



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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 3, 2016, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255**

CALL TO ORDER AND ROLL CALL

MINUTES

1. September 12, 2016 Planning Commission regular meeting *

DEVELOPMENT PLANS

1. Emerald Pointe PUD (DP-14-001) – Preliminary/final development plan showing the reconfiguration of the commercial area from the middle of the development to the southeast corner with two office buildings and a two-story bank building along the east side of Marsh Pike on 97.15 acres; Zoning: RT(PUD) – Residential Transition (Planned Unit Development); Planner: Lisa Kelly *

SITE PLANS

2. Emerald Pointe PUD Community Center (PSP-16-001) – Proposed community center for Emerald Pointe PUD located along the east side of Marsh Pike on 3.00 acres; Zoning: RT(PUD) – Residential Transition (Planned Unit Development); Planner: Lisa Kelly *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

WORKSHOP

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, October 17, 2016, 7:00 p.m., Washington County Planning Commission public rezoning information meeting, Washington County Circuit Court House, 24 Summit Avenue, Court Room #1, Hagerstown, Maryland
2. ~~Monday, October 24, 2016, 3:00 p.m., Washington County Planning Commission workshop, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland~~
3. Monday, November 7, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, Room 255, 100 W. Washington Street, Hagerstown, Maryland

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

The Planning Commission reserves the right to vary the order in which the cases are called.

Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 12, 2016**

The Washington County Planning Commission held a regular meeting on Monday, September 12, 2016 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, Jeremiah Weddle, and Dennis Reeder. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review - Tim Lung, Deputy Director, Lisa Kelly, Senior Planner and Cody Shaw, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:05 p.m.

MINUTES

Motion and Vote: Mr. Wiley made a motion to approve the minutes of the May 23, 2016 workshop meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the June 6, 2016 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Motion and Vote: Mr. Wiley made a motion to approve the minutes of the July 11, 2016 regular meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

-NEW BUSINESS

SITE PLANS

Green Hill Farm (SP-16-017)

Ms. Kelly presented for review and approval a site plan for Green Hill Farm for a proposed special events center on a 24 acre farm. The property is located along the northeast side of Mondell Road, just north of the town boundary of Sharpsburg, and is currently zoned P (Preservation). The property is in a Preservation Easement administered by the Maryland Environmental Trust (MET). A special exception was granted by the Board of Zoning Appeals in March 2016 allowing for the establishment of the events center and a variance from the required employee/visitor parking pavement requirements. The owners are limited to 12 events annually. The hours of operation for weddings will be from 4:00 to 10:00 p.m. Other planned events during the day will operate between the hours of 9:00 a.m. to 5:00 p.m. Portable restrooms will be installed on the site during special events. The dwelling on the property is served by an existing well and septic. The tent to be used for special events will be approximately 800 square feet; there is an existing 1200 square foot concrete space for events. Forty-four parking spaces are required and 73 parking spaces will be provided including 3 paved handicap parking spaces. Existing building mounted and portable lights will be provided for evening events. No signage is proposed. Trash cans and a private hauler will be provided. The site is exempt from Forest Conservation Ordinance requirements because the area of disturbance is less than 20,000 square feet. All agency approvals have been received. Access from Mondell Road onto the site has been changed to provide better sight distance.

Discussion and Comments: Mr. Weddle made an inquiry regarding the limitation of 12 events per year. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated this limitation was set by the Washington County Health Department; however, the owners may request waivers for additional events throughout the year. Portable restrooms and hand washing stations will be provided during the events. Ms. Kelly stated that several meetings have been conducted between the owners and the Health

Department officials to insure that health safety issues are addressed. Other events will be agriculture related.

Mr. Reiber asked who would make sure that the handicap area and storm water management is installed. Ms. Kelly stated this would be the responsibility of County inspectors working through the Washington County Department of Engineering & Construction Management.

Mr. Weddle asked if there is a limit to the total number of people or vehicles permitted on the property. Mr. Hager stated that there are no restrictions noted on the site plan; however, he believes the owners will know the limitations of the site and control the number of people and vehicles present at one time. He noted that MET inspects the property each year to insure that the fields are being preserved in the appropriate manner.

Motion and Vote: Mr. Reeder made a motion to approve the site plan as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Service Truck and Tire Center (SP=16-019)

Ms. Kelly presented for review and approval a site plan for Service Truck and Tire Center. The site is located along the south side of French Lane, east of the Greencastle Pike behind the Pilot truck plaza. The property is currently zoned HI (Highway Interchange). The developer is proposing to construct a 19,000 square foot building, which would include a tire repair shop and 4,000 square feet for future retail space (tenant to be determined). There will be two access points off of French Lane; one for the retail space and one for trucks to drive through to the tire repair shop. There will also be an access point to alleviate any congestion leaving the site. The County currently owns French Lane; the developer will be required to upgrade French Lane prior to any permits being issued to occupy the site. The site will be served by public water and public sewer. Total parking required for both uses is 36 spaces and 36 spaces will be provided. Lighting will be building and pole mounted. The proposed number of employees for the tire center is 8 and 4 employees for the future proposed retail. The hours of operation for both businesses would be Monday through Saturday, 8:00 a.m. to 5:00 p.m. Deliveries are expected to be one truck per week. Signs will be building mounted and there will be directional signs throughout the parking area and the drive through for the tire shop. There will be one dumpster to service the site. Landscaping will be provided in front of the building including Oak trees and vegetation to be planted in the storm water bio-retention pond. Forest Conservation Ordinance requirements were previously met through forest retention shown on a Forest Conservation easement plat for Hunter's Green. All agency approvals have been received.

Discussion and Comment: Mr. Reiber asked if the number of proposed parking spaces will be adequate for both businesses as well as employees. Mr. Hager stated that based on what is being proposed and the square footage, the parking will be adequate. Spaces can be added to the rear of the building for employee parking, if necessary.

Motion and Vote: Mr. Weddle made a motion to approve the site plan as presented. The motion was seconded by Mr. Wiley and unanimously approved.

The Arnett Farm – Lot 1 (SP-15-008)

Mr. Shaw presented for review and approval a site plan for a proposed convenience store including retail, fueling station, a restaurant and car wash on a 2.25 acre parcel. The site is located on the west side of Sharpsburg Pike; the property is currently zoned HI (Highway Interchange). A maximum of 10 employees per shift is proposed. The hours of operation will be 24 hours per day, 7 days per week. The site is served by public water and public sewer. The number of parking spaces required is 27 and 49 spaces will be provided. Site lighting and landscaping have been reviewed by staff and meets all County standards and requirements. Storm water management will be handled via a surface sand filter and storm water management pond. Forest Conservation Ordinance requirements will be met via payment-in-lieu in the amount of \$2,607.07. All agency approvals have been received with the exception of the Washington County Health Department. Building permits will not be issued until road improvements on Sharpsburg

Pike have been completed, proposed Arnett Drive is constructed, approved and accepted by the County, and Supercenter Drive is constructed and approved.

Discussion and Comments: Mr. Lung stated that a traffic study has been completed for this site (as well as the next site plan on the agenda) and approved in January 2016. The findings of the traffic study states that the improvements being completed as part of the development of the Walmart including the improvements on Sharpsburg Pike, the construction of Arnett Drive, and the proposed traffic light will satisfy the traffic needs of development on this site and the remaining lands (SP-15-010).

Motion and Vote: Mr. Reeder made a motion to approve the site plan contingent upon Washington County Health Department approval and receipt of the payment-in-lieu. The motion was seconded by Mr. Wiley and unanimously approved.

The Arnett Farm Remaining Lands (SP-15-010)

Mr. Shaw presented for review and approval a site plan for a proposed fast food restaurant on the west side of Sharpsburg Pike on 1.23 acres of land. The property is currently zoned HI (Highway Interchange). There are 5 employees per shift proposed; the hours of operation will be 10:00 a.m. to 10:00 p.m., 7 days per week. The site is served by public water and public sewer. Site lighting and landscaping have been reviewed by staff and meets all County standards and requirements. Storm water management will be handled via a surface sand filter. Forest Conservation Ordinance requirements will be met using the payment-in-lieu in the amount of \$1,724.98. Parking spaces required for this site is 48 spaces and 34 spaces will be provided. A special exception was granted by the Board of Zoning Appeals granting a reduction in the number of parking spaces on July 1, 2015. A reduction in the setback along Arnett Drive from 40 feet to 30 feet was also granted at that time. Approvals from the Washington County Health Department and City of Hagerstown Water Department are pending; all other agency approvals have been received. Building permits will not be issued for this site until all road upgrades have been completed on Arnett Drive and Sharpsburg Pike.

Motion and Vote: Mr. Weddle made a motion to approve the site plan contingent upon Washington County Health Department and City of Hagerstown Water Department approvals and receipt of the payment-in-lieu. The motion was seconded by Mr. Wiley and unanimously approved.

Cross Creek Commercial Lot 4 (PSP-16-002)

Mr. Shaw presented for review and approval a preliminary plat/site plan for a proposed office building located off of Poffenberger Road on 2.5 acres. The property is currently zoned HI (Highway Interchange). It was noted there was a mapping error made several years ago that labeled part of this site's zoning as RU (Residential Urban). The error has been corrected and shows the property being zoned HI. There will be 28 employees; hours of operation will be Monday thru Friday, 8:00 a.m. to 6:00 p.m. The site will be served by public water and public sewer. Parking spaces required is 34 spaces and 37 spaces will be provided. Storm water management will be addressed via a bio-retention pond. Landscaping, screening and lighting have been reviewed and approved by staff and meets all County standards and requirements. Forest Conservation Ordinance requirements are being met via a payment-in-lieu in the amount of \$7,971.48. Approvals from the Washington County Health Department and City of Hagerstown Water Department are pending; all other agency approvals have been received.

Discussion and Comments: Mr. Lung reported that several meetings were held between the developer and the County regarding road capacity and limitations for this site. The proposed use and the size of the building are considered a low-volume use and, therefore, a traffic study is not required and additional road improvements are not warranted.

Motion and Vote: Mr. Wiley made a motion to approve the site plan contingent upon Washington County Health Department and City of Hagerstown Water Department approvals and receipt of the payment-in-lieu. The motion was seconded by Mr. Reeder and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported that 40 new submittals were received in August, which included grading permits, entrance permits, utility permits, etc. There were 2 minor subdivision plat submittals, 4 subdivision replats, 2 simplified plats, 6 minor site plans, and 1 development plan revision to the Rosewood PUD. Staff granted approvals for 1 simplified plat, 3 minor residential subdivision plats, 1 minor site plan, and 1 Forest Stand Delineation.

UPCOMING MEETINGS

1. Monday, September 19, 2016, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, October 3, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, October 17, 2016, 7:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, 24 Summit Avenue, Court Room #1, Hagerstown, Maryland
4. Monday, October 24, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

ADJOURNMENT

Mr. Wiley made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

Respectfully submitted,

Terry Reiber, Chairman



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

D E V E L O P M E N T P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: EMERALD POINTE P.U.D. ??
NUMBER.....: DP-14-001

OWNER.....: EMERALD POINTE, INC.
LOCATION....: EAST SIDE OF MARSH PIKE
DESCRIPTION.: REVISED PRELIMINARY FINAL DEVELOPMENT PLAN

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD
COMP PLAN...: LD Low Density Residential
PARCEL.....: 02519011800000
SECTOR.....: 1
DISTRICT....: 27

TYPE.....:
GROSS ACRES.: 7.15
DWEL UNITS..: 259
TOTAL LOTS..: 259
DENSITY.....: 67 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 04/02/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$1,471.50

SITE ENGINEERING

	WATER	SEWER
METHOD.....:	??	??
SERVICE AREA.....:	HN	HN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	??	
GALLONS PER DAY SEWAGE...:	??	
SEWER PLANT.....:	Hagerstown	

STORM WATER MANAGMT TYPE.: ??
DRAIN DIRECTION.....:
FLOOD ZONE....: A
WETLANDS.....: N
TOPOGRAPHY....: flat
BEDROCK.....:
VEGETATION....: FARM FIELD

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1 SAPPHIRE DRIVE
- 2 EMERALD POINTE D
- 3 MARQUISE DR
- 4 MOONSTONE DR
- 5 TURQUOISE DR
- 6 CORAL POINTE DR
- 7 PERIDOT DR
- 8 PEARL DRIVE
- 9 JADE POINT DR
- 10 DIAMOND POINTE D

NUMBER OF ACCESS POINTS:3

COUNTY HISTORIC INVENTORY SITE #: I242

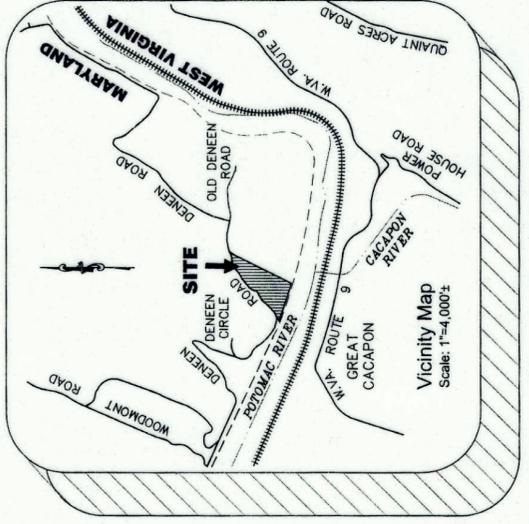
ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: ?? MILES TO STATION: .5
 AMBULANCE DIST: 75 MILES TO STATION: 4

COMMENTS:

REVISED PRELIMINARY FINAL DEVELOPMENT PLAN SHOWING THE
 RECONFIGURATION OF THE COMMERCIAL AREA FROM THE MIDDLE OF
 THE DEVELOPMENT TO THE SOUTHEAST CORNER REV 4

REV 2 SENT OUT 4/20/2016 SHOWING THE UPDATED CONFIGURATION
 OF COMMERCIAL DEVELOPMENT WITH TWO OFFICE BUILDING AND A
 TWO-STORY BANK BUILDING.



Surveyor's Certification

I hereby certify that to the best of my professional knowledge and belief the plan shown hereon is correct, that it is a subdivision of all of the land conveyed by Lisa Renee Santor unto James Ward and Stacia Ward by deed dated December 15, 2015 and recorded among the land records of Washington County, Maryland in Liber 5140, at Folio 205. And that concrete monuments marked thus: □ and rebar and surveyor's caps marked thus: ● have been set as indicated.

Ronald D. Bidle, Jr.
 Ronald D. Bidle, Jr., Maryland Registration #21517
 Expires: 07/13/2017

* A SURVEYOR'S CERTIFICATION COMPRISES A DECLARATION OF PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

Acreage Tabulation Parcel "B"

TOTAL AREA PARCEL "B" PER PLAT NO. 10188	40.924 AC.±
LESS TOTAL AREA LOT 1	20.924 AC.±
LESS TOTAL AREA LOT 2	20.000 AC.±
REMAINING AREA PARCEL "B"	0.000 AC.±

Acreage Tabulation Lot 1

TOTAL AREA LOT 1	20.924 AC.±
LESS AREA OF DEDICATED RIGHT OF WAY	0.798 AC.±
NET AREA LOT 1	20.126 AC.±

Acreage Tabulation Lot 2

TOTAL AREA LOT 2	20.000 AC.±
LESS AREA OF DEDICATED RIGHT OF WAY	0.922 AC.±
NET AREA LOT 2	19.078 AC.±

Dedication for Individuals

We do hereby certify, for ourselves and our personal representatives, heirs, and assigns that we are the legal and true owners of the property shown and described on this plat. We, the undersigned, do hereby dedicate to the public use all utility and drainage easement areas and all alley, street and road rights of way designated on this plat. We hereby agree to keep open all streets and recreation areas shown hereon and hereby agree that said dedications shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedication until legal acceptance thereof by said Board. And we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas, and with regard to the said easements and rights of way hereby agree to convey the same to said Board for the use of said Washington County, without consideration upon the legal acceptance of said easement and/or rights of way by said Board.

This deed and agreement of dedication shall be binding upon our grantees, assigns, successors, heirs, and personal representatives. Witness our hands and seals this 25th day of January, 2016.

James Ward
 James Ward
 Witness

Stacia Ward
 Stacia Ward
 Witness

There are no suits, actions at law, leases, liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision, except the following:

NONE

And all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.

I/We hereby assent to this plan of subdivision. Witness our hands and seals this 25th day of January, 2016.

James Ward
 James Ward
 Witness

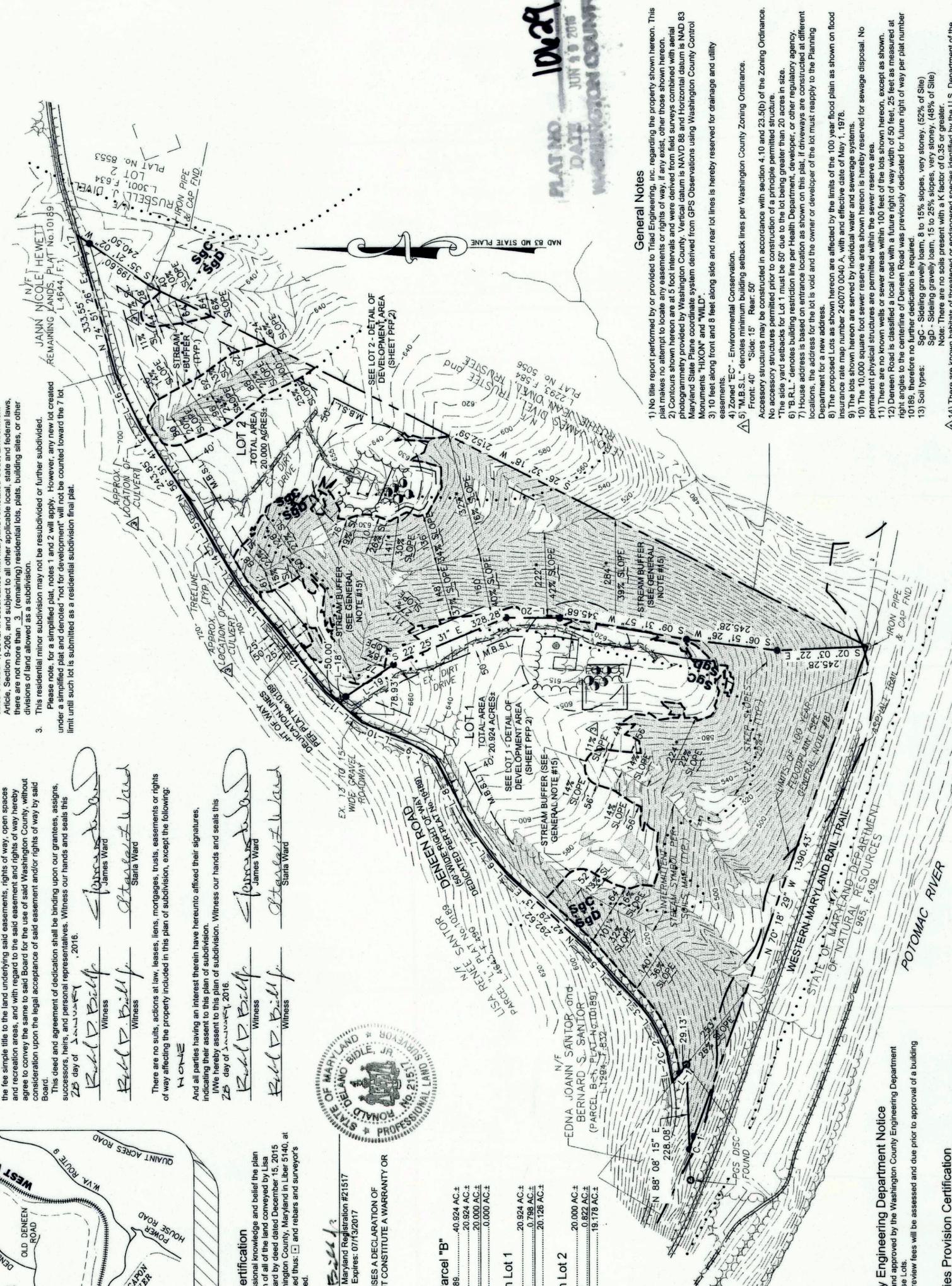
Stacia Ward
 Stacia Ward
 Witness



- 1. Maryland Septic Bill Notes**
- This residential subdivision plat is subject to all applicable local, state and federal laws and regulations. Any further potential of subdivision of any lots or remaining lands created by this subdivision is subject to the requirements of the Maryland Annotated Code, Environment Article, Section 9-206 and all applicable local, state and federal laws and regulations.
 - In accordance with the requirements of the Maryland Annotated Code, Environment Article, Section 9-206, upon recordation of this plat, a total of 4 residential lots, plots, building sites, or other division of land have been created from the parent parcel or tract since October 1, 2012. In accordance with Maryland Annotated Code, Environment Article, Section 9-206, and subject to all other applicable local, state and federal laws, there are not more than 3 (remaining) residential lots, plots, building sites, or other divisions of land allowed as a subdivision.
 - This residential minor subdivision may not be resubdivided or further subdivided. Please note, for a simplified plat, notes 1 and 2 will apply. However, any new lot created under a simplified plat and denoted "not for development" will not be counted toward the 7 lot limit until such lot is submitted as a residential subdivision final plat.

Maryland State Endangered Species Notice:

Maryland Department of Natural Resources Natural Heritage Program indicates the potential for the existence of the habitat of a Maryland designated threatened or endangered species. Current and future owners are advised to contact the Natural Heritage Program for additional information on program guidelines or further determination of the existence of the habitat. No additional land use restrictions are imposed by Washington County.



- General Notes**
- No title report performed by or provided to Triad Engineering, Inc. regarding the property shown hereon. This plat makes no attempt to locate any easements or rights of way, if any exist, other than those shown hereon.
 - Contours shown hereon are at 5 foot intervals and were derived from field surveys combined with aerial photography provided by Washington County. Vertical datum is NAVD 88 and Horizontal datum is NAD 83 Maryland State Plane coordinate system derived from GPS Observations using Washington County Control Monuments "HXON" and "WILD".
 - 10 feet along front and 8 feet along side and rear lot lines is hereby reserved for drainage and utility easements.
 - Zoned "EC" - Environmental Conservation.
 - "M.B.S.L." denotes minimum building setback lines per Washington County Zoning Ordinance. Front: 40' *Site: 15' Rear: 50'
 - Accessory structures may be constructed in accordance with section 4.10 and 23.5(b) of the Zoning Ordinance. No accessory structures permitted prior to construction of a principle permitted structure.
 - "The side yard setbacks for Lot 1 must be 50' due to the lot being greater than 20 acres in size.
 - "B.R.L." denotes building restriction line per Health Department, developer, or other regulatory agency.
 - House address is based on entrance location as shown on this plat. If driveways are constructed at different locations, the address for the lot is void and the owner or developer of the lot must reapply to the Planning Department for a new address.
 - The proposed lots as shown hereon are affected by the limits of the 100 year flood plain as shown on flood insurance rate map number 240070 0040 A, with an effective date of May 1, 1978.
 - The lots shown hereon are served by individual water and sewerage systems.
 - The 10,000 square foot sewer reserve area shown hereon is hereby reserved for sewerage disposal. No permanent physical structures are permitted within the sewer reserve area.
 - There are no known wells or sewer areas within 100 feet of the lots shown hereon, except as measured at 12) Denen Road is classified a local road with a future right of way width of 50 feet, 25 feet as measured at right angles to the centerline of Denen Road was previously dedicated for future right of way per plat number 10188, therefore no further dedication is required.
 - Soil types: SGC - Sliding gravelly loam, 8 to 15% slopes, very stoney, (52% of Site) SGP - Sliding gravelly loam, 15 to 25% slopes, very stoney, (48% of Site)
- Note: There are no soils present with a K factor of 0.35 or greater.
- 14) There are known habitats of threatened or endangered species identified by the U.S. Department of the Interior, Fish and Wildlife Service per 50CFR 17 as required to be shown by section 3.14 of the Subdivision Ordinance and section 4.21 of the Zoning Ordinance (See Maryland State Endangered Species Notice above). This subdivision is not within the limits of the Appalachian Trail Corridor or the watersheds of the Edgemoor-Smitersburg Reservoirs. This subdivision is not within the Beaver Creek drainage basin. There are no wetlands on these lots per mapping by the U.S. Department of the Interior, Fish and Wildlife Service, Washington County, MD, PA, W.VA. and Casapona, W.VA. quad maps.
- 15) There are intermittent stream symbols present on the proposed lots as shown on soil survey map numbers 1D 30 of Washington County. The stream symbols shown hereon have been delineated per Section 409 of the Washington County Subdivision Zoning Ordinance. There are also areas of steep slopes as defined by Article 28.63 of the Washington County Zoning Ordinance. The stream buffer areas with dimensions denoted with an asterisk (*) have been established in accordance with the Department of the Interior, Fish and Wildlife Service, 16) The total area of this plat being "Parcel B" is less than 400 acres.
- 17) The total area of this plat being "Parcel B" as shown on a plat entitled, "Simplified Plat, Edna Joann Santor - Parcels 1, Addition" and "Addition", recorded among the land records of Washington County, Maryland as Plat Number 10188.

Sensitive Area Notice - Stream Buffer

The stream buffers shown hereon are 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 urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures 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 shall be constructed within the buffer nor shall any septic reserve area be established within the buffer.

Final Approval Granted

Date: 5-4-16
 Washington County Planning Commission
 By: *[Signature]*

Washington County Engineering Department Notice

Storm Water Management must be provided and approved by the Washington County Engineering Department prior to approval of any building permit for these lots.
 Washington County Engineering Department review fees will be assessed and due prior to approval of a building permit for these lots.

Interim Facilities Provision Certification

In compliance with Comar 26.03.01.05B(1) and (2) the individual water supply and/or sewer system is hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.

Certificate of Approval of Individual Sewerage and Water System

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in Comar 26.04.03.03 such minimum ownership width and minimum area has been made and minimum area set forth in Comar 26.04.03.02 until community water and sewerage has been made available. Not more than one (1) principle building shall be erected or constructed on a lot, or lots contained in the minimum area as established by Comar 26.04.03.02 until community sewerage has been made available.

Carl E. Stoner
 County Health Officer

TRAD ENGINEERING, INC. 1075-D SHERMAN AVENUE HAGERSTOWN, MD 21740 PH: 301.797.6400 FAX: 301.797.2424 OFFICE LOCATIONS MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA		CADD FILE: 2552-PF-PLAT.dwg CHECKED BY: J.S.T. R.D.B. DATE: 12/29/15 SCALE: 1"=200'
OWNER/DEVELOPER: JAMES E. WARD, JR. 1156 THE TERRACE HAGERSTOWN, MD 21742 301.790.1648		ELECTION DISTRICT: 06 TAX MAP: 0042 GRID: 0012 PARCEL: 0017

PRELIMINARY/FINAL PLAT OF SUBDIVISION
 LOT 1 and LOT 2
 JAMES E. WARD, JR. and STARLA L. WARD
 SITUATED ALONG THE SOUTHEAST SIDE OF DENEN ROAD, APPROXIMATELY 0.5 MILE WEST OF ITS INTERSECTION WITH OLD DENEN ROAD NEAR HANCOCK, WASHINGTON COUNTY, MARYLAND

PLAT NO. 10188
 DATE JUN 13 2016
 WASHINGTON COUNTY

TRIAD
 TRIAD ENGINEERING, INC.
 www.triadeng.com
 SHEET NUMBER:
PFP.1
 FILE NO.: 2552
 JOB NO.: 03-15-0304
S-16-007

HA\OTHER\Rosehill Manor\50265\FINAL PLATS\Rev-Sect 1 8-10FP-C-2947.dwg Sep 01, 2016 - 7:46am User: mbutler

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
B1	582.96	233.01	118.00	231.53	N29°49'08"E	22°19'15"
B2	543.96	346.26	179.13	340.53	S89°31'23"W	55°12'22"
B3	243.44	35.71	17.86	35.71	S5°49'03"W	00°50'30"



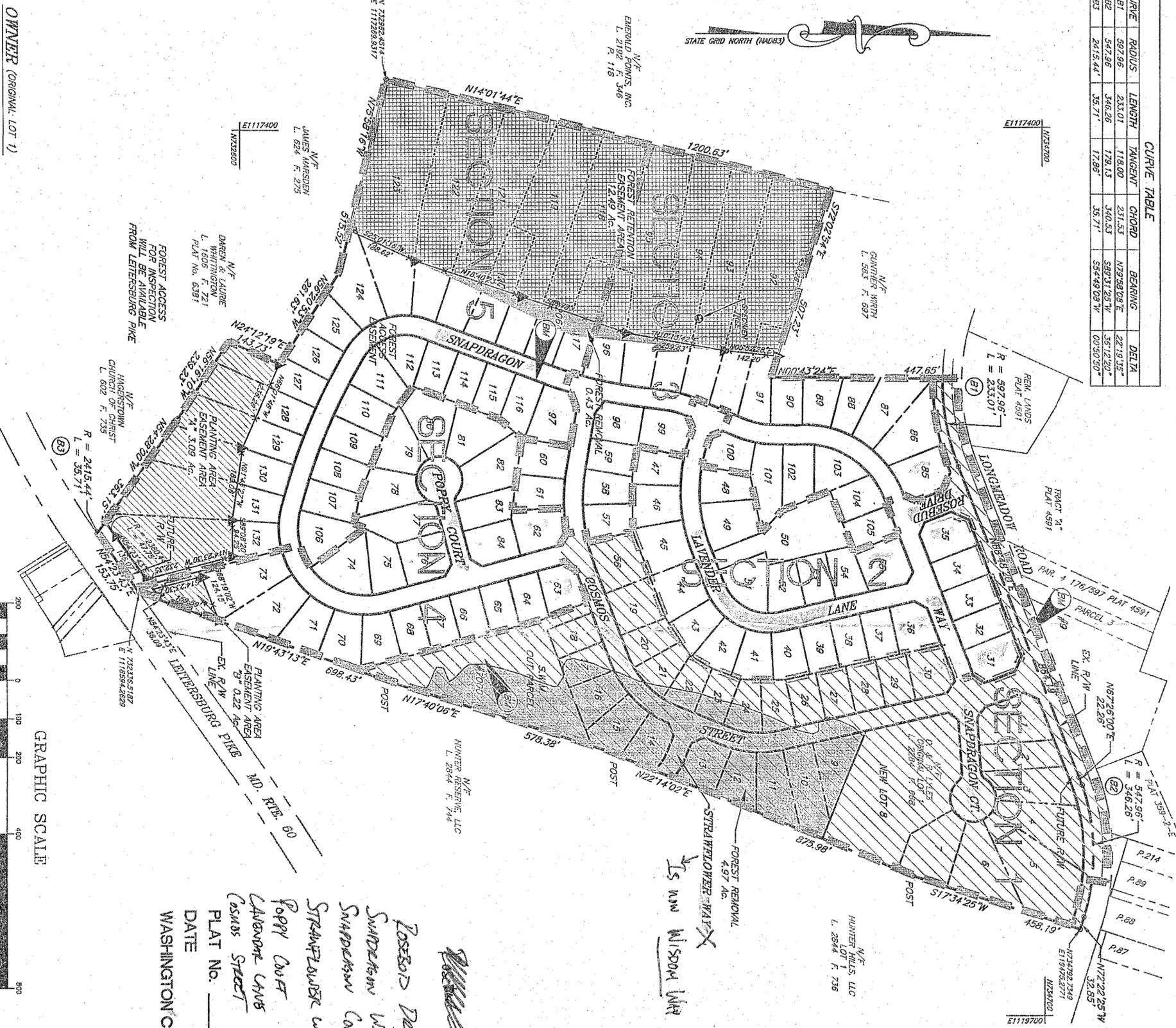
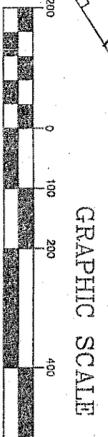
OWNER (ORIGINAL LOT 1)
 DAVID & ROBIN LYLES
 10953 LONGMEADOW ROAD
 HAGERSTOWN, MARYLAND 21742-2544

OWNER/DEVELOPER
 DAN RYAN BUILDERS, INC.
 10212 GOVERNOR LANE, BLDG. SUITE 1006
 WILLIAMS-PORT, MARYLAND 21795
 PHONE: 240-420-6046

FOREST ACCESS FOR INSPECTION WILL BE AVAILABLE FROM LETTERSBURG PIKE

BENCHMARKS

STATION	NORTHING	EASTING	ASSUMED	MAVD	BB	DESCRIPTION
9	734655.83	1118707.32	530.64	579.80		CAPPED REBAR
206	733322.42	1118044.46	565.32	564.48		CAPPED REBAR
7000	733235.87	1118770.28	538.24	538.40		CAPPED REBAR



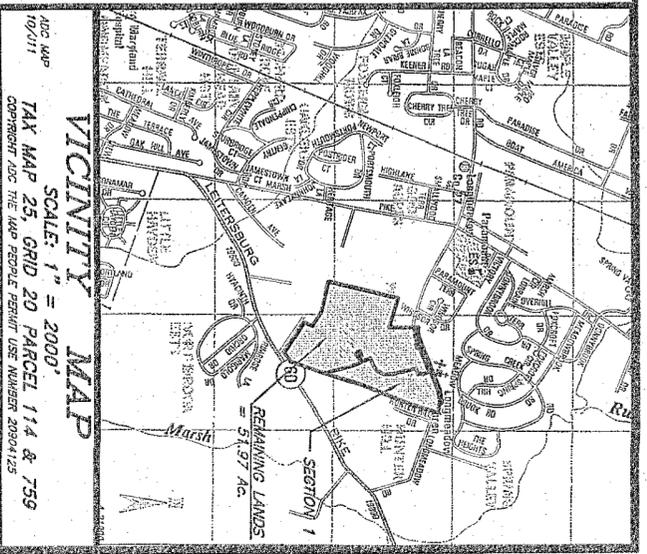
POPPI COURT
 ANAHOPE CREEK
 CASUS STREET
 PLAT NO. _____
 DATE _____
 WASHINGTON COUNTY

LAND USAGE BREAKDOWN:

TOTAL AREA OF LOTS	532,326 S.F. OR 12.22 Ac.
TOTAL AREA OF STREET RIGHT-OF-WAY AND RIGHT-OF-WAY DEDICATIONS	158,762 S.F. OR 3.65 Ac.
TOTAL AREA OF STORMWATER MANAGEMENT PARCEL	93,403 S.F. OR 2.14 Ac.
TOTAL AREA	784,491 S.F. OR 18.01 Ac.
TOTAL NUMBER OF LOTS IN SECTION 1	31 & 1 SWM POND

SHEET INDEX

- 1 COVER SHEET
- 2 LONGMEADOW ROAD RIGHT-OF-WAY DEDICATION AND TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT
- 3 LOTS 1 THRU 10 AND 26 THRU 30 AND RIGHT-OF-WAY DEDICATION
- 4 LOTS 11 THRU 25 AND RIGHT-OF-WAY DEDICATION
- 5 S.W.M. OUT PARCEL, RIGHT-OF-WAY DEDICATION AND TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT & LOT 56
- 6 TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT
- 7 MD RTE 60 RIGHT-OF-WAY DEDICATION
- 8 FINAL FOREST CONSERVATION PLAN & AFFORESTATION PLAN
- 9 FOREST CONSERVATION DETAILS
- 10 NOTES AND SIGNATURES



FINAL PLAT
 FOR
SECTION 1
 LANDS OF
ROSEHILL MANOR
 LOTS 1-30 & LOT 56
 SITUATED ON THE SOUTH SIDE OF LONGMEADOW ROAD
 AND NORTH OF LETTERSBURG PIKE, MD. RTE. 60
 WASHINGTON COUNTY, MARYLAND

RECEIVED
 SEP - 1 2016

WASHINGTON COUNTY
 PLAN REVIEW DEPARTMENT

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS

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

82 WORMAN'S MILL CTR., STE. 10
 FREDERICK, MARYLAND 21701
 PHONE: (301) 253-6008

DISTRICT 18
 TAX MAP NO. 25
 DWG. NO. C-2947

S-08-009
 SHEET 1 OF 10

- NOTES**
1. REVISIONS AND DISTANCES ARE IN ACCORDANCE WITH A REVISION SHEET BY FOX & ASSOCIATES.
 2. ZONING: R-10, RESIDENTIAL, TRADITIONAL WITH A FLOOR AREA LIMITATION.
 3. DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SEWER.
 4. LITERATURE: FINE, INTERMEDIATE ARTERIAL, LANDSCAPE ARCHITECTURE, LANDSCAPE ARCHITECTURE, LANDSCAPE ARCHITECTURE.
 5. A 50' BUFFER YARD SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.
 6. A 50' BUFFER YARD SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.
 7. A 50' BUFFER YARD SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.
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 10. A 50' BUFFER YARD SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.
 11. A 50' BUFFER YARD SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.

SENSITIVE AREA BUFFER NOTES

1. SENSITIVE AREA BUFFER NOTES

2. SENSITIVE AREA BUFFER NOTES

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11. SENSITIVE AREA BUFFER NOTES

SENSITIVE AREA NOTICE

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11. SENSITIVE AREA NOTICE

PHASING SCHEDULE

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11. PHASING SCHEDULE

STAR DATA

TOTAL NO. OF UNITS	259 UNITS
TOTAL AREA OF RESIDENTIAL AREA	58.62 ACRES (LOTS & STREET R/W)
ESTIMATED AVERAGE DAILY WATER AND SEWER USE	27,100 GPD
OVERALL DENSITY (NOT INCLUDING COMM. AREAS)	259 UNITS/58,775 AC. = 3.0 UNITS/ACRE

SOIL TYPES

R	FRANKFORD SILT CLAY #1
HAB	HAGERSTOWN SILT CLAY #3 TO 8 RESIDENTIAL SLOPES #1
HAB	HAGERSTOWN-SPOK COMPLEX #3 TO 8 RESIDENTIAL SLOPES
HAB	HAGERSTOWN-JUPITER-URBAN LAND COMPLEX #0 TO 8 RESIDENTIAL SLOPES #1
SM	SHANNON SILT CLAY #0 TO 3 RESIDENTIAL SLOPES #1
AS	ASSISTED SOILS
FR	FINE FRANKFORD
FA	FINE ALEXANDER

STAR DATA

TOTAL AREA OF RESIDENTIAL DEVELOPMENT	58.65 AC. (60.45)
TOTAL AREA OF R/W DEDUCTION TO EX. ROADS	2.19 AC. (2.38)
TOTAL AREA OF SWM	3.59 AC. (3.78)
COMMERCIAL AREA AT COMMUNITY CENTER	2.90 AC.
COMMERCIAL AREA AT MARSH PIKE/RT. 60 INTERSECTION	6.50 AC. (TOTAL COMM. = 9.4 AC. (9.78))
TOTAL AREA OF OPEN SPACE	23.32 AC. (24.03)
TOTAL TRACT AREA	97.15 AC.

OWNER/DEVELOPERS CERTIFICATION

1. OWNER/DEVELOPERS CERTIFICATION

2. OWNER/DEVELOPERS CERTIFICATION

3. OWNER/DEVELOPERS CERTIFICATION

4. OWNER/DEVELOPERS CERTIFICATION

5. OWNER/DEVELOPERS CERTIFICATION

6. OWNER/DEVELOPERS CERTIFICATION

7. OWNER/DEVELOPERS CERTIFICATION

8. OWNER/DEVELOPERS CERTIFICATION

9. OWNER/DEVELOPERS CERTIFICATION

10. OWNER/DEVELOPERS CERTIFICATION

11. OWNER/DEVELOPERS CERTIFICATION

CERTIFICATE OF APPROVAL

1. CERTIFICATE OF APPROVAL

2. CERTIFICATE OF APPROVAL

3. CERTIFICATE OF APPROVAL

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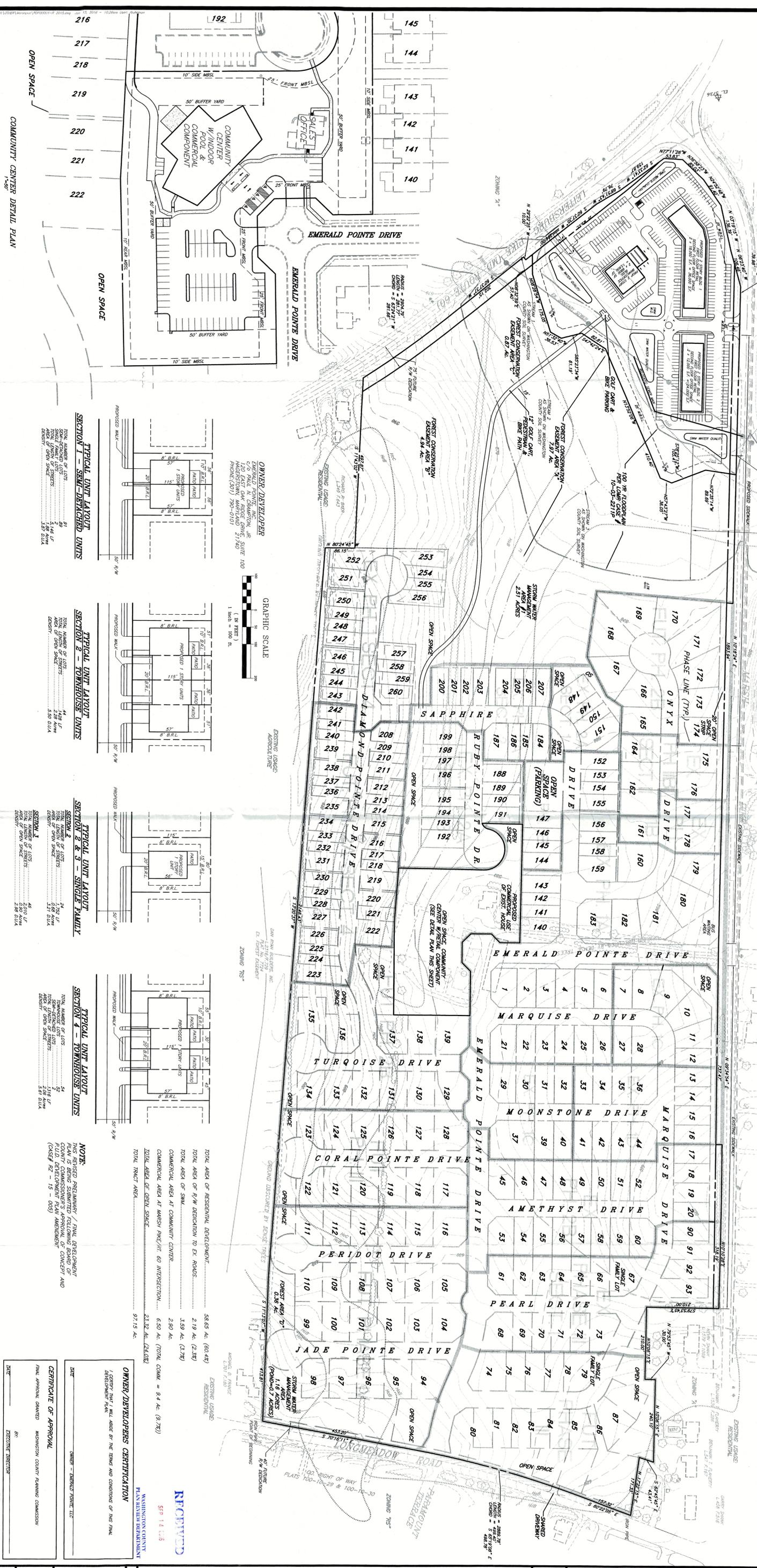
FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

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PHONE: (301)295-0880
FAX: (301)295-8009

www.foxassocinc.com



216
217
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142
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140

OPEN SPACE

COMMUNITY CENTER DETAIL PLAN

TYPICAL UNIT LAYOUT

SECTION 1 - SMALL-DETACHED UNITS

TOTAL NUMBER OF LOTS: 91

TOTAL AREA OF LOTS: 5.146 AC.

TOTAL LENGTH OF STREETS: 1.88 AC.

TOTAL AREA OF OPEN SPACE: 1.88 AC.

TYPICAL UNIT LAYOUT

SECTION 2 - TOWNHOUSE UNITS

TOTAL NUMBER OF LOTS: 148

TOTAL AREA OF LOTS: 2.38 AC.

TOTAL LENGTH OF STREETS: 2.38 AC.

TOTAL AREA OF OPEN SPACE: 2.38 AC.

TYPICAL UNIT LAYOUT

SECTION 3 - SINGLE FAMILY

TOTAL NUMBER OF LOTS: 61

TOTAL AREA OF LOTS: 0.66 AC.

TOTAL LENGTH OF STREETS: 0.66 AC.

TOTAL AREA OF OPEN SPACE: 0.66 AC.

TYPICAL UNIT LAYOUT

SECTION 4 - TOWNHOUSE UNITS

TOTAL NUMBER OF LOTS: 54

TOTAL AREA OF LOTS: 0.66 AC.

TOTAL LENGTH OF STREETS: 0.66 AC.

TOTAL AREA OF OPEN SPACE: 0.66 AC.

NOTES

1. OWNER/DEVELOPERS CERTIFICATION

2. OWNER/DEVELOPERS CERTIFICATION

3. OWNER/DEVELOPERS CERTIFICATION

4. OWNER/DEVELOPERS CERTIFICATION

5. OWNER/DEVELOPERS CERTIFICATION

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7. OWNER/DEVELOPERS CERTIFICATION

8. OWNER/DEVELOPERS CERTIFICATION

9. OWNER/DEVELOPERS CERTIFICATION

10. OWNER/DEVELOPERS CERTIFICATION

11. OWNER/DEVELOPERS CERTIFICATION

RECEIVED

15/11/16

PROJECT NO. 15-2827

DATE: MARCH 2014

DRAWN BY: G.S.P.

CHECKED BY: G.S.P.

DATE: 6.5.12

SCALE: 1"=100'

SHEET 1 OF 1

REVISOR

07-19-12

DATE: 07-19-12

REVISION: REVISED LAYOUT OF SECTION 4 AND P/O SECTION 2

REVISOR

07-19-12

DATE: 07-19-12

REVISION: REVISED LAYOUT OF SECTION 4 AND P/O SECTION 2

REVISOR

07-19-12

DATE: 07-19-12

REVISION: REVISED LAYOUT OF SECTION 4 AND P/O SECTION 2

REVISOR

07-19-12

DATE: 07-19-12

REVISION: REVISED LAYOUT OF SECTION 4 AND P/O SECTION 2



**DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW DEPARTMENT**

Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2460
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

PRELIMINARY PLAT/SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME...: EMERALD POINTE P.U.D. COMMUNITY CENTER ??
NUMBER.....: PSP-16-001

OWNER.....: EMERALD POINTE INC.
LOCATION....: EAST SIDE OF MARSH PIKE
DESCRIPTION.: PROPOSED COMMUNITY CENTER FOR EMERALD POINTE PUD

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD
COMP PLAN...: LD Low Density Residential
PARCEL.....: 02519011800000
SECTOR.....: 1
DISTRICT....: 18

TYPE.....: PD
GROSS ACRES.: 3
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 04/26/2016

FOREST REVIEW FEE.....:\$855.00
DEVELOPMENT REVIEW FEE...:\$0.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PUBLIC	PUBLIC
SERVICE AREA.....	HN	HN
PRIORITY.....	1	1
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE....	0	
SEWER PLANT.....	Hagerstown	

STORM WATER MANAGMT TYPE.: SWM POND
DRAIN DIRECTION.....:
FLOOD ZONE....: C
WETLANDS.....: N
TOPOGRAPHY....: FLAT
BEDROCK.....:
VEGETATION.....:

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 37% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED...: 0% LANDSCAPING MEETS REQUIREMENTS...: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE...: Y
 OPEN SPACE MINIMUM ALLOWED...: 0 BUS ROUTE WITHIN WALKING DIST...: ?
 TOTAL PARKING SPACES PLANNED.: 65 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD.: 31
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS...: YES

SOLID WASTE DISPOSAL PLANS...: DUMPSTER
 MATERIALS STORED ON SITE...: N/A

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

NUMBER OF ACCESS POINTS:0
 COUNTY HISTORIC INVENTORY SITE #: I242
 ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: ?? MILES TO STATION: 0
 AMBULANCE DIST: 75 MILES TO STATION: 0

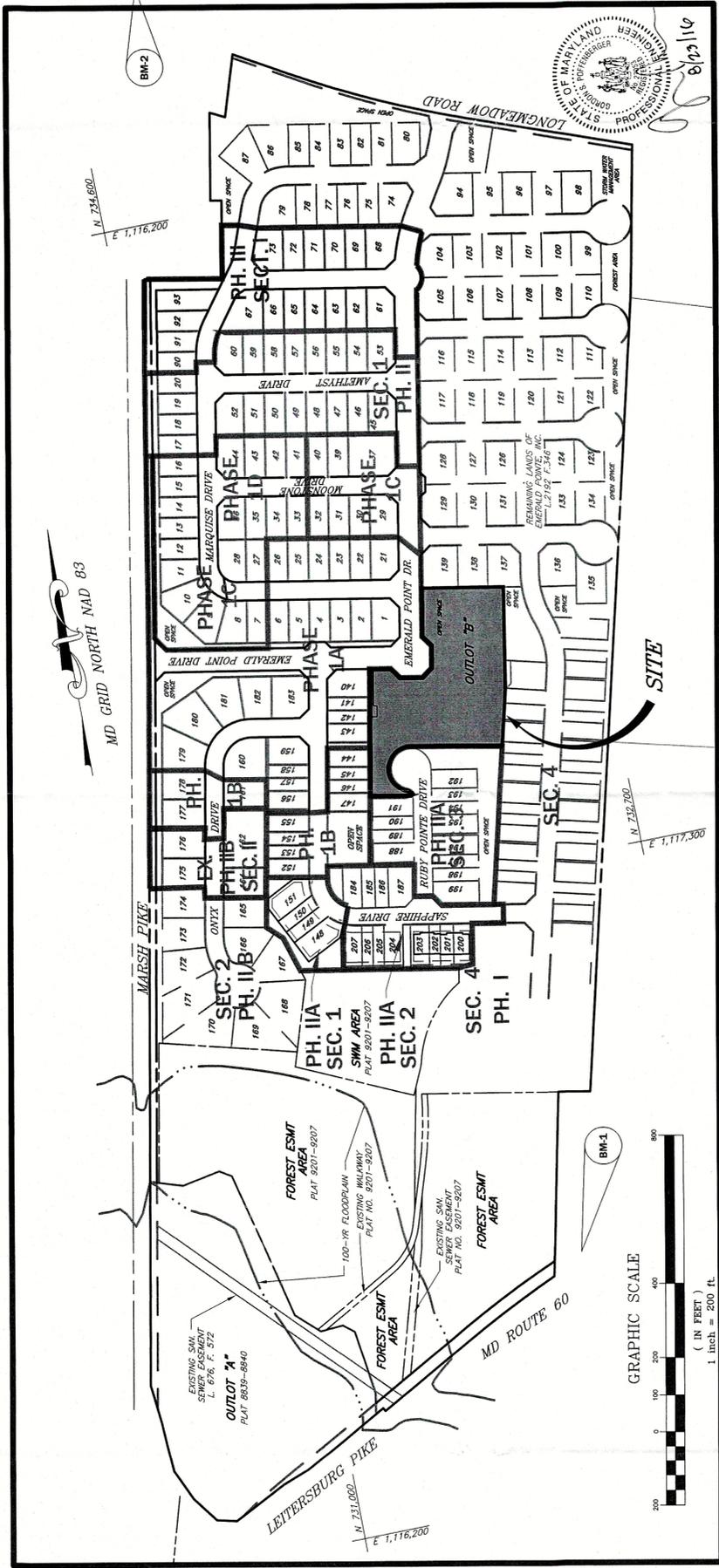
COMMENTS:

PROPOSED COMMUNITY CENTER FOR EMERALD POINTE PUD REV 1

SENT A COPY TO FRED NUGENT FOR REVIEW 5/16/2016

SITE PLAN AND PRELIMINARY PLAT FOR EMERALD POINTE P.U.D. COMMUNITY CENTER

SITUATE AT 13335 EMERALD POINTE DRIVE (OUTLOT B) WASHINGTON COUNTY, MARYLAND



WASHINGTON COUNTY SURVEY CONTROL

BENCHMARK	NAME	EASTING*	ELEVATION
BM-1	FETRE AZ W/	251646.750	591.23
BM-2	10-03-36	252322.791	1116412.976

* AND 83 MD STATE PLANE COORDINATES CONVERTED FROM LATITUDE AND LONGITUDE

LEGEND

[Symbol]	EXIST. FENCELINE
[Symbol]	PROPOSED BITUMINOUS PAVING
[Symbol]	FOREST CONSERVATION EASEMENT AREA
[Symbol]	PROPOSED POLE LIGHT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING OVERHEAD WIRING
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXIST. BUILDING
[Symbol]	PROP. BUILDING
[Symbol]	PROP. WATERLINE ESMT.

OWNER/DEVELOPER
EMERALD POINTE INC.
222 EAST OAK RIDGE DRIVE
HAGERSTOWN, MD 21740
PHONE: 301-793-7800
FAX: 301-793-7801
C/O PAUL CRAMPTON

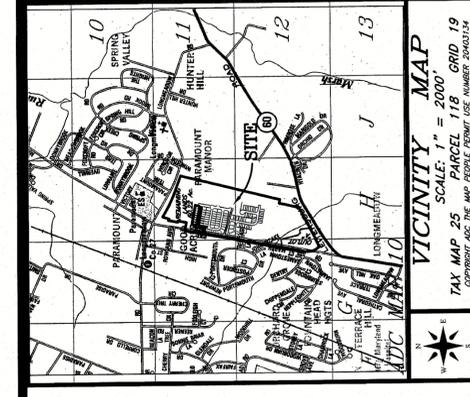
- GENERAL CONSTRUCTION NOTES:**
- THIS COMMERCIAL TRACT IS PART OF THE EMERALD POINTE P.U.D. ZONED RT-1 WITH A PUD OVERLAY, REZONING CASE #RZ-15-005.
 - TRASH COLLECTION FOR THIS COMMERCIAL PARCEL WILL BE BY A PRIVATE CONTRACTOR AT DUMPSTER LOCATIONS SHOWN ON THESE PLANS.
 - RECYCLABLE MATERIALS TO BE COLLECTED ON SITE STORED IN BUILDINGS ON SITE UNTIL DELIVERED TO RECYCLING CENTERS.
 - THIS PROJECT SERVED BY PUBLIC WATER AND SEWER TREATMENT BY THE CITY OF HAGERSTOWN. SEWER COLLECTION BY WASHINGTON COUNTY.
 - NO EXISTING VEGETATION ON SITE IS PLANNED TO BE SAVED.
 - NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER OR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING SUCH INVESTIGATION AS SPECIALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
 - EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. THIS WORK SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
 - THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION AND DISSEMINATE RESULTS TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR SPECIALTY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND BOND REQUIREMENTS AND REGULATIONS. CONSTRUCTION SHALL BE CONDUCTED BY COUNTY-SERVE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
 - TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNDESIRABLE DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
 - JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
 - NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND RECORDING ALL NECESSARY RECORDS AND SURVEY DATA FOR THIS PROJECT. THIS PROJECT IS A PRE-CONSTRUCTION MEETING SHALL BE HELD. THE CONTRACTOR SHALL CONTACT THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION AT 240-315-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 240-315-2400 EXT. 3 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
 - ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF EROSION CONTROL MEASURES TO BE DETERMINED BY THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION AT 240-315-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 240-315-2400 EXT. 3 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
 - A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR. OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
 - THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER SO. CFR 17.13(b)(1) AND 17.13(b)(2) OR 17.4 OF SUBORDINATE ORDINANCE AND SECTION 4.21 OF ZONING ORDINANCE.
 - THERE ARE NO AREAS OF STEEP SLOPES AS DETERMINED BY THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION SHOWN HEREON. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE, FORTSMITH, MD. - PA. QUADRANGLE.
 - SOIL STORAGE SHALL BE BUILDING MOUNTED AND POLE MOUNTED AND COMPLY WITH ZONING ORDINANCE SECTION 22.23.
 - IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED ORDER SHALL BE OBTAINED FROM THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION FOR THESE PLANS.
 - ALL WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAGERSTOWN STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CITY UTILITIES DEPT. WATER INSPECTOR WITH M.O.S.H. ASSISTANCE.
 - THIS SITE PLAN IS IN CONFORMANCE WITH THE APPROVED EMERALD POINTE PUD FINAL DEVELOPMENT PLAN (CD. FILE # DP-14-001) APPROVED
 - DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND INSPECTOR TO OBTAIN THE NECESSARY PERMITS AND SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
 - ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
 - NO PERMANENT STRUCTURES (E.G. FENCES, SUEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
 - PROPOSED STORM DRAIN PIPE MUST BE PLACED ON 98% COMPACTED FILL ACCORDING TO MSDD TIRBA STANDARDS.
 - AT THIS TIME THE DEVELOPER IS PLANNING TO REPAIRED THE EXISTING STORMWATER DRAIN AND IT WILL BE USED AS A RESERVE FOR A SITE CARETAKER.

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
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or (301)416-7250
FAX: (301)293-6009

82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)733-1853

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VICINITY MAP
TAX MAP 25 PARCEL 118 GRID 19
SCALE: 1" = 2000'
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PREVIOUS PLAT RECORDATION INFORMATION

PLAT	PLAT NO.	COMMERCIAL TRACT	RECORDATION DATE
PHASE 1A	9253-9259	8839-8840	9/25/11
PHASE 1B	9493-9494	9493-9494	10/04/11
PHASE 1C	10043-10044	10043-10044	10/27/11
PHASE 1D	10059-10076	10059-10076	11/09/11
PHASE 1E	10080-10081	10080-10081	11/16/11
PHASE 1F	10184-10185	10184-10185	11/16/11

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 4.5 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL SHOWN ON THESE PLANS TO BE APPROXIMATELY 16,140 C.Y. OF FILL.

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

ENGINEER PROFESSIONAL CERTIFICATION

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

GORDON POTTSBERGER, P.E.
LICENSE NO. 27053 EXPIRATION DATE 1/25/18

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

DATE 8/29/16 REG. NO. 27053
GORDON POTTSBERGER, P.E.

OWNER/DEVELOPER CERTIFICATION - SCD

I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROJECT AND THAT I HAVE READ AND UNDERSTAND THE STORMWATER MANAGEMENT PLAN AND THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND I AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE STORMWATER MANAGEMENT PLAN AND THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY.

PAUL CRAMPTON, JR.
PAGE CRAMPTON, JR.

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

DATE: _____ (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

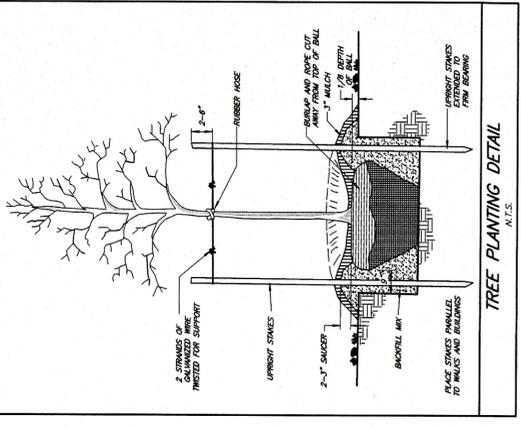
UTILITY NOTIFICATION:

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS REQUIRED BY LAW THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777.

DATE	REVISION	DRAWN BY

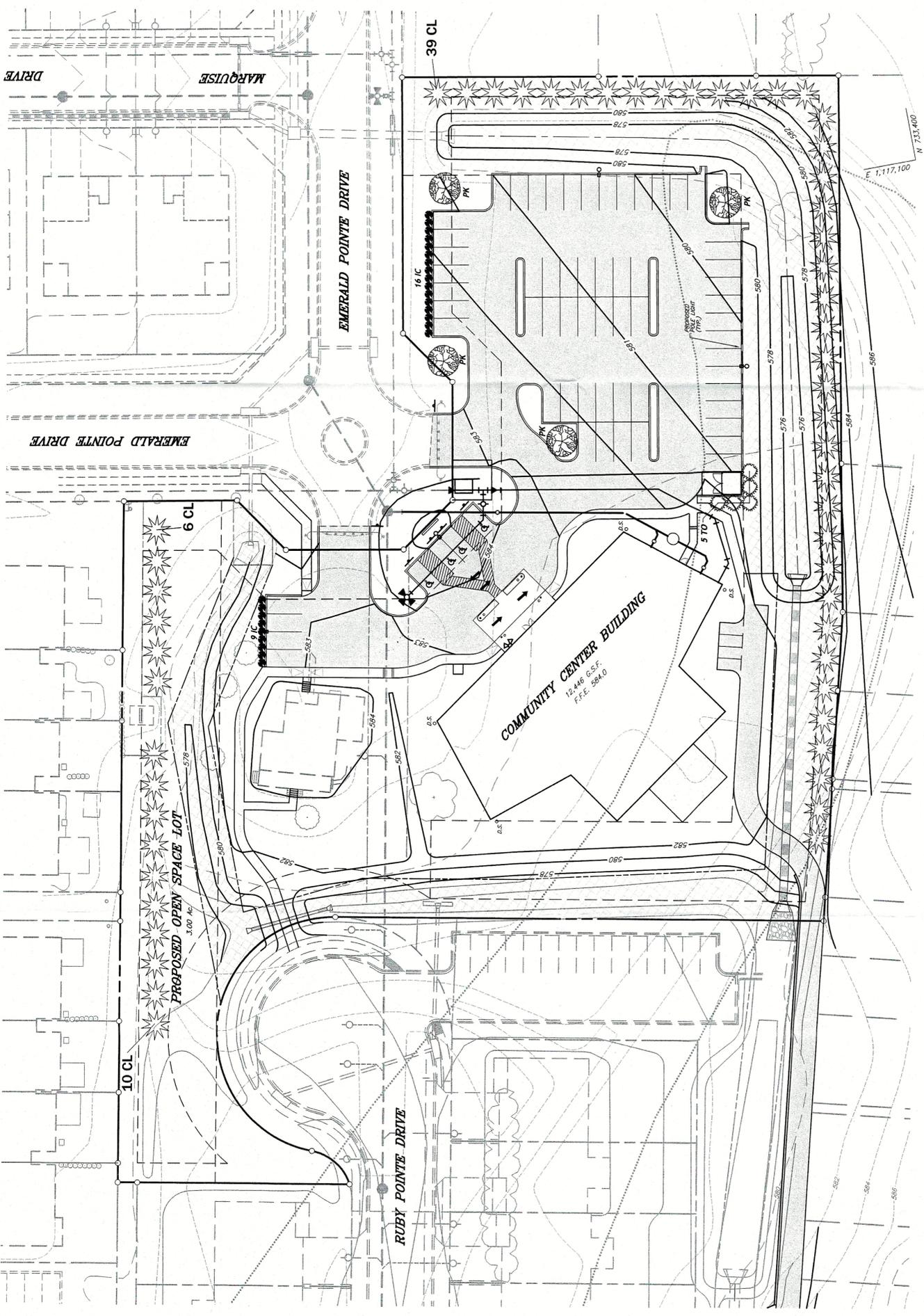
LANDSCAPE PLAN
EMERALD POINTE P.U.D.
COMMUNITY CENTER
SITUAL AT # 13335 EMERALD POINTE DRIVE (OUTLOT B)
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=30'
PROFESSIONAL CERTIFICATION
STATE OF MARYLAND
PROFESSIONAL LANDSCAPE ARCHITECT
PROJECT NO. 14-31029
DRAWING NO. D-5518
DATE: APRIL 2016
DRAWN BY: R.L.B.
CHECKED BY: G.S.P.
SHEET 3 OF 8



LANDSCAPE NOTES

1. ALL SIZES AND SPECIES MENTIONED ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST REVISION).
2. LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE METROPOLITAN AREA (15TH EDITION). THESE GUIDELINES PRESENT METHODS FOR SOIL PREPARATION, ESTABLISHING TURF, AND INSTALLATION OF PLANT MATERIALS.
3. PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR UNDER GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINE FOR BALTIMORE AND WASHINGTON METROPOLITAN AREAS.
4. OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO CHOOSE STANDARDS, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
5. ALL PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SIMILAR CONNECTION.
6. ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE STAKED AS NOTED IN LANDSCAPE SPECIFICATION GUIDELINES.
7. ALL PLANTER BEDS SHALL RECEIVE A MINIMUM OF 2-3" OF DARK SHREDDED HARD- WOOD BARK MULCH.
8. ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5' DIAMETER MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK HARDWOOD BARK MULCH.
9. ALL PLANTER BEDS NOT OTHERWISE EDGED BY SIDEWALK OR CURBING SHALL BE EDGED WITH 6" HIGH, BLACK PLASTIC, CONTINUOUS EDGING MATERIAL.
10. ALL MULCHED AREAS SHALL BE UNDERLAIN WITH LANDSCAPE FABRIC (WEEDBLOCK 3+ LANDSCAPE FABRIC OR ACCEPTED EQUIVALENT).



LANDSCAPE SCHEDULE

KEY	LOAM	SCIENTIFIC/COMMON NAME	SIZE	CONDITION	SPACING
IC	25	ALEX. GREMATA 'COMPACTA' COMPACT JAPANESE HOLLY	36" - 48"	B & B	N/A
CL	55	* CUPRESSOCYPRIS LETLANDII LEYLAND CYPRESS	5-6' HT.	B & B	15' O.C.
PK	4	PRUNUS SERRULATA 'YAMAZAKI' YAMAZAKI CHERRY	1.5"-2" CAL.	B & B	N/A
TO	5	THUJA OCCIDENTALIS 'SMARAGD' PYRAMIDAL ARBORVITAE	5' - 6' HT.	B & B	N/A

