

BOARD OF APPEALS

October 15, 2025

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2025-023: An appeal was filed by Anthony Dale Exline & Donald Lee Exline ET AL for a special exception to establish a private family cemetery on the property owned by the appellants and located at 13322 Exline Road, Hancock, Zoned Environmental Conservation District.

AP2025-024: An appeal was filed by Bryce Block for a special exception to establish a contractor equipment and storage yard on property owned by Railside Properties LLC and located at 15244 Fairview Road, Clear Spring, Zoned both Rural Village and Agriculture Rural District. **-POSTPONED TO THE OCTOBER 29, 2025 AGENDA.**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than October 6, 2025. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

ZONING APPEAL

Property Owner: Anthony Dale Exline & Donald Lee Exline ET AL
13322 Exline Road
Hancock MD 21750

Appellant: Anthony & Donald Exline ET AL
13322 Exline Road
Hancock MD 21750

Property Location: 13322 Exline Road
Hancock, MD 21750

Description Of Appeal: Special exception to establish a private family cemetery.

Docket No: AP2025-023

Tax ID No: 05004241

Zoning: EC

RB Overlay: No

Zoning Overlay:

Filed Date: 09/22/2025

Hearing Date: 10/15/2025

Appellant's Legal Interest In Above Property:

Owner:	Yes	Contract to Rent/Lease:	No
Lessee:	No	Contract to Purchase:	No
Other:			

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections:

Washington County Zoning Ordinance: 3.3(1) Table of Land Use Regulations: M

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Family Farm

Proposed Use: Private Family Cemetery

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:
Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 9th day of September, 2025.



Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-023

State of Maryland Washington County, To Wit:

On 9/22/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Eric Exline and made oath in due form of law as follows:

Eric Exline will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/15/2025, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/30/2025 and will remain until after the above hearing date.

Eric Exline

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

My Commission Expires

Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

BOARD OF ZONING APPEALS

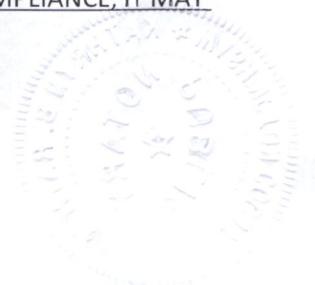
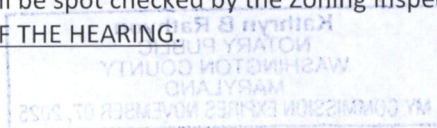
ATTENTION!

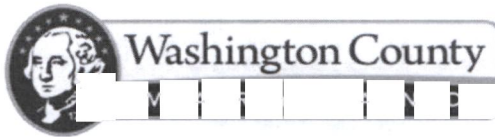
Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Appeal is hereby made for a special exception under the Washington County Zoning Ordinance as follows:

Location 13322 Exline Rd, Hancock, MD 21750

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership) ☐ Lessee ☐ Contract to rent/lease
☐ Contract to Purchase ☐ Other _____

Use Proposed: Addition of family cemetery

Zoning Ordinance section and subsection(s) providing for proposed use: _____

Environmental Conservation, Land Use M. Other Services, Cemeteries, mausoleums and memorial gardens

If filing functionally similar to a principal permitted use or special exception use, please list the use and describe the use similarities:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

☐ Yes ☒ No

If yes, give docket number(s): _____

Additional comments, if any: _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

[Signature]
Signature of Appellant

exline350@gmail.com
Email of Appellant

13318 Exline Rd. Hancock MD 21750
Address of Appellant

(301) 988-5683
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.



BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Eric Exline
is authorized to file an appeal with the Washington County Board of Appeals for
Donald Exline on property
located 13322 Exline Rd. Hancock MD 21750.
The said work is authorized by Donald Exline
the property owner in fee.

PROPERTY OWNER

Donald L. Exline

Name

13322 EXLINE RD.

Address

HANCOCK MD. 21750

City, State, Zip Code

Donald L. Exline

Owner's Signature

ELIZABETH ANN FISCHER
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND

My Commission Expires Dec. 06, 2026

Sworn and subscribed before me this 22 day of September, 2025.

Elizabeth Ann Fischer

Notary Public

My Commission Expires: 12-06-2026

AUTHORIZED REPRESENTATIVE

Eric Exline

Name

13318 Exline Rd.

Address

Hancock MD 21750

City, State, Zip Code

[Signature]

Authorized Representative's Signature

KIMBERLY ANNE SMITH
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND

My Commission Expires Nov. 25, 2027

Sworn and subscribed before me this 22 day of September, 2025.

Kimberly Anne Smith

Notary Public

My Commission Expires: 11-25-2027

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Eric P. Exline

13318 Exline Rd

Hancock, MD 21750

(301) 988-5683

exline350@gmail.com

Date: 09/19/2025

Washington County Board of Zoning Appeals

747 Norther Avenue

Hagerstown, MD 21742

Re: Request for Special Exception – Family Cemetery on 13322 Exline Rd. Hancock, MD 21750

Dear Members of the Board of Zoning Appeals,

I am writing on behalf of my family to respectfully request a special exception to establish a small family cemetery on our property located at 13322 Exline Rd. Hancock, MD 21750.

Our family farm has been in our care for well over a century, dating back to approximately 1894 or earlier. For generations, this land has been our home, the place where we were raised, and where our family traditions and values have been nurtured. It holds deep sentimental value to each of us, and it is our sincere wish to designate a portion of it as our family's final resting place.

We have carefully selected and laid out a site on the property that will provide adequate space for our family while maintaining respect for county regulations. The chosen location is situated within the county setback requirements: at least 50 feet from the rear property line, 15 feet from the side property line, and 45 feet from the front property line. The site is private, unobtrusive, and thoughtfully planned to ensure it does not negatively impact surrounding properties or land use.

This cemetery would not only preserve the heritage of our family's connection to this land but also provide us with the peace of mind that we may remain together on the farm that has been so central to our lives. It is our hope that by granting this special exception, the Board will allow us to honor our family's history in a meaningful and respectful way.

We greatly appreciate your consideration of this request and stand ready to answer any questions or provide additional information that may assist in your decision.

Respectfully submitted,



Eric P. Exline





WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

ZONING APPEAL

Property Owner: Railside Properties LLC
13705 Railroad Street
Hagerstown MD 21740

Appellant: Bryce Block
PO Box 2909
Hagerstown MD 21740

Property Location: 15244 Fairview Road
Clear Spring, MD 21722

Description Of Appeal: Special exception to establish a contractor equipment and storage yard.

Docket No: AP2025-024
Tax ID No: 13005397
Zoning: RV; A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 09/25/2025
Hearing Date: 10/15/2025

Appellant's Legal Interest In Above Property:

Owner: No

Contract to Rent/Lease: No

Lessee: No

Contract to Purchase: Yes

Other:

Previous Petition/Appeal Docket No(s):

AP2022-028

Applicable Ordinance Sections:

Washington County Zoning Ordinance Section: 3.3(1) Table of Land Use Regulations: Q

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Residential Lot with no Dwelling

Proposed Use: Contactor's Equipment and Storage Yard

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:

Proposed:

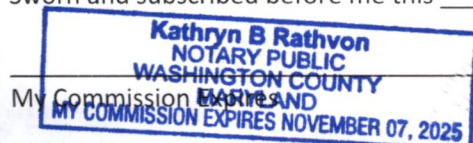
I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Bryce Block

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 25 day of September, 2025.



[Signature]

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2025-024

State of Maryland Washington County, To Wit:

On 9/25/2025, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Bryce Block and made oath in due form of law as follows:

Bryce Block will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/15/2025, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/30/2025 and will remain until after the above hearing date.

Bryce Block

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires



WASHINGTON COUNTY BOARD OF ZONING APPEALS

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BOARD OF ZONING APPEALS

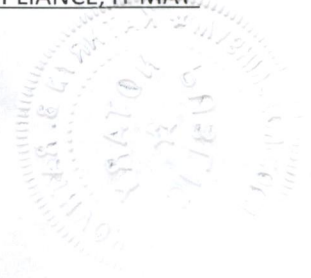
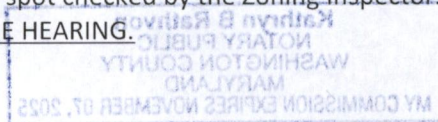
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Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY
RESULT IN RESCHEDULING OF THE HEARING.



Bryce Block – Legacy Residential Elevators

PO Box 2909

Hagerstown, MD 21741

9/24/2025



To the Board of Zoning Appeals:

747 Northern Ave

Hagerstown, MD 21742

Board of Zoning Appeals Members:

I am submitting this justification letter in support of my application for a special exception to operate a contractors storage yard for my residential elevator and handicap equipment service company, Legacy Residential Elevators at the property located at 15244 Fairview Rd, Clear Spring MD 21722. The proposed special exception is for a 5,000 square foot storage office facility only, the property will not become a bustling commercial hub. All sales, installation, meetings, and service work will be performed off site.

The on-site activities are limited to:

- Answering phone calls and communicating with team members and clients
- Scheduling services
- Managing administrative and billing paperwork
- Receiving, Staging and delivering enclosed residential packages to customers
- The business will operate Monday through Friday from 8:00 am – 4:00 pm with minimal to no noise disruption.

The proposed 5,000 square foot storage/office space will have no discernable impact on the (4) direct surrounding residential properties. There are to be no more than 2 deliveries per month from a semi-truck, and box trucks delivering materials to the customer(s) 2-3 times per week during normal business hours. All other business operations and duties will be conducted indoors within the standard business hours stated above, ensuring that the business activities do not disrupt or deter the neighborhoods residential character and community. The deliveries in and out of the proposed building are minimal and will not increase traffic congestion or negatively impact vehicular and pedestrian safety. All vehicles will either be parked well within property lines or within the building itself.

The proposed building use poses no threat to the public health, safety, or welfare of the surrounding community, there will be no hazardous materials stored or used on the property and the day-to-day use does not involve any dangerous activity that would increase environmental

damage or disrupt the peace of the nearby residential neighborhood. The business will not create any substantial noise, odor, dust, glare, or vibration that could harm the surrounding properties. Furthermore, the addition of the proposed building will not have a negative affect on the surrounding property values.

To ensure the Board that the communities welfare will be amongst top priority, I would also like to add that I, the owner of the building, have lived and grown up in the Clear Spring area. I also plan to build a single family dwelling on the same property as the proposed building within the next 5 years. I am sincere to keeping the peace and having a low negative impact on the community. I commit to the following mitigation measures:

- No customer visits to the property
- Conducting all business activity outside of receiving deliveries within the confines of the building. (Deliveries do not last longer than 30 minutes at a time)
- Storing all non-vehicular material within the confines of the building
- Displaying no free-standing signage on the property
- Keeping all delivery times within the confines of normal business hours

Based on the information presented in this proposal, I respectfully request the Board's approval. This Contractors storage yard is a low-impact use that meets all applicable criteria and will not negatively impact the surrounding community or neighborhood.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Bryce Block". The signature is written in a cursive, flowing style.

Bryce Block

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

9. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
10. See Sheet C-101 for site benchmark.
11. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
12. The contractor shall protect utilities and culvert pipes during construction by installing proper cover, increasing cover, or conducting roadway and/or parking through base course below loading site with heavy vehicles.
13. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with OSHA Regulations for trench safety.
14. The contractor shall perform his own field inspection and surveys (if necessary) to determine the point of interest to be worked to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion control plan review, if required. There is no warranty or acceptance made to the earthwork quantities shown hereon due to the completion of fill.
15. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
16. The existing contour lines shall be established per sediment erosion control plans, details and specifications.
17. Please refer to Geotechnical Report compiled by H.E. Cass Engineering Associates, Inc. for load bearing data, etc.
18. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
19. It shall be strictly understood that failure to mention specifically any work which would naturally be required to complete the project shall not release the contractor of the responsibility to complete the project.
20. All handcarpentered parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
21. The existing site contours shown hereon are "U.S. 1" contours and field checked by FSA in February 2013. (Contour accuracy is to plus or minus one half the contour interval).
22. Limits of disturbed areas are to be the limits of property ownership, unless otherwise noted.
23. Limit of disturbed areas to be as built markers at the completion of the project.
24. This project has a projected start date of June 2014 and a completion date of December 2024.
25. A complete set of approved plans and a copy of the grading permit must be on site and available for review by the inspector, or other representative of Washington County.
26. This is a Class C Erosion Cases for this property under Washington County Appeal No. AP2022-028 to establish a machine shop facility in the Rural/Village and Agricultural Rural zoning district. The conditions of appeal, as required by this Appeals Case, appropriate buffering and screening for surrounding properties, and that downward facing lighting is required, is shown hereon.
27. Proposed SWAI will consist of an on-site Submerged Gravel Wetland.
28. All existing drainage culverts and drainage easements are to be maintained and unaltered.
29. Based on the peak hour trip being less than 21 trips, the road width is greater than 18 feet and the pavement appears to be in good condition, this project is exempt from AFPO requirements. MDOTSA also did not require a Traffic Impact Study be performed.
30. There are no floodplains as shown on Community Parcel number 240430-01280 within effective date of 06/11/2017. There are steep slopes, stream crossings, and wetlands. There is no record of livestock or other domestic species within the floodplain as identified by the U.S. Fish and Wildlife Service per US FCR 17.4 as required to be shown by section 307 of the Subdivision Ordinance section 4.21 of the Zoning Ordinance.

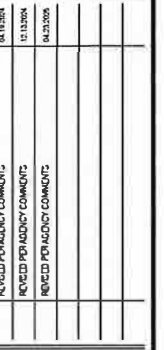
- 1 In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction for these plans.
- 2 This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
- 3 A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
- 4 Developer shall start construction of the grading, engineering and the County at least 5 days prior to the start of construction of the stormwater management system. Schedule and coordinate inspection time tables.
- 5 This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
- 6 All grading for this project shall be the full responsibility of the property owner.
- 7 No permanent structures (e.g., forests, sheds, pile equipment, retaining walls) shall be permitted within any stormwater storm drainage easement on this property.

TRACT MAP - GRID - PARCEL	0006-0024-0009
ELECTION DISTRICT	13
ACCOUNT NUMBER	006537
LIBER / FOLIO	7188 / 0195
AREA SUMMARY:	
PARCEL	9.62 AC
DISTURBED AREA	3.50 AC
EXISTING IMPERVIOUS	0.3 AC
PROPOSED IMPERVIOUS	0.97 AC (28%)
BUILDING SUMMARY:	
FOOTPRINT	32,258 SF 5,000 SF
OFFICE SPACE	4,600 SF 100 SF
MACHINE SHOP SPACE	12,172 SF 4,600 SF
HEIGHT	14-20 FT
PROPOSED USE	MACHINE SHOP contractor storage yard
HOURS OF OPERATION	MON THURSDAY 7:30AM-5:00 PM
FREIGHT & DELIVERY	SEMI-TRUCK-ONCE WEEKLY, BOX TRUCK-3 TIMES WEEKLY
EMPLOYEE SUMMARY:	
OFFICE	2 1
WATER SHOP	1
WATER & SEWER USAGE	
WATER PROVIDED	PRIVATE (WELL)
SEWER PROVIDED	PRIVATE (ON LOT SEPTIC)
WASTE & RECYCLABLES	
SOLID WASTE REMOVAL	ONSITE DUMPSTER
RECYCLE REMOVAL	ONSITE DUMPSTER
SITE LIGHTING	
EXISTING	NONE
PROPOSED	BUILDING MOUNTED
SITESIGNAGE	
EXISTING	NONE
PROPOSED	CONTRACTOR SIGNAGE NONE
ADDRESS ASSIGNMENT	15244 FARVEY ROAD, CLEAR SPRING, MARYLAND 21722
WATER AND/OR WAREHOUSE	APR2032-028
FOREST CONSERVATION	APPROVED PER PLAN #11525
WATERSHED	
NAME	CONOCOCHEAGUE CREEK
NUMBER	02-14-05-04
FEWA PANEL #	264243C0128D

USE	REQUIREMENT	CALCULATION	REQUIRED
<u>EMPLOYEE</u> Average Yard	1 SPACE PER EMPLOYEE ON MAIN SHFT PLUS 1 SPACE PER 350 GFA OF SALES AND/OR OFFICE SPACE	1 EMPLOYEES X 1 SPACE 3000 SF / 350 SF 200 130	1 3 SPACES X SPACES
TOTAL REQUIRED SPACES			1 3 SPACES
TOTAL PROVIDED PARKING SPACES			1 3 SPACES

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJACENT BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE BUILDING		
MAIL BOX		
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)		
CONTOUR (INTERMEDIATE)		
SPOTS ELEVATION		
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		
EVERGREEN TREES		
SAINTARY SEWER		
GRAVITY LINE		
FORCE MAIN LINE		
LATERAL		
MANHOLE		
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE		
HOT WATER LINE		
MANHOLE		
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE		
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE		
ELECTRICAL LINE		
FIBER OPTIC LINE		
COMMUNICATION LINE		
OVERHEAD LINES		
MANHOLE		
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

AASTHO	AMERICAN ASSOCIATION OF STATE	OC	ON CENTER
	HIGHWAY AND TRANSPORTATION OFFICIALS	PC	POINT OF CURVE
ADS	ADVANCED DRAINAGESYSTEM	PC	POINT OF COMPOUND CURVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL	PCL	PROPOSED GRADE LINE
AWWA	AMERICAN WATER WORKS ASSOCIATION	PRC	POINT OF REVERSE CURVE
BLDG	BUILDING	PVC	POINT OF VERTICAL CURVE
BOT	BOTTOM	PVI	POINT OF VERTICAL INTERSECTION
C-P	CAST IRON PIPE	PVT	POINT OF VERTICAL TANGENT
CL	CENTERLINE	RCV	RIGHT-OF-WAY
CVP	CORRUGATED METAL PIPE	SAN	SANITARY
CO	SANITARY SEWER CLEAN-OUT	SD	STANDARD CONSTRUCTION ENTRANCE
COMM	COMMUNICATION	SDR	STANDARD DIMENSION RATIO
CONC	CONCRETE	SIP	SET IRON PIN
DA	DRAINAGE AREA	SD	STORM DRAINAGE
DAV	DAVEY	SDMH	STORM DRAIN MANHOLE
EGL	EXISTING GRADE LINE	SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
EIP	EXISTING IRON PIN	SSMH	SANITARY SEWER MANHOLE
FFE	FINISH FLOOR ELEVATION	STA	STATION
PH	FIRE HYDRANT	STD	STANDARD
GV	GATE VALVE	SY	SQUARE YARDS
HGL	HYDRAULIC GRADE LINE	T&T	TYPE AS NOTED
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
INV	INVERT	TS	TOP OF STRUCTURE
LF	LINEAR FEET	TG	TOP OF GRATE
MAX	MAXIMUM	TR	TOP OF RM
MB	MAN BOX	TY	TYPICAL
MN	MANHOLE	UP	UTILITY POLE
MJ	MECHANICAL JOINT	VF	VERTIFY IN FIELD
NO	NUMBER	WL	WATERLINE
NO-C	NOT IN CONTRACT	WJ	WATER JETTER
NTS	NOT TO SCALE	WV	WATER VALVE
OAC	OR APPROVED EQUAL		

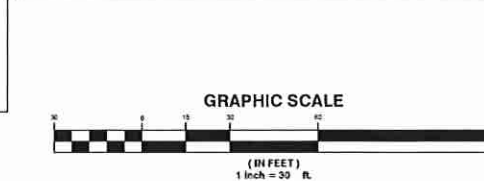
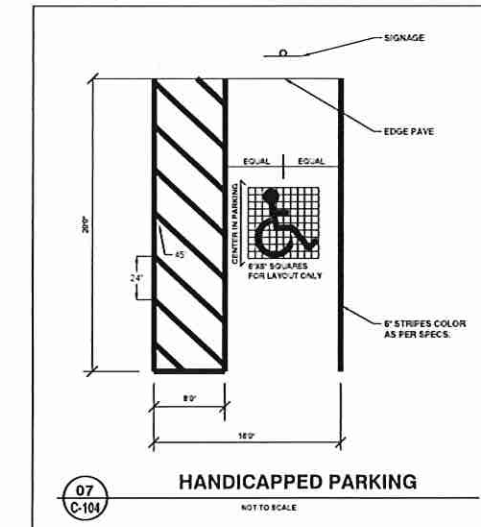
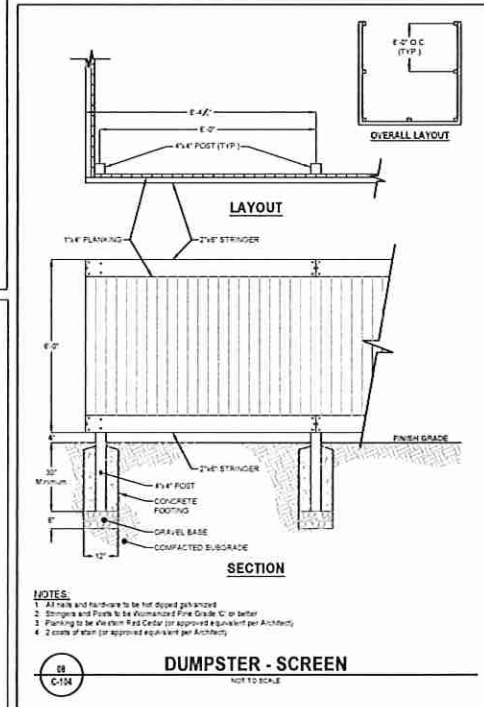
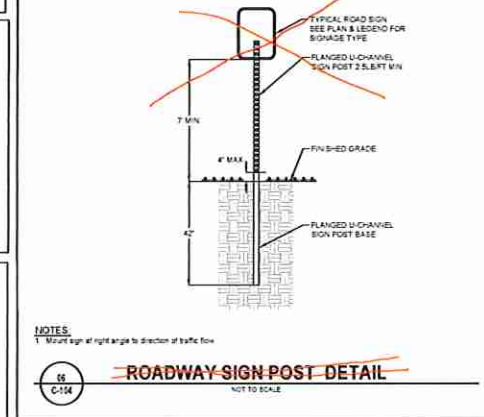
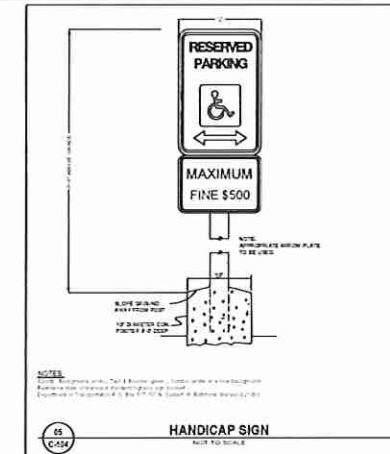
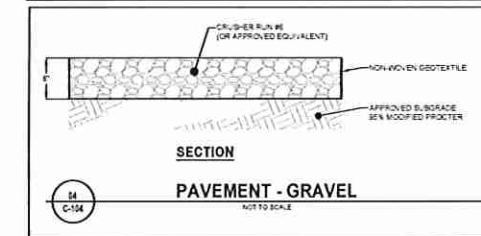
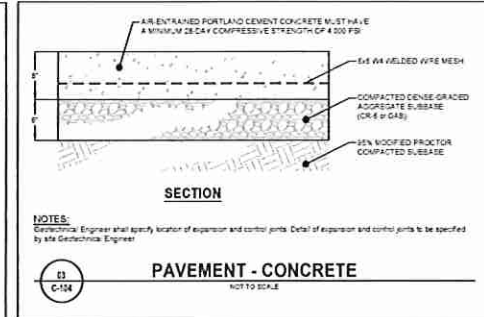
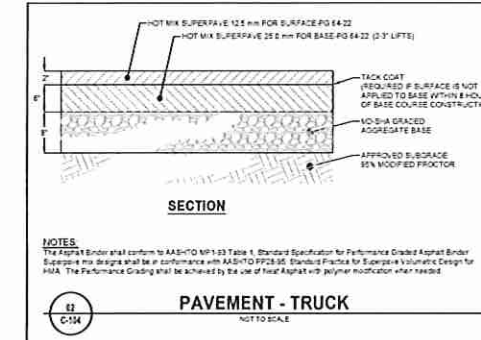
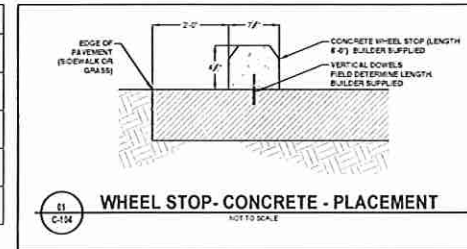


C-002
SHEET 02 OF 11

STRIPING NOTES:

1. FINAL APPLICATION OF WHITE AND YELLOW WATERBORNE PAVEMENT MARKINGS SHALL BE AFTER COMPLETION OF ALL ASSOCIATED PROJECT ROADWAY CLEAN-UP.
2. REFERENCE PUBLICATION 111M TC-8500 RECOMMENDED JUNE 13, 2013 FOR PAVEMENT MARKING DETAILS.
3. REFERENCE PUBLICATION 111M TC-8504 RECOMMENDED JUNE 13, 2013 FOR DELINEATION DETAILS.
4. REFERENCE PUBLICATION 111M TC-8700 SERIES RECOMMENDED JUNE 13, 2013 AND ANY CHANGES/REVISIONS FOR TRAFFIC CONTROL SIGNING STANDARDS.
5. REFERENCE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. 2009 EDITION CHAPTER 8B SECTION 27 FOR GRADE CROSSING PAVEMENT MARKINGS (FIGURE 8B-7)
6. ALL LONGITUDINAL WATERBORNE PAVEMENT MARKINGS SHALL REQUIRE TWO COATS

HATCH LEGEND		
HATCH	DESCRIPTION	SHEET/DETAIL
	TRUCK PAVEMENT	C-104-02
	GRAVEL PAVEMENT	C-104-04
	CONCRETE PAVEMENT	C-104-05
	GORE HATCHING	N/A



Professional Engineer
The only seal that these documents were prepared or approved by me and that I am a duly licensed professional under the laws of the State of Maryland. License No. 04232025
Expiration Date 06/30/2028

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

DATE: 04/18/2024
REVISED PER AGENCY COMMENTS: 04/18/2024
REVISED PER AGENCY COMMENTS: 04/18/2024
REVISED PER AGENCY COMMENTS: 04/18/2024

MAUGANSVILLE AG
SITUATE AT 1524 FAIRVIEW ROAD (MARYLAND ROUTE 84)
WASHINGTON COUNTY, MARYLAND
CLIENT: GLEN EBY
15008 LOCUST LEVEL ROAD GREENCASTLE, PA 17225
PHONE: 717.720.9547

PROJECT NO: 1183.BMA
DRAWN BY: ADAM MYERS
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSAINC.COM
TAX MAP: 02D - PARCEL 008 - 024 - 009
SCALE: 1" = 30'

SITE & DIMENSIONING PLAN
C-104
SHEET 06 OF 11

