



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION PUBLIC REZONING MEETING

October 19, 2015, 7:00 PM

WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER

RZ-15-002

Applicant: Brian Kurtyka for Heritage Huyett LLC
Location: 16422 National Pike
Present Zoning: RT – Residential Transition
Proposed Zoning: BL – Business Local and PI – Planned Industrial
Acreage: 90.5 acres
Map/Grid/Parcel: Map 36, Grid 15, Parcels 393 and 561

RZ-15-004

Applicant: Bob and Mary Rotz
Location: 9729 Garis Shop Road
Present Zoning: A(R) – Agriculture (Rural)
Proposed Zoning: RB – Rural Business floating zone with Agricultural (Rural) underlying zone
Acreage: 1.0 acre
Map/Grid/Parcel: Map 57, Grid 24, Parcel 406

RZ-15-005

Applicant: Fox & Associates, Inc. for Emerald Pointe Inc.
Location: East side of Marsh Pike between Maryland Rt. 60 and Longmeadow Road
Present Zoning: RT-PUD – Residential Transition with an approved - Planned Unit Development (PUD) floating zone
Acreage: 11.3 acres
Map/Grid/Parcel: Parcel 118 (57.99 acres) on property map 25
Parcel 903 (7.88 acres) on property map 38
Plan Changes: Amend the approved Concept and PUD Development Plan to eliminate the 9,000 square foot commercial building from the interior of the residential portion of the development, expand the community center to include additional amenities but retain a commercial component, substitute a mixed office/retail use for the previously approved retirement living center and revise phase lines to reflect past approvals

The Planning Commission reserves the right to vary the order in which the cases are called.
Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1



DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS
September, 2015 Case #: RZ-15-002

Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Heritage Huyett LLC
Applicant(s)	:	Brian Kurtyka, Esq.
Location	:	W/S of MD 63 (Greencastle-Williamsport Pike) approximately 0.1 miles North of US 40 (National Pike)
Election District	:	#23 – Wilsons
Comprehensive Plan		
Designation	:	Industrial Flex
Zoning Map	:	36
Parcel(s)	:	393 & 561
Acreage	:	90.5 Acres [82.18 (P. 393) & 8.32 (P.561) acres]
Existing Zoning	:	RT – Residential, Transition
Requested Zoning	:	BL – Business Local (20.77 acres) & PI – Planned Industrial (61.41 acres)
Date of Hearing	:	October 19, 2015

Preliminary Consultation:

The stated intent of the Planned Industrial (PI) zoning district is to assign this zoning to *“large single parcels or an assemblage of parcels for planning, re-subdivision, and development of a cohesively designed industrial park with multiple lots, interior streets, and other amenities”*¹. To assist developers and citizens to plan a cohesive and compatible development, applicants for new PI zoning districts are required to first hold a preliminary consultation with the Planning Commission that outlines the intent of the developer and gives an early opportunity to supply guidance and feedback on the proposal.

On April 2, 2015 a Preliminary Consultation was held with the property owner and developer, Heritage Huyett LLC. A copy of the meeting summary is included within this report as Exhibit 1. This consultation was then presented to the Planning Commission at their regular meeting on June 3, 2015 for review and comment. The majority of discussion revolved around internal traffic circulation and external access to MD 63. The

¹ Washington County, Maryland Zoning Ordinance, Article 18, Section 18.0

discussion revolved around internal traffic circulation and external access to MD 63. The Planning Commission members recommended to the developer that access be provided to adjoining properties where appropriate and that multiple access points to the property should be considered. These comments have been addressed and are included in the revised concept plan included in the application materials.

Background and Findings Analysis:

Location and Description of Subject Properties

The subject parcels are located along the west side of Maryland Route 63 (Greencastle-Williamsport Pike) approximately 0.1 mile north of US Route 40 (National Pike). The total acreage of the two parcels that are the subject of this rezoning case is 90.5 acres and is further described as follows:

Subject Parcel #1: Tax Map 36; Grid 15; Parcel 393 – The parcel has a regular rectangular shape consisting of 82.18 acres and is currently unimproved. The property has a rolling topography that generally rises up from MD 63 to a high point in the back third of the property. The rear of the property drops severely and borders the Conococheague Creek. The property consists of mostly grassland. The rearmost portion of the property along Conococheague Creek has a significant stand of forest.

Subject Parcel #2: Tax Map 36; Grid 15; Parcel 561 – This parcel also has a regular rectangular shape consisting of 8.32 acres and is currently unimproved. The topography is primarily flat with a gentle upward slope moving up away from MD 63.

Both properties are located within the Urban Growth Area that surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown. These properties form the westernmost boundary of the UGA along MD 63.

Population Analysis

To evaluate the change in population, information was compiled from the US Census Bureau over a thirty-year time frame. A thirty year horizon was picked to show long term population trends both in the election district of the proposed rezoning, as well as the overall trends of the County.

Both of the properties that are the subject of this rezoning are located in the Wilsons Election District, # 23. As shown in Table 1 below, this district has shown large increases in population over the thirty year time frame between 1980 and 2010. Population increases within this election district have far outpaced the average growth rate of the County as a whole in this 30 year time period. This district has increased approximately 83.58% (2.79% per year) while the County has increased in population by 30.37% (1.01% per year) during the same period.

Table 1: Population Trends 1980 - 2010

Year	Area	Population	% change from previous decade
1980	District	2863	
	County	113086	
1990	District	3507	22.5%
	County	121393	7.3%
2000	District	3923	11.9%
	County	131932	8.7%
2010	District	5256	34.0%
	County	147430	11.7%

Source: US Census Bureau

Availability of Public Facilities

Water and Sewerage

The adopted Water and Sewerage Plan for the County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that helps promote healthy and adequate service to citizens. By its own decree, the purpose of the Washington County Water and Sewerage Plan is "...to provide for the continued health and well-being of Washington Countians and our downstream neighbors..."² This is achieved through implementing recommendations within the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a timely and efficient manner and by establishing an inventory of existing and programmed services.

Both properties are located within the County designated Urban Growth Area that surrounds the City of Hagerstown as well as the Towns of Funkstown and Williamsport. Both parcels are currently unimproved. Subject Parcel #1 previously had two dwelling units on the property that have since been demolished.

Water:

Subject Parcel #1 (Parcel 393) is delineated as a W-3 Programmed Water Service area in the 2009 Water and Sewerage Plan. Subject Parcel #2 (Parcel 561) has a split delineation in the 2009 Water and Sewerage plan W-1 Existing Service and W-1 Restricted Use Existing. There is an existing restricted use water line that runs along the same trajectory as MD 63. It is unclear if there had been public water service to either or both of the now demolished dwellings. The City of Hagerstown is the service provider.

² Washington County, Maryland Water and Sewerage Plan 2009 Update, Page I-2

This application was sent to the City of Hagerstown Water Department for review and comment; however, no comments have been received. As part of the preliminary consultation, Mr. Ed Norman from the City of Hagerstown Water Department commented that the "outlot" (assumed to be Subject Parcel #2) is not included in the approved water service area given to Powers Estates. Documentation would need to be provided to the City Water Department confirming the current status of the property.

Wastewater:

Both parcels are located within an S-3 Programmed Wastewater Service Area as delineated in the 2009 Water and Sewerage Plan. There are existing sewer service lines within the vicinity of the parcel that will need to be extended to the property. The Washington County Department of Water Quality is the service provider.

This application was sent to the Department of Water Quality for review and comment. The following comments were received from Mark Bradshaw, Deputy Director:

"The developer would be responsible for extending the sewer to this property at their expense. The sewage from this site would flow into the Cedar Spring Pump Station. Any sewage that flows to this station is subject to a special user fee in addition to the standard tap fee. The special user fee is \$1,000 per acre or \$1,000 per EDU, whichever is greater."

Emergency Services

Fire:

Subject Parcel #1 is located within the service area of the Williamsport Volunteer Fire Company (Company #2). Subject Parcel #2 is located within the service area of the Maugansville Goodwill Fire Company (Company #13). The property is approximately 5 miles away from both fire companies.

Emergency Rescue:

Emergency Rescue services are provided by Williamsport Volunteer Ambulance Service (Company #29). The properties are approximately 5 miles away from the station.

A copy of this application was sent to each of the volunteer companies as well as to the Washington County Division of Emergency Services. Kevin Lewis, Director of Emergency Services commented that during review of the previous development proposed on this property (Powers Estates – a residential subdivision

of 100+ dwellings), a request was made by the multiple involved agencies to have the developer set aside land within the development for the establishment of a new sub-station for fire and/or emergency services. They are asking for the same provisions from the developer of this proposed development.

Schools

The subject site is within the districts of Conococheague Elementary³, Clear Spring Middle and Clear Spring High schools. Both of the subject properties are currently zoned RT (Residential Transition) which does permit residential uses on 15,000 square foot lots on public water and sewer. The requested change for the subject properties to be rezoned to PI and BL would eliminate the potential for residential development and would therefore not have an impact on school capacities.

Present and Future Transportation Patterns

Highways

Both of the subject parcels in this case have existing road frontage along Maryland Route 63 (Williamsport-Greencastle Pike). This frontage lies within a designated restricted access corridor regulated by the Maryland State Highway Administration (SHA). There is currently an approved entrance onto Subject Parcel #2 and an existing curb cut already constructed. Access to Subject Parcel #1 is proposed to be via Lager Drive and a newly constructed access road located behind the lands of McRand Huyetts Limited Partnership (L.920 F. 104).

In addition to evaluating public access of a parcel for rezoning purposes, it is also important to evaluate traffic generation and existing traffic volumes. This is commonly accomplished through analysis of historic and existing traffic counts as well as any existing traffic impact studies. Due to the subject properties' location along a State owned and maintained route, traffic volume data was retrieved from MD SHA. Given the two properties' proximity to the intersection of two major routes, traffic volume data for all four legs of the intersection of MD 63 and US 40 have been included in the chart below. The data shown in the chart is expressed in annual average daily traffic volumes.

Table 2: Traffic Volumes 1980-2014

Year	MD 63 @ Huyett Lane	MD 63 south of US 40	US 40 west of MD 63	US 40 east of MD 63
2014	5820	11354	9382	12484
2010	5852	9652	11610	12740
2005	5975	10075	14150	13675
2000	7050	8100	14450	12418

³ Conococheague Elementary School is scheduled to be closed after the 2015-2016 school year per the Washington County Board of Education Facilities Management Plan. Any students generated by future residential development on the subject properties would be redistricted to Jonathan Hager Elementary starting in August, 2016.

1995	5925	7350	10625	10745
1990	3775	5500	9675	10044
1985	3300	3750	8000	8502
1980	2900	3500	8000	7736

Source: Maryland State Highway Administration

As shown in Table 2, traffic volumes have been steadily increasing over the last three decades. Because the figures are expressed in annual average daily traffic there are some inconsistencies in year to year data but there is an obvious increase in traffic on all four legs of this intersection. More specific to this rezoning request is the traffic volume data in the column labeled MD 63 @ Huyett Lane. It is apparent from the data that traffic volumes on this leg of the intersection have doubled over the last three decades; however, it is also important to note that this leg of the intersection also has the least amount of annual average daily traffic. In comparison to the other three legs of the intersection, traffic volumes on MD 63 north of US 40 has been about half the volumes of the other three legs.

A copy of this rezoning application was sent to SHA for comment, however, there has been no comment received in response to this request.

As part of the rezoning application for properties seeking a PI zoning district, the Zoning Ordinance states that the developer shall provide “...*preliminary traffic data that includes available current traffic counts for existing roads within a one mile radius of the site, a projection of the additional traffic (amount and type) predicted to be generated by the proposed development, peak hour estimates, and the distribution and direction of travel of the projected vehicles.*”⁴

The applicant did in fact complete a preliminary traffic analysis evaluating existing and projected traffic impacts along MD 63 from its intersection with the Interstate 70 Eastbound off ramps up to the intersection of US 40. The traffic analysis was completed assuming a mixture of traffic that would be produced from uses permitted in the BL and PI zoning districts. While this serves as a good basis to build traffic impact assumptions from, it is important to realize that there are a wide variety of uses permitted in the BL and PI districts that can have different traffic impacts and that the assumptions made in this analysis may change over time. Ultimately, a full traffic impact study will need to be completed and approved at the site plan development stage to ensure traffic impacts will be appropriately mitigated. The zoning application, including a copy of preliminary traffic analysis was sent to the Division of Plan Review and Permitting and they have supplied the following comment regarding traffic impacts:

1. A traffic impact study will be required for this development. The letter submitted by Street Traffic Studies dated March 5, 2015 estimates 1002 peak hour trips will be generated at full build-out for this development. The county will coordinate with MSHA (Maryland State Highway Administration) in determining the scope of the TIS (Traffic Impact Study).

⁴ Washington County Zoning Ordinance, Article 18, Section 18.6

2. All proposed public roads must meet, or exceed, the county's geometric design criteria for the commercial/industrial street classification. For example, minimum pavement width is 44 feet (curb to curb) and minimum intersection radius is 50 feet.

3. There should be redundant access provided for the lots currently shown to be accessed by a single road leading to a cul-de-sac. Some version of a loop road or horseshoe design might work.

4. Add an 80-foot wide R/W (right of way) reservation from the proposed public road in the PI zoned area to the Groh parcel property line.

5. The public road and its right-of-way terminating at Lot 1 should be reconfigured to allow for future extension of the public road to properties beyond Lot 1.

6. Lot 1 traffic flow would benefit by having a right-in only entrance on the public road that divides Lot 1 and Lot 2. The proposed "U" turn entrance should be redesigned and relocated in coordination with comment #3 to promote better traffic flow (including delivery trucks).

7. A separate ESD (Environmental Site Design) stormwater concept plan will be required at the appropriate construction phases for this project.

8. The plan shows purposed SWM (Stormwater Management) facilities on undeveloped lots. What is the purpose of these SWM facilities and who will be responsible for their maintenance? Typically, the county requires private SWM facilities to be located on developed parcels.

Public Transportation

This area is currently not served by public transportation.

Compatibility with Existing and Proposed Development in the Area:

Both of the subject parcels are currently zoned Residential Transition. The applicant is requesting to rezone Subject Parcel #1 to a mixture of BL and PI and Subject Parcel #2 to BL. The purpose of the Business Local zoning district is to provide appropriate locations where the retail goods and services needed by a neighborhood population can be made available. Furthermore, uses permitted in the BL district should provide for routine daily shopping needs of the nearby neighborhood residents and be of an appropriate use intensity and scale compatible with the adjacent and surrounding residential neighborhood. The purpose of the PI zoning district is to foster industrial development in Planned Industrial Parks that can be built and operated with a minimum of nuisance. Subject Parcel #1 is bounded to the south by properties zoned RT and BL and bounded

on the north by properties zoned RT, EC (Environmental Conservation), and RB (Rural Business). Subject Parcel #2 is surrounded on the north and west by RB zoning and on the south by RT zoning.

The area surrounding the subject parcels contain a mixture of residential, institution, and commercial uses. The majority of the property is bordered by large lot residential uses. There are also a scattering of institutional uses within a one half mile radius of the subject parcels including Huyetts Mennonite School, Emmanuel Baptist Church and school, and the WACOHU grange hall. Commercial uses dominate the intersection of MD 63 and US 40 and radiate north to the boundary of Subject Parcel #1.

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. The following historic sites listed on the Washington County Historic Sites Survey are located within a 0.5 mile radius of the proposed rezoning areas.

WA-V-263 – Stunkle-Keefer Farm, early 19th Century brick house and bank barn, located on an adjacent property.

WA-V-054 – Kershner-Summers-Groh House, late 18th century limestone house, located on an adjacent property.

WA-V-425 – Huyett Public School #7 (currently Huyetts Mennonite School), constructed in 1924, located on an adjacent property.

WA-V-427 – Early 20th century brick house, located approximately 800' from the subject property

WA-V-420 – Early 20th century wood frame house, located approximately 800' from the subject property.

WA-V-421 – Early 20th century wood frame house, located approximately 800' from the subject property

WA-V-422 – Early 20th century brick house, located approximately 820' from the subject property.

WA-V-423 – Early 20th century brick house, located approximately 820' from the subject property.

WA-I-846 – Early 20th century formed concrete brick commercial building, located approximately 1200' from the subject property.

WA-I-852 – Early 20th century brick house, located approximately 1800' from the subject property.

WA-I-853 – Early 20th century wood frame house, approximately 2000' from the subject property.

Relationship of the Proposed Change to the Adopted Plan for the County:

The purpose of a Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth to create a harmony between different land uses. In general, this is accomplished through evaluation of existing conditions, projections of future conditions, and creation of a generalized land use plan that promotes compatibility while maintaining the health, safety, and welfare of the general public.

Both of the properties are located in the sub-policy area Industrial Flex. The Comprehensive Plan offers the following recommendations for this policy area:

Industrial Flex Policy Area recommendations:

“This classification [Industrial Flex] reflects a hybrid policy area comprised of different types of economic development associated land uses. It is an outgrowth of the change taking place in the workplace as more and more jobs move from manufacturing to the hi-tech and service sectors of the economy.”⁵

Change in the Character of the Neighborhood or Mistake in Original Zoning Rule

When rezonings are not part of a comprehensive rezoning by the governing body, individual map amendments (also known as piecemeal rezonings) are under an obligation to meet the test of the change or mistake rule. As part of the evaluation to determine whether the applicant has proven whether there has been either a change or mistake in the zoning of a parcel, the Maryland Annotated Code Land Use Article and the Washington County Zoning Ordinance state that the local legislative body is required to make findings of fact on at least six different criteria in order to ensure that a consistent evaluation of each case is provided. Those criteria include: 1) population change; 2) the availability of public facilities; 3) present and future transportation patterns; 4) compatibility with existing and proposed development for the area; 5) the recommendation of the planning commission; and 6) the relationship of the proposed amendment to the local jurisdiction’s Comprehensive Plan.

Even when change or mistake has been sufficiently sustained, it merely allows the local governing body the authority to change the zoning; it does not require the change. When conditions are right for a change the new zone must be shown to be appropriate and logical for the location and consistent with the County’s Comprehensive Plan.

Staff Analysis:

The analysis of a rezoning request begins with a strong presumption that the current zoning is correct. It is assumed that the governing body performed sufficient analysis, exercised care, and gave adequate consideration to all known concerns when zoning was applied to a parcel of land. However, there are instances by which a case can be established to show that the governing body either erred in establishment of the proper zoning of a property or that enough change has occurred within the neighborhood surrounding the property since the governing body’s last assessment to require a new evaluation of the established zoning designation.

The applicant of this case has indicated in their justification statement that they believe that there was a mistake made by the governing body in the last comprehensive rezoning of the properties in 2012. There can be many reasons provided by an applicant to prove

⁵ 2002 Washington County, Maryland Comprehensive Plan, Pages 242 and 243

that the governing body erred in its application of zoning. However, previous MD case law has consistently found that in order for an applicant to prove that the governing body erred in its application of zoning on a property, evidence must be provided that clearly shows that the body failed to consider certain facts and conditions existing at the time of the rezoning.

In the applicant's justification statement, they suggest that the Board of County Commissioners erred in the zoning of this property in 2012 because "...the Property was slated for a PI zoning designation; however, the owner at the time was interested in using the property for residential housing, so the current RT zoning was approved instead." Furthermore, the applicant points out in their justification statement that, "It is reasonable to assume that the extreme housing market collapse was not foreseeable when originally zoned, and such a factor was not likely considered in deciding to designate the Property as RT."

To begin analyzing the applicant's claims, it is important to first establish the facts related to the applicant's claims that were in existence at the time of the comprehensive rezoning. The applicants claim that the Property was originally slated for a PI zoning designation is accurate. Upon review of the Urban Growth Area Comprehensive Rezoning file, the Property was originally proposed to be zoned PI. The reason for this designation stemmed from the adopted Land Use Plan in the 2002 County Comprehensive Plan that recommended an Industrial Flex land use for the property. At the request of the then-owner, the Board of County Commissioners instead adopted a zoning designation of RT. The then-owner had already made significant progress in design of a residential subdivision for the property and the request seemed reasonable and appropriate. According to Washington County records the residential subdivision plat known as "Powers Estates" was approved on this property on October 8, 2007.

The collapse of the residential housing market in the late 2000s was historic, improbable and unforeseeable at the time. However, the Urban Growth Area rezoning was adopted near the end of the crisis in 2012⁶. The progress purportedly achieved by the then-owner in developing the property for residential use made the legislative body's decision to zone the property residential appropriate and logical. The previous owner's inability to market and sell residential lots and the subsequent default on the property is not a reasonably foreseeable event.

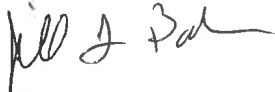
While the applicant's justification doesn't seem to meet the test of mistake, investigation into the history of the development activity on this property has yielded significant bearing on this case. Upon Staff's review of the timeline history of the "Powers Estates" subdivision it was revealed that the subdivision plat was never recorded and therefore all approvals for residential development became void in 2009. It is believed that this fact was not taken into consideration at the time of the rezoning and could have, at the time, had bearing on the decision of the legislative body.

⁶ Ordinance No. ORD-2012-07 Comprehensive Rezoning of the Urban Growth Area

Recommendation:

Historic judicial proceeding dealing with cases of mistake in zoning state that it is up to the legislative body to determine if a mistake has occurred and if so, is the rezoning warranted? Staff believes that a case has been made that there were facts in evidence at the time of the Urban Growth Area rezoning that were not available to the legislative body at the time of their decision. The applicant has requested that the zoning be re-evaluated and zoned to PI/BL. Staff believes that there is sufficient evidence to support a rezoning to PI but the applicant will need to further support their request for BL. While BL zoning is established on adjacent parcels, its presence on this property has not been contemplated to this point. The Land Use Plan recommends Industrial Flex uses for the property and, as pointed out by the applicant, the property was first proposed to be zoned PI as part of the Urban Growth Area Rezoning.

Respectfully Submitted,



Jill Baker
Chief Planner

RECEIVED

WASHINGTON COUNTY PLANNING COMMISSION
WASHINGTON COUNTY, MARYLAND

JAN 20 2015

ORDINANCE AMENDMENT APPLICATION WASHINGTON COUNTY
PLANNING DEPARTMENT

PLEASE BE SURE TO COMPLETE THE
APPROPRIATE SECTIONS AND SIGN
THE APPLICATION.

THE APPLICATION MUST BE ACCOMPANIED
BY THE APPROPRIATE FEES. (PLEASE MAKE
CHECKS PAYABLE TO: "WASHINGTON
COUNTY TREASURER".)

To be completed by the Planning Commission

Case No. _____

Date Filed: _____

Fee Paid: _____

Hearing Date: _____

Brian Kurtyka, Attorney

APPLICANT

Heritage Huyett LLC
c/o James A. LaFleur, Vice President

PROPERTY OWNER

33 West Franklin Street, Suite 202
Hagerstown, MD 21740

ADDRESS

13101 Fountainhead Road
Hagerstown, MD 21742

ADDRESS

Type of Amendment requested:

MAP AMENDMENT

1) Zoning Ordinance:

The applicant hereby petitions for the reclassification of land

Located at 16422 National Pike
Street Name and Number or N S E W side of road, distance N S E W from nearest
Intersecting road

Consisting of 90.50 Acres
Area in square feet if less than one (1) acre, or in acres if one (1) acre or more

From the RT District to the BL along frontage and PI along rear
Present classification Requested Classification (see map
attached)

Tax Map: 36 Grid: 15 Parcel No.: 393 & 561

Explanation (As described in the "Administrative Procedures for Rezoning Applications"): _____

Seeking to rezone western portion of Property (61.41 acres \pm) to "PI" for light industrial use, and eastern portion of
Property (20.77 acres \pm) to "BL" for restaurant / retail / office uses, as shown on Attachment E.

If additional space is needed, please attach a separate sheet of paper)

REASON FOR THE REQUEST: (Please check one)

- ☐ Change in the character of the neighborhood
☒ Mistake in Original Zoning

TEXT AMENDMENT

Please check one:

Adequate Public Facilities Ordinance	_____	NA
Comprehensive Plan	_____	
Forest Conservation Ordinance	_____	
Solid Waste Plan	_____	
Subdivision Ordinance	_____	
Water and Sewer Plan	_____	
Zoning Ordinance	_____	

Proposed Text: Deletions should be in brackets, unchanged wording in lower case, and new wording in caps.

Section No. _____

Brian Kurtyka
Attorney or Agent

33 West Washington Street
Address

Hagerstown, MD 21740

Address

BK Kurtyka
Applicant's Signature

Subscribed and sworn before me this 12th day of January, 2015. My commission expires on 9-26-2018.

RACHEL S. PEITZ
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

Rachel S Peitz
Notary Public

OWNER'S REPRESENTATIVES AFFIDAVIT FOR REZONING APPLICATIONS

This is to certify that Brian Kurtyka, Attorney is authorized to file an application for
(applicant's name)
an application for the rezoning of lands located at 16422 National Pike
(location)
containing 90.5 from RT to BL & PT
(acres) (existing classification) (requested classification)
and that said application is authorized by Heritage Huyett LLC, the property owner in fee.
(owner's name) c/o Terry Randall, Partner

PROPERTY OWNER

Heritage Huyett LLC
c/o James A. LaFleur, Vice President

Name

13101 Fountainhead Road
Hagerstown, MD 21742
Address

James A LaFleur
Signature

Subscribed and sworn before me this 12th
day of January of 2015.

Rachel S. Peitz
Notary Public

My Commission expires: 9-26-2018

RACHEL S. PEITZ
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

AUTHORIZED REPRESENTATIVE

Brian Kurtyka, Attorney

Name

33 West Washington Street, Suite 202
Hagerstown, MD 21740
Address

Address

BK Kurtyka
Signature

Subscribed and sworn before me this 12th day of
January of 2015.

Rachel S. Peitz
Notary Public

My Commission expires: 9-26-2018

RACHEL S. PEITZ
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT. 26, 2018

INDEX OF ATTACHMENTS

ATTACHMENT AJustification Statement

ATTACHMENT BProperty SDAT Printout and Deed

ATTACHMENT CSatellite Image of Property Location

ATTACHMENT DBoundary and Rezoning Exhibit Plat

ATTACHMENT E.....Master Plan Rendering

ATTACHMENT F.....Vicinity Map with Surrounding Zoning

ATTACHMENT GTax Map

ATTACHMENT HSDAT Printouts of Adjacent Owners

ATTACHMENT A

JUSTIFICATION STATEMENT

JUSTIFICATION STATEMENT

HERITAGE HUYETT, LLC

16422 NATIONAL PIKE, HAGERSTOWN, MARYLAND & 8.32 ACRES ± GREENCASTLE PIKE, HAGERSTOWN, MARYLAND

This Justification Statement is submitted in support of the Application for Map Amendment presented by the Applicant, Brian M. Kurtyka, on behalf of and with authorization from the property owner, Heritage Huyett, LLC.

The Property:

The Property is owned by Heritage Huyett, LLC, a Maryland limited liability company, and was purchased in April 2012 as a bank-owned property, which obtained it in satisfaction of the prior owner's financial obligations.

The Property consists of two (2) parcels, the first parcel containing 82.18 acres, more or less ("Parcel 1"), and the second parcel containing 8.32 acres, more or less ("Parcel 2"), each as more particularly described in the deed included with the Application as "Attachment B". Each of the parcels borders on Maryland Route 63/Greencastle Pike. Parcel 1 is roughly rectangular in shape, with about 1000 feet of frontage along Maryland Route 63/Greencastle Pike, and runs in a west/northwesterly direction from said road approximately 3000 feet to the Conococheague Creek. Parcel 2 is adjacent to Parcel 1 at the northeasterly most corner thereof, and is also roughly rectangular in shape, with about 900 feet of frontage along the same road, and is approximately 425 feet deep. The layout of the two parcels are in a "boot" configuration, with Parcel 2 serving as the "toe" of the boot, as may be seen on the Boundary and Rezoning Exhibit Plat, included with the Application as "Attachment D".

Current Zoning and Requested Rezoning:

The Property currently is zoned as Residential, Transition ("RT"). The owner is seeking a rezoning of the entire property, so that the front portion of Parcel 1 and all of Parcel 2, comprising an aggregate area of 29.09 acres, more or less, would be rezoned from RT to Business Local ("BL"), and the remainder of Parcel 1 (the rear portion), comprising an area of 61.41 acres, more or less, would be rezoned from RT to Planned Industrial ("PI").

Planned Property Use:

The owner desires to use the proposed BL-zoned portion of the Property for the principal permitted uses of office and retail space, as well as for sit-down restaurants and fast-food establishments. The proposed use of the PI-zoned portion of the Property would be for the principal permitted use of light industrial space. These proposed uses, and the potential location of buildings, internal access roads and parking, water quality and stormwater management areas, stream buffer, and conservation/open space areas, are depicted on the Master Plan Rendering,

included with the Application as "Attachment E". The Property also has sufficient road frontage to permit multiple entrances to the Property.

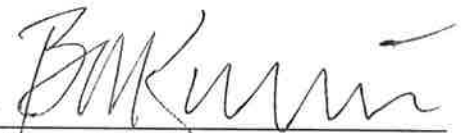
Mistake in Zoning:

The owner believes that this Property, originally proposed for PI zoning, was mistakenly zoned RT. During comprehensive zoning (believed to be sometime in 2005), the Property was slated for a PI zoning designation; however, the owner at that time was interested in using the property for residential housing, so the current RT zoning was approved instead. With the downturn of the housing market not long after the RT zoning approval, the Property was never brought to market for that purpose, and the then-owner deeded the Property to the bank. It is reasonable to assume that the extreme housing market collapse was not foreseeable when originally zoned, and such a factor was not likely considered in deciding to designate the Property as RT.

As may be seen on the Vicinity Map with Surrounding Zoning (included with the Application as "Attachment F"), a BL-zoned property is located adjacent and immediately next to the southeast corner of Parcel 1 along Maryland Route 63/Greencastle Pike. On the other side of Maryland Route 63/Greencastle Pike, a large PI-zoned tract is adjacent to the northeast corner of Parcel 2. Nearby, several BG- and HI-zoned properties extend along National Pike on each side of Maryland Route 63/Greencastle Pike.

A rezoning of the Property as requested by the Applicant and property owner would correct the mistaken zoning by restoring the majority of the Property to its previously planned PI-zoning designation, while the addition of BL zoning to the smaller portion of the Property would be consistent with the property immediately adjacent.

Respectfully submitted,



Brian M. Kurtyka, Esq.
Kurtyka & Associates, LLC
33 W. Franklin Street, Suite 202
Hagerstown, Maryland 21740
(301) 714-0889 (phone)
(301) 714-0855 (fax)

ATTACHMENT B

PROPERTY SDAT PRINTOUT AND DEED

Guide to searching the database

Ownership Verification[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** District - 23 Account Number - 008092

Owner Name:	HERITAGE HUYETT LLC	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	13101 FOUNTAIN HEAD RD HAGERSTOWN MD 21742-0000	Deed Reference:	/04257/ 00169

Premises Address:	16422 NATIONAL PIKE HAGERSTOWN 21740-0000	Legal Description:	82.18 ACRES 16422 NATIONAL PIKE
--------------------------	--	---------------------------	------------------------------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0393		0000				2015	
									Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			82.1800 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
----------------	-----------------	-------------	-----------------	-----------------------	---------------	------------------------------

	Base Value	Value As of 01/01/2012	Phase-in Assessments	
			As of 07/01/2014	As of 07/01/2015
Land:	598,800	598,800		
Improvements	0	0		
Total:	598,800	598,800	598,800	
Preferential Land:	0			

Seller: BANK ORRSTOWN	Date: 04/02/2012	Price: \$515,000
Type: NON-ARMS LENGTH OTHER	Deed1: /04257/ 00169	Deed2:
Seller: D & A DEVELOPMENT CORP	Date: 01/04/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04210/ 00370	Deed2:
Seller: POWERS H L III	Date: 09/24/2004	Price: \$1,000,000
Type: ARMS LENGTH VACANT	Deed1: /02447/ 00476	Deed2:

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Status: No Application

Guide to searching the database

Search Result for WASHINGTON COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** District - 23 Account Number - 022141

Owner Name:	HERITAGE HUYETT LLC	Use:	RESIDENTIAL
Mailing Address:	13101 FOUNTAIN HEAD RD HAGERSTOWN MD 21742-0000	Principal Residence:	NO
		Deed Reference:	/04257/ 00169

Premises Address:	GREENCASLE PIKE HAGERSTOWN 21740-0000	Legal Description:	PARCEL B 8.32 ACRES W/S GREENCASLE PIKE
--------------------------	--	---------------------------	--

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1853
0036	0015	0561		0000				2015		
									Plat Ref:	

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			8.3200 AC	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
----------------	-----------------	-------------	-----------------	-----------------------	---------------	------------------------------

	Base Value	Value As of 01/01/2012	Phase-in Assessments	
			As of 07/01/2014	As of 07/01/2015
Land:	119,900	119,900		
Improvements	0	0		
Total:	119,900	119,900	119,900	
Preferential Land:	0			

Seller: BANK ORRSTOWN	Date: 04/02/2012	Price: \$515,000
Type: NON-ARMS LENGTH OTHER	Deed1: /04257/ 00169	Deed2:
Seller: D & A DEVELOPMENT CORPORATION	Date: 01/04/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04210/ 00370	Deed2:
Seller: RHOTON DOROTHY F	Date: 08/18/2005	Price: \$400,000
Type: ARMS LENGTH VACANT	Deed1: /02752/ 00081	Deed2:

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Status: No Application

1. This screen allows you to search the Real Property database and display property records.

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

DEED

THIS DEED made this 30 day of MARCH, 2012, from Orrstown Bank, a Pennsylvania banking corporation ("Grantor") to Heritage Huyett, LLC, a Maryland limited liability company ("Grantee").

WITNESSETH: That for and in consideration of the sum of Five Hundred Fifteen Thousand Dollars (\$515,000.00), the receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto the Grantee, in fee simple, all those two tracts of land situate along the West side of the Williamsport-Greencastle Highway and on the North side of U.S. Route 40 West of Huyetts Cross Roads in Election District No. 23, Washington County, Maryland and being more particularly described by metes and bounds description as set forth on the attached Exhibit "A".

BEING all the same property conveyed by D & A Development Corporation, a Maryland corporation, to the Orrstown Bank, by Articles of Transfer dated December 21, 2011, duly filed with the Maryland Department of Assessments and Taxation and confirmed by that Confirmatory Deed between the parties dated December 21, 2011 and recorded among the Land Records of Washington County, Maryland on January 4, 2012 in Liber 4210, folio 370.

The above conveyance is made subject to any and all conditions, restrictions, easements, and rights of way of record.


The Grantor covenants to warrant specially the property herein conveyed, and to execute such further assurances as may be requisite and necessary.

IN WITNESS WHEREOF, Orrstown Bank, has caused its corporate name to be subscribed by John J. Krutelsky, its OREO Vice President and its corporate seal to be affixed and duly attested by its Secretary.

WITNESS:

ORRSTOWN BANK, a Pennsylvania
Banking Corporation



 (SEAL)
BY: JOHN J. KRUTELSKY
Title: OREO - VP

4257 0170

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY,

STATE OF Maryland COUNTY OF Washington to-wit:

I HEREBY CERTIFY that on this 30th day of March, 2012, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared, John J. Knutelsky, OREO Vice President of Orrstown Bank, and that he/she as such OREO Vice President, being so authorized, executed and acknowledged the foregoing Deed to be the corporate act and deed of Orrstown Bank and further made oath that this conveyance is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the assets of the Corporation and that the consideration for this deed is Five Hundred Fifteen Thousand Dollars (\$515,000.00).

WITNESS MY HAND and Official Notarial Seal.

D. Linea Dickerson
Notary Public

My Commission Expires:

June 20, 2014

I hereby certify that this deed was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

J. H. Uner
John H. Uner

MAIL TO: Heritage Huyett, LLC
1310 Fountain Head Road
Hagerstown, MD 21742

IMP FD SURE 4	40.00
RECORDING FEE	20.00
RECORDATION T	3,914.00
TR TAX COUNTY	2,325.00
TR TAX STATE	2,575.00
TOTAL	8,874.00
Res# W401	Rcpt # 32025
DJH SB	Blk # 65
Apr 02, 2012	12:23 PM

DENNIS J. WEAVER
CLERK OF THE CIRCUIT COURT
FOR WASHINGTON COUNTY
IMPROVEMENT FEE 40.00
RECORDING FEE 20.00
RECORDING TAX 3,914.00
COUNTY TRANSFER TAX 2,325.00
TRANSFER TAX 2,575.00
TOTAL 8,874.00

TODD L. HERSHEY, TREASURER
TAXES PAID 4-2-12 per

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

2008

MARYLAND
FORM

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Orrstown Bank, a Pennsylvania Banking Corporation

2. Reasons for Exemption

Resident
Status

I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal
Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

Orrstown Bank

Name of Entity

By

Name

Title

Exhibit A

Parcel No: 1:

All that tract or parcel of land, situate along that West side of the Williamsport-Greencastle Highway and along the North side of U.S. Route No. 40 West of Huyetts Cross Roads, in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Beginning at an iron pipe at the end of the second line of the deed from D. Ralph Sprecher and others to Powers Distributing Company, Inc., dated April 12, 1971, and recorded in Liber no. 520 folio 589, one of the Land Records of Washington County, and running thence with the lines of said deed South 73 degrees 38 minutes East 219.62 feet to an iron pipe in the West marginal line of the right of way of the State of Maryland for re-located Maryland Route No. 63, thence binding on said right of way North 8 degrees 20 minutes East 659.43 feet to a point, thence continuing along said right of way by a curve to the right having a radius of 11,518.2 feet for a distance of 317.51 feet, the chord being North 9 degrees 07 minutes 23 seconds East 317.51 feet, to a post thence leaving said Highway and running back therefrom North 75 degrees 41 minutes West 845.22 feet to a post, thence North 70 degrees 00 minutes West 1302.12 feet into Conococheague Creek, thence down said Creek South 66 degrees 57 minutes West 505.3 feet to a point, thence South 84 degrees 49 minutes West 401.6 feet to a point, and North 74 degrees 06 minutes West 249.1 feet to a point, thence leaving the Creek and running South 2 degrees 22 minutes West 425.0 feet to a marked oak tree, thence South 1 degree 10 minutes West 257.95 feet to a post, thence South 72 degrees 08 minutes East 343.5 feet to a stake, thence South 61 degrees 33 minutes East 245.2 feet to a post, thence South 63 degrees 44 minutes East 306.6 feet to a post, thence South 64 degrees 22 minutes East 393.9 feet to a post, thence South 63 degrees 55 minutes East 723.1 feet to a post, thence South 68 degrees 16 minutes East 632.95 feet to a point, thence leaving the lines of said deed and running so as to exclude the 3.4 acres of land being retained by the Grantor North 19 degrees 57 minutes 58 seconds East 450.0 feet to a point and South 78 degrees 08 minutes 56 seconds East 255.0 feet to the place of beginning; CONTAINING 82.18 acres of land, more or less;

The Grantor further conveys to the Grantee a right of way to be used in common with others over the bed of the existing farm lane extending from U.S. Route No. 40 along the West side of the first and second lines of the aforementioned deed from D. Ralph Sprecher and others to Powers Distributing Company, Inc., dated April 12, 1971, and recorded in Liber No. 520, folio 589 of said Land Records, for the purposes of ingress to, egress from, and the installation and maintenance of utilities serving said lands;

Being the same property conveyed by H. L. Powers, III to D & A Development Corporation by deed dated, recorded among the Land Records of Washington County, Maryland, at Liber 2447, folio 476.

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

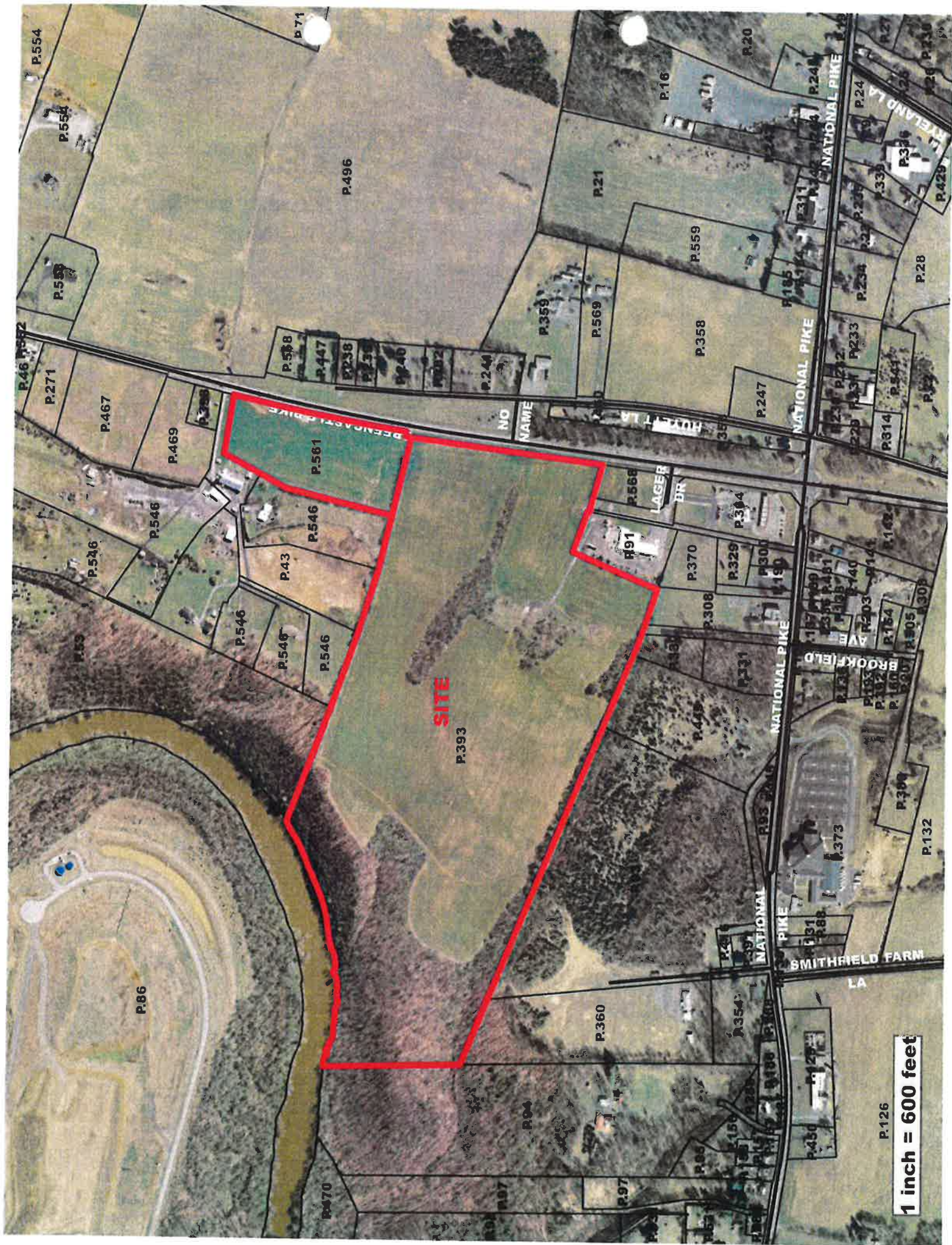
Parcel No. 2:

Situate along the West side of Maryland Route 63, the Williamsport-Greencastle Highway, approximately 0.4 miles North of U. S. Route 40, in Election District No. 23, Washington County, Maryland, and being more particularly described as follows:

Beginning at a point on the Westernmost marginal line of said Highway, said point being 60.3 feet Southwest from the Southeast corner of the parcel of land conveyed by Leon M. Grimm and Anna M. Grimm, his wife, to Leon M. Grimm and Ana M. Grimm, his wife, by deed dated October 16, 1973 and recorded in Liber 568, folio 830, one of the Land Records of Washington County, Maryland, and running thence along the West marginal line of said Highway by a curve to the left having a radius of 11,493.2 feet for a distance of 903.32 feet, the chord being South 11 degrees 37' 32" West 903.06 feet to a point, thence North 80 degrees 37' 38" West 25.0 feet to a point, thence continuing along said marginal line by a curve to the left having a radius of 11,518.2 feet for a distance of 30.15 feet, the chord being South 9 degrees 17' 52" West 30.15 feet to; a post, thence leaving the Highway and running back therefrom along the existing fence line North 76 degrees 13' West 412.16 feet to a marked tree, thence continuing along existing fences North 14 degrees 16' East 561.41 feet to a post and North 28 degrees 52' East 358.62 feet to a point, thence along the South side of the sixty foot entrance reserved for access to other lands of the Grantor South 81 degrees 16' East 303.85 feet to the place of beginning, containing 8.32 acres of land, more or less.

BEING the same property conveyed by Dorothy F. Rhoton to D & A Development Corporation, by deed dated August 17, 2005, recorded among the Land Records of Washington County, Maryland in Liber 2752, folio 81.

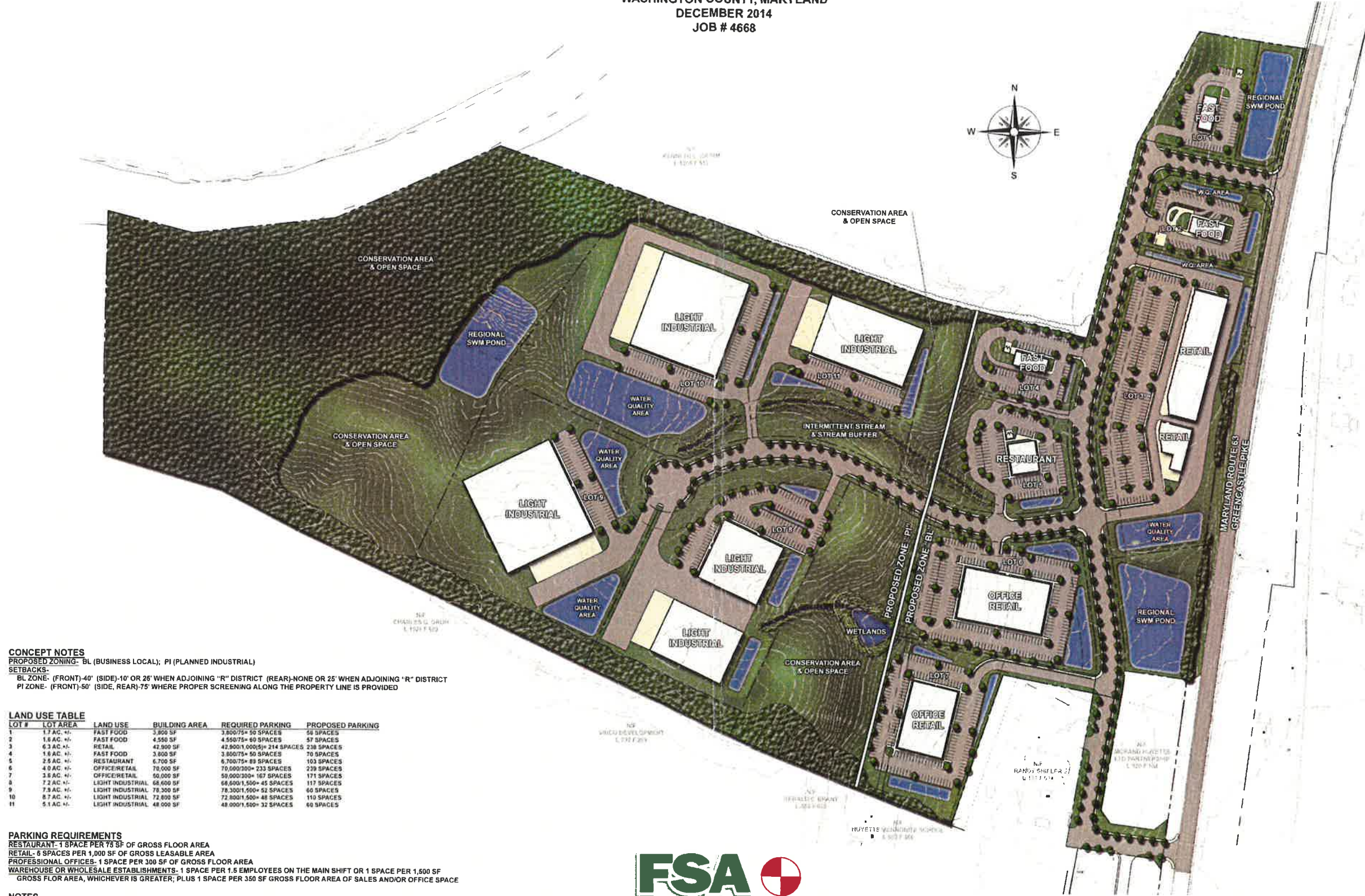
Parcels 1 and 2 being the same property which was conveyed unto Orrstown Bank from D & A Development Corporation, a Maryland corporation, by Articles of Transfer dated December 21, 2011 filed with the Maryland Department of Assessments and Taxation; and by Confirmatory Deed dated December 21, 2011 and recorded among the Land Records of Washington County, Maryland on January 4, 2012 in Liber 4210, folio 370.



ATTACHMENT E

MASTER PLAN RENDERING

HERITAGE HUYETT LLC
MASTER PLAN RENDERING
WASHINGTON COUNTY, MARYLAND
DECEMBER 2014
JOB # 4668



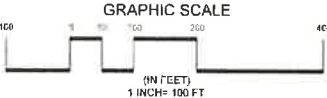
CONCEPT NOTES
PROPOSED ZONING: BL (BUSINESS LOCAL); PI (PLANNED INDUSTRIAL)
SETBACKS:
BL ZONE- (FRONT)-40' (SIDE)-10' OR 25' WHEN ADJOINING "R" DISTRICT (REAR)-NONE OR 25' WHEN ADJOINING "R" DISTRICT
PI ZONE- (FRONT)-50' (SIDE, REAR)-75' WHERE PROPER SCREENING ALONG THE PROPERTY LINE IS PROVIDED

LAND USE TABLE					
LOT #	LOT AREA	LAND USE	BUILDING AREA	REQUIRED PARKING	PROPOSED PARKING
1	1.7 AC +/-	FAST FOOD	3,800 SF	3,800/75+ 50 SPACES	54 SPACES
2	1.8 AC +/-	FAST FOOD	4,550 SF	4,550/75+ 60 SPACES	57 SPACES
3	6.3 AC +/-	RETAIL	42,800 SF	42,800/1,000+ 214 SPACES	238 SPACES
4	1.8 AC +/-	FAST FOOD	3,800 SF	3,800/75+ 50 SPACES	70 SPACES
5	2.8 AC +/-	RESTAURANT	6,700 SF	6,700/75+ 89 SPACES	103 SPACES
6	4.9 AC +/-	OFFICE/RETAIL	70,000 SF	70,000/300+ 233 SPACES	239 SPACES
7	3.8 AC +/-	OFFICE/RETAIL	50,000 SF	50,000/300+ 167 SPACES	171 SPACES
8	7.2 AC +/-	LIGHT INDUSTRIAL	68,600 SF	68,600/1,500+ 45 SPACES	117 SPACES
9	7.9 AC +/-	LIGHT INDUSTRIAL	78,300 SF	78,300/1,500+ 52 SPACES	60 SPACES
10	8.7 AC +/-	LIGHT INDUSTRIAL	72,800 SF	72,800/1,500+ 48 SPACES	110 SPACES
11	5.1 AC +/-	LIGHT INDUSTRIAL	48,000 SF	48,000/1,500+ 32 SPACES	60 SPACES

PARKING REQUIREMENTS
RESTAURANT: 1 SPACE PER 75 SF OF GROSS FLOOR AREA
RETAIL: 5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA
PROFESSIONAL OFFICES: 1 SPACE PER 300 SF OF GROSS FLOOR AREA
WAREHOUSE OR WHOLESALE ESTABLISHMENTS: 1 SPACE PER 1.5 EMPLOYEES ON THE MAIN SHIFT OR 1 SPACE PER 1,500 SF GROSS FLOOR AREA, WHICHEVER IS GREATER; PLUS 1 SPACE PER 350 SF GROSS FLOOR AREA OF SALES AND/OR OFFICE SPACE

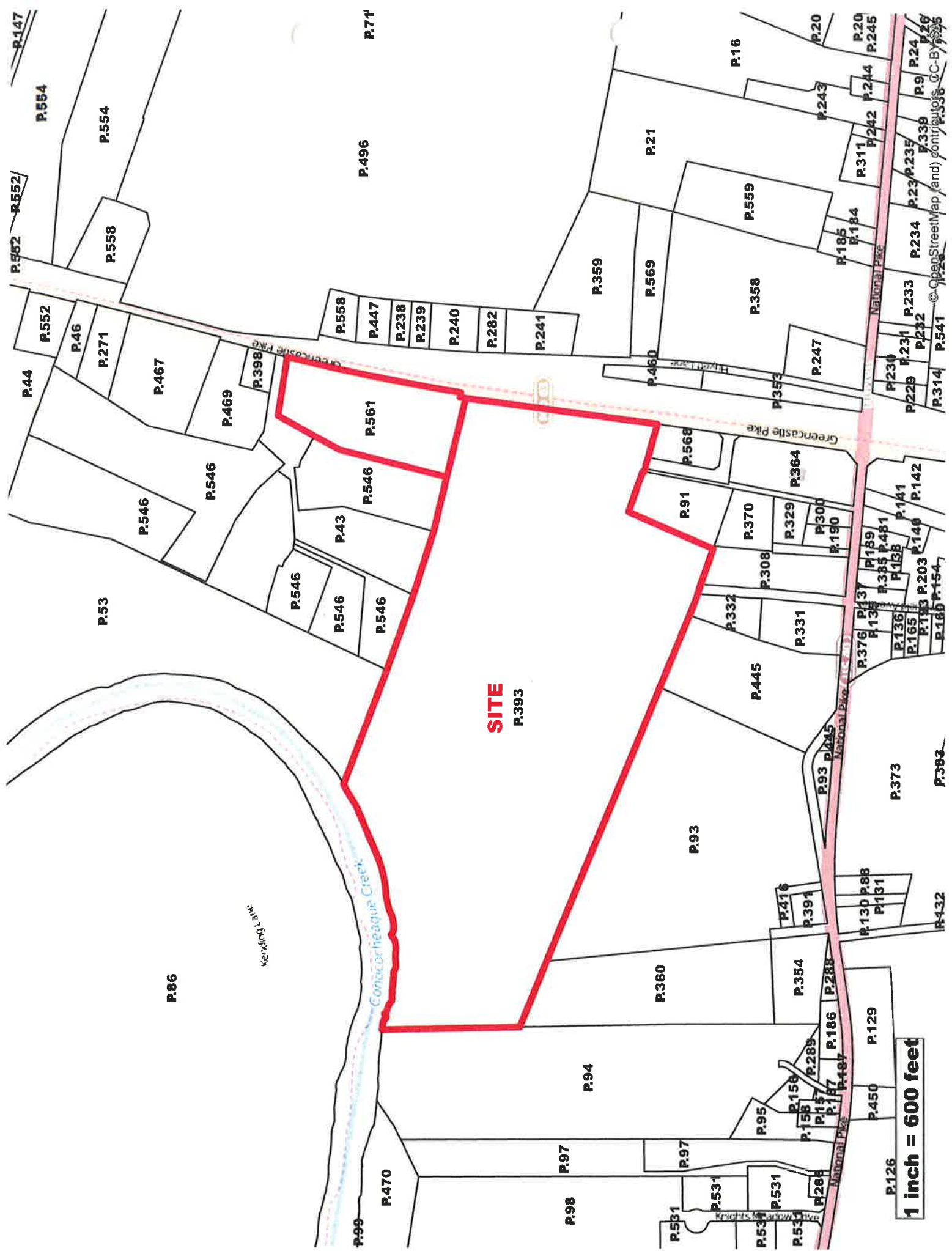
NOTES
1. CONCEPT PLAN IS DESIGNED ASSUMING "BL" AND "PI" RE-ZONING.
2. CONCEPT PLAN MAY ULTIMATELY CHANGE BASED UPON DETAILED ENGINEERING AND GRADING.
3. STORMWATER MANAGEMENT PRACTICES ARE CONCEPTUALLY SIZED, AND SHOWN. DETAILED SIZING WILL BE COMPLETED DURING THE SITE ENGINEERING PHASE.
4. CONCEPT PLAN DESIGN IS SENSITIVE TO ENVIRONMENTAL FEATURES AND CONSTRAINTS.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
Civil Engineers • Land Surveyors • Landscape Architects • Land Planners
Hagerstown, Maryland • Greencastle, Pennsylvania • Carlisle, Pennsylvania
www.fsa-md.com



ATTACHMENT G

TAX MAP



1 inch = 600 feet

ATTACHMENT H

SDAT PRINTOUTS OF ADJACENT OWNERS

Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 017571			
Owner Information					
Owner Name:		HAGERSTOWN CITY OF		Use:	EXEMPT COMMERCIAL
Mailing Address:		CITY HALL HAGERSTOWN MD 21740		Principal Residence:	NO
				Deed Reference:	/00313/ 00008
Location & Structure Information					
Premises Address:		GREENCASTLE PIKE HAGERSTOWN 21740-0000		Legal Description:	61.397 ACRES NR SYLVAN GROVE SCHOOL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0008	0053		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	M518
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
	1500				61.3970 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		STORAGE WAREHOUSE			
Value Information					
		Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		154,900	154,900		
Improvements		330,600	330,600		
Total:		485,500	485,500	485,500	
Preferential Land:		0			
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		650	485,500.00		
State:		650	485,500.00		
Municipal:		650	0.00	0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 020912			
Owner Information					
Owner Name:		OBRIEN KRISTA		Use:	RESIDENTIAL
Mailing Address:		1583 WINTER CAMP TRL HEDGESVILLE WV 25427-5315		Principal Residence:	NO
				Deed Reference:	/04381/ 00495
Location & Structure Information					
Premises Address:		16411 LEON GRIMM DR HAGERSTOWN 21740-0000		Legal Description:	LOT 6 2.51 ACRES 16411 LEON GRIMM DRIVE W/S GREENCASTLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0015	0546		0000	6 2015
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			2.5100 AC	000000	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2014	07/01/2015
Land:		80,100	80,100		
Improvements		0	0		
Total:		80,100	80,100	80,100	
Preferential Land:		0			
Transfer Information					
Seller: GRIMM KENNETH LEON ESTATE OF		Date: 10/09/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /04381/ 00495		Deed2:	
Seller: GRIMM KENNETH L		Date: 07/22/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01807/ 00460		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 019469			
Owner Information					
Owner Name:		GRIMM ELAINE M		Use:	RESIDENTIAL
Mailing Address:		16421 LEON GRIMM DR HAGERSTOWN MD 21740-2323		Principal Residence:	YES
				Deed Reference:	/03567/ 00131
Location & Structure Information					
Premises Address:		16421 LEON GRIMM DR HAGERSTOWN 21740-0000		Legal Description:	LOT 1 5.00 ACRES 16421 LEON GRIMM DRIVE W/S GREENCASTLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0015	0546		0000	
					Block:
					1
					Lot:
					1
					Assessment Year:
					2015
					Plat No:
					5818
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1850	3,211 SF				5.0000 AC
					County Use
					000000
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2014	07/01/2015
Land:		115,000	115,000		
Improvements		91,100	91,100		
Total:		206,100	206,100	206,100	
Preferential Land:		0			
Transfer Information					
Seller: GRIMM KENNETH L		Date: 11/12/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /03567/ 00131		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	HOMEOWNERS TAX CREDIT				
Homestead Application Information					
Homestead Application Status: Approved 07/30/2009					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 020262			
Owner Information					
Owner Name:		GRIMM KENNETH L JR		Use:	RESIDENTIAL/COMMERCIAL
Mailing Address:		16428 LEON GRIMM DR HAGERSTOWN MD 21740-2355		Principal Residence:	YES
				Deed Reference:	/04381/ 00487
Location & Structure Information					
Premises Address:		16428 LEON GRIMM 16424 DR HAGERSTOWN 21740- 0000		Legal Description:	LOT 3 11.52 ACRES 16428 LEON GRIM DRIVE (HOUSE) 16424 LEON GRIM DRIVE (COMMERCIAL GARAGE)
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0036	0009	0546		0000	3 2015 10125
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2001	1,693 SF				11.5200 AC
County Use	000000				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full	1Att/1Det
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		147,600	147,600		
Improvements		150,900	150,900		
Total:		298,500	298,500	298,500	
Preferential Land:		0			
Transfer Information					
Seller:		GRIMM KENNETH L ESTATE OF		Date:	10/09/2012
Type:		NON-ARMS LENGTH OTHER		Deed1:	/04381/ 00487
				Price:	\$0
				Deed2:	
Seller:		GRIMM KENNETH L		Date:	08/02/2000
Type:		NON-ARMS LENGTH OTHER		Deed1:	/02884/ 00494
				Price:	\$0
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00	0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 07/22/2009					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 003163			
Owner Information					
Owner Name:		GRIMM KENNETH L JR ET AL		Use:	RESIDENTIAL
Mailing Address:		16403 LEON GRIMM DR HAGERSTOWN MD 21740-2356		Principal Residence:	NO
				Deed Reference:	/03575/ 00671
Location & Structure Information					
Premises Address:		LEON GRIMM DR HAGERSTOWN 21740-0000		Legal Description:	5.86 ACRES REM LEON GRIMM DRIVE W/S GREENCASTLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0016	0043		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					5.8600 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2014	07/01/2015
Land:		99,300	99,300		
Improvements		14,400	14,400		
Total:		113,700	113,700	113,700	
Preferential Land:		0			
Transfer Information					
Seller:		GRIMM KENNETH L		Date:	12/12/2008
Type:		NON-ARMS LENGTH OTHER		Deed1:	/03575/ 00671
Seller:		GRIMM LEON M		Date:	01/19/1995
Type:		NON-ARMS LENGTH OTHER		Deed1:	/01205/ 00512
Seller:				Date:	
Type:				Deed1:	
				Price:	\$0
				Deed2:	
				Price:	\$0
				Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2014	07/01/2015
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00	0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	AGRICULTURAL TRANSFER TAX				
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 030820			
Owner Information					
Owner Name:		RHOTON DOROTHY F		Use:	AGRICULTURAL
Mailing Address:		161 SOUTHERN OAK DR HAGERSTOWN MD 21740-0000		Principal Residence:	NO
				Deed Reference:	/00894/ 00064
Location & Structure Information					
Premises Address:		GREENCASTLE PIKE HAGERSTOWN 21740-0000		Legal Description:	99.24 ACRES REM GREENCASTLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0016	0496		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					99.2400 AC
				County Use	
				000000	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		42,100	42,100		
Improvements		0	0		
Total:		42,100	42,100	42,100	42,100
Preferential Land:		42,100			42,100
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 034958			
Owner Information					
Owner Name:		MCNAMEE WESLEY S & KARLA R		Use:	RESIDENTIAL
Mailing Address:		12525 GREENCASTLE PIKE HAGERSTOWN MD 21740		Principal Residence:	YES
				Deed Reference:	/02776/ 00459
Location & Structure Information					
Premises Address:		12525 GREENCASTLE PIKE HAGERSTOWN 21740-0000		Legal Description:	LOT 2 0.93 ACRES 12525 GREENCASTLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0016	0558		0000	2
				Assessment Year:	Plat No: 8387
				2014	Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
2007		2,416 SF			40,510 SF
					County Use
					000000
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2014	As of 07/01/2015
Land:		74,100	74,100		
Improvements		239,000	217,100		
Total:		313,100	291,200	291,200	291,200
Preferential Land:		0			0
Transfer Information					
Seller: RHOTON DOROTHY F		Date: 09/12/2005		Price: \$60,000	
Type: ARMS LENGTH VACANT		Deed1: /02776/ 00459		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 08/04/2009					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 020388			
Owner Information					
Owner Name:		GRIMM KENNETH L JR		Use:	RESIDENTIAL
Mailing Address:		16428 LEON GRIMM DR HAGERSTOWN MD 21740-2355		Principal Residence:	NO
				Deed Reference:	/00704/ 00441
Location & Structure Information					
Premises Address:		12519 HUYETT LN HAGERSTOWN 21740-0000		Legal Description: 12519 HUYETT LANE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0016	0447		0000	
					Block:
					1
					Lot:
					2014
					Assessment Year:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1979		660 SF			1.0000 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	MOBILE HOME	FRAME	1 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2014	
				As of	
				07/01/2015	
Land:	75,000	75,000			
Improvements	12,700	11,100			
Total:	87,700	86,100		86,100	86,100
Preferential Land:	0				0
Transfer Information					
Seller: GRIMM LEON M		Date: 08/04/1980		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /00704/ 00441		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 016895			
Owner Information					
Owner Name:		CROTEAU SAMUEL P CROTEAU ERIN R		Use:	RESIDENTIAL
Mailing Address:		12515 HUYETT LANE HAGERSTOWN MD 21740-		Principal Residence:	YES
				Deed Reference:	/04044/ 00001
Location & Structure Information					
Premises Address:		12515 HUYETT LN HAGERSTOWN 21740-0000		Legal Description:	LOT 100X237 0.54 ACRES 12515 HUYETT LANE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0016	0238		0000	
				Assessment Year:	Plat No:
				2014	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1953	1,498 SF				0.5400 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value As of		Phase-in Assessments	
		01/01/2014		As of 07/01/2014 As of 07/01/2015	
Land:	66,700	66,700			
Improvements	116,900	98,000			
Total:	183,600	164,700		164,700	164,700
Preferential Land:	0				0
Transfer Information					
Seller: FEDERAL NATIONAL MORTGAGE		Date: 02/16/2011		Price: \$130,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /04044/ 00001		Deed2:	
Seller: WINTERS COLLEEN R		Date: 12/20/2010		Price: \$225,569	
Type: NON-ARMS LENGTH OTHER		Deed1: /04006/ 00416		Deed2:	
Seller: WINTERS COLLEEN R &		Date: 01/02/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01898/ 00463		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 06/26/2012					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 13 Account Number - 013586							
Owner Information									
Owner Name:		QUESENBERRY RONALD C & JUSTINE E				Use:		RESIDENTIAL	
Mailing Address:		3212 PORTRAIT WAY CHAMBERSBURG PA 17202-8107				Principal Residence:		NO	
						Deed Reference:		/00820/ 00207	
Location & Structure Information									
Premises Address:		12511 HUYETT LN HAGERSTOWN 21740-0000				Legal Description:		LOT 100X237 .54 A 12511 HUYETT LANE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0016	0239		0000				2014	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1951		2,023 SF				23,522 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	2 full	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2014		07/01/2014		07/01/2015	
Land:		66,700		66,700					
Improvements		146,000		139,700					
Total:		212,700		206,400		206,400		206,400	
Preferential Land:		0						0	
Transfer Information									
Seller: MYERS ROBERT E				Date: 09/08/1986		Price: \$77,000			
Type: ARMS LENGTH IMPROVED				Deed1: /00820/ 00207		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: Denied									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 015198			
Owner Information					
Owner Name:		FIELDS TIMOTHY E & FIELDS SANDRA M		Use:	RESIDENTIAL
Mailing Address:		12507 HUYETT LANE HAGERSTOWN MD 21740-0000		Principal Residence:	YES
				Deed Reference:	/04511/ 00377
Location & Structure Information					
Premises Address:		12507 HUYETT LN HAGERSTOWN 21740-0000		Legal Description:	1.30 AC 240X237 12507 HUYETT LANE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0016	0240		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2014	
				Plat Ref:	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1948		1,624 SF			1.3000 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	STONE	1 full/ 1 half	2 Detached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		78,000	78,000		
Improvements		102,000	102,000		
Total:		180,000	180,000	180,000	180,000
Preferential Land:		0			0
Transfer Information					
Seller: RIDENOUR LILLIAN		Date: 04/10/2013		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /04511/ 00377		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /00242/ 00715		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 24 Account Number - 000672			
Owner Information					
Owner Name:		WILES REBECCA J ET AL		Use:	RESIDENTIAL
Mailing Address:		C/O REBECCA J RAMSEY 12427 HUYETT LN HAGERSTOWN MD 21740-2119		Principal Residence:	YES
				Deed Reference:	/03933/ 00421
Location & Structure Information					
Premises Address:		12427 HUYETT LN HAGERSTOWN 21740-0000		Legal Description:	LOT 150X237 .82 A 12427 HUYETT LANE E/S WMSPT/GREENCASTLE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0036	0016	0282		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1952	1,596 SF				35,719 SF
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	STONE	2 full	1 Detached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2014	07/01/2015
Land:		72,700	62,700		
Improvements		124,200	117,800		
Total:		196,900	180,500	180,500	180,500
Preferential Land:		0			0
Transfer Information					
Seller:		CARTY DORINE I		Date:	09/11/1987
Type:		ARMS LENGTH MULTIPLE		Deed1:	/03933/ 00421
Seller:				Date:	
Type:				Deed1:	
Seller:				Date:	
Type:				Deed1:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2014	07/01/2015	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 24 Account Number - 003795							
Owner Information											
Owner Name:				WIGFIELD LOWELL M & TERRI L				Use:		RESIDENTIAL	
Mailing Address:				12411 HUYETT LN HAGERSTOWN MD 21740-2119				Principal Residence:		YES	
								Deed Reference:		/00749/ 00493	
Location & Structure Information											
Premises Address:				12411 HUYETT LN HAGERSTOWN 21740-0000				Legal Description:		1.83 ACRES 12411 HUYETT LANE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0036	0016	0241		0000				2014			
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area			Property Land Area		County Use
1910			1,957 SF						1.8300 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	YES	STANDARD UNIT	SIDING	2 full	2 Detached						
Value Information											
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			83,300		73,300						
Improvements			147,800		121,700						
Total:			231,100		195,000		195,000		195,000		
Preferential Land:			0						0		
Transfer Information											
Seller: TAYLOR CALVIN L					Date: 08/24/1983			Price: \$45,000			
Type: ARMS LENGTH IMPROVED					Deed1: /00749/ 00493			Deed2:			
Seller:					Date:			Price:			
Type:					Deed1:			Deed2:			
Seller:					Date:			Price:			
Type:					Deed1:			Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2014			07/01/2015		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Tax Exempt:					Special Tax Recapture:						
Exempt Class:					NONE						
Homestead Application Information											
Homestead Application Status: Approved 05/15/2008											

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 24 Account Number - 009599			
Owner Information					
Owner Name:	MENNONITE FELLOWSHIP OF HAGERSTOWN TRUSTEES			Use: Principal Residence:	EXEMPT COMMERCIAL NO
Mailing Address:	C/O LESTER B MARTIN 14225 GREENCASTLE PIKE HAGERSTOWN MD 21740-			Deed Reference:	/00474/ 00186
Location & Structure Information					
Premises Address:		12349 HUYETT LN HAGERSTOWN 21740-0000		Legal Description:	6.84 ACRES 12349 HUYETT LANE CHURCH & CLASSROOMS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0016	0359		0000	
Special Tax Areas:				Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1969	14130				6.8400 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		CHURCH			
Value Information					
		Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		283,500	283,500		
Improvements		321,200	321,200		
Total:		604,700	604,700	604,700	
Preferential Land:		0			
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2014	07/01/2015
County:	700			604,700.00	
State:	700			604,700.00	
Municipal:	700			0.00	0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 012790							
Owner Information									
Owner Name:		MENNONITE FELLOWSHIP HOME INC				Use:		RESIDENTIAL	
Mailing Address:		C/O LESTER MARTIN 14225 GREENCASTLE PIKE HAGERSTOWN MD 21740-				Principal Residence:		NO	
						Deed Reference:		/01812/ 00632	
Location & Structure Information									
Premises Address:		12334 HUYETT LN HAGERSTOWN 21740-0000				Legal Description:		1.00 ACRES 12334 HUYETT LANE E/S RT 63	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0460		0000				2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2006		1344				1.0000 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	NO	MOBILE HOME	FRAME	2 full					
Value Information									
		Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		75,000		75,000					
Improvements		46,400		46,400					
Total:		121,400		121,400		121,400			
Preferential Land:		0							
Transfer Information									
Seller: HEGE ELVIN M				Date: 08/05/2002		Price: \$60,000			
Type: ARMS LENGTH IMPROVED				Deed1: /01812/ 00632		Deed2:			
Seller: MAURICE S MARTIN				Date: 03/14/1984		Price: \$500			
Type: ARMS LENGTH IMPROVED				Deed1: /00759/ 00693		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 008084							
Owner Information									
Owner Name:		MCRAND HUYETTS LTD PARTNERSHIP				Use:		COMMERCIAL	
Mailing Address:		13109 FOUNTAIN HEAD RD HAGERSTOWN MD 21742-2738				Principal Residence:		NO	
						Deed Reference:		/00920/ 00104	
Location & Structure Information									
Premises Address:		LAGER DR HAGERSTOWN 21740-0000				Legal Description:		1.47 ACRES LAGER DRIVE OFF GREENCASTLE PIKE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0568		0000				2015	9182
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						1.4700 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:		256,100		256,100					
Improvements		0		0					
Total:		256,100		256,100		256,100			
Preferential Land:		0							
Transfer Information									
Seller: POWERS DISTRIBUTING CO INC				Date: 06/30/1989		Price: \$15,000			
Type: ARMS LENGTH IMPROVED				Deed1: /00920/ 00104		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00		0.00	
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 23 Account Number - 008076								
Owner Information										
Owner Name:		SHIFLER RANDY M & SHIFLER ANGELA M				Use:		COMMERCIAL		
Mailing Address:		16609 FAIRVIEW RD HAGERSTOWN MD 21740-1165				Principal Residence:		NO		
						Deed Reference:		/01333/ 00524		
Location & Structure Information										
Premises Address:		12330 SHIFLER LANE HAGERSTOWN 21740-0000				Legal Description:		3.25 ACRES 12330 SHIFLER LANE NEAR HUYETTS CROSSROADS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9182
0036	0015	0091		0000				2015	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
		15412				3.2500 AC				
Stories	Basement	Type	Exterior		Full/Half Bath	Garage	Last Major Renovation			
		STORAGE WAREHOUSE								
Value Information										
		Base Value	Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015			
Land:		308,700	308,700							
Improvements		344,200	344,200							
Total:		652,900	652,900		652,900					
Preferential Land:		0								
Transfer Information										
Seller: MCRAND HUYETTS LTD PARTNERSHIP				Date: 05/01/1997		Price: \$169,000				
Type: NON-ARMS LENGTH OTHER				Deed1: /01333/ 00524		Deed2:				
Seller: POWERS DIST CO INC				Date: 06/30/1989		Price: \$285,000				
Type: ARMS LENGTH IMPROVED				Deed1: /00920/ 00106		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class	07/01/2014		07/01/2015					
County:		000	0.00							
State:		000	0.00							
Municipal:		000	0.00		0.00					
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 011158							
Owner Information									
Owner Name:		SHIFLER RANDY M & ANGELA M				Use:		COMMERCIAL	
Mailing Address:		16609 FAIRVIEW RD HAGERSTOWN MD 21740-1165				Principal Residence:		NO	
						Deed Reference:		/01433/ 01008	
Location & Structure Information									
Premises Address:		NATIONAL PIKE CLEAR SPRING 21722-0000				Legal Description:		1.69 ACRES E/S BROOKFIELD AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0370		0000				2015	Plat Ref:
Special Tax Areas:					Town:				
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						1.6900 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2012		07/01/2014		07/01/2015	
Land:		128,400		128,400					
Improvements		0		0					
Total:		128,400		128,400		128,400			
Preferential Land:		0							
Transfer Information									
Seller: GRANGE WACOHU 415				Date: 08/21/1998			Price: \$40,000		
Type: ARMS LENGTH VACANT				Deed1: /01433/ 01008			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00		0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 23 Account Number - 017644							
Owner Information											
Owner Name:				HUYETTS MENNONITE SCHOOL				Use:		EXEMPT COMMERCIAL NO	
Mailing Address:				16404 NATIONAL PIKE HAGERSTOWN MD 21740-2153				Principal Residence: Deed Reference:		/00502/ 00486	
Location & Structure Information											
Premises Address:				16404 NATIONAL PIKE HAGERSTOWN 21740-0000				Legal Description:		3.65 ACRES 16404 NATIONAL PIKE MENNONITE SCHOOL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0036	0015	0308		0000				2015		Plat Ref:	
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area			Property Land Area		County Use
			7230						3.6500 AC		
Stories	Basement	Type	Exterior			Full/Half Bath		Garage	Last Major Renovation		
			ELEMENTARY SCHOOL								
Value Information											
				Base Value		Value		Phase-in Assessments			
						As of		As of		As of	
						01/01/2012		07/01/2014		07/01/2015	
Land:				241,200		241,200					
Improvements				497,400		497,400					
Total:				738,600		738,600		738,600			
Preferential Land:				0							
Transfer Information											
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:				Class		07/01/2014		07/01/2015			
County:				710		738,600.00					
State:				710		738,600.00					
Municipal:				710		0.00		0.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 000997							
Owner Information									
Owner Name:		WALTERS KYLE MICHAEL				Use:		RESIDENTIAL	
Mailing Address:		16400 NATIONAL PIKE HAGERSTOWN MD 21740-2153				Principal Residence:		YES	
						Deed Reference:		/04845/ 00222	
Location & Structure Information									
Premises Address:		16400 NATIONAL PIKE HAGERSTOWN 21740-0000				Legal Description:		1.28 ACRES 16400 NATIONAL PIKE W OF HUYETTS CROSSROADS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0332		0000				2015	Plat Ref:
Special Tax Areas:					Town:				
					NONE				
Primary Structure Built					Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1978					1,000 SF				1.2800 AC
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	1 full	1 Carport				
Value Information									
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2012		07/01/2014		07/01/2015		
Land:		77,800	77,800						
Improvements		72,100	72,100						
Total:		149,900	149,900		149,900				
Preferential Land:		0							
Transfer Information									
Seller: BRANT HELGA J				Date: 10/20/2014			Price: \$145,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /04845/ 00222			Deed2:		
Seller:				Date:			Price: \$0		
Type:				Deed1: /00658/ 00668			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2014		07/01/2015		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00		0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		HOMEOWNERS TAX CREDIT							
Homestead Application Information									
Homestead Application Status: No Application									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 011913							
Owner Information									
Owner Name:		VINCO DEVELOPEMENT				Use:		RESIDENTIAL	
Mailing Address:		686 PENNSYLVANIA AVE HAGERSTOWN MD 21740-3770				Principal Residence:		NO	
						Deed Reference:		/00702/ 00289	
Location & Structure Information									
Premises Address:		16306 NATIONAL PIKE HAGERSTOWN 21740-0000				Legal Description:		8.82 AC 16306 NATIONAL PIKE N/S US RT 40	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0445		0000				2015	Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1974		2,994 SF				8.8200 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	STONE	2 full/ 1 half					
Value Information									
		Base Value	Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:		124,500	124,500						
Improvements		175,900	175,900						
Total:		300,400	300,400		300,400				
Preferential Land:		0							
Transfer Information									
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2014		07/01/2015		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00		0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 23 Account Number - 003228							
Owner Information									
Owner Name:		GROH VINCENT R ET AL				Use:		RESIDENTIAL	
Mailing Address:		C/O TRUST CORP AMERICA 33 W FRANKLIN ST STE 301 HAGERSTOWN MD 21740-				Principal Residence:		NO	
						Deed Reference:		/03514/ 00001	
Location & Structure Information									
Premises Address:		NATIONAL PIKE HAGERSTOWN 21740-0000				Legal Description:		29.762 ACRES NATIONAL PIKE NR HUYETTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0015	0093		0000				2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						29.7600 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			178,800	178,800					
Improvements			0	0					
Total:			178,800	178,800	178,800				
Preferential Land:			0						
Transfer Information									
Seller: GROH CHARLES G ET AL				Date: 06/17/2008		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /03514/ 00001		Deed2:			
Seller: GROH GARLAND E				Date: 12/19/1995		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /02615/ 00006		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2014	07/01/2015		
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00	0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 009285			
Owner Information					
Owner Name:		SUDER JEFFREY L & SUDER LORI D		Use:	AGRICULTURAL
Mailing Address:		16048 NATIONAL PIKE HAGERSTOWN MD 21740-2145		Principal Residence:	YES
				Deed Reference:	/01532/ 00412
Location & Structure Information					
Premises Address:		16048 NATIONAL & 16050 PIKE HAGERSTOWN 21740-0000		Legal Description:	27.25 ACRES 16048&16050 NATIONAL PK NR HUYETTS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0014	0094		0000	
				Block:	Lot:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1900	2,090 SF				27.2500 AC
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	FRAME	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2012		07/01/2014	
				As of 07/01/2015	
Land:	79,900	79,900			
Improvements	127,400	127,400			
Total:	207,300	207,300		207,300	
Preferential Land:	4,900				
Transfer Information					
Seller:		Date:		Price:	
SUDER JEFFREY L		10/10/1990		\$0	
Type:		Deed1:		Deed2:	
		/01532/ 00412			
Seller:		Date:		Price:	
SHIFFLET KENNETH E		06/30/1988		\$80,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH IMPROVED		/00881/ 00515			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	AGRICULTURAL TRANSFER TAX				
Homestead Application Information					
Homestead Application Status: Approved 01/10/2012					

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Real Property Data Search (w4)

Guide to searching the database

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 23 Account Number - 005905			
Owner Information					
Owner Name:		WASH CO COMMISSIONERS		Use:	EXEMPT COMMERCIAL
Mailing Address:		COUNTY COURTHOUSE COMPLEX HAGERSTOWN MD 21740		Principal Residence:	NO
				Deed Reference:	/00955/ 00227
Location & Structure Information					
Premises Address:		12630 EARTH CARE RD HAGERSTOWN 21740-0000		Legal Description:	427.321 AC 12630 EARTH CARE ROAD OFF INDEPENDENCE ROAD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0036	0008	0086		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2015	Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2001	14560		427.3200 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		SERVICE GARAGE			
Value Information					
		Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		2,356,600	2,356,600		
Improvements		798,900	798,900		
Total:		3,155,500	3,155,500	3,155,500	
Preferential Land:		0			
Transfer Information					
Seller: LUND WENDELL L		Date: 05/23/1990		Price: \$1,196,499	
Type: ARMS LENGTH IMPROVED		Deed1: /00955/ 00227		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	500	3,155,500.00			
State:	500	3,155,500.00			
Municipal:	500	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
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3. Deleted accounts can only be selected by Property Account Identifier.



Preliminary Consultation Meeting Minutes
April 2, 2015

PRELIMINARY CONSULTATION DISTRIBUTION

TO: Washington County Health Dept.
Washington County PR&P Engineering
Washington County DEM-Engineering Services
Washington County Soil Conservation District
City of Hagerstown Utilities
Maryland State Highway Administration
Washington County Emergency Services
Washington County Forest Conservation
Potomac Edison
Verizon
Washington County Grid Technician
Washington County Sheriff's Dept.
Williamsport Fire Department

FROM: Lisa Kelly

DATE: April 2, 2015

RE: Preliminary Consultation
PC-15-001 – Heritage Huyett, LLC – Greencastle Pike

Please find attached the preliminary consultation for the above referenced project.

LAK/msb

Attachment

Cc: Terry Irwin, Deputy Director, Plan Review & Permitting
Frederick, Seibert & Associates, Inc.
James La Fleur, Owner/Developer

**PRELIMINARY CONSULTATION
PC-15-001 – HERITAGE HUYETT, LLC – GREENCASTLE PIKE**

A preliminary consultation was held on Thursday, April 2, 2015 at 1:30 p.m. in the offices of the Washington County Plan Review and Permitting Department, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for proposed Industrial Commercial business lots located along the west side of Greencastle Pike. The site is currently zoned RT (Residential Transitional). A public hearing will be required for the property to be rezoned to the proposed PI (Planned Industrial) & BL (Business Local) zoning.

Present and participating in the consultation were: Tim Lung, Chief of Plan Review, Lisa Kelly, Senior Planner, Mark Stransky, Plan Reviewer & Flood Plain Manager, Gail Abbott, Plan Reviewer, Mist Brandenburg, Office Associate, Washington County Plan Review and Permitting Department; Dee Price, Washington County Soil Conservation District; Mark Bradshaw, Deputy Director of Engineering Services, Washington County Division of Environmental Management; Kim Ridenour & Ed Norman City of Hagerstown Utilities; Mark McKenzie, Maryland State Highway Administration; Fred Frederick & Ed Schreiber, Frederick, Seibert & Associates, Inc., Consultant; Brian Kurtyka, Attorney; James La Fleur, Owner/ Developer.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Ms. Dee Price was present and provided the following comments. Ms. Price stated that her comments refer to the Powers Estate design and specifically to environmental issues such as stream buffers. "Please note, the site does have environmental concerns, i.e. stream buffers, wetlands, etc. that will need to be considered in future design. The previous development plan, i.e. Powers Estates, was also designed by Frederick, Seibert & Associates, Inc. and had a stream buffer, planting mitigation, etc. This development plan will need to follow suit." Ms. Price pointed out that these concerns have already been addressed and incorporated into the current concept plan. Written comments were also provided, a copy of which is attached to this summary.

WASHINGTON CO. DIV. OF ENVIRONMENTAL MANGEMENT – DEPT. OF ENGINEERING SERVICES

Mr. Mark Bradshaw was present and provided the following comments. Mr. Bradshaw stated that the developer would be required to extend public sewer to this site at his expense. The expense would include design, easement acquisition, construction, permit and inspection fees. Sewer from this site flows into the Cedar Spring Pump Station; therefore, the Cedar Spring infrastructural fee applies to this project. The fee is \$1,000/acre or EDU (Equivalent Dwelling Units), whichever is greater. This fee is assessed at the time of building permit application and is required to be paid in addition to the tap fee. Mr. Frederick inquired about revisions to previously approved sewer designs. Mr. Bradshaw responded that onsite revisions would be required based on the layout and minor revisions and approvals would be required for offsite work based on the new county details. Written comments were also provided, a copy of which is attached to this summary.

MARYLAND STATE HIGHWAY ADMINISTRATION

Mr. Mark McKenzie was present and provided the following comments. Mr. McKenzie stated that the State Highway Administration would not comment regarding access until a traffic study has been submitted and reviewed by the Washington County Plan Review & Permitting Dept. and in conjunction with Washington County's APFO requirements.

CITY OF HAGERSTOWN UTILITIES

Mr. Ed Norman and Ms. Kim Ridenour were present and provided the following comments. Mr. Norman stated that according to the current city data the 'out' lot is not included in the approved water service area for Powers Estates. Therefore, documentation would be required to confirm the current status. Ms. Ridenour stated that the lots must be recorded lots for the purpose of installing master meters.

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. - ENGINEERING REVIEW

Mr. Mark Stransky was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Mr. Stransky stated that:

1. A traffic impact study will be required for this development. The letter submitted by Street Traffic Studies dated March 5, 2015 estimates 1002 peak hour trips will be generated at full build-out for this development. The county will coordinate with MSHA (Maryland State Highway Administration) in determining the scope of the TIS (Traffic Impact Study).
2. All proposed public roads must meet, or exceed, the county's geometric design criteria for the commercial/industrial street classification. For example, minimum pavement width is 44 feet (curb to curb) and minimum intersection radius is 50 feet.
3. There should be redundant access provided for the lots currently shown to be accessed by a single road leading to a cul-de-sac. Some version of a loop road or horseshoe design might work.
4. Add an 80-foot wide R/W (right of way) reservation from the proposed public road in the PI zoned area to the Groh parcel property line.
5. The public road and its right-of-way terminating at Lot 1 should be reconfigured to allow for future extension of the public road to properties beyond Lot 1.
6. Lot 1 traffic flow would benefit by having a right-in only entrance on the public road that divides Lot 1 and Lot 2. The proposed "U" turn entrance should be redesigned and relocated in coordination with comment #3 to promote better traffic flow (including delivery trucks).
7. A separate ESD (Environmental Site Design) stormwater concept plan will be required at the appropriate construction phases for this project.
8. The plan shows purposed SWM (Stormwater Management) facilities on undeveloped lots. What is the purpose of these SWM facilities and who will be responsible for their maintenance? Typically, the county requires private SWM facilities to be located on developed parcels.

THIS WAS LATE
FOUND TO NOT
BE THE CASE
AND THE OUTED
IS IN THE SERV
AREA

ALL ITEMS HAVE BEEN DISCUSSED WITH MR. STRANSKY
AND SHOWN ON THE PLAN TO HIS SATISFACTION

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. - LAND USE

Ms. Lisa Kelly was present and provided the following comment. Ms. Kelly stated that under proposed PI zoning the ordinance requires a concept plan to be presented at a Preliminary Consultation prior to a public hearing. It was recommended that significant changes as a result of this consultation be made prior to the public hearing. Ms. Kelly stated that the following items required by the ordinance were not found on the concept plan: 1) List of providers of public water and sewer. 2) Zoning of all adjacent parcels and current land uses. 3) Lot lines reflecting accurate subdivision of lots and access to currently land locked parcels. Mr. Frederick responded that they would amend the lot lines for subdivision and the excess land would be utilized as environmentally sensitive easements.

Ms. Kelly explained that under ordinance requirements for PI zoning, once a property is rezoned to PI a final concept plan is required to be submitted and approved. Changes made to the plan deemed significant by the Planning Commission, would require another public hearing. There was discussion regarding past zoning of the property and the potential for flexibility regarding rezoning. The ordinance was not definitive on the issue. Mr. Frederick stated that they are satisfied with the uses allowed under the PI zoning, but desire not to be required to 'lock in' the design of the lots on the final concept plan. The goal is to serve both big box and small businesses on the property. It was agreed that the Washington County Planning and Zoning Dept. needed to be consulted prior to the Planning Commission meeting.

Following the approval of the final concept plan, site plans and subdivisions for each lot would be required. Ms. Kelly pointed out that, in the PI district, architectural drawings showing the façade of the building, and buffers are required as part of the site plan submittal.

Mr. Frederick stated that a revised concept plan would be submitted to the Plan Review and Permitting Dept. prior to the Planning Commission meeting. The minutes will be prepared for the June Planning Commission agenda.

CLOSING COMMENTS

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting. If there are any discrepancies in the report, the Plan Review Staff should be contacted. The written summary will be submitted to the Planning Commission and their comments shall also be incorporated within and be made a part of the record of comments and issues, which need to be addressed by the developer as he proceeds through the approval process.

Respectfully submitted,



Lisa Kelly
Senior Planner

LAK/msb
Attachments

REVISED DRAWINGS WERE PROVIDED TO THE PLANNING COMMISSION AND STAFF. THE PLANNING COMMISSION APPROVED THE CONCEPT WITH THE CONDITION THAT THE ROAD SERVING LOTS B & C NOT END IN A CUL-DE-SAC AND PHYSICALLY BE BUILT TO THE ADJACENT PROPERTY




WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

1260 Maryland Avenue, Suite 101, Hagerstown, MD 21740
301-797-6821, Ext. 3 • Fax: 301-733-5894

www.conservationplace.com

TO: Jill Baker, Chief Planner
Washington County Department of Planning & Zoning

FROM: Dee Price, CESSWI, Urban Program Director 
Washington County Soil Conservation District

DATE: February 06, 2015

SUBJECT: Heritage Huyett LLC
(RZ-15-002)

The above plan has been reviewed and we have no objections concerning the rezoning.

However, please note, the site does have environmental concerns, i.e. Stream Buffers, Wetlands, etc. that will need to be considered in future design.

The previous development plan, i.e. Powers Estates, was also designed by Frederick, Seibert & Associates, Inc. and had a Stream Buffer, planting mitigation, etc. This development plan will need to follow suit.

Please contact me with any questions you may have.

/ddp

cc: Frederick, Seibert & Associates, Inc.
Brian Kurtyka (Attorney)

District Board of Supervisors

Betty J Meyers
Chair

Harry E Strite
Vice Chair

J. Scott Shank, III
Treasurer

J.D. Rinehart
Supervisor

Jere F. DeBaugh
Supervisor

Janet Stiles Fulton
Associate

Boyd Michael
Associate

James Weddle
Associate

Carl P. Weaver
Associate

Leonard Lowry
Honorary Member

Joseph Scott
Honorary Member

=====

Department of Engineering Services

Date: 3/31/2015

Project Name: Heritage Huyett LLC

Project # PC-15-001

Reviewed By: Mark Bradshaw

=====

1. Developer would need to extend sewer to this site at his expense. This includes design fees, easement acquisition, construction, permits, and inspection fees.
2. Sewage from this site flows into the Cedar Spring Pump Station, so the Cedar Spring Infrastructural fee applies to this project.



Washington County
M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

MEMORANDUM

TO: Fred Frederick, PE, Prof.LS, FSA
FROM: Mark Stransky, PE, CFM, Plan Reviewer (240.313.2406) *MS*
DATE: April 2, 2015
RE: Heritage Huyett Property PC-15-001

County staff has reviewed the above-referenced project and is providing the following comments:

1. A traffic impact study will be required for this development. The letter submitted by Street Traffic Studies dated March 5, 2015 estimates 1002 peak hour trips will be generated at full build-out for this development. The County will coordinate with MSHA in determining the scope of the TIS.
2. All proposed public roads must meet, or exceed, the County's geometric design criteria for the commercial/industrial street classification. For example, minimum pavement width is 44 feet (curb to curb) and minimum intersection radius is 50 feet.
3. There should be redundant access provided for the lots currently shown to be accessed by a single road leading to a cul-de-sac. Some version of a loop road or horseshoe design might work.
4. Add an 80-foot wide R/W reservation from the proposed public road in the PI zoned area to the Groh parcel property line.
5. The public road and its right-of-way terminating at the Lot 1 should be reconfigured to allow for future extension of the public road to properties beyond Lot 1.
6. Lot 1 traffic flow would benefit by having a right-in only entrance on the public road that divides Lot 1 and Lot 2. The proposed "U" turn entrance should be redesigned and relocated in coordination with Comment #3 to promote better traffic flow (including delivery trucks).
7. A separate ESD stormwater concept plan will be required at the appropriate construction phases for this project.
8. The plan shows proposed SWM facilities on undeveloped lots. What is the purpose of these SWM facilities and who will be responsible for their maintenance? Typically, the County requires private SWM facilities to be located on developed parcels.

Attachments

Copy(ies) to: Lisa Kelly, Senior Planner
Rob Slocum, PE, Director

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Melinda Peters, Administrator

April 21, 2015

Ms. Lisa Kelly, Planner
Washington County
Department of Plan Review and Permitting
Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, MD 21740

RE: Washington County
Heritage Huyett, LLC
MD 63
Mile Point 11.90
SHA Tracking No. 15APWA009XX

Dear Ms. Kelly:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary concept plan for the Heritage Huyett, LLC commercial development in Washington County. We have completed our review and offer the following comments.

Should the County require a Traffic Impact Study (TIS), SHA requests inclusion in all scoping and review efforts. While development roadway improvements appear to have been constructed previously, frontage and access must be brought up to current standard via an access permit. Once the TIS determination has been made and the study approved, SHA will require 6 sets of roadway plans, along with 1 cd containing roadway plans, be submitted directly to this office for review.

If you have any questions, or require additional information, please contact Mr. Scott Newill at 410-545-5606, toll free at 1-800-876-4742 x5606, or by email at snewill@sha.state.md.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'SDF' or similar, written over a horizontal line.

65 Steven D. Foster, Chief/Development Manager
Access Management Division

SDF/DSN

cc: Frederick, Seibert & Associates, Inc. \\
128 South Potomac Street, Hagerstown, MD 21740
Heritage Huyett, LLC, c/o Terry Randall \\
13101 Fountainhead Road, Hagerstown, MD 21742

RECEIVED

APR 27 2015

**DIVISION OF PLAN
REVIEW & PERMITTING**



Preliminary Traffic Data
March 5, 2015



Street Traffic Studies, Ltd.

March 5, 2015

Gail Abbott
Washington County
80 W. Baltimore Street
Hagerstown, Maryland 21740-6003

RE: Heritage Huyett Property
STS No.:

Dear Ms. Abbott:

This is in reference to the proposed rezoning of the Heritage Huyett property located along the west side of MD 63 north of US 40. The purpose of this letter report is to satisfy the requirements found in the Washington County zoning ordinance.

Based on the requirements of the zoning ordinance enclosed are existing turning movement counts at several intersections along MD 63. The intersections counted are as follows:

- o MD 63 @ US 40
- o MD 63 @ McGregor Court
- o MD 63 @ Business Parkway
- o MD 63 @ French Lane
- o MD 63 @ WB I 70 Ramps
- o MD 63 @ EB I 70 Ramps

The above intersections were analyzed as part of the traffic impact study prepared in support of the Cedar Spring Warehouse traffic impact study and we have also included the exhibits from that study showing the Existing, Background and Total Traffic Volumes at the intersections.

The proposed rezoning would result in a 11 lot development with the following uses:

- Lot 1 3,800 s.f. fast food restaurant
- Lot 2 4,550 s.f. fast food restaurant
- Lot 3 42,900 s.f. retail
- Lot 4 3,800 s.f. fast food restaurant
- Lot 5 6,700 s.f. high turnover sit-down restaurant
- Lot 6 70,000 s.f. office/retail (50/50 split)
- Lot 7 50,000 s.f. office/retail (50/50 split)
- Lot 8 68,600 s.f. light industrial
- Lot 9 78,300 s.f. light industrial
- Lot 10 72,800 s.f. light industrial
- Lot 11 48,000 s.f. light industrial

Based on the above land uses, trips were generated for the proposed uses using the trip generation rates found in the ITE Trip Generation publication Ninth Edition. The trip rates are shown in Table 1.

TABLE 1

<u>LAND USE</u>	<u>MORNING PEAK HOUR</u>			<u>EVENING PEAK HOUR</u>		
	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Fast food (934)						
Trips/1,000 s.f.	23.16	22.26	45.42	16.98	15.67	32.65
Trips/3,800 s.f.	88	85	173	64	60	124
Passby (49%/50%)	43	42	85	32	30	62
New Trips	45	43	88	32	30	62
Trips/4,500 s.f.	104	100	204	76	71	147
Passby (49%/50%)	51	49	100	38	35	73
New Trips	53	51	104	38	36	74
Trips/3,800 s.f.	88	85	173	64	60	124
Passby (49%/50%)	43	42	85	32	30	62
New Trips	45	43	88	32	30	62

**TABLE 1
(CON'T.)**

<u>LAND USE</u>	<u>MORNING PEAK HOUR</u>			<u>EVENING PEAK HOUR</u>		
	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Retail (820)						
Trips/1,000 s.f.	$\text{Ln}(T)=0.61\text{Ln}(X)+2.24$			$\text{Ln}(T)=0.67\text{Ln}(X)+3.31$		
Trips/102,900 s.f.	99	60	159	293	318	611
Passby (0%/39%)				114	124	238
New Trips	99	60	159	179	194	373
High turnover sit-down restaurant (932)						
Trips/1,000 s.f.	5.95	4.86	10.81	5.91	3.94	9.85
Trips/6,700 s.f.	40	33	73	40	26	66
Passby (0%/43%)				17	11	28
New Trips	40	33	73	23	15	38
Office (710)						
Trips/1,000 s.f.	$\text{Ln}(T)=0.80\text{Ln}(X)+1.57$			$T = 1.12(X) + 78.45$		
Trips/80,000 s.f.	141	19	160	29	139	168
Light Industrial (110)						
Trips/1,000 s.f.	$T = 1.18(X) - 89.28$			$T = 1.43(X) - 157.36$		
Trips/267,700 s.f.	200	27	227	27	198	225
Total New Trips	623	276	899	360	642	1,002

Based on the trip assignments used in the Cedar Spring Warehouse traffic study it is assumed that the trip distributions for the generated trips will be as follows:

- o North on MD 63 10%
- o East on US 40 15%
- o West on US 40 5%
- o East on I 70 35%
- o West on I 70 30%
- o South on MD 63 5%

Gail Abbott
Page Four
March 5, 2015

Please review the above along with the enclosed traffic counts and let us know if you have any questions or comments. We believe that this satisfies the county's requirements for a rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Nalepa". The signature is stylized with a large, looped "M" and a cursive "Nalepa".

Mike Nalepa
Senior Traffic Engineer

Enclosures

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD
VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: MD 63
and: EB I 70 Ramps
Counted by: DN

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

Location : Washington County
Date : 03/20/14
Weather : Clear
Entered by MN

STSLTD STSLTD STSLTD STSLTD STSLTD

Day: Thursday
STREET
TRAFFIC
STUDIES
LTD

TIME	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on: EB I 70 Off Ramp				TRAFFIC FROM EAST on:				TOTAL N + S + E + W
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	0	35	90	125	0	21	18	39	8	0	15	23	0	0	0	0	187
15-30	0	51	77	128	0	27	11	38	12	0	22	34	0	0	0	0	200
30-45	0	46	95	141	0	40	26	66	5	0	27	32	0	0	0	0	239
45-00	0	63	82	145	0	18	21	39	9	0	24	33	0	0	0	0	217
08:00-15	0	53	74	127	0	24	15	39	7	0	18	25	0	0	0	0	191
15-30	0	55	64	119	0	30	16	46	3	0	16	19	0	0	0	0	184
30-45	0	37	43	80	0	36	25	61	4	0	14	18	0	0	0	0	159
45-00	0	44	45	89	0	20	22	42	6	0	16	22	0	0	0	0	153
AM																	
2 HOUR																	
TOTALS	0	384	570	954	0	216	154	370	54	0	152	206	0	0	0	0	1530
1 HOUR																	
TOTALS																	
07-08	0	195	344	539	0	106	76	182	34	0	88	122	0	0	0	0	843
715-815	0	213	328	541	0	109	73	182	33	0	91	124	0	0	0	0	847
730-830	0	217	315	532	0	112	78	190	24	0	85	109	0	0	0	0	831
745-845	0	208	263	471	0	108	77	185	23	0	72	95	0	0	0	0	751
08-09	0	189	226	415	0	110	78	188	20	0	64	84	0	0	0	0	687
PEAK HOUR																	
715-815	0	213	328	541	0	109	73	182	33	0	91	124	0	0	0	0	847
PM																	
04:00-15	0	48	45	93	0	49	14	63	3	0	18	21	0	0	0	0	177
15-30	0	52	44	96	0	56	18	74	9	0	18	27	0	0	0	0	197
30-45	0	49	55	104	0	56	21	77	5	0	10	15	0	0	0	0	196
45-00	0	64	37	101	0	47	18	65	2	0	11	13	0	0	0	0	179
05:00-15	0	70	50	120	0	57	32	89	4	0	10	14	0	0	0	0	223
15-30	0	82	59	141	0	34	18	52	5	0	19	24	0	0	0	0	217
30-45	0	64	39	103	0	54	24	78	9	0	16	25	0	0	0	0	206
45-00	0	54	41	95	0	49	13	62	5	0	17	22	0	0	0	0	179
PM																	
2 HOUR																	
TOTALS	0	483	370	853	0	402	158	560	42	0	119	161	0	0	0	0	1574
1 HOUR																	
TOTALS																	
04-05	0	213	181	394	0	208	71	279	19	0	57	76	0	0	0	0	749
415-515	0	235	186	421	0	216	89	305	20	0	49	69	0	0	0	0	795
430-530	0	265	201	466	0	194	89	283	16	0	50	66	0	0	0	0	815
445-545	0	280	185	465	0	192	92	284	20	0	56	76	0	0	0	0	825
05-06	0	270	189	459	0	194	87	281	23	0	62	85	0	0	0	0	825
PEAK HOUR																	
04-05	0	213	181	394	0	208	71	279	19	0	57	76	0	0	0	0	749

PHF
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VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: MD 63
and: WB I 70 Ramps
Counted by: ZN

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

Location : Washington County
Date : 03/20/14
Weather : Clear
Entered by MN

STSLTD STSLTD STSLTD STSLTD STSLTD

Day: Thursday

STREET
TRAFFIC
STUDIES
LTD

TIME	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on:				TRAFFIC FROM EAST on: WB I 70 Off Ramp				TOTAL N + S + E + W
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	7	108	0	115	4	32	0	36	0	0	0	0	17	0	20	37	188
15-30	10	107	0	117	6	43	0	49	0	0	0	0	21	0	32	53	219
30-45	11	108	0	119	6	61	0	67	0	0	0	0	33	0	32	65	251
45-00	7	113	0	120	4	38	0	42	0	0	0	0	32	0	35	67	229
08:00-15	19	102	0	121	2	40	0	42	0	0	0	0	25	0	39	64	227
15-30	22	99	0	121	2	44	0	46	0	0	0	0	20	0	28	48	215
30-45	13	65	0	78	4	46	0	50	0	0	0	0	15	0	27	42	170
45-00	11	73	0	84	0	36	0	36	0	0	0	0	16	0	32	48	168
AM																	
2 HOUR																	
TOTALS	100	775	0	875	28	340	0	368	0	0	0	0	179	0	245	424	1667
1 HOUR																	
TOTALS																	
07-08	35	436	0	471	20	174	0	194	0	0	0	0	103	0	119	222	887
715-815	47	430	0	477	18	182	0	200	0	0	0	0	111	0	138	249	926
730-830	59	422	0	481	14	183	0	197	0	0	0	0	110	0	134	244	922
745-845	61	379	0	440	12	169	0	180	0	0	0	0	92	0	129	221	841
08-09	65	339	0	404	8	166	0	174	0	0	0	0	76	0	126	202	780
PEAK HOUR																	
715-815	47	430	0	477	18	182	0	200	0	0	0	0	111	0	138	249	926
PM																	
04:00-15	34	66	0	100	8	59	0	67	0	0	0	0	27	0	80	107	274
15-30	26	72	0	98	5	69	0	74	0	0	0	0	24	0	85	109	281
30-45	39	84	0	123	7	59	0	66	0	0	0	0	20	0	104	124	313
45-00	25	72	0	97	9	49	0	58	0	0	0	0	29	0	105	134	289
05:00-15	38	97	0	135	8	59	0	67	0	0	0	0	23	0	115	138	340
15-30	32	105	0	137	7	46	0	53	0	0	0	0	36	0	69	105	295
30-45	35	78	0	113	8	62	0	70	0	0	0	0	25	0	71	96	279
45-00	32	75	0	107	1	65	0	66	0	0	0	0	20	0	71	91	264
PM																	
2 HOUR																	
TOTALS	261	649	0	910	53	468	0	521	0	0	0	0	204	0	700	904	2335
1 HOUR																	
TOTALS																	
04-05	124	294	0	418	29	236	0	265	0	0	0	0	100	0	374	474	1157
415-515	128	325	0	453	29	236	0	265	0	0	0	0	96	0	409	505	1223
430-530	134	358	0	492	31	213	0	244	0	0	0	0	108	0	393	501	1237
445-545	130	352	0	482	32	216	0	248	0	0	0	0	113	0	360	473	1203
05-06	137	355	0	492	24	232	0	256	0	0	0	0	104	0	326	430	1178
PEAK HOUR																	
430-530	134	358	0	492	31	213	0	244	0	0	0	0	108	0	393	501	1237

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VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: MD 63
and: French Lane
Counted by: SS

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD
Location : Washington County
Date : 03/27/14
Weather : Clear
Entered by MN

Day: Thursday
STREET
TRAFFIC
STUDIES
LTD

TIME	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on: French La				TRAFFIC FROM EAST on: French La				TOTAL N + S + E + W
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	0	115	1	116	0	41	11	52	0	0	0	0	4	0	0	4	172
15-30	4	121	1	126	3	71	12	86	1	0	0	1	7	0	2	9	222
30-45	0	124	0	124	3	122	20	145	1	0	0	1	8	0	1	9	279
45-00	0	116	2	118	4	90	16	110	0	1	0	1	7	0	0	7	236
08:00-15	4	132	1	137	2	64	16	82	1	0	1	2	10	0	0	10	231
15-30	3	111	2	116	4	60	12	76	2	0	1	3	10	0	0	10	205
30-45	0	91	1	92	0	64	21	85	0	1	1	2	4	0	2	6	195
45-00	1	71	1	73	0	58	18	76	2	0	0	2	3	0	1	4	155
AM 2 HOUR TOTALS	12	881	9	902	16	570	126	712	7	2	3	12	53	0	6	59	1685
1 HOUR TOTALS																	
07-08	4	476	4	484	10	324	59	393	2	1	0	3	26	0	3	29	909
715-815	8	493	4	505	12	347	64	423	3	1	1	5	32	0	3	35	968
730-830	7	483	5	495	13	336	64	413	4	1	2	7	35	0	1	36	951
745-845	7	450	6	463	10	278	65	353	3	2	3	8	31	0	2	33	857
08-09	8	405	5	418	6	246	67	319	5	1	3	9	27	0	3	30	776
PEAK HOUR 715-815	8	493	4	505	12	347	64	423	3	1	1	5	32	0	3	35	968
PM																	
04:00-15	1	112	1	114	0	123	24	147	2	0	3	5	7	0	1	8	274
15-30	0	109	2	111	0	83	25	108	0	0	2	2	10	0	1	11	232
30-45	1	120	0	121	0	116	24	140	2	0	0	2	9	0	0	9	272
45-00	1	96	0	97	0	118	24	142	1	0	1	2	10	0	1	11	252
05:00-15	1	112	0	113	1	124	14	139	3	0	4	7	13	0	0	13	272
15-30	1	102	0	103	0	112	21	133	1	0	0	1	6	0	1	7	244
30-45	0	99	1	100	0	103	23	126	1	0	1	2	5	0	4	9	237
45-00	0	98	3	101	1	83	33	117	0	0	0	0	13	0	0	13	231
PM 2 HOUR TOTALS	5	848	7	860	2	862	188	1052	10	0	11	21	73	0	8	81	2014
1 HOUR TOTALS																	
04-05	3	437	3	443	0	440	97	537	5	0	6	11	36	0	3	39	1030
415-515	3	437	2	442	1	441	87	529	6	0	7	13	42	0	2	44	1028
430-530	4	430	0	434	1	470	83	554	7	0	5	12	38	0	2	40	1040
445-545	3	409	1	413	1	457	82	540	8	0	6	12	34	0	6	40	1005
05-06	2	411	4	417	2	422	91	515	5	0	5	10	37	0	5	42	984
PEAK HOUR 430-530	4	430	0	434	1	470	83	554	7	0	5	12	38	0	2	40	1040

PHF
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PHF
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VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: MD 63
and: Business Parkway
Counted by: ZN

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

Location : Washington County
Date : 03/18/14
Weather : Clear
Entered by MN

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Day: Tuesday
STREET
TRAFFIC
STUDIES
LTD

	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on: Business Pkwy				TRAFFIC FROM EAST on:				TOTAL N + S + E + W
TIME	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	7	78	0	85	8	38	0	46	16	0	8	24	0	0	0	0	155
15-30	8	125	0	133	15	50	0	65	11	0	7	18	0	0	0	0	216
30-45	9	81	0	90	15	61	0	76	14	0	10	24	0	0	0	0	190
45-00	8	94	0	102	14	57	0	71	26	0	12	38	0	0	0	0	211
08:00-15	7	81	0	88	13	53	0	66	26	0	7	33	0	0	0	0	187
15-30	4	71	0	75	14	43	0	57	26	0	9	35	0	0	0	0	167
30-45	4	50	0	54	15	55	0	70	14	0	7	21	0	0	0	0	145
45-00	16	63	0	79	13	55	0	68	16	0	14	30	0	0	0	0	177
AM 2 HOUR TOTALS	63	643	0	706	107	412	0	519	149	0	74	223	0	0	0	0	1448
1 HOUR TOTALS																	
07-08	32	378	0	410	52	206	0	258	67	0	37	104	0	0	0	0	772
715-815	32	381	0	413	57	221	0	278	77	0	36	113	0	0	0	0	804
730-830	28	327	0	355	56	214	0	270	92	0	38	130	0	0	0	0	755
745-845	23	296	0	319	50	208	0	258	92	0	35	127	0	0	0	0	710
08-09	31	265	0	296	55	206	0	261	82	0	37	119	0	0	0	0	676
PEAK HOUR 715-815	32	381	0	413	57	221	0	278	77	0	36	113	0	0	0	0	804
PM																	
04:00-15	13	66	0	79	17	122	0	139	15	0	10	25	0	0	0	0	243
15-30	20	63	0	83	23	93	0	116	23	0	18	41	0	0	0	0	240
30-45	18	73	0	91	20	98	0	118	29	0	13	42	0	0	0	0	251
45-00	12	91	0	103	20	100	0	120	17	0	12	29	0	0	0	0	252
05:00-15	22	73	0	95	29	97	0	126	21	0	14	35	0	0	0	0	256
15-30	17	73	0	90	26	113	0	139	20	0	7	27	0	0	0	0	256
30-45	11	50	0	70	17	75	0	92	22	0	16	38	0	0	0	0	200
45-00	20	62	0	82	29	89	0	118	11	0	12	23	0	0	0	0	223
PM 2 HOUR TOTALS	133	560	0	693	181	787	0	968	158	0	102	260	0	0	0	0	1921
1 HOUR TOTALS																	
04-05	63	293	0	356	80	413	0	493	84	0	53	137	0	0	0	0	986
415-515	72	300	0	372	92	388	0	480	90	0	57	147	0	0	0	0	999
430-530	69	310	0	379	95	408	0	503	87	0	46	133	0	0	0	0	1015
445-545	62	296	0	358	92	385	0	477	80	0	49	129	0	0	0	0	964
05-06	70	267	0	337	101	374	0	475	74	0	49	123	0	0	0	0	935
PEAK HOUR 430-530	69	310	0	379	95	408	0	503	87	0	46	133	0	0	0	0	1015

PHF
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VEHICLE TURNING MOVEMENT COUNT - SUMMARY

Intersection of: MD 63
and: McGregor Court
Counted by: SS/ER

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD

Location : Washington County
Date : 03/19/14
Weather : Clear
Entered by MN

STSLTD STSLTD STSLTD STSLTD STSLTD

Day: Wednesday

STREET
TRAFFIC
STUDIES
LTD

TIME	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on: McGregor Ct				TRAFFIC FROM EAST on:				TOTAL N+S + E+W
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	1	95	0	96	1	45	0	46	5	0	1	6	0	0	0	0	148
15-30	0	96	0	96	2	50	0	52	2	0	4	6	0	0	0	0	154
30-45	5	91	0	96	0	67	0	67	6	0	15	21	0	0	0	0	184
45-00	5	107	0	112	0	82	0	82	4	0	5	9	0	0	0	0	203
08:00-15	1	84	0	85	2	61	0	63	1	0	7	8	0	0	0	0	156
15-30	3	76	0	79	1	48	0	49	4	0	3	7	0	0	0	0	135
30-45	4	60	0	64	1	61	0	62	1	0	6	7	0	0	0	0	133
45-00	1	63	0	64	3	59	0	62	3	0	5	8	0	0	0	0	134
AM																	
2 HOUR																	
TOTALS	20	672	0	692	10	473	0	483	26	0	46	72	0	0	0	0	1247
1 HOUR																	
TOTALS																	
07-08	11	389	0	400	3	244	0	247	17	0	25	42	0	0	0	0	689
715-815	11	370	0	389	4	260	0	264	13	0	31	44	0	0	0	0	697
730-830	14	358	0	372	3	258	0	261	15	0	30	45	0	0	0	0	678
745-845	13	327	0	340	4	252	0	256	10	0	21	31	0	0	0	0	627
08-09	9	283	0	292	7	229	0	236	9	0	21	30	0	0	0	0	558
PEAK HOUR																	
715-815	11	378	0	389	4	260	0	264	13	0	31	44	0	0	0	0	697
PM																	
04:00-15	7	75	0	82	5	111	0	116	1	0	3	4	0	0	0	0	202
15-30	7	108	0	115	11	127	0	138	0	0	6	6	0	0	0	0	259
30-45	3	97	0	100	4	114	0	118	9	0	2	11	0	0	0	0	229
45-00	9	94	0	103	5	116	0	121	3	0	6	9	0	0	0	0	233
05:00-15	13	113	0	126	3	100	0	103	1	0	3	4	0	0	0	0	233
15-30	8	127	0	135	6	109	0	115	3	0	7	10	0	0	0	0	260
30-45	8	82	0	90	6	90	0	96	2	0	3	5	0	0	0	0	191
45-00	5	107	0	112	4	85	0	89	3	0	4	7	0	0	0	0	208
PM																	
2 HOUR																	
TOTALS	60	803	0	863	44	852	0	896	22	0	34	56	0	0	0	0	1815
1 HOUR																	
TOTALS																	
04-05	26	374	0	400	25	468	0	493	13	0	17	30	0	0	0	0	923
415-515	32	412	0	444	23	457	0	480	13	0	17	30	0	0	0	0	954
430-530	33	431	0	464	18	439	0	457	16	0	18	34	0	0	0	0	955
445-545	38	416	0	454	20	415	0	435	9	0	19	28	0	0	0	0	917
05-06	34	429	0	463	19	384	0	403	9	0	17	26	0	0	0	0	892
PEAK HOUR																	
430-530	33	431	0	464	18	439	0	457	16	0	18	34	0	0	0	0	955

PHF
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PHF
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 VEHICLE TURNING MOVEMENT COUNT - SUMMARY
 Intersection of: MD 63
 and: US 40
 Counted by: ZN/DN

STSLTD STSLTD STSLTD STSLTD STSLTD STSLTD
 Location : Washington County
 Date : 03/19/14
 Weather : Clear
 Entered by MN

STSLTD STSLTD STSLTD STSLTD STSLTD
 Day: Wednesday
 STREET
 TRAFFIC
 STUDIES
 LTD

TIME	TRAFFIC FROM NORTH on: MD 63				TRAFFIC FROM SOUTH on: MD 63				TRAFFIC FROM WEST on: US 40				TRAFFIC FROM EAST on: US 40				TOTAL N + S + E + W
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
AM																	
07:00-15	10	39	16	65	16	10	23	49	39	57	12	108	14	27	9	50	272
15-30	12	37	14	63	15	10	30	55	45	56	10	111	17	29	8	54	283
30-45	19	49	24	92	27	18	39	84	38	78	9	125	11	33	4	48	349
45-00	15	40	18	73	23	10	56	89	60	108	14	182	13	27	4	44	388
08:00-15	8	33	13	54	24	16	31	71	27	83	9	119	18	20	6	44	288
15-30	7	27	16	50	14	11	26	51	27	80	9	116	24	37	6	67	284
30-45	5	30	11	46	14	19	38	71	26	53	8	87	14	34	6	54	258
45-00	8	25	7	40	26	15	25	66	25	68	11	104	9	33	9	51	261
AM 2 HOUR TOTALS	84	280	119	483	159	109	268	536	287	583	82	952	120	240	52	412	2383
1 HOUR TOTALS																	
07-08	56	165	72	293	81	48	148	277	182	299	45	526	55	116	25	196	1292
715-815	54	159	69	282	89	54	156	299	170	325	42	537	59	109	22	190	1308
730-830	49	149	71	269	88	55	152	295	152	349	41	542	66	117	20	203	1309
745-845	35	130	58	223	75	50	151	282	140	324	40	504	69	118	22	209	1218
08-09	28	115	47	190	78	61	120	259	105	284	37	426	65	124	27	216	1091
PEAK HOUR 730-830	49	149	71	269	88	55	152	295	152	349	41	542	66	117	20	203	1309
PM																	
04:00-15	10	32	21	63	46	49	27	122	20	41	8	69	34	102	21	157	411
15-30	13	45	20	78	41	53	42	136	25	47	14	86	45	92	36	173	473
30-45	12	29	25	66	46	29	39	114	19	44	7	70	43	96	37	176	426
45-00	8	26	23	59	50	39	33	122	16	41	12	69	51	98	27	176	426
05:00-15	15	64	26	105	43	25	42	110	30	48	5	83	50	107	20	177	475
15-30	13	51	15	79	39	44	33	116	24	42	4	70	51	96	19	166	431
30-45	16	39	20	75	29	35	33	97	19	41	9	69	38	74	20	132	373
45-00	10	41	13	64	32	28	28	88	20	42	3	65	46	82	13	141	358
PM 2 HOUR TOTALS	97	329	163	589	326	302	277	905	173	346	62	581	358	747	193	1298	3373
1 HOUR TOTALS																	
04-05	43	134	89	266	183	170	141	494	80	173	41	294	173	388	121	682	1736
415-515	48	166	94	308	180	146	156	482	90	180	38	308	189	393	120	702	1800
430-530	48	172	89	309	178	137	147	462	89	175	28	292	195	397	103	695	1758
445-545	52	182	84	318	161	143	141	445	89	172	30	291	190	375	86	651	1705
05-06	54	195	74	323	143	132	136	411	93	173	21	287	185	359	72	616	1637
PEAK HOUR 415-515	48	166	94	308	180	146	156	482	90	180	38	308	189	393	120	702	1800

PAF
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PNF
0.95

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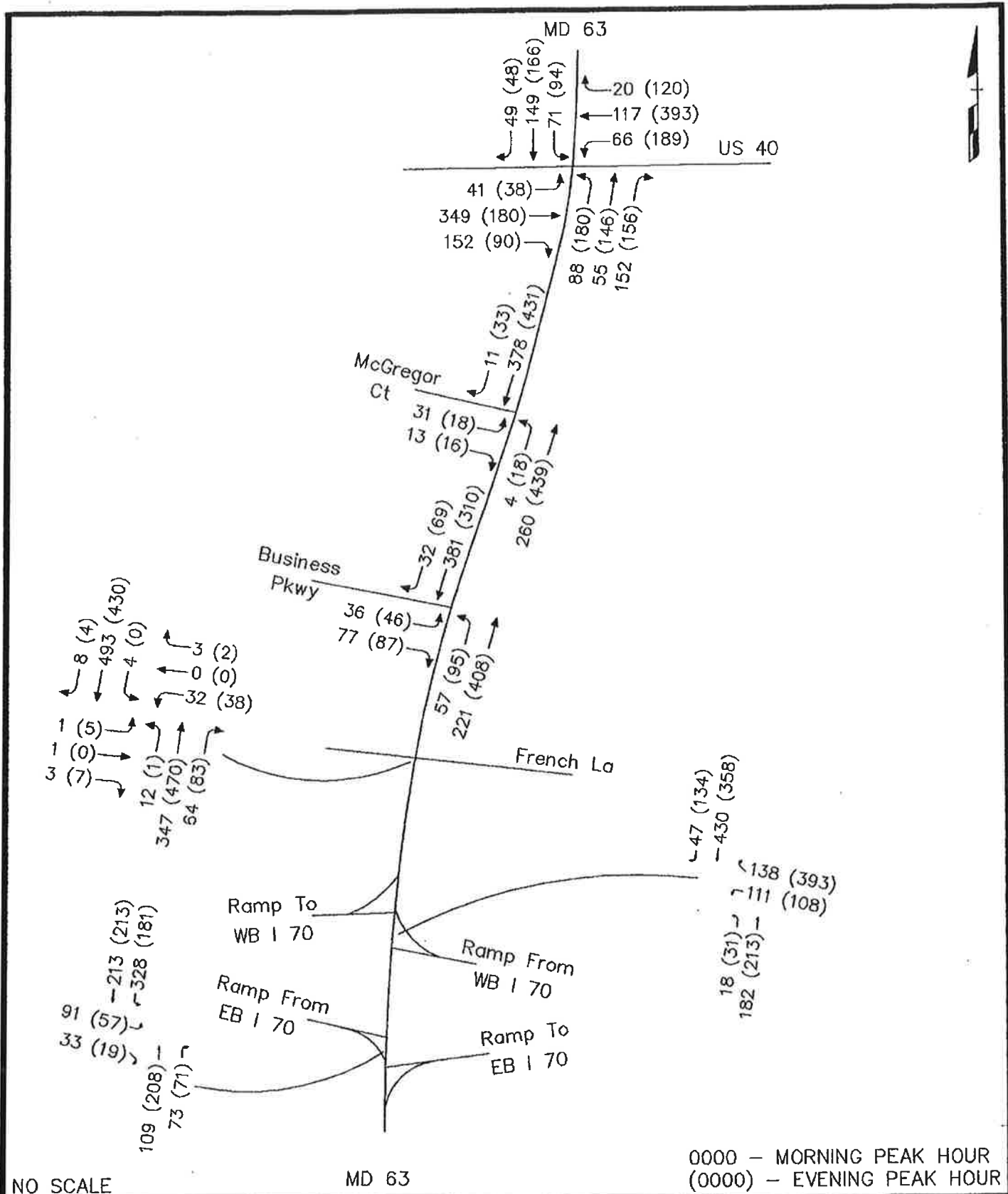
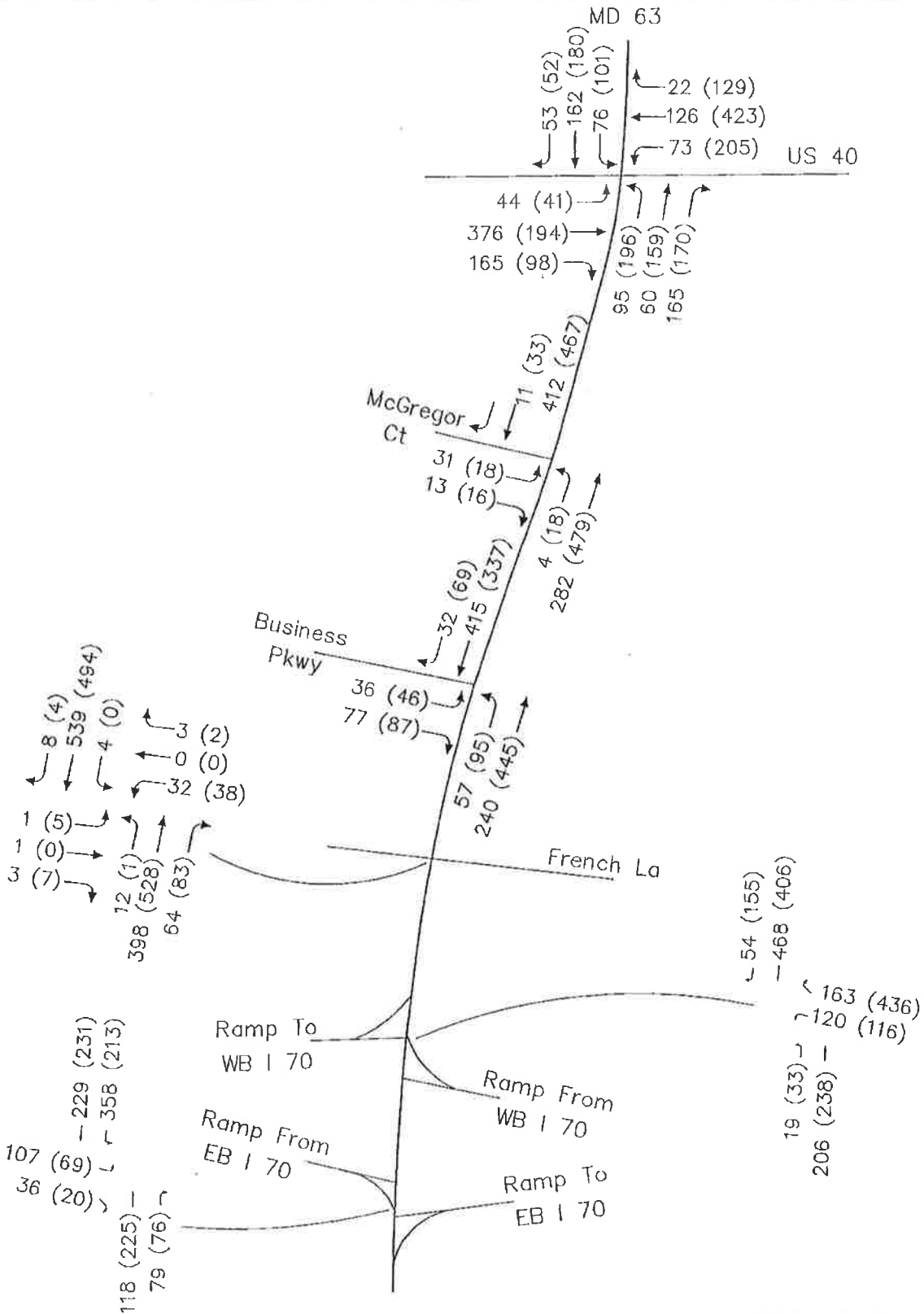


EXHIBIT 3
EXISTING TRAFFIC VOLUMES

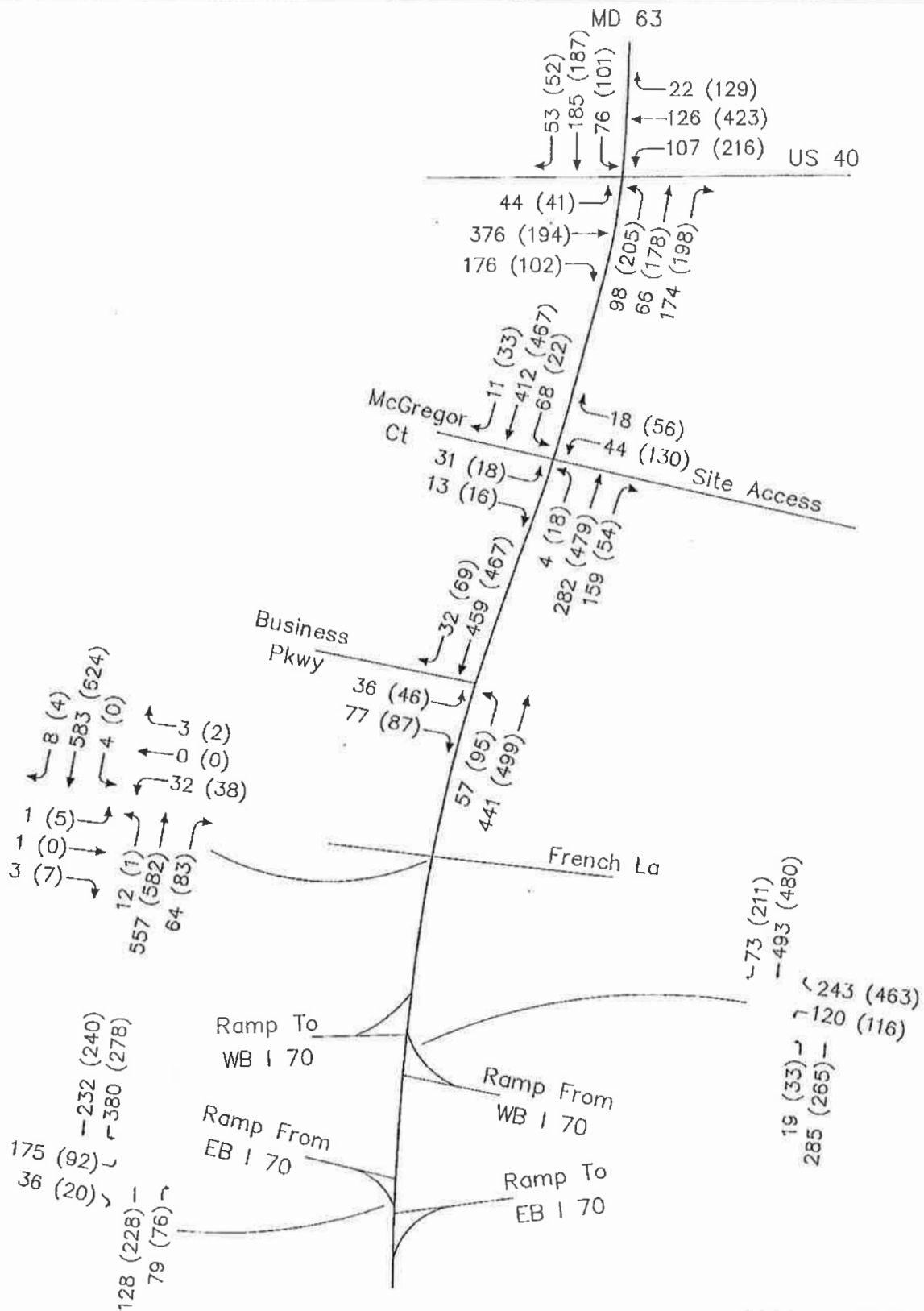


NO SCALE

MD 63

0000 - MORNING PEAK HOUR
(0000) - EVENING PEAK HOUR

EXHIBIT 6 2017 BACKGROUND TRAFFIC VOLUMES



NO SCALE

MD 63

0000 - MORNING PEAK HOUR
(0000) - EVENING PEAK HOUR

EXHIBIT 8 TOTAL TRAFFIC VOLUMES



Forest Stand Delineation Extension/Approval
March 20, 2015

FREDERIC M. FREDERICK, RLS, PE
STEPHEN G. ZORETICH, RLA
RONALD A. SKUTCH, RLS
KEITH D. MOORE, PE
MICHAEL D. HICKS, PE
MATTHEW B. CESSNA, RLS

**FREDERICK,
SEIBERT &
ASSOCIATES, INC.**



CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS
128 SOUTH POTOMAC STREET HAGERSTOWN, MARYLAND 21740

Telephone:
301-791-3650
301-416-7478

Fax:
301-739-4956

Email format:
firstname@fsa-md.com
www.fsa-md.com

MEMO —

TO — Tim Lung, Department of Plan Review and Permitting

DATE — March 5, 2014

FROM — Ed Schreiber

SUBJECT — Primus Dan Ryan FSD
Aka Powers Estates
FS-01-043

REMARKS:

We hereby request a 5 year extension on the above referenced Forest Stand Delineation. The attached letter explains the forest stands remain in a very similar condition as what they were when the FSD was originally approved.

Thank you for your time and consideration in this matter.

Thank you.

EJS/ejs

**FREDERICK,
SEIBERT &
ASSOCIATES, INC.**



CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS

March 5, 2015

Mr. Tim Lung
Washington County Dept of Plan Review & Permitting
80 W. Baltimore Street
Hagerstown, MD 21740

RE: Extension/Recertification of FSD for Primus Dan Ryan, aka Powers Estates
FS-01-043; FSA Job #4668

Dear Mr. Lung,

As a qualified professional per the requirements of COMAR 08.19.06.01 for qualified professional status. I am qualified to certify that the environmental features, more specifically forest stands as shown on approved forest stand delineation FS-01-043 are virtually in the same condition as when this plan was approved on November 9, 2001. I inspected the property on March 3, 2015 and compared the approved FSD to current conditions and found the stands to be in similar conditions as when the original FSD was approved.

Respectfully submitted,

Shannon Stotler



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW & PERMITTING DEPARTMENT

March 20, 2015

Frederick Seibert & Associates
128 South Potomac Street
Hagerstown, MD 21740
Attn: Ed Schreiber

RE: Forest Stand Delineation Extension – Primus Dan Ryan, aka Powers Estates (FS-01-043)

Dear Mr. Schreiber,

This is in response to the letter we received on March 5, 2015 from Shannon Stotler requesting an extension to the approval of the above reference Forest Stand Delineation. The original Delineation was approved on November 9, 2001. Based on the information provided in your letter verifying that there has been no change to the site since its original evaluation in 2001, your request for an extension to the approval of this Forest Stand Delineation is hereby granted. This Forest Stand Delineation should be considered valid until March 20, 2020.

Reference to this letter/extension shall be made part of the Forest Conservation Plan that must accompany any application for regulated activity associated with this property.

Please feel free to contact me if you have any questions.

Sincerely,

Timothy Lung
Chief of Plan Review

Fred Nugent, Dept. of Planning & Zoning



Washington County

M A R Y L A N D

DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

October 5, 2015

RZ-15-004

APPLICATION FOR MAP AMENDMENT STAFF REPORT AND ANALYSIS

Property Owner(s) : Robert G. and Mary O. Rotz
Applicant(s) : Robert G. and Mary O. Rotz
Location : 9729 Garis Shop Road, Hagerstown, MD 21740
Election District : 10 – Funkstown
Comprehensive Plan
Land Use Designation: Rural Agricultural Area
Zoning Map : Map 57
Parcel Number : 65
Acreage : 1.0 acre
Existing Zoning : Agricultural (Rural)
Requested Zoning : RB - Rural Business floating zone with underlying
Agricultural (Rural)

Date of Public

Information Meeting : October 19, 2015

LOCATION AND PHYSICAL FEATURES

The 1 acre parcel that is the subject of this rezoning request is identified as 9729 Garis Shop Road and is located on the east side of Garis Shop Road between Wagaman Road on the north and Roxbury Road to the south. This location is approximately 2 miles south of Funkstown. Robert and Mary Rotz are the property owners and the dwelling on the parcel is their residence. Mr. and Mrs. Rotz are also the owner/operators of Antietam Recreation, a recreational day camp located on a 31 acre parcel that is immediately adjacent on the eastern or rear parcel line of the rezoning site. The day camp parcel also has a 30 foot panhandle to Garis Shop Road that is adjacent to this property on the north side. On the north side of the panhandle is a separate residential parcel and then further north is 300 feet of road frontage for Antietam Recreation that includes its driveway.

Mr. and Mrs. Rotz purchased the camp parcel in 1971 and Antietam Recreation opened as a recreation day camp in 1977. They purchased the adjacent 1 acre parcel with the dwelling on it in 1983 and it has been their residence since then. The subject parcel is rectangular in shape, with

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 2

approximately 100 feet of road frontage and a width of 125 feet at the rear. The dwelling, approximately 40 x 75 feet in size, is located about 100 feet back from the edge of Garis Shop Road and there is a semi-circular driveway in front. The northern connection of the driveway to the road is located on the 30 foot panhandle that is part of the 31 acre Antietam Recreation parcel. A portion of the garage attached to the Rotz dwelling straddles the northern property line and is also located partially on the 30 foot panhandle. (See attached aerial photo) There are several small storage type buildings on the rear of the subject parcel and at least 1 sits on the rear property line between the dwelling and the camp parcel. There is also an unpaved path/driveway that leads from the southern portion of the Rotz residential driveway, south of the dwelling, through the rear yard and then to the improvements on the camp parcel approximately 1200 to 1500 feet to the northeast. Mr. and Mrs. Rotz state that in addition to use as their residence, the building on the parcel has also always been used as accessory to their business, Antietam Recreation, on the adjacent parcel. It has been used for such things as storage, equipment repair and lodging for camp employees other than their children. The garage attached to their dwelling is used as a physical fitness area for camp employees. A description of these uses is contained in the Rotz justification statement included in the application materials and is attached.

The subject parcel is generally flat but slopes toward the east and runoff would eventually reach Antietam Creek, 700 feet to the east. The soils on the parcel are of the Hagerstown variety and the underlying bedrock is identified as the Stonehenge Limestone. There is no mapped floodplain and there are no streams on the parcel. Antietam Creek forms the eastern boundary of the adjacent parcel where Antietam Recreation is located.

The subject parcel is currently zoned Agricultural (Rural) as are most of the other parcels in the area. The Antietam Recreation parcel has the Rural Business floating zone with Agricultural (Rural) as the underlying zone. Another parcel located at 9639 Garis Shop Road, approximately 800 feet south of the subject, also has the RB floating zone over the Agricultural (Rural) district but an active business use is not readily apparent. It is the former location of a western wear shop and Maple Leaf Tack shop. The neighborhood is a mixture of single family residences on small parcels scattered among small patches of forest cover and agricultural fields bisected by Garis Shop Road which is oriented north/south. A visual survey of the vicinity reveals that there are other business uses along Garis Shop Road. They are apparently home based operations. Commercial vehicles are sometimes present and some are marked by small signs.

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 3

POPULATION ANALYSIS

The Rotz parcel is located in the Funkstown Election District, #10. Population data for the district and Washington County are provided in the chart below.

POPULATION TRENDS 1980-2010

	1980	+ % change	1990	+ % change	2000	+ % change	2010	1980- 2010
County	113,086	7.3%	121,393	8.68%	131,932	11.74%	147,430	30.4%
E.D. 10 Funkstown	7,801	19.60%	9,330	22.07%	11,390	6.80%	12,175	56.1%

The election district has shown large increases over the 30 year period, all larger than the growth in the County except between 2000 and 2010. Approximately 2/3 of Election District 10 is located in the Urban Growth Area and a large portion of the population growth represented in the table should be expected to have occurred there. The Rotz property is located in the portion of the election district that is not in the growth area where population increases have been more modest.

PUBLIC FACILITIES

Water and Sewerage Facilities

The adopted Water and Sewerage Plan for Washington County establishes the policies and recommendations for public water and sewer infrastructure to help guide development in a manner that promotes healthy and adequate service to citizens. The stated purpose of the Plan is "... to provide for the continued health and well-being of Washington Countians and our downstream neighbors." This is achieved through implementing recommendations in the County Comprehensive Plan and the Water and Sewerage Plan to provide for services in a timely and efficient manner and by establishing an inventory of existing and programmed services.

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 4

The Rotz parcel that is the subject of this rezoning request is not served by any public water or sewer facilities nor is it located in any area programmed for public service in the Water and Sewer Service. It has S-7 and W-7 service priority designations for sewer and water service in the Water and Sewerage Plan. These designations indicate that no public facilities exist or are planned in the future. These designations are consistent with the property location in the Rural Agricultural area of the County where expenditures by the County to provide public water and sewer facilities are discouraged except to resolve health issues. The dwelling on the parcel utilizes an on-site well and septic system. The owners indicate that the day camp and the dwelling have a connected water system. Comments have not been received from the Washington County Health Department.

Emergency Services

The volunteer fire company of Funkstown provides fire protection services for the subject parcel. The fire station is located in Funkstown approximately 2 miles to the north. Community Rescue Service located on Eastern Boulevard provides emergency rescue service. The station is 3.5 – 4 miles to the north. Comments have not been received from emergency service providers.

Schools

The Rotz parcel is located in the attendance districts of Rockland Woods Elementary School, E. Russell Hicks Middle School and South Hagerstown High School. The request for application of the Rural Business floating zone will not generate residential development and therefore no additional school students. The requested rezoning will not have an effect on school enrollments or capacities.

PRESENT AND FUTURE TRANSPORTATION PATTERNS

The subject 1 acre parcel is located on the east side of Garis Shop Road about halfway between Wagaman Road and Roxbury Road. The property has a paved semi-circular driveway with connections to the public road at the northern and southern corners of the property. There is a dirt/gravel driveway that extends from the southern portion of the driveway, south of the dwelling, through the rear yard and on to the Antietam Recreation parcel. Antietam Recreation has a separate entrance onto the public road north of the rezoning parcel at 9745 Garis Shop Road. The road network provides connections to Alternate US 40 to the east and Sharpsburg Pike (MD Rt. 65) to the west.

Garis Shop Road, Wagaman Road and Roxbury Road are all designated as local roads by the Functional Road Classification map in the Comprehensive Plan. The primary purpose of a local

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 5

street is to provide intra-community access for individual properties. In a rural setting, local streets can expect traffic below 1000 ADT (Average Daily Traffic). The County Commuter does not provide service to the site. Traffic counts are not available.

The request for rezoning does not include concrete plans for expansion of the business uses on the 1 acre parcel only justification for the zoning change due to the past use for business. At the time that additional uses on the 1 acre parcel are proposed and site plans are reviewed a determination will need to be made if potential additional traffic will trigger a need for a traffic study.

COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT IN THE AREA

The subject property is a 1 acre parcel with a dwelling on it. It is used for residential purposes but it also has accessory uses related to Antietam Recreation, a recreational day camp located on an adjacent 31 acre parcel. The area surrounding this rezoning site is a mixture of rural residential development on small parcels clustered along the road. There are also small businesses usually in conjunction with a residential use, open space with forest cover and some farmland. The Maryland correctional facilities are located approximately 1 mile to the southwest. The entire area is zoned Agricultural (Rural) with the exception of the Rural Business floating zone on the 31 acres at Antietam Recreation and on a 1.5 acre parcel approximately 800 feet south of the rezoning site.

The applicant has provided a detailed description of existing uses on neighboring properties as part of the justification supplied with the rezoning application which is attached. At this time there are no concrete plans for additional uses or changes to the uses that currently exist on the parcel. If the application of the Rural Business zone is approved the applicant indicates possibilities for additional uses on the parcel that are of the same nature as what currently exists at Antietam Recreation, day care or recreation day camp activities. From that aspect it would not be expected that the rezoning would impact land uses in the vicinity. The current use seems to coexist and more of the same use would seem to be consistent.

The use of the structure as a dwelling is certainly compatible with the other residential properties. While there are business uses scattered throughout the general area there do not appear to be conflicts although the physical appearance of some is out of character with the general rural appearance of the area. Antietam Recreation has been located in the area since 1977 and has flourished since then. The active use areas are setback from the road more than 1000 feet. There isn't a record of complaints about the facility. Antietam Recreation received the Rural Business zoning designation during the initial application of the district after its

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 6

original creation in 2005.

The purpose of the Rural, Business District is to permit the development of business that support the agricultural industry and farming community, serve the needs of the rural residential population, provide for recreation and tourism opportunities as well as establishing locations for businesses and facilities not otherwise permitted in rural areas of the County. The Rural Business district can be established as a floating zone in an Agricultural (Rural), Environmental Conservation or Preservation zone.

The following historic inventory sites are located within a ½ mile radius of the Rotz property.

WA-I-275 – brick farmhouse and farmstead (east side of Antietam Creek)

WA-I-347– Rose's Mill Bridge

WA-I-413 –Rose's Mill (remains)

WA-I-418 –Rocky Spring farm, brick and stone farmstead (east side of Antietam Creek)

RELATIONSHIP OF THE PROPOSED CHANGE TO THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY

The purpose of the Comprehensive Plan is to evaluate the needs of the community and balance the different types of growth and preservation to create a harmony between different land uses. This is accomplished through evaluation of existing conditions, projections of future conditions and creation of a long term plan that promotes compatibility while maintaining the health, safety and welfare of the citizenry. The plan devises a strategy for meeting citizen's needs while making the best use of available resources.

The Washington County Comprehensive Plan identifies two general areas for growth, development and preservation policy implementation: Urban and Town Growth areas and the Rural Agricultural Area. Growth and development are encouraged in areas where infrastructure is available or can be extended efficiently, the designated growth areas. Large scale or intense development is not promoted in the rural policy area so that preservation of productive agricultural land, the agricultural industry, historic, cultural and open space can be the priority. The Rotz parcel is located in the Rural Agricultural area.

ANALYSIS

The circumstances of this rezoning request are somewhat unique. Mr. and Mrs. Rotz who live in the residence on the subject rezoning parcel are the owners and operators of Antietam

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 7

Recreation, a recreational day camp located on an immediately adjacent separate parcel. They state in their application that their dwelling has always included support activities for the camp such as equipment repairs, storage, staff lodging and fitness activities which is the cause for the well established access drive between the two parcels. The camp is zoned Rural Business, an appropriate zoning category for the use. The parcel containing the dwelling and the accessory camp use is not zoned Rural Business. A portion of the garage attached to the dwelling, where camp related activities occur, straddles a property line between the dwelling and the camp. This compromise of the property line occurred as a result of an approval from the Board of Zoning Appeals. Although they have contemplated additional camp related uses in the dwelling to the point that the structure might no longer be used as their residence, they have not reached a point where they are prepared to formally move forward with any plans. No concrete proposal for establishment of a separate or non-related business on the subject parcel is included with this application. The Rotz's proposed that the parcel should have been zoned RB at the same time that Antietam Recreation received the RB designation in 2005, because it was supporting camp activities at the time.

For consideration, it is noted that Washington County queried rural business owners of record, including the applicant, prior to assignment of the RB zone to determine the appropriate locations and extent of the district boundaries. The Rotz's acknowledge that they received that correspondence from the County but interpreted it to mean that the dwelling parcel was already included in the area proposed to be zoned RB in 2005.

Section 5E.4 of the Zoning Ordinance contains the following evaluation criteria to be met in order to establish the Rural Business floating zone. Applicable information follows each criteria.

(1) The proposed RB District is not within any designated growth area identified in the Washington County Comprehensive Plan. The parcel in question is not located in any designated growth area.

(2) The proposed RB district has safe and useable road access that meets the standards under the "policy for Determining Adequacy of Existing Roads." In addition, a traffic study may be required where the proposed business, activity or facility generates 25 or more peak hour trips or where 40% of the estimated vehicle trips are anticipated to be commercial traffic. There is no proposal for the current use on the site to change and there have been no concerns stated by reviewing agencies and no concerns of record that indicate the existing use has created traffic issues that need to be addressed. If a change in use is initiated, site plan review would allow the consideration of new road adequacy evaluations.

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

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(3) On site issues related to sewage disposal, water supply, storm water management, floodplains, etc., can be adequately addressed. As with road adequacy, the current use which is not proposed to change at this time, appears to operate without issues in this regard. A change in use or intensity would trigger additional review of adequacy of the site for water and sewer facilities and storm water management. There are no floodplains on the site.

(4) The location of an RB District would not be incompatible with existing land uses, cultural or historic resources or agricultural preservation efforts in the vicinity of the site. The 31 acres of existing RB zoning and a recreation day camp in operation since 1977 have not been shown to be incompatible. An additional 1 acre of the same use immediately adjacent is unlikely to change that situation. However, a change in use or intensity could create an unknown entity at which time compatibility would be a review factor in determining an approval of that change.

The rezoning application does not include a preliminary site plan as noted in submittal materials because the applicant has not proposed any changes to the site, claiming that the parcel should have been zoned Rural Business originally in 2005. Criteria from Section 5E.6(c) 1-6 for the Planning Commission to consider in making a recommendation to the Board of County Commissioners are noted below with applicable information.

(1) The proposed district will accomplish the purpose of the RB District. A portion of the stated purpose of the Rural Business District is to provide locations for uses needed by the rural population and to provide recreation opportunities. That is exactly what Antietam Recreation does on the adjacent 31 acre parcel in the RB zone and what will continue to occur on the Rotz parcel.

(2) The proposed site development meets the criteria identified in Section 5E4 of this Article. Uses on the parcel are not proposed to change. A change in the zoning district will cause the existing building to become non-compliant with new setbacks.

(3) The roads providing access to the site are appropriate for serving business related traffic generated by the proposed RB land use. The road serves the business located on the adjacent parcel adequately and there is no plan submitted with the application for intensification of the current use on the rezoning site.

(4) Adequate sight distance along roads can be provided at proposed points of access to the site. No new points of access are proposed. If access locations change or new

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 9

ones are proposed they would be included on site plans that would receive review to determine adequate sight distance.

(5) The proposed landscape areas can provide adequate buffering of the proposed RB land use from existing land uses in the vicinity. The Plan Review Department has indicated that certain setbacks and buffer requirements may need variances to be compliant with new setbacks that come along with the RB district. Additional development may not be able to be approved without variances. At this time no change in use or new use is proposed.

(6) The proposed land use is not of a scale, intensity or character that would be incompatible with the adjacent land uses or structures. The current land use has been in operation for many years and is not proposed to be changed. The Planning Commission would have the opportunity to determine if a proposed change in land use warranted an additional public hearing and a compatibility determination could be made at that time.

To arrive at a conclusion on the appropriateness of this rezoning request and make a recommendation to the Board of County Commissioners, the Planning Commission should consider the following in addition to information provided during the public information meeting. The applicant views the request for the RB district as a correction to a past mistake. The County's advice and inquiry at the time of the original RB application was misunderstood. The applicant believed that all of Antietam Recreation was receiving the RB district, not just the camp parcel and not the dwelling. The applicants believe that the business of Antietam Recreation has always spilled over onto this parcel and into the dwelling of the business owners and that it should have been zoned RB at the same time. It's simply a correction of the zoning map and the business related activities that have always occurred there will continue without any effect on neighboring properties.

If the RB is to be established on the 1 acre parcel so that the owners can continue the current camp related accessory uses on the property and over time migrate other camp related uses to the property while also reducing the residential use, that may not be an issue if the RB zone is in place. As long as the future uses are considered accessory to the camp as the current ones are, there would not appear to be concerns or compatibility issues. If camp related uses that are not necessarily accessory but instead expansions of the use such as converting the dwelling to a day care center without an on-site residential component, there may be concerns. That would fall into the category described in Section 5E.7 Changes in Land Use, where the Planning Commission has the responsibility to determine if there has been a significant change in the use and intensity of the property that warrants the need for another public hearing. This would include submission and approval of a site plan.

STAFF REPORT AND ANALYSIS

RZ-15-004 – Robert and Mary Rotz

Page 10

Without consolidation of the two parcels (if the RB district is approved) the owners would be able to transfer ownership of the 1 acre parcel which creates the potential for an entirely new use on the site not related to Antietam Recreation. Again, the Planning Commission would have the opportunity to evaluate the use to determine if intensity has increased to the point that a new public hearing is required. A site plan would also be required as a mechanism to insure all design requirements are met. Any use listed as permitted in the Table of Land Uses in Section 3.3 of the Zoning Ordinance could be permitted on the parcel but the Planning Commission has an opportunity to determine if another public hearing is required before the use change is approved.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Stephen T. Goodrich", written in a cursive style.

Stephen T. Goodrich, Director
Department of Planning and Zoning

STG/me
attachments

WASHINGTON COUNTY PLANNING COMMISSION
WASHINGTON COUNTY, MARYLAND

ORDINANCE AMENDMENT APPLICATION

PLEASE BE SURE TO COMPLETE THE
APPROPRIATE SECTIONS AND SIGN
THE APPLICATION.

THE APPLICATION MUST BE ACCOMPANIED
BY THE APPROPRIATE FEES. (PLEASE MAKE
CHECKS PAYABLE TO: "WASHINGTON
COUNTY TREASURER".)

To be completed by the Planning Commission

Case No. _____

Date Filed: _____

Fee Paid: _____

Hearing Date: _____

Bob and Mary Rotz

APPLICANT

9729 Garis Shop Rd Hagerstown, MD
ADDRESS 21746

Robert G and Mary O. Rotz

PROPERTY OWNER

ADDRESS

Type of Amendment requested:

MAP AMENDMENT

1) Zoning Ordinance:

The applicant hereby petitions for the reclassification of land

Located at 9729 Garis Shop Rd (N 1/2 mile to Wagaman Rd.)
Street Name and Number or N S E W side of road, distance N S E W from nearest
Intersecting road

Consisting of 1 acre
Area in square feet if less than one (1) acre, or in acres if one (1) acre or more

From the Agriculture District to the Rural Business
Present classification Requested Classification

Tax Map: 057 Grid: 24 Parcel No.: 406

Explanation (As described in the "Administrative Procedures for Rezoning Applications"): _____

see attached sheet

If additional space is needed, please attach a separate sheet of paper)

REASON FOR THE REQUEST: (Please check one)

- ☐ Change in the character of the neighborhood
☐ Mistake in Original Zoning

n/a **TEXT AMENDMENT**

Please check one:

Adequate Public Facilities Ordinance	_____
Comprehensive Plan	_____
Forest Conservation Ordinance	_____
Solid Waste Plan	_____
Subdivision Ordinance	_____
Water and Sewer Plan	_____
Zoning Ordinance	_____

Proposed Text: Deletions should be in brackets, unchanged wording in lower case, and new wording in caps.

Section No. _____

Attorney or Agent

9729 Garis Shop Rd.

Address

Hagerstown, MD 21740

Address

Robert Y. Rotz Mary O. Rotz

Applicant's Signature

Subscribed and sworn before me this 7 day of July, 2015. My commission expires on 10/15/2016.

Ann E. Reed

Notary Public



ANTIETAM RECREATION

9745 Garis Shop Road, Hagerstown, MD 21740

Phone: (301) 797-3733 or (301) 797-7999, Fax: (301) 797-7782

Web site: www.antietamrecreation.com

E-mail: mary@antietamrecreation.com

Applying for Rezoning for 9729 Garis Shop Rd, Hagerstown, MD

History - The 31.67 acres at 9745 Garis Shop road known as Antietam Recreation was purchased by Mary and Bob Rotz in 1971. Our first building on the site was a barn that housed our horses and a camping trailer then an apartment that provided housing for my husband and me and later my small daughter. In 1977 we officially opened our doors and became Antietam Recreation Inc.

In 1983 Bob and Mary Rotz purchased an adjoining property which had a Foremost house on one acre (48,560 sq. ft.) owned by Mr. and Mrs. Ray Myers at 9729 Garis Shop Road. Antietam Recreation owned property along the entire right and back sides of the newly acquired property. The front borders along Garis Shop Road. Since both properties were owned by us, were adjoining, and were zoned agricultural we considered them all one piece. Our basement in our house (9729 Garis Shop RD) included a workshop to handle all repairs and maintenance for the camp, plus a large room for costumes used in our drama program and shows during our off season. Storage containers (4) on this one acre home site houses camp equipment and show props and costumes etc. Our horses, used in the camp riding program, roamed throughout the 31.57 and one acre properties. Our house not only housed ourselves and our small children throughout the years from 1983 to present but have housed counselors and staff that have come from out of town to work at the camp or in our shows. Our own 5 children who were fulltime employees starting at age 14 (are now 22-34 in age) lived there and worked at camp. Although all the major buildings, recreational facilities, and offices are within a 5 acres site both properties were always considered part of Antietam Recreation. Both properties are connected by water, intercom, web, and phone systems. Only wanting to maintain one mailbox all mail has been delivered to the 9729 Garis Shop Rd home address.

In the summer of 1996 both properties were zoned agricultural when the Rotz family extended their driveway and built a garage onto the original 31.67 property. An appeal for a variance from the 15' set back to 14 feet was made for the proposed construction of the garage and was approved Dec. 13, 1995. The garage houses a weight lifting and physical fitness area used by various members of our camp staff to get and keep in shape.

Problem- In 2005 when Washington County Zoning reclassified some of Agriculture properties to Rural Business (RB-N) we assumed that included both properties. . The original 31.67 Antietam Recreation site was reclassified to Rural Business and the 1 acre spot with the house site remained Agriculture. It was not until Nov. 2014 after considering the possibility of starting a day care center or expanding our Jr. camp that we were made aware that our 9729 property was not zoned Rural business like the rest of our property. Therefore the house was zoned Agriculture and the attached garage and part of the driveway was in the Rural Business Zone classification. We feel a mistake was made and that both properties should have been lumped together since it was all used in the Antietam Recreation business.

Solution -We have been in the recreational and child care business as a day camp and recreational facility for campers, schools, businesses, and the general public for 39 years. We would like to continue and even expand our business in the years ahead with our grown children's help. The house is too big for the two of us now and could be used to expand our Jr. camp program (which for two years has been at full capacity with long waiting lists.), possible start a child care center, serve as headquarters for our Teen program, or to use for camp staff housing.

Therefore, this is a request to rezone our 9729 Garis Shop Road property to Rural Business.so it will official be what it has already been an extension of our Antietam Recreation Business and the house and the attached garage will be in the same zoning classification.. The following are things to consider:

- The house and grounds straddle both the Agricultural and Rural Business Zoning classifications. See final 1971 plat for more detail.
- Both the Recreation Center (9745 Garis Shop RD) and the house (9729 Garis Shop RD.) parcels are attached on two sides and have been used for child care purposes since 1983.
 - Since 1983 the 9729 property housed those who were employed or were part owners of Antietam Recreation Inc.
 - The 9745 property (Antietam Recreation) has cared for children since 1977 in multiple ways: Day Camp-Ages 7-13, Junior Camp Ages 4-8, Teen Camp 14-15, After School Program, School Field Trips, Fall Horse Back Riding Lessons, Corporate, Church, and Family Picnic Facility on weekends, and year round Dinner Shows
- Until 2005 both properties were zoned agricultural and both were owned by Bob and Mary Rotz. Not being separated, they were considered an extension of each other with maintenance, vehicle, housing and storage located at 9729 and the recreational facility and horses located at 9745 Garis Shop Rd.
- Our youngest child is now 22 and in the last year all have moved out of the house leaving it very empty. My husband and I can reside elsewhere so the house seems a perfect solution to utilize our existing building and expand our existing business
- With recreational centers, private colleges, country clubs, conference centers, bread and breakfast facilities,, banquet facilities, all similar businesses, all already allowed in the agricultural

- Although almost all of the houses along our Garis Shop Road were in existence when we bought our property in 1983 the area along Sharpsburg Pike have grown substantially. We have seen a need to expand to fulfill additional childcare needs in our area. When we started our Jr. Camp Program for four –six year olds, 5 years ago it immediately jumped from 20 to 50 campers and now every week we have a long waiting list. Our day camp has grown to 350 campers a day in some weeks. We are located in the Rockland Woods Elementary School District which has 658 students one of the larger elementary schools in the County.
- At the end of Garis Shop Rd and joining Roxbury Road is Maryland Correctional Institute and Roxbury Complex, one of the largest employers in Washington Co. We have served these parents with child care ages (6-13 since 1977
- Six of our neighbors on Garis Shop Road have businesses that have been instrumental in establishing Antietam Recreation. They include the following: Lowell Fox's Excavating-dug all our footers for all our buildings and transplanted over 20 Sycamore trees, Jimmy Kendal & Son Trucking -designed and built the horse walker and used back hoe on various projects, Elwood Garling Transmission -repaired and put in transmissions for our vehicles, Maple Leaf Tack Shop(Mariah Neff)- took care of all our horse and show outfit needs, Family Tree Nursery(BeckyKendall Evans and Tim Evans)-advised and provided many trees, shrubs, and plants for our landscaping needs, and Robert Schwab Machine Shop- repaired,, welded, and restoring much of our equipment and special attractions.
- . All those properties bordering or across from the 9745 and 9729 properties were in existence when Antietam Recreation opened for business in 1977 with the exception of an house built by Charles Langenstein at 9808 Garis Shop Rd. in 2006. Several homeowners have added houses to an existing site. (Willard 9831 and Kendal 9835)
- We have had a close relationship to all our neighbors for many years. We have had no problems with anyone on our road for the last 44 years we lived here or the 38 years we have run Antietam Recreation and do not expect any in the future.

The Following people are our neighbors that adjoin our property at 9729 Garis Shop Rd.

- Right Side and Back Side of property owner Antietam Recreation
- Left side of property at 9725 Garis Shop RD - Janet Troxell (Operated an Afghan Dog Kennel for many years now retired)
- Directly Across the Street at 9732 Garis Shop Rd - Mrs. Leonard (Irene) Embly (Family Operated Wood and Repair Shop for many years)
- Across the Street at 9728 Garis Shop Rd- Lennis Hull Jr. (vacant at this time)

The following are our neighbors that adjoin our 9745 Garis Shop Rd property

- Robert Schwab-9733 Garris Shop Rd. (Owns a Welding, Repair and Restoration Shop) Antietam Recreation property surrounds his property on all three sides.
- William Debold 9740 Garis Shop RD (Across from the Schwab house)
- Davis & Denise Hull-9813 Garis Shop Rd (Former site of Garling's Transmission Center) Antietam Recreation Property is along the left and back side of the property.
- Bonnie Weddle 9742 Garis Shop RD (rental property) across from AR lane
- Diane Lewis 9804 Garis Shop Rd (we are her guardian for house when she is frequently away) across the street
- Earl Leibolt -9821 Garis Shop Rd (border on the back of his property)
- Walter Cline 9825 Garris Shop RD (border on the back of his property)
- Charles Langenstein at 9808 (across the street bordering part of our front.)

Listed below are other businesses and commercial endeavors on Garis Shop Rd, not including 9729 and 9745 Garis Shop Rd properties owned by Bob and Mary Rotz

- Adult Home for Handicapped-9839
- Arc of Washington Co.- 9710
- Family Tree Nursery-9915
- Garling's Transmission and Garage 9813 –Closed at this time
- Hub city Express-9629
- James Kendall Trucking-9835
- Jeremiah Weddle Farm-9320
- Lowell Fox Excavating and Grading- 10026
- Maple Leaf Tack Shop-9639 (closed at this time)
- Pets Vacation Land-10138
- Rock Hill Apartment Complex-9710
- Roxbury and MD Correctional Prison Complex-Corner of Roxbury and Garis Shop

Final Statement and Summary

Bob and Mary Rotz would like to change the zoning classification on their 9729 Property to Rural Business. We think an error was made in 1983 when it not zoned the same as our Antietam Recreation property. We have met with Frederick, Seibert, and Associates Inc. and are considering sometime in the future vacating the boundary lines between the properties to make the plats one big property. Both attorney Carl Disque and Fred Frederick have advised us to apply for the zoning. The

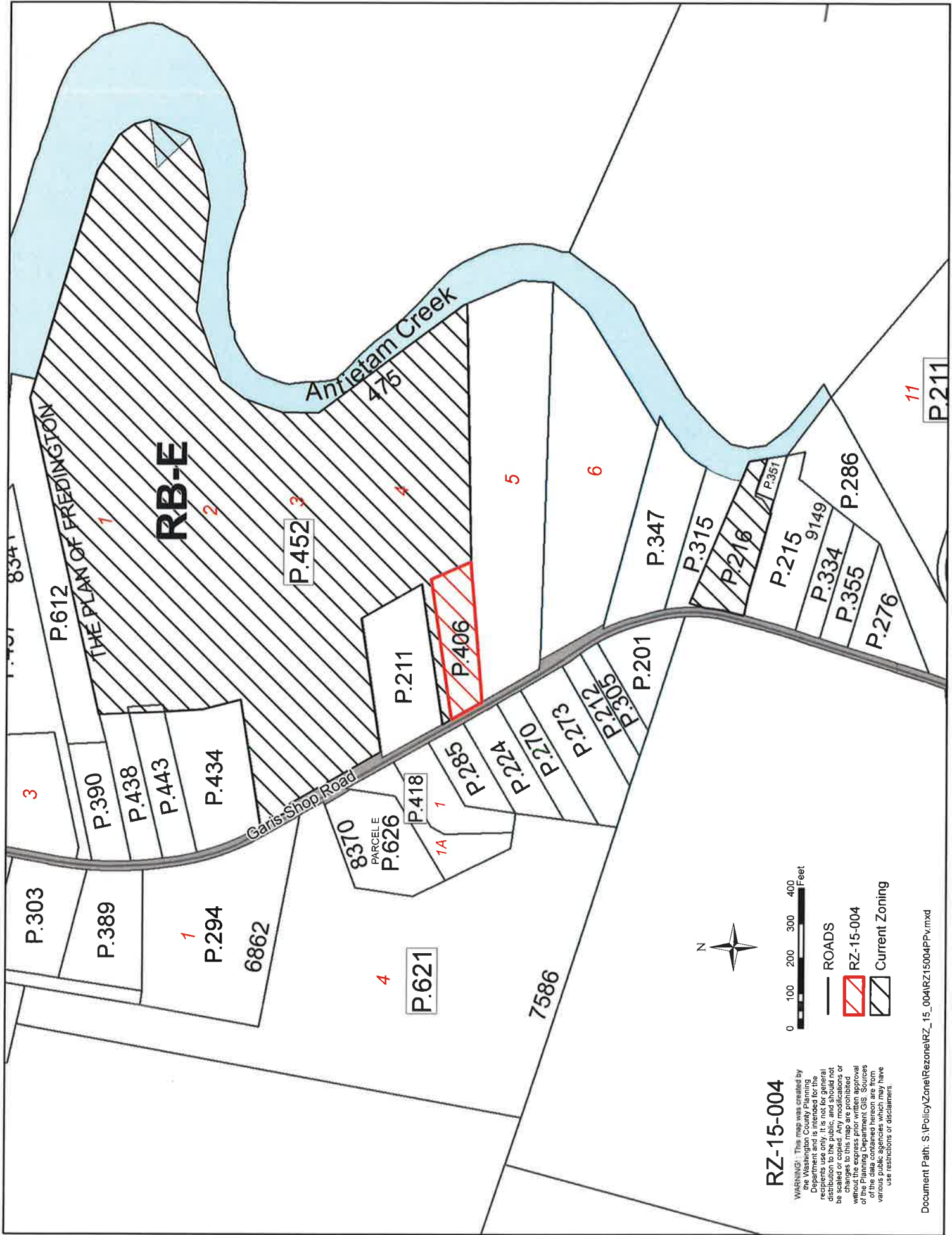
Existing Rotz Dwelling

GARIS SHOP RD

RZ-15-004



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RZ-15-004

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- ROADS
- RZ-15-004
- Current Zoning



Washington County

M A R Y L A N D

DIVISION OF

ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

RECEIVED

AUG 20 2015

WASHINGTON COUNTY
PLANNING DEPARTMENT

MEMORANDUM

TO: Jill Baker, Department of Planning & Zoning

FROM: Cody Shaw, Senior Planner-Plan Review *CS*

SUBJECT: RZ-15-004 – Map Amendment for 9729 Garis Shop Road

DATE: 8/17/15

In response to your request, the Department of Plan Review offers the following comments regarding the above referenced re-zoning case. The requested rezoning is from Agricultural Rural to Rural Business.

1. A site plan will be required for any proposed business use.
2. Development on the site would be required to address all standard site plan requirements such as screening, parking, and all other zoning requirements. This may be difficult to achieve given the shape and size of the lot.
3. Due to the lot being adjacent to a residential zoning district, a 100 foot side yard setback will be required. Commercial development of this lot as it exists would not be able to meet this required setback. Therefore, a variance would need to be obtained from this setback before a site plan could be approved. Other variances may be needed (ie: parking, screening, etc) due to the small lot size and configuration.
4. The potential is there for the lot to be undevelopable for business uses without obtaining several variances.
5. If earth disturbance is greater than 5,000 sq ft, storm water management will be required. This may also be very difficult to achieve due to the current lot size/configuration.



DEPARTMENT OF PLANNING & ZONING

COMPREHENSIVE PLANNING | LAND PRESERVATION | FOREST CONSERVATION | GIS

October 5, 2015

RZ-15-005

APPLICATION FOR CONCEPT AND DEVELOPMENT PLAN AMENDMENT STAFF REPORT AND ANALYSIS

PROPERTY OWNER: Emerald Pointe Inc.
APPLICANT: Fox & Associates Inc.
LOCATION: East side of the Marsh Pike and South side of Longmeadow Road
ELECTION DISTRICT: 18
COMPREHENSIVE PLAN: Urban Growth Area - Low Density Residential
PARCELS AND ACREAGE: Parcel 118 (57.99 acres) on property map 25
Parcel 903 (7.88 acres) on property map 38
EXISTING ZONING: RT – PUD Residential Transition with Planned Unit Development
floating zone
PROPOSED CHANGE: Amend the approved Concept and approved PUD Development Plan to eliminate the 9,000 square foot commercial building from the interior of the residential portion of the development, expand the community center to include additional amenities but retain a commercial component, substitute a mixed office/retail use for the previously approved retirement living center and revise phase lines to reflect past approvals
DATE OF INFORMATION MEETING: October 19, 2015

LOCATION

The Emerald Point Planned Unit Development (PUD) is located along the east side of Marsh Pike, south of Longmeadow Road and west of Leitersburg Pike. The development, encompassing 97 acres, received the PUD floating zone in 2003 following a significant public review process. In the past 12 years, numerous final plats creating single family, townhouse and semi-detached lots have been approved. Those plats include dedications for new public streets, stormwater management facilities and open space. Parcel 903, located at the intersection of Marsh Pike and Leitersburg Pike is the site of the approved retirement living center where the applicant requests a change to the Concept and Development Plan to show a mixed office/retail use. The residential area of the development has been carved out of parcel 118 and is where a change is requested to remove the 9,000 square foot commercial building and expand the community center for additional amenities and a commercial component. The entire development has a generally flat topography. A significant floodplain and other open space separates the residential portion from the commercial area proposed at the intersection by about 1000 feet. Undeveloped portions of the approved development have most recently been planted in farm crops.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

BACKGROUND

A Planned Unit Development or PUD floating zone was approved by the County Commissioners on the 97 acre parcel on March 13, 2003 for developer Paul Crampton (RZ-02-008). This action reclassified the property from Agriculture to Agriculture – Planned Unit Development. The concept approved with the floating zone included 259 residential lots for semi-detached, single family and townhouse units and a community center. Also approved on this concept was 8.5 acres of commercial area in the interior of the development and a retirement living center to be constructed on 8.32 acres on the southern end of the parcel near the intersection of Marsh Pike and Leitersburg Pike. There was considerable opposition to approval of the concept based on concerns regarding increased traffic, school capacities and the potential for change to the character of the predominately single family neighborhood. The decision of the County Commissioners to approve the PUD was appealed to the Circuit Court but the approval was affirmed by the court in November 2003.

The Final Development Plan in effect at this time was approved by the Planning Commission in April 2007 (DP-06-002) and is reflective of the concept presented with the zoning amendment to add the PUD floating zone. This plan included 259 dwelling units, 2.94 acres of commercial area within the development, and a retirement living center with 12 cottages on 8.32 acres located at the intersection of Marsh Pike and Leitersburg Pike. Since that approval, final plats for 114 lots have been recorded to date and more than 80 dwelling units have been constructed. At this time, no site plans for the commercial area within the residential portion of the development or the retirement living center have been submitted for approval.

In June 2013 the Planning Commission was asked to review a proposed revision to the Final Development Plan for Emerald Pointe PUD. These changes included elimination of the 9,000 square foot commercial building from the interior of the residential portion of the development, expansion of the community center, a new commercial area at the corner of Marsh Pike and Leitersburg Pike in place of the retirement living center and the revision of phase lines to reflect recorded final plats. The Planning Commission determined that the proposed changes were major changes to the previously approved Concept and Development Plan. This warranted a public hearing to solicit public input prior to forming a recommendation to the Board of County Commissioners for action on the proposed change. The Planning Commission made that decision in July 2013. The Planning Commission and the Board of County Commissioners held joint public hearings on October 1 and November 19, 2013 and took significant amounts of testimony regarding the proposed change to the Concept and Development Plan. The County Commissioners voted on March 18, 2014 to approve the amendment.

In September 2014, Heidi A. Arnao and others filed a petition in Circuit Court for judicial review of the County Commissioners decision to approve the amendments to the Concept and Development Plan for the Emerald Pointe PUD. The petition claimed that the County Commissioners were not authorized by the Zoning Ordinance to amend Concept Plans or to make major changes to approved Development Plans in the PUD floating zone. The petition also argued that because convenience stores and neighborhood shopping centers are not permitted uses in the BL (Business Local) zone, they may not be allowed in the Emerald Pointe PUD (these uses were shown on the approved amendment to the Concept and Development Plan). The Court determined that the Board of County Commissioners was

not authorized to approve the changes and reversed the County's decision to approve the amendment. This conclusion made the appellant's second argument regarding allowance of the convenience store in the commercial area moot.

The Circuit Court decision reversing the County Commissioners decision on the amendment to the Emerald Pointe PUD Concept and Development Plan highlighted a gap in Zoning Ordinance language. The ordinance does not specifically state that the Development Plan can be amended and does not describe a procedure. To address the Courts opinion and to confirm that the County has always intended for there to be opportunities and needs to adjust PUD Development Plans, an amendment to the text of the Zoning Ordinance was prepared and shepherded through the public review process as required before it was adopted on August 15, 2015. The amended ordinance now requires a determination that a proposed change is major or minor and provides a procedure to follow to achieve approval and incorporate the changes into the Development Plan. When a change is determined to be major a public review process that mirrors the original rezoning is required and review guidelines and standards are specified for each subsequent plan review step.

Soon after adoption of these PUD Concept and Development Plan amendment guidelines (RZ-15-003) the Planning and Zoning Department received a request from Emerald Pointe developers for determination by the Planning Commission of major or minor status of proposed amendments to the approved Development Plan for the Emerald Pointe PUD. The Development Plan that is proposed to be amended is the Development Plan that was approved in April 2007. It shows the retirement living center at the intersection of Marsh Pike and Leitersburg Pike. This plan became the one in effect after the Circuit Court invalidated the County Commissioners' approval of the 2013 amendment that substituted a mixed office/ retail center with a convenience store for the retirement living center.

CURRENT REQUEST

The proposed amendment under consideration in this application (as described in the application) contains the following changes:

1. Elimination of the 9,000 square foot commercial building from the interior area of the development.
2. Expansion of the Community Center to include additional amenities for the residents of Emerald Pointe and surrounding community including outdoor recreational areas, tennis courts and a restaurant /café area
3. New commercial area (in lieu of the interior commercial) at the corner of Marsh Pike and MD Route 60 (Leitersburg Pike) to replace the previously planned/approved Retirement Living Center
4. Revision of phase lines to reflect exiting recorded plats and approved preliminary plats (future phase lines are approximate and subject to change based on future sales.

The proposed amendment is virtually the same as the plan presented for an amendment in June 2013 which was approved and then nullified by the Circuit Court. The difference in the current proposal is that a two story bank/office building of 13,600 square feet and related rearrangement of the parking area is proposed instead of the convenience store. There is also a 12 foot wide golf cart, pedestrian and bike path with parking in the commercial area instead of a 10 foot walkway proposed earlier.

The proposed amendment to the Emerald Pointe Concept and Development plan was distributed to various County, Hagerstown and State agencies that may provide services or regulate the development of the property seeking input for consideration in this process. As of the date of this report comments have not been received. If received they will be provided during the public input meeting.

To assist in preparation for receiving and analyzing input from the public information meeting the following guidelines from the Zoning Ordinance are provided. These are to be considered in a finding of facts by the Board of County Commissioners when making a decision on the application and may assist the Planning Commission in formulating a recommendation.

1. The purpose of the PUD District
2. The applicable policies of the adopted Comprehensive Plan
3. The compatibility of the proposed changes of the PUD district with neighboring properties
4. The effect of the proposed changes to the PUD on community infrastructure
5. Consistency with the intent and purpose for the establishment of the PUD which is to permit flexibility and creativity in the design of residential areas; promote economical and efficient use of the land, provide for a harmonious variety of housing choices, a varied level of community amenities and the promotion of adequate recreation, open space and scenic attractiveness.

Respectfully submitted,



Stephen T. Goodrich, Director
Department of Planning and Zoning

STG/me

Attachments

WASHINGTON COUNTY PLANNING COMMISSION
WASHINGTON COUNTY, MARYLAND

ORDINANCE AMENDMENT APPLICATION

PLEASE BE SURE TO COMPLETE THE
APPROPRIATE SECTIONS AND SIGN
THE APPLICATION.

THE APPLICATION MUST BE ACCOMPANIED
BY THE APPROPRIATE FEES. (PLEASE MAKE
CHECKS PAYABLE TO: "WASHINGTON
COUNTY TREASURER".)

To be completed by the Planning Commission

Case No. _____

Date Filed: _____

Fee Paid: _____

Hearing Date: _____

FOX + ASSOCIATES, INC.
C/O GORDON POFFENBERGER
APPLICANT
EMERALD POINTE INC.
C/O PAUL CRAMPTON
PROPERTY OWNER

981 MT. AETNA RD.
HAGERSTOWN, MD 21740
ADDRESS
222 E. OAK RIDGE DR. SUITE 100
HAGERSTOWN, MD 21740
ADDRESS

Type of Amendment requested:

~~MAP AMENDMENT~~ FINAL DEVELOPMENT PLAN REVISION

1) Zoning Ordinance:

The applicant hereby petitions for the reclassification of land

Located at E/S MARSH PIKE BETWEEN MD 60 + LONGMEADOW RD.
Street Name and Number or N S E W side of road, distance N S E W from nearest
Intersecting road

Consisting of COMMUNITY CTR. + OUTLOT A = 11.3 Ac.
Area in square feet if less than one (1) acre, or in acres if one (1) acre or more

From the PUD District to the PUD
Present classification Requested Classification

Tax Map: 25 + 38 Grid: 19 + 1 Parcel No.: 118 + 903

Explanation (As described in the "Administrative Procedures for Rezoning Applications"):

PUD REVISION TO APPROVED FINAL DEVELOPMENT PLAN

If additional space is needed, please attach a separate sheet of paper)

REASON FOR THE REQUEST: (Please check one)

- ☐ Change in the character of the neighborhood
☐ Mistake in Original Zoning

TEXT AMENDMENT

Please check one:

Adequate Public Facilities Ordinance	_____
Comprehensive Plan	_____
Forest Conservation Ordinance	_____
Solid Waste Plan	_____
Subdivision Ordinance	_____
Water and Sewer Plan	_____
Zoning Ordinance	_____

Proposed Text: Deletions should be in brackets, unchanged wording in lower case, and new wording in caps.

Section No. _____

GORDON POFFENBERGER

Attorney or Agent

981 MT. AETNA RD.

Address

HAGERSTOWN, MD 21740

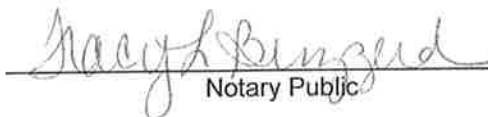
Address



Applicant's Signature

Subscribed and sworn before me this 14th day of September, 2015. My commission expires on December 19, 2015

TRACY L. BUZZERD
Notary Public-Maryland
Washington County
My Commission Expires
December 19, 2015



Notary Public

OWNER'S REPRESENTATIVES AFFIDAVIT FOR REZONING APPLICATIONS

This is to certify that GORDON POFFENBERGER is authorized to file an application for
(applicant's name)
an application for the rezoning of lands located at E/S MARSH PIKE (EMERALD PT. PUD)
(location)
containing 11.3 from PUD to PUD
(acres) (existing classification) (requested classification)
and that said application is authorized by PAUL CRAMPTON, the property owner in fee.
(owner's name)

PROPERTY OWNER

PAUL CRAMPTON
C/O EMERALD POINTE INC.

Name

222 E. OAK RIDGE DR. SUITE 100
HAGERSTOWN, MD 21740

Address

Signature

Subscribed and sworn before me this 14thday of September of 20 15.

Tracy L. Buzzard
Notary Public

My Commission expires: December 19, 2015

TRACY L. BUZZARD
Notary Public-Maryland
Washington County
My Commission Expires
December 19, 2015

AUTHORIZED REPRESENTATIVE

GORDON POFFENBERGER
C/O FOX + ASSOCIATES, INC.

Name

981 MT. AETNA RD.
HAGERSTOWN, MD 21740

Address

Signature

Subscribed and sworn before me this 14th day ofSeptember of 20 15.

Tracy L. Buzzard
Notary Public

My Commission expires: December 19, 2015

TRACY L. BUZZARD
Notary Public-Maryland
Washington County
My Commission Expires
December 19, 2015

Emerald Pointe PUD Property Adjainers

TM	Parcel	Lot	Owner	Address	
25	114		Dan Ryan Builders Inc	64 Thomas Johnson Drive Suite 110, Frederick, MD 21702	x
25	115		Michael Deen Franse	3 Gable Drive, Myerstown, PA 17067	x
25	117		James Marsden	19570 Leitersburg Pike, Hagerstown, MD 21742	x
25	443		William & Carolyn Horst	PO Box 117, Greencastle, PA 17225	x
25	423		Dawn & Donald Nally	19518 Longmeadow Road, Hagerstown, MD 21742	x
25	445		Sharon Jones	19512 Longmeadow Road, Hagerstown, MD 21742	x
25	100		Joyce Brining	13115 Little Hayden Circle, Hagerstown, MD 21742	x
25	419		Frederick & Brenda Gardinier	13403 Paramount Terrace, Hagerstown, MD 21742	x
25	298		Sandra & Harry Alexander	13402 Paramount Terrace, Hagerstown, MD 21742	x
25	342		Vasile & Speranta Ciobanita	19424 Longmeadow Road, Hagerstown, MD 21742	x
25	221		Brian Myers	19420 Longmeadow Road, Hagerstown, MD 21742	x
25	93		Board of Education	10435 Downsville Pike, Hagerstown, MD 21740	x
25	270		Julian Wildes	47779 Brawner Place, Sterling, VA 20165	x
25	309		Mark & Joseph Latta	13411 Marsh Pike, Hagerstown, MD 21742	x
25	285		Brian Hines & Kristy Queen	13407 Marsh Pike, Hagerstown, MD 21742	x
25	260		Benjamin & Janet Flaherty	13407 Marsh Pike, Hagerstown, MD 21742	x
25	719		Nevin & Joyce Shank	13333 Marsh Pike, Hagerstown, MD 21742	x
25	131		William Catlett	13334 Marsh Pike, Hagerstown, MD 21742	x
25	130		Livingspace INC	20534 Leitersburg Pike, Hagerstown, MD 21742	x
25	796		John & Catherine Skaggs	13322 Marsh Pike, Hagerstown, MD 21742	x
25	128		FHCPM LLC c/o Robert Baer	13316 Marsh Pike, Hagerstown, MD 21742	x
25	818		John & Sandra Grossnickle	13312 Marsh Pike, Hagerstown, MD 21742	x
25	507		Donna Baer	13308 Marsh Pike, Hagerstown, MD 21742	x
25	245		Shannon Martin	161 Chantilly Court, Hagerstown, MD 21740	x
25	125		Baptist Paramount Church Inc	13234 Marsh Pike, Hagerstown, MD 21742	x
25	226		Brandon & Julie Knepper	13228 Marsh Pike, Hagerstown, MD 21742	x
25	247		Harry & Lynley Masser	13222 Marsh Pike, Hagerstown, MD 21742	x
25	774	48	Douglas & Cheryl Sevik	19702 Portsmouth Drive, Hagerstown, MD 21742	x
25	774	49	Vondel Anderson & Marjorie Chambers	19706 Portsmouth Drive, Hagerstown, MD 21742	x
25	774	50	Jesse & Ivory Davis	19410 Portsmouth Drive, Hagerstown, MD 21742	x
25	774	52	Bernadette Djuidje	19305 Heritage Lane, Hagerstown, MD 21742	x
25	774	1	Donald & Brenda Yesacavage	19304 Heritage Lane, Hagerstown, MD 21742	x
25	774	4	Steven & Leslie Powell	13209 Johnnycake Lane, Hagerstown, MD 21742	x
25	774	5	Joel & Teresa Lum	13205 Johnnycake Lane, Hagerstown, MD 21742	x
25	774	6	Quentin & Sandra Fleming	13201 Johnnycake Lane, Hagerstown, MD 21742	x
25	774	7	Mark Milburn & Lisa Miller	13200 Johnnycake Lane, Hagerstown, MD 21742	x
38	548	74	Michael & Si Youn Stalcup	19211 Jamestown Court, Hagerstown, MD 21742	x
38	548	75	Frank & Carolyn Brooks	19207 Jamestown Court, Hagerstown, MD 21742	x

38	548	76	San Thang Phat & Ho Jady	19203 Jamestown Court, Hagerstown, MD 21742	x
38	548	1	Richard & Linda Farnum	19204 Jamestown Drive, Hagerstown, MD 21742	x
38	548	2	Brian Ritchey	19208 Jamestown Drive, Hagerstown, MD 21742	x
38	548	3	Cary Wolbrette	19212 Jamestown Drive, Hagerstown, MD 21742	x
38	548	4	Howard & Kathleen Collier	19216 Jamestown Drive, Hagerstown, MD 21742	x
38	548	6	Anthony & Lori Manilla	19222 Jamestown Drive, Hagerstown, MD 21742	x
38	13		Holcim US Inc	24 Crosby Drive, Bedford, MA 01730	x
38	12		Steven & Shari Baer	19556 Leitersburg Pike, Hagerstown, MD 21742	x
25	832	60	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	59	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	58	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	57	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	56	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	55	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	54	Darrell & Thelma Wolf	19420 Amethyst Drive, Hagerstown, MD 21742	z
25	832	53	Rosalie Ridenour	19422 Amethyst Drive, Hagerstown, MD 21742	z
25	832	52	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	51	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	50	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	49	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	48	Sandra Vollmer	19413 Amethyst Drive, Hagerstown, MD 21742	z
25	832	47	Vincent & Virginia Lindsay	19415 Amethyst Drive, Hagerstown, MD 21742	z
25	832	46	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	45	Donald & Alva Harsh	19421 Amethyst Drive, Hagerstown, MD 21742	z
25	832	44	Constance Richards	19402 Moonstone Drive, Hagerstown, MD 21742	z
25	832	43	Mary Jefferies	19404 Moonstone Drive, Hagerstown, MD 21742	x
25	832	42	Gregory & Katrina Eversole	19408 Moonstone Drive, Hagerstown, MD 21742	x
25	832	41	Kenneth & Jean Peifer	19410 Moonstone Drive, Hagerstown, MD 21742	x
25	832	40	Anita Jones	19414 Moonstone Drive, Hagerstown, MD 21742	z
25	832	39	Marcia & Kimberly Nissel	19416 Moonstone Drive, Hagerstown, MD 21742	z
25	832	37	Joseph & Lynnea Richards	19422 Moonstone Drive, Hagerstown, MD 21742	z
25	832	29	Karen Spessard	19421 Moonstone Drive, Hagerstown, MD 21742	z
25	832	30	Rebecca Playcan	19419 Moonstone Drive, Hagerstown, MD 21742	z
25	832	31	Barbara Beard	19415 Moonstone Drive, Hagerstown, MD 21742	z
25	832	32	Donald Vindivich	19413 Moonstone Drive, Hagerstown, MD 21742	z
25	832	33	Eugene & Jane Sappington	19409 Moonstone Drive, Hagerstown, MD 21742	x
25	832	34	Sharon Giles	19407 Moonstone Drive, Hagerstown, MD 21742	x
25	832	35	David & Debra Nycum	19403 Moonstone Drive, Hagerstown, MD 21742	x
25	832	28	Kevin & Catherine Quinn	13319 Marquise Drive, Hagerstown, MD 21742	x

25	832	27	Ellen Gercke	13317 Marquise Drive, Hagerstown, MD 21742	x
25	832	26	Michael & Robin Twigg	20337 Ayoub Lane, Hagerstown, MD 21742	x
25	832	25	Thomas & Peggy Hardinge	13313 Marquise Drive, Hagerstown, MD 21742	x
25	832	24	James & Cynthia Dray	13309 Marquise Drive, Hagerstown, MD 21742	x
25	832	23	Caroline Miller	13307 Marquise Drive, Hagerstown, MD 21742	x
25	832	22	Edith Wiles & Branch Banking Trustees	13303 Marquise Drive, Hagerstown, MD 21742	x
25	832	21	Judith Wood	13301 Marquise Drive, Hagerstown, MD 21742	x
25	832	1	Forrest & Barbara Elkins	13302 Marquise Drive, Hagerstown, MD 21742	x
25	832	2	Nancy Crampton	320 Winding Oak Drive, Hagerstown, MD 21742	x
25	832	3	Betty Bell	13308 Marquise Drive, Hagerstown, MD 21742	x
25	832	4	William & Marlene Becraft	13310 Marquise Drive, Hagerstown, MD 21742	x
25	832	5	Mary Ellen Kirk	13314 Marquise Drive, Hagerstown, MD 21742	x
25	832	6	Gary & Lucinda Swales	13316 Marquise Drive, Hagerstown, MD 21742	x
25	832	7	Jane Boyd	13318 Marquise Drive, Hagerstown, MD 21742	x
25	832	8	Ruth Falcone	13320 Marquise Drive, Hagerstown, MD 21742	x
25	832	9	Daniel & Sharon Field	13324 Marquise Drive, Hagerstown, MD 21742	z
25	832	10	Robert & Florence Nead	13326 Marquise Drive, Hagerstown, MD 21742	z
25	832	11	Edward & Rose Mattax	13330 Marquise Drive, Hagerstown, MD 21742	z
25	832	12	Mary Smith	13332 Marquise Drive, Hagerstown, MD 21742	z
25	832	13	Jo Eleanor Webb	13336 Marquise Drive, Hagerstown, MD 21742	z
25	832	14	Wayne & Antoinette Gosnell	13338 Marquise Drive, Hagerstown, MD 21742	z
25	832	15	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	16	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	z
25	832	140	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	x
25	832	141	Candace & Herschell Weaver	19404 Sapphire Drive, Hagerstown, MD 21742	x
25	832	142	Paul & Nancy Crampton	222 E Oak Ridge Dr, Hagerstown, MD 21740	x
25	832	143	Morris & Rose Sweeney	19408 Sapphire Drive, Hagerstown, MD 21742	x
25	832	144	Thomas Hawkins & Linda Jones Trustees	19412 Sapphire Drive, Hagerstown, MD 21742	x
25	832	145	Guy & Eugenia Grove	5540 Aurora Drive, Leesburg, FL 34748	x
25	832	146	Alice Hevner	19416 Sapphire Drive, Hagerstown, MD 21742	x
25	832	147	Norman & Janet Litten	19418 Sapphire Drive, Hagerstown, MD 21742	x
25	832	148	Jeanne Carper	19437 Sapphire Drive, Hagerstown, MD 21742	x
25	832	149	Gary & Cynthia Moser	19435 Sapphire Drive, Hagerstown, MD 21742	x
25	832	150	George & Judith Semler	19433 Sapphire Drive, Hagerstown, MD 21742	x
25	832	151	Ronald & Sandra Jakob	19431 Sapphire Drive, Hagerstown, MD 21742	x
25	832	152	Robert & Rita Arch	19427 Sapphire Drive, Hagerstown, MD 21742	x
25	832	153	Linda & Joanne Priest	19425 Sapphire Drive, Hagerstown, MD 21742	x
25	832	154	Ann Allen	19423 Sapphire Drive, Hagerstown, MD 21742	x
25	832	155	Roger & Penny Falls	19421 Sapphire Drive, Hagerstown, MD 21742	x
25	832	156	Rosalie Matthews	19417 Sapphire Drive, Hagerstown, MD 21742	x
25	832	157	PKP LLC	1110 Professional Ct Suite 3, Hagerstown, MD 21740	x

25	832	158	Myrtle Smith	19413 Sapphire Drive, Hagerstown, MD 21742	X
25	832	159	Martin & Jeanine Kurtyka	19411 Sapphire Drive, Hagerstown, MD 21742	X
25	832	160	Courtney & Agnes Mills	13253 Onyx Drive, Hagerstown, MD 21742	X
25	832	161	Courtney & Agnes Mills	13253 Onyx Drive, Hagerstown, MD 21742	X
25	832	162	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	X
25	832	177	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	X
25	832	178	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	X
25	832	179	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	X
25	832	180	Eric & Debra Baldwin	13246 Onyx Drive, Hagerstown, MD 21742	X
25	832	181	Donald Richter & Sheila Edwards	13250 Onyx Drive, Hagerstown, MD 21742	X
25	832	182	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	X
25	832	183	Ronald Watkins	13258 Onyx Drive, Hagerstown, MD 21742	X
25	832	207	Carol Veil	19441 Sapphire Drive, Hagerstown, MD 21742	X
25	832	206	Walter Bell Jr	19443 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	205	Cynthia & Craig Burkett	19445 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	204	Jacqueline Swaim	19447 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	203	Andrew & Diana Serafini	13918 Marsh Pike, Hagerstown, MD 21742	Z
25	832	202	Lynne Williams	19543 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	201	Sharon Chaney	19455 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	200	Wayne & Vicki Creek	19457 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	199	Larry & Patricia Allen	PO Box 396, Williamsport, MD 21795	Z
25	832	198	Roger Black	13303 Ruby Pointe Drive, Hagerstown, MD 21742	Z
25	832	197	Ralph & Monna Goldsborough	13305 Ruby Pointe Drive, Hagerstown, MD 21742	Z
25	832	196	Lisa & Virginia Fennel	13307 Ruby Pointe Drive, Hagerstown, MD 21742	Z
25	832	195	Joann Barr	13311 Ruby Pointe Drive, Hagerstown, MD 21742	Z
25	832	194	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	193	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	192	Thomas & Stacey Hornbecker	13317 Ruby Pointe Drive, Hagerstown, MD 21742	Z
25	832	191	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	190	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	189	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	188	Emerald Pointe Inc	222 E Oak Ridge Dr, Hagerstown, MD 21740	Z
25	832	187	William & Dianne Fridinger	19448 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	186	Barbara Taylor	19446 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	185	Steven Kovacs	19444 Sapphire Drive, Hagerstown, MD 21742	Z
25	832	184	Robert & Grace Veil	19442 Sapphire Drive, Hagerstown, MD 21742	Z

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

DEED

THIS DEED, made this 21st day of November 2003, by and between **ROKANE, LLC**, a Maryland limited liability company, and **ROSALYN D. SHANK**, a resident of Washington County, Maryland (hereinafter collectively referred to as "the Grantor"), and **EMERALD POINTE, INC.**, a Maryland corporation (hereinafter referred to as "the Grantee"),

WHEREAS, Rokane, LLC, a Maryland limited liability company and Paul N. Crampton, Jr., entered into a Purchase Agreement dated May 8, 2001 (as amended) with respect to certain real property located in Washington County, Maryland and more particularly described on **EXHIBIT A** attached hereto (the "Property"); and

WHEREAS, Paul N. Crampton, Jr., has assigned his interest in said Purchase Agreement to the Grantee; and

WHEREAS, Rosalyn D. Shank previously conveyed the Property to Rokane, LLC by virtue of a Quitclaim Deed dated November 8, 1995, which deed contained no warranties of title; and

WHEREAS, Rokane, LLC now desires to convey title to the Property to Grantee in accordance with the Purchase Agreement, together with covenants of special warranty and further assurances acceptable to Grantee; and

WHEREAS, Rosalyn D. Shank, a member of Rokane, LLC has agreed to join in the execution of this deed as "Grantor" for the limited purposes of warranting specially the title to the Property;

WITNESSETH, THAT FOR AND IN CONSIDERATION of the payment by the Grantee to Rokane, LLC of the sum of ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000.00) (which is the actual consideration paid or to be paid for the within conveyance), and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Rokane, LLC and Rosalyn D. Shank as the Grantor, the Grantor hereby grants and conveys to the Grantee and the Grantee's successors and assigns, in fee simple, all of that land in Washington County, Maryland, which is described in **EXHIBIT A** hereto,

BEING ALL OF THAT PROPERTY which, by a quitclaim deed dated November 8, 1995, and recorded among the Land Records of Washington County, Maryland in Liber 1353 folios 691 et seq., was conveyed by Rosalyn D. Shank to Rokane, LLC; and

TOGETHER WITH all of the improvements thereon and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining (all of which land, improvements and appurtenances are hereinafter referred to collectively as "the Property"),

TO HAVE AND TO HOLD the Property unto and to the proper use and benefit of the

2192 0347

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

Grantee and the Grantee's successors and assigns, in fee simple.

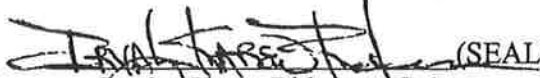
THE GRANTOR HEREBY COVENANTS that the Grantor will warrant specially such title; and will give such further assurances thereof as may be requisite.

IN WITNESS WHEREOF, the Grantor has executed and ensealed this Deed or caused it to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

WITNESS:

ROKANE, LLC,
a Maryland limited liability company

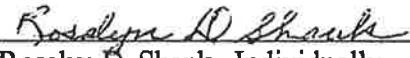


 (SEAL) TRUSTEE
By: Irvalyn Karen Ridenour, Sole Trustee
of Irvalyn Karen Ridenour Revocable Trust, Manager



 (SEAL) Trustee
By: Nevin M. Shank, II, Sole Trustee
of Nevin M. Shank, II Revocable Trust, Manager

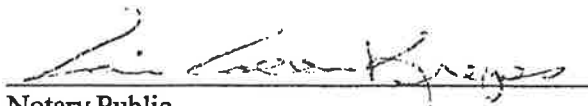


 (Seal)
Rosalyn D. Shank, Individually

STATE OF MARYLAND: COUNTY OF FREDERICK: TO WIT:

I HEREBY CERTIFY that on this 21st day of November, 2003 before me, a Notary Public for the state and county aforesaid, personally appeared, Irvalyn Karen Ridenour, Sole Trustee of the Irvalyn Karen Ridenour Revocable Trust known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she, in her capacity as Sole Trustee is a Manager of ROKANE, LLC, a Maryland limited liability company, that she, in her capacity as Sole Trustee has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.


Notary Public

My commission expires on 3-31-07

AGRICULTURE TAX \$

AGREEMENT 63,599.25

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County

7/21/2003 By [Signature] Date 11/21/03
LB

2192 0349

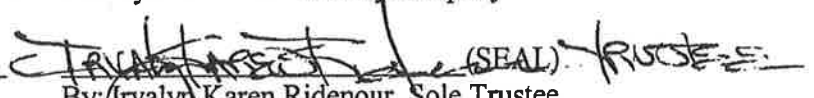
CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

AFFIDAVIT OF CONSIDERATION

I, Irvalyn Karen Ridenour, Sole Trustee of the Irvalyn Karen Ridenour Revocable Trust, Manager of Rokane, LLC do hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any Mortgage or Deed of Trust assumed by the Grantee is the sum total of \$1,900,000.00.


WITNESS:

ROKANE, LLC,
a Maryland limited liability company



By: Irvalyn Karen Ridenour, Sole Trustee
of Irvalyn Karen Ridenour Revocable Trust, Manager




By: Nevin M. Shank, II, Sole Trustee
of Nevin M. Shank, II Revocable Trust, Manager

THIS is to Certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Robert J. Kresslein

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

Transferor Information:

Entity Name: ROKANE, LLC

Reasons for Exemption:**Resident Status:**

- ☒ Transferor is a resident entity under § 10-912 (A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

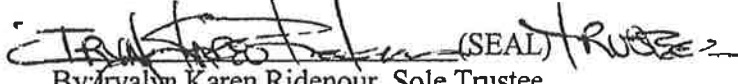
Principal Residence:

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under the penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

WITNESS:

ROKANE, LLC,
a Maryland limited liability company

By: Irvalyn Karen Ridenour, Sole Trustee
of Irvalyn Karen Ridenour
Revocable Trust, Manager



 (SEAL)

By: Nevin M. Shank, II, Sole Trustee
of Nevin M. Shank, II Revocable Trust, Manager

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

AFFIDAVIT AS TO TOTAL PAYMENT

The undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am the transferor, [or agent of the transferor if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withdrawing Law is
ONE MILLION SEVEN HUNDRED THOUSAND DOLLARS and 84/100 (\$1,700,739 - 84).
~~SEVEN HUNDRED THIRTY NINE~~ 84/100

Dated this 21st day of November, 2003.

WITNESS:

ROKANE, LLC,
a Maryland limited liability company




By: Irvalyn Karen Ridenour, Sole Trustee
of Irvalyn/Karen Ridenour
Revocable Trust, Manager

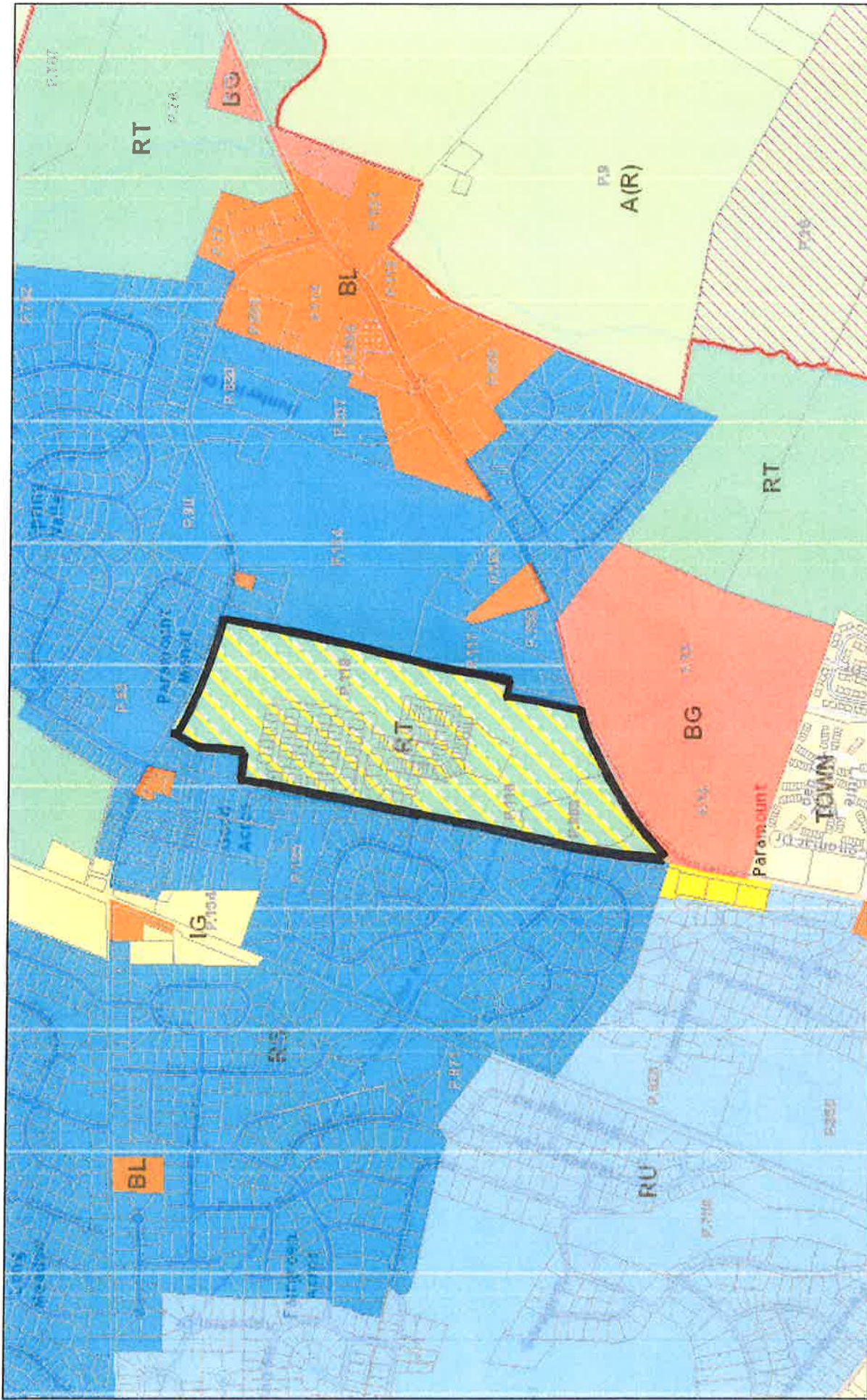


Nevin M. Shank, II (SEAL)

By: Nevin M. Shank, II, Sole Trustee
of Nevin M. Shank, II Revocable Trust, Manager

MAIL TO:

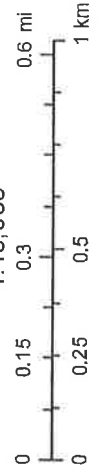
MEYERS, YOUNG, GROVE & THOMAS, P.A.
P.O. Box 1267
82 West Washington Street
Hagerstown, MD 21741-1267



September 11, 2015

- Parcels
- Growth Area Boundaries

1:18,056



1" = 1500' ±

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

NOTES:

1. BEARINGS AND DISTANCES ARE IN AGREEMENT WITH A RECENT SURVEY BY FOX & ASSOCIATES.
2. ZONING: 75T-PUD, RESIDENTIAL, TRANSITIONAL WITH A PUD OVERLAY
3. DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER
4. MARSH PIKE - MAJOR COLLECTOR
5. A RIGHT OF WAY SEVENTY FIVE (75) FEET IN WIDTH WHEN MEASURED FROM THE CENTERLINE OF LITTELSBURG PIKE IS DEDICATED FOR THE PURPOSE OF THE POSSIBLE FUTURE WIDENING OF SAID ROAD.
6. A RIGHT OF WAY FORTY (40) FEET IN WIDTH WHEN MEASURED FROM THE CENTERLINE OF MARSH PIKE AND LONGMEADOW ROAD IS DEDICATED FOR THE PURPOSE OF THE POSSIBLE FUTURE WIDENING OF SAID ROADS.
7. CONTOURS FROM AERIAL MAPPING BY KENDAL AERIAL MAPPING IN SPRING 2020.
8. THERE ARE NO STEEP SLOPES OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE FOR 50 CH 17 AS REQUIRED TO BE SHOWN BY SECTIONS 306 & 307 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
9. SEWER WILL BE PROVIDED BY WASHINGTON COUNTY WATER AND SEWER DEPARTMENT. WATER WILL BE PROVIDED BY THE CITY OF HAGERSTOWN.
10. MINIMUM BUILDING SETBACK LINES
11. MAXIMUM BUILDING HEIGHT IN RT DISTRICT = 35 FT.

SENSITIVE AREA STREAM BUFFER NOTES

STREAMS SHOWN ON WASHINGTON COUNTY SOIL SURVEY MAP 25

STREAM 1
LOCATED ALONG THE NORTHERLY R/W OF LITTELSBURG PIKE ALONG THE SOUTHERLY BOUNDARY OF SUBJECT PROPERTY.
THIS UPPER PORTION OF THE STREAM IS LOCATED IN A HAGERSTOWN SOIL TYPE AND HAS NO WELL DEFINED CHANNEL WITH NO EVIDENCE OF PERSISTENT FLOW AND THE DRAINAGE AREA IS LESS THAN 100 ACRES THEREFORE, A STREAM BUFFER IS NOT REQUIRED.

STREAM 2
LOCATED IN SOUTHERLY HALF OF THE SUBJECT PROPERTY RUNNING FROM MARSH PIKE EASTERLY TOWARD LITTELSBURG PIKE.
THE STREAM SHOWN IS LOCATED IN A FUNKSTOWN SOIL TYPE IN A MAPPED FLOOD PLAIN AND HAS A DRAINAGE AREA GREATER THAN 40 ACRES. THIS STREAM REQUIRES A STREAM BUFFER OF 24' ON EACH SIDE BUT WOULD BE EXPANDED TO THE LIMITS OF THE FLOOD PLAIN WHERE APPLICABLE.

STREAM 3
LOCATED IN THE CENTRAL PART OF THE PROPERTY BEGINNING IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND RUNNING IN A SOUTHERLY DIRECTION AROUND THE EASTERLY SIDE OF THE EXISTING FARM HOUSE AND RUNNING SOUTHERLY INTO STREAM 2.
THIS UPPER PORTION OF THE STREAM IS LOCATED IN A HAGERSTOWN SOIL TYPE AND THE LOWER HALF IS LOCATED IN A FUNKSTOWN SOIL TYPE. THE UPPER PORTION OF THE STREAM LOCATED IN THE HAGERSTOWN SOIL TYPE HAS NO WELL DEFINED CHANNEL WITH NO EVIDENCE OF PERSISTENT FLOW AND THE DRAINAGE AREA IS LESS THAN 100 ACRES THEREFORE, A STREAM BUFFER IS NOT REQUIRED. THE LOWER PORTION OF THE STREAM LOCATED JUST NORTH OF THE EXISTING FARM HOUSE AND RUNNING SOUTH INTO THE MAPPED FLOOD PLAIN AND INTO STREAM 2 WOULD REQUIRE A STREAM BUFFER BASED ON THE SENSITIVE AREA STREAM BUFFER CRITERIA FOR WASHINGTON COUNTY DUE TO THE DRAINAGE AREA BEING GREATER THAN 40 ACRES. HOWEVER, AFTER FIELD VERIFICATION WITH A REPRESENTATIVE OF THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT ON DECEMBER 23, 2020 IT WAS CONCLUDED THAT A STREAM BUFFER WAS NOT NECESSARY DUE TO THE LACK OF EVIDENCE OF A STREAM. THERE WAS NO WELL DEFINED CHANNEL WITH EVIDENCE OF PERSISTENT FLOW AND THE EXISTING VEGETATION INDICATED THAT NO STREAM WAS PRESENT.

SENSITIVE AREA NOTICE

THE STREAM BUFFER SHOWN ON THIS PLAN IS ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 409. IN AN EFFORT TO PRESERVE OR IMPROVE WATER QUALITY, THE PROPERTY OWNER IS REQUIRED TO ESTABLISH AND THEREAFTER MAINTAIN IN PERPETUITY VEGETATIVE GROUND COVER IN ACCORDANCE WITH RURAL/AGRICULTURAL BEST MANAGEMENT PRACTICES RECOMMENDED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. NO PERMANENT STRUCTURES AND NO CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNATED TO IMPROVE WATER QUALITY OR FLOW AS APPROVED BY THE WASHINGTON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, LAWS AND POLICIES. NO SEPTIC SYSTEMS OR SEPTIC RESERVE AREAS SHALL BE CONSTRUCTED WITHIN THE BUFFER.

THE SLOPE IN THE VICINITY OF THE STREAM SHOWN HEREON IS SIX PERCENT OR LESS. THEREFORE, BASED ON DESIGN PRINCIPALS AND STANDARDS IN ARTICLE IV, SECTION 409 OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE, A BUFFER WIDTH OF 24 FEET ON EACH SIDE OF THE SOIL SENSITIVE DESIGNATED WETLAND STREAM INSTANTLY STREAM BUFFER SETBACK SHALL BE EXPANDED TO THE LIMITS OF THE FEMA 100 YEAR FLOODPLAIN WHERE APPLICABLE.

SITE DATA

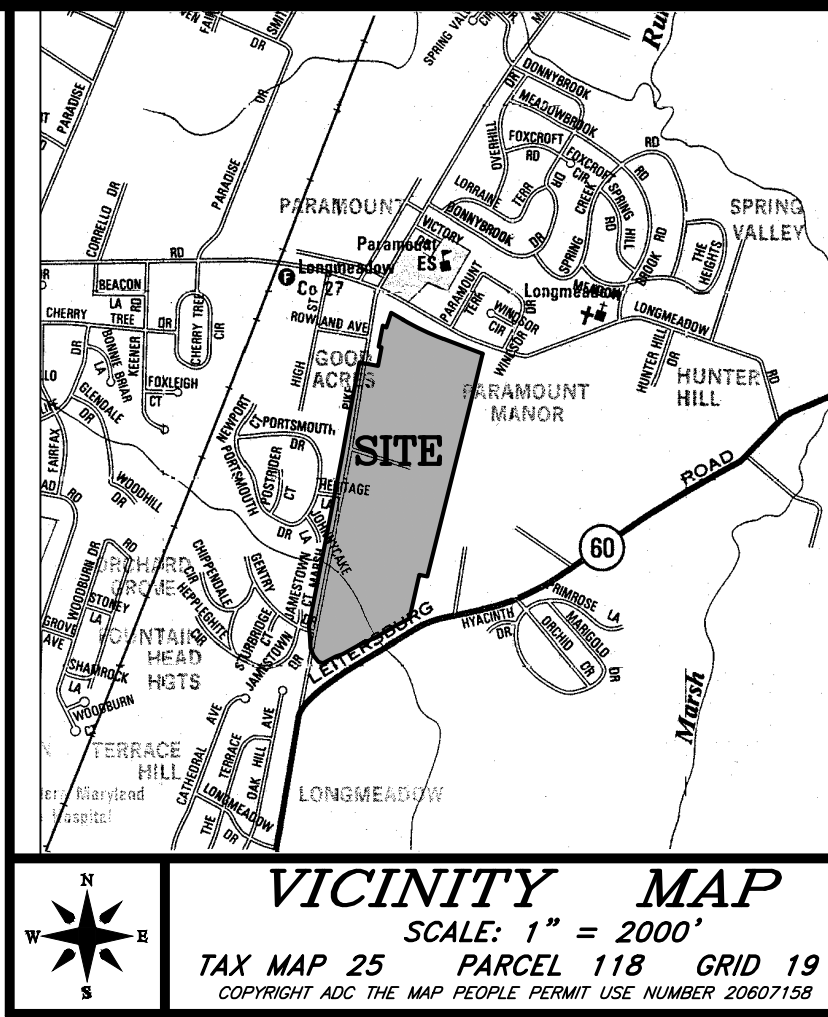
TOTAL No. OF UNITS.....259 UNITS
TOTAL AREA OF RESIDENTIAL AREA.....58.65 Acres (LOTS & STREET R/W)
ESTIMATED AVERAGE DAILY WATER AND SEWER USE.....72,100 GPD
OVERALL DENSITY (NOT INCLUDING COMM. AREAS).....259 UNITS/87.75 Ac. = 3.0 UNITS/ACRE

SOIL TYPES

FI.....FUNKSTOWN SILT LOAM * #
HMB.....HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES #
HMB.....HAGERSTOWN-ROCK COMPLEX, 3 TO 8 PERCENT SLOPES
HMB.....HAGERSTOWN-DUFFIELD-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES #
SPA.....SWAMPON SILT LOAM, 0 TO 3 PERCENT SLOPES * #
* RESTRICTED SOILS
PRIME FARMLAND
10.35 K FACTOR

PHASING SCHEDULE

2016.....BANK/OFFICE PAD AND COMMERCIAL BUILDING 1
2016.....COMMUNITY CENTER
2018.....COMMERCIAL BUILDING 2
2014 - 2015.....EX. PHASE 1 RESIDENTIAL LOTS
2014 - 2015.....EX. PHASE 2A RESIDENTIAL LOTS
2015 - 2018.....FUTURE PHASE 2A & 2B RESIDENTIAL LOTS
2015 - 2018.....FUTURE PHASE 3 RESIDENTIAL LOTS
2018 - 2020.....FUTURE PHASE 4 RESIDENTIAL LOTS
2020 - 2022.....FUTURE PHASE 4 RESIDENTIAL LOTS



VICINITY MAP

SCALE: 1" = 200'
TAX MAP 25 PARCEL 118 GRID 19
COPYRIGHT AND THE MAP PROPERTY OWNER NUMBER 200118



FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

82 WILKINS MILL COURT
FREDERICK, MD. 21701
PHONE: (301) 969-0850
FAX: (301) 252-0059
Email: fox@foxassociates.com
www.foxassociates.com

REVISED PRELIMINARY/FINAL DEVELOPMENT PLAN
EMERALD POINTE P.U.D.

SITUATE NORTH OF MD ROUTE 60 AND EAST OF MARSH PIKE
ELECTION DISTRICT No. 18-2
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

SHEET 1 OF 1

