIC INVENTORY.....:** No Resources Present  
**EASEMENTS PRESENT.....:** None

*SCHOOL INFORMATION*

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
Staff Comments:			
<b>SCHOOL DISTRICT</b>	Rockland Woods	E Russell Hicks	South Hagerstown
<i>Not Applicable</i>			
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

*PUBLIC FACILITIES INFORMATION*

**FIRE DISTRICT.....:** Halfway  
**AMBULANCE DISTRICT.....:** Halfway

*WATER & SEWER INFORMATION*

**WATER**

**SEWER**



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

<b>METHOD.....:</b>	City	County
<b>SERVICE AREA.....:</b>	City	County
<b>PRIORITY.....:</b>	1-Existing Service	1-Existing Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Conococheague



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

## WASHINGTON COUNTY PLANNING COMMISSION APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

### APPLICANT

NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_  
(home) (work) (cell)

### PROPERTY OWNER

NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_  
(home) (work) (cell)

### CONSULTANT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

### DESCRIPTION OF PROPERTY

TAX ACCOUNT ID # (Required) \_\_\_\_\_

PARCEL REFERENCE: MAP \_\_\_\_\_ GRID \_\_\_\_\_ PARCEL \_\_\_\_\_

PROPOSED LOT ACREAGE \_\_\_\_\_ TOTAL SITE ACREAGE \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ ROAD FRONTAGE (FT) \_\_\_\_\_

LOCATION / ADDRESS

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EXISTING AND PROPOSED USE OF PROPERTY

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LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

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**SUBDIVISION MODIFICATION INFORMATION**

MODIFICATION TO SUBDIVISION ORDINANCE SECTION \_\_\_\_\_

MODIFICATION IS TO ALLOW

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STATEMENT OF JUSTIFICATION TO THE REQUESTED MODIFICATION (quantify modification – i.e. hardship resulting from irregular shape; safety hazard; topographic conditions; extraordinary hardship; other

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(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access rights-of-way or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

## Statement of Justification to the Requested Modification

The subject lot has a total lot depth of 140.00'. The dwelling being considered on this lot is the Cedar product (house type) as offered by the DRB Group. The DRB Group has a pending sales contract on this lot for the Cedar dwelling for a private owner. The Cedar dwelling is offered with multiple options such as a large front porch and a morning room. These options have been requested as desired house options by the purchaser. The addition of the large front porch and morning room to this dwelling results in the house extending into the rear 40' MBSL by approximately 7' resulting in this Ordinance Modification request. It should be noted that the Westfield project utilized the clustering concept and therefore is not permitted to utilize provisions under Section 23.3 Projections into Yards of the Washington County Zoning Ordinance. The rear of this lot is bordered by a 25.42 acres open space area, so no residential lots abut the rear of this proposed dwelling. The DRB currently owns the lots on the right and left of lot 227, lots 228 and 226. A dwelling is under construction on lot 226 and lot 228 is currently vacant but building permits have been applied for on lot 228.

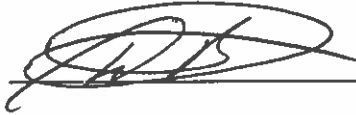
To the best of my knowledge, the information provided in this application and other material submitted is correct.



Applicant's Signature

5/20/24

Date



Property Owner's Signature

5/20/24

Date

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**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

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

**PROCEDURE FOR REQUESTS FOR A MODIFICATION TO THE  
STANDARDS OF THE SUBDIVISION ORDINANCE**

1. Modification request applications shall be filed with the Washington County Department of Planning & Zoning, Washington County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742, Phone: 240-313-2430, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday. Copies of the application forms can be picked up at this location or can be printed from the following: <https://www.washco-md.net/wp-content/uploads/planrev-AppSubdOrdMods.pdf>. A Filing fee of \$115.00 dollars should be submitted when no engineering / outside agency review is required. A filing fee of \$265.00 is required when multiple agency review is necessary, and can be paid by cash or check made payable to the Washington County Treasurer. Incomplete applications will not be accepted.

2. The Planning Commission meets on a monthly basis on the second floor of the County Administration Building, 100 West Washington Street, Room 2000, Hagerstown, Maryland. Meetings begin promptly at 7:00 p.m. The Planning Commission reserves the right to cancel and/or change the meeting dates and time as needed. Applications must be filed at least 25 days prior to the scheduled meeting of the Planning Commission.

3. Upon receipt of the modification application, the Planning & Zoning Staff will review for completeness and then set up an individual file for the application. Once review is complete, the assigned Planner will present the modification request to the Planning Commission at its regularly scheduled meeting. The Commission will take action the night of the meeting unless more information for review is requested. Staff would then schedule the modification request for a future Planning Commission meeting.

4. In requesting a modification from Subdivision Ordinance regulations, the Applicant and/or their Consultant should be prepared to tell the Planning Commission why the property is unique or the minimum terms of the Ordinance that cannot be complied with. A modification may only be granted by the Commission upon a showing of criteria of practical difficulty or undue hardship listed below (but not limited to):

(a) There are special circumstances or conditions affecting the property such that the strict application of the provisions of the Subdivision Ordinance would deprive the applicant of the reasonable use of their land.

(b) The hardship is not the result of the applicant's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.

(c) Granting the modification would be in harmony with the general purpose of the Ordinance and preserve its spirit.

(d) That the modification is to correct inequities resulting from a physical hardship such as topography.

(e) The granting of the modification will not be detrimental to the public health, safety and welfare or injurious to other property in the territory in which property is situated.



5. The Director of the Department of Planning & Zoning shall have the authority to consider administratively the following modifications from Subdivision Ordinance requirements:

(a) Where it is impractical to dedicate the full right-of-way required by Washington County Plan Review or State Highway Administration are satisfied with the acquired right-of-way.

(b) Where the existing structure, septic system, or other appurtenance is within the right-of-way to be dedicated and for which the relocation of same may create a future hardship.

(c) When the property access or driveway intersects with a State maintained road and the access permit issued by the State requires the property access or driveway to be located such that it fails to meet the Subdivision Ordinance spacing requirements. The Director can grant a modification from the County's Highway Plan spacing requirements up to 25% from the current spacing requirements if: a physical hardship or safety condition is identified; does not create a condition which allows for more lots than would be permitted if the modification was not granted; location must be approved by Planning & Zoning and/or State Highway; and have no negative impact on neighboring properties.

(d) Panhandle Length – based upon a physical hardship, no negative impact on neighboring properties; and the local fire department concurs with site.

(e) Public Road Frontage – Up to 25% from the current standard of 25 feet based upon a physical hardship, safety condition, existing condition where there is less than 25 foot of frontage identified. The driveway geometry associated with the new frontage/access configuration shall be approved by County Planning & Zoning and/or State Highway Administration. There is no negative impact on neighboring properties.

(f) The Director of the Department of Planning & Zoning shall have the ability to grant the creation of a lot without road frontage in those cases where the proposed subdivided lot(s) contain existing structures and an attempt is being made to comply with the Zoning Ordinance provision of one principle use on one zoning lot.

6. On the submitted Preliminary and Final Subdivision Plat, include modification reference number, description of modification request and approval, any conditions and the date request was granted by the Planning Commission. Submit modification approval letter with plat submittal.

7. Appeal by any person aggrieved from any action of the Planning Commission or the Director of the Department of Planning & Zoning shall be to the Board of Zoning Appeals pursuant to the provisions of Article 25 of the Washington County Zoning Ordinance. (Section 109 – Subdivision Ordinance). You may contact the Board of Appeals at the County Administrative Annex, 747 Northern Avenue, Hagerstown, Maryland 21742; Phone: 240-313-2430; <https://www.washco-md.net/planning-zoning/zoning-appeals/>.

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:

Applicant	Staff	
_____	_____	A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. <b>Please include this checklist.</b>
_____	_____	A filing fee of \$115.00 when no Engineering or outside agency review is required. A fee of \$265.00 is required when multiple agency reviews are required. Make check payable to: <b>Washington County Treasurer.</b> Include fee worksheet.
_____	_____	Twelve (12) sketch plans, drawn to scale, showing:
_____	_____	a. dimensions & shape of proposed lot with acreage;
_____	_____	b. size & location of existing and/or future structures;
_____	_____	c. existing/proposed roadways and associated access right of way or easements;
_____	_____	d. existing/proposed entrance/exit to property;
_____	_____	e. natural or topographic peculiarities of the lot in question.
_____	_____	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

EXISTING GRADING AND UTILITIES (WITHOUT BENEFIT OF AS-BUILT SURVEY DATA) SHOWN HEREON PER "GRADING & SEDIMENT CONTROL PLAN" SHEET 7 OF 22 OF WESTFIELDS SECTION 8 IMPROVEMENT PLANS PREPARED BY FOX & ASSOCIATES INC.

M.B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE.

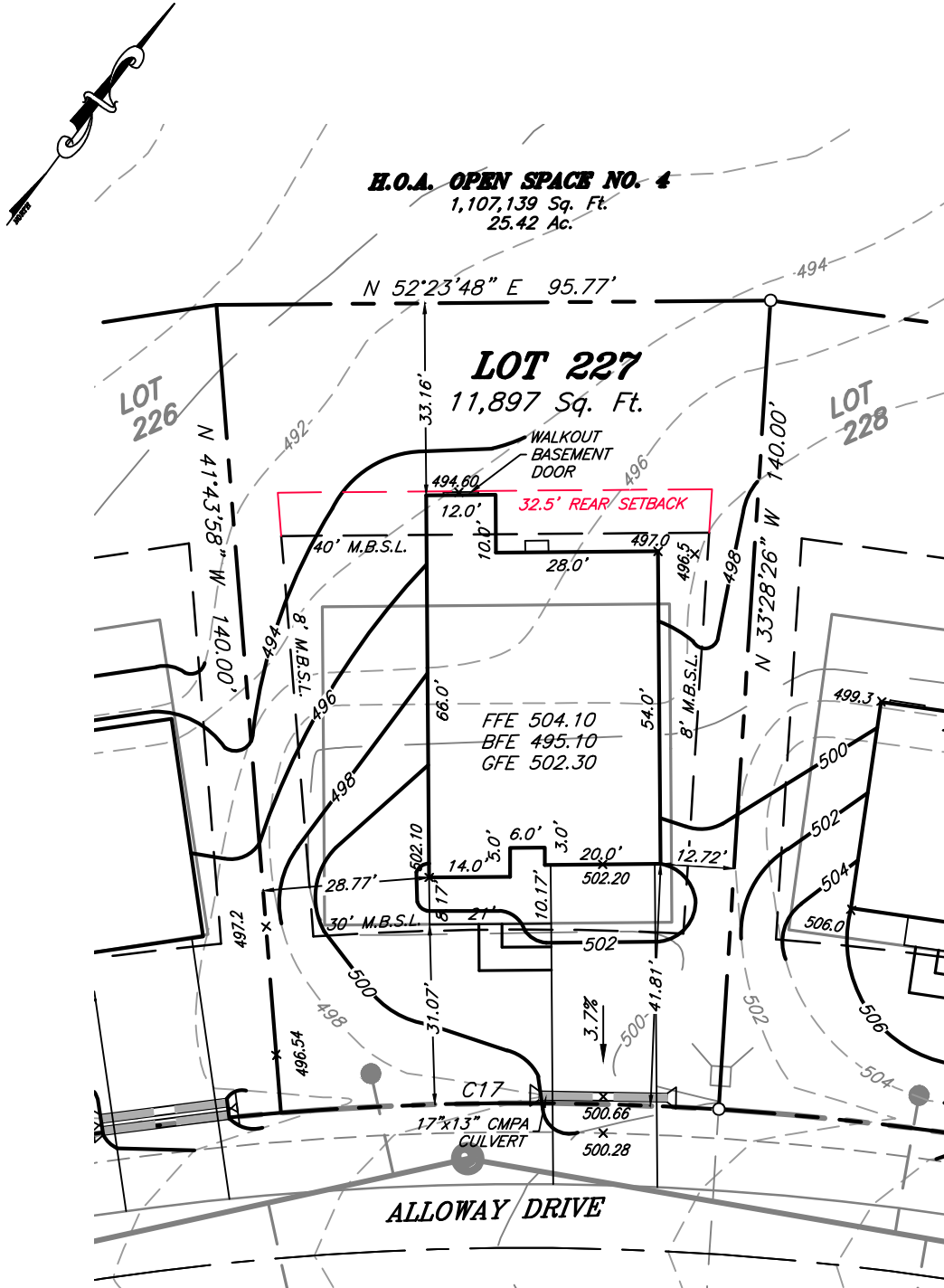
NOTE: PARCEL SHOWN HEREON BEING ALL OF LOT 227 AS SHOWN ON A FINAL PLAT OF WESTFIELDS, SECTION 7B AND RECORDED AT PLAT No. 11006-11008 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

NOTE: PARCEL SHOWN HEREON IS NOT WITHIN ANY 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 24043C0305D. EFFECTIVE DATE: AUGUST 15, 2017.

# LOT 227

CEDAR II, ELEV. 4, COOF CO#0  
 MORNING ROOM  
 WALKOUT BASEMENT  
 FIREPLACE 36" DV GAS  
 STONE W/ TABLE ELEV 4  
 FIN BASEMENT/BATH  
 HOUSE FOOTPRINT = 2,290 S.F.

DRIVEWAY 999.3 S.F.  
 LEADWALK 66.0 S.F.  
 SOD 5,769.3 S.F.  
 SEED 3,597.2 S.F.



**H.O.A. OPEN SPACE NO. 4**  
 1,107,139 Sq. Ft.  
 25.42 Ac.

**LOT 227**  
 11,897 Sq. Ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C17	525.00'	75.68'	75.61'	S 52°23'48" W	8°15'32"

**PLOT PLAN**  
**WESTFIELDS SECTION 7B**  
**LOT 227**

SITUATE AT 9408 ALLOWAY DRIVE  
 WASHINGTON COUNTY, MARYLAND

SHEET 1 OF 1  
 16-31238

DRAWN BY: WMH	DATE: 05.09.24
CHECKED BY: SCC	DATE: 05.09.24
SCALE: 1" = 30'	

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

981 MT. AETNA ROAD, HAGERSTOWN, MARYLAND 21740  
 PHONE: (301) 733-8503 FAX: (301) 733-1853

DISTRICT	10
TAX MAP No.	62
DWG. No.	A-25768

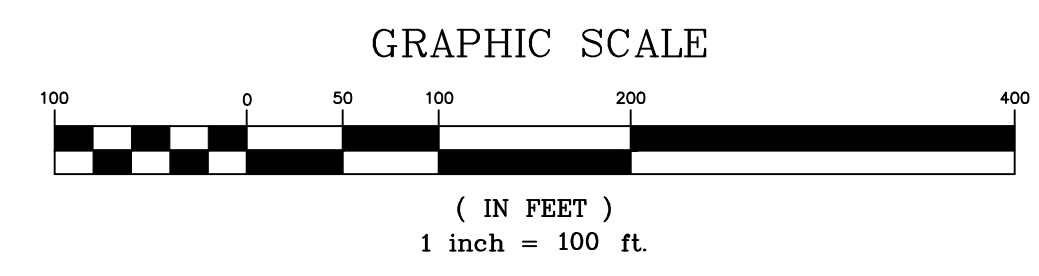
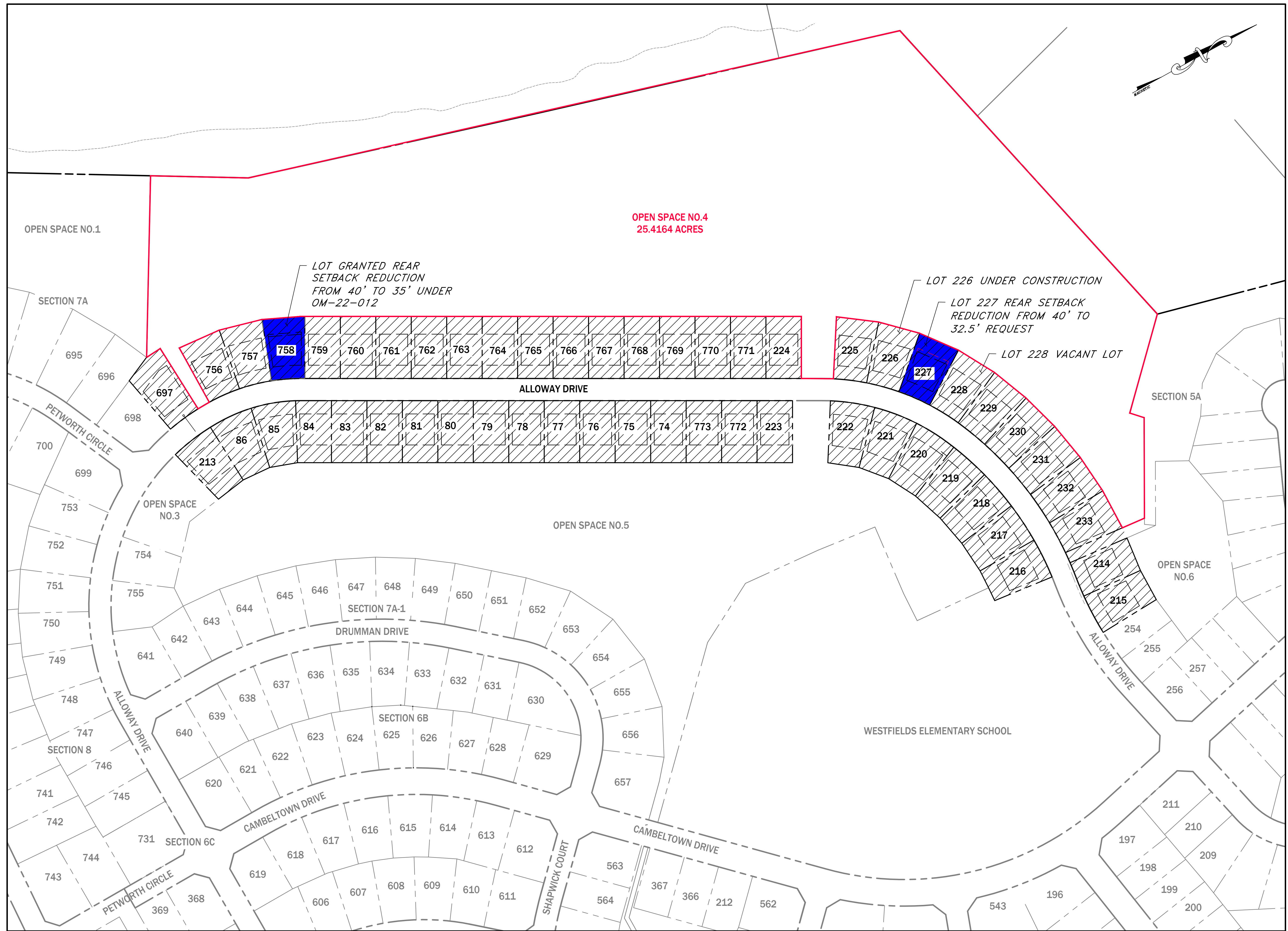
H:\109\0941556\Section 7\PP-WC-FV\RESITE LOT 227.dwg May 20, 2024 - 6:56am User: WHubbell

DATE	REVISION	DRAWN BY

**ORDINANCE MODIFICATION EXHIBIT**  
**WESTFIELDS**  
**SECTION 7B**  
SITUATE IN WESTFIELDS SUBDIVISION  
ELECTION DISTRICT 10  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROJECT NO. 16-31238  
DRAWING NO. D-9382  
DATE: MAY 2024  
DRAWN BY: WHH  
CHECKED BY: SCC



1/1/2018 (16:55) Section 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

EXISTING GRADING AND UTILITIES (WITHOUT BENEFIT OF AS-BUILT SURVEY DATA) SHOWN HEREON PER "GRADING & SEDIMENT CONTROL PLAN" SHEET 7 OF 22 OF WESTFIELDS SECTION 8 IMPROVEMENT PLANS PREPARED BY FOX & ASSOCIATES INC.

M.B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE.

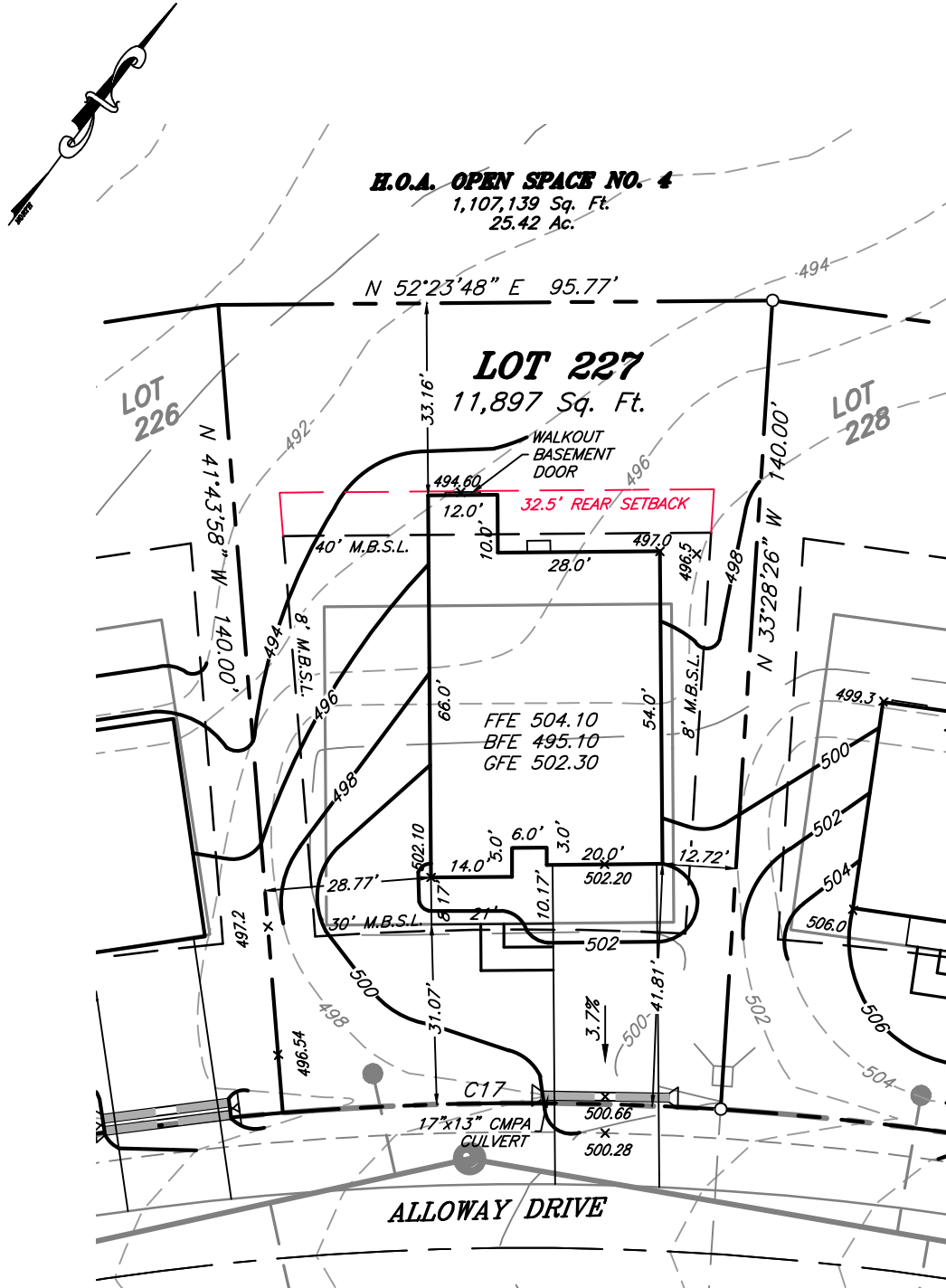
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# LOT 227

CEDAR II, ELEV. 4, COOF CO#0  
 MORNING ROOM  
 WALKOUT BASEMENT  
 FIREPLACE 36" DV GAS  
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C17	525.00'	75.68'	75.61'	S 52°23'48" W	8°15'32"

## PLOT PLAN WESTFIELDS SECTION 7B LOT 227

SITUATE AT 9408 ALLOWAY DRIVE  
 WASHINGTON COUNTY, MARYLAND

SHEET 1 OF 1  
 16-31238

DRAWN BY: WMH	DATE: 05.09.24
CHECKED BY: SCC	DATE: 05.09.24
SCALE: 1" = 30'	

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

981 MT. AETNA ROAD, HAGERSTOWN, MARYLAND 21740  
 PHONE: (301) 733-8503 FAX: (301) 733-1853

DISTRICT	10
TAX MAP No.	62
DWG. No.	A-25768

H:\109\0941556\Section 7\PP-WC-FV\RESITE LOT 227.dwg May 20, 2024 - 6:56am User: WHubbell



**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME**.....: Combined ESD Plan& Site Plan for BSE Stateline, LLC  
**NUMBER**.....: SP-24-012

**OWNER**.....: BSE STATELINE LLC  
**LOCATION**.....: 14700 CITICORP Drive  
Hagerstown, MD 21742

**DESCRIPTION**.....: Site modifications associated with Bowman Sales and Equipment moving into Building 3 of the former Citicorp Site. Work includes placement of new pavement, installation of sidewalks and ADA ramps, and removal of existing pavements adjacent to the former daycare site located on the east side of the former Citicorp Campus

**ZONING**.....: Highway Interchange Airport Overlay  
**COMP PLAN LU**.....: Industrial/Flex  
**PARCEL**.....: 13021937  
**PLANNING SECTOR**.....: 1  
**ELECTION DISTRICT**.....: 13

**TYPE**.....: Commercial  
**GROSS ACRES**.....: 59.56  
**DWELLING UNITS**.....:  
**TOTAL LOTS**.....: 1  
**DENSITY**.....: 0 Units Per Acre

**PLANNER**.....: Misty Wagner-Grillo  
**ENGINEER**.....: FOX & ASSOCIATES INC  
**RECEIVED**.....: March 14, 2024

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

**FLOOD ZONE**.....: No  
**WETLANDS**.....: None  
**WATERSHED**.....: Antietam Creek  
**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

SITE DESIGN		
<b>Impervious Area Plan</b>	<b>Impervious Maximum Allowed</b>	<b>Open Space Area Planned</b>
56.5	80	0
<b>Open Space Minimum Required</b>	<b>Residential Amenity Plans</b>	<b>Solid Waste Disposal Plans</b>
0		Private
<b>Materials Stored on Site</b>	<b>Buffer Design Meets Requirements</b>	<b>Landscaping Meets Requirements</b>
	Yes	Yes
<b>Lighting Plan Meets Requirements</b>	<b>Pedestrian Access is Adequate</b>	<b>Bus Stop is Within Walking Distance</b>
Yes		
<b>Loading Area Meets Requirements</b>		
		<b>Not Fast Track</b>
<b>Parking Spaces - Total Planned</b>	<b>Parking Spaces - Per Dwelling Unit</b>	
2180		
<b>Parking Spaces - Minimum Required</b>	<b>Recreational Parking Provided</b>	
52	No	

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
<b>SCHOOL DISTRICT</b>	Maugansville	Western Heights	North Hagerstown
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

PUBLIC FACILITIES INFORMATION	
<b>FIRE DISTRICT.....:</b>	Maugnasville
<b>AMBULANCE DISTRICT.....:</b>	Maugansville

	WATER & SEWER INFORMATION	
	WATER	SEWER
<b>METHOD.....:</b>	City	County Line - City Treatment
<b>SERVICE AREA.....:</b>	City	County Line - City Treatment
<b>PRIORITY.....:</b>	1-Existing Service	1-Existing Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Hagerstown (City)

GENERAL NOTES:

- 1. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCKS OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED, NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
2. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE COUNTY AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT OF WAY.
4. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS.
6. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
7. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
8. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY PERMITS & INSPECTIONS DEPARTMENT AT 240-313-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 301.797.6821 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
10. A COMPLETE SET OF APPROVED PLANS AND THE GRADING PERMIT ISSUED FOR CONSTRUCTION COVERED UNDER THIS PLAN MUST BE KEPT ON SITE BY THE PERMITEE AT ALL TIMES DURING THE CONSTRUCTION.
11. TOPOGRAPHY SHOWN ON THESE PLANS BY FIELD RUN AND AERIAL SURVEY DATED DECEMBER, 2023. SURVEYS ARE BASED ON COUNTY HORIZONTAL AND VERTICAL DATUM (NAVD 88 AND NAD 83).
12. THERE ARE NO FLOODPLAINS, WETLANDS, STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
13. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SUBJECT PROJECT AREA AS SHOWN ON FEMA PANEL No. 24043C01300 DATED 08.05.2017.
14. NO ADDITIONAL SITE SIGNAGE IS PROPOSED BY THIS PLAN.
15. NO ADDITIONAL POLE MOUNTED LIGHTING IS PROPOSED. BUILDING MOUNTED LIGHTING PROPOSED ON BUILDING #3.
16. ACCESSIBLE PARKING SHALL BE IN CONFORMANCE WITH THE MARYLAND ACCESSIBILITY CODE, COMAR 05.02.02 AND THE AMERICANS WITH DISABILITIES ACT.
17. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
18. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT OF WAY.
19. WATERSHED BOUNDARY IMPACTING THIS SITE IS LESS THAN 400 ACRES.
20. ROADS SERVING THE PROJECT AREA ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
21. FOREST CONSERVATION MITIGATION FOR THIS PROJECT WILL BE MET BY THE EXPRESS PROCEDURE PIL OPTION IN THE AMOUNT OF \$1,306.80.

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 CAN PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDRC) 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 DIVISION OF CONSTRUCTION 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 BUILDING OR APURTENANCES, 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 PLAT OF SUBDIVISION.

SWM/ESD NARRATIVE

THE FORMER CITICORP SITE WAS PURCHASED BY BSE STATELINE, LLC IN JUNE OF 2023. THE FORMER CITICORP SITE IS CURRENTLY UNOCCUPIED. THE CITICORP SITE CONTAINS FOUR (4) BUILDINGS TO INCLUDE THREE (3) OFFICE BUILDINGS AND A FREE-STANDING BUILDING ON THE SOUTHEAST CORNER OF THE SITE THAT IN THE PAST HAS BEEN USED AS A DAYCARE. THE WORK PROPOSED BY THIS SITE PLAN IS ASSOCIATED WITH BOWMAN SALES AND EQUIPMENT MOVING THEIR OPERATION INTO BUILDING #3, THE REMAINING BUILDINGS, BUILDING #1, BUILDING #2, AND THE DAYCARE BUILDING ARE NOT PROPOSED TO BE OCCUPIED AS A PART OF THIS SITE PLAN SUBMITAL.

BOWMAN SALES AND EQUIPMENT IS A BUSINESS THAT OFFERS SERVICES SUCH AS ROLL-BACK CONTAINER RENTALS, SEA CONTAINER RENTALS, AND TRAILER RENTALS. BOWMAN SALES & EQUIPMENT ALSO PERFORMS THEIR OWN TRAILER MAINTENANCE. THE MAINTENANCE OF TRAILERS WILL REQUIRE THE INSTALLATION OF DRIVE-IN DOORS INTO BUILDING #3 ON THE SOUTH SIDE OF BUILDING #3, THE CONSTRUCTION OF PAVEMENT TO ALLOW FOR VEHICLE ACCESS TO BUILDING #3, AND THE INSTALLATION OF AN EGRESS MAN DOOR ON THE NORTH SIDE OF BUILDING #3 FOR EMERGENCY EGRESS PURPOSES.

THE REQUIREMENTS OF THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE SHALL BE MET THROUGH PRACTICES AS PERMITTED UNDER SECTION 3.3 REDEVELOPMENT OF THE CITED ORDINANCE, SPECIFICALLY 3.3.1.A. THIS PRACTICE IS TO REDUCE THE IMPERVIOUS AREA WITHIN THE LIMIT OF DISTURBANCE (LOD) BY AT LEAST 50 PERCENT. THE PROJECT HAS THREE (3) SEPARATE LIMITS OF DISTURBED AREA (LOD). TWO (2) OF THE THREE (3) DISTURBED AREAS ARE ASSOCIATED WITH SITE IMPROVEMENTS TO FACILITATE THE INSTALLATION OF BOWMAN SALES & EQUIPMENT INTO A PORTION OF BUILDING 3 AT THE CITICORP SITE. THE DISTURBED AREA ON THE NORTH SIDE OF THE BUILDING CONTAINS AN LOD OF 5,102 SF. THIS LOD IS REQUIRED TO INSTALL AN EMERGENCY EGRESS FROM THE BUILDING. THE EXISTING LAND USE WITHIN THIS LOD IS GREEN SPACE OR LAWN AREA AND CONTAINS NO IMPERVIOUS SURFACE CURRENTLY. THE WORK PROPOSED IS TO FACILITATE THE EMERGENCY EGRESS FROM THE BUILDING CONSISTS OF GRADING AND INSTALLATION OF AN ADA COMPLIANT SIDEWALK AND RAMP FROM A PROPOSED EGRESS DOOR FROM BUILDING 3 TO THE EXISTING SIDEWALK THAT FORMERLY SERVED THE CITICORP BUILDING. THE IMPERVIOUS SURFACE PROPOSED IN THIS 5,102 SF LOD IS 583 SF.

THE SECOND LOD WHERE IMPROVEMENTS ARE PROPOSED IS ON THE SOUTH SIDE OF BUILDING 3 AND THIS LOD CONTAINS 25,888 SF OF THE EXISTING IMPERVIOUS SURFACE. PROPOSED WITHIN THIS LOD ARE REMOVAL OF EXISTING GREEN OR LAWN AREAS AND INSTALLATION OF HOT MIXED ASPHALT PAVEMENT TO ALLOW FOR DRIVE-IN DOOR ACCESS TO BUILDING 3. THE IMPERVIOUS SURFACE WITHIN THIS 25,888 SF LOD IS 23,274 SF.

THE FORMER CITICORP SITE IS CURRENTLY 58.2% IMPERVIOUS, WHICH INCLUDES THE BUILDINGS, ROADWAYS, DRIVE AISLES, PARKING FIELDS, AND SIDEWALKS. ALL THE IMPERVIOUS SURFACES FROM THE FORMER CITICORP SITE FLOWS TO A COUNTY-OWNED SWM FACILITY LOCATED TO THE SOUTHWEST OF THE BSE STATELINE, LLC PROPERTY. THE IMPERVIOUS SURFACE PROPOSED BY THE IMPROVEMENTS TO OCCUR IN THE TWO (2) AREAS DISCUSSED ABOVE TOTALS 23,857 SF OF NEW IMPERVIOUS SURFACE. THE EAST SIDE OF THE FORMER CITICORP SITE INCLUDES A LARGE PARKING FIELD ADJACENT TO THE FORMER DAYCARE SITE. THE CURRENT PROJECT PROPOSES THE REMOVAL OF THIS PARKING FIELD AND RESTORATION OF THE AREA BEING A GREEN OR LAWN AREA. THE IMPERVIOUS SURFACE TO BE REMOVED IN THIS AREA IS 65,435 SF. THIS PROPOSED WORK FULFILLS THE REQUIREMENTS SECTION 3.3.1.A OF THE WASHINGTON COUNTY STORMWATER MANAGEMENT, GRADING, SOIL EROSION AND SEDIMENT CONTROL ORDINANCE WHEREAS THE IMPERVIOUS SURFACE PROPOSED BY THE SITE IMPROVEMENTS ARE 23,857 SF AND THE IMPERVIOUS SURFACE BEING REMOVED FROM THE SITE AND RESTORED AS A PERVIOUS SURFACE IS 65,435 SF WHICH IS ABOUT 2.74 TIMES THE IMPERVIOUS SURFACE PROPOSED.

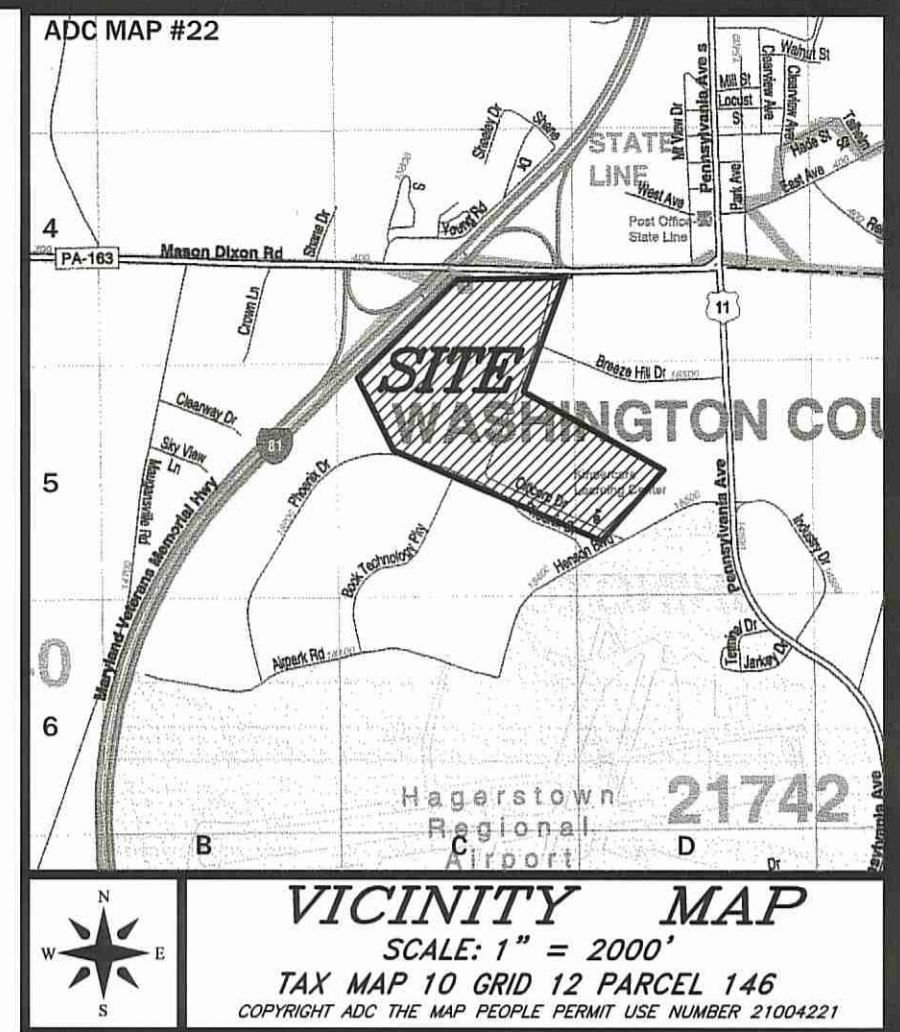
SENSITIVE AREA NOTE

THERE ARE NO FLOODPLAINS IMPACTING THIS SITE AS SHOWN ON COMMUNITY PANEL NUMBER 24043 C 0330 D WITH AN EFFECTIVE DATE OF AUGUST 15, 2017. NO STEEP SLOPES, STREAMS AND RELATED BUFFERS, OR HABITAT OF THREATENED OR ENDANGERED SPECIES WITHIN THE DISTURBED AREA IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 307 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.

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 BY THE LANDOWNERS OR OPERATORS OF THE UTILITIES 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.

COMBINED ESD PLAN & SITE PLAN FOR BSE STATELINE, LLC FORMERLY CITICORP SITE SITE MODIFICATIONS CITICORP DRIVE WASHINGTON COUNTY, MARYLAND TAX MAP 10 PARCEL 146 ELECTION DISTRICT 13



PROJECT PURPOSE

THE FORMER CITICORP SITE WAS PURCHASED BY BSE STATELINE, LLC IN JUNE OF 2023. THE FORMER CITICORP SITE IS CURRENTLY UNOCCUPIED. THE CITICORP SITE CONTAINS FOUR (4) BUILDINGS TO INCLUDE THREE (3) OFFICE BUILDINGS AND A FREE-STANDING BUILDING ON THE SOUTHEAST CORNER OF THE SITE THAT IN THE PAST HAS BEEN USED AS A DAYCARE. THE WORK PROPOSED BY THIS SITE PLAN IS ASSOCIATED WITH BOWMAN SALES AND EQUIPMENT MOVING THEIR OPERATION INTO BUILDING #3, THE REMAINING BUILDINGS, BUILDING #1, BUILDING #2, AND THE DAYCARE BUILDING ARE NOT PROPOSED TO BE OCCUPIED AS A PART OF THIS SITE PLAN SUBMITAL. BOWMAN SALES AND EQUIPMENT IS A BUSINESS THAT OFFERS SERVICES SUCH AS ROLL-BACK CONTAINER RENTALS, SEA CONTAINER RENTALS, AND TRAILER RENTALS. BOWMAN SALES & EQUIPMENT ALSO PERFORMS THEIR OWN TRAILER MAINTENANCE. THE MAINTENANCE OF TRAILERS WILL REQUIRE THE INSTALLATION OF DRIVE-IN DOORS INTO BUILDING #3 ON THE SOUTH SIDE OF BUILDING #3, THE CONSTRUCTION OF PAVEMENT TO ALLOW FOR VEHICLE ACCESS TO BUILDING #3, AND THE INSTALLATION OF AN EGRESS MAN DOOR ON THE NORTH SIDE OF BUILDING #3 FOR EMERGENCY EGRESS PURPOSES.



DISTURBED AREA QUANTITIES THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.6 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 2891 C.Y. OF EXCAVATION AND 810 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 Poffenberger LICENSE No. 27053 EXPIRATION DATE 01/26/2026 NAME

ENGINEER/ARCHITECT DESIGN CERTIFICATION I HEREBY CERTIFY THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. DATE: May 06, 2024 REG. NO. 27053 SIGNATURE: [Signature]

OWNER/DEVELOPER CERTIFICATION - DPW I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3). DATE: 5/8/24 PRINTED NAME: TODD BOWMAN SIGNATURE: [Signature]

OWNER/DEVELOPER CERTIFICATION - SCD I/WE CERTIFY ALL/PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT-APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT. DATE: 5/8/24 PRINTED NAME: TODD BOWMAN SIGNATURE: [Signature]

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

WASHINGTON COUNTY DIVISION OF ENGINEERING

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

INDEX OF SHEETS

- 01 COVER SHEET
02 EXISTING CONDITIONS PLAN
03 OVERALL SITE PLAN
04 ENLARGED PLAN VIEW
05 ENLARGED PLAN VIEW
06 SITE NOTES & DETAILS
07 SESC NOTES & DETAILS

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

AGENCY & UTILITY CONTACTS

Table with 3 columns: Agency/Utility Name, Contact Name, Phone Number. Includes Washington County Division of Engineering, Potomac Edison, Wash. Co. Soil Conservation District, Antietam Broadband, Verizon, Columbia Gas, Washington County Department of Water Quality, Hagerstown Water Department.

OWNER/DEVELOPER

BSE STATELINE, LLC 10228 GOVERNOR LANE BLDV SUITE 3004 WILLIAMSPORT, MD 21795 ATTN: JEFF TEDRICK

05.06.2024 REVISED PER AGENCY COMMENTS
03.20.2024 REVISED PER OWNER COMMENT
03.15.2024 REVISED PER OWNER COMMENT

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





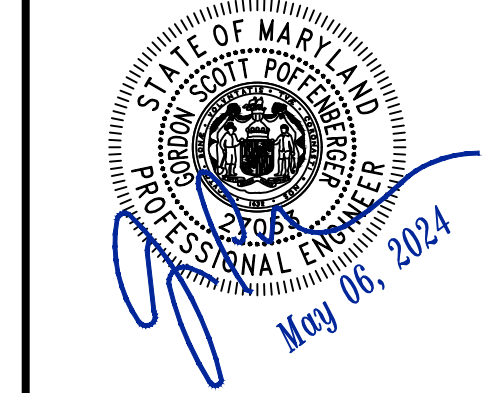
**FOX & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS HILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853  
www.foxassoc.com  
Email: foxassoc@foxassoc.com

05/06/24	DATE	REVISION
03/20/24	DATE	REVISED PER AGENCY COMMENTS
03/15/24	DATE	REVISED PER OWNER COMMENT
MMH	DRAWN BY	
MMH		
MMH		

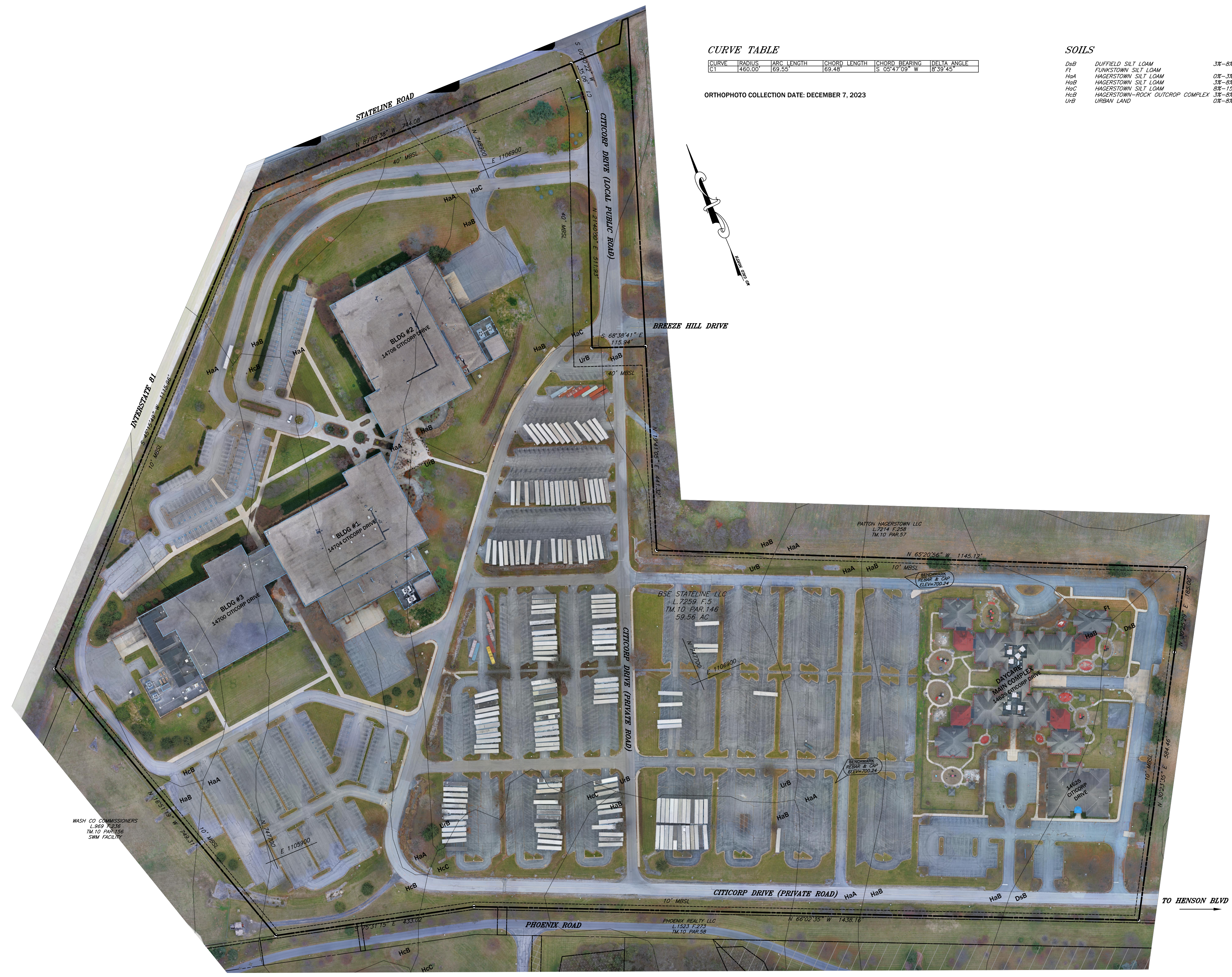
**EXISTING CONDITIONS**  
**BSE STATELINE, LLC**  
**SITE MODIFICATIONS**  
SITUATE OFF CITICORP DRIVE  
HAGERSTOWN, MD 21742  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'



LICENSE NO.: 27053 EXP. DATE: 1/25/26  
PROJECT NO. 23-32040  
DRAWING NO. D-9313  
DATE: JANUARY 2024  
DRAWN BY: WMH/DCM  
CHECKED BY: SCC

SHEET 2 OF 7



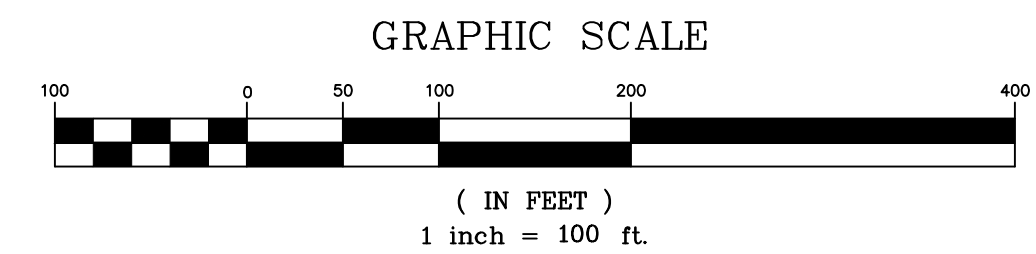
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	460.00'	69.55'	69.48'	S 05°47'09" W	8°39'45"

ORTHOPHOTO COLLECTION DATE: DECEMBER 7, 2023

**SOILS**

DaB	DUFFIELD SILT LOAM	3%-8% SLOPES
Ft	FUNKSTOWN SILT LOAM	3%-8% SLOPES
HaA	HAGERSTOWN SILT LOAM	0%-3% SLOPES
HaB	HAGERSTOWN SILT LOAM	3%-8% SLOPES
HaC	HAGERSTOWN SILT LOAM	8%-15% SLOPES
HcB	HAGERSTOWN-ROCK OUTCROP COMPLEX	3%-8% SLOPES
UrB	URBAN LAND	0%-8% SLOPES



1/21/24 10:52 AM 2024 Fox & Associates, Inc. 100% Engineering/Design/Construction May 06, 2024 10:52 AM 1/25/26

REVISION	DATE
REVISED PER AGENCY COMMENTS	05.06.24
REVISED PER OWNER COMMENT	03.20.24
REVISED PER OWNER COMMENT	03.15.24
DRAWN BY	DATE
WMH	
WMH	
WMH	

**OVERALL IMPROVEMENTS PLAN**  
**BSE STATELINE, LLC**  
**SITE MODIFICATIONS**  
SITUATE OFF CITICORP DRIVE  
HAGERSTOWN, MD 21742  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'



LICENSE NO.: 27053 EXP. DATE: 1/25/26  
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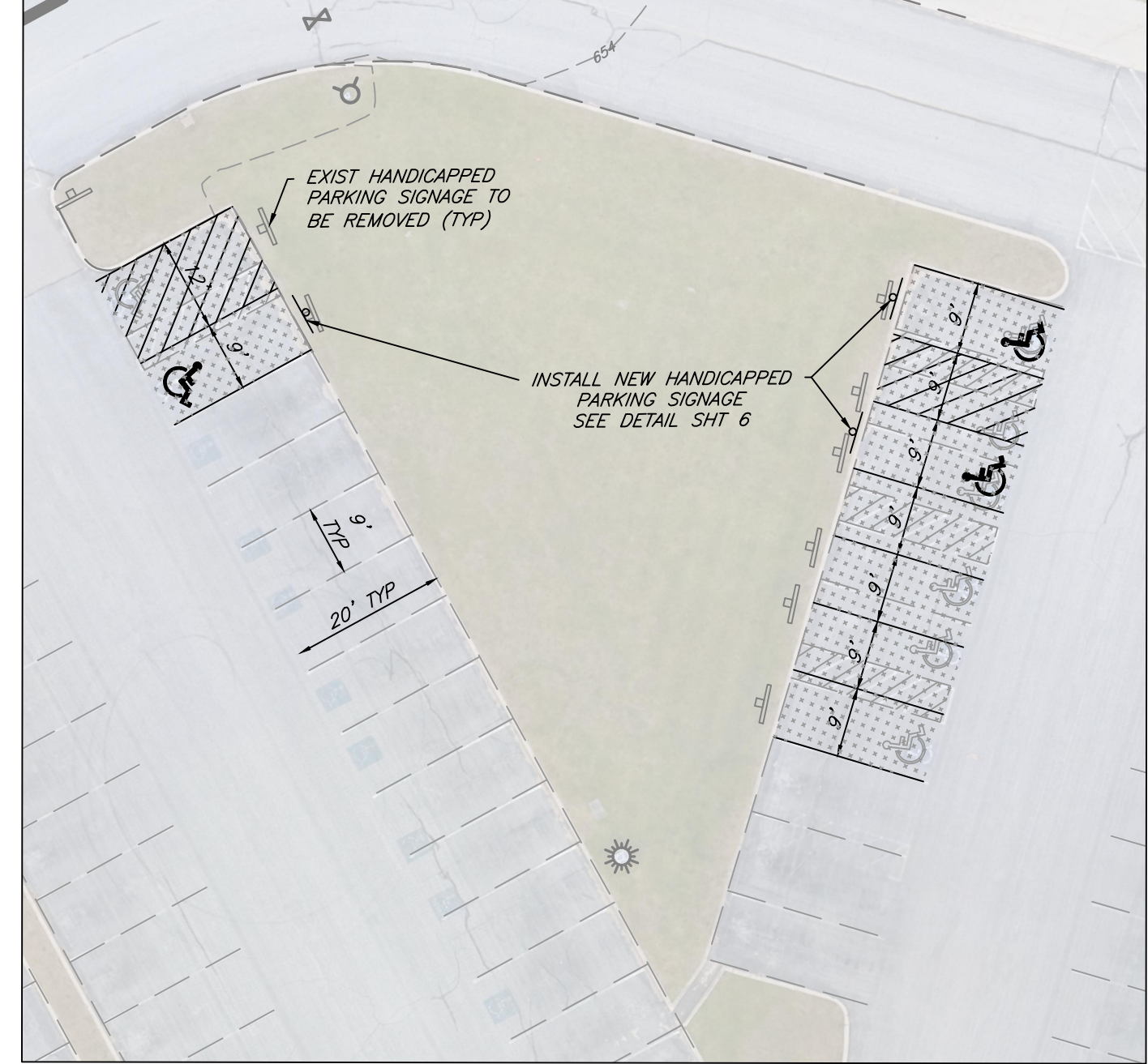
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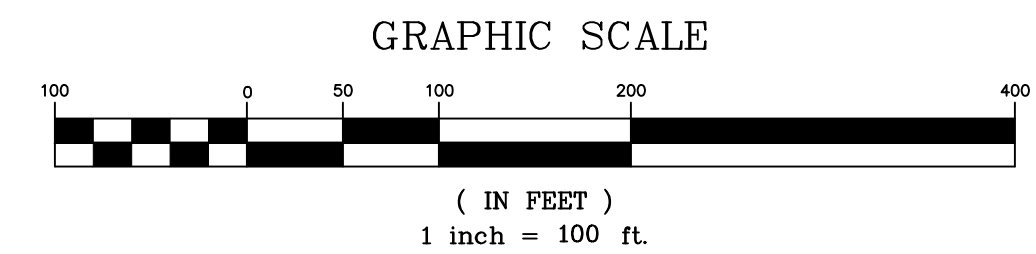
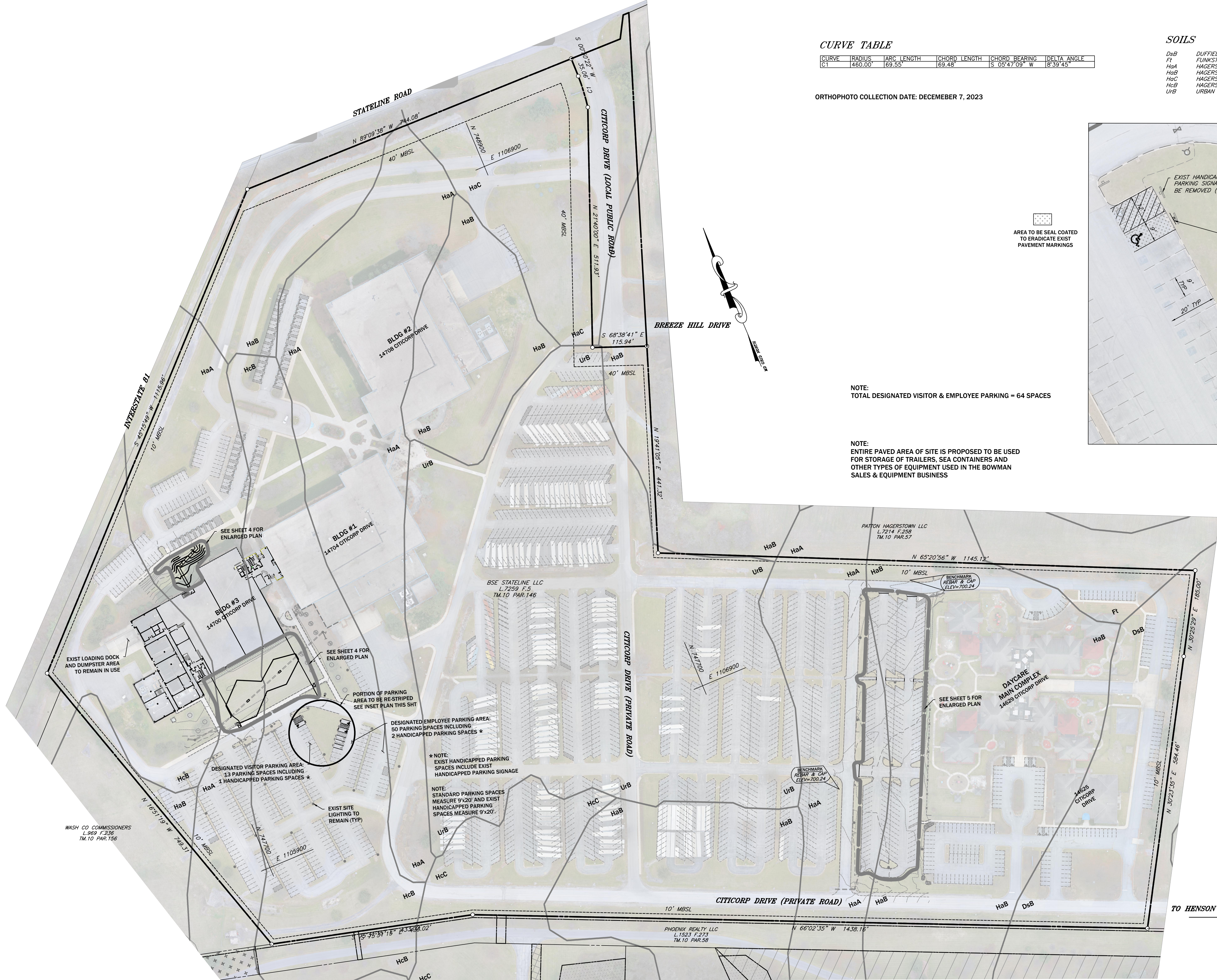


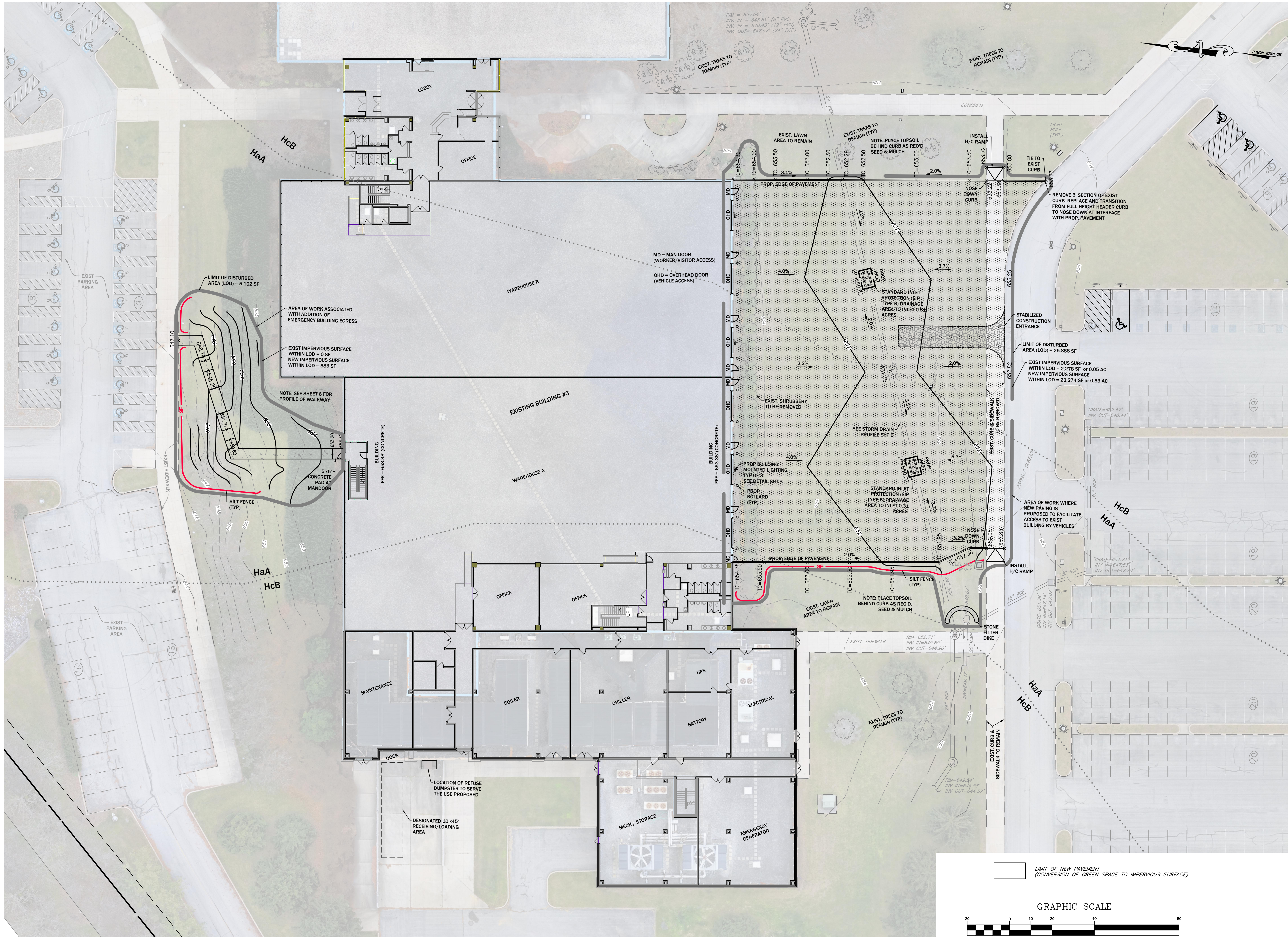
INSET MAP  
SCALE: 1"=20'

AREA TO BE SEAL COATED TO ERADICATE EXIST PAVEMENT MARKINGS

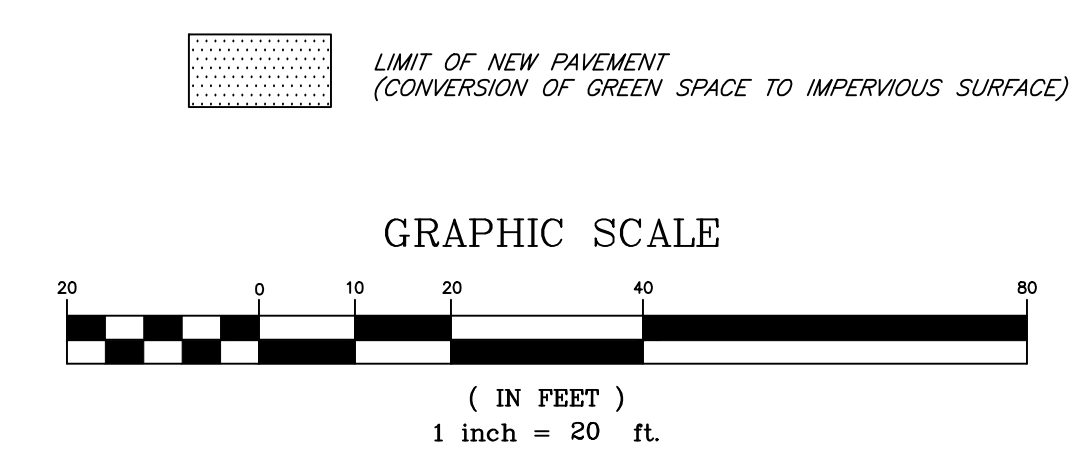
NOTE:  
TOTAL DESIGNATED VISITOR & EMPLOYEE PARKING = 64 SPACES

NOTE:  
ENTIRE PAVED AREA OF SITE IS PROPOSED TO BE USED FOR STORAGE OF TRAILERS, SEA CONTAINERS AND OTHER TYPES OF EQUIPMENT USED IN THE BOWMAN SALES & EQUIPMENT BUSINESS





P:\2024\100242024\_2024\_100242024.dwg (2/23/24) 10:00 AM 10/23/24 10:00 AM 10/23/24 10:00 AM  
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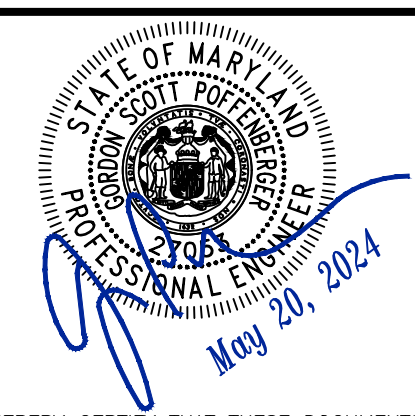
ORTHOPHOTO COLLECTION DATE: DECEMBER 7, 2023

SP-24-012

DATE	REVISION	DRAWN BY
05.20.24	REVISED SITE LIGHTING	WMH
05.17.24	REVISED TO ADD SITE LIGHTING	WMH
05.06.24	REVISED PER AGENCY COMMENTS	WMH
03.20.24	REVISED PER OWNER COMMENT	WMH
03.15.24	REVISED PER OWNER COMMENT	WMH

**ENLARGED PLAN VIEW  
BSE STATELINE, LLC  
SITE MODIFICATIONS**  
SITUATE OFF CITICORP DRIVE  
HAGERSTOWN, MD 21742  
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=20'



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

LICENSE No.: 27053 EXP. DATE: 1/25/26  
PROJECT NO. 23-32040  
DRAWING NO. D-9313  
DATE: JANUARY 2024  
DRAWN BY: WMH/DCM  
CHECKED BY: SCC



REVISION	DATE	DESCRIPTION
05.06.24	WMH	REVISED PER AGENCY COMMENTS
03.20.24	WMH	REVISED PER OWNER COMMENT
03.15.24	WMH	REVISED PER OWNER COMMENT

**ENLARGED PLAN VIEW**  
**BSE STATELINE, LLC**  
**SITE MODIFICATIONS**  
SITUATE OFF CITICORP DRIVE  
HAGERSTOWN, MD 21742  
WASHINGTON COUNTY, MARYLAND

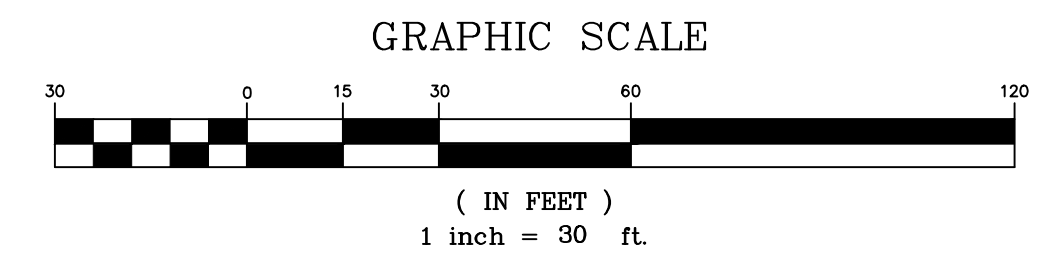
SCALE: 1"=30'



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.	23-32040
DRAWING NO.	D-9313
DATE:	JANUARY 2024
DRAWN BY:	WMH/DCM
CHECKED BY:	SCC

ORTHOPHOTO COLLECTION DATE: DECEMBER 7, 2023



### SITE ANALYSIS

PROPERTY MAP: 10  
GRID: 16  
PARCEL: 146  
DEED: 7259/0005  
TOTAL SITE AREA = 59.56 AC

ELECTION DISTRICT: 13  
ZONING: HI (HIGHWAY INTERCHANGE DISTRICT)

BUILDING RESTRICTION LINES:  
FRONT: 40'  
SIDE: 10'  
REAR: 10'

MIN. LOT AREA: NONE LISTED  
MIN. LOT WIDTH: NONE LISTED

FUNCTIONAL DESCRIPTION (INTENDED USE): BOWMAN SALES AND EQUIPMENT IS THE PROPOSED USER IN BUILDING #3. BOWMAN SALES AND EQUIPMENT OFFERS SUCH SERVICES AS ROLL-BACK CONTAINER RENTALS, SEA CONTAINER RENTALS, AND TRAILER RENTALS. BOWMAN SALES & EQUIPMENT ALSO PERFORM THEIR OWN TRAILER MAINTENANCE. A PORTION OF THE SITE WILL BE UTILIZED FOR IDLE EQUIPMENT STORAGE. STORING A PRINCIPAL PERMITTED USE IN THE B6-BUSINESS GENERAL DISTRICT THE BOWMAN SALES AND EQUIPMENT USE FALLS UNDER THE PRINCIPAL PERMITTED USE AS DEFINED IN THE BUSINESS GENERAL DISTRICT AS "SALES AND SERVICE ESTABLISHMENTS FOR AUTOMOBILES, TRUCKS, RECREATIONAL TRAVEL VEHICLES".

EXCISE TAX USE DESIGNATION: NON-RESIDENTIAL-RETAIL CONSTRUCTION  
SIZE OF EXISTING BUILDING: 441,290 SF (REPORTED BY SDAT RECORDS)  
SIZE OF PROPOSED BUILDING ADDITIONS: 0 SF. NO EXPANSION OF BUILDING IS PROPOSED BY THIS PLAN  
SQUARE FOOTAGE OF NEW CONSTRUCTION SUBJECT TO EXCISE TAX: 0 SF NO EXPANSION OF BUILDING FOOTPRINT IS PROPOSED.

PURPOSE OF PLAN - SITE PLAN FOR THE BOWMAN SALES AND EQUIPMENT BUSINESS TO OCCUPY BUILDING #3 ON THE CITICORP CAMPUS. THE REMAINING BUILDINGS #1 AND #2 ARE CURRENTLY VACANT.

EXISTING BUILDING HEIGHT-33' +/-

TOTAL PARKING REQUIRED BASED ON AUTO SERVICE IN 22.12(b): 52 SPACES. BASED ON 6 SERVICE BAYS X 2 SPACES PER BAY = 12 SPACES PLUS 40 EMPLOYEES X 1 SPACE PER EMPLOYEE. TOTAL AUTO SERVICE SPACES REQUIRED 52 SPACES.

TOTAL PARKING PROVIDED: 2,180 SPACES ON SITE INCLUDING 90 HANDICAPPED SPACES. THE REPORTED NUMBER INCLUDES THE REMOVAL OF PARKING AREAS PROPOSED BY THIS SITE PLAN.  
EXISTING IMPERVIOUS SURFACE WITHIN PARCEL AREA: 1,510,868 SF OR 34.68 +/- ACRES  
EXISTING IMPERVIOUS SURFACE COVERAGE AS A PERCENT OF PARCEL AREA: 58.2%  
PROPOSED IMPERVIOUS SURFACE WITHIN PARCEL AREA: 1,467,220 SF OR 33.68 +/- ACRES  
PROPOSED IMPERVIOUS SURFACE COVERAGE AS A PERCENT OF PARCEL AREA: 56.5%  
AREA OF EXISTING PARKING LOT IMPERVIOUS SURFACE: 971,003 SF  
AREA OF PROPOSED PARKING LOT IMPERVIOUS SURFACE: 905,658 SF  
AREA OF EXISTING BUILDING IMPERVIOUS SURFACE: 441,290 SF  
AREA OF PARKING LOT LANDSCAPING: 265,213 SF OR 29.28% OF PROPOSED PARKING AREA

SOLID WASTE DISPOSAL - DUMPSTER - PRIVATE CONTRACTOR DUMPSTER LOCATED ON SUBJECT SITE.

PUBLIC PROVIDED BY THE CITY OF HAGERSTOWN

PUBLIC PROVIDED BY THE WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY.

SEWER USAGE: 480 GPD (BASED ON 80% OF WATER USAGE)

FREIGHT AND DELIVERY REQUIREMENTS: 8 PER DAY

#### WATER ALLOCATION INFORMATION

CURRENT SITE WATER ALLOCATION: 80,288 GPD (AS REPORTED BY THE CITY OF HAGERSTOWN)

CURRENT USAGE REPORTED BY THE CITY OF HAGERSTOWN WATER DEPARTMENT: 0 GPD BASED ON 2023 ANNUAL WATER USAGE AS PROVIDED BY THE CITY OF HAGERSTOWN WATER DEPARTMENT. NOTE THE SITE IS CURRENTLY UNOCCUPIED.

PROPOSED WATER USAGE ANTICIPATED UPON BOWMAN SALES AND EQUIPMENT MOVING INTO THE BUILDING 600 GPD WHICH IS BASED ON 40 EMPLOYEES AND A WATER FLOW PROJECTION OF 15GPD/EMPLOYEE. THIS 600 GPD FLOW PROJECTION IS FOR THE INITIAL REDEVELOPMENT OF THIS SITE. IT IS EXPECTED THAT AT FULL REDEVELOPMENT THAT THE CURRENT ALLOCATION FOR THE SITE OF 80,288 GPD WILL BE UTILIZED.

ADDITIONAL ALLOCATION REQUESTED: 0 GPD

#### SEWER ALLOCATION INFORMATION

CURRENT SITE SEWER ALLOCATION: 118 EDUS (23,600 GPD) (AS REPORTED BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY)

CURRENT SITE SEWER USE: 10 EDUS (2,000 GPD BASED ON 2022 ANNUAL WATER USAGE)

PROPOSED SEWER USAGE ANTICIPATED UPON BOWMAN SALES AND EQUIPMENT MOVING INTO THE BUILDING 480 GPD WHICH IS BASED ON 80% OF THE ANTICIPATED WATER USAGE.

EXISTING ALLOCATIONS: 118 EDUS

EXISTING USAGE: 10 EDUS

PROPOSED TOTAL USAGE UPON BOWMAN SALES AND EQUIPMENT MOVING INTO THE BUILDING: 3 EDUS

ADDITIONAL ALLOCATION REQUESTED: 0 EDUS

#### BOWMAN SALES AND EQUIPMENT EMPLOYEE SUMMARY

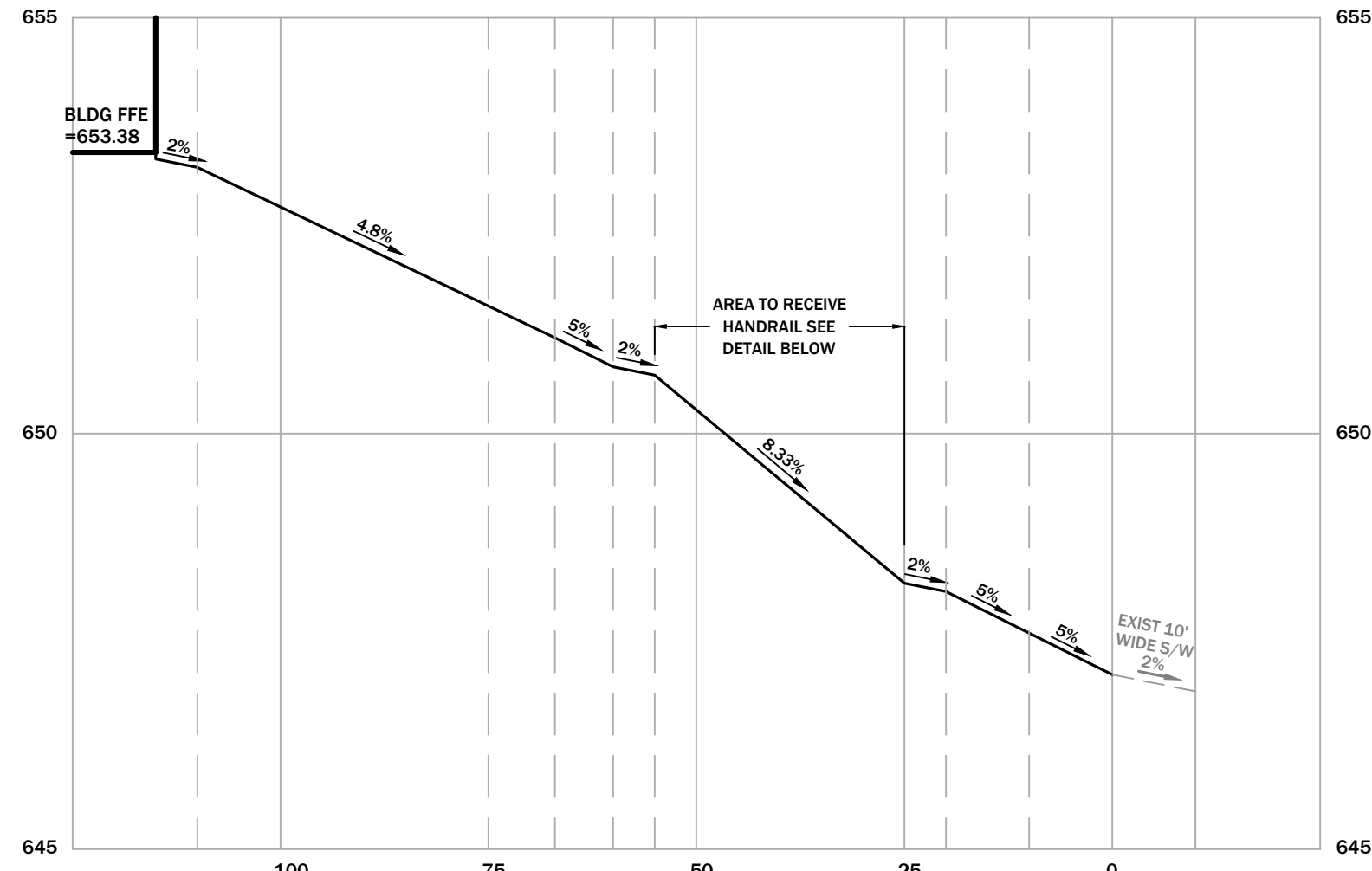
TOTAL SITE EMPLOYEES: 40 EMPLOYEES

HOURS OF OPERATION SUMMARY:  
MONDAY THROUGH FRIDAY: 6:00 AM TO 6:00 PM  
SATURDAY: 6:00 AM TO 6:00 PM

### Forest Conservation Worksheet 2.2

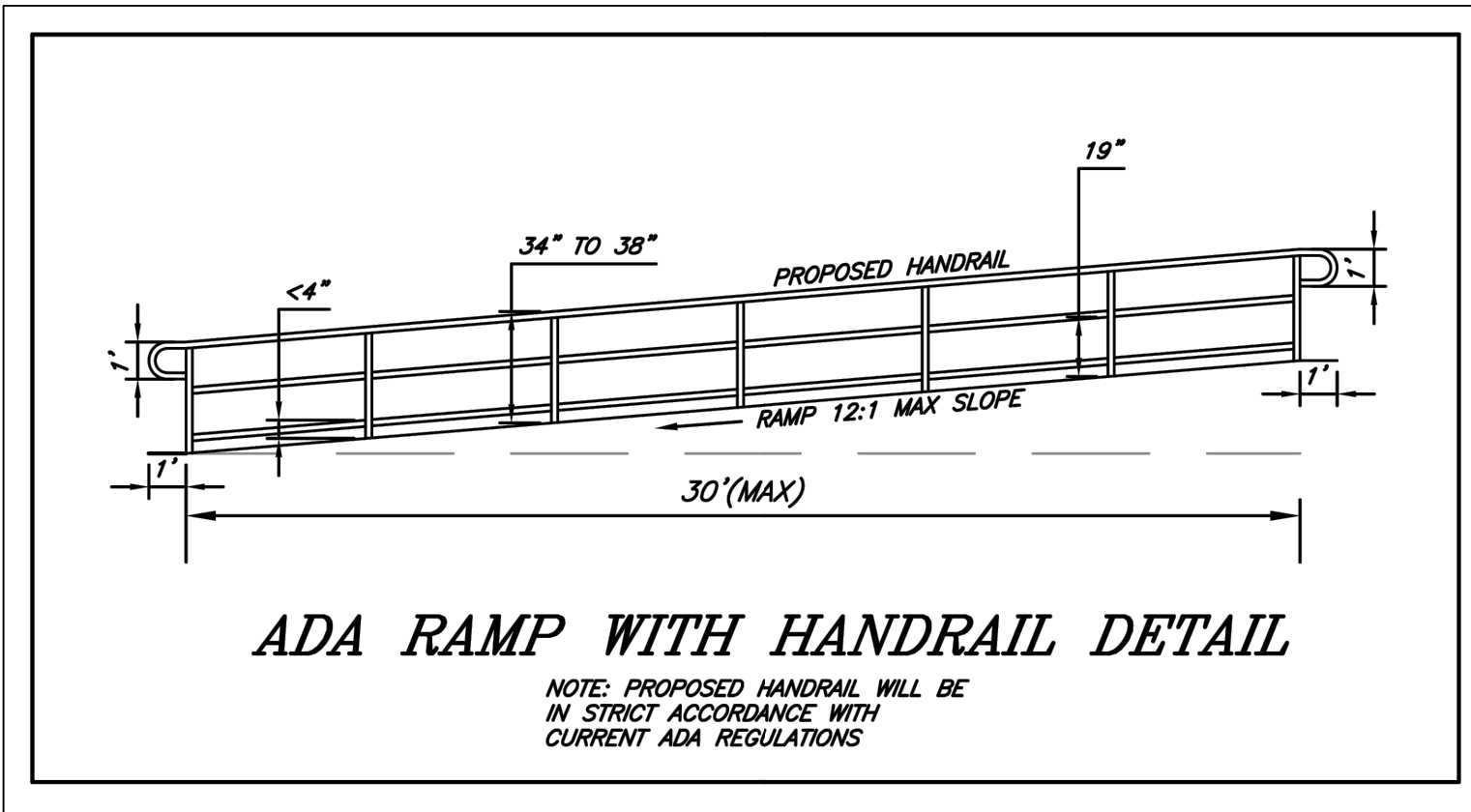
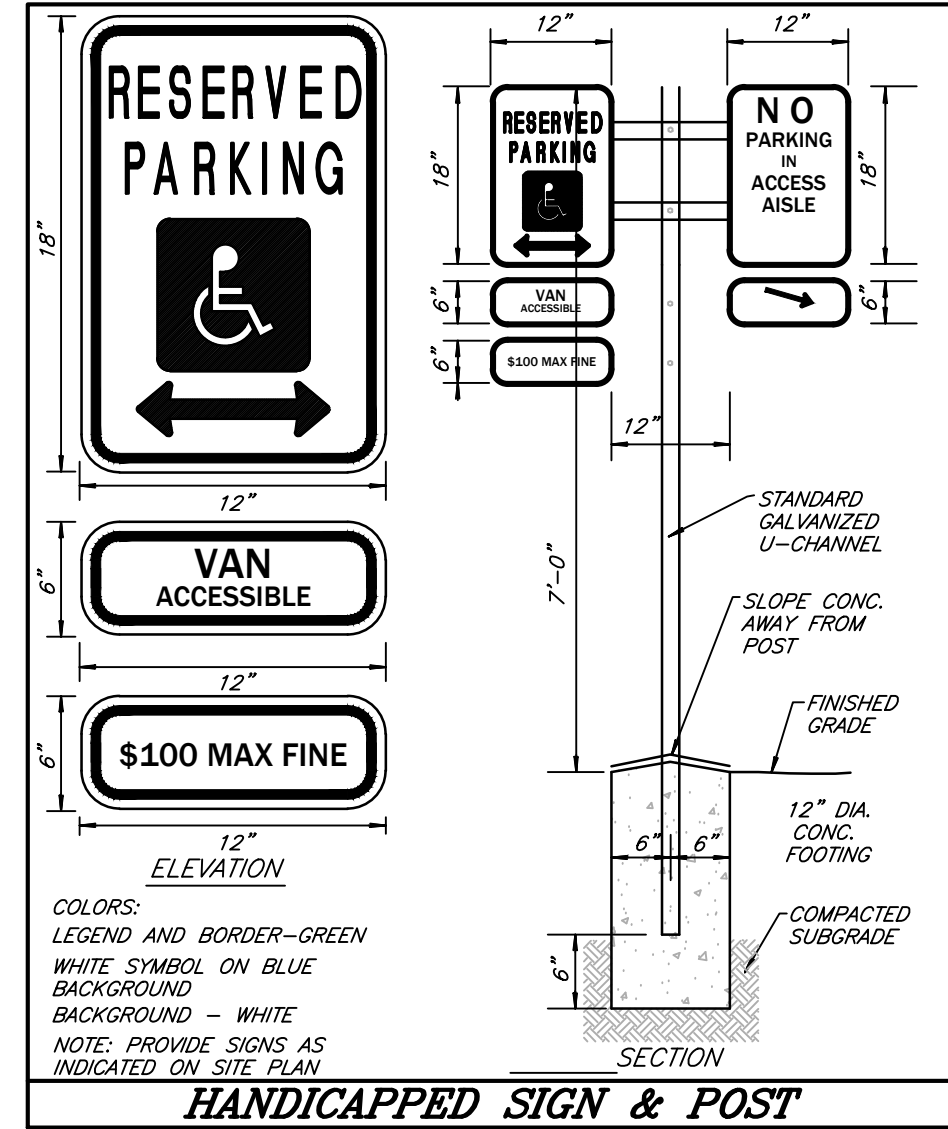
Net Tract Area						
A.	Total Tract Area	A = 0.66				
B.	Deductions	B = 0.00				
C.	Net Tract Area	C = 0.66				
Land Use Category						
Input the number "1" under the appropriate land use zoning, and limit to only one entry						
	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	0	0	1
D.	Afforestation Threshold ( Net Tract Area x 15% )	D = 0.10				
E.	Conservation Threshold ( Net Tract Area x 15% )	E = 0.10				
Existing Forest Cover						
F.	Existing Forest Cover within the Net Tract Area	F = 0.00				
G.	Area of Forest Above Conservation Threshold	G = 0.00				
Break Even Point						
H.	Break Even Point	H = 0.00				
I.	Forest Clearing Permitted Without Mitigation	I = 0.00				
Proposed Forest Clearing						
J.	Total Area of Forest to be Cleared	J = 0.00				
K.	Total Area of Forest to be Retained	K = 0.00				
Planting Requirements						
L.	Reforestation for Clearing Above the Conservation Threshold	L = 0.00				
M.	Reforestation for Clearing Below the Conservation Threshold	M = 0.00				
N.	Credit for Retention above the Conservation Threshold	N = 0.00				
P.	Total Reforestation Required	P = 0.00				
Q.	Total Afforestation Required	Q = 0.10				
R.	Total Planting Requirement	R = 0.10				
**PIL Calculation	Convert Planting Requirement to Sq. Ft.	4356.00				
If Project is inside a Priority Funding Area: 1306.80						
If Project is outside of a Priority Funding Area: 1568.16						

FOREST CONSERVATION MITIGATION FOR THIS PROJECT WILL BE MET BY THE EXPRESS PROCEDURE PIL OPTION IN THE AMOUNT OF \$1,306.80.



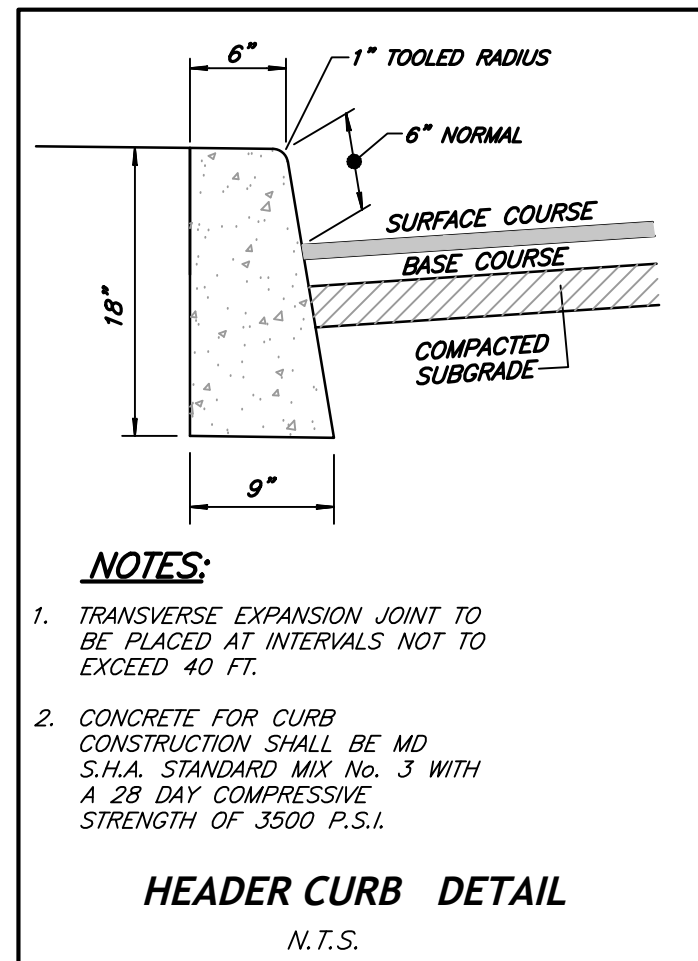
BUILDING EGRESS ACCESSIBLE ROUTE PROFILE

HORIZ: 1"=20'  
VERT: 1"=2'



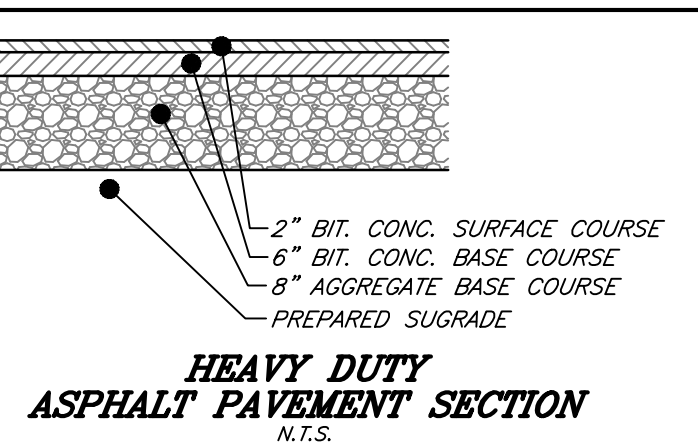
ADA RAMP WITH HANDRAIL DETAIL

NOTE: PROPOSED HANDRAIL WILL BE IN STRICT ACCORDANCE WITH CURRENT ADA REGULATIONS



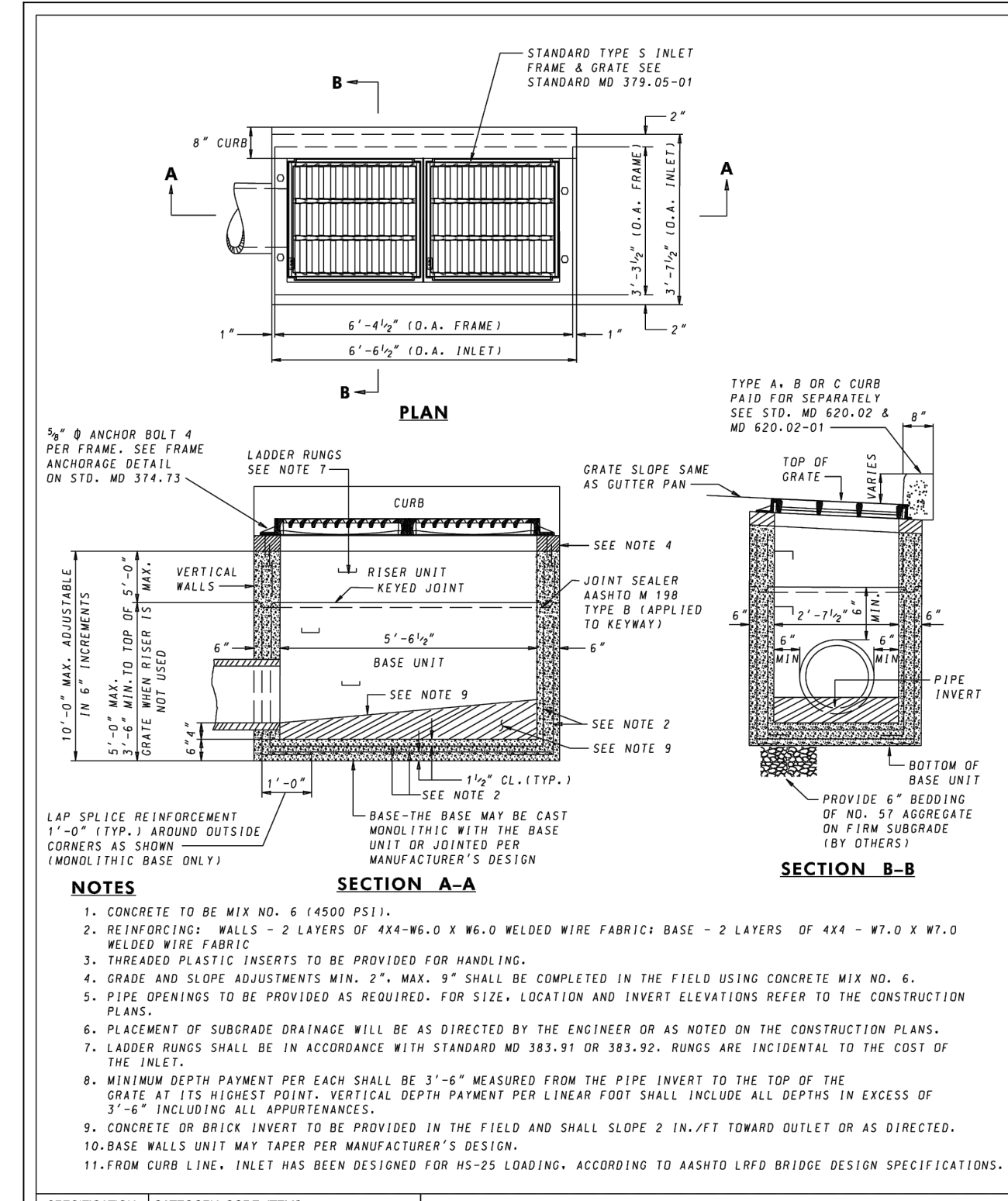
HEADER CURB DETAIL

N.T.S.



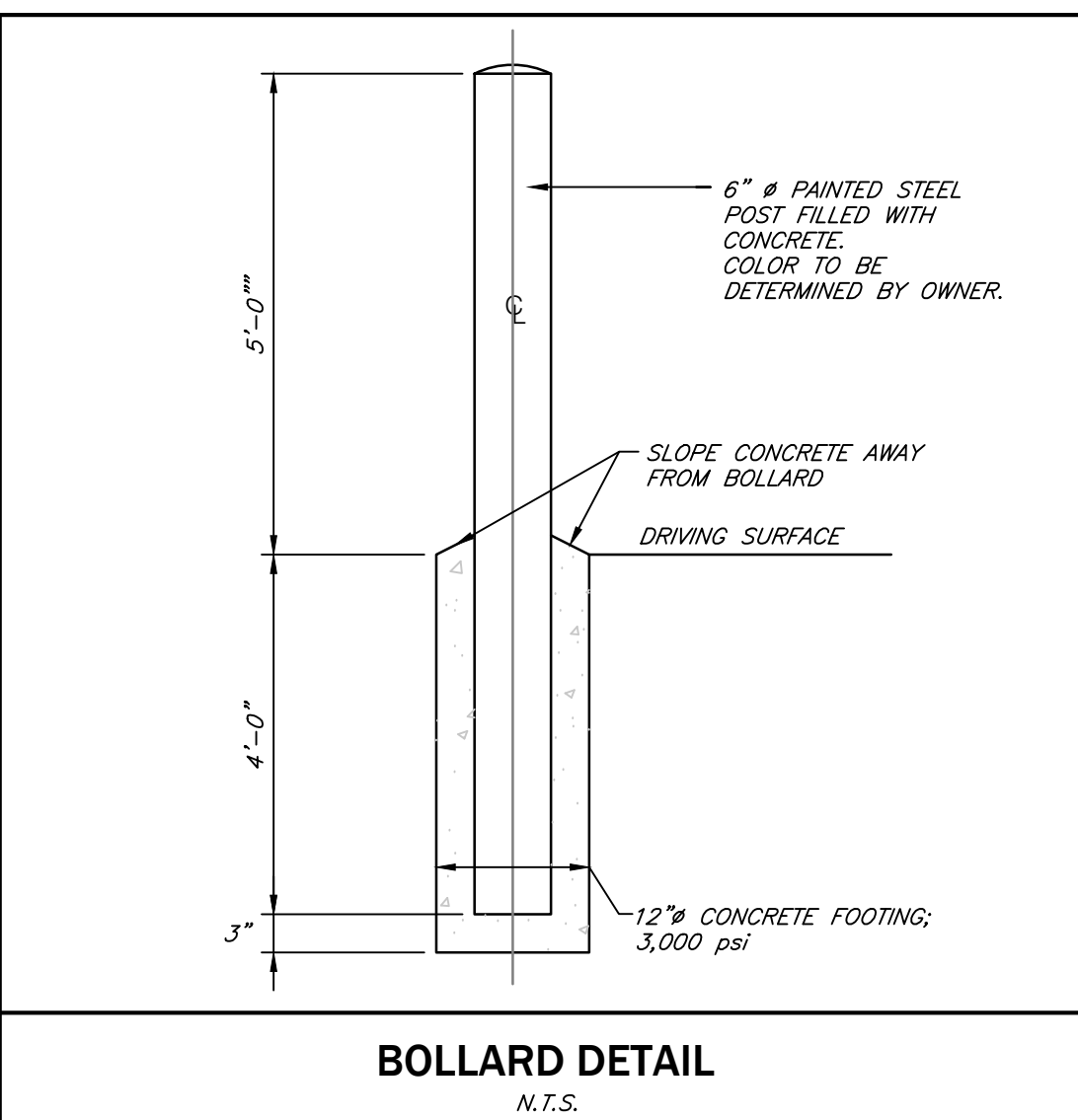
HEAVY DUTY ASPHALT PAVEMENT SECTION

N.T.S.



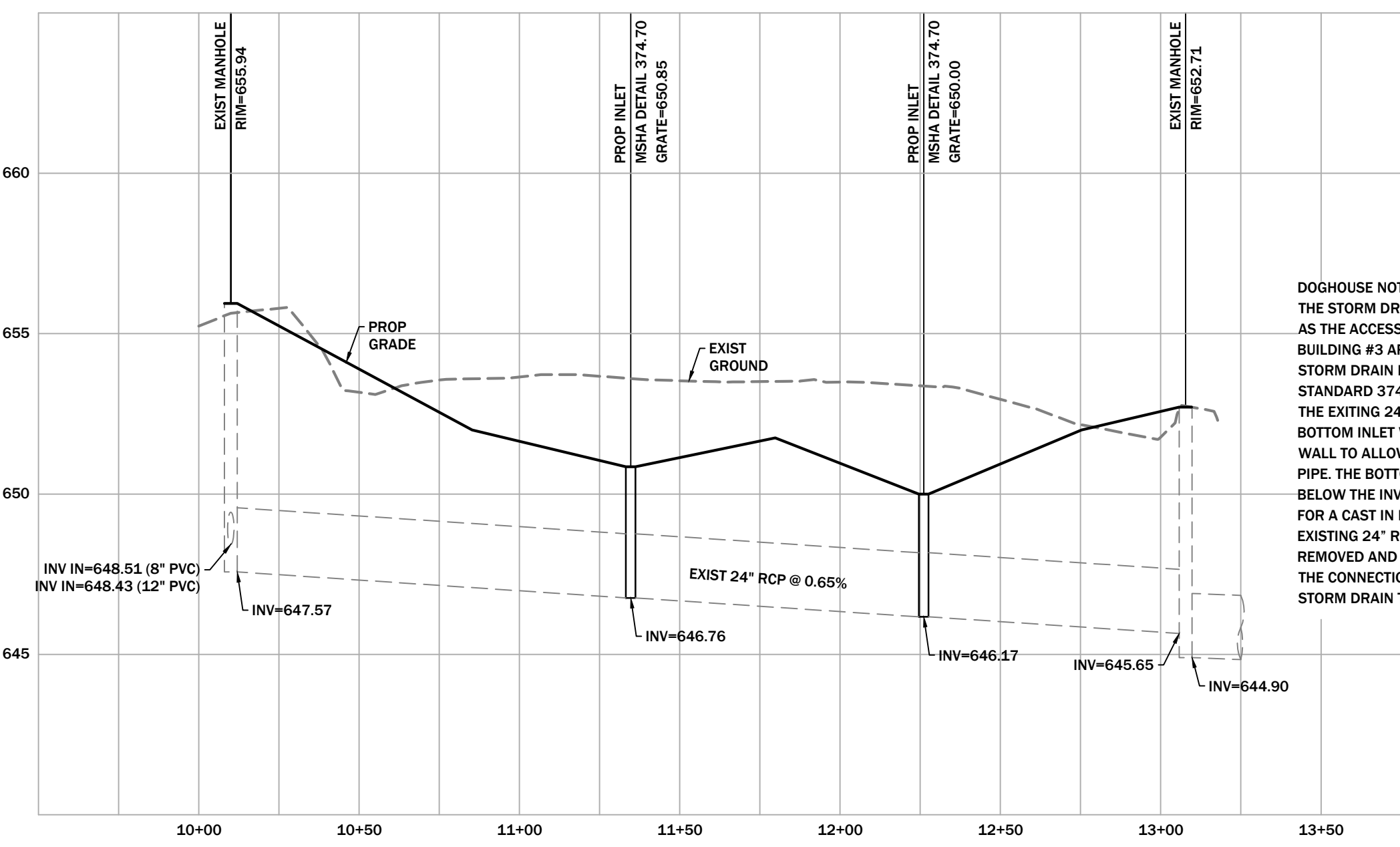
Maryland Department of Transportation  
**STATE HIGHWAY ADMINISTRATION**  
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
**PRECAST STANDARD TYPE S INLET DOUBLE GRATE TANDEM**  
STANDARD NO. MD 374.70

APPROVED: [Signature]  
DIRECTOR - OFFICE OF HIGHWAY DEVELOPMENT



BOLLARD DETAIL

N.T.S.



STORM DRAIN PROFILE

HORIZ: 1"=40'  
VERT: 1"=4'

**DOGHOUSE NOTE:**  
THE STORM DRAIN INLETS PROPOSED IN THE AREA TO SERVE AS THE ACCESS TO THE PROPOSED OVERHEAD DOORS IN BUILDING #3 ARE TO BE PLACED OVER THE EXISTING 24" RCP STORM DRAIN PIPE. THE INLETS TO BE INSTALLED ARE MSHA STANDARD 374.70. THE INLETS NEEDING TO BE PLACED OVER THE EXISTING 24" RCP STORM DRAIN SHALL BE AN OPEN BOTTOM INLET WITH A "DOGHOUSE" OPENING IN THE INLET WALL TO ALLOW THE INLET TO BE SET OVER THE EXISTING 24" PIPE. THE BOTTOM OF THE INLET WALLS SHALL EXTEND 6" BELOW THE INVERT OF THE EXISTING STORM DRAIN TO ALLOW FOR A CAST IN PLACE CONCRETE BASE TO BE PLACED. THE EXISTING 24" RCP STORM DRAIN WITHIN THE INLET SHALL BE REMOVED AND THE CAST IN PLACE CONCRETE BASE POURED. THE CONNECTION BETWEEN THE INLET WALLS AND THE 24" RCP STORM DRAIN TO BE SEALED WITH NON-SHRINK GROUT.



### **SP-24-010 Myers Management**

- Presented is a site plan for a 24,000 SF warehouse for Myers Management.
- The site is located at 225 McRand Court in Hagerstown.
- There will be one access point from McRand Court
- Parking required for the site is 16 spaces, and 16 will be provided
- Public water and sewer will be provided by the City of Hagerstown
- Hours of operation will be 7AM-5PM, M-F
- Lighting will be building mounted
- There will be no signage
- The developer is seeking conditional approval of the site plan pending approval of Forest Conservation which will be presented this evening as well.
- All agency approvals received
- Adam Hager of FSA is here to answer any questions you may have



**SITE PLAN STAFF REPORT**

**BASE INFORMATION**

**SITE NAME.....:** Site Plan for Myers Management  
**NUMBER.....:** SP-24-010

**OWNER.....:** ROWLAND ON HOLDINGS LLC  
**LOCATION.....:** 225 MCRAND Court  
Hagerstown, MD 21740

**DESCRIPTION.....:** proposed site plan for a warehouse (routing on hold for revised plan)

**ZONING.....:** Industrial, General  
**COMP PLAN LU.....:** Industrial  
**PARCEL.....:** 24004902  
**PLANNING SECTOR.....:** 1  
**ELECTION DISTRICT.....:** 24

**TYPE.....:** Commercial  
**GROSS ACRES.....:** 2.57  
**DWELLING UNITS.....:** 0  
**TOTAL LOTS.....:** 1  
**DENSITY.....:** 0 Units Per Acre

**PLANNER.....:** Scott A Stotelmyer  
**ENGINEER.....:** FREDERICK SEIBERT & ASSOCIATES  
**RECEIVED.....:** March 13, 2024

**SITE ENGINEERING**

*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

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

*SITE DESIGN*

<b>Impervious Area Plan</b>	<b>Impervious Maximum Allowed</b>	<b>Open Space Area Planned</b>
Staff Comments:		
<del>Open Space Minimum Required</del> Not Applicable	<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>Not Fast Track</b>
<b>Parking Spaces - Total Planned</b>	<b>Parking Spaces - Per Dwelling Unit</b>	
<b>Parking Spaces - Minimum Required</b>	<b>Recreational Parking Provided</b>	





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

*SCHOOL INFORMATION*

	<b>ELEMENTARY</b>	<b>MIDDLE</b>	<b>HIGH</b>
<b>SCHOOL DISTRICT</b>	Jonathan Hager	Springfield	Williamsport
<b>PUPIL YIELD</b>			
<b>CURRENT ENROLLMENT</b>			
<b>MAXIMUM CAPACITY</b>			

*PUBLIC FACILITIES INFORMATION*

**FIRE DISTRICT.....:**  
**AMBULANCE DISTRICT.....:**

*WATER & SEWER INFORMATION*

	<b>WATER</b>	<b>SEWER</b>
<b>METHOD.....:</b>	City	City
<b>SERVICE AREA.....:</b>	City	City
<b>PRIORITY.....:</b>	1-Existing Service	1-Existing Service
<b>NEW HYDRANTS.....:</b>		
<b>GALLONS PER DAY SEWAGE...:</b>		
<b>PLANT INFO.....:</b>		Hagerstown (City)

**APPROVALS**

<p>MD-ENG-6A 1/89</p> <p><b>UTILITY NOTIFICATION</b></p> <p>The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-7777.</p>	<p>USDA SCS</p> <p><b>OWNER / DEVELOPERS CERTIFICATION</b></p> <p>"I/We certify all any parties responsible for clearing, grading, construction and/or development will be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment."</p> <p>3/18/24 LEROY MYERS DATE PRINTED NAME [Signature]</p>
<p><b>DISTURBED AREA QUANTITY</b></p> <p>THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 2.6 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 4,228 CU. YDS. OF EXCAVATION AND APPROXIMATELY 8,056 CU. YDS. OF FILL.</p>	<p><b>OWNER / DEVELOPERS CERTIFICATION</b></p> <p>"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."</p> <p>3/18/24 LEROY MYERS DATE PRINTED NAME [Signature]</p>
<p><b>ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION</b></p> <p>"I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."</p>	<p><b>ENGINEER / ARCHITECT DESIGN CERTIFICATION</b></p> <p>I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control.</p> <p>05.15.2024 49808 DATE REG. NO. [Signature]</p>
<p><b>CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER &amp; WASTEWATER DIVISIONS</b></p> <p>This approval is for the design and layout of the proposed water and wastewater system improvements. All water and wastewater system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water or wastewater service. Water and wastewater service is available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water and/or wastewater service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.</p>	<p>SIGNATURE DATE SEAL</p> <p>[Signature] DATE SEAL</p>
<p>SIGNATURE DATE</p> <p>[Signature] DATE</p>	

# SITE PLAN

## FOR

# MYERS MANAGEMENT

### SITUATED AT 225 MCRAND COURT

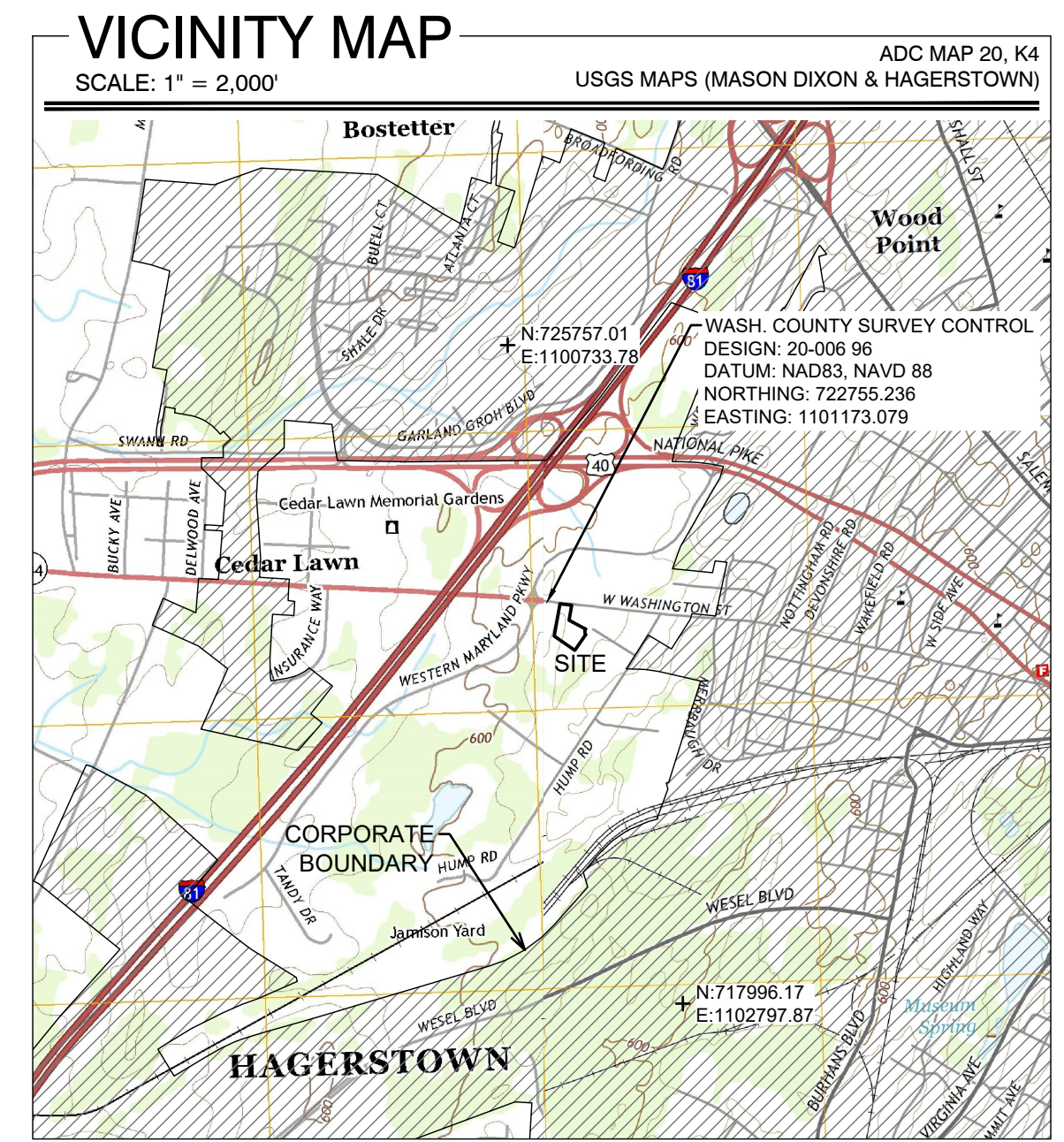
## WASHINGTON COUNTY, MARYLAND

**OWNER/DEVELOPER:**  
**MYERS LIMITED PARTNERSHIP**  
 11748 ASHTON ROAD  
 CLEAR SPRING, MD 21722

**ATTN: LEROY MYERS**  
**PHONE: (301)-667-6763**  
**EMAIL: LMYERS199@GMAIL.COM**

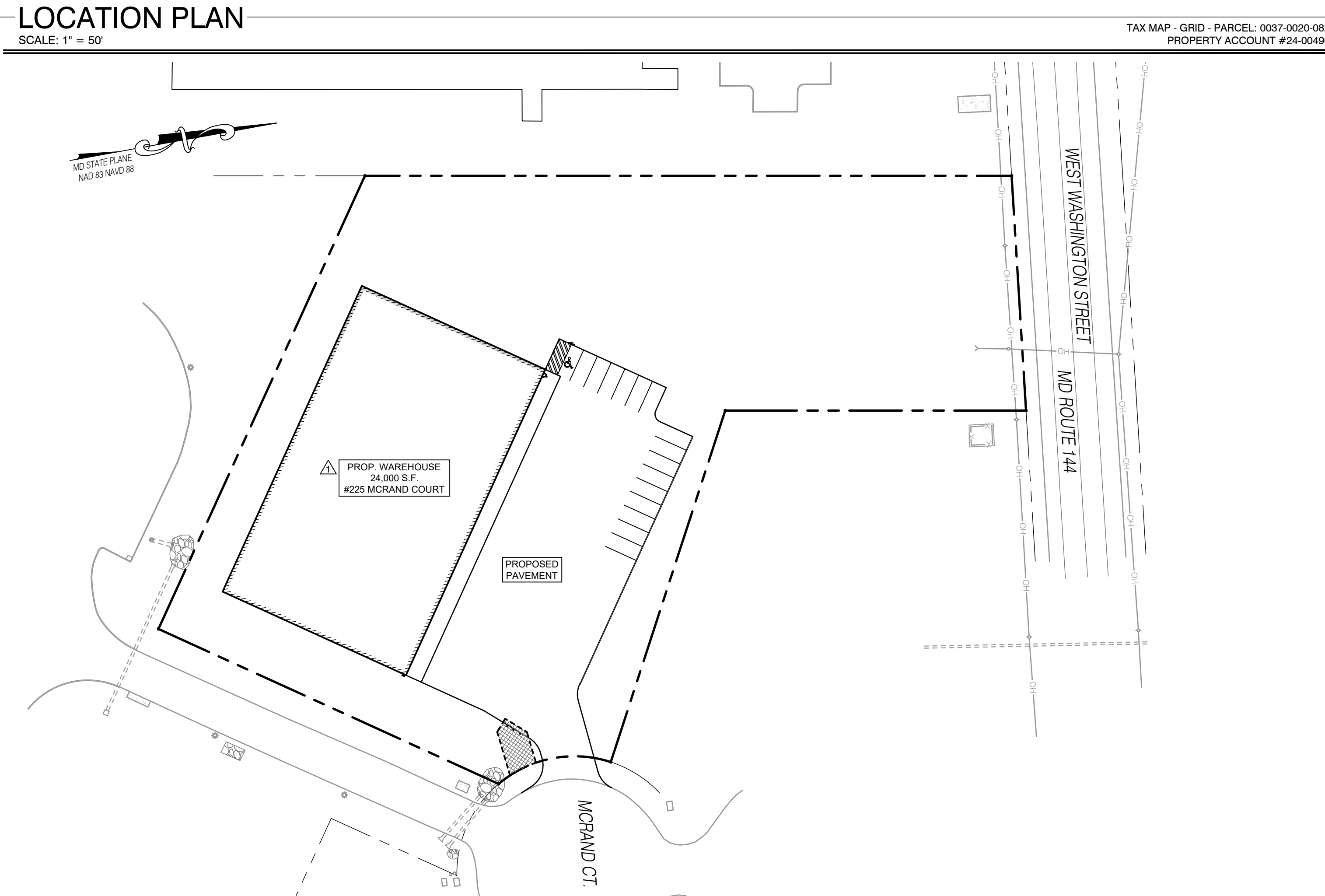
**CIVIL ENGINEER / SURVEYOR:**  
**FREDERICK SEIBERT & ASSOC., INC.**  
 128 S. POTOMAC ST.  
 HAGERSTOWN, MD 21740

**PROJECT MANAGER: ADAM HAGER**  
**EMAIL: AHAGER@FSA-INC.COM**  
**PHONE: (301)-791-3650**



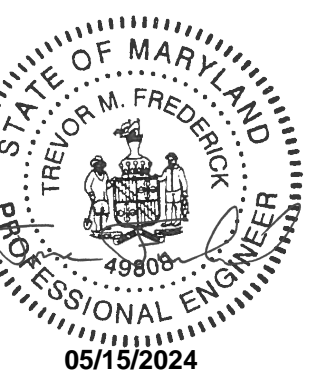
**SHEET INDEX**

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	GRADING, EROSION, & SEDIMENT CONTROL PLAN
C-103	SHEET 05	SITE & DIMENSION PLAN
C-301	SHEET 06	STORMWATER MANAGEMENT PLAN
C-302	SHEET 07	STORMWATER MANAGEMENT DETAILS & NOTES
C-401	SHEET 08	CONSTRUCTION PROFILES - UTILITIES
C-501	SHEET 09	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 10	CONSTRUCTION DETAILS & NOTES - SITE
L-101	SHEET 11	LANDSCAPE PLAN
PHOTOMETRIC PLANS (PROVIDED BY OTHERS)		
E-101	SHEET 12	PHOTOMETRIC PLAN, DETAILS & NOTES



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

TYPE	NO.	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WOv (ac-ft)	ESDv (ac-ft)	Pe Addressed (in)
Submerged Gravel Wetland	1	1.57 ac.	0.94 ac.	83	0.17 acft	0.17 acft	2.21



**FSA**  
 FREDERICK SEIBERT & ASSOCIATES, INC.  
 CIVIL ENGINEER / SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET  
 HAGERSTOWN, MD 21740  
 PHONE: (301) 791-3650

DATE	REVISION	REVIEWED PER COUNTY AGENCIES COMMENTS	REVIEWED PER CLIENT REQUEST
05/01/24			
05/01/24			

**MYERS MANAGEMENT**  
 SITUATED AT 225 MCRAND COURT  
 WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
 WASHINGTON COUNTY, MARYLAND

11748 ASHTON RD. CLEAR SPRING, MD 21722  
 ATTN: LEROY MYERS (301) 667-6763

PROJECT NO: 4586 L5.1  
 DWN BY: DWH DATE: 02-21-2024  
 PROJECT MANAGER: ADAM HAGER  
 EMAIL: AHAGER@FSA-INC.COM  
 TAX MAP: GRID-PARCEL: 0037-0020-0820  
 SCALE: 1" = 50'

COVER SHEET  
**C-001**  
 SHEET 01 OF 12



GENERAL NOTES

- Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
- No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features. See geotech report by Triad Engineering for sub-surface findings.
- FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
- The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
- The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
- All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
- The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
AniTelam Cable	(240) 420-2082
Washington County Division of Permits and Inspections	(240) 313-2450
City of Hagerstown Utilities Department	(301) 739-8577 Ext. 650
Washington County Soil Conservation District	(301) 797-6821

- The contractor shall be responsible for coordination of his construction with the construction of other contractors.
- Benchmarks, as shown on sheet C-101, is based on datum NAVD 88.
- The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
- The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
- Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
- The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
- The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
- Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
- Please refer to Geotechnical Report completed by Triad Engineering for load bearing fills, etc.
- The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
- It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
- All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
- The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in January 2024. (Contour accuracy is to plus or minus one half the contour interval).
- Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
- Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the photometric plan.
- The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
- This project has a projected start date of August 2024 and a completion date of March 2025.
- A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County.
- There are no Board of Zoning Appeals Cases for this property.
- Proposed SWM will consist of an on-site submerged gravel wetland.
- There are no parks, open space within or adjoining the tract.
- All existing drainage culverts and drainage easements are to be maintained and unaltered.
- There are no known floodplains, streams and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Section 4.21 of the Washington County Zoning Ordinance. This site is not within 1,000 feet of the Appalachian Trail.
- All grading for this project shall be the full responsibility of the property owner.
- Any modifications of the approved grading plan shall be reviewed and approved by Washington County prior to construction.
- Utility Permit will be required for any proposed utility work located within the County right-of-way.
- Any new entrance (temporary or permanent) on McRand Court will require a Washington County Entrance Permit prior to construction.
- No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement either shown or described on the final plat of subdivision.
- This project will require a third party qualified professional to be present at the preconstruction meeting scheduled with Washington County and the Washington County Soil Construction District. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
- Developer/Contractor must contact the certifying engineer and Washington County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time schedules.

ZONING DATA

ZONING DISTRICT	IG - INDUSTRIAL, GENERAL DISTRICT
BUILDING HEIGHT	100 FT
<b>MINIMUM YARD SETBACK:</b>	
FRONT	50 FT.
SIDE	25 FT.
REAR	25 FT.

\*EXCEPT WHERE LOT AND PROPOSED USES ABUT AND REQUIRE ACCESS TO A RAILROAD OR RAILROAD SIDING, THE SIDE OR REAR YARD SETBACK ABUTTING THE RAILROAD OR RAILROAD SIDING SHALL NOT BE REQUIRED

\*EXCEPT WHERE THE PROPOSED USES OR BUILDING ABUT A LOT IN A RR, RT, RS, RU OR RM DISTRICT, OR ANY LOT OCCUPIED BY A DWELLING, THE SIDE AND REAR SETBACKS SHALL BE 10'

BOARD OF ZONING APPEALS' CASE NONE

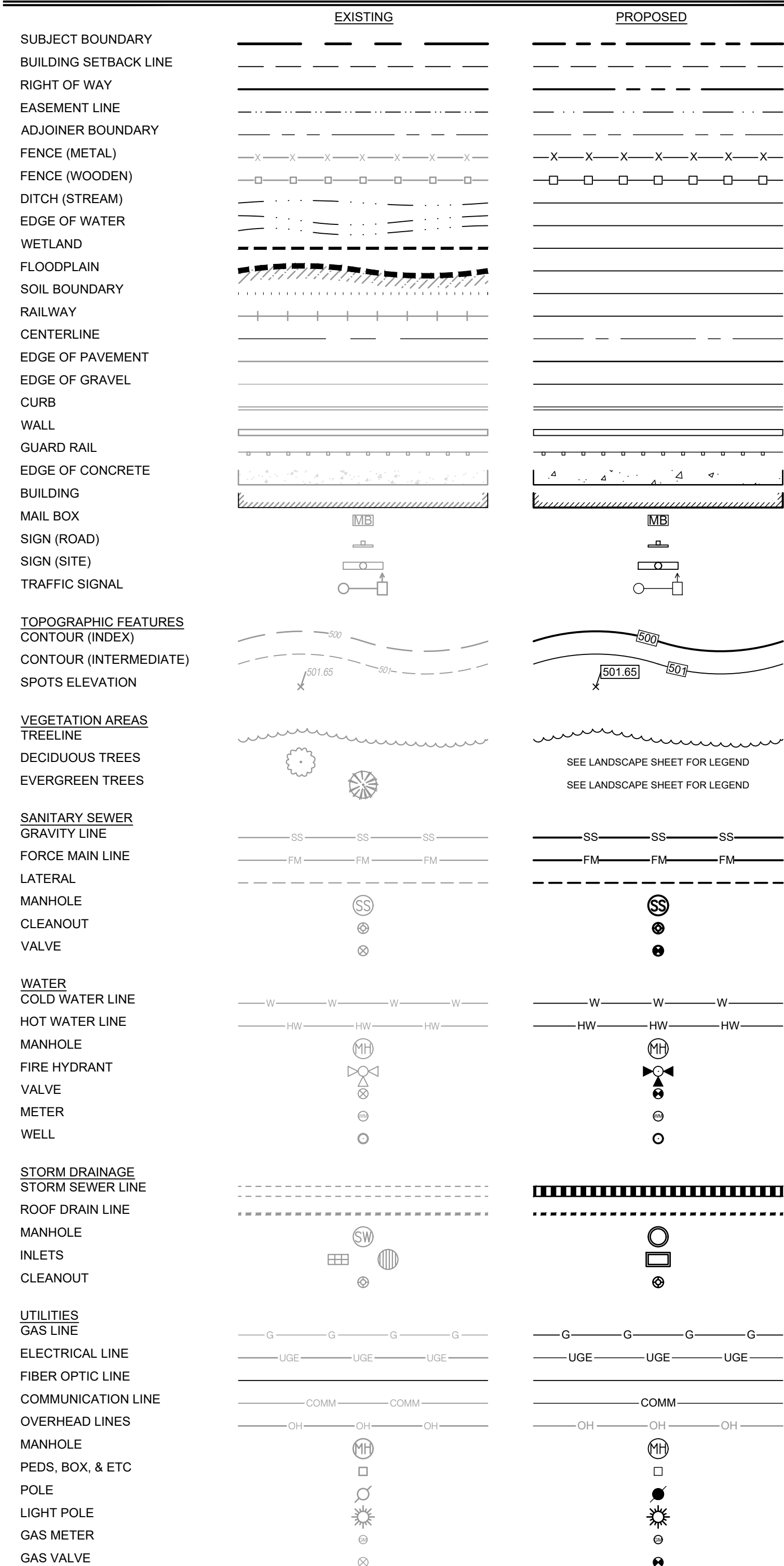
SITE DATA

TAX MAP - GRID - PARCEL	0037-0020-0820
ELECTION DISTRICT	24
ACCOUNT NUMBER	004902
LIBER / FOLIO	07430 / 00468
PLAT NUMBER	2520
<b>AREA SUMMARY:</b>	
PARCEL	2.57 AC.
DISTURBED AREA	113,500 S.F. / 2.6 AC.
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0%)
PROPOSED TOTAL IMPERVIOUS	47,900 S.F. / 1.1 AC (42%)
<b>BUILDING SUMMARY:</b>	
FOOTPRINT	24,000 S.F.
HEIGHT	45 FT.
PROPOSED USE	WAREHOUSE (PERMITTED USE)
HOURS OF OPERATION	7AM - 5PM, MON. - FRI.
DELIVERIES	10 BOX TRUCKS DAILY
<b>EMPLOYEE SUMMARY:</b>	
WAREHOUSE	16
<b>WATER &amp; SEWER USAGE:</b>	
WATER PROVIDED	CITY OF HAGERSTOWN WATER DIVISION
SEWER PROVIDED	CITY OF HAGERSTOWN WASTEWATER DIVISION
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	200 GPD
<b>WASTE &amp; RECYCLABLES:</b>	
SOLID WASTE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
RECYCLE REMOVAL	PRIVATE HAULER: ROLL OFF TRASH COMPACTOR IN BAY
<b>SITE LIGHTING:</b>	
EXISTING	NONE
PROPOSED	BUILDING MOUNTED
<b>SITE SIGNAGE:</b>	
EXISTING	NONE
PROPOSED	NONE
<b>ROAD CLASSIFICATION:</b>	
LOCAL	MCRAND COURT (36' WIDE)
<b>TRAFFIC GENERATOR</b>	
ADT	62 TRIPS
PM PEAK HOUR	9 TRIPS
WAVE AND/OR VARIANCE	NONE
FOREST CONSERVATION	OFF-SITE RETENTION EASEMENT, MISC PLAT
<b>WATERSHED:</b>	
NAME	CONOCOCHIEGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0138D

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
WAREHOUSE	1 SPACE PER 1,500 SF GFA	24,000 S.F. / 1,500 S.F.	16 SPACES
<b>TOTAL REQUIRED SPACES</b>			<b>16 SPACES</b>
<b>TOTAL PROVIDED PARKING SPACES</b>			<b>16 SPACES</b>

LEGEND



LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	OC	ON CENTER
ADS	ADVANCED DRAINAGE SYSTEM	PC	POINT OF CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL	PCC	POINT OF COMPOUND CURVE
AWWA	AMERICAN WATER WORKS ASSOCIATION	PGL	PROPOSED GRADE LINE
BLDG	BUILDING	PRC	POINT OF REVERSE CURVE
BOT	BOTTOM	PT	POINT OF TANGENT
CIP	CAST IRON PIPE	PVC	POINT OF VERTICAL CURVE
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CLP	CORRUGATED METAL PIPE	PVT	POINT OF VERTICAL TANGENT
CO	SANITARY SEWER CLEAN-OUT	ROW	RIGHT-OF-WAY
COMM	COMMUNICATION	SAN	SANITARY
CONC	CONCRETE	SCE	STABILIZED CONSTRUCTION ENTRANCE
DA	DRAINAGE AREA	SDR	STANDARD DIMENSION RATIO
DA	DIAMETER	SIP	SET IRON PIN
EGL	EXISTING GRADE LINE	SD	STORM DRAINAGE
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
EIP	EXISTING IRON PIN	SS	SANITARY SEWER
FFE	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	STA	STATION
GV	GATE VALVE	STD	STANDARD
HGL	HYDRAULIC GRADE LINE	SY	SQUARE YARDS
HDPE	HIGH DENSITY POLYETHYLENE	TAN	TYPE AS NOTED
INV	INVERT	TEMP	TEMPORARY
LF	LINEAR FEET	TS	TOP OF STRUCTURE
MAX	MAXIMUM	TG	TOP OF GRATE
MB	MAIL BOX	TR	TOP OF RIM
MIN	MINIMUM	TYP	TYPICAL
MJ	MECHANICAL JOINT	UP	UTILITY POLE
NO	NUMBER	VIF	VERIFY IN FIELD
NIC	NOT IN CONTRACT	WL	WATERLINE
NTS	NOT TO SCALE	WM	WATER METER
OAC	OR APPROVED EQUAL	WV	WATER VALVE



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 4899  
Expiration Date 05/15/2024

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

135 SOUTH POTOMAC STREET  
FREDERICK, MARYLAND 21703  
(301) 797-6800

DATE	REVISION / DESCRIPTION
05/01/24	REVISED PER COUNTY AGENCIES COMMENTS
05/01/24	REVISED PER CLIENT REQUEST

**MYERS MANAGEMENT**  
SITUATED AT THE LUSKAND COURT  
WEST OF HUMPH ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND

MYERS MANAGEMENT  
11746 ASHTON RD. CLEAR SPRING, MD 21722  
ATTN: LEROY MYERS (301) 661-6763

PROJECT NO	4566 L5.1
DWN BY	DATE
DWH	02-21-2024
PROJECT MANAGER: ADAM HAGER	
EMAIL: AHAGER@FSA-INC.COM	
TAX MAP: GRID-PARCEL	
0037-0020-0820	
SCALE	NTS
SHEET TITLE	

NOTES & LEGENDS

C-002  
SHEET 02 OF 12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	71.04'	68.00'	S 0°46'05" E	59°08'45"

EXISTING BUILDING

NF  
RAMPF WASHINGTON CHURCH  
LIMITED PARTNERSHIP  
LIBER 828 FOLIO 461



Professional Certification:  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 08542424. Expiration Date 06/30/2026.

**FSA**  
FREDERICK SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS

4074  
100 SOUTH HANOVER STREET  
BALTIMORE, MD 21202  
P: 410.546.1111  
F: 410.546.1111

DATE	DESCRIPTION

**MYERS MANAGEMENT**  
SITuated AT JOSE LUCIANO COURT  
WEST OF RAMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND

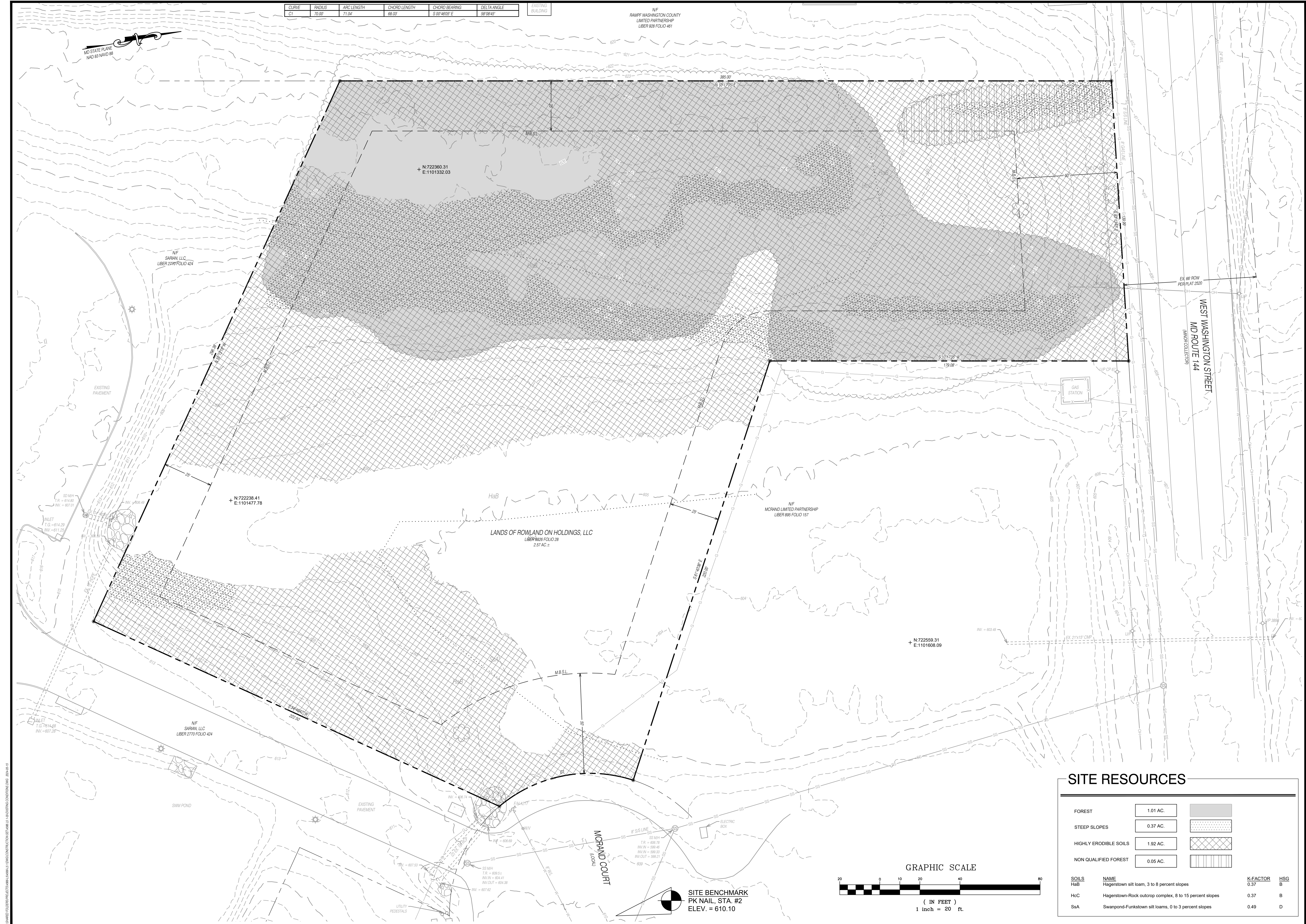
11746 ASHTON RD. CLEAR SPRING, MD 21222  
ATtn: LEROY MYERS (501) 681-6763

PROJECT NO: 4566 L5.1

DWN BY: DWH	DATE: 02-21-2024
PROJECT MANAGER: ADAM HAGER	
EMAIL: AHAGER@FSA-INC.COM	
TAX MAP: GRID-PARCEL 0037-0020-0820	
SCALE: 1" = 20'	

EXISTING CONDITIONS

**C-101**  
SHEET 03 OF 12

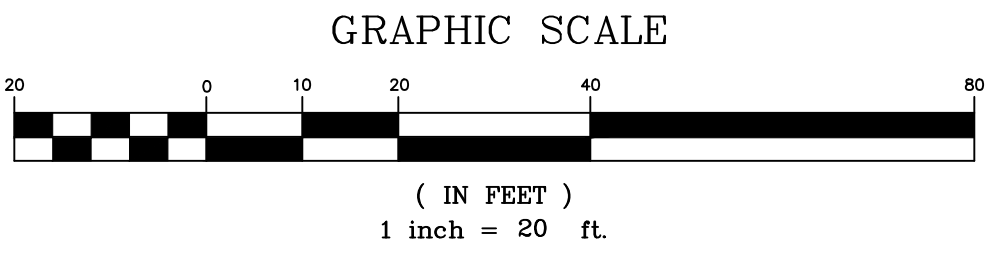


**SITE RESOURCES**

FOREST	1.01 AC.	
STEEP SLOPES	0.37 AC.	
HIGHLY ERODIBLE SOILS	1.92 AC.	
NON QUALIFIED FOREST	0.05 AC.	

SOILS	NAME	K FACTOR	HSG
HaB	Hagerstown silt loam, 3 to 6 percent slopes	0.37	B
HcC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	0.37	B
SsA	Swanpond-Funkstown silt loams, 0 to 3 percent slopes	0.49	D



SITE BENCHMARK  
PK NAIL, STA. #2  
ELEV. = 610.10

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	71.04'	68.02'	S 02°40'52" E	38°08'45"

EXISTING BUILDING  
 NF  
 RAMP WASHINGTON COUNTY  
 LIMITED PARTNERSHIP  
 LIBER 928 FOLD 461



Professional Certification  
 I hereby certify that these documents were prepared  
 or approved by me, and that I am a duly licensed  
 professional under the laws of the State of  
 MARYLAND License # 49808  
 Expiration Date 05/15/2024

**FSA**  
**FREDERICK SEBERT & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS  
 150 SOUTH POTOMAC STREET  
 SUITE 200 BALTIMORE, MD 21201  
 410.528.1111  
 410.528.1111  
 410.528.1111

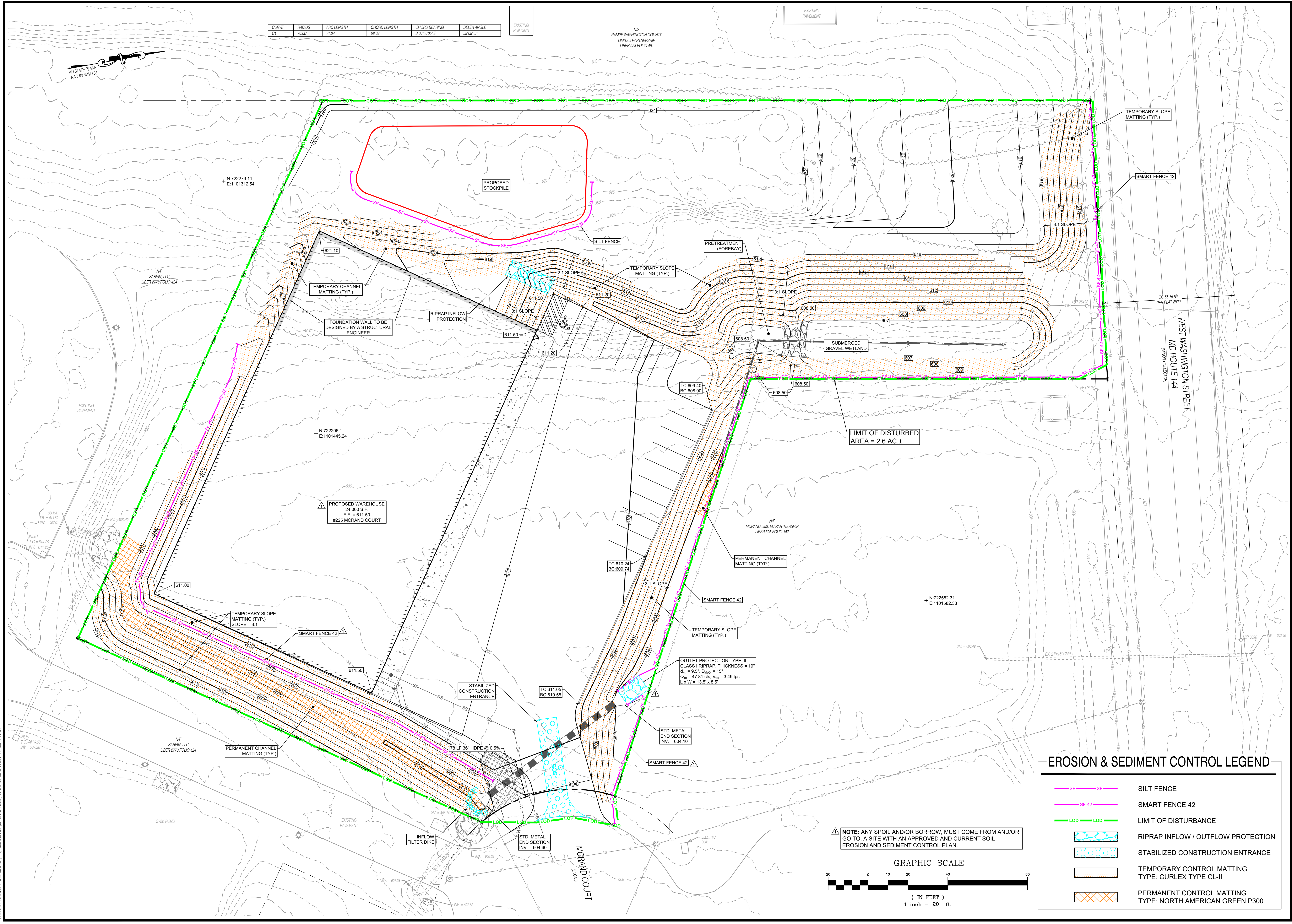
DATE	REVISION	DESCRIPTION
05/01/24		

**MYERS MANAGEMENT**  
 SITUATED AT JOSE LUCIANO COURT  
 WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
 WASHINGTON COUNTY, MARYLAND  
 11746 ASHTON RD. CLEAR SPRING, MD 21722  
 MYERS MANAGEMENT  
 ATTN: LEROY MYERS (301) 661-6763

PROJECT NO	4566 L5.1
DWN BY	DWH
DATE	02-21-2024
PROJECT MANAGER	ADAM HAGER
EMAIL	AHAGER@FSA-INC.COM
TAX MAP: GRD-PARCEL	0037-0020-0820
SCALE	1" = 20'
SHEET TITLE	

GRADING, EROSION &  
 SEDIMENT CONTROL PLAN

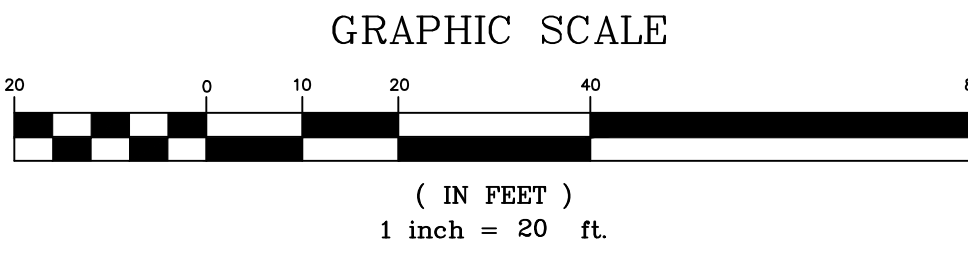
**C-102**  
 SHEET 04 OF 12



**EROSION & SEDIMENT CONTROL LEGEND**

- SILT FENCE
- SMART FENCE 42
- LIMIT OF DISTURBANCE
- RIPRAP INFLOW / OUTFLOW PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONTROL MATTING  
TYPE: CURLEX TYPE CL-II
- PERMANENT CONTROL MATTING  
TYPE: NORTH AMERICAN GREEN P300

**NOTE:** ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.



P:\SRM\2024\PROJECTS\4566 L5.1\02\CONSTRUCTION\SP-04-12-24\SP-04-12-24.dwg 2024/05/01 10:00 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	71.04'	68.02'	S 02°46'52" E	58°08'45"

EXISTING BUILDING

NF  
RAUP WASHINGTON COUNTY  
LIMITED PARTNERSHIP  
LIBER 928 FOLD 461

EXISTING PAVEMENT

MD STATE PLANE  
NAD 83 NAD 88



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 48808  
Expiration Date 05/15/2024

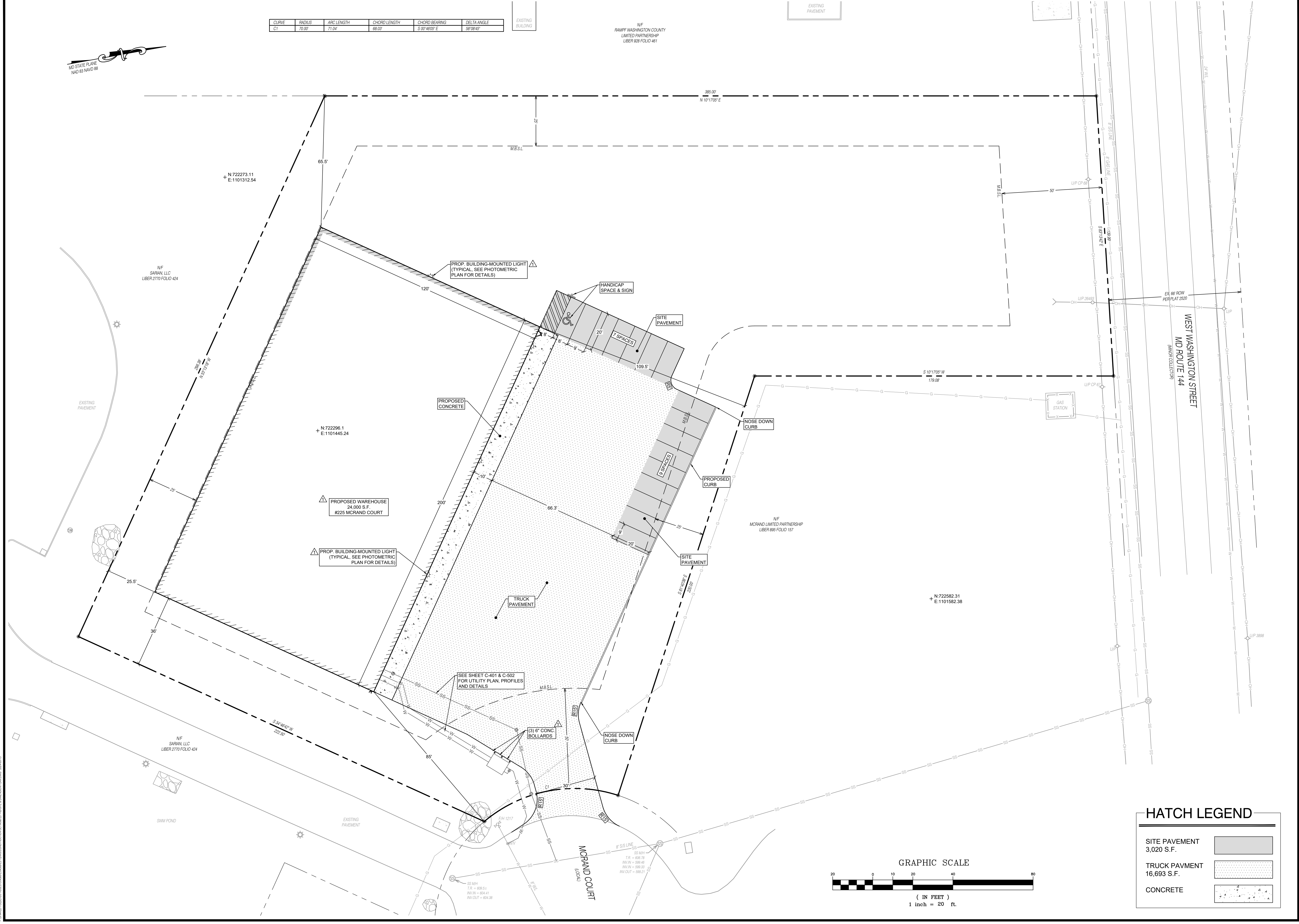
**FSAI**  
FREDERICK, SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS  
138 SOUTH POTOMAC STREET  
PHOENIX, AZ 85004  
30 WEST BALTIMORE STREET  
ANNAPOLIS, MD 21403  
410.291.8000  
www.fsa-inc.com

DATE	DESCRIPTION	REVISED PER COUNTY AGENCIES COMMENTS
05/01/24		

**MYERS MANAGEMENT**  
SITUATED AT JOSE MCRAND COURT  
WEST OF HUMPH ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND  
MYERS MANAGEMENT  
11746 ASHTON RD. CLEAR SPRING, MD 21722  
ATTN: LEROY MYERS (301) 661-6765

PROJECT NO: 4566 L5.1  
DWN BY: DWH DATE: 02-21-2024  
PROJECT MANAGER: ADAM HAGER  
EMAIL: AHAGER@FSA-INC.COM  
TAX MAP: GRID-PARCEL 0037-0020-0820  
SCALE: 1" = 20'  
SHEET TITLE

**SITE & DIMENSION PLAN**  
**C-103**  
SHEET 05 OF 12



PROPOSED WAREHOUSE  
24,000 S.F.  
#225 MCRAND COURT

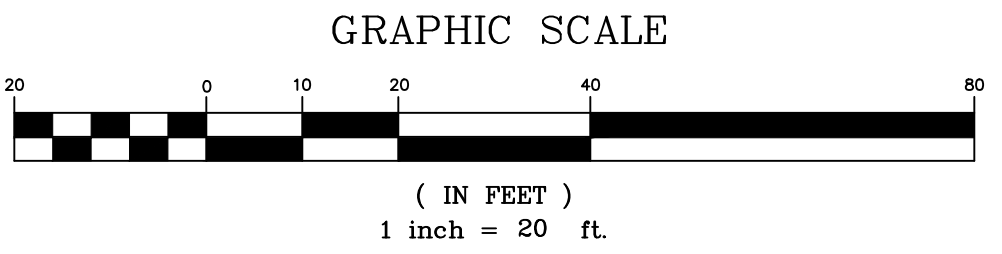
PROPOSED TRUCK PAVEMENT

SEE SHEET C-401 & C-502  
FOR UTILITY PLAN, PROFILES  
AND DETAILS

(3) 6" CONC.  
BOLLARDS

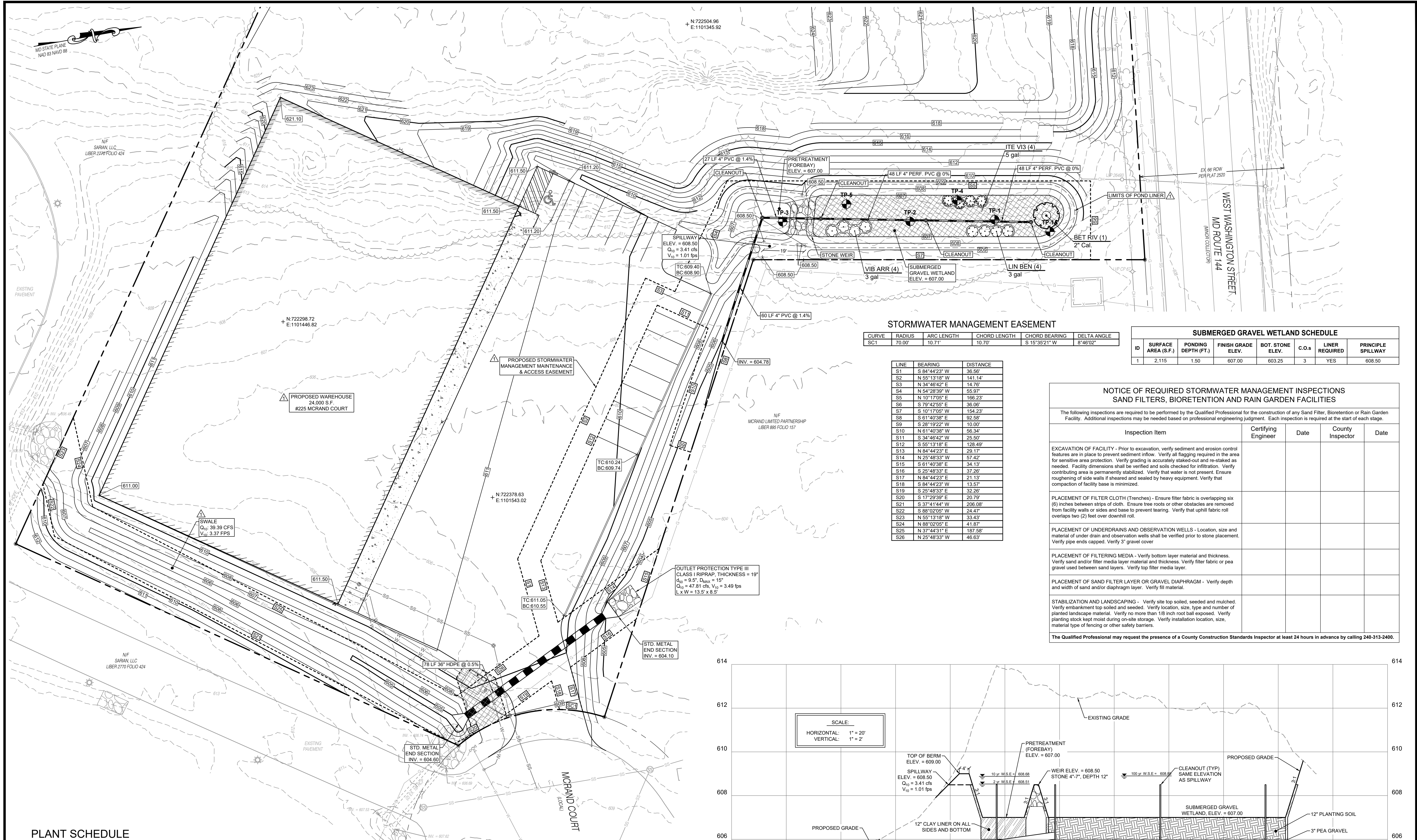
**HATCH LEGEND**

SITE PAVEMENT 3,020 S.F.	[Hatch pattern]
TRUCK PAVIMENT 16,693 S.F.	[Hatch pattern]
CONCRETE	[Hatch pattern]



P:\30440\1045\PROJECTS\04566 L5.1\DWG\CONSTRUCTION\SP-04566 L5.1 SITE & DIMENSION PLAN.DWG, 2024.05.01





### STORMWATER MANAGEMENT EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
SC1	70.00'	10.71'	10.70'	S 15°35'21" W	8°46'02"

### SUBMERGED GRAVEL WETLAND SCHEDULE

ID	SURFACE AREA (S.F.)	PONDING DEPTH (FT.)	FINISH GRADE ELEV.	BOT. STONE ELEV.	C.O.s	LINER REQUIRED	PRINCIPLE SPILLWAY
1	2,115	1.50	607.00	603.25	3	YES	608.50

LINE	BEARING	DISTANCE
S1	S 84°44'23" W	36.56'
S2	N 55°13'18" W	141.14'
S3	N 34°46'42" E	14.76'
S4	N 54°28'39" W	55.97'
S5	N 10°17'05" E	188.23'
S6	S 79°42'55" E	36.06'
S7	S 10°17'05" W	154.23'
S8	S 61°40'38" E	92.58'
S9	S 28°19'22" W	10.00'
S10	N 61°40'38" W	58.34'
S11	S 34°46'42" W	25.50'
S12	S 55°13'18" E	128.49'
S13	N 84°44'23" E	29.17'
S14	N 25°48'33" W	57.42'
S15	S 61°40'38" E	34.13'
S16	S 25°48'33" E	37.26'
S17	N 84°44'23" E	21.13'
S18	S 84°44'23" W	13.57'
S19	S 25°48'33" E	32.26'
S20	S 17°29'39" E	20.79'
S21	S 37°14'44" W	206.08'
S22	S 88°02'05" W	24.47'
S23	N 55°13'18" W	33.43'
S24	N 88°02'05" E	41.87'
S25	N 37°44'31" E	187.58'
S26	N 25°48'33" W	46.63'

### NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES

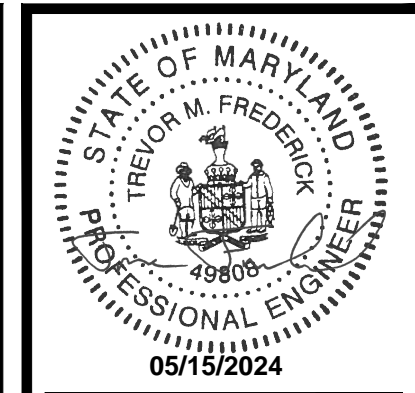
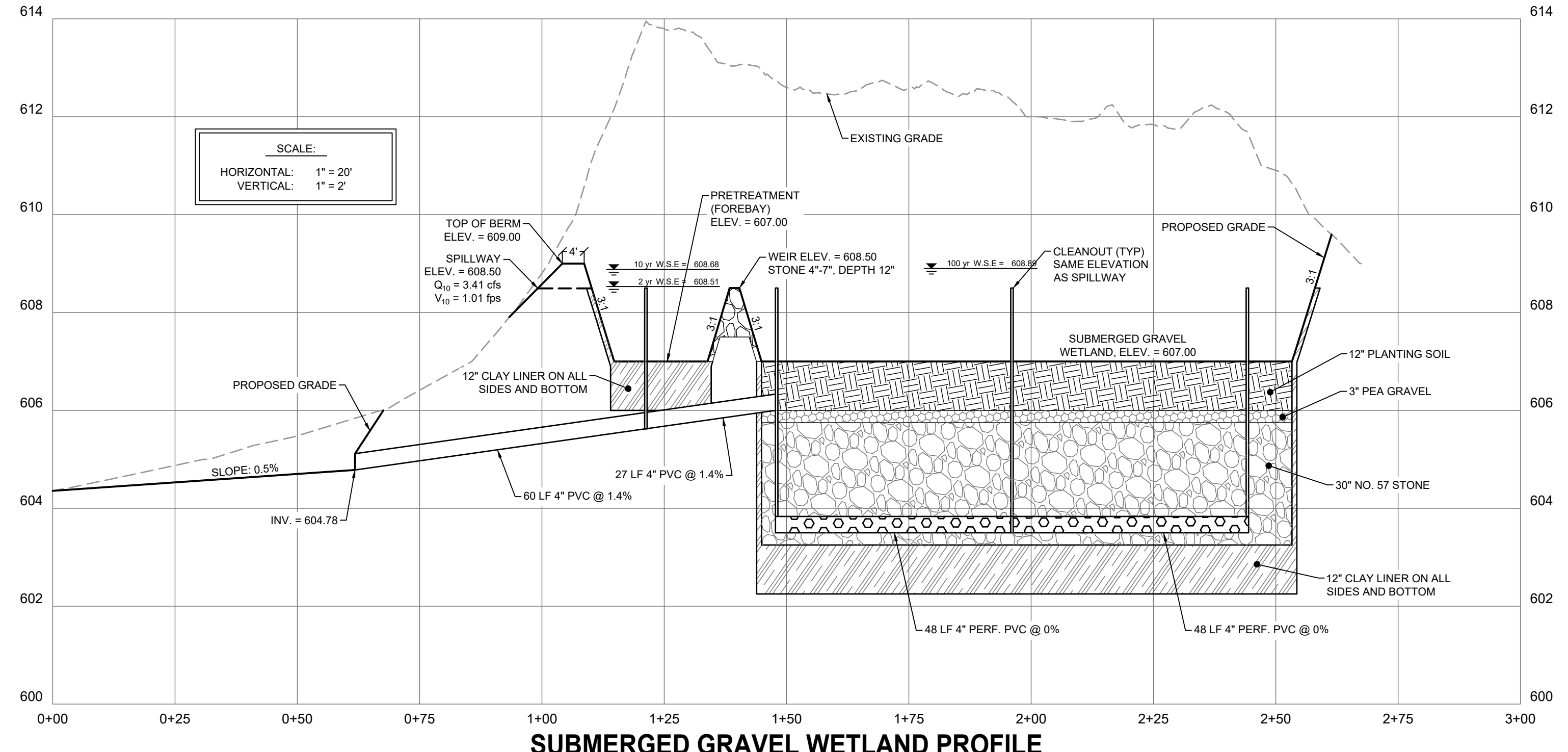
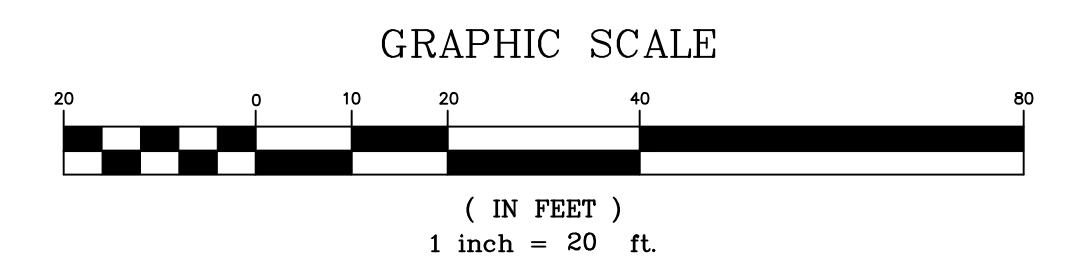
The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

Inspection Item	Certifying Engineer	Date	County Inspector	Date
EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.				
PLACEMENT OF FILTER CLOTH (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uplift fabric roll overlaps two (2) feet over downhill roll.				
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover.				
PLACEMENT OF FILTERING MEDIA - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.				
PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.				
STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.				

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

### PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BET RIV	Betula nigra	River Birch	2" Cal.	1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ITE VI3	Itea virginica 'Virginia'	Virginia Sweetspire	5 gal	4	
LIN BEN	Lindera benzoin	Spicebush	3 gal	4	
VIB ARR	Viburnum dentatum	Viburnum	3 gal	4	



Professional Certification  
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Expiration Date 05/15/2024

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

150 SOUTH POTOMAC STREET  
FREDERICK, MARYLAND 21702  
301.791.3000  
301.791.3000

DATE	REVISION	DESCRIPTION
05/01/24		

REVISIONS PER COUNTY AGENCIES COMMENTS

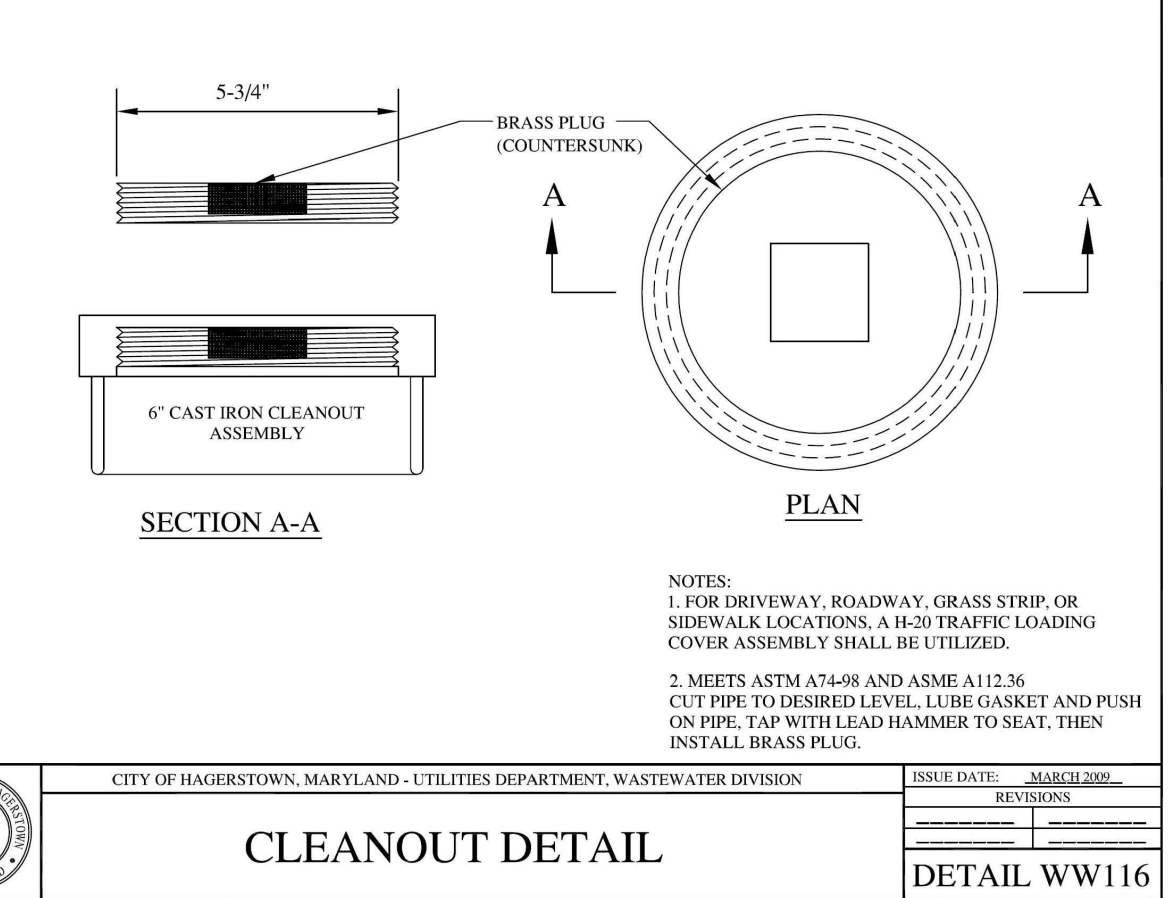
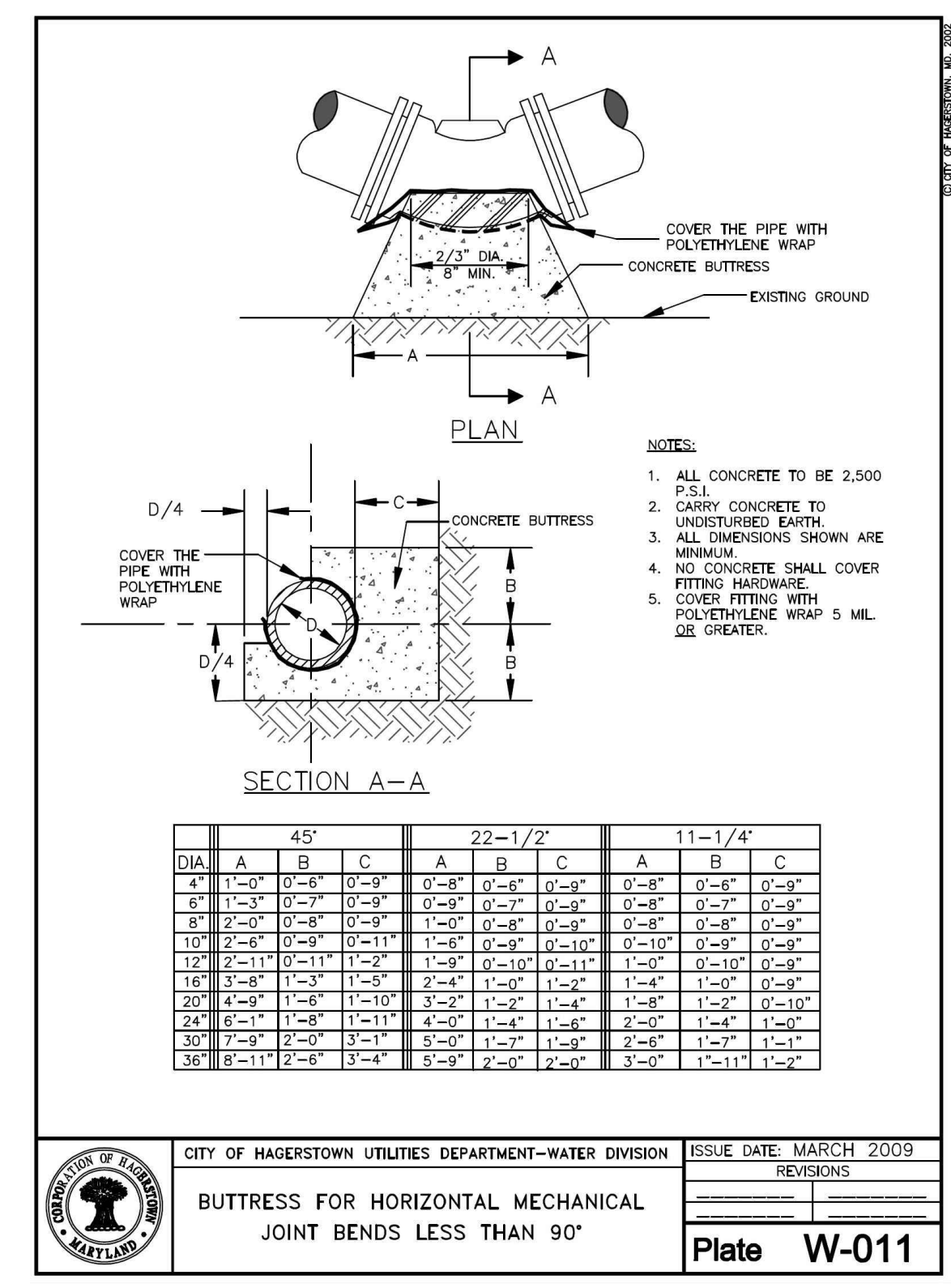
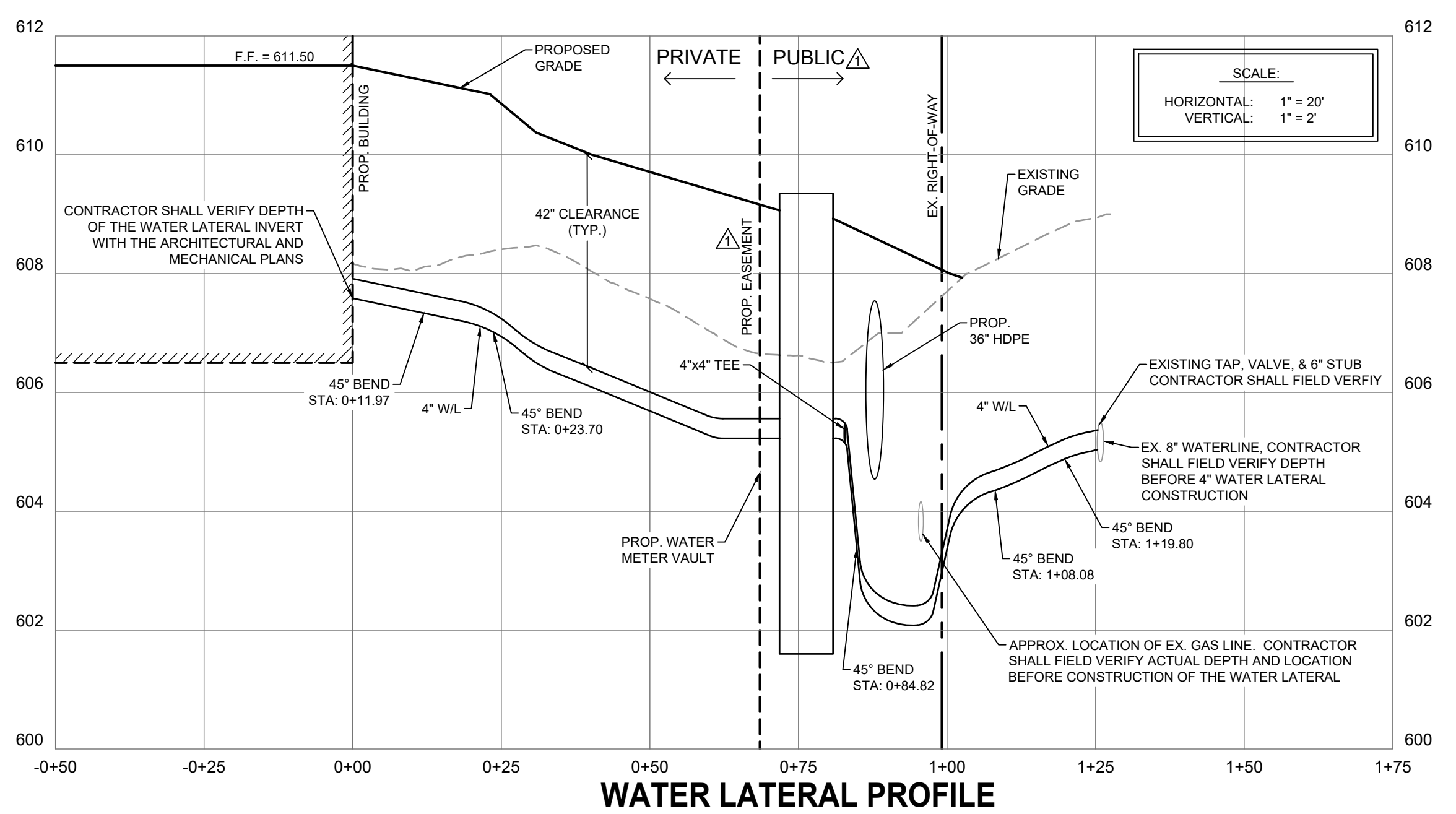
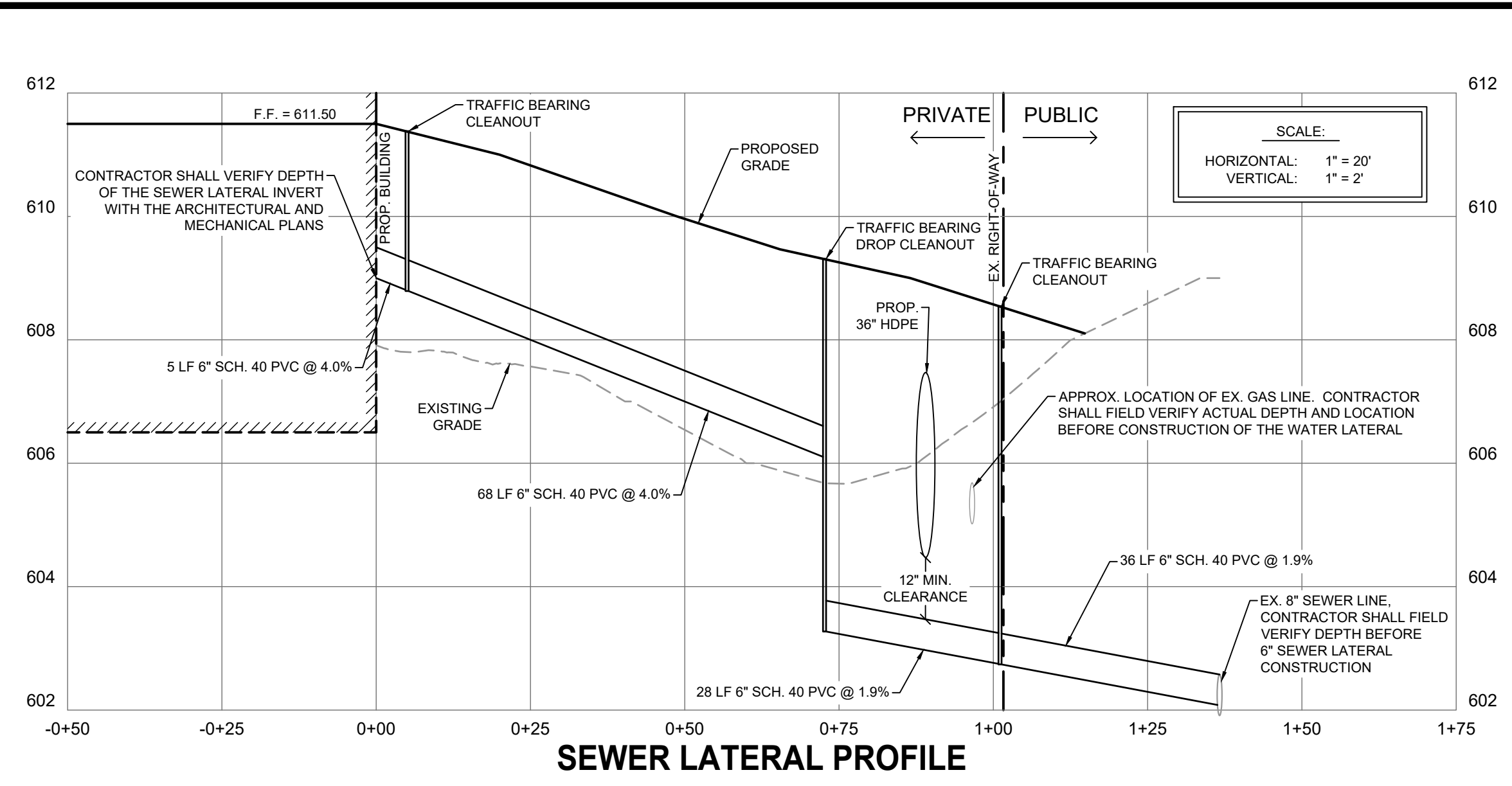
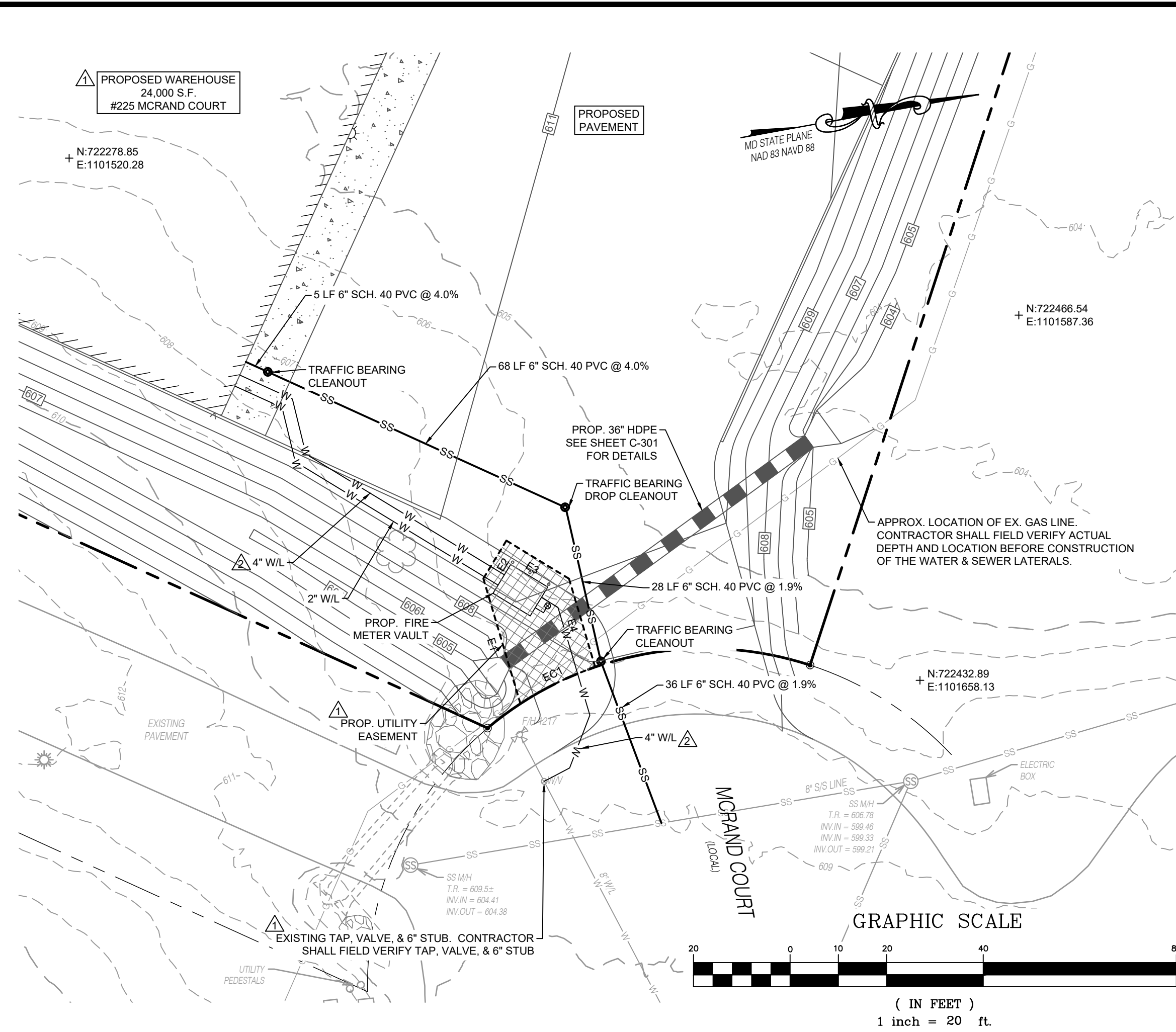
**MYERS MANAGEMENT**  
SITUATED AT THE LUSKANS COURT  
WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND

11746 ASHTON RD. CLEAR SPRING, MD 21722  
ATTN: LEROY MYERS (301) 661-6703

PROJECT NO	4566 L5.1
DWN BY	DWH
DATE	02-21-2024
PROJECT MANAGER	ADAM HAGER
EMAIL	AHAGER@FSA-INC.COM
TAX MAP: GRID-PARCEL	0037-0020-0820
SCALE	1" = 20'
SHEET TITLE	

**STORMWATER MANAGEMENT PLAN**





**WATER & WASTEWATER ALLOCATION**

EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	200 GPD

**A CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION OF THE WATERLINE. CONTACT THE UTILITIES ENGINEERING DEPARTMENT AT 301-739-8577, EXT 653 FOR THE PERMIT APPLICATION**

**CITY OF HAGERSTOWN UTILITIES DEPARTMENT WATER & WASTEWATER DIVISIONS**

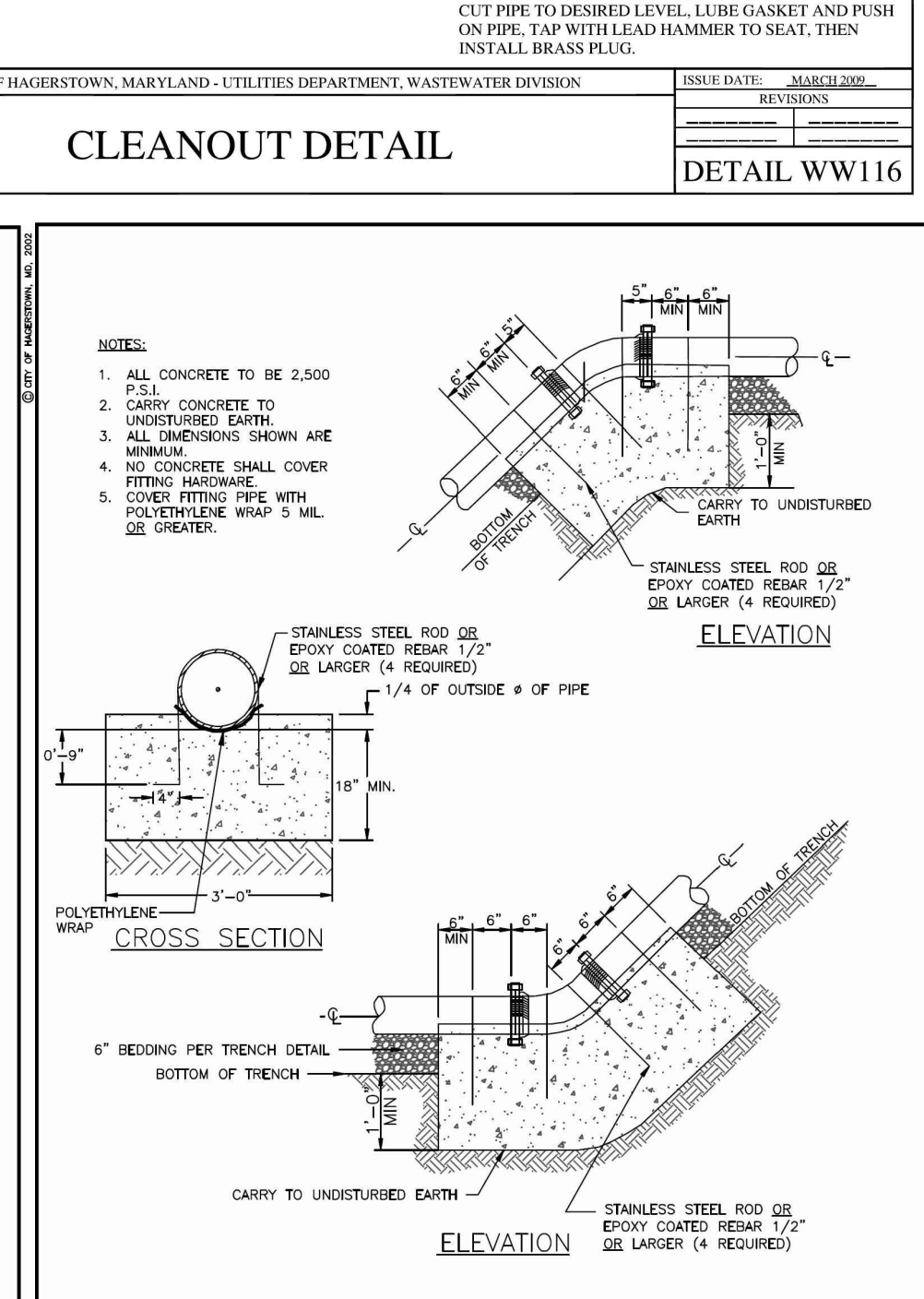
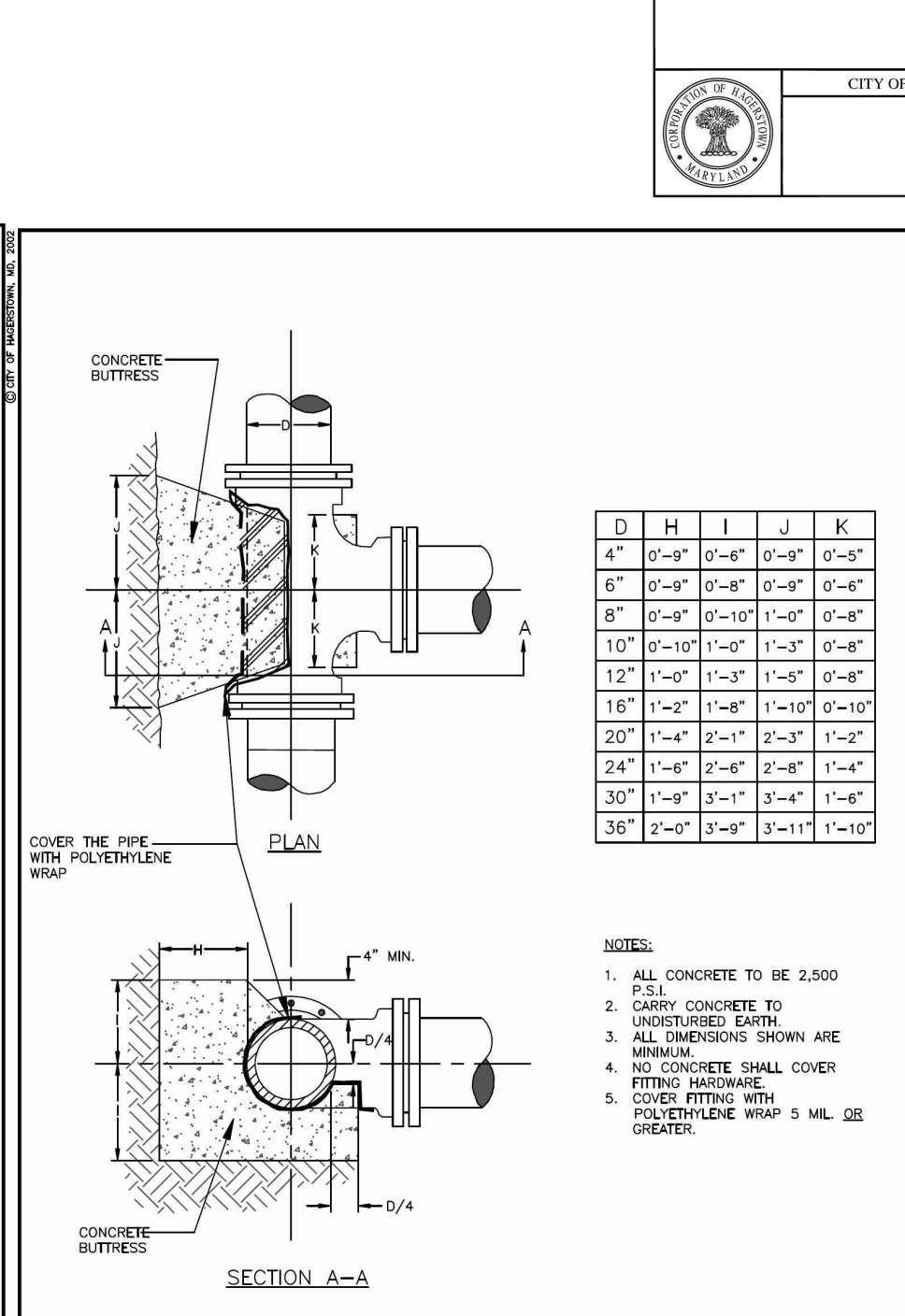
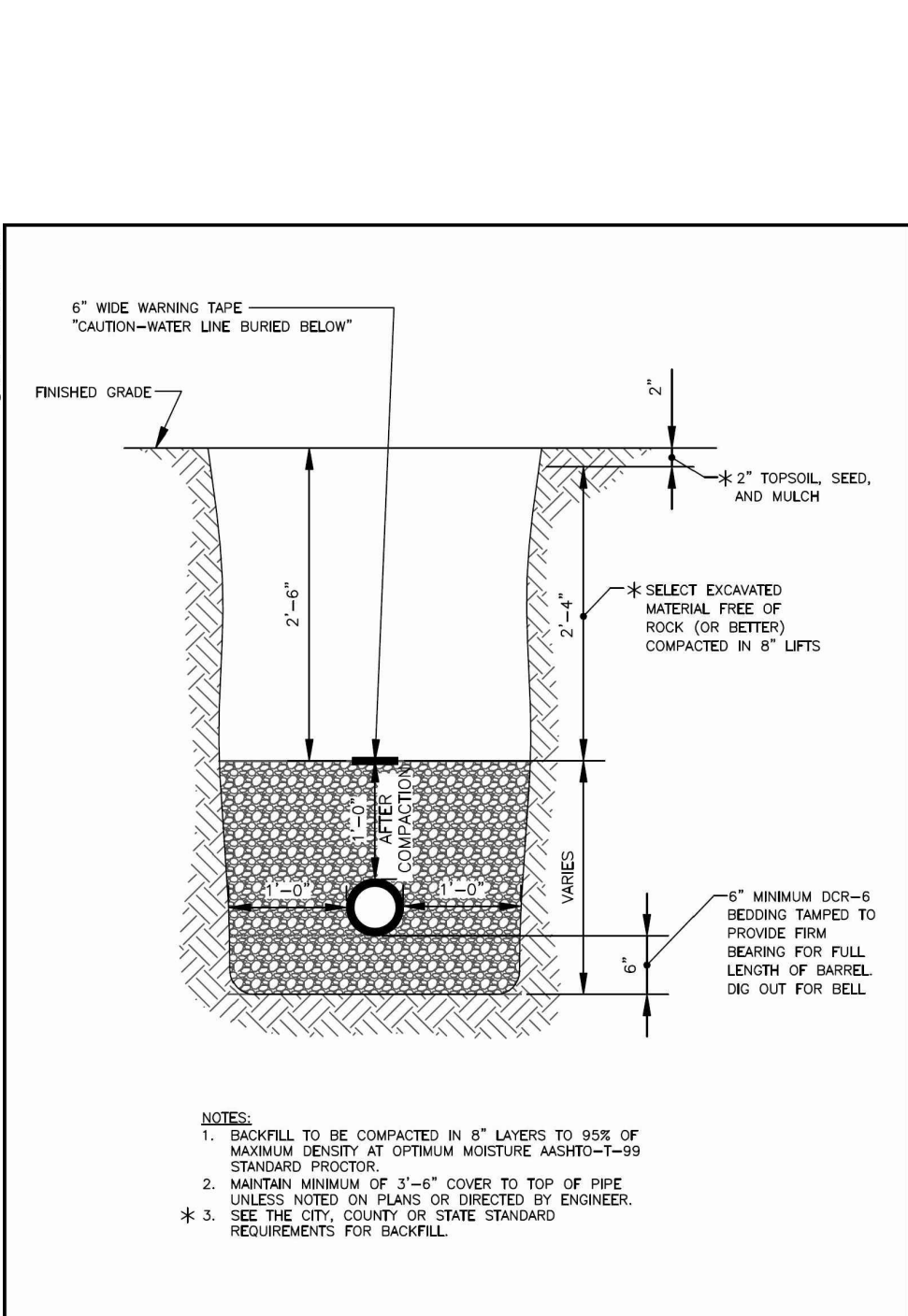
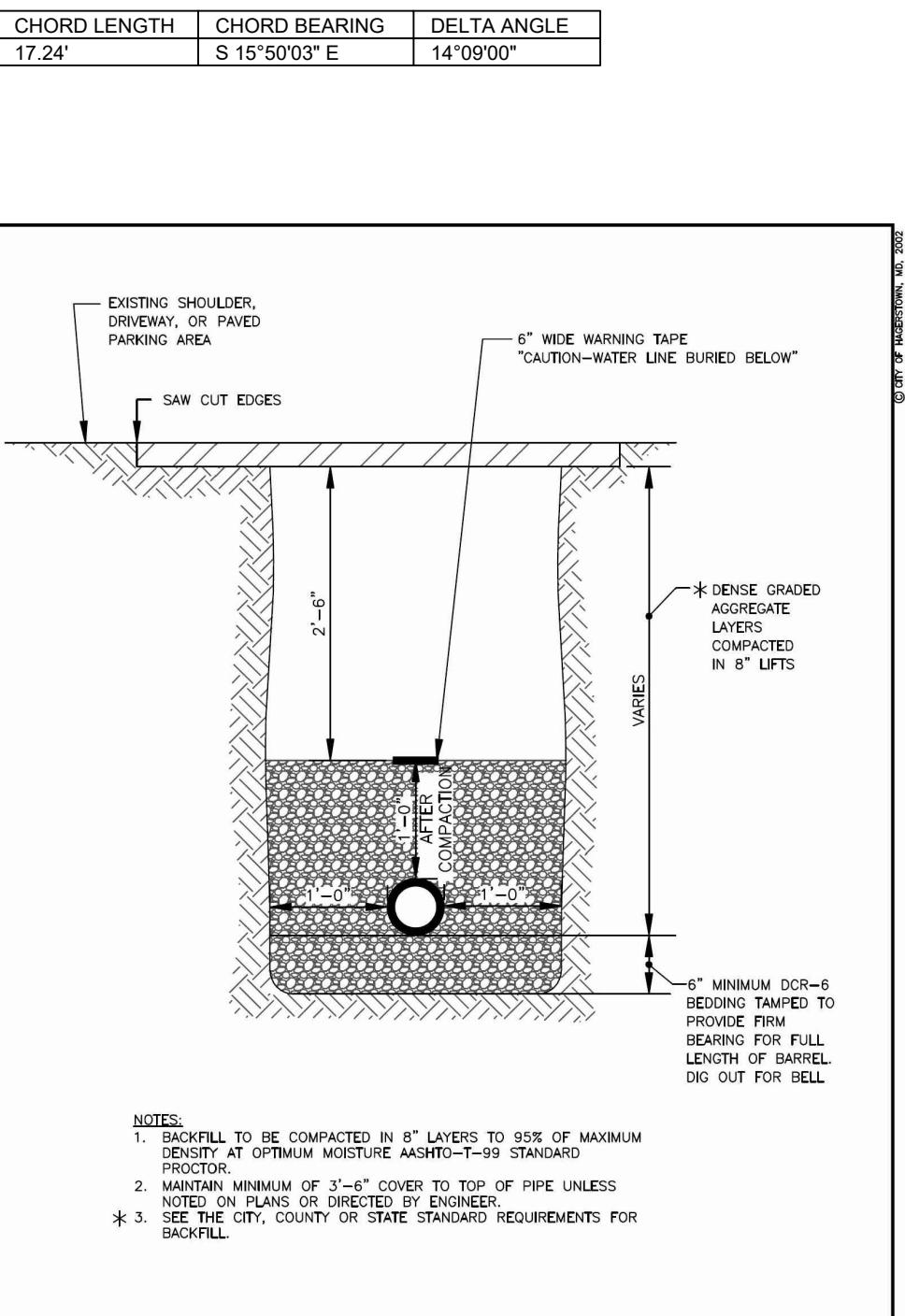
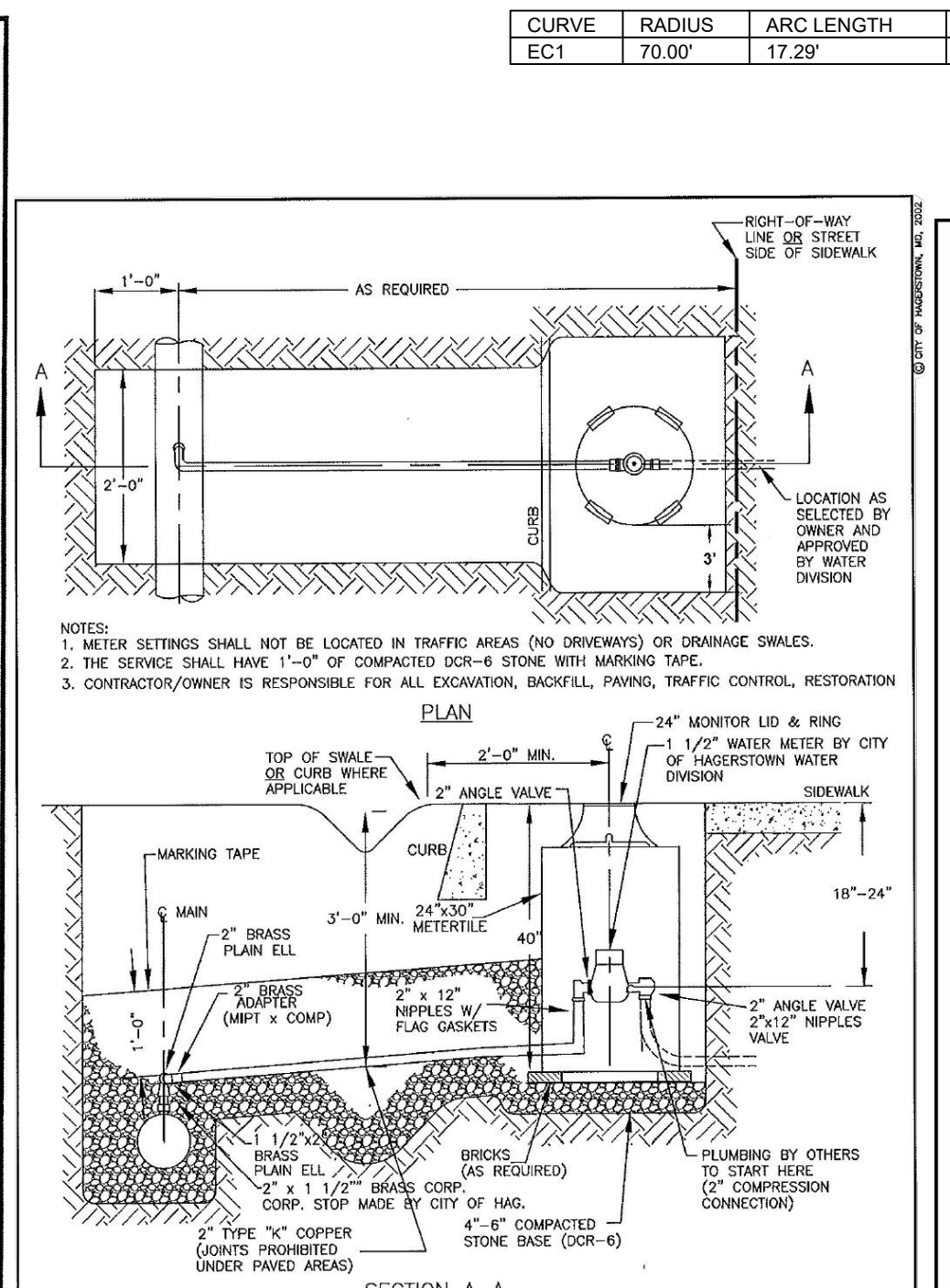
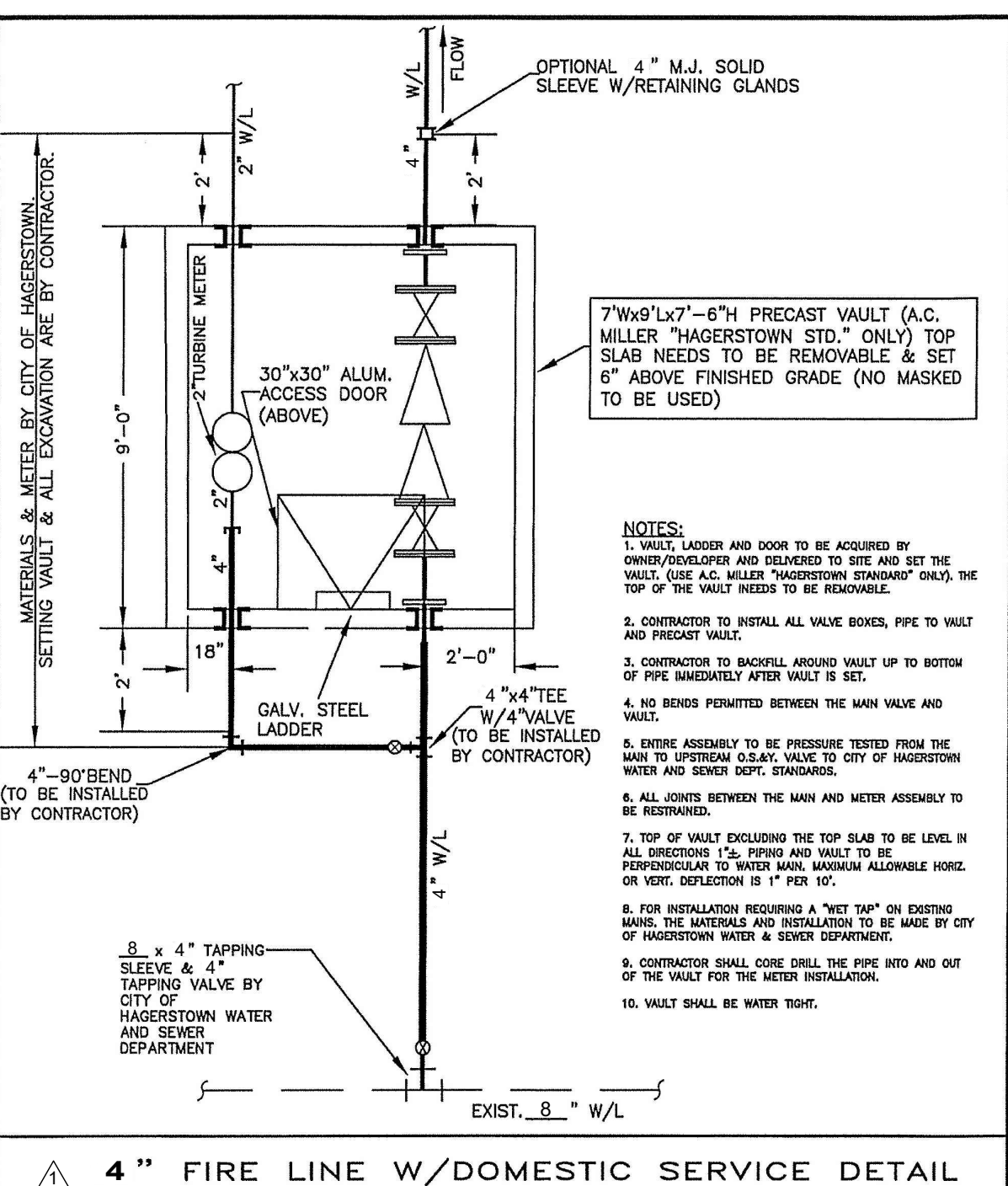
This approval is for the design and layout of the proposed water and wastewater system improvements. All water and wastewater system improvements shall be constructed to the standards in effect at the time of construction. This approval does not guarantee availability of water or wastewater service. Water and wastewater services to be available subject to conformance with all policies and standards in effect at the time of application for service, payment of fees and approval of the water and/or wastewater service application. The Water Division does not guarantee a specific water pressure or flow at any meter or fire hydrant. This approval is valid for a period of one year.

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

**UTILITY EASEMENT**

LINE	BEARING	DISTANCE
E1	S 83°48'18" W	27.03'
E2	N 48°23'53" W	9.19'
E3	N 41°36'07" E	15.17'
E4	N 83°48'18" E	19.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	70.00'	17.29'	17.24'	S 15°50'03" E	14°09'00"



CITY OF HAGERSTOWN, MARYLAND  
HAGERSTOWN WATER & SEWER DEPARTMENT

STANDARD WATER DETAIL

DATE: FEB.2020  
SCALE: NONE

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

ISSUE DATE: APRIL 2015  
REVISIONS: 4/17/15

2 INCH SINGLE SERVICE WATER CONNECTION  
Plate W-020

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

ISSUE DATE: MARCH 2009  
REVISIONS:

ROADWAY, SHOULDER AND PAVED PARKING AREA TRENCH EXCAVATION AND BACKFILL  
Plate W-001

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

ISSUE DATE: MARCH 2009  
REVISIONS:

GRASSSED AREA REPAIR  
Plate W-002

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

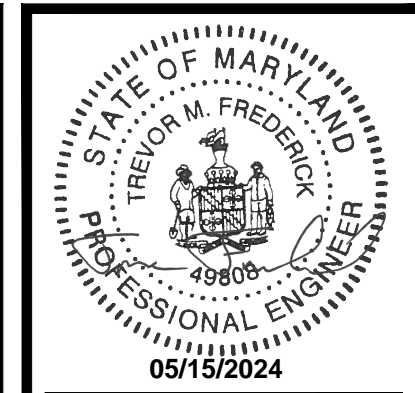
ISSUE DATE: MARCH 2009  
REVISIONS:

BUTRESS FOR MECHANICAL JOINT TEES  
Plate W-010

CITY OF HAGERSTOWN UTILITIES DEPARTMENT-WATER DIVISION

ISSUE DATE: MARCH 2009  
REVISIONS:

ANCHORAGES FOR MECHANICAL JOINT BENDS  
Plate W-012



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 4899  
Expiration Date: 05/31/2024

**FS&A**  
FREEDERICK SEBERT & ASSOCIATES, INC.  
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS

150 SOUTH POTOMAC STREET  
FREDERICK, MARYLAND 21702  
PHONE: 301.791.3000  
FAX: 301.791.3000

DATE	REVISIONS
05/01/24	05/01/24
05/01/24	05/01/24

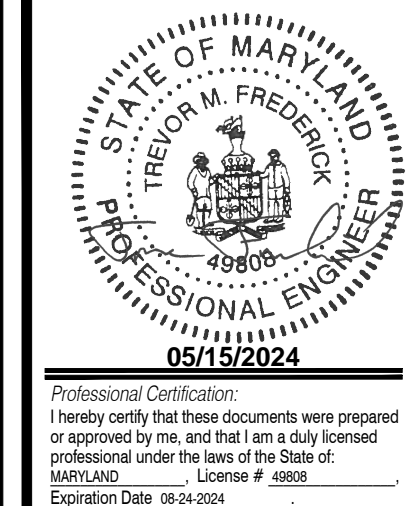
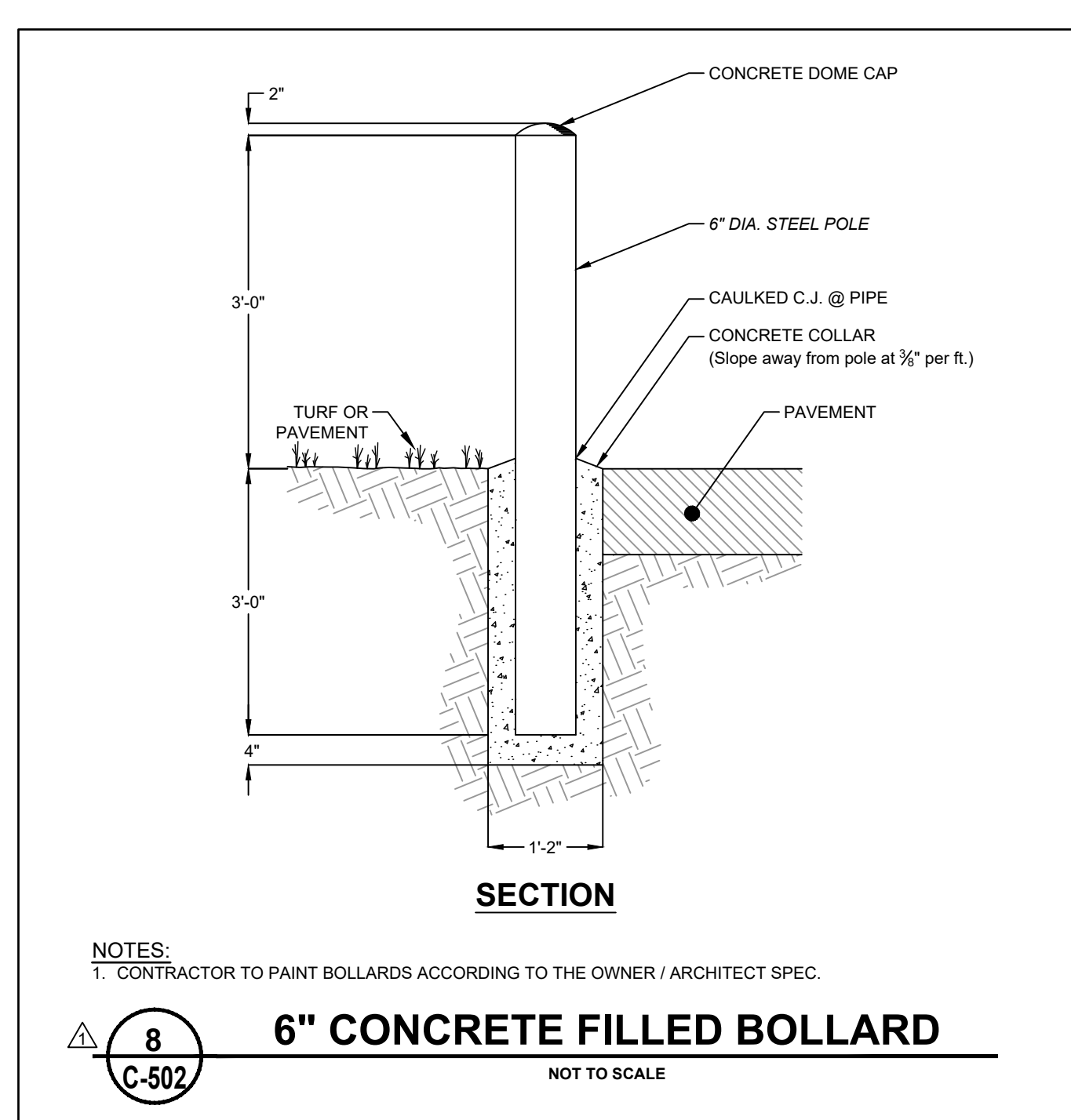
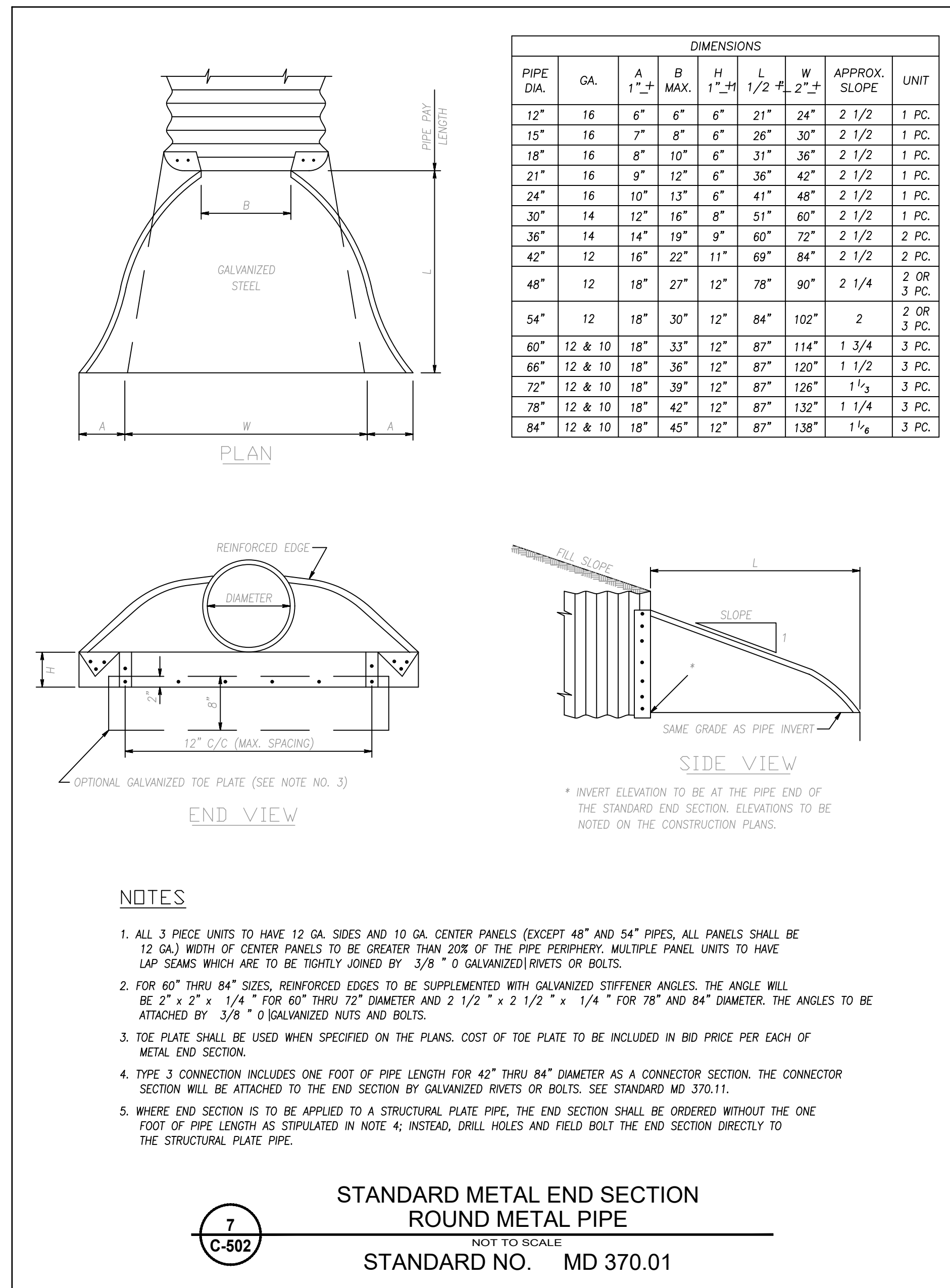
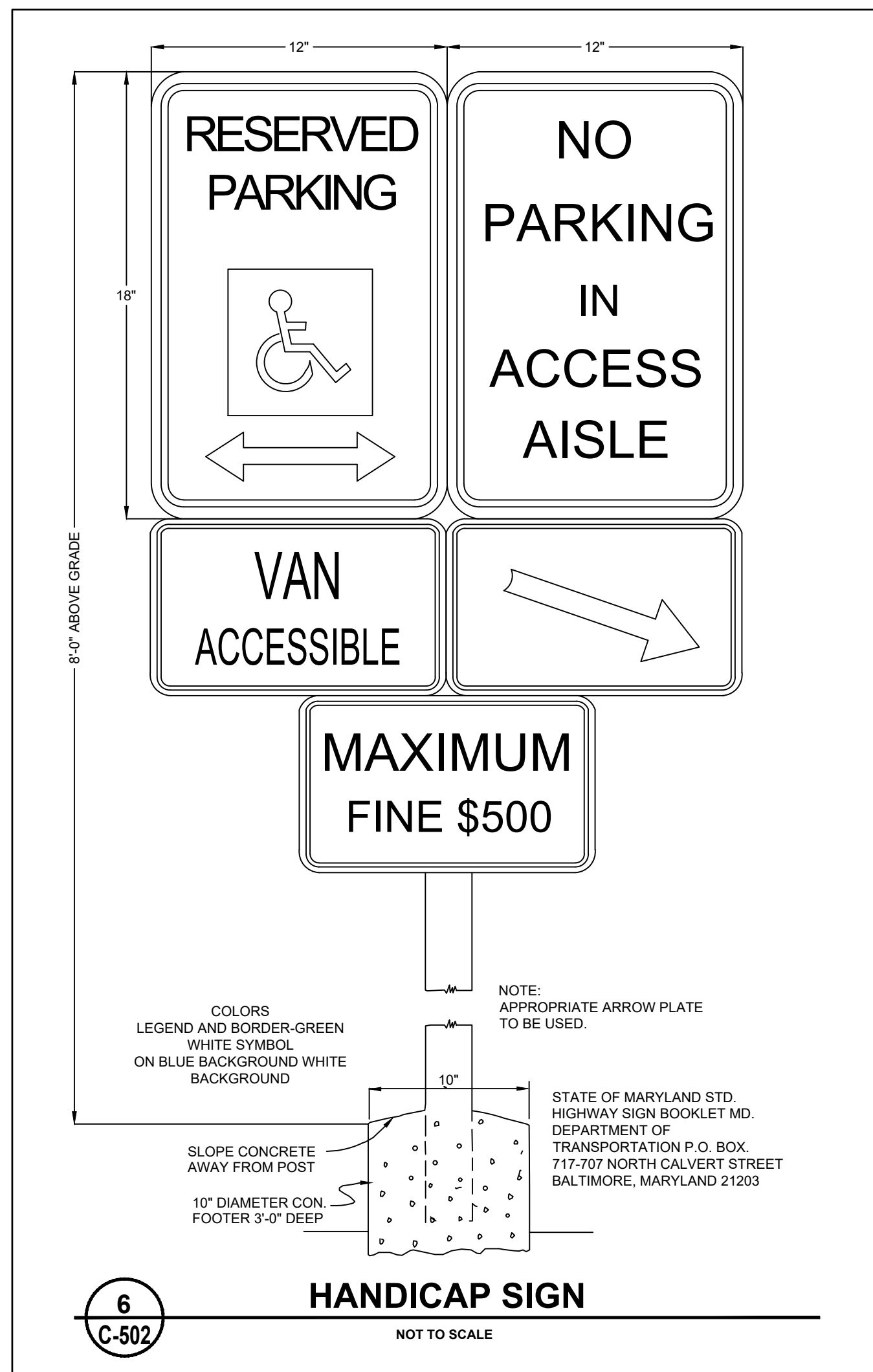
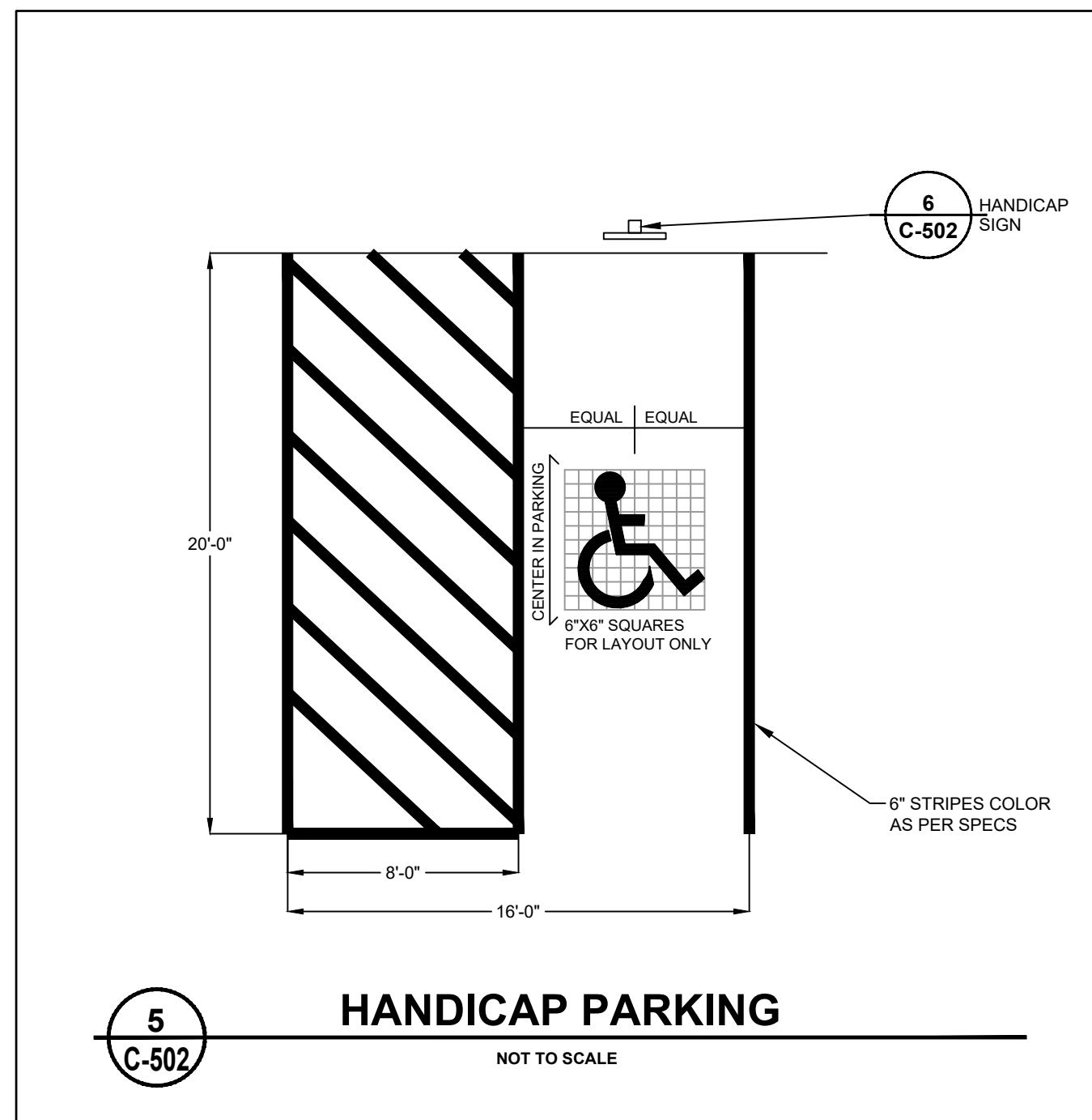
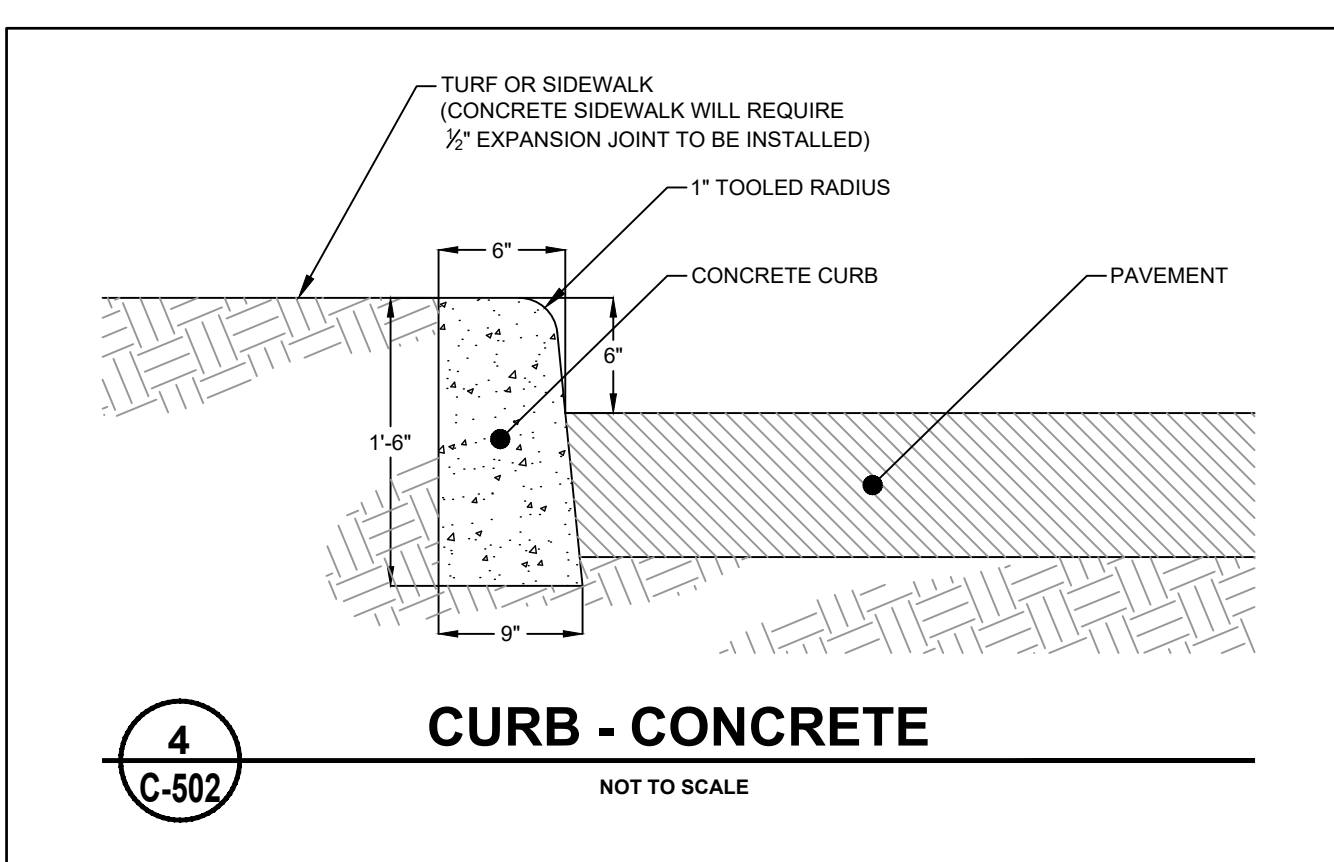
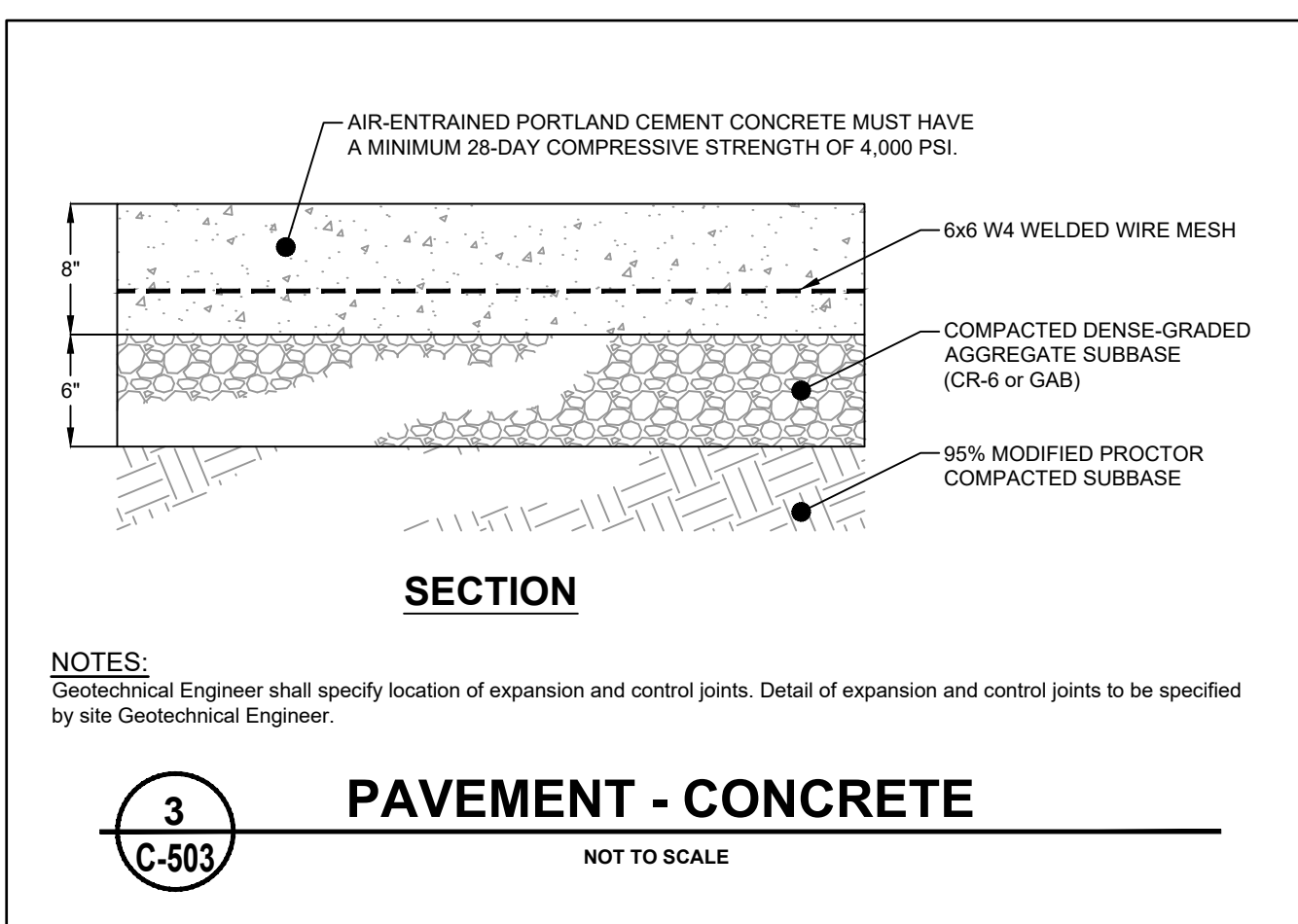
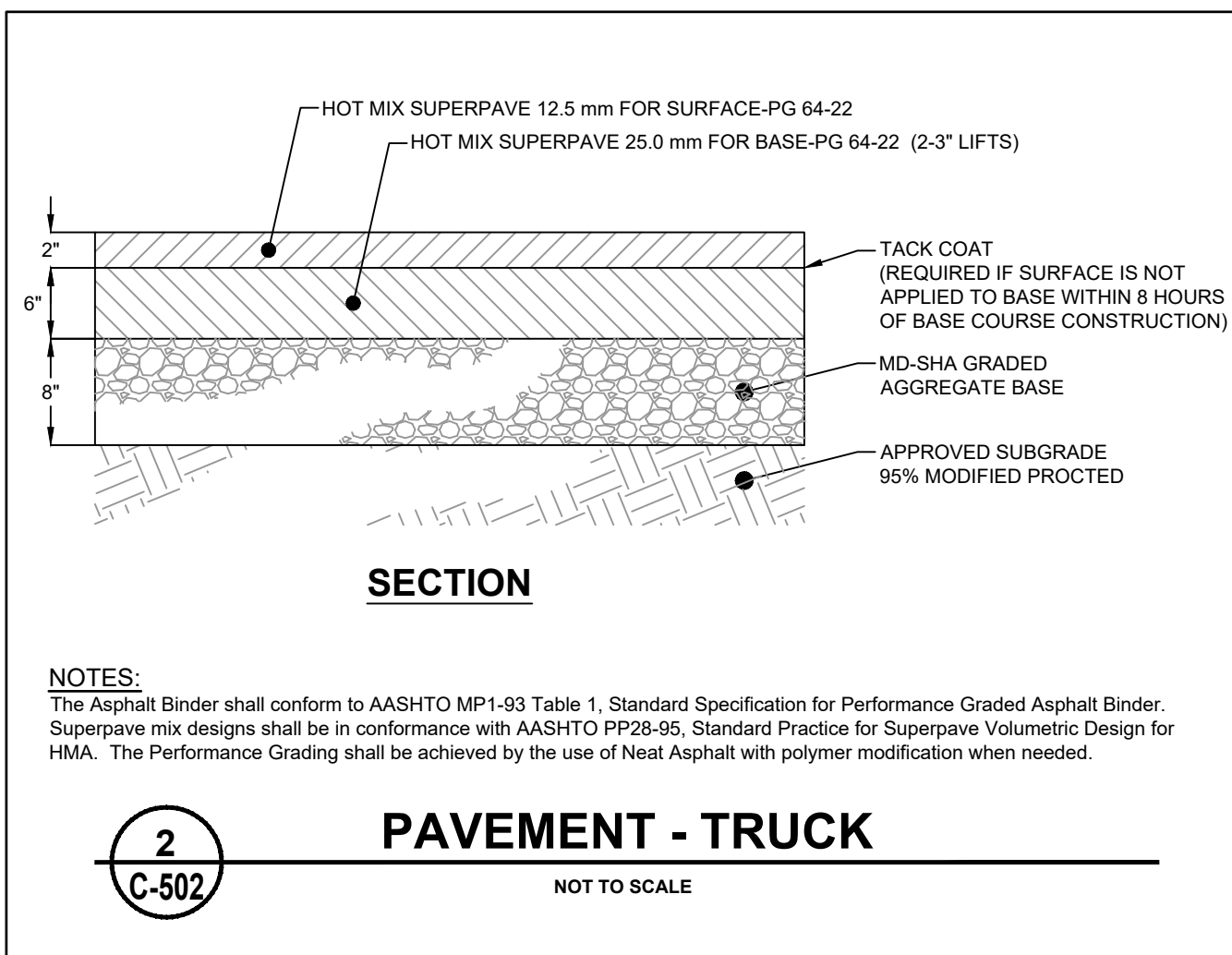
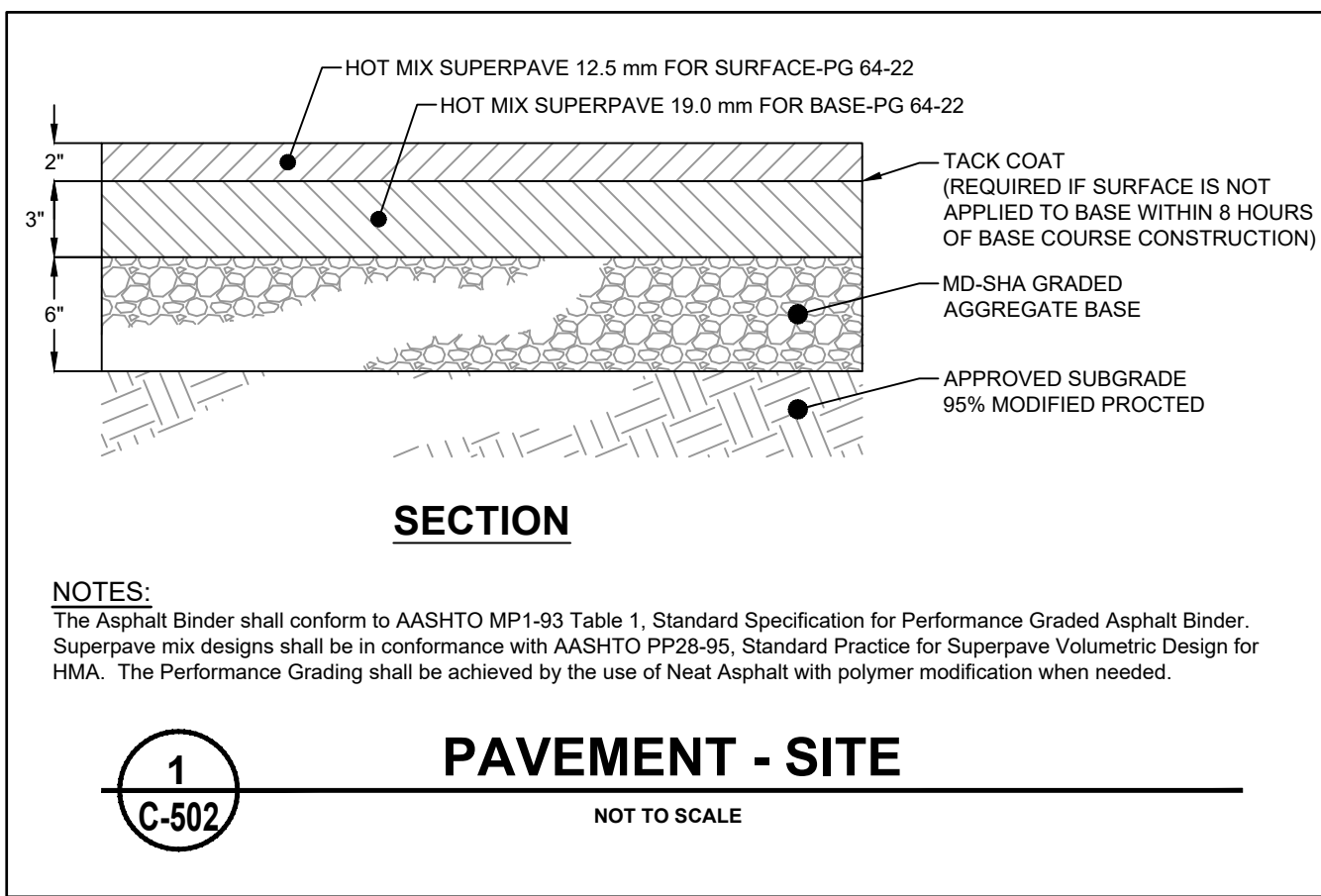
REVISIONS PER COUNTY AGENCIES COMMENTS  
REVISED PER CLIENT REQUEST

**MYERS MANAGEMENT**  
SITUATED AT THE LUSKANS COURT  
WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND

MYERS MANAGEMENT  
11746 ASHTON RD. CLEAR SPRING, MD 21722  
ATTN: LEROY MYERS (301) 661-6703

PROJECT NO: 4566.L5.1  
DWN BY: DWH  
DATE: 02-21-2024  
PROJECT MANAGER: ADAM HAGER  
EMAIL: AHAGER@FSA-INC.COM  
TAX MAP: GRD-PARCEL  
0037-0020-0820  
SCALE: 1" = 20'  
SHEET TITLE: CONSTRUCTION PROFILES - UTILITIES  
C-401  
SHEET 08 OF 12





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

150 SOUTH POTOMAC STREET  
FREDERICK, MARYLAND 21702  
PH: 301.791.3000  
FAX: 301.791.3007

DATE	REVISION	DESCRIPTION
06/07/24		

**MYERS MANAGEMENT**  
SITUATED AT THE MICHIGAN COURT  
WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND

11746 ASHTON RD. CLEAR SPRING, MD 21222  
ATTN: LEROY MYERS (301) 661-6763

PROJECT NO.	4566 L5.1
DWN BY	DWH
DATE	02-21-2024
PROJECT MANAGER	ADAM HAGER
EMAIL	AHAGER@FSA-INC.COM
TAX MAP: GRID-PARCEL	0037-0020-0820
SCALE	NTS
SHEET TITLE	CONSTRUCTION DETAILS & NOTES - SITE

P:\SHARED\COLLUSION\PROJECTS\4566 L5.1\CONSTRUCTION DETAILS\NOTES - SITE.DWG 2024.01.19



Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of Maryland. License # 4899  
Expiration Date 05/15/2024

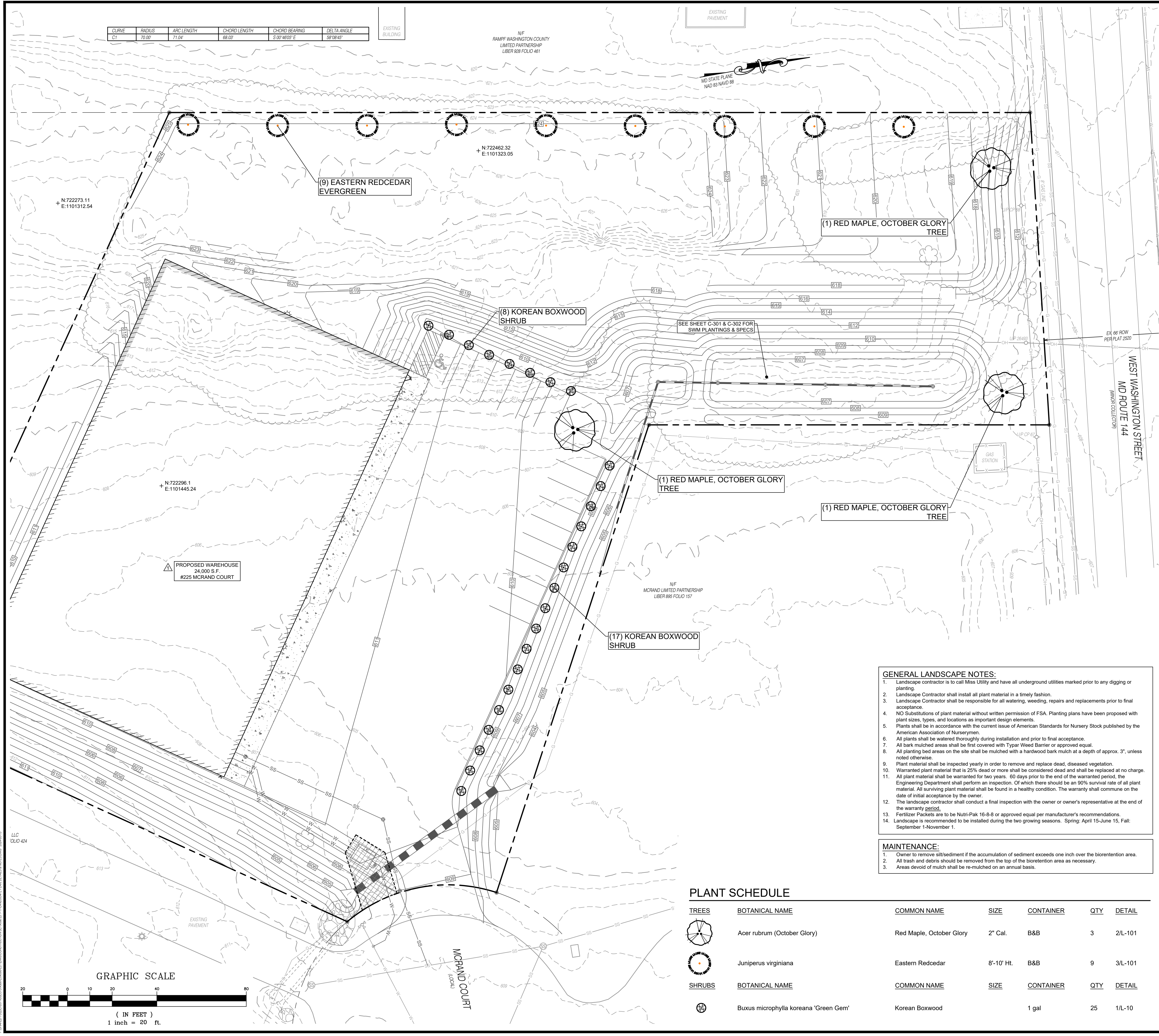
**FSA**  
FREDERICK SEBERT & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS • LAND PLANNERS  
100 SOUTH POTOMAC STREET  
FREDERICK, MARYLAND 21730  
771.275.2321

DATE	REVISION	DESCRIPTION
05/01/24		

**MYERS MANAGEMENT**  
SITUATED AT JOSE LUCIANO COURT  
WEST OF HUMP ROAD AND SOUTH OF WEST WASHINGTON STREET  
WASHINGTON COUNTY, MARYLAND  
MYERS MANAGEMENT  
11746 ASHTON RD., CLEAR SPRING, MD 21722  
ATTN: LEROY MYERS (301) 661-6763

PROJECT NO 4566 L5.1  
DWN BY DWH DATE 02-21-2024  
PROJECT MANAGER ADAM HAGER  
EMAIL AHAGER@FSA-INC.COM  
TAX MAP: GRD-PARCZL  
0037-0020-0820  
SCALE 1" = 50'  
SHEET TITLE

**LANDSCAPE PLAN, DETAILS & NOTES**  
L-101  
SHEET 11 OF 12  
SP-24-101



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00	71.04	68.00	S 10° 46' 00" E	58.08 45°

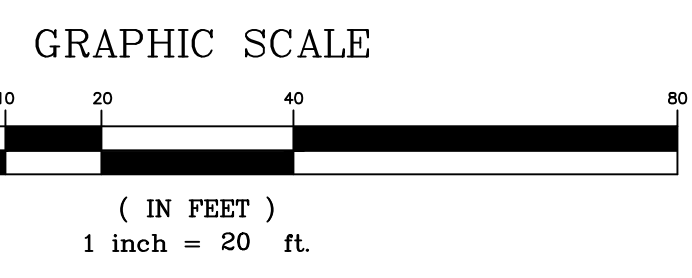
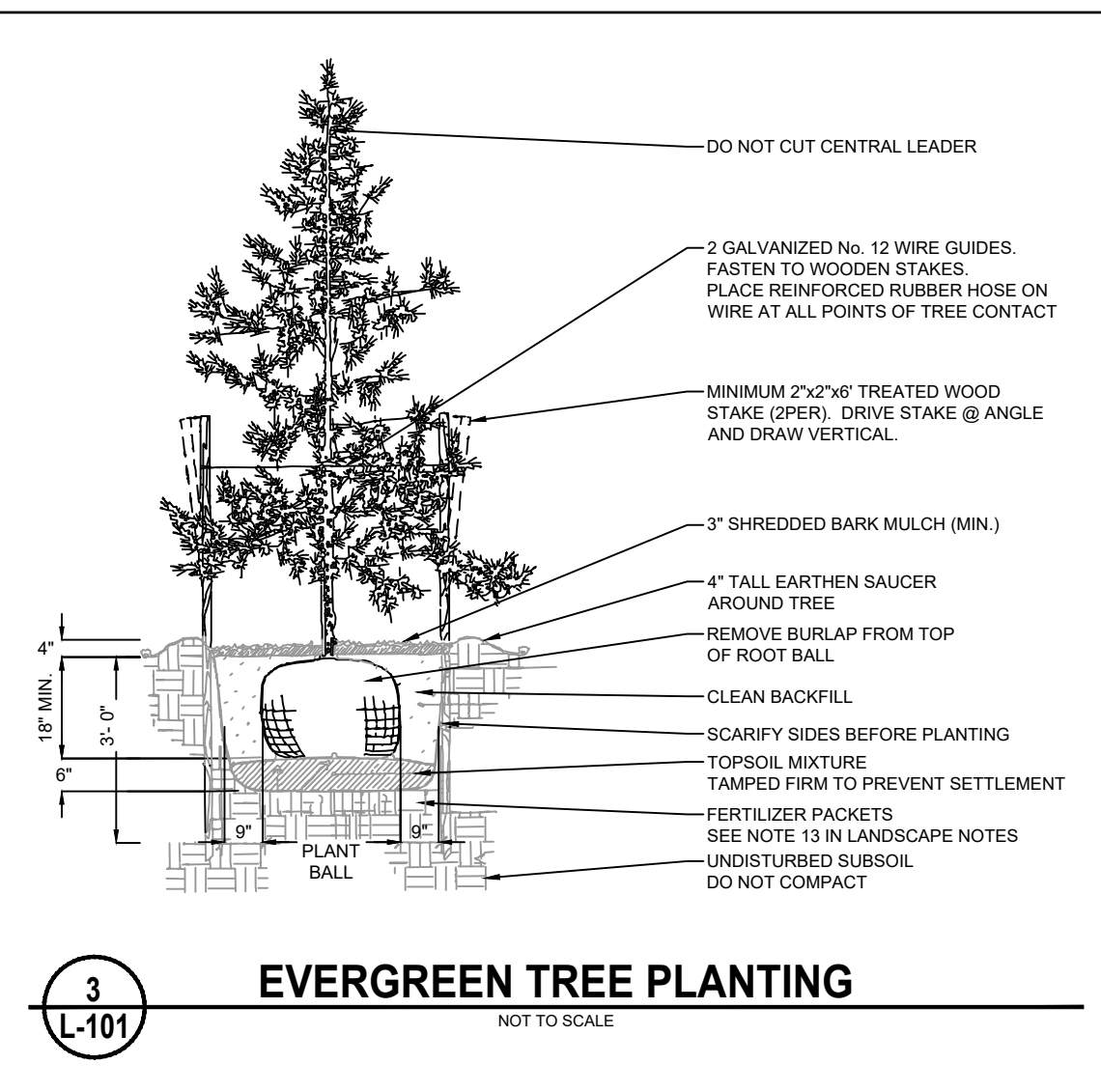
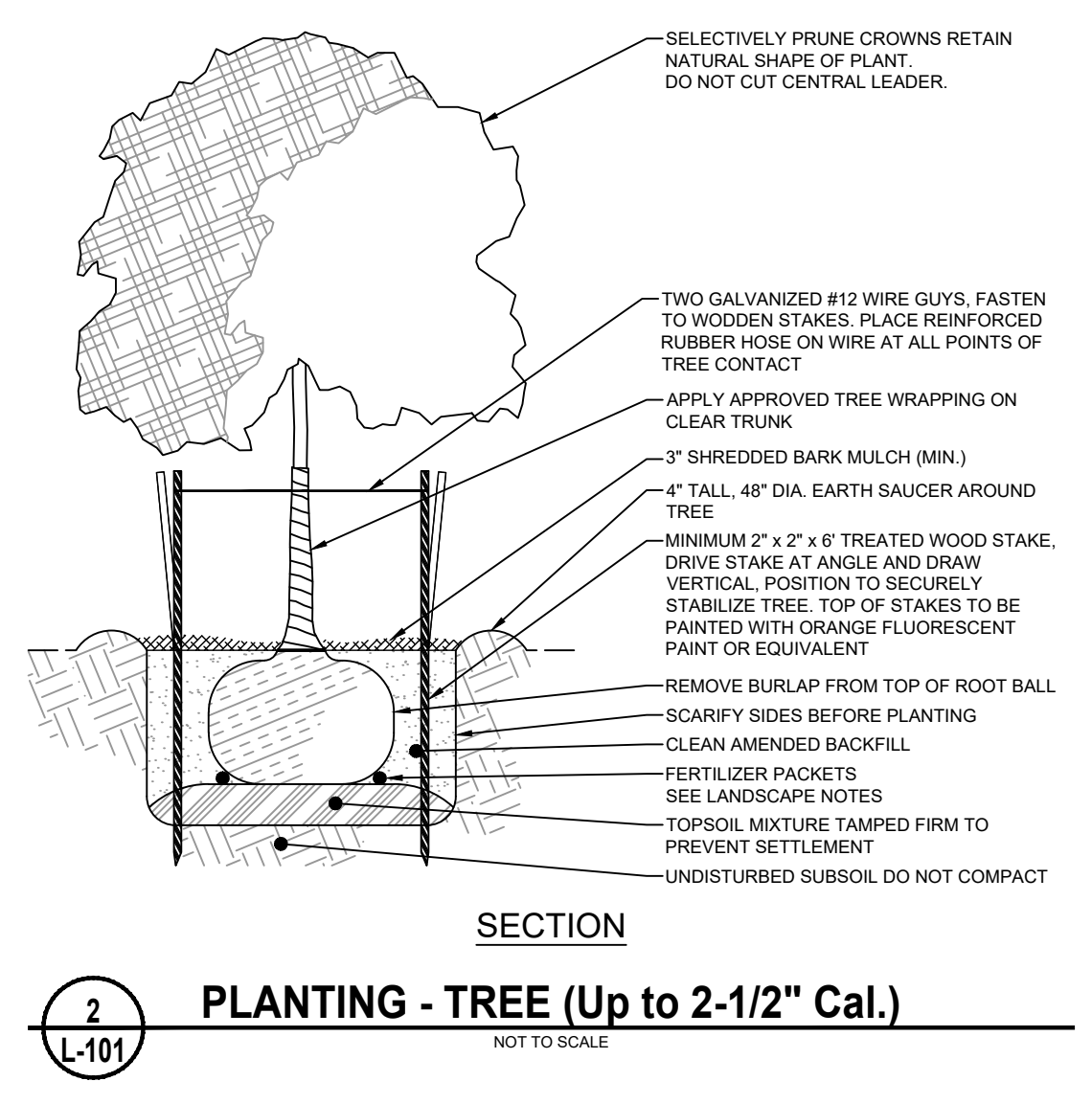
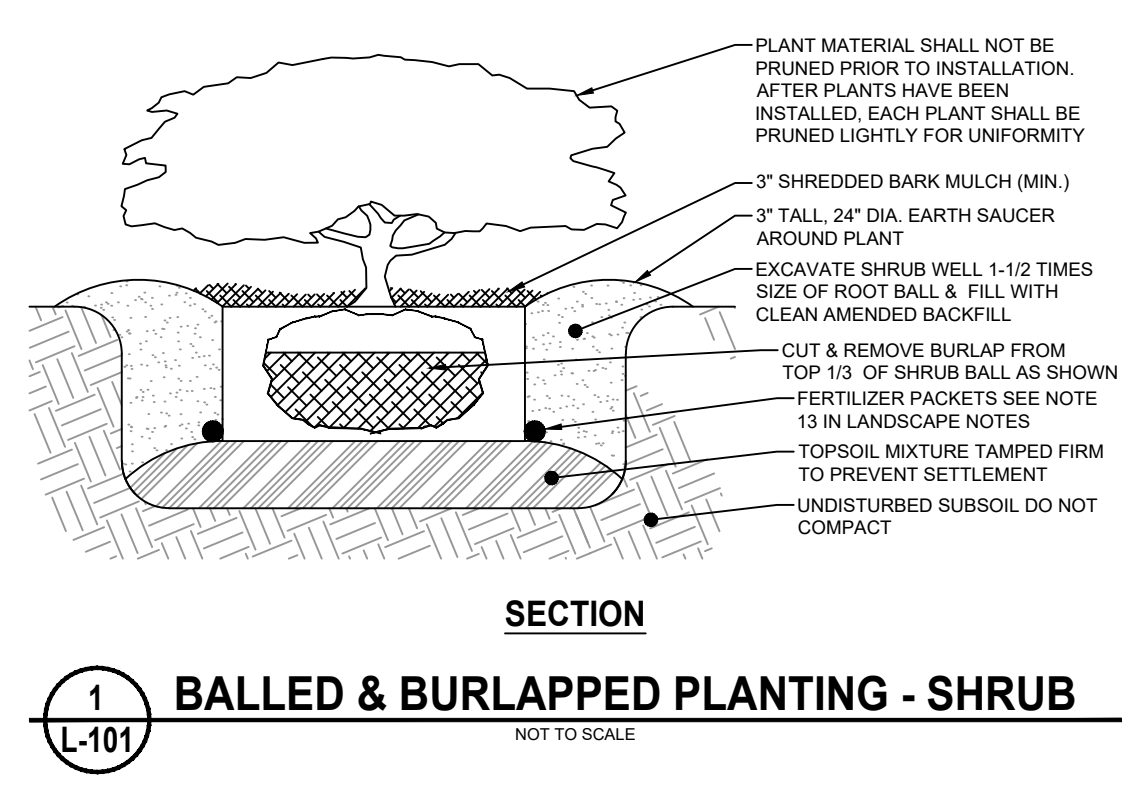
N/F  
RAMP WASHINGTON COUNTY  
LIMITED PARTNERSHIP  
LIBER 828 FOLIO 461

N/F  
MCRAND LIMITED PARTNERSHIP  
LIBER 886 FOLIO 187

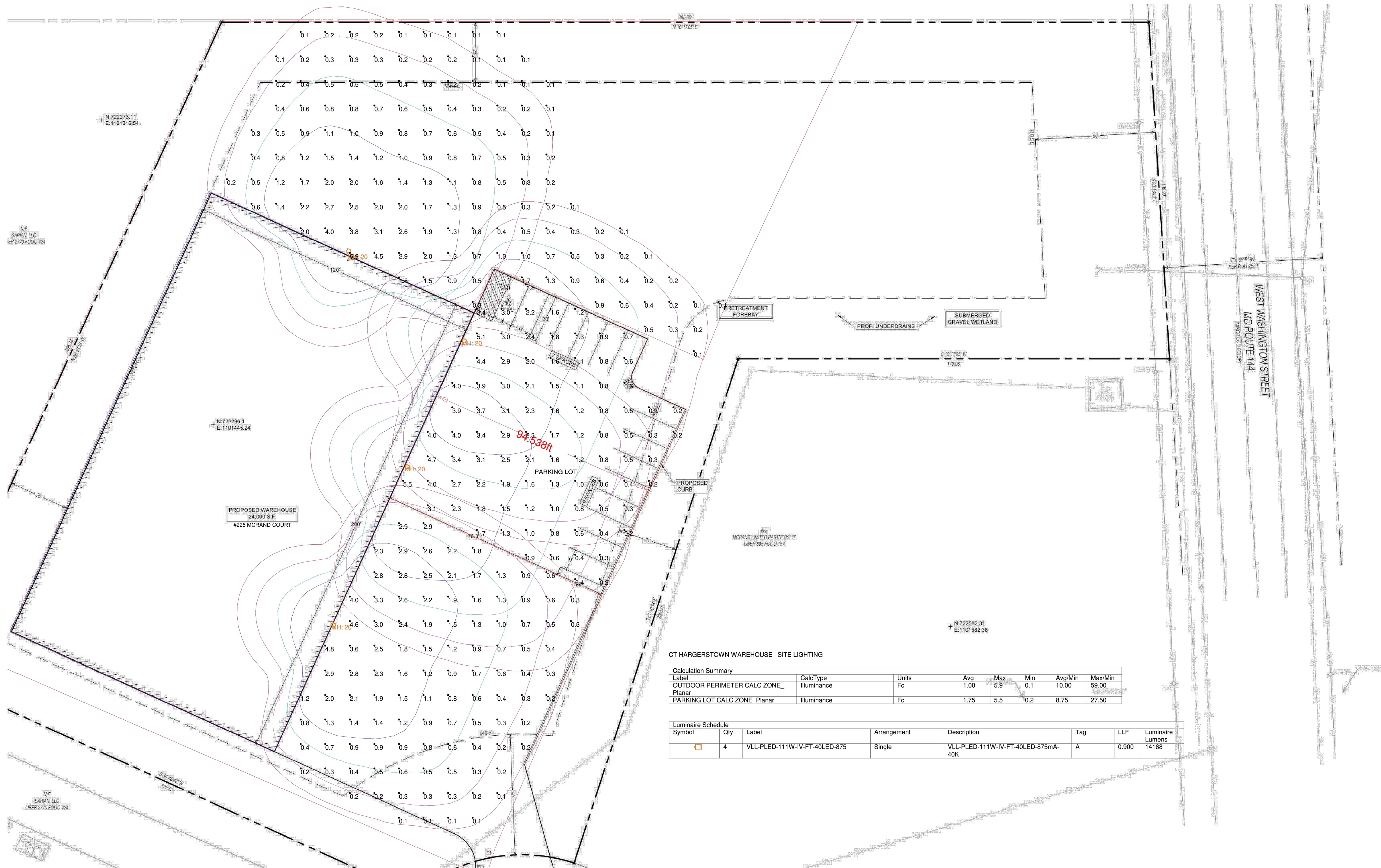
- GENERAL LANDSCAPE NOTES:**
- Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
  - Landscape Contractor shall install all plant material in a timely fashion.
  - Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
  - NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
  - Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
  - All plants shall be watered thoroughly during installation and prior to final acceptance.
  - All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
  - All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
  - Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
  - Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
  - All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 80% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commence on the date of initial acceptance by the owner.
  - The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
  - Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
  - Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.
- MAINTENANCE:**
- Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the bioretention area.
  - All trash and debris should be removed from the top of the bioretention area as necessary.
  - Areas devoid of mulch shall be re-mulched on an annual basis.

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Acer rubrum (October Glory)	Red Maple, October Glory	2" Cal.	B&B	3	2/L-101
	Juniperus virginiana	Eastern Redcedar	8'-10' Ht.	B&B	9	3/L-101
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	Buxus microphylla koreana 'Green Gem'	Korean Boxwood		1 gal	25	1/L-10



PLANNING FOLLOWS PROJECT 4566 L5.1 LANDSCAPE PLAN, DETAILS & NOTES, 02/21/24



CT HAGERSTOWN WAREHOUSE | SITE LIGHTING

Calculation Summary Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OUTDOOR PERIMETER CALC_ZONE	Illuminance	Fc	1.00	5.9	0.1	10.00	59.00
PARKING LOT CALC_ZONE_Planar	Illuminance	Fc	1.75	5.5	0.2	8.75	27.50

Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
□	4	VLL-PLED-111W-IV-FT-40LED-875	Single	VLL-PLED-111W-IV-FT-40LED-875mA-40K	A	0.900	14168

DATE	DESCRIPTION

**MYERS MANAGEMENT**  
 SITUATED AT 225 MCRAND COURT  
 WEST OF HUMPH ROAD AND SOUTH OF WEST WASHINGTON STREET  
 WASHINGTON COUNTY, MARYLAND  
 MYERS MANAGEMENT  
 11746 ASHTON RD. CLEAR SPRING, MD 21722  
 ATTN: LEROY MYERS (301) 661-6765

PROJECT NO. 4566 L5.1  
 DWN BY: DWH DATE: 02-21-2024  
 PROJECT MANAGER: ADAM HAGER  
 EMAIL: AHAGER@FSA-INC.COM  
 TAX MAP: GRD-PARCEL 0037-0020-0820  
 SCALE: 1" = 20'

SHEET TITLE

**PHOTOMETRIC PLAN  
 DETAILS & NOTES**



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

# MEMORANDUM

---

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: June 3, 2024

RE: Forest Conservation Mitigation Review for Myers Management Site Plan (SP-24-010)

---

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to utilize offsite retention to satisfy the .94-acre planting requirement for the warehouse development located at 225 McRand Court in Hagerstown.

Enclosed for your review are three documents in support of the applicant's request. These include the grading plan, the forest conservation plan; which shows the location of the offsite easement, and a justification letter from Qualified Professional Shannon Stotler that makes 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 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** — Myers Management (SP-24-010)

**TO** — Washington County Planning Commission

**CC** — Travis Allen

**FROM** — Shannon Stotler

**REMARKS:**

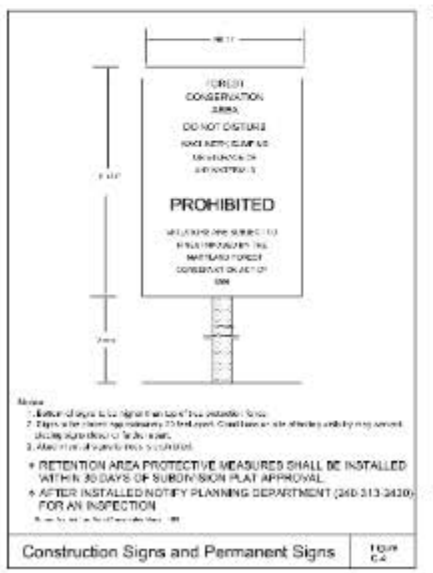
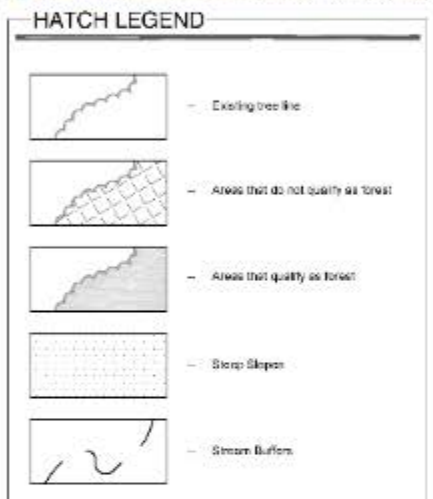
To meet the necessary requirements for forestation for the Site Plan for Myers Management, the owner is requesting to provide forest mitigation with off-site retention. The entire site is getting disturbed by the proposed construction of a warehouse, pavement, parking, and stormwater management. The western side of the property is being graded for a level pad earmarked for the expansion of the warehouse and associated pavement, parking, and stormwater management. 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 planting, onsite & offsite afforestation and reforestation, and natural regeneration have been exhausted. If the owner is unable to secure off-site mitigation now, it will cause undue hardship by limiting the ability to develop their property as the agreement to lockup off-site with the owner may not be there in the future. I am formally requesting forestation be addressed by off-site retention at a 2:1 ratio.

Respectfully submitted,



Shannon Stotler

**VICINITY MAP**  
 ADC MAP 5, H5  
 SCALE: 1" = 2000' USGS MAPS (CHERRY RUN, WV)



Owner:  
 Rowland on Holdings, LLC  
 14703 Indian Springs Rd.  
 Hancock, MD 21750

**FORESTATION NOTES**

- Forest areas shown herein have been reviewed and approved by the Washington County Planning Commission in accordance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas listed as "Forest Retention Areas" shall not 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 regulated activity involve, as long as there is a forest disturbance, removal of forested areas, installation of the required erosion prevention or protection at those forest areas.
- This note or reference to its location on this plat shall be included in each and every deed of interest for the lot shown on this plat.
- The Retention Area shown 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. If at any time the area of the Retention Area shall be found to be a forested area, the owner shall submit a plan to the Washington County Planning Commission for approval of the Retention Area as a natural forest area, as defined by the Forest Conservation Ordinance.

**FOREST CONSERVATION SEQUENCE OF CONSTRUCTION**

- After necessary erosion control and sediment devices are in place, the following shall be completed:
  - Final erosion control plan approved and/or completion of construction.
  - Designated erosion control devices shall be protected by heavy plastic, well secured to prevent blowing.
  - All exposed fencing shall be replaced as necessary during or after clearing.
  - All exposed fencing shall be replaced as necessary during or after clearing and all graded areas have been stabilized.
  - All exposed signs or other objects shall be protected.
  - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- After construction is completed, the following shall be completed:
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
- Once approved has been granted by the Washington County Planning Commission, clearing and/or grading of the site for construction shall, if applicable, be completed.
- After construction is completed, the following shall be completed:
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.
  - Final erosion control plan approved and/or completion of construction.

- NOTES:**
- The purpose of this Forest Conservation Easement Plan is to provide forest mitigation for the Site Plan for Myers Management, SP-04-000.
  - As the forest mitigation requirement is being provided off-site, a 2:1 ratio of forest retention is being provided.
  - The Washington County Planning Commission has granted the variance of off-site forest mitigation to satisfy forest mitigation requirements for the Site Plan for Myers Management at the meeting on:

**FORESTATION TABLE**

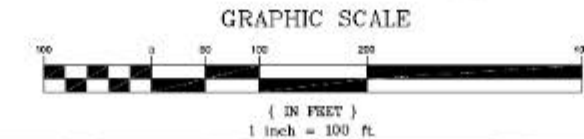
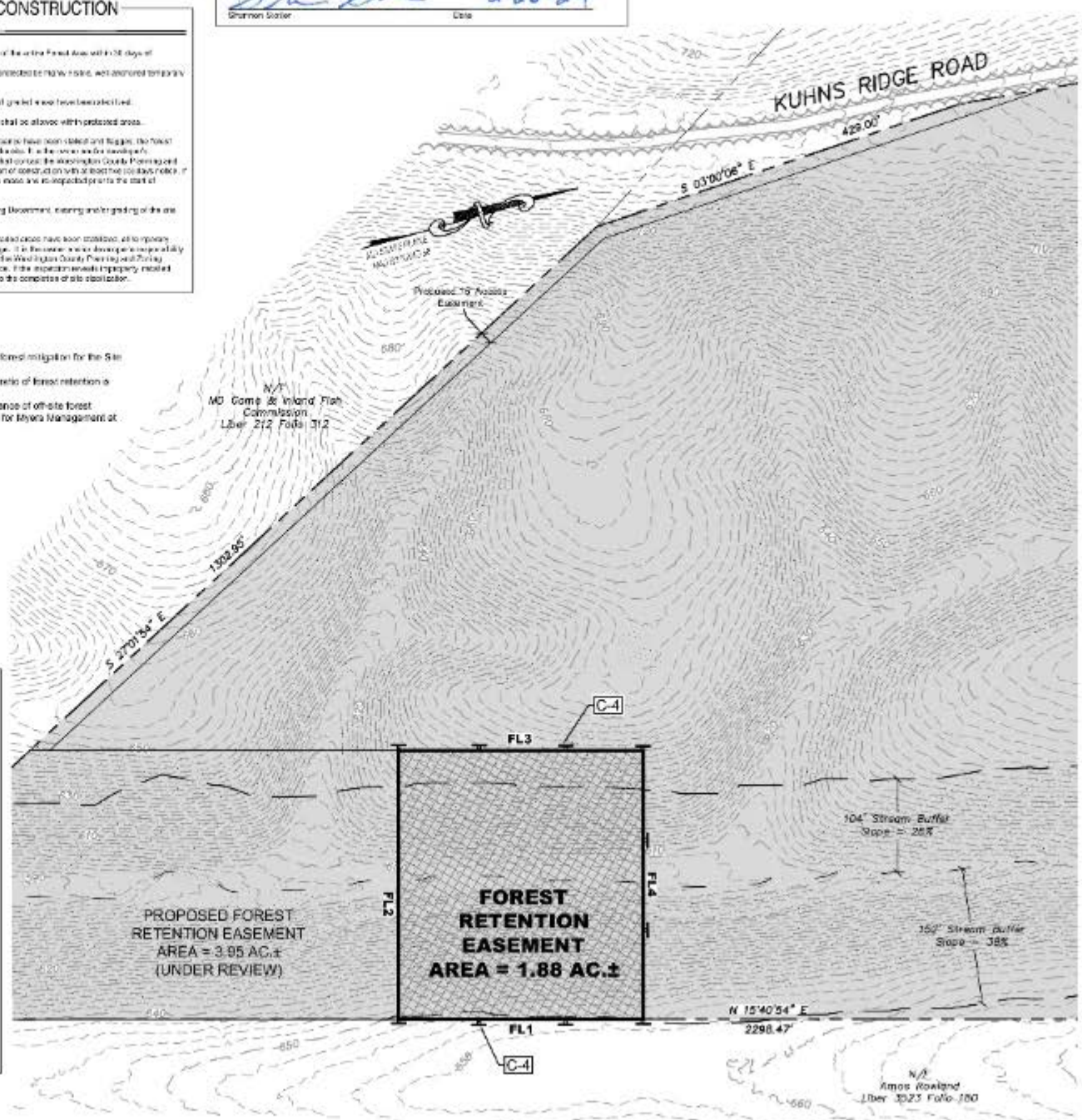
<b>FOREST REQUIRED</b>	<b>0.94 AC.±</b>
<b>OR OFFSITE AT 2:1 RATIO</b>	<b>1.88 AC.±</b>
<b>TOTAL OFFSITE FOREST MITIGATION PROVIDED</b>	<b>1.88 AC.±</b>

LINE	BEARING	DISTANCE
FL1	S 15°40'54" W	272.98'
FL2	N 74°15'08" W	300.00'
FL3	N 15°40'54" E	272.98'
FL4	S 74°19'06" E	300.00'

**QUALIFIED PROFESSIONAL**

I certify that I am a qualified professional per requirements of COMAR 01.10.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that the 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 the Forest Retention Easement Plan is accurate and complete.

*Shannon Soter* 2-28-24  
 Shannon Soter Esq.



**FOREST CONSERVATION WORKSHEET 2.2**

NET TRACT AREA	
A. Total Tract Area	= 2.60 AC.
B. Net Tract Area	= 0.60 AC.
C. Net Tract Area	= 2.00 AC.
LAND USE CATEGORY (LUC)	
D. Allocation Threshold (Net Tract Area x 15%)	= 0.30 AC.
E. Conservation Threshold (Net Tract Area x 15%)	= 0.30 AC.
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area	= 1.01 AC.
G. Area of Forest Above Conservation Threshold	= 0.60 AC.
BRIEFS AND POINTS	
H. Briefs and Points	= 0.51 AC.
I. Forest Clearing Permitted Without Mitigation	= 0.30 AC.
PROPOSED FOREST CLEARING	
J. Total Area of Forest to be Cleared	= 1.01 AC.
K. Total Area of Forest to be Retained	= 0.60 AC.
PLANTING REQUIREMENTS	
L. Replantation for Clearing Above the Conservation Threshold	= 0.10 AC.
M. Replantation for Clearing Below the Conservation Threshold	= 0.70 AC.
N. Credit for Retention above the Conservation Threshold	= 0.00 AC.
O. Total Replantation Required	= 0.80 AC.
P. Total Replantation Required	= 0.80 AC.
Q. Total Replantation Required	= 0.80 AC.
R. Total Replantation Required	= 0.80 AC.
K. Total Replantation Required	= 0.80 AC.
= 0.80 AC. ±	

**FSA**  
 FREDERICK, SEibert & ASSOCIATES, INC.  
 CIVIL ENGINEERS • ENVIRONMENTAL LANDSCAPE ARCHITECTS • LAND PLANNERS

1000 E. MAIN ST. FREDERICK, MD 21701  
 301.746.1111  
 www.fsa-inc.com

**MYERS MANAGEMENT**  
**MCRAND COURT**

SITUATE ALONG THE EASTERN SIDE OF KUHNS RIDGE ROAD  
 WEST OF REDVA SPRINGS ROAD AND NORTH OF ROCKVILLE ROAD  
 WASHINGTON COUNTY, MARYLAND

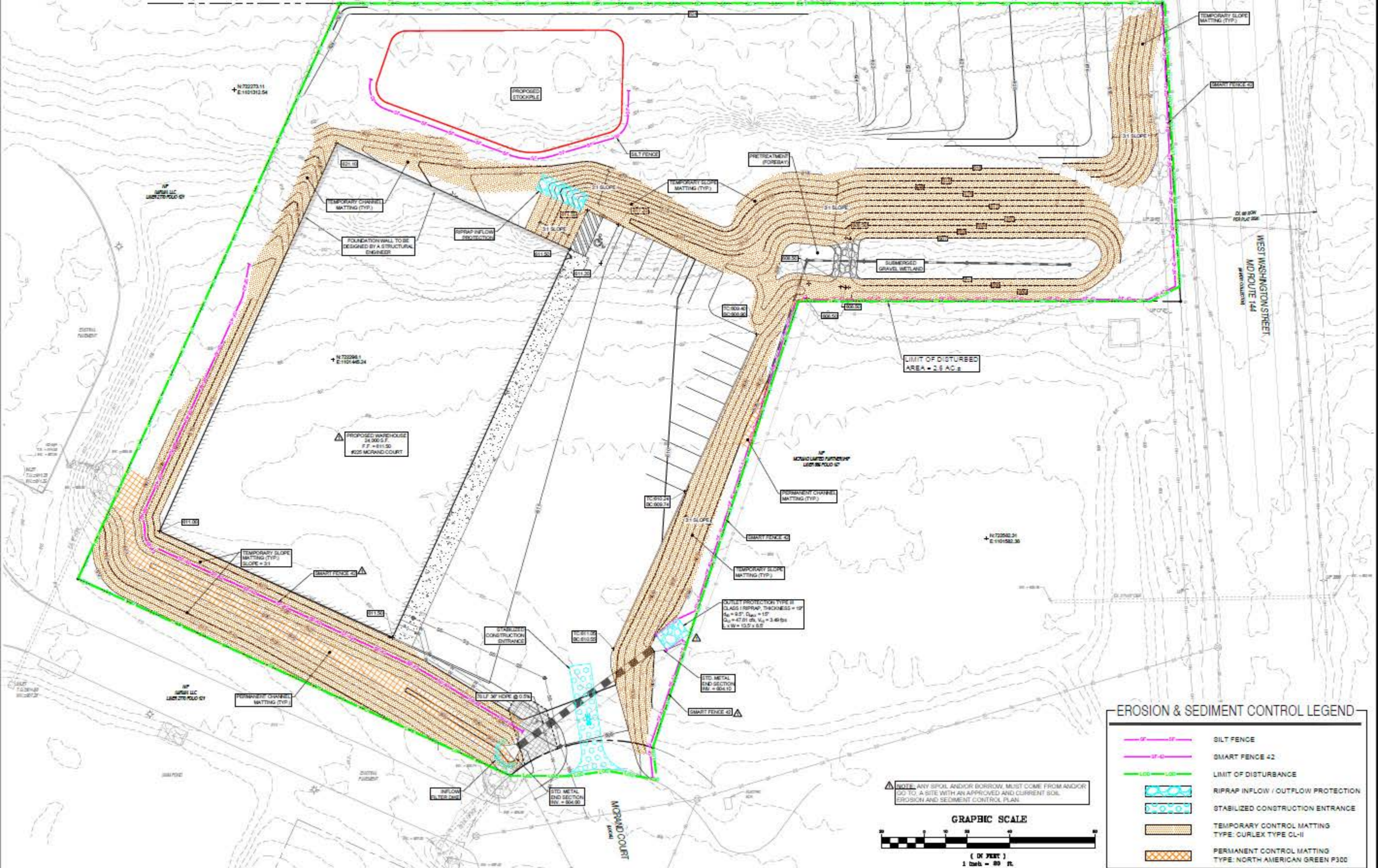
BEAVER CREEK INVESTMENTS, LLC  
 807 HIGHLAND ST. FREDERICK, MD 21701

PROJECT NO.	5741
DRAWN BY	DWH
DATE	02/26/2024
PROJECT APPROVED BY	A. HAUER
DATE	02/26/2024
PROJECT APPROVED BY	www.fsa-inc.com
DATE	02/26/2024
SHEET NO.	1" = 100'
TOTAL SHEETS	

**FOREST RETENTION EASEMENT PLAT**

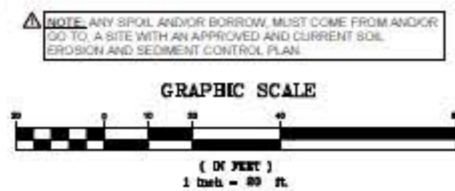
**C-101**  
 SHEET 01 OF 01





**EROSION & SEDIMENT CONTROL LEGEND**

	SILT FENCE
	SMART FENCE 42
	LIMIT OF DISTURBANCE
	RIPRAP INFLOW / OUTFLOW PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY CONTROL MATTING TYPE: CURLEX TYPE CL-II
	PERMANENT CONTROL MATTING TYPE: NORTH AMERICAN GREEN P300



**FSAO**  
 FREDERICK SEIBERT & ASSOCIATES, INC.  
 1000 WASHINGTON STREET  
 WASHINGTON, DC 20001  
 TEL: 301-424-1100  
 FAX: 301-424-1101  
 WWW.FSAO.COM

**MYERS MANAGEMENT**  
 4806 LBJ 1  
 00-01-0004  
 PROJECT MANAGER: ADAM PAGER  
 EMAIL: APAGER@PSA-INC.COM  
 701 MAP GREEN PLACE  
 0037-0000-0000  
 SCALE: 1" = 80'

**GRADING, EROSION & SEDIMENT CONTROL PLAN**  
 C-102  
 SHEET 04 OF 12



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

# MEMORANDUM

---

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: June 3, 2024

RE: Preliminary Forest Conservation Plan Review for Homeplate Mixed Use Development (FP-24-002)

---

Attached you will find supporting documentation for two requests to meet preliminary forest conservation requirements for this project. The first request is to utilize the fee-in-lieu of payment option to satisfy .22 acres of the overall planting requirement for the new mixed-use development located in the Town of Smithsburg 12230 Cloverly Farm Lane. The second request is to remove 3 specimen trees from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan (pages 5-6 of the Development Plan); which shows the proposed mix of forest mitigation techniques and depicts the specimen trees proposed for removal, plus a justification letter from Qualified Professional Clint Rock that makes 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.

The removal of specimen trees requires that approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

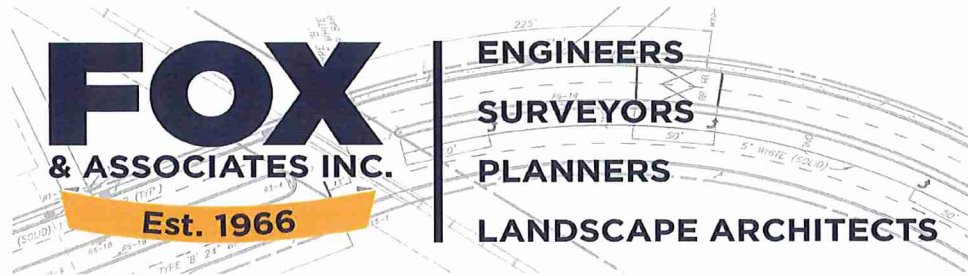
If you have questions or comments regarding this request, please contact me using the information provided below.

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

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

---

WWW.WASHCO-MD.NET



981 Mt Aetna Rd  
Hagerstown, MD 21740  
Phone: 301-733-8503  
Fax: 301-733-1853

April 26, 2024

Washington County  
Planning & Zoning Department  
100 West Washington Street, Suite 2600  
Hagerstown, Maryland 21740

Attention: Travis Allen, Senior Planner

**Re: Homeplate Final Development Plan – Specimen Tree Variance Request**

Mr. Allen,

We are requesting a variance under Article 15 of the Washington County Forest Conservation Ordinance on behalf of our client, Cross & Company, LLC, for the removal of three specimen trees within the proposed limit of disturbance (LOD) associated with the improvements proposed by the above-referenced Final Development Plan (FDP).

The three specimen trees appear on the approved Forest Stand Delineation for the Homeplate property (FS-23-022) and are noted as: 36” Silver Maple, 36” Walnut, and 39 Walnut.

The 36” Silver Maple (*Acer saccharinum*) is located near the eastern point of the property and would be impacted by the grading activities associated with the home construction for proposed lots TH-21 through TH-24. 2’ +/- of fill is proposed in this area in order to provide proper drainage of the proposed lots. Fill placed over the root structure would have negative effects on the survivability of this tree. As such, it is proposed to be removed.

The 36” and 39” Black Walnut trees (*Juglans nigra*) are located in the proximity of the existing dwelling on the property, currently labeled as “Future Restaurant Lot” on the FDP. It had been the intention of the developer to repurpose the existing brick farmhouse for use as a restaurant. However, inspections of the dwelling have determined that is structurally unsound. As such, the building is to be razed and a new restaurant building will be proposed at this location. The disturbance created by the demolition of the existing building and the grading associated with preparing a pad site for the future use would have negative effects on the health/survivability of the trees due to soil compaction from the equipment and the placement of 2’+ of fill material to prepare the pad site. As such, these two trees are proposed to be removed.

The development of the Homeplate parcel is currently restricted by a stream buffer at the existing spring house located on the property, Forest Retention Areas A and B and Forest Planting Areas 1 and 2 in accordance with the Washington County Forest Conservation Ordinance, and the construction of Stormwater Pond #3 in accordance with Washington County Stormwater regulations. Further restriction to preserve these three specimen trees would interfere with the developer’s ability to make profitable use of the property, creating an undue hardship.

The areas in which these trees are located are part of the LOD associated with this project which will be provided with sediment and erosion control measures in accordance with County regulations to control the release of sediment and sediment-laden runoff from the project site. These measures are to be approved and inspected by the Washington County Soil Conservation District. Therefore, no adverse effects to water quality are anticipated as a result of the proposed removal of the trees.

We appreciate your consideration of this request. If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Clint Rock, RLA  
Landscape Architect  
FOX & ASSOCIATES, INC.



**STORMWATER MANAGEMENT NARRATIVE**

THIS PROJECT IS BEING DESIGNED TO MEET THE 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).

A CHAPTER 3 STRUCTURAL PRACTICE PROPOSED IN CLOVERLY PHASE ONE IDENTIFIED AS "SWM 3" WILL PROVIDE 100% OF THE SITE'S WQV AND THE ESDV AS WELL AS ALL OF THE REV AND THE REQUIRED PHOSPHORUS LOAD REDUCTION.

QUANTITY CONTROL FOR THE 2- & 10-YEAR STORM EVENTS WILL BE PROVIDED BY THE CLOVERLY PHASE ONE CHAPTER 3 STRUCTURAL PRACTICE WHICH WILL ALSO PROVIDE THE REQUIRED CPV (CHANNEL PROTECTION VOLUME).

**GENERAL NOTES**

- TAX MAP/PARCEL 40/350
- ELECTION DISTRICT 7 (CAVETOWN)
- PROPERTY LINES SHOWN PER SURVEY PERFORMED BY FOX AND ASSOCIATES.
- THE SITE IS ZONED "MXD" - MIXED USE DEVELOPMENT.
- MINIMUM BUILDING SETBACK LINES FOR THE MXD DISTRICT ARE BASED ON THE "TC" - TOWN CENTER DISTRICT. SETBACKS ARE SHOWN ON THE TYPICAL LOT LAYOUTS ON SHEET 7.
- TOPOGRAPHY SHOWN HEREON IS FROM FIELD SURVEYS BY FOX & ASSOCIATES, INC. AND ENCOMPASS SERVICES, PLLC. DATUM IS N.A.V.D. 88.
- MARYLAND DEPARTMENT OF THE ENVIRONMENT WATERSHED IS ANTIETAM CREEK (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 24043C0165D EFFECTIVE DATE 8/15/17.
- THE WASHINGTON COUNTY SOIL SURVEY, MAP 97 ISSUED 2009, DOES NOT IDENTIFY ANY THREE DOT STREAMS ON THE SUBJECT SITE, HOWEVER, THERE IS AN EXISTING SPRING HOUSE WITH A SMALL AREA OF STREAM AS SHOWN ON PLAN.
- 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 EDGEWOOD 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 HYDRIC SOIL TYPES AT THE SITE.
- THERE ARE PRIME FARMLAND SOIL TYPES AT THE SITE.
- THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 25% 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 AND SEWER SERVICE WILL BE PROVIDED BY THE TOWN OF SMITHSBURG.
- FOREST CONSERVATION REQUIREMENTS WILL BE MET BY A COMBINATION OF ON-SITE RETENTION OF EXISTING FOREST, PLANTING OF NEW FOREST AREAS, STREET TREE CREDITS, AND PAYMENT-IN-LIEU. THE SITE HAS AN FSD PLAN APPROVED BY WASHINGTON COUNTY ON 7-19-23 (FS-23-022). STREET TREES PLANTED BETWEEN THE CURB AND SIDEWALK SHALL BE THE PROPERTY OF THE HOMEOWNER'S ASSOCIATION (HOA) AND WILL BE MAINTAINED BY THE HOA.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PLANTING AND REPLACEMENT OF THE STREET TREES WITHIN THE INITIAL 5 YEARS OF INSTALLATION. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE SIDEWALKS IN THE VICINITY OF THE STREET TREES BECAUSE OF PLACEMENT OF STREET TREES BETWEEN STREET AND SIDEWALK. AFTER 5 YEARS, THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF STREET TREES AND OUTLOT 1 PARKING AREA.
- FINAL ON STREET PARKING SPACE LAYOUT WILL BE DETERMINED BASED ON FINAL DRIVEWAY LOCATIONS.
- A FIVE FOOT PEDESTRIAN EASEMENT IS RESERVED ALONG THE FRONTAGE OF ALL LOCAL STREET LOTS TO ALLOW THE SIDEWALK ENCROACHMENT ONTO THE INDIVIDUAL LOTS.
- HOA SHALL INSPECT NATURE TRAILS FOR EROSION AND/OR DAMAGE MONTHLY OR AFTER LARGE STORM EVENTS. DAMAGE SHALL BE REPAIRED AND ADDITIONAL MULCH ADDED AS NEEDED.
- REFERENCE TO STORMWATER CONCEPT PLAN APPROVAL BY WASHINGTON COUNTY ENGINEERING ON 9-21-23 (SWCP23-022).

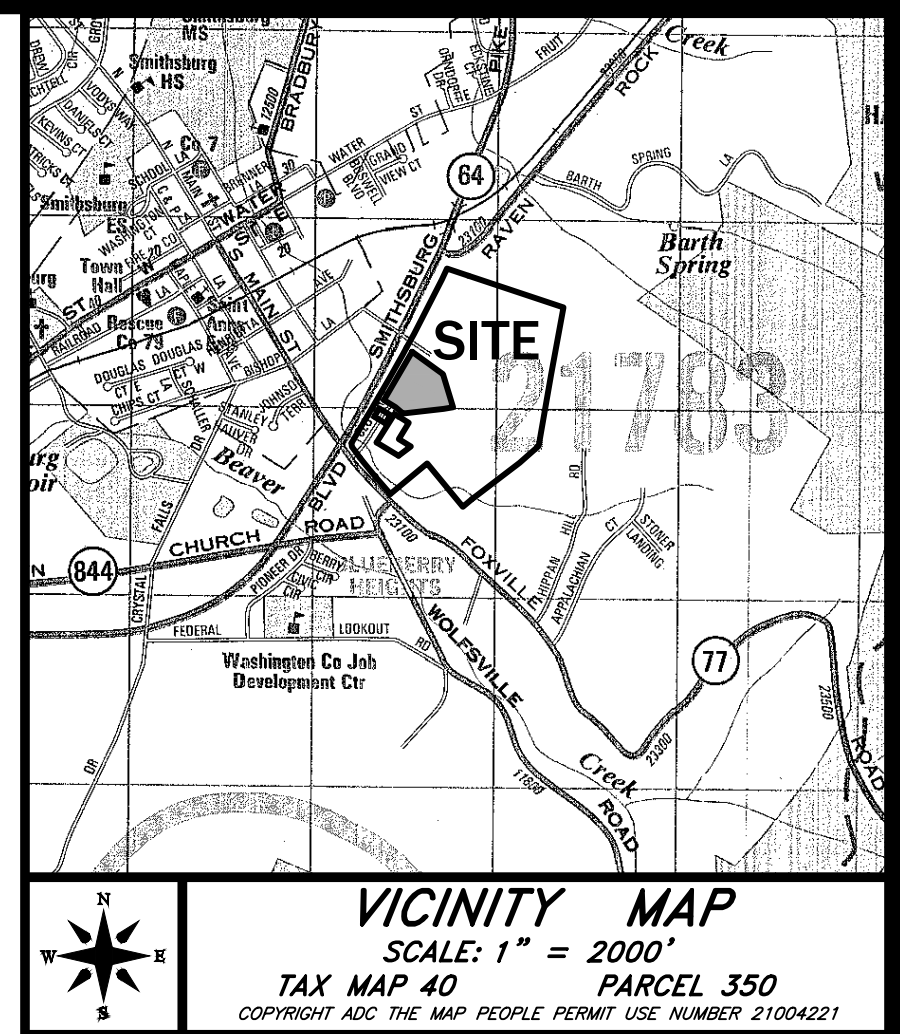
# FINAL DEVELOPMENT PLAN

# HOMEPLATE

# MIXED USE DEVELOPMENT

**SUBMITTED IN ACCORDANCE WITH APPROVED ZONING DISTRICT LANGUAGE FOR MIXED USE DEVELOPMENT DISTRICTS PARAGRAPH F.2.C "DEVELOPMENT PLAN APPROVAL", LAST PARAGRAPH, TO SERVE AS "MASTER PLAN" AND "OFFICIAL RECORD OF AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN PLANNING COMMISSION."**

**SITUATE ALONG THE EAST SIDE OF MD RTE 64  
ELECTION DISTRICT 07  
TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND**



ADC MAP 23  
GRID G 3  
H 3

VICINITY MAP  
SCALE: 1" = 2000'  
TAX MAP 40 PARCEL 350  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 2104221

**AGENCY & UTILITY CONTACTS**

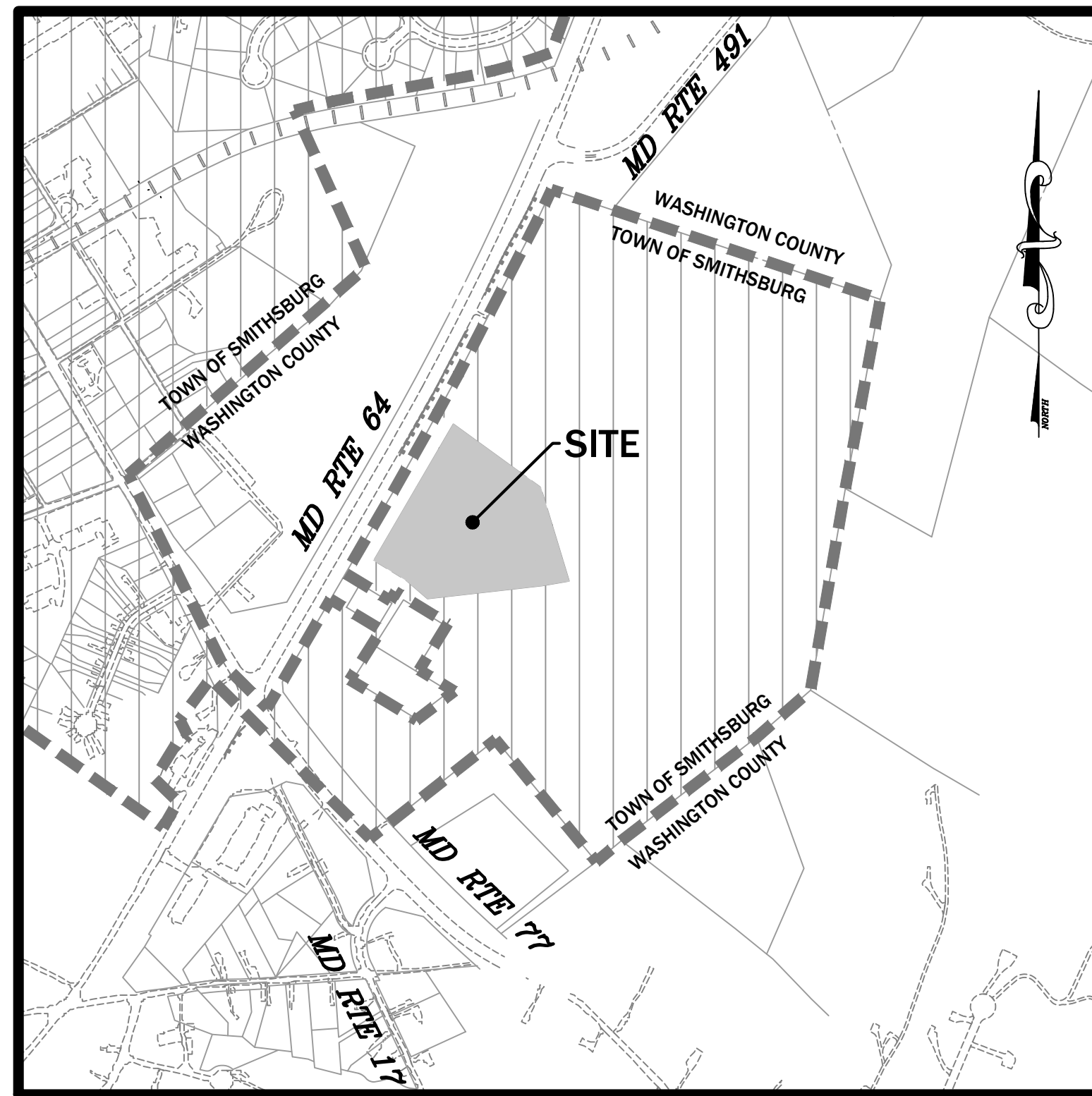
- |                    |                      |                    |
|--------------------|----------------------|--------------------|
| COUNTY ENGINEERING | SCOTT HOBBS          | (240) 313-2407     |
| TOWN OF SMITHSBURG | BRIAN BRANDT         | (301) 824-7234     |
| WASH. CO. SCD      | DENISE PRICE         | (301) 797-6821 X 3 |
| ANTIETAM CABLE     | LESLIE CURRY         | (240) 420-2084     |
| VERIZON            | JULIE LUDWIG         | (301) 790-7135     |
| POTOMAC EDISON     | BRANDON WARREN FELTZ | (301) 694-4420     |

**UTILITY NOTIFICATION**

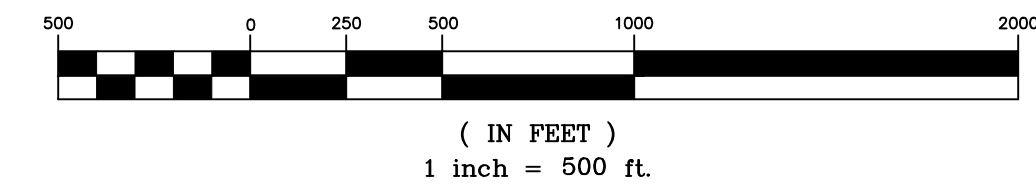
THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE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

**SITE DATA:**

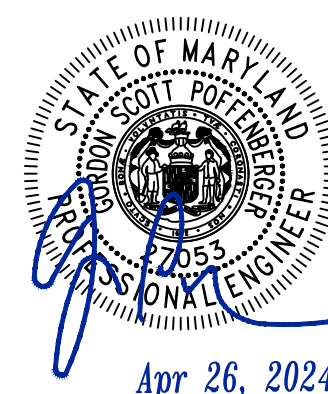
TOTAL EXISTING SITE ACREAGE	7.31 Ac.	
<b>PROPOSED ZONING DISTRICT AREA BREAKDOWN</b>		
AREA IN TOWN WITH MXD ZONING	7.31 Ac.	OVERALL DENSITY OF MXD = 3.7 UNITS/Ac.
<b>PROPOSED FOREST CONSERVATION AREAS (FROM SHEET 5)</b>		
EXISTING FOREST TO BE RETAINED	0.71 Ac.	
PROPOSED FOREST PLANTING AREAS	0.32 Ac.	
PROPOSED STREET TREE CREDITS	0.09 Ac.	
TOTAL	1.12 Ac.	
<b>PROPOSED OPEN SPACE CALCULATION</b>		
MXD OPEN SPACE REQUIRED	0.37 Ac. = 5.0%	
MXD OPEN SPACE PROVIDED	0.38 Ac. = 5.2% *	
* TOTAL O.S. AREAS NOT ENCUMBERED BY FOREST ESMT.		
<b>UNIT COUNT BREAKDOWN</b>		
TOWNHOMES	24	BUILDING HEIGHT = 35'
TWO-FAMILY SEMIDETACHED DWELLING	2	BUILDING HEIGHT LISTED ABOVE ARE ESTIMATES ONLY AND NOT BINDING. FINAL BUILDING HEIGHTS WILL NOT EXCEED THE MAX ALLOWABLE IN THE MXD DISTRICT.
FUTURE RESTAURANT	1	
<b>AREA TABULATION</b>		
TOWNHOMES LOTS	69,772 S.F. = 1,601.8 Ac.	AVG LOT SIZE 1,933 S.F.
FUTURE RESTAURANT LOT	26,885 S.F. = 0.6172 Ac.	MIN LOT SIZE 1,933 S.F.
TWO-FAMILY SEMIDETACHED DWELLING	10,341 S.F. = 0.2374 Ac.	DENSITY 15.0 LOTS/Ac.
PUBLIC STREET RIGHT-OF-WAY	31,681 S.F. = 0.7273 Ac.	26,885 S.F. 1.6 LOTS/Ac.
SWM PARCEL #3	86,118 S.F. = 1.9770 Ac.	5,171 S.F. 4,684 S.F. 8.4 LOTS/Ac.
WATER QUALITY PARCEL 'G'	1,500 S.F. = 0.0344 Ac.	
H.O.A. PARKING OUTLOT 1	23,363 S.F. = 0.5363 Ac.	
OPEN SPACE AREAS	61,420 S.F. = 1.4100 Ac.	
p/o CLOVERLY OPEN SPACE #8	7,317 S.F. = 0.16798 Ac.	
TOTAL	318,397 S.F. = 7.3094 Ac.	



GRAPHIC SCALE



**OWNER / DEVELOPER**  
OWNER: CLOVERLY HILL, LLC  
DEVELOPER: CROSS & COMPANY, LLC  
5301 BUCKEYSTOWN PIKE, SUITE 150  
FREDERICK, MD 21704  
(301) 682-9015  
CONSTRUCTION@CROSSANDCOMPANY.COM



**DISTURBED AREA QUANTITIES**  
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 4.45 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 7,600 C.Y. OF EXCAVATION AND 5,200 C.Y. OF FILL.  
\* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

**OWNER/DEVELOPER**  
*[Signature]*  
DANIEL C. CROSS  
MARCH 26, 2024  
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.  
MARCH 26, 2024 27053  
DATE REG. NO. EXPIRES 1/25/26

**TOWN OF SMITHSBURG PLANNING COMMISSION**  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISIONS

**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

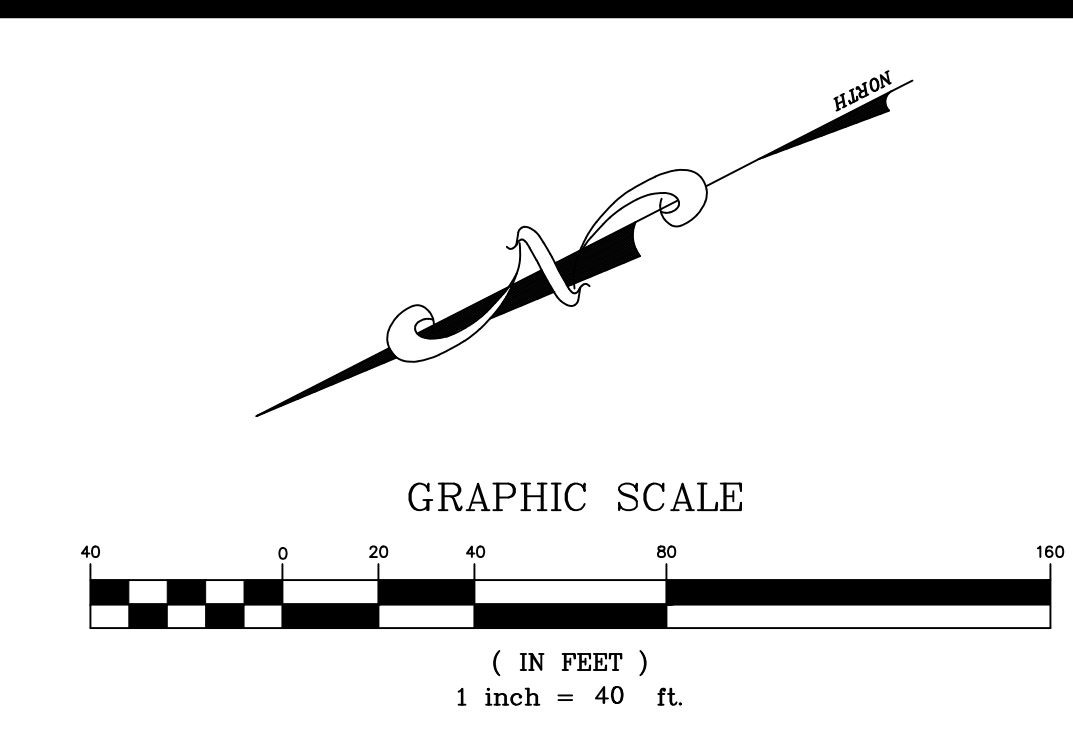
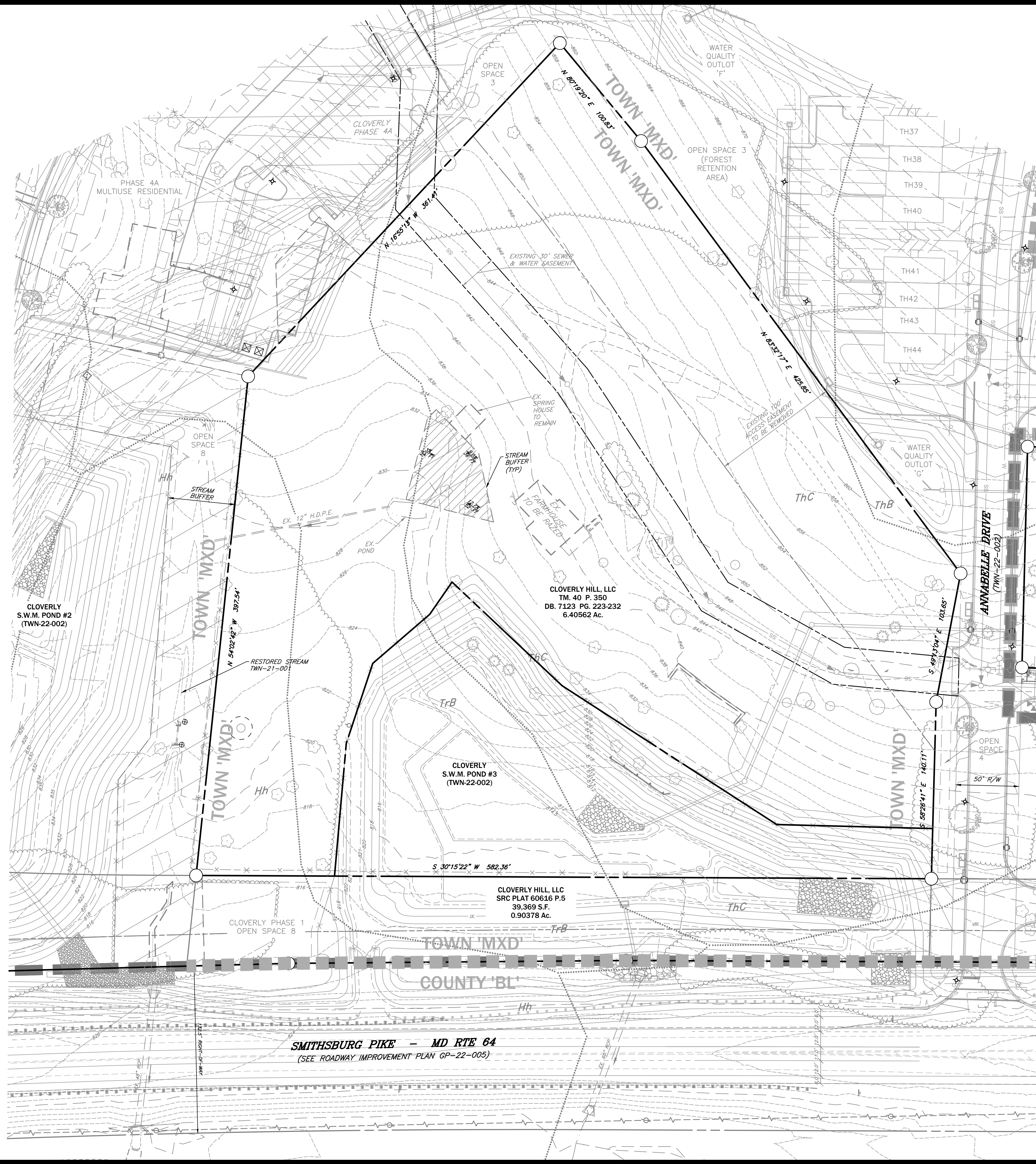
82 WORMANS MILL COURT  
SUITE 'G'  
FREDERICK, MD. 21701  
PHONE: (301)695-0880  
FAX: (301)293-6009

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

**INDEX OF SHEETS**

COVER SHEET AND GENERAL NOTES	1
EXISTING CONDITIONS PLAN	2
PROPOSED LAYOUT	3
FOREST STAND DELINEATION	4
CONCEPTUAL FOREST CONSERVATION PLAN	5
CONCEPTUAL FOREST CONSERVATION PLAN NOTES & DETAILS	6
NOTES AND DETAILS	7



**LEGEND**

	PROPERTY CORNER
	EXISTING FENCE
	EASEMENT LINE
	EXISTING STORM DRAIN
	CONTOUR LINE
	OVERHEAD UTILITY LINE
	EXISTING UTILITY POLE
	SOIL LINE
	SOIL TYPE
	SEWER LINE
	EXISTING TREE
	STREAM
	TREELINE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	MUNICIPAL BOUNDARY
	ZONING BOUNDARY

**SOILS**

SYMBOL	DESCRIPTION	K FACTOR	HYDROLOGIC GROUP	% COVERAGE
hh	HAYBORO SILT LOAM	0.43	B/D	7.2%
ThB <sup>1</sup>	THURMONT GRAVELLY LOAM	0.20	B	0.8%
ThC	THURMONT GRAVELLY LOAM	0.20	B	68.9%
TtB	TREGO GRAVELLY LOAM	0.20	C	23.1%

<sup>1</sup> PRIME FARMLAND SOIL  
<sup>2</sup> HYDRIC SOIL

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 ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
 SUITE 'C'  
 FREDERICK, MD. 21701  
 PHONE: (301)733-8503  
 or (301)16-7250  
 FAX: (301)733-1853  
 www.foxassoc.com  
 Email: foxassoc@foxassoc.com

DATE	REVISION	DRAWN BY

**EXISTING CONDITIONS PLAN  
 HOMEPLATE  
 FINAL DEVELOPMENT PLAN**

SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
 ELECTION DISTRICT 07  
 TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

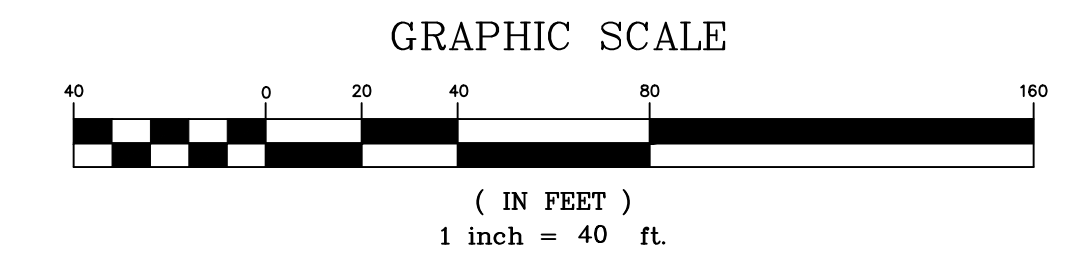
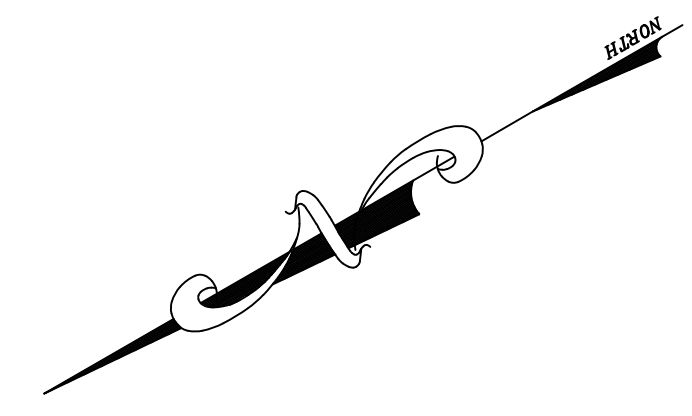
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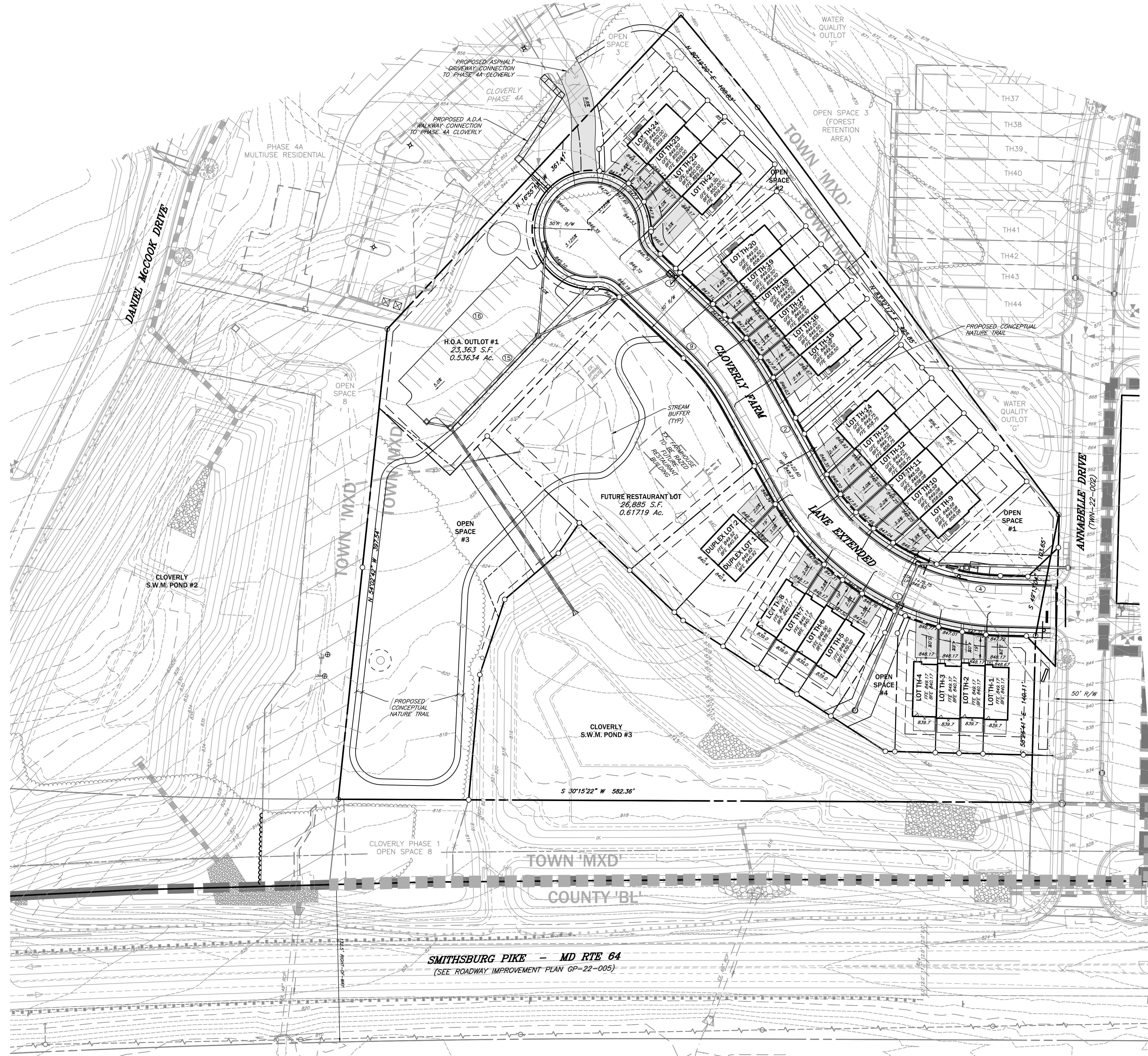
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 27053 EXP. DATE: 1/25/26

PROJECT NO. 23-51234  
 DRAWING NO. D-9347  
 DATE: MARCH, 2024  
 DRAWN BY: RLB  
 CHECKED BY: GSP



█ MUNICIPAL BOUNDARY  
█ ZONING BOUNDARY



DUPEX LOTS		
Lot	Sq. Feet	Acres
DP-1	4,684	0.10754
DP-2	5,656	0.12985
Subtotal	10,341	0.23739

TOWNHOUSE LOTS		
Lot	Sq. Feet	Acres
TH-1	4,137	0.09497
TH-2	2,021	0.04639
TH-3	2,076	0.04767
TH-4	3,716	0.08531
TH-5	3,427	0.07868
TH-6	2,019	0.04635
TH-7	2,052	0.04710
TH-8	3,667	0.08418
TH-9	4,217	0.09681
TH-10	2,395	0.05498
TH-11	2,451	0.05628
TH-12	2,461	0.05650
TH-13	2,425	0.05568
TH-14	4,372	0.10036
TH-15	4,050	0.09297
TH-16	2,026	0.04650
TH-17	1,987	0.04562
TH-18	1,985	0.04556
TH-19	2,016	0.04628
TH-20	3,955	0.09078
TH-21	4,536	0.10413
TH-22	2,073	0.04759
TH-23	1,933	0.04438
TH-24	3,775	0.08667
Subtotal	69,772	1.60175

OPEN SPACE		
Lot	Sq. Feet	Acres
OS-1	4,562	0.10474
OS-2	15,663	0.35958
OS-3	37,795	0.86766
OS-4	3,399	0.07802
Subtotal	61,420	1.41000

MISC. LOTS		
Lot	Sq. Feet	Acres
OUTLOT 1	23,363	0.53633
RESTAURANT	26,885	0.61720
ROW	31,681	0.72729
SWM 3	86,118	1.97700
WQ 6	1,500	0.03444
Cloverly O.S. 8	7,317	0.16798
Subtotal	176,863	4.06023

TOTAL		
	Sq. Feet	Acres
Duplex Lots	10,341	0.23739
Townhouse Lots	69,772	1.60175
Open Space	61,420	1.41000
Misc. Lots	176,863	4.06023
Total	318,396	7.30938

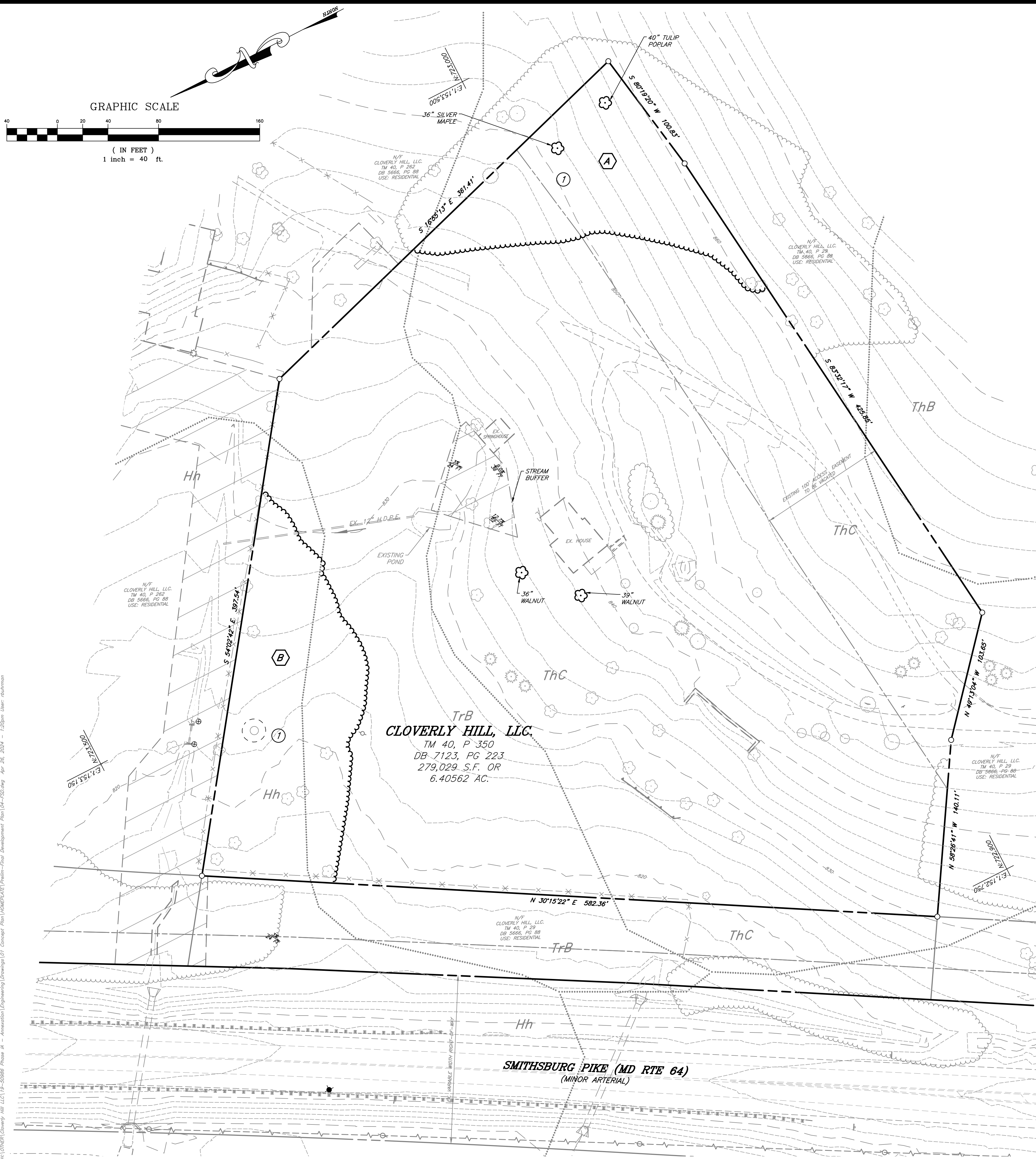
NO.	REVISION	DATE

**PROPOSED CONCEPT PLAN**  
**HOMEPLATE**  
**FINAL DEVELOPMENT PLAN**  
SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
ELECTION DISTRICT 07  
TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

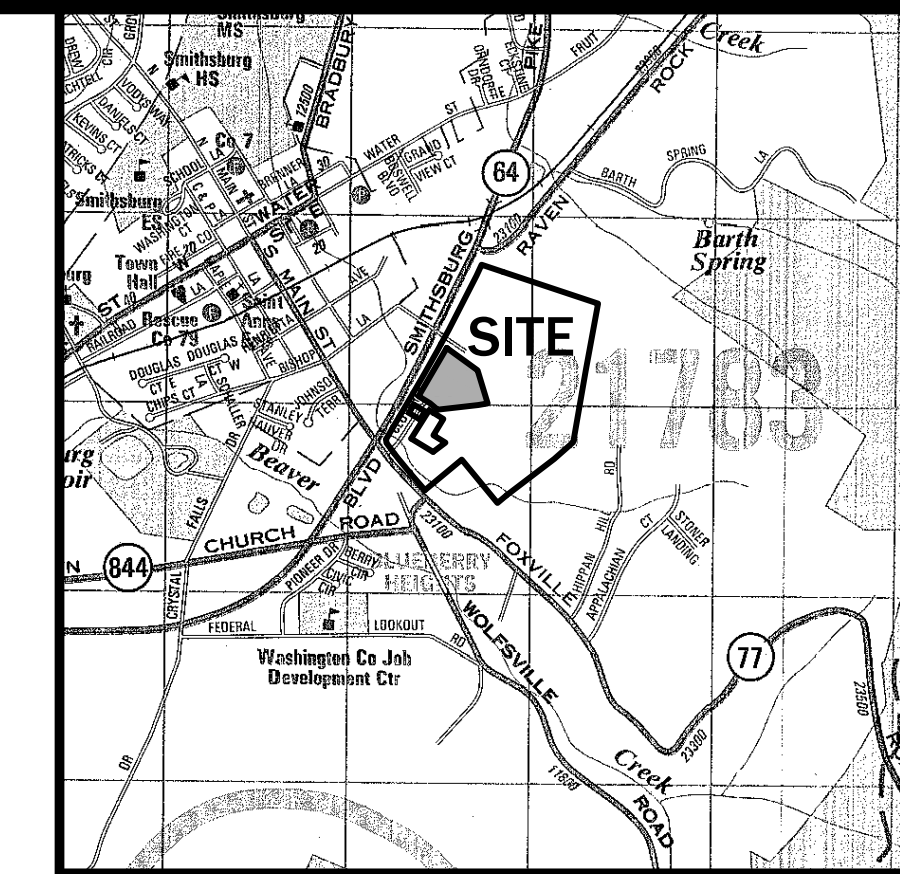
SCALE: 1"=40'



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: 1/25/28  
PROJECT NO. 23-51234  
DRAWING NO. D-9347  
DATE: MARCH, 2024  
DRAWN BY: RLB  
CHECKED BY: GSP



**CROSS & COMPANY, LLC**  
 Real Estate Investment Development  
 Management & Brokerage



ADC MAP 23  
 GRID G3  
 H3

VICINITY MAP  
 SCALE: 1" = 2000'  
 TAX MAP 40 PARCEL 350  
 COPYRIGHT ADC MAP PEOPLE PERMIT USE NUMBER 2100421

EXISTING FOREST AREA		
FOREST STAND	Square Feet	Acreage
A	18,994	0.44
B	25,597	0.59
<b>TOTAL</b>	<b>44,591</b>	<b>1.02</b>

WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING  
 707 Northern Avenue, Hagerstown, MD 21742-2723 | 240.313.2437 | 240.313.2811 | Hearing Impaired: 711

Date: 07-19-2023

CLOVERLY HILL LLC  
 C/O CROSS & COMPANY LLC  
 5301 BUCKYSTOWN PIKE  
 FREDERICK, MD 21704

ENGINEER: FOX & ASSOCIATES, INC.  
 FOREST STAND DELINEATION NAME: Homeplate Forest Stand Delineation  
 APPLICATION NUMBER: FS-23-022  
 LOCATION: 12230 CLOVERLY FARM Lane, SMITHSBURG, MD 21783

Dear Owner:

This is to inform you that the Forest Stand Delineation referenced above was acted on by Washington County on July 19, 2023 and was approved with the conditions stated at the bottom of this letter.

This letter shall be made a part of the Forest Conservation Plan that must accompany the subdivision plat submitted for the above referenced property.

This Forest Stand Delineation is valid for five (5) years from this date. If not submitted with a subdivision plat within the five-year period, the approval shall become void. If you have questions regarding this plan, please contact the Department of Planning and Zoning at 240-313-2430.

Sincerely,  
 Jill L. Baker, AICP  
 Director, Department of Planning and Zoning

CC: FOX & ASSOCIATES, INC.  
 TMA/TMA  
 CONDITIONS:  
 - See general notes for the plat/plan for detailed conditions.  
 - This approval is not a notice to proceed with construction. Applicable building permits must be obtained prior to land disturbance and/or construction.

**SITE DATA**  
 PROPERTY MAP: 40  
 GRID: 19  
 PARCEL: 350  
 DEED: 7123/223  
 PARCEL AREA: 6.41 ACRES  
 ELECTION DISTRICT: 7  
 ZONING: MXD, MIXED USE DISTRICT  
 EXISTING USE: RESIDENTIAL

- NOTES**
- TOPOGRAPHY SHOWN HEREON IS FROM FIELD SURVEYS BY FOX & ASSOCIATES, INC. AND ENCOMPASS SERVICES, PLLC. DATUM IS N.A.V.D. 88.
  - ANTIETAM CREEK WATERSHED (MARYLAND - B-DIG 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 24043C011650 AND 24043C011700 EFFECTIVE DATE 8/15/17. THE SITE IS IN ZONE 'C'.
  - THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.
  - THE WASHINGTON COUNTY SOIL SURVEY, MAP 27 ISSUED 2002, DOES NOT IDENTIFY ANY THREE DOT STREAMS ON THE SUBJECT SITE; HOWEVER, THERE IS AN EXISTING SPRING HOUSE WITH A SMALL AREA OF STREAM AS SHOWN ON PLAN.
  - THIS FOREST STAND DELINEATION IS ON THE ENTIRE 6.41 AC. TRACT

**LEGEND**

(A)	FOREST STAND NUMBER
(I)	FOREST SAMPLING PLOT
—	STREAM
+	SPECIMEN TREE
~~~~~	FORESTED AREA
-----	TREELINE THAT DOES NOT QUALIFY AS FOREST MINIMUM BUILDING SETBACK LINE (MBSL)
-----	EXISTING EDGE OF PAVEMENT
-----	EXISTING EDGE OF GRAVEL
-----	EXISTING 2X CONTOUR
-----	EXISTING 10X CONTOUR
WeB	SOIL TYPE & BOUNDARY
WeD	EXISTING FENCELINE

**SOILS**

SYMBOL	DESCRIPTION	K FACTOR
Hh <sup>2</sup>	HATBORO SILT LOAM	0.43
ThB <sup>1</sup>	THURMONT GRAVELLY LOAM	3 TO 8 PERCENT SLOPES 0.20
ThC	THURMONT GRAVELLY LOAM	8 TO 15 PERCENT SLOPES 0.20
ThB	TREGO GRAVELLY LOAM	3 TO 8 PERCENT SLOPES 0.20

<sup>1</sup> PRIME FARMLAND SOIL  
<sup>2</sup> HYDRIC SOIL

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ENGINEERS • SURVEYORS • PLANNERS

82 WORMANS MILL COURT  
 SUITE 'C'  
 FREDERICK, MD. 21701  
 PHONE: (301) 165-8503  
 or (301) 165-7250  
 FAX: (301) 293-6009  
 Email: foxassoc@foxassoc.com  
 www.foxassoc.com

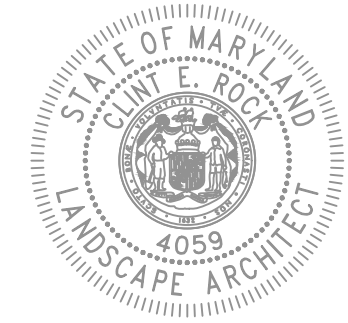
PROJECT NO. 23-51234  
 DRAWING NO. D-9117  
 DATE: AUGUST 4, 2023  
 DRAWN BY: DCM  
 CHECKED BY: CER

APPROVED FOREST STAND DELINEATION  
**HOMEPLATE**  
 SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
 ELECTION DISTRICT 07  
 TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=40'

DATE: APR 26, 2024

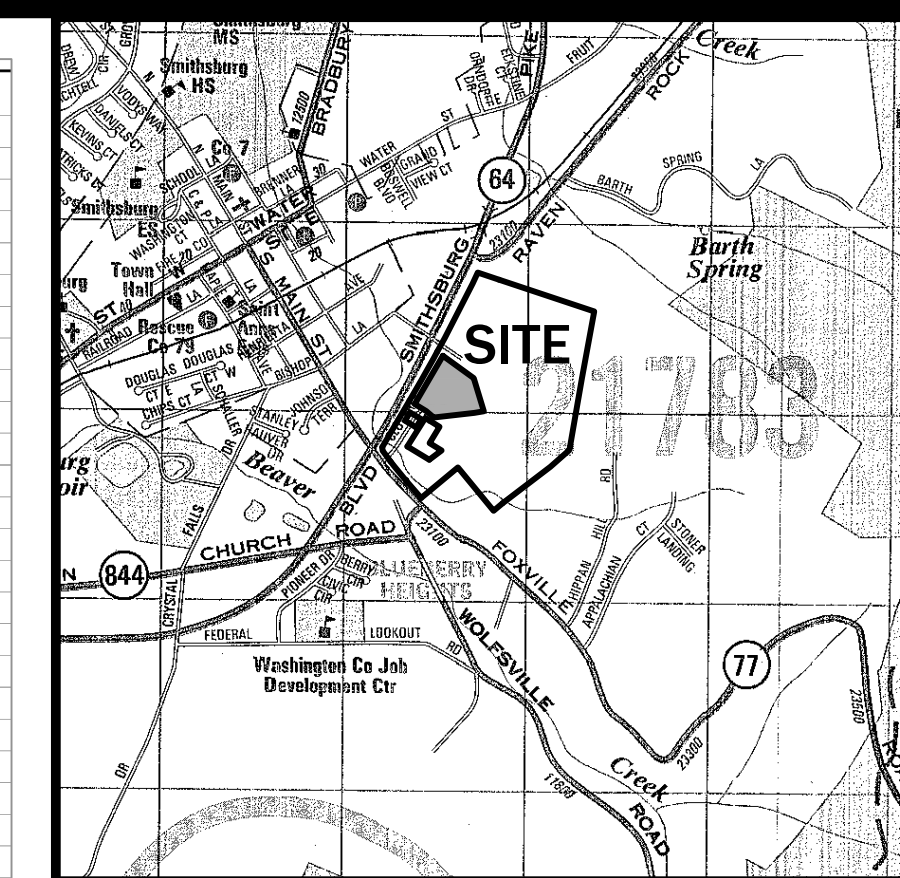
SHEET 4 OF 7



I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

CLINT E. ROCK  
 APR 26, 2024





**VICINITY MAP**  
SCALE: 1" = 2000'  
TAX MAP 40 PARCEL 350  
COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NUMBER 2100421

**Forest Conservation Worksheet 2.2**

<b>Net Tract Area</b>		
A. Total Tract Area	A =	6.41
B. Deductions	B =	0.00
C. Net Tract Area	C =	6.41
<b>Land Use Category</b>		
Input the number "1" under the appropriate land use zoning, and limit to only one entry		
ARA	MDR	IDA
0	0	0
HDR	MPD	CIA
0	1	0
<b>Existing Forest Cover</b>		
D. Afforestation Threshold ( Net Tract Area x 15% )	D =	0.96
E. Conservation Threshold ( Net Tract Area x 15% )	E =	0.96
F. Existing Forest Cover within the Net Tract Area	F =	1.02
G. Area of Forest Above Conservation Threshold	G =	0.06
<b>Break Even Point</b>		
H. Break Even Point	H =	0.97
I. Forest Clearing Permitted Without Mitigation	I =	0.05
<b>Proposed Forest Clearing</b>		
J. Total Area of Forest to be Cleared	J =	0.31
K. Total Area of Forest to be Retained	K =	0.71
<b>Planting Requirements</b>		
L. Reforestation for Clearing Above the Conservation Threshold	L =	0.01
M. Reforestation for Clearing Below the Conservation Threshold	M =	0.50
N. Credit for Retention above the Conservation Threshold	N =	0.00
O. Total Reforestation Required	O =	0.52
P. Total Afforestation Required	P =	0.00
Q. Total Planting Requirement	Q =	0.52

TOTAL REFORESTATION REQUIRED = 0.52 Ac.  
PLANTING AREA = 0.21 Ac.  
STREET TREE CREDIT = 0.09 Ac.  
FOREST MITIGATION P.I.L. = 0.22 Ac.

PLANTING AREAS = 0.32 Ac.  
REMAINING FOREST MITIGATION = 0.20 Ac.

**LEGEND**

- Specimen Tree
- Forested Area
- Treeline that does not qualify as forest
- Existing edge of pavement
- Existing 2x contour
- Existing 10x contour
- Soil type & boundary
- Existing fence line

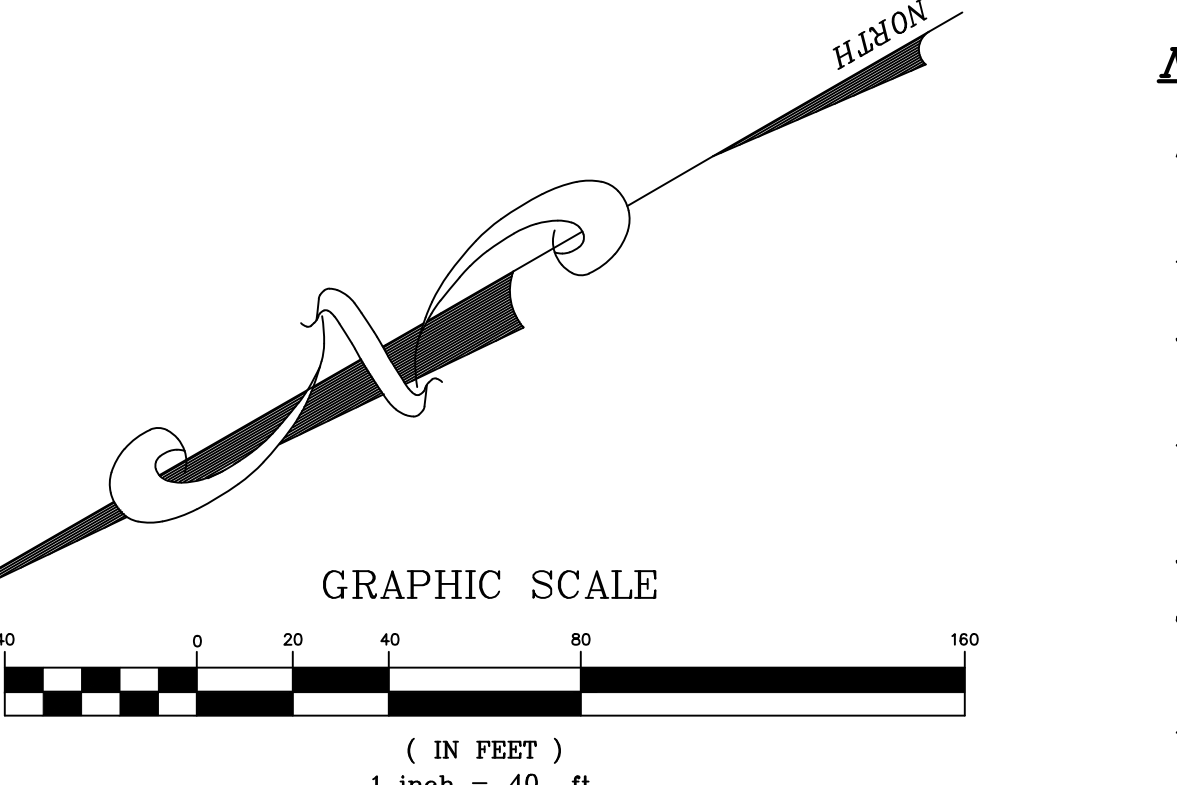
**HATCH LEGEND**

- Forest area to be retained
- Forest area to be cleared
- Proposed forest planting area
- Stream buffers

**EXISTING FOREST AREA**

FOREST STAND	Square Feet	Acreage
A	18,994	0.44
B	25,597	0.59
<b>TOTAL</b>	<b>44,591</b>	<b>1.02</b>

- NOTES**
- TOPOGRAPHY SHOWN HEREON IS FROM FIELD SURVEYS BY FOX & ASSOCIATES, INC. AND ENCOMPASS SERVICES, PLLC. DATUM IS N.A.V.D. 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 24043001650 AND 24043001700 EFFECTIVE DATE 8/15/17. THE SITE IS IN ZONE 'C'.
  - THERE ARE NO STEEP SLOPES ON THE SUBJECT PROPERTY.
  - THE WASHINGTON COUNTY SOIL SURVEY, MAPS 27 AND 28, ISSUED 2002, IDENTIFIES THREE DOT STREAMS ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
  - THE INSTALLATION OF THE NATURE TRAIL SHALL NOT REQUIRE ANY ADDITIONAL TREE CLEARING.



**PHASE 1 STREET TREE LANDSCAPE SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
(Symbol)	ACER RUBRUM (OCTOBER GLORY)	OCTOBER GLORY, RED MAPLE	1	2'-2" CAL.	B & B
(Symbol)	PRUNUS SARGENTII (ACCOLADE)	ACCOLADE FLOWERING CHERRY	4	2'-2" CAL.	B & B
(Symbol)	AMELANCHIER X GRANDIFLOR (AUTUMN BRILLIANCE)	AUTUMN BRILLIANCE, SERVICEBERRY (SINGLE STEM)	4	2'-2" CAL.	B & B

- NOTES:**
- CARE AND MAINTENANCE OF STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND NOT THE TOWN OF SMITHSBURG.
  - REPLACEMENT IS REQUIRED FOR STREET TREES THAT DON'T SURVIVE BEYOND 5 YEARS AFTER PLANTING.

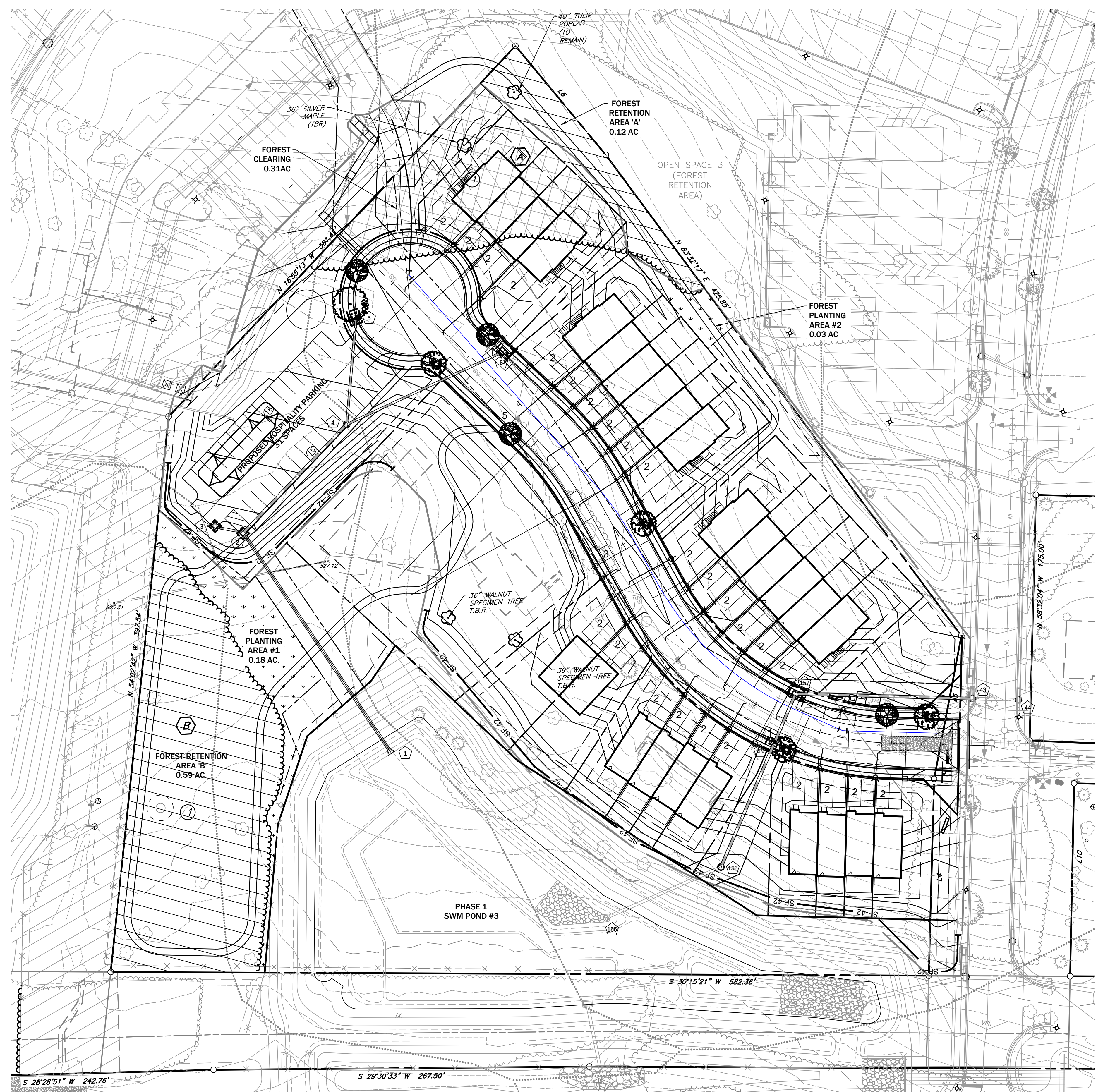
**SOILS**

SYMBOL	DESCRIPTION	K FACTOR
Hr	HATBORO SILT LOAM	0.43
ThB <sup>1</sup>	THURMONT GRAVELLY LOAM	3 TO 8 PERCENT SLOPES 0.20
ThC	THURMONT GRAVELLY LOAM	8 TO 15 PERCENT SLOPES 0.20
Tb	TREGO GRAVELLY LOAM	3 TO 8 PERCENT SLOPES 0.20

<sup>1</sup> PRIME FARMLAND SOIL  
<sup>2</sup> HYDRIC SOIL

LINE	BEARING	DISTANCE
L1	S 04°27'00" E	37.98'
L2	N 50°01'56" E	121.21'
L3	S 24°57'14" W	126.48'
L4	S 58°26'41" E	140.11'
L5	S 29°13'04" E	103.55'
L6	N 80°19'20" E	100.83'
L7	S 28°27'19" W	87.92'
L8	S 58°45'37" E	135.79'
L9	N 31°10'15" E	100.18'
L10	N 88°49'45" W	137.38'
L11	N 52°40'39" E	160.93'
L12	N 59°02'07" W	112.91'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	5654.58	1140.22'	140.22'	S 36°40'58" E	112°25'15"
C2	5654.58	165.53'	66.53'	N 37°43'39" W	0°40'21"
C3	5654.58	195.08'	195.07'	N 39°03'00" W	1°58'36"
C4	5654.58	221.29'	221.28'	N 41°09'35" W	2°14'32"
C5	3760.72	642.15'	641.37'	S 35°08'51" W	97°47'00"



CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.19.06.01A AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE.

*Gent E. Rock*  
GENT E. ROCK  
Apr 26, 2024

PRELIMINARY FOREST CONSERVATION PLAN  
**HOMEPLATE**  
FINAL DEVELOPMENT PLAN  
SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
ELECTION DISTRICT 07  
TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

SCALE: 1"=40'

PROJECT NO. 23-51234  
DRAWING NO. D-9347  
DATE: MARCH, 2024  
DRAWN BY: RLB  
CHECKED BY: GSP

GENERAL NOTES

- 1. FOREST STAND DELINEATION PREPARED BY FOX AND ASSOCIATES, INC. APPROVED 7/19/2023 (FS-23-022).
2. THE FOREST CONSERVATION MEASURES REQUIRED FOR THIS SITE SHALL BE FULLY IMPLEMENTED WITHIN TWO (2) GROWING SEASONS OF APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND BEFORE DEVELOPMENT PROJECT COMPLETION.
3. THIS FOREST CONSERVATION PLAN HAS BEEN PREPARED PURSUANT TO THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, ANY DEVIATION FROM THIS APPROVED PLAN MAY BE SUBJECT TO THE OWNER/DEVELOPER SUBJECT TO FINES AND PENALTIES PURSUANT TO ENFORCEMENT ACTION TAKEN BY THE APPROVING AUTHORITY.
4. OWNER / DEVELOPER SHALL NOT BE RESPONSIBLE FOR THE SURVIVABILITY OF EITHER THE EXISTING FOREST OR OF THE PROPOSED AFFORESTATION/REFORESTATION AREA DUE TO CIRCUMSTANCES BEYOND OUR CONTROL; (I.E. ACTS OF NATURE, IMPROPER PLANT HANDLING OR INSTALLATION, IMPROPER TREE PROTECTION OR THE LACK OF FOREST MAINTENANCE).
5. NO DISTURBANCE TO ANY EXISTING FOREST AREAS SHALL BE PERMITTED EXCEPT AS SHOWN ON THIS PLAN.
6. PROTECTION DEVICES:
A. ALL RETENTION AREAS SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY PROTECTION DEVICES.
B. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
C. FENCING SHALL BE AS DETAILED.
D. ALL PROTECTION DEVICES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL GRADED AREAS HAVE BEEN STABILIZED.
E. PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
F. ATTACHMENT TO OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
G. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
7. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION. THE DEVELOPER, HIS QUALIFIED PROFESSIONAL, CONTRACTOR AND APPROPRIATE LOCAL INSPECTORS SHALL ATTEND.
8. AFTER THE PRE-CONSTRUCTION MEETING AT THE CONSTRUCTION SITE HAS TAKEN PLACE, THE BOUNDARIES OF THE LIMITS OF DISTURBANCE SHALL BE STAKED AND FLAGGED AND THE FOREST PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING. THE PLANNING AND ZONING DEPARTMENT WILL NEED TO INSPECT AND APPROVE THE PROTECTION DEVICES BEFORE CONSTRUCTION CAN PROCEED.
9. ANY CHANGES MADE TO THE FOREST CONSERVATION PLAN DUE TO ON-SITE CONDITIONS SHALL BE MADE IN CONSULTATION WITH A QUALIFIED PROFESSIONAL AND APPROVED BY THE PLAN PREPARE.
10. FOLLOWING CONSTRUCTION, THE FOLLOWING MEASURES SHALL BE TAKEN WHEN APPROPRIATE:
A. CORRECTIVE MEASURES IF DAMAGES WERE INCURRED DUE TO NEGLIGENCE:
A.1. STRESS REDUCTION: FOLLOW PROCEDURE OUTLINED IN SECTION 3.5.3(A)(1) OF THE FOREST CONSERVATION TECHNICAL MANUAL.
A.2. REMOVAL OF DEAD OR DYING TREES: THIS MAY BE DONE ONLY IF TREES POSE AN IMMEDIATE SAFETY HAZARD.
B. TEMPORARY STRUCTURES: THE FOLLOWING MINIMUM STANDARDS SHALL BE OBSERVED DURING THE REMOVAL OF TEMPORARY STRUCTURES:
B.1. NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ON-SITE.
B.2. NO OPEN BURNING WITHIN 100 FEET OF A WOODED AREA.
B.3. ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER CONSTRUCTION.
11. THE OWNER/DEVELOPER SHALL RETAIN QUALIFIED NURSERY PERSONNEL TO DETERMINE AND IMPLEMENT, AS NECESSARY, A SCHEDULE FOR WATERING, FERTILIZATION AND GENERAL MAINTENANCE OF THE STOCK PLANTED IN THE AFFORESTATION/REFORESTATION AREA AND TO MONITOR THE PROGRESS OF THE EXISTING FOREST.
12. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS.
13. CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777, A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT AND SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
16. OWNER / DEVELOPER HAS PERFORMED NO SUBSURFACE INVESTIGATION OF ANY KIND. LOCATION AND EXTENT OF ROCK, ALTERABLE, UTILITIES, ETC. ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

- 1. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING.
2. CONDUCT PRE-CONSTRUCTION MEETING.
3. STAKEOUT/FLAGGING OF LIMITS OF DISTURBANCE, LIMITS OF AFFORESTATION/REFORESTATION AREA AND PLACEMENT OF TEMPORARY AND APPLICABLE PERMANENT SIGNAGE.
4. INSTALLATION OF PROTECTIVE DEVICES.
5. NOTIFY THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 AFTER PERMANENT SIGNAGE AND PROTECTIVE DEVICES HAVE BEEN INSTALLED. THE DEPARTMENT WILL INSPECT AND APPROVE THE SIGNAGE AND PROTECTIVE MEASURES PRIOR TO START OF GRADING ACTIVITIES.
6. PREPARE SITE FOR PLANTING (I.E. SOIL AMENDMENTS, DISCING, ETC.)
7. PLANT AFFORESTATION/REFORESTATION AREA IN REQUIRED PHASES.
8. STABILIZE ALL DISTURBED AREAS, REMOVE TEMPORARY PROTECTION DEVICES.
9. CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING AT (240) 313-2430 TO SCHEDULE POST-CONSTRUCTION INSPECTION. IF THE PLANTING OF REFORESTATION AREAS HAS NOT OCCURRED AT THIS TIME, THE DEPARTMENT SHALL BE NOTIFIED WHEN PLANTING IS COMPLETE IN ORDER TO BEGIN THE 2-YEAR MONITORING AND MAINTENANCE CALENDAR.
10. BEGIN MONITORING PROGRAM.
11. AT ONE YEAR ANNIVERSARY, PERFORM INSPECTION FOR NECESSITY OF REINFORCEMENT PLANTING OR POSSIBLE INCREMENTAL BOND REDUCTION. ITEMS TO CONSIDER ARE, VIGOR, GROWTH RATE, STRUCTURE, CROWN DEVELOPMENT, TRUNK HEALTH AND THREAT OF COMPETING VEGETATION.
12. AT TWO YEAR ANNIVERSARY, PERFORM FINAL INSPECTION WITH LOCAL INSPECTOR FOR FINAL BOND RELEASE.

PLANT SPACING RECOMMENDATIONS

FOR VARIOUS ECOLOGICAL REASONS, PLANTING IN GROUPS OR AGGREGATE DISTRIBUTION IS PREFERRED OVER RECTANGULAR OR GRID PATTERN STYLE OF PLANT DISTRIBUTION. AGGREGATE MASSING OR SWEEPS ARE THE MOST COMMON VEGETATION DISTRIBUTION PATTERNS SEEN IN NATURE. PRINCIPLE SEED BEARERS ARE AT THE CENTRAL CORE WITH THE SEED DISPERSAL OUTWARD. GROUPINGS BLEND INTO AND THROUGH OTHER GROUPINGS FORMING A COMMUNITY. CLUMPED POPULATIONS ARE VERY COMMON IN NATURE. AS THE NAME IMPLIES, A MORE NATURALISTIC DISTRIBUTION OF PLANT SPECIES IS GROUPED CLOSELY WITH OTHERS OF ITS SPECIES IN A CLUMP. MANY POPULATIONS THAT APPEAR RANDOM AT FIRST GLANCE, UPON CAREFUL MEASUREMENT, ARE ACTUALLY CLUMPED. THEREFORE, IT IS SUGGESTED THAT GRID PATTERN SPACING BE AVOIDED AND THAT A MORE NATURALISTIC DISTRIBUTION OF PLANT SPECIES BE UTILIZED IN THE ACTUAL PLANTING OF THE PLANT SPECIES RECOMMENDED BY THIS PLAN.

NOTE: A FOREST RESOURCE ORDINANCE (FRO) PERMIT MUST BE APPLIED FOR AND OBTAINED IN ORDER TO HAVE THE FOREST IMPROVEMENT INSPECTED. THE PERMIT IS AVAILABLE AT THE DEPARTMENT OF PUBLIC WORKS (DPW). THE PERMIT FEE IS ESTABLISHED AT 1% OF THE APPROVED COST ESTIMATE.

MAINTENANCE TIMETABLE

Table with 2 columns: Activity and Frequency. Rows include: MONITOR PROGRESS (FOR 2 YEARS) EACH MID MARCH, JULY & MID NOVEMBER; CONTROL OF COMPETING VEGETATION AS NEEDED MARCH THRU AUGUST; FERTILIZATION (AS NEEDED FOR 2 YEARS) EACH AUGUST THRU DECEMBER; WATERING (2 YEARS) YEAR LONG ON AN AS NEEDED BASIS; SPRAYING OF PESTICIDES AND HERBICIDES (2 YEARS) AS NEEDED THROUGH GROWING SEASON; PROTECTIVE FENCING (2 YEARS) TWO COMPLETE GROWING SEASONS; PROTECTIVE SIGNAGE (2 YEARS) TWO COMPLETE GROWING SEASONS.

PLANTING SPECIFICATIONS

- 1. BARE ROOT STOCK SHALL BE PACKAGED AND HANDLED IN TRANSPORT AND IN THE FIELD SO AS TO RETAIN MOISTURE IN THE ROOTS AT ALL TIMES.
2. IF SEEDLINGS CANNOT BE PLANTED WITHIN TWO (2) DAYS OF SHIPMENT, THEY SHALL BE HEELED IN (SEE DETAIL), AND MUST BE PLANTED BEFORE THEY START TO GROW.
3. EXISTING SOIL SHALL BE TREATED SO AS TO ELIMINATE ANY HERBICIDES OR PESTICIDES THAT MAY HAVE BEEN APPLIED DURING PREVIOUS AGRICULTURAL USE. SOIL AMENDMENTS SUCH AS LIME AND FERTILIZER SHALL BE ADDED AT A RATE DETERMINED BY SOIL ANALYSIS.
4. SITE SPECIFIC SOIL SAMPLING SHALL BE PERFORMED BY THE CONTRACTOR TO DETERMINE NECESSARY SOIL AMENDMENTS FOR THE PLANT MATERIALS SPECIFIED.
5. AFFORESTATION/REFORESTATION AREA SHALL HAVE ALL EXISTING VEGETATION REMOVED AND SHALL BE DISCED, PRIOR TO PLANTING OF SEEDLINGS AND WHIPS.
6. WHIPS AND SEEDLINGS SHALL BE A MINIMUM OF 1/4" TO 1/2" CALIPER WITH ROOTS NO LESS THAN 8".
7. SEEDLINGS AND WHIPS SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS PROVIDED HEREIN UNLESS OTHERWISE APPROVED BY THE PLAN PREPARER.
8. NO SUBSTITUTIONS OF THE PLANT MATERIAL WILL BE PERMITTED WITHOUT THE CONSENT OF THE PLAN PREPARER AND THE LOCAL INSPECTOR.
9. DEVIATION FROM THESE SPECIFICATIONS AND DETAILS MAY BE MADE ONLY WITH APPROVAL OF THE LOCAL INSPECTOR AND THE PLAN PREPARER.
10. WHIPS SHALL CONSTITUTE 50% OF EACH SPECIES OF PLANT STOCK SPECIFIED AND SHALL BE PLANTED AROUND THE PERIMETER OF THE AFFORESTATION/REFORESTATION AREA.
11. AFTER ALL TREE PLANTINGS ARE COMPLETED, THE SITE SHALL BE OVERSEEDDED WITH A NURSE CROP CONSISTING OF A MIXTURE OF WHITE DUTCH CLOVER, LADINO CLOVER AND ANNUAL RYE GRASS AT THE FOLLOWING RATE:
WHITE DUTCH CLOVER @ 3lb./ACRE
LADINO CLOVER @ 3lb./ACRE
ANNUAL RYE @ 2lb./ACRE

SHORT TERM OR TWO YEAR MAINTENANCE AGREEMENT

OWNER / DEVELOPER AGREES TO CONDUCT REFORESTATION AND/OR AFFORESTATION OF THE PROPERTY IN ACCORDANCE WITH THE FOREST CONSERVATION PLAN, AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE FORESTATION SHALL BE PLANTED BY OWNER / DEVELOPER OR AN AGENT OF THE LANDOWNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROVED PLAN.

- 1. PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETERS OF THE FOREST RETENTION AREAS ADJACENT TO PROPOSED DISTURBANCE DURING CONSTRUCTION.
2. PROTECTIVE FENCING AND SIGNAGE WILL BE MAINTAINED ON THE PERIMETER OF THE REFORESTATION AREAS FROM THE DATE OF IMPLEMENTATION FOR A PERIOD OF TWO YEARS.
3. THE COUNTY SHALL BE PROVIDED WITH REASONABLE ACCESS TO THE AREAS OF AFFORESTATION OR REFORESTATION FOR THE PURPOSE OF INSPECTION AND/OR MAINTENANCE.
4. WHIPS AND SEEDLINGS SHALL BE TREATED WITH A PRE-PLANT ROOT DIP INOCULANT WITH BENEFICIAL MYCORRHIZAL FUNGI, TERRA-SORB WATER ABSORBENT GEL, AND NATURAL BIOSTIMULANTS TO IMPROVE AND MAINTAIN SEEDLING SURVIVAL AND GROWTH THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD THUS REDUCING THE WATERING REQUIREMENTS.
5. BIODEGRADABLE WEED PRO WEED CONTROL TREE MATS, OR EQUIVALENT WEED CONTROL MATS, SHALL BE INSTALLED FOR EACH WHIP AND SEEDLING TO CREATE A WEED BLOCKADE, THUS CONTROLLING COMPETING VEGETATION AND INVASIVE SPECIES THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.
6. EACH WHIP AND/OR SEEDLING SHALL BE PLANTED WITH A LONG LASTING TIME RELEASED FERTILIZER TABLET TO PROVIDE NECESSARY FERTILIZATION THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.
7. PHOTODEGRADABLE TREE PRO JUNIOR TREE PROTECTORS, OR EQUIVALENT TREE PROTECTORS, SHALL BE INSTALLED AROUND EACH WHIP AND/OR SEEDLING TO PROVIDE PROTECTION FROM ANIMALS AND INCREASE GROWTH POTENTIAL THROUGHOUT THE TWO YEAR MAINTENANCE PERIOD.
NOTE: IN AREAS SUSCEPTIBLE TO ANY FLOODING AT ALL, REPLACE WOODEN STAKES WITH FIVE (5) FT. LENGTH, ONE HALF INCH DIAMETER REBAR, DRIVEN TWO (2) FT. INTO THE EARTH TO SECURE THE TREE PROTECTORS.
8. DUE TO THE INSTALLATION PROCEDURES AND PROCESS, MAINTENANCE SUCH AS FERTILIZATION, CONTROL OF INVASIVE SPECIES, SPRAYING OF INSECTICIDES, PESTICIDES, AND HERBICIDES, ETC. SHOULD BE LIMITED. HOWEVER, THE LANDSCAPE CONTRACTOR, SHALL MONITOR PROGRESS FOR A PERIOD OF TWO YEARS EACH MID MARCH, JULY, AND MID NOVEMBER AND IF DETERMINED TO BE NECESSARY, SHALL FOLLOW THE PROVISIONS OF THE MAINTENANCE TIME TABLE AND THE TREE PLANTING AND MAINTENANCE CALENDAR, SHOWN HEREON.
9. IF AT THE END OF THE TWO YEAR PERIOD, SURVIVAL IS BELOW THAT WHICH IS REQUIRED FOR THE TREES ORIGINALLY PLANTED, THEN SUPPLEMENTAL PLANTING WILL BE NECESSARY AND IMPLEMENTED AT THAT TIME. SURVIVAL RATE SHALL BE THE FULL RESPONSIBILITY OF THE OWNER/DEVELOPER.

SURETY

THE OWNER SHALL PROVIDE FINANCIAL SECURITY, AS REQUIRED, TO WASHINGTON COUNTY, MARYLAND IN THE FORM OF AN IRREVOCABLE LETTER OF CREDIT, DRAWN ON A LOCAL BANK, IN THE AMOUNT OF \$2,874.96 ESTIMATED TO COVER THE COST OF PLANTINGS, INSTALLATION, AND MAINTENANCE FOR TWO (2) COMPLETE GROWING SEASONS. IF AFTER ONE (1) YEAR OR ONE (1) COMPLETE GROWING SEASON, INSPECTION VERIFIES THAT THE PLANTING MEETS OR EXCEEDS THE REQUIRED STANDARDS, 50 PERCENT OF THE POSTED SURETY SHALL BE RETURNED UPON REQUEST BY THE PROJECT OWNER OR DEVELOPER. IF AFTER THE TWO (2) YEAR PERIOD THE SURVIVAL REQUIREMENTS HAVE BEEN MET, THE AGREEMENTS FOLLOWED IN GOOD FAITH, THE REMAINING SURETY SHALL BE RELEASED UPON FINAL INSPECTION.

LONG TERM PROTECTION

OWNER WILL EXECUTE A FOREST EASEMENT DEED PLACING A PERPETUAL FOREST CONSERVATION EASEMENT ON THE AREAS SHOWN HEREON TO BE REFORESTED, OR RETAINED UNDER THE APPROVED FOREST CONSERVATION PLAN. THIS EASEMENT, RECORDED WITH THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND PLACES RESTRICTIONS TO RUN WITH THE LAND AND BE IN PERPETUITY AND PROHIBITS ANY CLEARING OF EASEMENT AREAS, AND SHALL FURTHER PROHIBIT ANY USE WHICH IS INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST. FURTHERMORE, THE USE OF THE FOREST CONSERVATION EASEMENT AREAS ARE LIMITED TO THOSE ACTIVITIES THAT ARE CONSISTENT WITH FOREST CONSERVATION SUCH AS RECREATIONAL ACTIVITIES, FOREST MANAGEMENT, AND WILDLIFE MANAGEMENT AND ARE IN COMPLIANCE WITH WASHINGTON COUNTY'S FOREST RESOURCE INSPECTION AND MAINTENANCE COVENANTS AND AGREEMENTS. PROPERTY OWNERS ARE ADVISED THAT THERE ARE PENALTIES AND FINES ASSOCIATED WITH VIOLATIONS OF THESE RESTRICTIONS. FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.



I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PURSUANT TO COMAR 08.18.08.014 AND THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION HEREON SATISFIES THE REQUIREMENTS OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. Apr 26, 2024 CENT E. ROCK

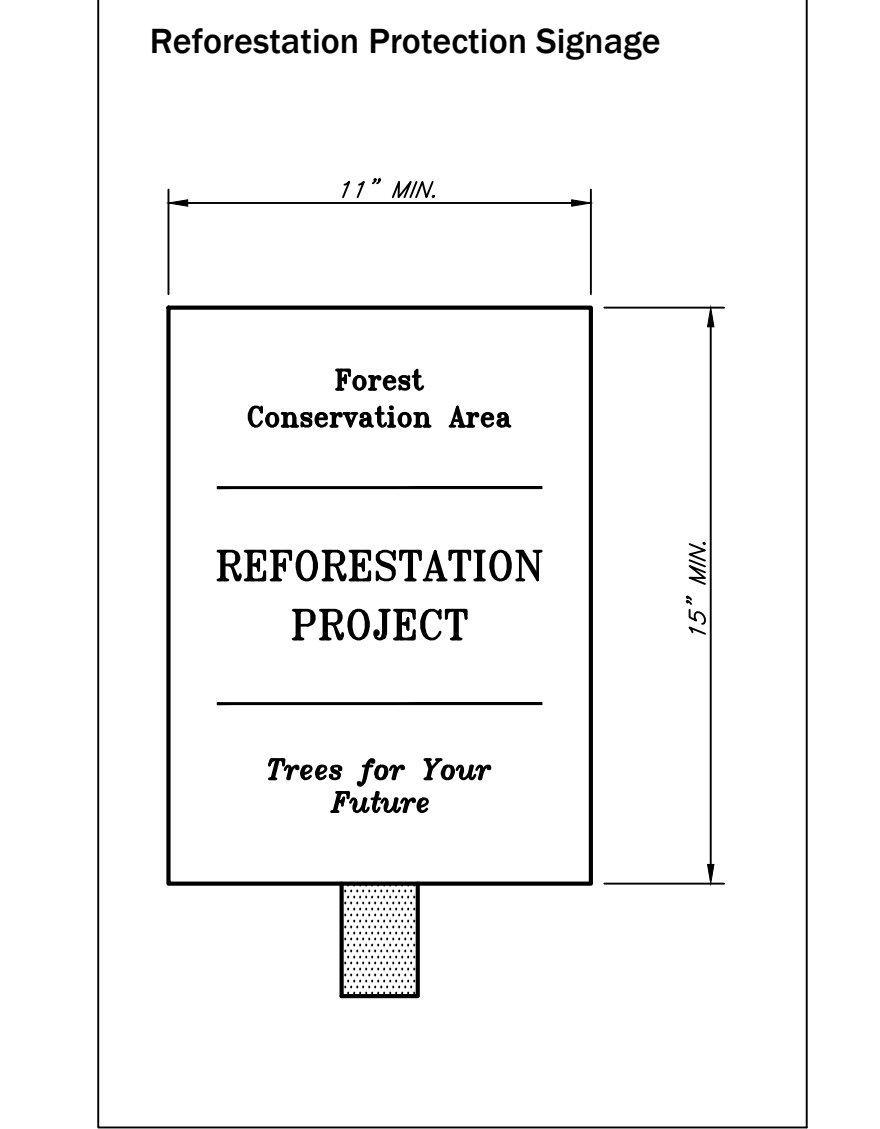
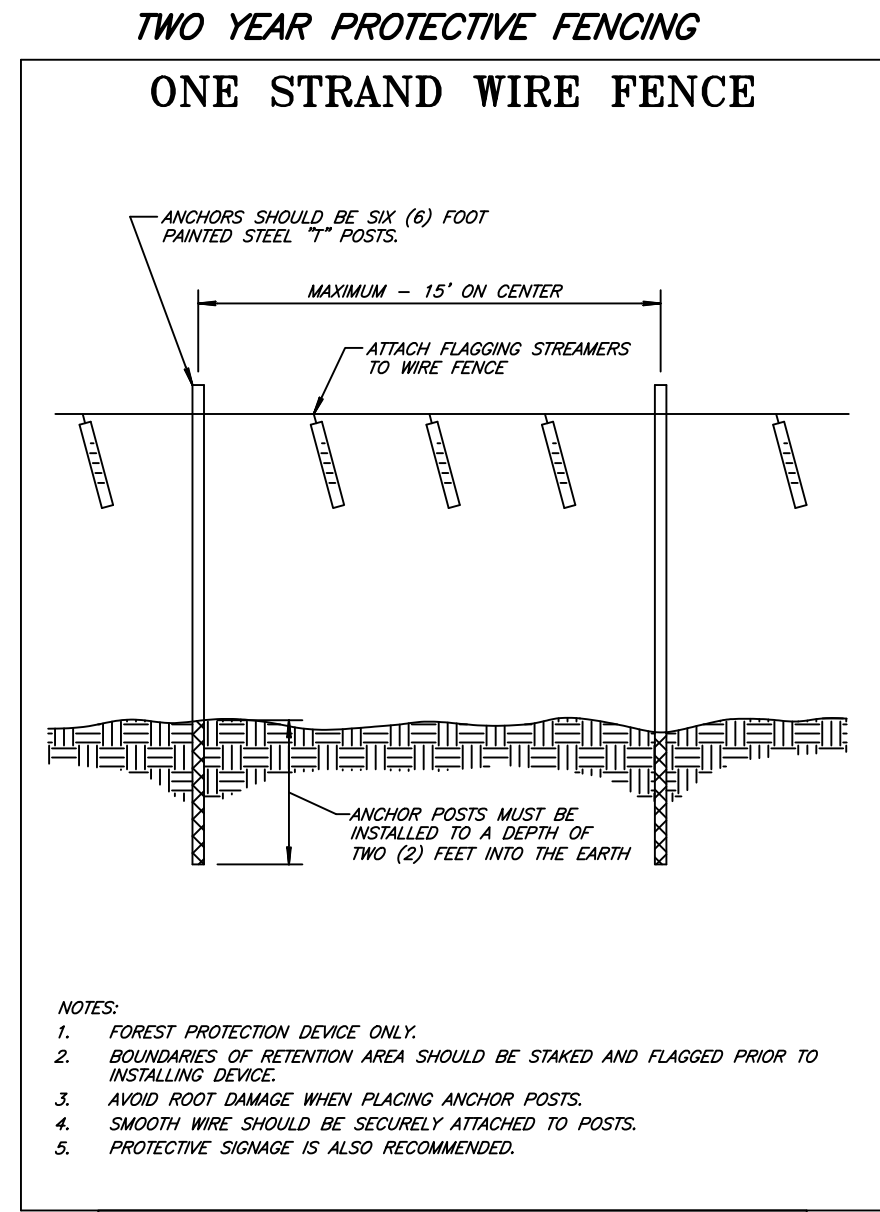
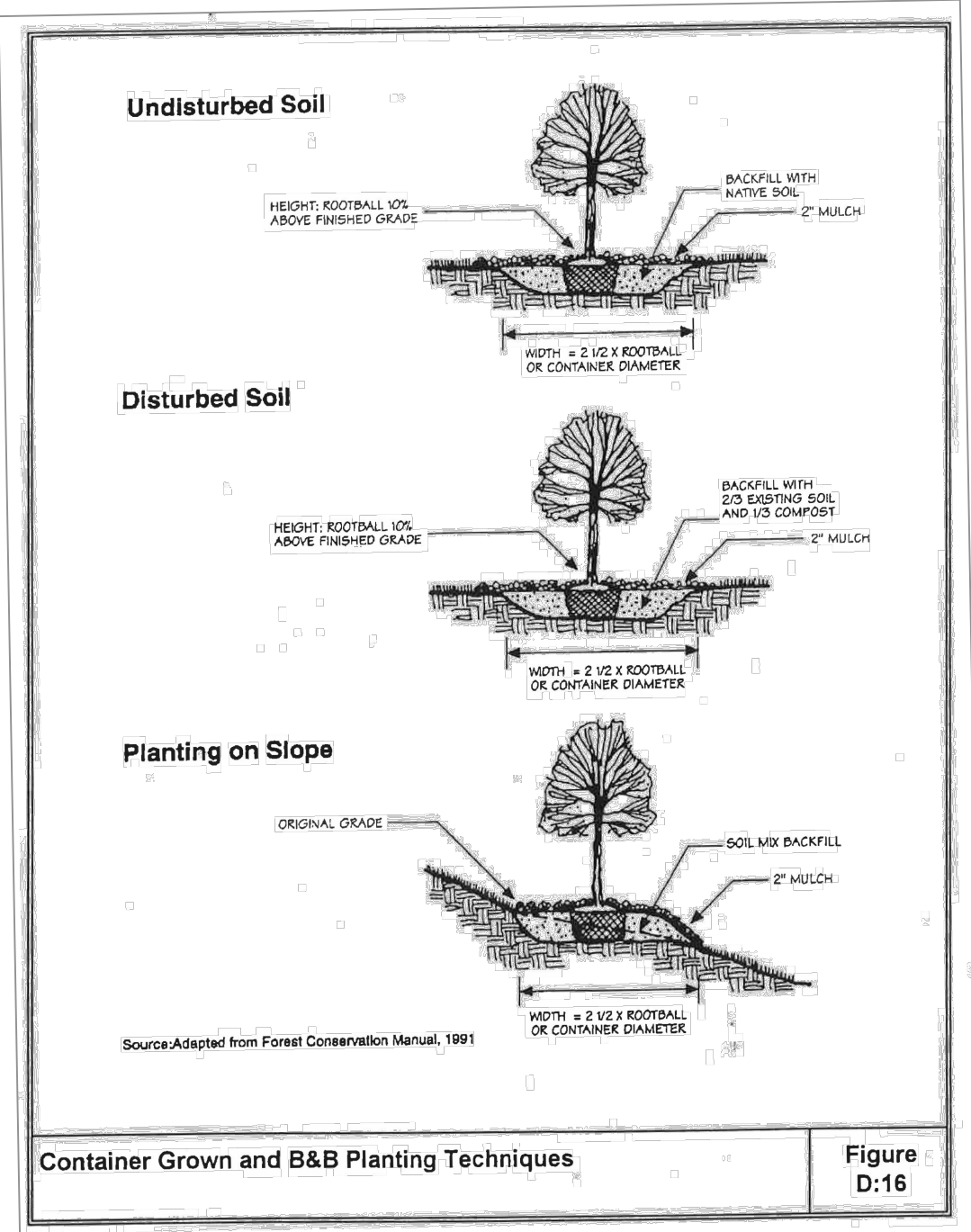
PLANT SCHEDULE FOR REFORESTATION AREA #1 - 0.18 AC.

Table with 5 columns: QTY., BOTANICAL NAME, COMMON NAME, GAL, CONDITION. Lists plants like Wild Cherry, Red Maple, Yellow Poplar, Mockernut Hickory, and Pin Oak.

PLANT SCHEDULE FOR REFORESTATION AREA #2 - 0.03 AC.

Table with 5 columns: QTY., BOTANICAL NAME, COMMON NAME, GAL, CONDITION. Lists plants like Wild Cherry, Red Maple, Yellow Poplar, Mockernut Hickory, and Pin Oak.

STOCKING RATE: 350 1-3 GALLON CONTAINERS / ACRE AT 12' X 12' APPROXIMATE SPACING SURVIVAL REQUIREMENT: 75% OR 260 / ACRE



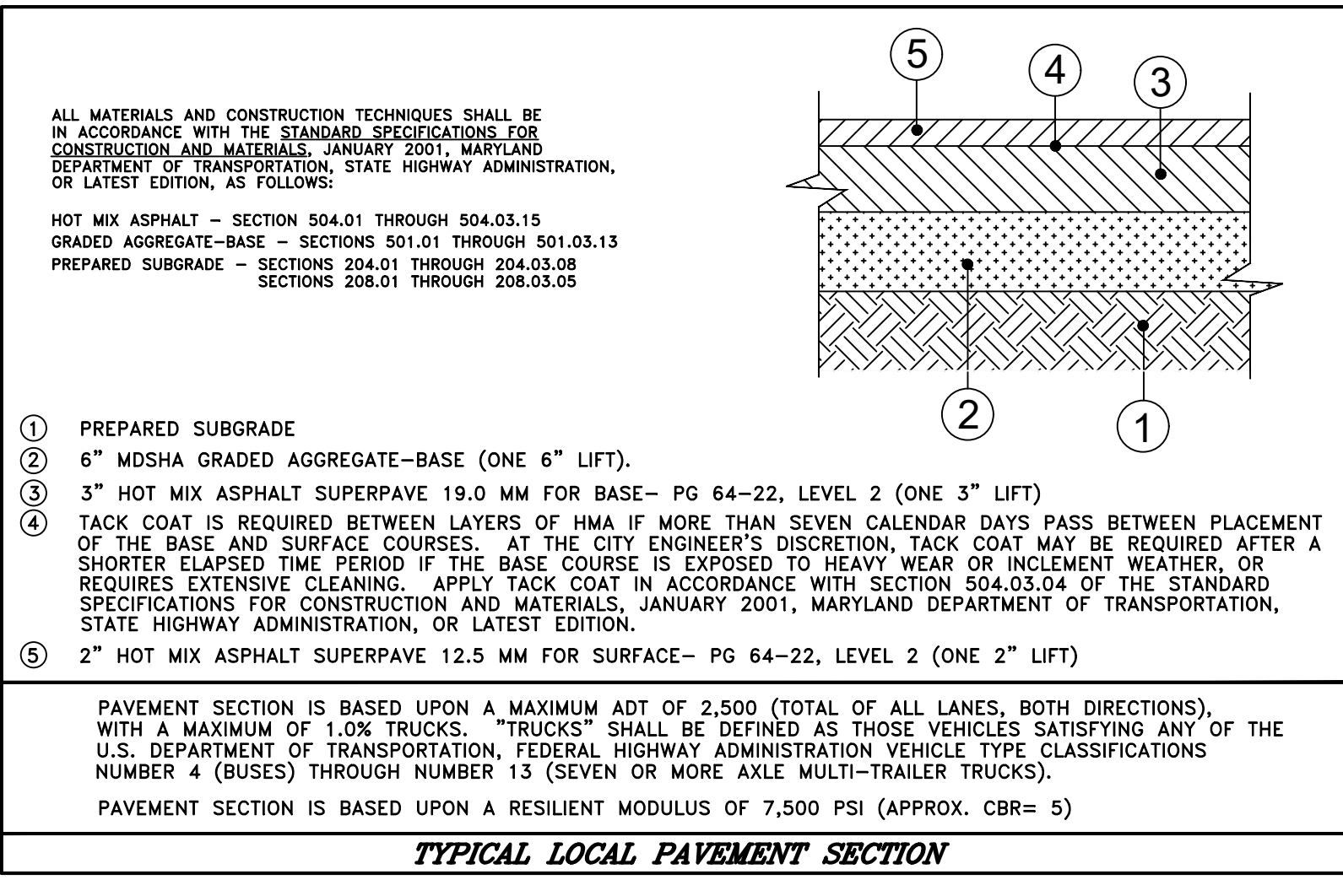
TREE PLANTING AND MAINTENANCE CALENDAR. A grid showing activities for months M, A, M, J, J, A, S, O, N, D. Legend includes: \* - ACTIVITIES DURING THESE MONTHS ARE DEPENDANT ON GROUND CONDITIONS; [diagonal lines] - GREATLY RECOMMENDED; [cross-hatch] - RECOMMENDED WITH ADDITIONAL CARE; [empty] - ACTIVITIES DURING THESE MONTHS ARE NOT RECOMMENDED; X - ACTIVITIES RECOMMENDED DURING THESE MONTHS.

FOX & ASSOCIATES, INC. Est. 1966. ENGINEERS • SURVEYORS • PLANNERS. 82 WORMANS MILL COURT HAGERSTOWN, MD. 21740. PHONE: (301)733-8503. FAX: (301)733-1853.

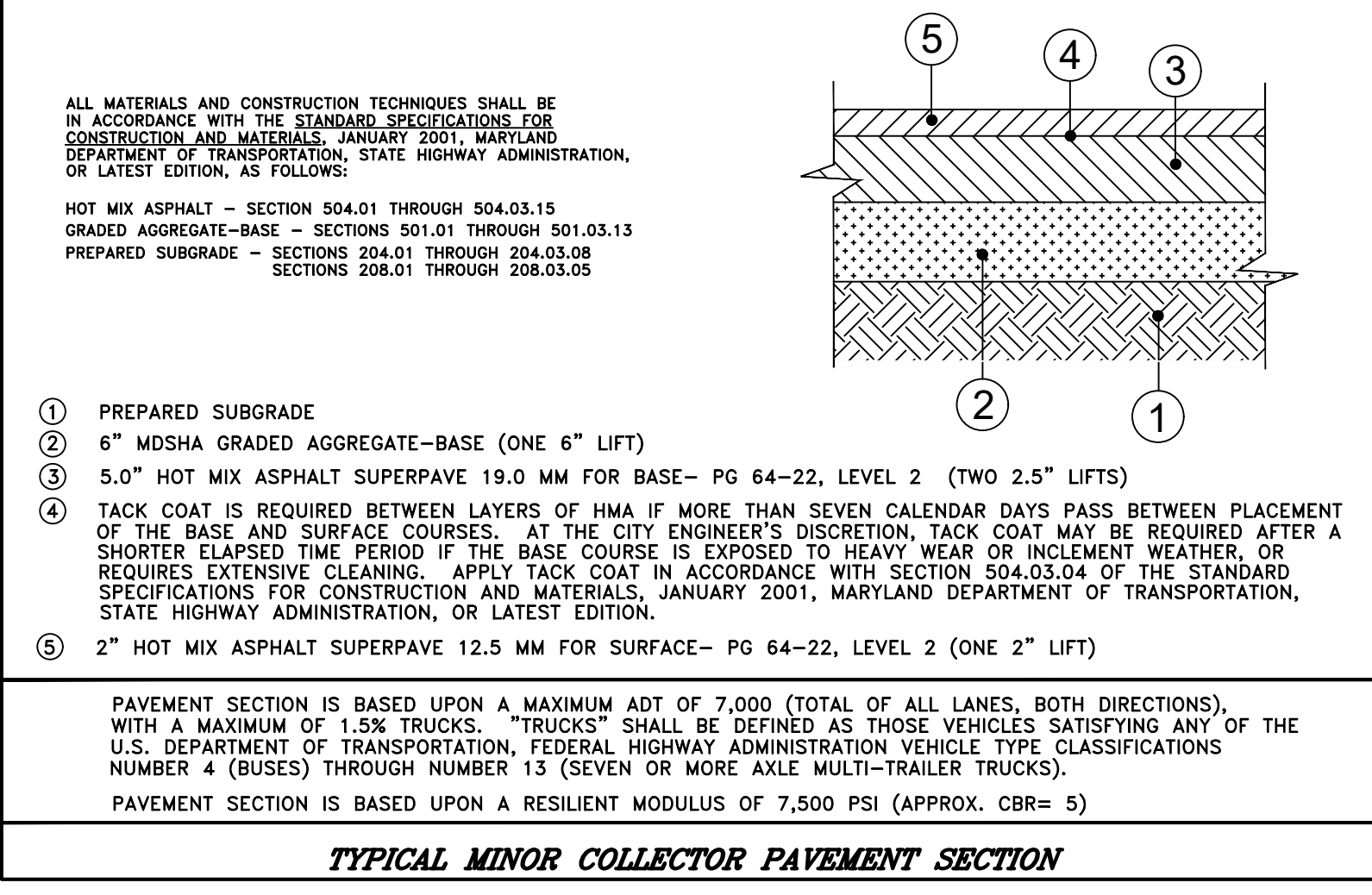
PROJECT NO. 23-51234 DRAWING NO. D-9347 DATE: MARCH, 2024 DRAWN BY: RLB CHECKED BY: GSP

PRELIMINARY FOREST CONSERVATION PLAN NOTES AND DETAILS. FINAL DEVELOPMENT PLAN. SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77 ELECTION DISTRICT 07 TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND.

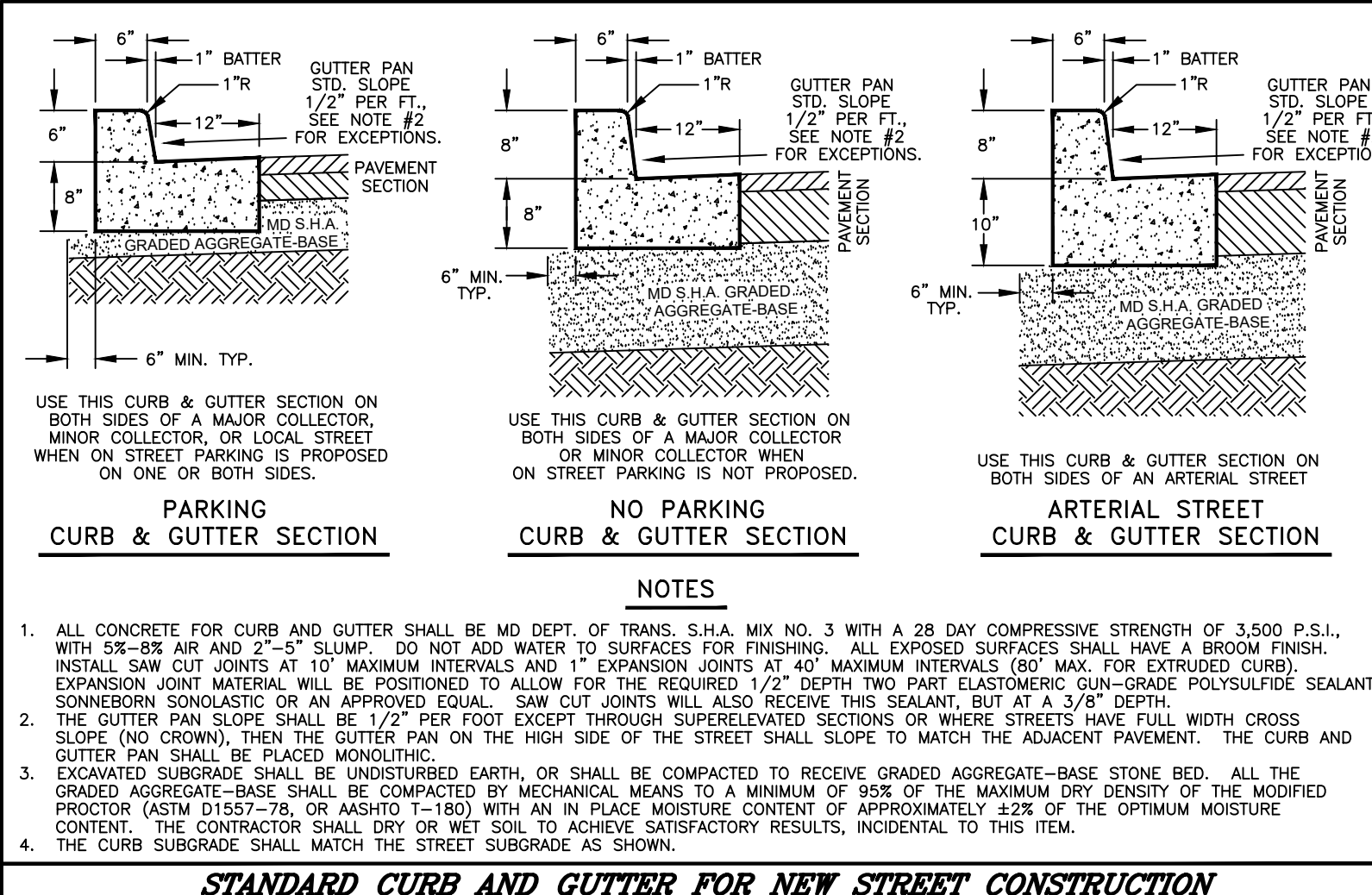
SCALE: 1"=100'. SHEET 6 OF 7. THE PLANTING OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.



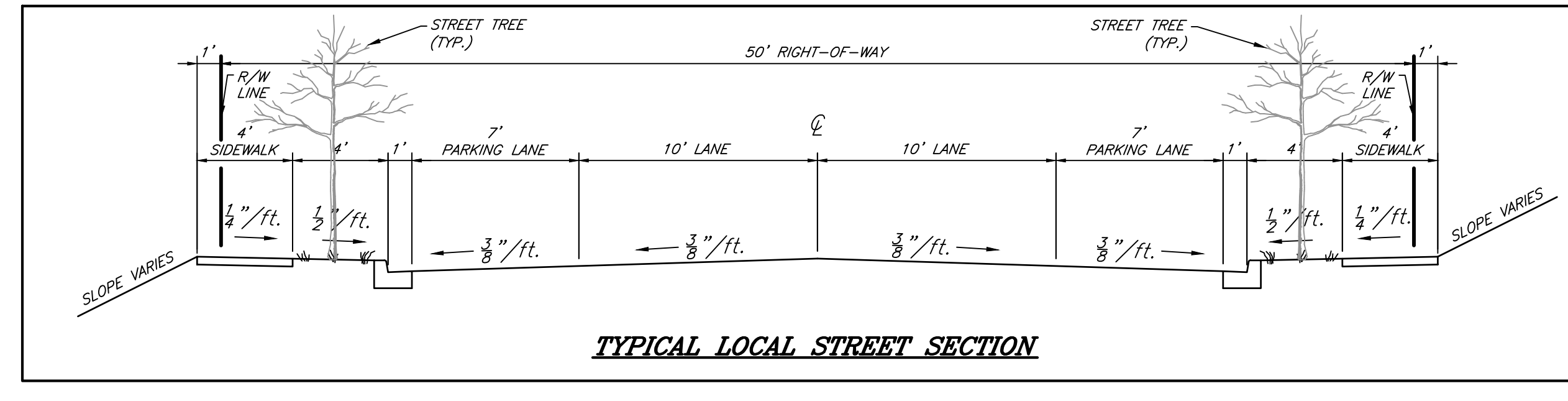
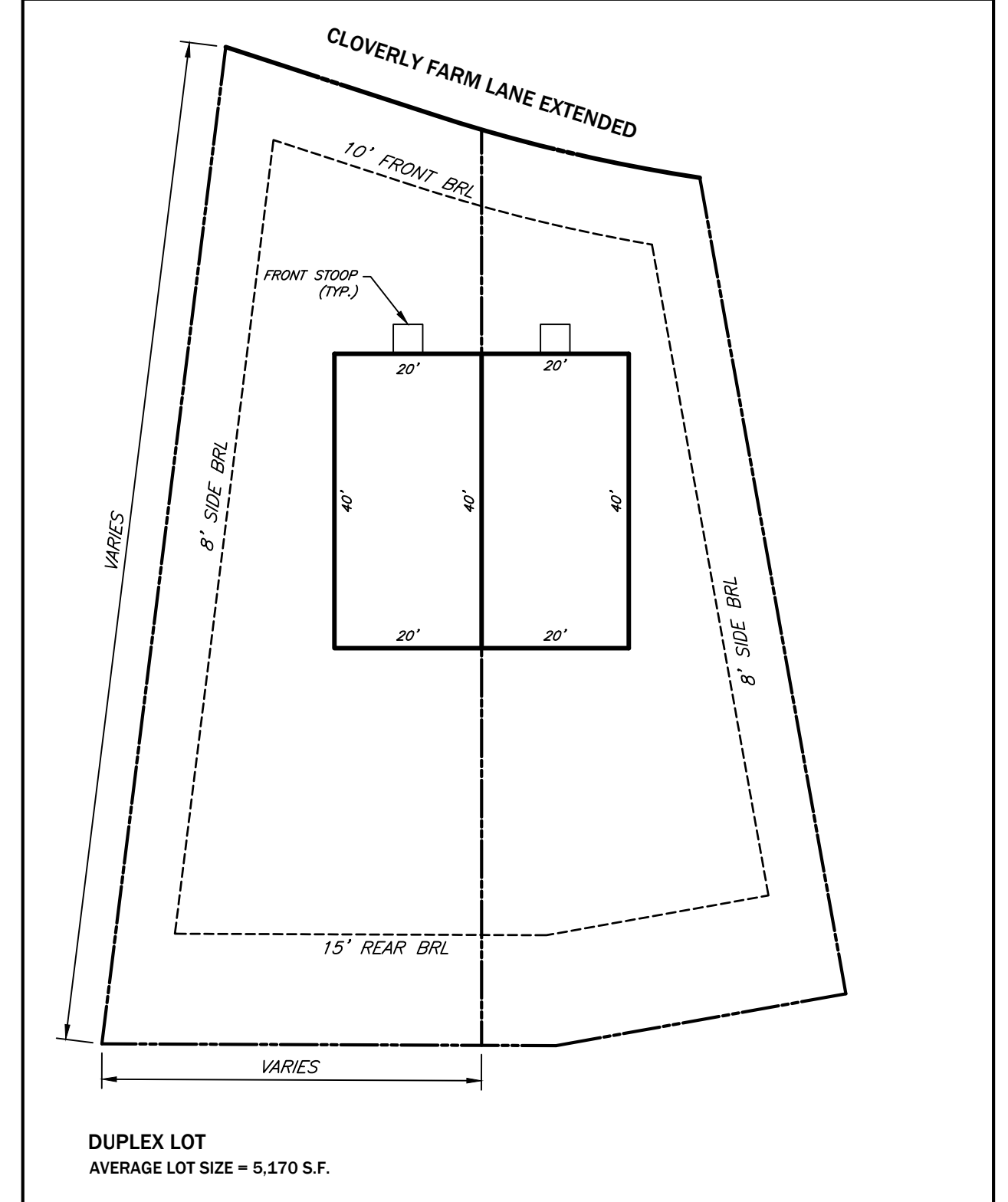
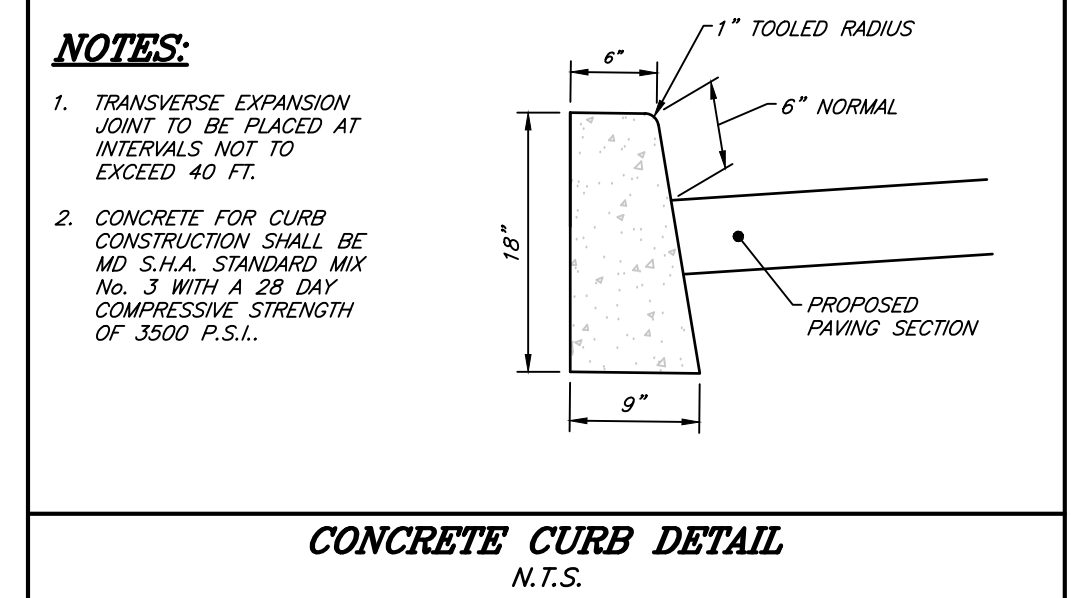
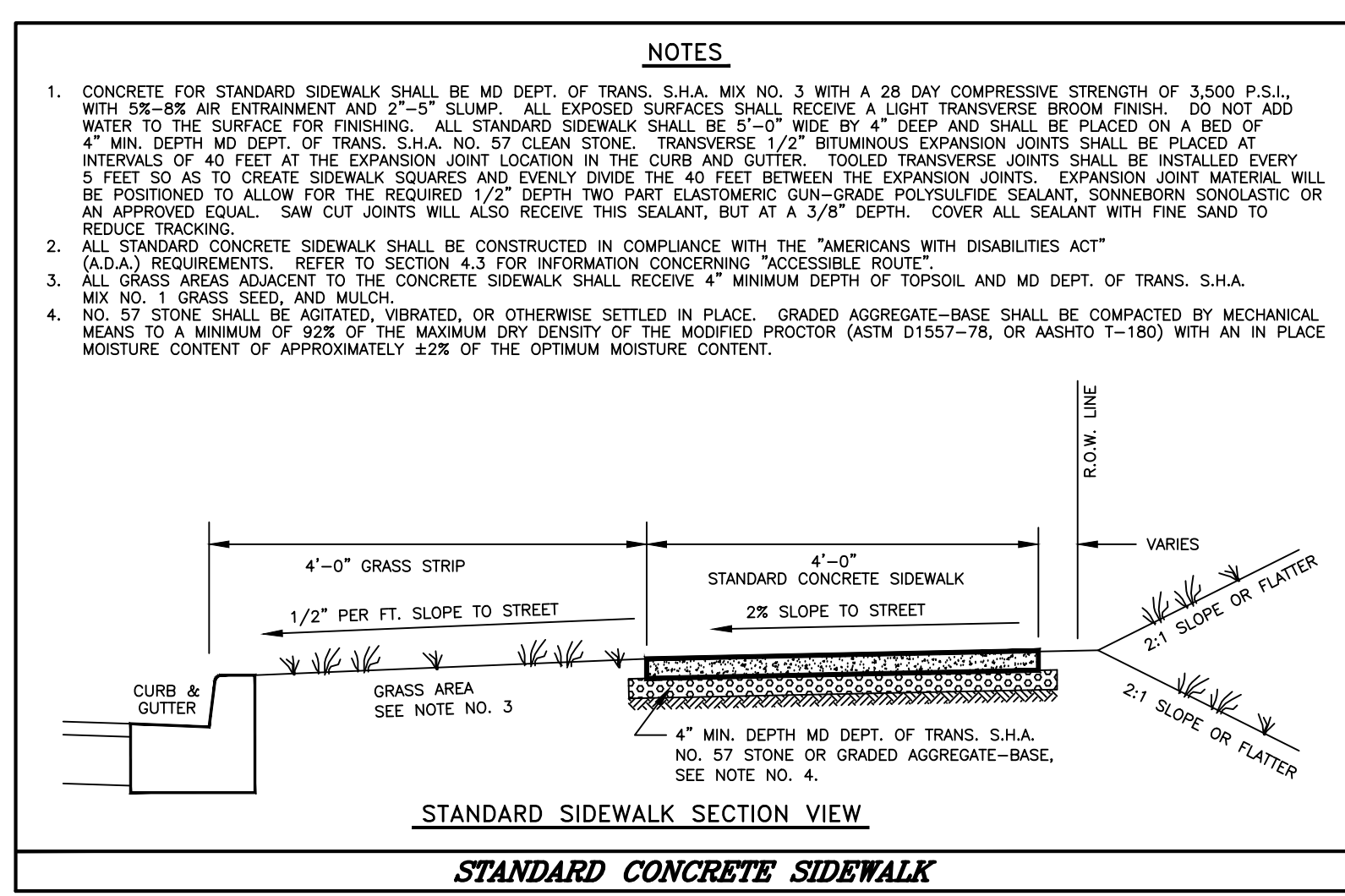
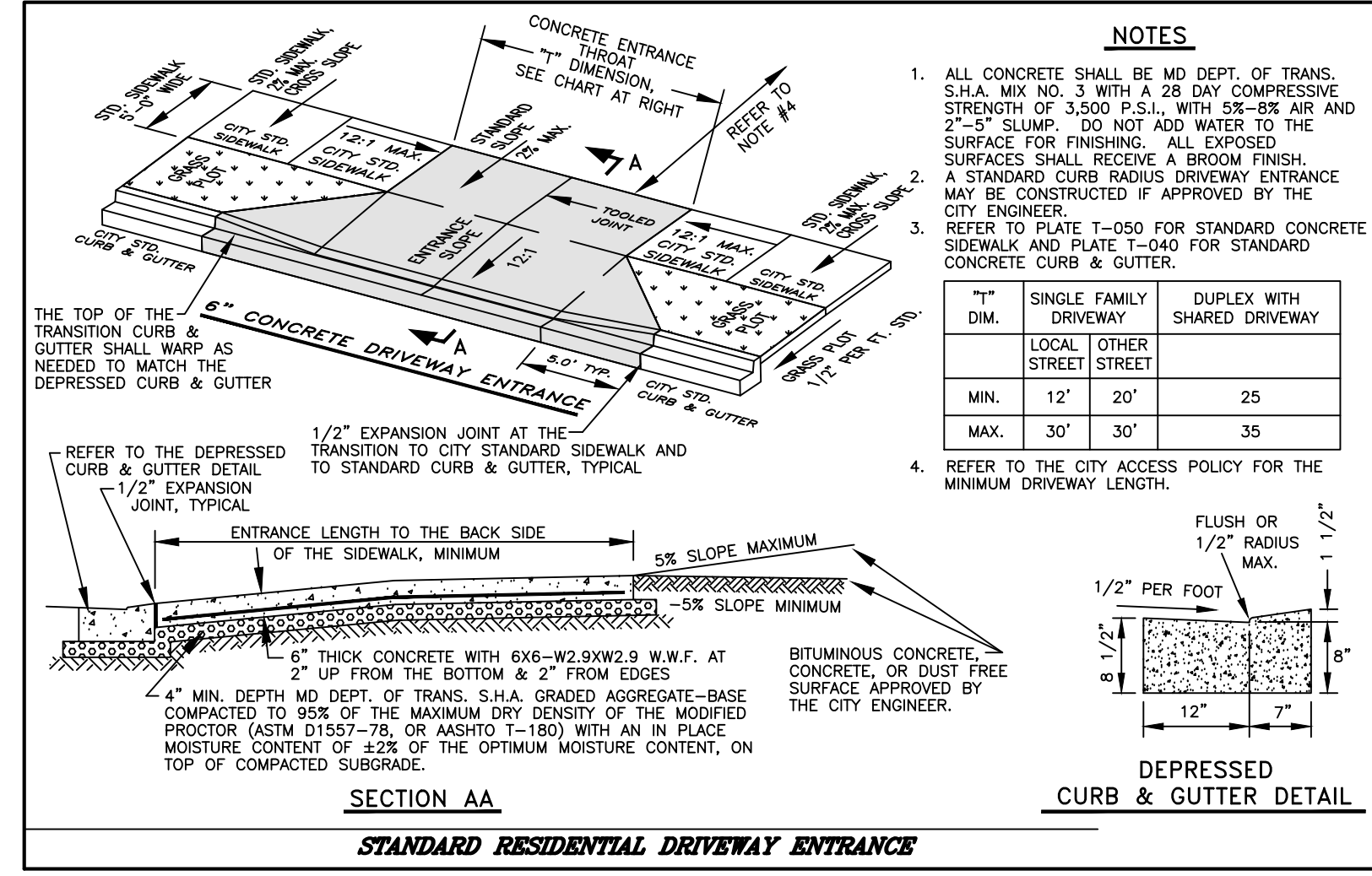
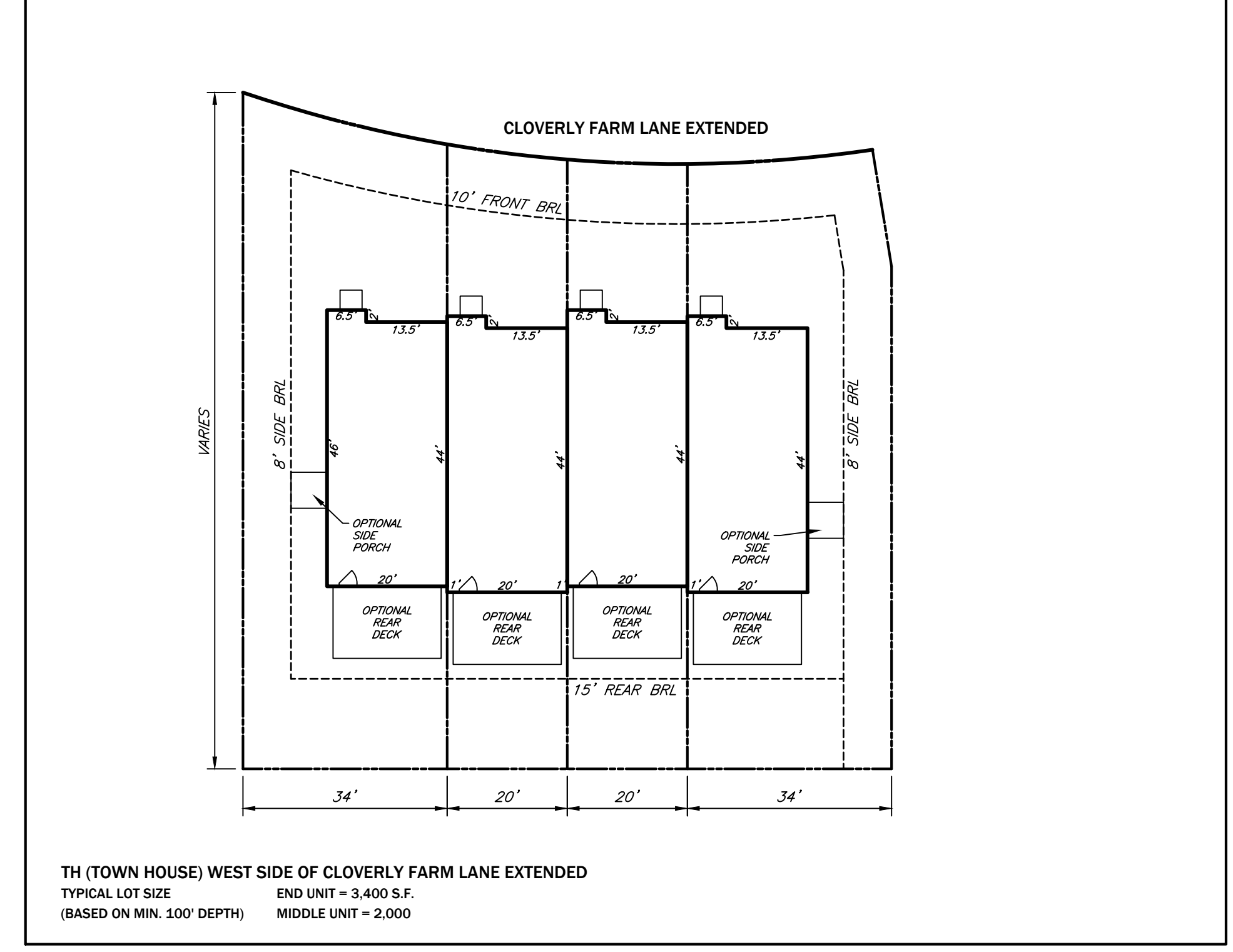
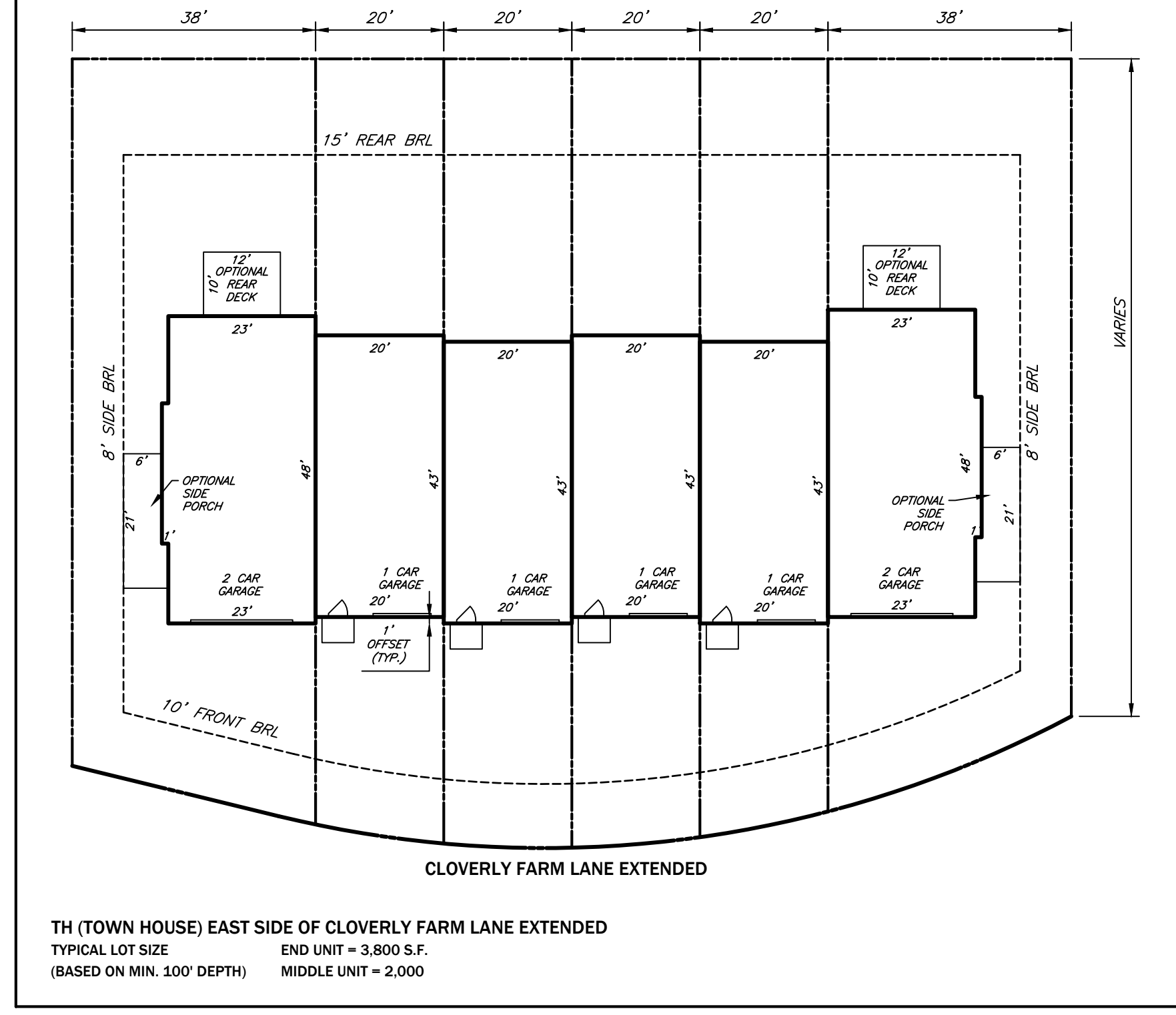
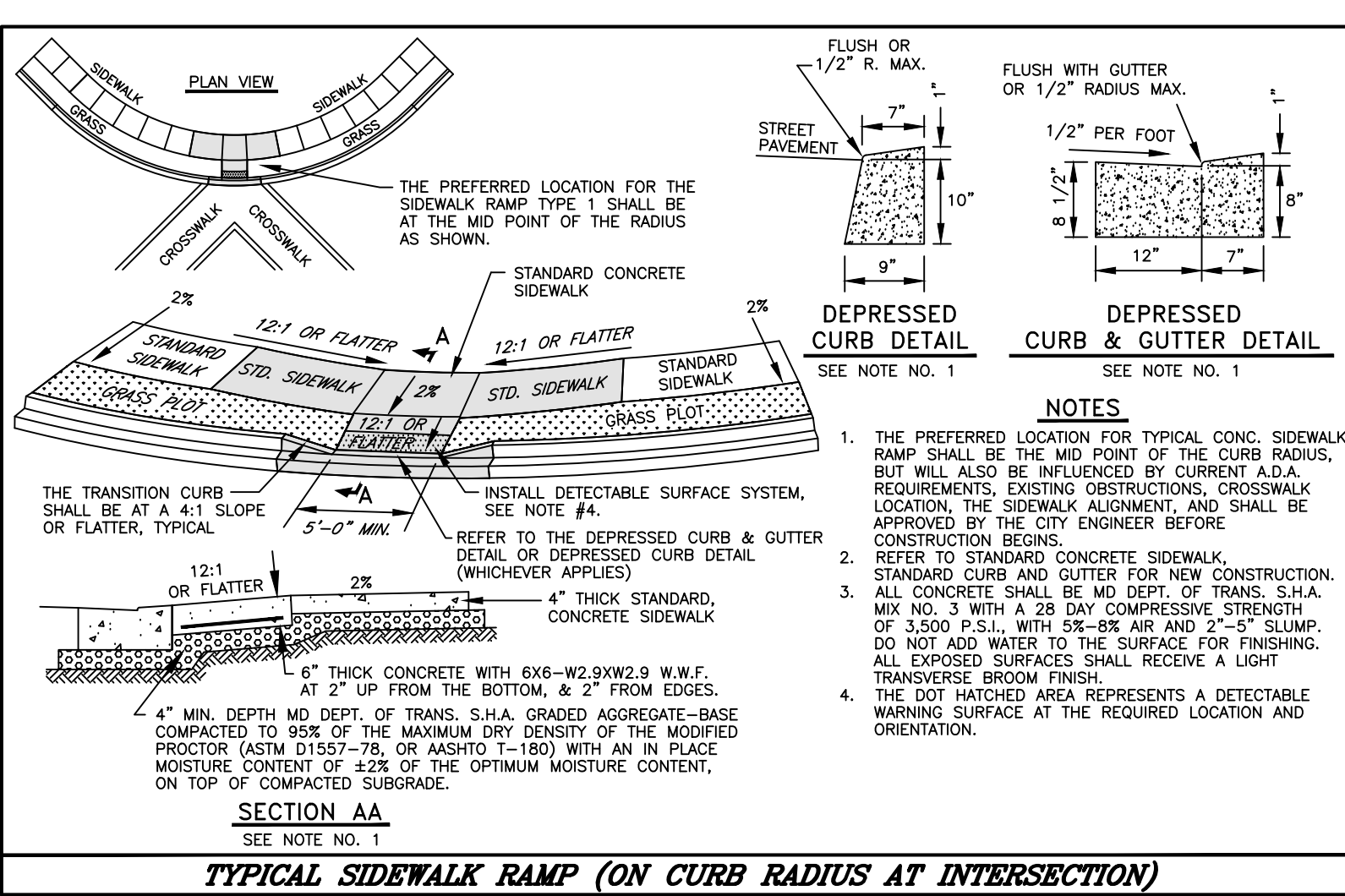
TYPICAL LOCAL PAVEMENT SECTION



TYPICAL MINOR COLLECTOR PAVEMENT SECTION



STANDARD CURB AND GUTTER FOR NEW STREET CONSTRUCTION



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www.foxassoc.com

DESIGNED BY	DATE
REVISION	

**SITE NOTES AND DETAILS**

**FINAL DEVELOPMENT PLAN**

SITUATE EAST OF MD RTE 64 AND NORTH OF MD RTE 77  
ELECTION DISTRICT 07  
TOWN OF SMITHSBURG, WASHINGTON COUNTY, MARYLAND

SCALE: NTS

STATE OF MARYLAND  
PROFESSIONAL ENGINEER  
APR 26, 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. 23-51234  
DRAWING NO. D-9347  
DATE: MARCH, 2024  
DRAWN BY: RLB  
CHECKED BY: GSP

**SHEET 7 OF 7**

**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
S-24-009	Final Plat	In Review	01-Apr-24	ELMWOOD FARM SECT 5C FINAL PLAT	10110 WILKES DRIVE WILLIAMSPORT, MD 21795	FOX & ASSOCIATES INC	
FP-24-002	Forest Conservation Plan	In Review	16-Apr-24	HOMEPLATE MXD FINAL DEVELOPMENT PLAN	12230 CLOVERLY FARM LANE SMITHSBURG, MD 21783	FOX & ASSOCIATES INC	CLOVERLY HILL LLC
FS-24-007	Forest Stand Delineation	Approved	05-Apr-24	FOREST STAND DELINEATION FOR JAMES CLARK	1928 REED ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	James Clark
SIM24-021	IMA	Active	04-Apr-24	NORTH END STORAGE II PHASE 2	19729 LONGMEADOW ROAD, BUILD# 1 HAGERSTOWN, MD 21742	TRIAD ENGINEERING	OLIVER JOHN R COMPANY INC
SIM24-022	IMA	Active	08-Apr-24	5933 CLEVELANDTOWN ROAD BO	5933 CLEVELANDTOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	PALMER STEVEN MICHAEL PALMER WILLIAMS CRYSTAL ANN
SIM24-023	IMA	Active	09-Apr-24	21115 MOUSETOWN ROAD BO	21115 MOUSETOWN ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	MICHELE A MCKENNA REVOCABLE TRUST MCKENNA MICHELE A TRUSTEE
SIM24-024	IMA	Active	09-Apr-24	114 HARVARD ROAD HN	114 HARVARD ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	MASN RELATY LLC
SIM24-025	IMA	Active	09-Apr-24	12706 SPICKER ROAD CS	12706 SPICKLER ROAD CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	SHEHADI DAVID E
SIM24-026	IMA	Active	11-Apr-24	20315 BEAVER CREEK ROAD HN	20315 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	BRAVO DESIGN & BUILD LLC	BAY RIDGE BUILDERS LLC
SIM24-027	IMA	Active	12-Apr-24	13251 STUTZ LANE HN		APEX LAND SOLUTIONS LLC	CRAIG RALPH DAVID
SIM24-028	IMA	Active	18-Apr-24	14646 CEARFOSS PIKE HN	14646 CEARFOSS PIKE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	RIDER LAURA ANN ELIZABETH
SIM24-029	IMA	Active	18-Apr-24	7301 MONROE ROAD BO	7301 MONROE ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	WILHIDE MARK
SIM24-030	IMA	Active	23-Apr-24	REGENT PARK	20111 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
SIM24-031	IMA	Active	23-Apr-24	12001 HOPEWELL ROAD PHASE 1	12025 HOPEWELL ROAD HAGERSTOWN, MD 21740	PENNONI ASSOCIATES INC	E AND A HAGERSTOWN LLC
OM-24-002	Ordinance Modification	Approved	22-Apr-24	LLOYD GEARHART LOT 1	11326 MARBERN ROAD HAGERSTOWN, MD 21740		GEARHART LLOYD W JR
S-24-010	Preliminary-Final Plat	Revisions Required	08-Apr-24	ROBERT HILL FARM LOT 5	18821 MANOR CHURCH ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	HILL ROBERT J
S-24-011	Preliminary-Final Plat	In Review	09-Apr-24	LLOYD GEARHART LOT 1	11328 MARBERN ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GEARHART LLOYD W JR
S-24-012	Preliminary-Final Plat	Revisions Required	10-Apr-24	ELDRIDGE FRAZIER, JR	24111 RAVEN ROCK ROAD SMITHSBURG, MD 21783	R LEE ROYER & ASSOCIATES	FRAZIER ELDRIDGE LAVADA JR
PWA2024-003	PWA	Active	23-Apr-24	REGENT PARK	20111 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
PWA2024-004	PWA	Active	29-Apr-24	12001 HOPEWELL ROAD PHASE 1	12025 HOPEWELL ROAD HAGERSTOWN, MD 21740	PENNONI ASSOCIATES INC	E AND A HAGERSTOWN LLC
SP-20-020.R02	Redline Revision	Approved	03-Apr-24	REDLINE TO CHANGE THE USE OF 1800 SF RETAIL SPACE TO A RESTAURANT	18113 MAUGANS AVE, SUITE# 101 HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	DOMINION REALTY LLC ATTN: MICHAEL GODINEZ

**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
SP-22-016.R01	Redline Revision	Approved	19-Apr-24	REDLINE REVISION TO CONSTRUCT THE SECOND/FUTURE GUARD SHACK AT A DIFFERENT LOCATION	16822 NATIONAL PIKE HAGERSTOWN MD 21740	FREDERICK SEIBERT & ASSOCIATES	NP NATIONAL PIKE LOGISTICS I LLC
SI-24-011	Simplified Plat	Pending	26-Apr-24	CATHY SCOTT PARCEL B	17000 SHEPHERDSTOWN PIKE SHARPSBURG, MD 21782		SCOTT CATHY A
SP-24-014	Site Plan	Received	16-Apr-24	CLEVER TRANSPORT CHANGE OF USE SITE PLAN	17950 MAUGANS AVENUE MAUGANSVILLE, MD 21767	FOX & ASSOCIATES INC	CLEVER HOLDINGS LLC
SP-24-015	Site Plan	In Review	29-Apr-24	55 WEST OAK RIDGE DRIVE BUILDING 1 TENANT FIT-OUT	55 WE OAK RIDGE DRIVE HAGERSTOWN, MD 21740	LANGAN ENGINEERING & ENVIRONMENTAL SERVICES	HAGERSTOWN INDUSTRIAL PROPERTIES L
GP-24-004	Site Specific Grading Plan	Pending	30-Apr-24	CASEY BELL RED HILL RD		MORRIS & RITCHIE ASSOCIATES, INC.	WEAVER GARY J & WEAVER PAMELA A
SGP-24-023	Standard Grading Plan	In Review	03-Apr-24	DON YOUNKER	20013 TOMS ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	LINE WALTER E
SGP-24-024	Standard Grading Plan	Approved	09-Apr-24	CHRIS SHAFFER	4820 FOX DEN LANE SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	GOODWIN LUANA G
SGP-24-025	Standard Grading Plan	Approved	12-Apr-24	REYNOLDS HOUSE	11307 WHITE HALL ROAD SMITHSBURG, MD 21783	J.R. SERVICES LLC	Joel Reynolds
SGP-24-026	Standard Grading Plan	In Review	19-Apr-24	JEFFREY S HALL	14549 EDMONT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	HALL JEFFREY S HALL KIMBERLY K
SGP-24-027	Standard Grading Plan	In Review	25-Apr-24	MATTHEW BROCKWAY	20512 SILK TREE COURT HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	BROCKWAY MATTHEW M BROCKWAY NATALIE P
SGP-24-028	Standard Grading Plan	Approved	25-Apr-24	ELMWOOD FARM OFFSITE WATERLINE	16635 INDUSTRIAL LANE WILLIAMSPORT, MD 21795		ANTIETAM STORAGE SOLUTIONS LLC
SGP-24-029	Standard Grading Plan	In Review	29-Apr-24	TIM WRIDE	6020 RIVER ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	WRIDE TIMOTHY B
SSWP24-016	Stormwater Standard Plan	In Review	01-Apr-24	COREYS CONSTRUCTION - PRATT	1042 HARPERS FERRY ROAD KNOXVILLE, MD 21758		PRATT JOSHUA DEAN
SSWP24-018	Stormwater Standard Plan	Approved	12-Apr-24	REYNOLDS HOUSE	11307 WHITE HALL ROAD SMITHSBURG, MD 21783	J.R. SERVICES LLC	Joel Reynolds
SSWP24-019	Stormwater Standard Plan	In Review	19-Apr-24	JEFFREY S HALL	14539 EDMONT ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	HALL JEFFREY S HALL KIMBERLY K
SSWP24-020	Stormwater Standard Plan	Approved	25-Apr-24	MATTHEW BROCKWAY		FREDERICK SEIBERT & ASSOCIATES	BROCKWAY MATTHEW M BROCKWAY NATALIE P
SSWP24-021	Stormwater Standard Plan	In Review	26-Apr-24	DON YOUNKER	20013 TOMS ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	LINE WALTER E
SSWP24-022	Stormwater Standard Plan	In Review	29-Apr-24	TIM WRIDE	6020 RIVER ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	WRIDE TIMOTHY B
S-24-013	Subdivision Replat	Final Copies Due	15-Apr-24	PEMBERTON SECTION D LOT D-9 REPLAT	9834 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	VOOTLA TEJASWI VOOTLA VAMSHIDHAR
S-24-014	Subdivision Replat	In Review	19-Apr-24	LAPKOFF REPLAT LOT 5 & PARCEL A	20313 LOCUST GROVE ROAD ROHRERSVILLE, MD 21779	FREDERICK SEIBERT & ASSOCIATES	LAPKOFF THEODORE LAPKOFF SHARON

**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

Land Development Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
TYU-24-006	Two Year Update	In Review	23-Apr-24	FORTY WEST LANDFILL - CELL 5 & 8 EXCAVATION PLAN	NORTH SIDE OF NATIONAL PIKE	WASHINGTON COUNTY ENGINEERING & CONSTRUCTION DEPT.	WASH CO COMMISSIONERS

**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-01477	Entrance Permit	Approved	01-Apr-24	SEMI-DETACHED HOME	S-21-031 19621 LAVENDER LANE, LOT 105		DAN RYAN BUILDERS MID ATLANTIC INC
2024-01483	Entrance Permit	Approved	01-Apr-24	SEMI-DETACHED HOME	S-21-031 19623 LAVENDER LANE, LOT 106		DAN RYAN BUILDERS MID ATLANTIC INC
2024-01566	Entrance Permit	In Progress	05-Apr-24	STICK BUILT HOME	S-24-011 11328 MARBERN ROAD, LOT 1		GEARHART LLOYD W JR
2024-01607	Entrance Permit	Approved	08-Apr-24	STICK BUILT HOME	S-18-035 9438 ALLOWAY DRIVE, LOT 214		WESTFIELDS INVESTMENT LLC
2024-01610	Entrance Permit	Approved	08-Apr-24	STICK BUILT HOME	S-18-035 9413 ALLOWAY DRIVE, LOT 220		WESTFIELDS INVESTMENT LLC
2024-01620	Entrance Permit	In Progress	08-Apr-24	STICK BUILT HOME	S-06-100 7624 SHENANDOAH COURT, LOT 4		OLIVER JOHN R CO INC
2024-01626	Entrance Permit	Approved	09-Apr-24	STICK BUILT HOME	S-18-035 9412 ALLOWAY DRIVE, LOT 228		DRB GROUP MID ATLANTIC LLC
2024-01630	Entrance Permit	In Progress	09-Apr-24	STICK BUILT HOME	4820 FOX DEN LANE, LOT 2		CHRISTOPHER SHAFFER
2024-01679	Entrance Permit	In Progress	10-Apr-24	COMMERCIAL	SP-23-047 13721 OLIVER DRIVE, LOT 1		GHTTAS ENTERPRISES MAUGANS AVE LTD PARTNERSHIP
2024-01837	Entrance Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-18-035 9371 ALLOWAY DRIVE, LOT 772		WESTFIELDS INVESTMENT LLC
2024-01842	Entrance Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-18-035 9344 ALLOWAY DRIVE, LOT 764		DRB GROUP MID ATLANTIC LLC
2024-01846	Entrance Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-18-035 9376 ALLOWAY DRIVE, LOT 224		DRB GROUP MID ATLANTIC LLC
2024-01849	Entrance Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-22-041 11307 WHITE HALL ROAD, LOT 1		WALTZ MARK E
2024-01858	Entrance Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-05-118 14549 EDGEMONT ROAD, LOT 2		HALL JEFFREY S HALL KIMBERLY K
2024-01871	Entrance Permit	Approved	19-Apr-24	FOREST HARVEST	BUENA VISTA ROAD		MOHN RANDY L MOHN ROLAND L
2024-01873	Entrance Permit	In Progress	19-Apr-24	STICK BUILT HOME	S-15-009 10839 HERSHEY DRIVE, LOT 571		CROWN INCORPORATED OF HAGERSTOWN MARYLAND
2024-02026	Entrance Permit	In Progress	25-Apr-24	STICK BUILT HOME	S-22-012 19005 AMESBURY ROAD, LOT 63		PARADISE HEIGHTS LAND
2024-02068	Entrance Permit	Approved	26-Apr-24	KANE TAO DRIVEWAY ENTRANCE			TAO KANE
2024-02089	Entrance Permit	In Progress	30-Apr-24	STICK BUILT HOME	LOR 20512 SILK TREE COURT, LOT 5	SL KOONTZ CONTRACTORS, LLC	BROCKWAY MATTHEW M BROCKWAY NATALIE P
2024-01544	Entrance Permit	Review	04-Apr-24	COMMERCIAL	SP-22-028 12025 HOPEWELL ROAD		E AND A HAGERSTOWN LLC
2024-01548	Floodplain Permit	Review	04-Apr-24	GRADING	SP-22-028 12025 HOPEWELL ROAD		E AND A HAGERSTOWN LLC
2024-01479	Grading Permit	Approved	01-Apr-24	ROSEHILL MANOR LOT #105	S-21-031 19621 & 19623 LAVENDER LANE, LOTS 105 & 106		DAN RYAN BUILDERS MID ATLANTIC INC
2024-01608	Grading Permit	Approved	08-Apr-24	WESTFIELDS LOT #214	S-18-035 9438 ALLOWAY DRIVE, LOT 214		WESTFIELDS INVESTMENT LLC
2024-01611	Grading Permit	Approved	08-Apr-24	WESTFIELDS LOT #220	S-18-035 9413 ALLOWAY DRIVE, LOT 220		WESTFIELDS INVESTMENT LLC
2024-01627	Grading Permit	Approved	09-Apr-24	WESTFIELDS LOT #228	S-18-035 9412 ALLOWAY DRIVE, LOT 228		DRB GROUP MID ATLANTIC LLC
2024-01633	Grading Permit	In Progress	09-Apr-24	CHRIS SHAFFER	4820 FOX DEN LANE, LOT 2		GOODWIN LUANA G
2024-01680	Grading Permit	In Progress	10-Apr-24	COMMERCIAL	SP-23-047 13721 OLIVER DRIVE, LOT 1		GHTTAS ENTERPRISES MAUGANS AVE LTD PARTNERSHIP
2024-01786	Grading Permit	Approved	16-Apr-24	STICK BUILT HOME	S-22-014 13329 LITTLE ANTIETAM ROAD, LOT 5	MT. TABOR BUILDERS	ROLLINS ROBERT H III SCULLY CYNTHIA A
2024-01839	Grading Permit	In Progress	18-Apr-24	WESTFIELDS LOT #772	S-18-035 9371 ALLOWAY DRIVE, LOT 772		WESTFIELDS INVESTMENT LLC
2024-01843	Grading Permit	In Progress	18-Apr-24	WESTFIELDS LOT #764	S-18-035 9344 ALLOWAY DRIVE, LOT 764		DRB GROUP MID ATLANTIC LLC
2024-01847	Grading Permit	In Progress	18-Apr-24	WESTFIELDS LOT #224	S-18-035 9376 ALLOWAY DRIVE, LOT 224		DRB GROUP MID ATLANTIC LLC
2024-01850	Grading Permit	In Progress	18-Apr-24		S-22-041 11307 WHITE HALL ROAD, LOT 1		WALTZ MARK E
2024-01859	Grading Permit	In Progress	18-Apr-24	STICK BUILT HOME	S-05-118 14549 EDGEMONT ROAD, LOT 2		HALL JEFFREY S HALL KIMBERLY K
2024-02027	Grading Permit	In Progress	25-Apr-24		S-22-012 19005 AMESBURY ROAD, LOT 63		PARADISE HEIGHTS LAND

**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

Permits Reviews							
Record #	Type	Status	Accepted Date	Title	Location	Consultant	Owner
2024-02085	Grading Permit	Pending Information	30-Apr-24		LOR RED HILL ROAD, LOT 3		WEAVER GARY J & WEAVER PAMELA A
2024-02090	Grading Permit	In Progress	30-Apr-24	STICK BUILT HOME	LOR 20512 SILK TREE COURT, LOT 5	SL KOONTZ CONTRACTORS, LLC	BROCKWAY MATTHEW M BROCKWAY NATALIE P
2024-01532	Grading Permit	Approved	03-Apr-24	GRADING PERMIT - HAGERSTOWN AIRPORT - TAXIWAY F	SP-12-025 18165 AIR PARK ROAD		WASH CO COMMISSIONERS
2024-01535	Grading Permit	Review	03-Apr-24	12001 HOPEWELL ROAD PHASE 1	SP-22-028 12025 HOPEWELL ROAD		E AND A HAGERSTOWN LLC
2024-01840	Non-Residential Ag Certificate	Approved	18-Apr-24	FARM BUILDING	LOR 14847 FAIRVIEW ROAD		ARENA ANTHONY P
2024-01658	Non-Residential New Construction Permit	Review	09-Apr-24	COMMERCIAL	SP-23-047 13721 OLIVER DRIVE, LOT 1	FOX & ASSOCIATES INC	GHATTAS ENTERPRISES MAUGANS AVE LTD PARTNERSHIP
2024-02022	Non-Residential New Construction Permit	Review	25-Apr-24	COMMERCIAL	SP-23-005 13316 MARSH PIKE		OBIDI HOLDINGS LLC
2023-04688.R01	Revision	Approved	01-Apr-24	2023-04688- REVISION- SITE PLAN	S-21-006 7060 GILARDI ROAD, LOT 1	PERSONALIZED HOME SOLUTIONS, LLC	REITER WILLIAM A ENGLEHART SARAH E
2018-00953.R01	Revision	Review	25-Apr-24		17208 TAYLORS LANDING RD SHARPSBURG, MD 21782	ALEXANDER WALTER	JOHNSON WILLIAM R & JOHNSON ROBIN J
2024-01524	Utility Permit	Approved	03-Apr-24	VERIZON	JEROME RD	VERIZON	CUSTER DANIEL
2024-01546	Utility Permit	Review	04-Apr-24	COMCAST	TIMOTHY DRIVE, TAMARACK DRIVE, CARLYLE COURT		MALOTT CHRISTOPHER & PAMELA
2024-01547	Utility Permit	Review	04-Apr-24	COMCAST	10915 DECKER AVENUE		UNGER JASON A & UNGER MEGAN MARIE
2024-01691	Utility Permit	Approved	11-Apr-24	POTOMAC EDISON	12302 WALNUT POINT WEST	POTOMAC EDISON	YOST LARRY E JR & YOST TINA M
2024-01779	Utility Permit	Approved	16-Apr-24	VERIZON	15014 MOUNTAIN ROAD	VERIZON	HENDERSHOT EDNA MAY
2024-01788	Utility Permit	Approved	16-Apr-24	VERIZON	14724 STUMPF ROAD	VERIZON	VALLEY MEADOW FARMS LLC
2024-01789	Utility Permit	Approved	16-Apr-24	VERIZON	14668 HIGH GERMANY ROAD	VERIZON	COOPER WILLIAM WALES COOPER SUSAN WILLIAMS
2024-01790	Utility Permit	Approved	16-Apr-24	VERIZON	14307 HIXON ROAD	VERIZON	ROHM KEVIN F ROHM KAREN S
2024-01925	Utility Permit	Approved	23-Apr-24	COMCAST	5312 RED HILL ROAD		MOORE CODY W MOORE SUMMER L
2024-01968	Utility Permit	Approved	24-Apr-24		10354 SUPERCENTER DRIVE		WASHCO ARNETT FARM LLC
2024-01998	Utility Permit	Review	25-Apr-24		19645 SPRING CREEK ROAD		DIDSON DAVID J SIRFACE DAWN M
2024-02086	Utility Permit	Approved	30-Apr-24	FABRICATED EXTRUSIONS	1455 OAKMONT DRIVE	HUNTZBERRY BROTHERS	FABEXCO LLC



**Plan Review Projects Initialized - April 01, 2024 - April 30, 2024**

	Type	Total
<b>LandDev</b> <b>Total by Group:</b> <b>42</b>	Final Plat	1
	Forest Conservation Plan	1
	Forest Stand Delineation	1
	IMA	11
	Ordinance Modification	1
	Preliminary-Final Plat	3
	PWA	2
	Redline Revision	2
	Simplified Plat	1
	Site Plan	2
	Site Specific Grading Plan	1
	Standard Grading Plan	7
	Stormwater Standard Plan	6
	Subdivision Replat	2
Two Year Update	1	
<b>Permits</b> <b>Total by Group:</b> <b>55</b>	Entrance Permit	20
	Floodplain Permit	1
	Grading Permit	17
	Non-Residential Ag Certificate	1
	Non-Residential New Construction Permit	2
	Revision	2
	Utility Permit	12
<b>Total</b>		<b>97</b>




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

## MEMORANDUM

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TO: Planning Commission members

FROM: Jill Baker, Director 

DATE: May 28, 2024

RE: Delegation of approval authority related to Administrative Amendments of the Water and Sewerage plan

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In accordance with Appendix B, Section V of the adopted Water and Sewerage Plan for the County, the Planning Commission has the authority to make administrative amendments to the Plan. There are only three (3) conditions, with very limited language, that would allow property owners to request amendments to the Plan without public comment for just cause. The conditions under which an administrative amendment can be approved include:

1. To correct omitted or inaccurate locations of existing facilities on the Plan maps.
2. To correct erroneous service priority classifications which indicate no service provided when in fact service is being provided to a particular area.
3. To correct erroneous data on existing population served, flow, and capacity data on existing facilities, and similar information which is a matter of record.

In an effort to streamline the review process for subdivision plats and site plans, Staff is requesting that the Planning Commission delegate authority to the Planning Director to approve administrative amendments meeting the criteria listed above. As is true with any decision made by the Planning Director, those aggrieved by the decision may appeal to the Planning Commission for further consideration.