



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

AGENDA
WASHINGTON COUNTY PLANNING COMMISSION
100 W Washington Street, Room 2000
October 5, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONINGS

1. ~~Washington County Department of Planning & Zoning [RZ-26-005] – Kyla Shingleton *~~
~~Information/Discussion~~ **POSTPONED**
Proposed map amendment to add the HP (Historic Preservation) overlay to 2.8 acres of property located at 20245 Mount Aetna Road; Zoning: RT (Residential Transition)
2. **Ann Aldrich and James Osen [RZ-26-006] - Kyla Shingleton * Information/Discussion/Action**
Proposed map amendment to add the HP (Historic Preservation) overlay to 2.09-acres of property located at 13302 Unger Road; Zoning: A(R) – (Agricultural Rural)

OLD BUSINESS

1. **Recommendation for Downsville Pike Land, LLC [RZ-26-004] – Travis Allen * Discussion/Action**
Proposed map amendment to rezone property at the northwest corner of Halfway Boulevard/Downsville Pike intersection from RS (Residential Suburban) to HI (Highway Interchange)

NEW BUSINESS

MINUTES

1. August 31, 2026 Planning Commission meeting minutes * **Discussion/Action**

ORDINANCE MODIFICATION

1. **Sharpsburg Pike Holding [OM-26-004] – Misty Wagner-Grillo * Discussion/Action**
Proposed modification for the reduction of the panhandle width from 21' to 11' due to existing utilities in the area and recent erection of a freestanding sign; Location: 20415 Vida Drive; Zoning: HI – Highway Interchange

PRELIMINARY CONSULTATION

1. **13237 Greencastle Pike [PC-26-002] – Scott Stotemyer * Information/Discussion**
Preliminary consultation for the proposed development of 3 warehouses with associated site improvements; Location: 13237 Greencastle Pike; Zoning: PI - Planned Industrial

SITE PLANS

1. **Golden Wood – 18126 Lappans Road [SP-24-021] – Scott Stotemyer * Discussion/Action**
Proposed construction of a 192' by 21' enclosed dog kennel building with fencing; Location 18126 Lappans Road; Zoning: A(R) – Agricultural Rural

OTHER BUSINESS

1. **FY2026 Forest Conservation Annual Report – Travis Allen * Information/Discussion**
2. **Update of Projects Initialized – Jennifer Kinzer * Information/Discussion**
3. **Director's Report – Alyssa Sabetto and Jennifer Kinzer Information/Discussion**

ADJOURNMENT

UPCOMING MEETINGS

1. October 8, 2026, 2:00 p.m. – Washington County Planning Commission Workshop meeting
2. November 2, 2026, 6:00 p.m – Washington County Planning Commission Regular meeting

*attachments

Disclaimer: Copies of plans contained in this packet do not necessarily reflect the complete plan submission received by our office. The number of pages per plan may be reduced to accommodate size limitations of our website. Complete plans may be viewed in our offices by calling for an appointment.

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



FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: 7/20/26

WASHINGTON COUNTY PLANNING COMMISSION ZONING
ORDINANCE MAP AMENDMENT APPLICATION

Ann Aldrich and James Osen

Applicant

☒ Property Owner

☐ Contract Purchaser

☐ Attorney

☐ Consultant

☐ Other: _____

13302 Unger Rd Hagerstown MD 21742

Address

Ann Aldrich and James Osen

Primary Contact

202-374-7259

Phone Number

13302 Unger Rd Hagerstown MD 21742

Address

ann.jim@aldrosendesign.com

E-mail Address

Property Location: 13302 Unger Rd, Hagerstown, MD 21742

Tax Map: 0026

Grid: 0021

Parcel No.: 0100

Acreage: 33.93

Tax Account ID: 22-09-005544

Current Zoning: Agricultural (rural)

Requested Zoning: historic preservation overlay

Reason for the Request:

☐ Change in the character of the neighborhood

☐ Mistake in original zoning

☒ Floating or overlay zoning district


Applicant's Signature

Subscribed and sworn before me this 20th day of July, 2026.

My commission expires on 4-11-29


Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification or
Owner's Affidavit

☐ Boundary Plat (Including Metes &
Bounds)

☐ Vicinity Map

☐ Justification Statement

☐ 2 hard copies and 1 digital copy of
complete Application Package



Washington County

M A R Y L A N D

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT

REQUIRED APPLICATION MATERIALS CHECKLIST

All materials must be clearly labeled

Original plus 1 copy and one digital copy (sent to
askplanning@washco-md.net) of complete application package



1. **Application Form:** A completed and signed application form. The application must be notarized if submitted by anyone other than the property owner(s).



2. **Fee Worksheet and Application Fee:** A completed Fee Worksheet must be submitted at the time application is made. If paying by check, please make checks payable to the "Washington County Treasurer". If paying by credit card, the application must be accepted for completeness and initialized by the Department prior to accepting payment. An invoice will be e-mailed to the applicant and must be paid prior to the deadline specified in the e-mail. The rezoning process will not begin until payment has been received.



3. **Ownership Verification:** Proof of ownership interest in the subject property, including a copy of the current deed to the property; **OR**, an Owner's Affidavit.



4. **Boundary Plat:** A boundary description, including metes and bounds, prepared and sealed by a land surveyor registered in the State of Maryland.



5. **Vicinity Map:** An 8 1/2 " x 11" page size map showing the zoning of all property within 1,000 feet of the site.



6. **Justification Statement:** Rezoning applications for Euclidean zones must provide evidence to support the applicant's claim that a change in the character of the neighborhood or a mistake in the current zoning has occurred. Applications must address all items specified and described in Section 27.3 of the County's Zoning Ordinance, including, but not limited to the following information:

- a. Population change in the area of the proposed change.
- b. Availability of public facilities in the area.
- c. Present and future transportation patterns in the area.
- d. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
- e. The relationship of the proposed change to the Adopted Plan for the County, Development Analysis Plan Map and Policies.
- f. Whether there was a substantial change in the character of the neighborhood where the property is located.
- g. Whether there was a mistake in the existing zoning classification.
- h. Whether there has been a convincing demonstration that the proposed rezoning would be appropriate and logical for the subject property.
- i. Justification for change in the character of the neighborhood shall include:
 - i. A description of the neighborhood and events that have occurred since the last comprehensive zoning of the property; **AND**
 - ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**
 - iii. Provide a statement describing how the requested zoning is logical and appropriate.

- j. Justification for mistake in the current zoning shall include:
- i. Describe events that have occurred since the last comprehensive zoning of the property that supports the applicant's claim that the County erred in the application of the current zoning; **AND**
 - ii. Describe how the request is consistent with the County's most recent adopted Comprehensive Plan; **AND**
 - iii. Provide a statement describing how the requested zoning is logical and appropriate.



7. Floating Zone and Overlay Zone Map Amendments:

- a. Applications for floating or zones shall include information required by the respective Articles of the Zoning Ordinance. These include Articles 5E, 15, 16, 17, 18 and 20.
- b. Applications for floating or overlay zones shall include select information required by Article 27.3, including:
 - i. Availability of public facilities in the area.
 - ii. Present and future transportation patterns in the area.
 - iii. Compatibility with existing and proposed development of the area including indication of neighboring sites identified by the Washington County Historic Sites Survey and subsequent revisions or updates.
 - iv. The relationship of the proposed change to the County's most recent adopted Comprehensive Plan.
 - v. Provide a statement describing how the requested zoning is logical and appropriate for the area.

SPECIAL NOTE: When requesting one of the following zoning districts, a Concept Plan (developed in accordance with the requested district Articles noted above) must be submitted with the zoning map amendment application.

- Rural Business (RB)
- Mixed Use Residential (MXR)
- Mixed Use Commercial (MXC)
- Mixed Use Employment (MXE)
- Industrial Mineral (IM)
- Planned Industrial (PI) *
- Planned Business (PB) *

*Concept plans developed for proposed new PI or PB districts **must** receive Planning Commission approval prior to inclusion in an amendment application.

Justification for request for Historic Preservation Overlay for 13302 Unger Rd Hagerstown, MD

Hockman Hall on the patent Little Valley was built in 1803 by Henry Hockman on the side of a small valley along a road from Bowman's Mill probably to the Old Forge mill. The road is engineered rather than a 2 track with the low side built up and walled on the uphill side as it moves up the side of the valley. The house is a 5 bay stone house built into the side of the hill with a breezeway joining the 2 story kitchen building. Hockman Hall is relatively unaltered from its building period; the windows and front door in the house have been replaced. Bathrooms, a modern kitchen, the breezeway and kitchen building have been incorporated into the house.

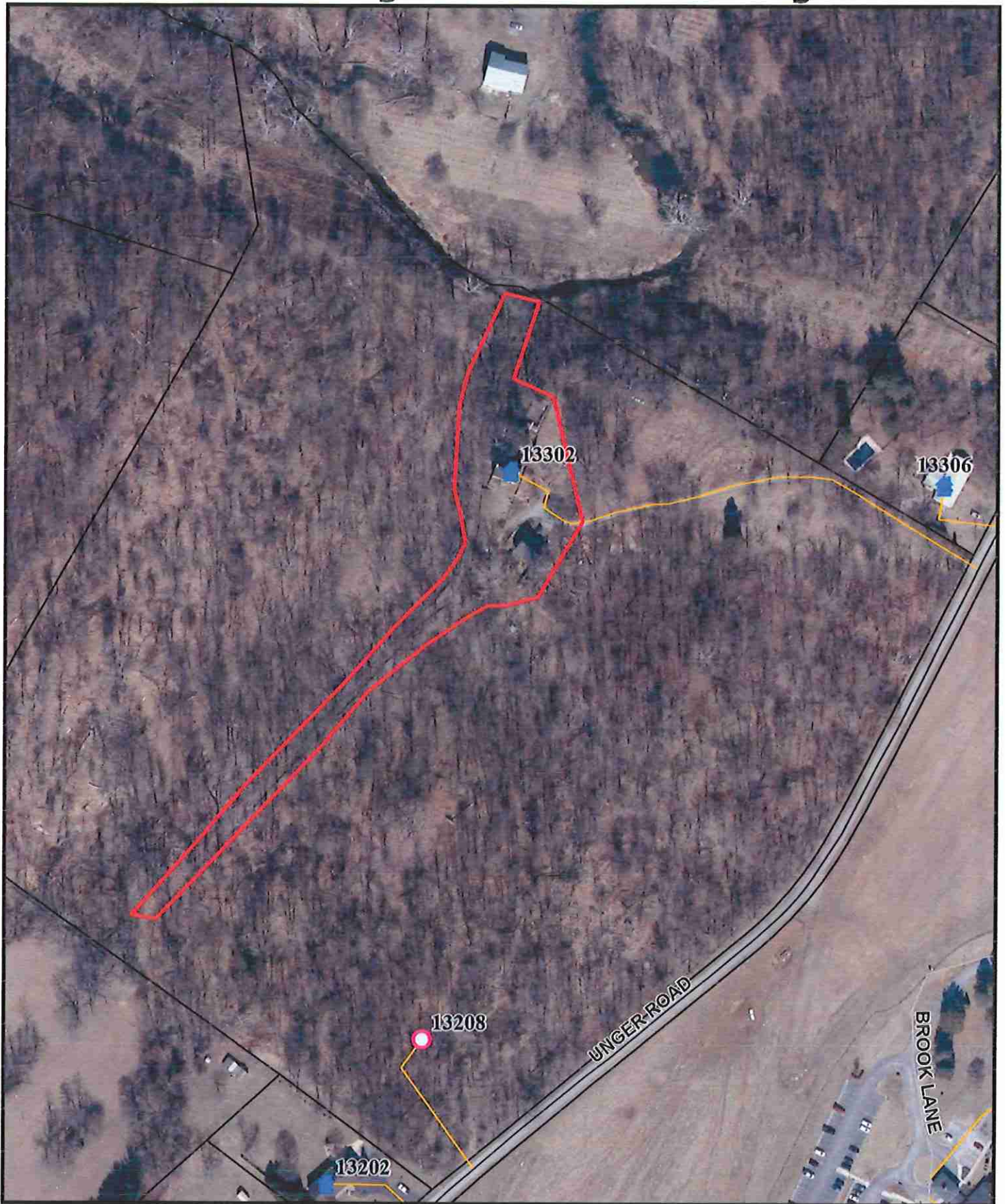
The house & incorporated original kitchen building sits on about 45% of the northern section of the original patent along Little Antietam Creek. It is the only remaining building on the property. The barn burned in 1998 and was rebuilt on the barn foundation walls. Other foundations are located throughout the property. The road from Bowman's Mill is still extant through the property.

The MHT inventory sheet and research by Sandra Izer on the history of the property are included in the packet. The house and Henry Hockman are mentioned in The History of the Leitersburg District 1738-1898 by Herbert Charles Bell, published in 1898.

(<https://archive.org/details/historyofleiters00bell/mode/2up>).

Our desire is to protect the house and its environs into & through its third century and beyond.

13302 Unger Road HP Rezoning



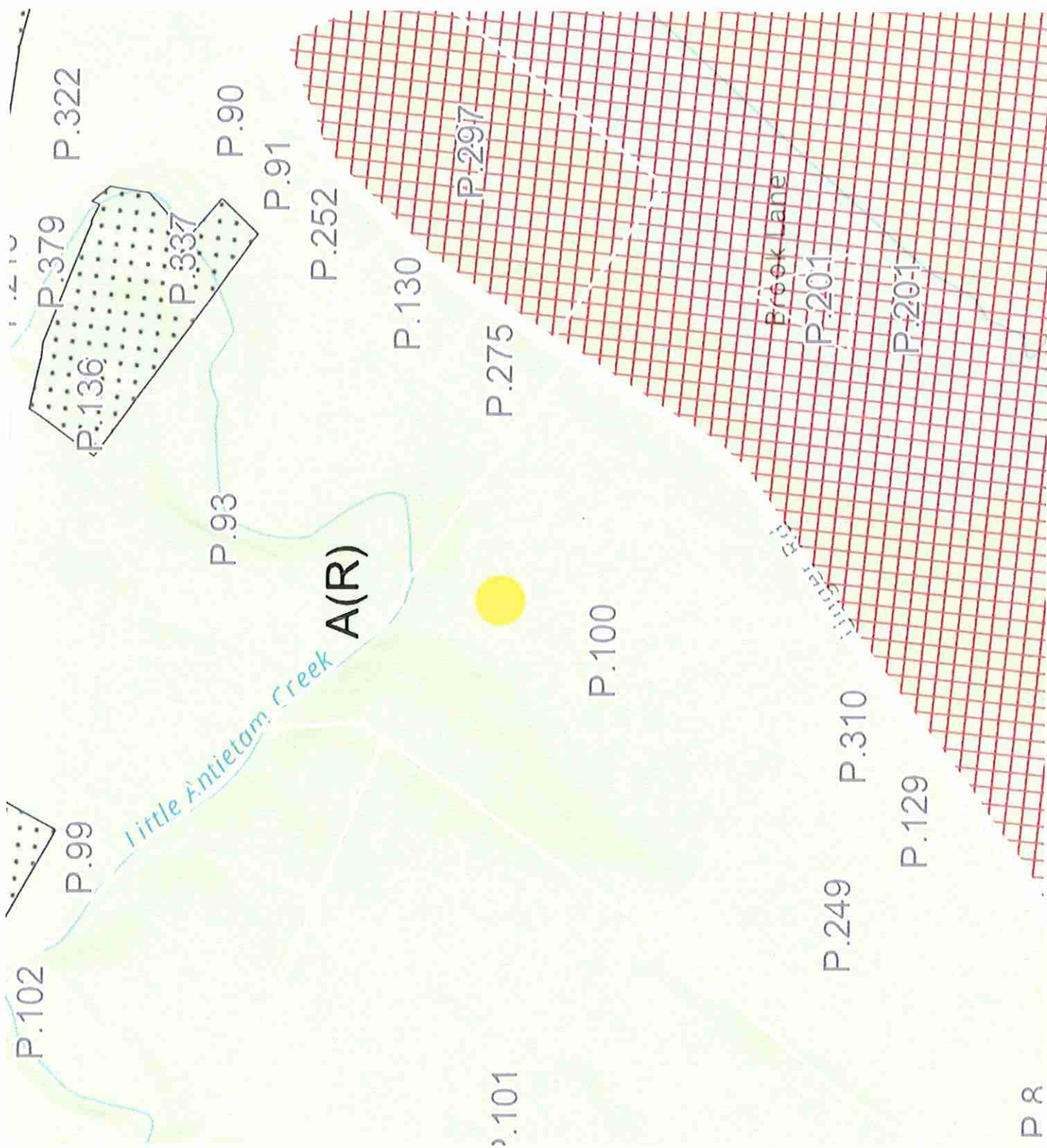
WARNING: This map was created by the Washington County Planning Department and is intended for the recipient's use only. It is not for general distribution to the public, and should not be relied upon or copied. Any modifications or changes to this map are prohibited without the express prior written approval of the Planning Department GIS. Sources of the data contained herein are from various public agencies which may have use restrictions or disclaimers.

 Aldrich HP Overlay Proposed

200
Feet
1 inch equals 200 feet

The parcel lines shown on this map are derived from a variety of sources which have their own accuracy standards. The parcel lines are approximate and for informational purposes ONLY. They are not guaranteed by Washington County, Maryland or the Maryland Department of Assessments and Taxation to be free of errors including errors of omission, commission, positional accuracy or any attributes associated with real property. They shall not be copied, reproduced or scaled in any way without the express prior written approval of Washington County, Maryland Planning and Zoning Department. This data DOES NOT replace an accurate survey by a licensed professional and information shall be verified using the relevant deeds, plats and other recorded legal documents by the user.





Neighbors of 13302 Unger Rd, Hagerstown, MD 21742

WOLF DAVID A WOLF SHANON S
13306 UNGER RD
HAGERSTOWN MD 21742

HEATH MARY ANN HEATH MATTHEW PATRICK
13318 UNGER RD
HAGERSTOWN MD 21742

BROOK LANE PSYCHIATRIC CTR
0 UNGER RD
SMITHSBURG MD 21783

BETKER PAUL R
13202 UNGER RD
HAGERSTOWN MD 21742

WALDRON THOMAS W REED AMANDA MARIE
13128 UNGER RD
HAGERSTOWN MD 21742

BIELATA DANIEL J
13122 UNGER RD
HAGERSTOWN MD 21742

BARNHART KRAIG D BARNHART PAMELA
13116 UNGER RD
HAGERSTOWN MD 21742

SOLLENBERGER JEFFREY L
13402 RED BRICK LN
HAGERSTOWN MD 21742

BUMPERS WILLIAM M ET AL BUMPERS HEIDI
21659 LEITERSBURG SMITHSBURG RD

DAHURA THOMAS H DAHBURA LYDIA ALYS
21741 LEITERSBURG SMITHSBURG RD
HAGERSTOWN MD 21742

Washington Cty Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$10.00

TOTAL \$50.00
 KRT 1R 10:33 am
 May 07, 2026

When Recorded Return To:
 LoanCare, LLC
 C/O Nationwide Title Clearing, LLC
 2100 Alt. 19 North
 Palm Harbor, FL 34683

Loan Number 0002115194
 PLS ID 013
 Investor ID 122

RELEASE OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS, by and through the undersigned duly authorized officer, does hereby acknowledge that the indebtedness secured by a certain Deed of Trust made by ANN B ALDRICH AND JAMES L OSEN, dated 11/08/2013 and recorded among the Land Records of HAGERSTOWN City, WASHINGTON County, in the State of Maryland, in Book 4666 and Page 495, has been fully paid and discharged, that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS was at the time of satisfaction, the Beneficiary of the Deed of Trust, and that the lien of the Deed of Trust is hereby released. Property is commonly known as: 13302 UNGER ROAD, HAGERSTOWN, MD 21742.

IN WITNESS WHEREOF, the Beneficiary of said Deed of Trust has caused this instrument to be executed by its corporate officer this 07th day of May in the year 2026.
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS

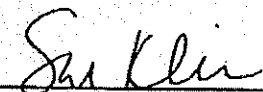


ALAN BAKER
 VICE PRESIDENT

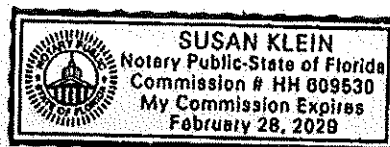
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 07th day of May in the year 2026, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDATLANTIC FARM CREDIT, ACA, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



SUSAN KLEIN
 COMM EXPIRES: 2/28/2029



LC002 451717503 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
 101103102000291530 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
 48501-2026 DOCR T072605-07:21:21 [C-1] ERCNMD1

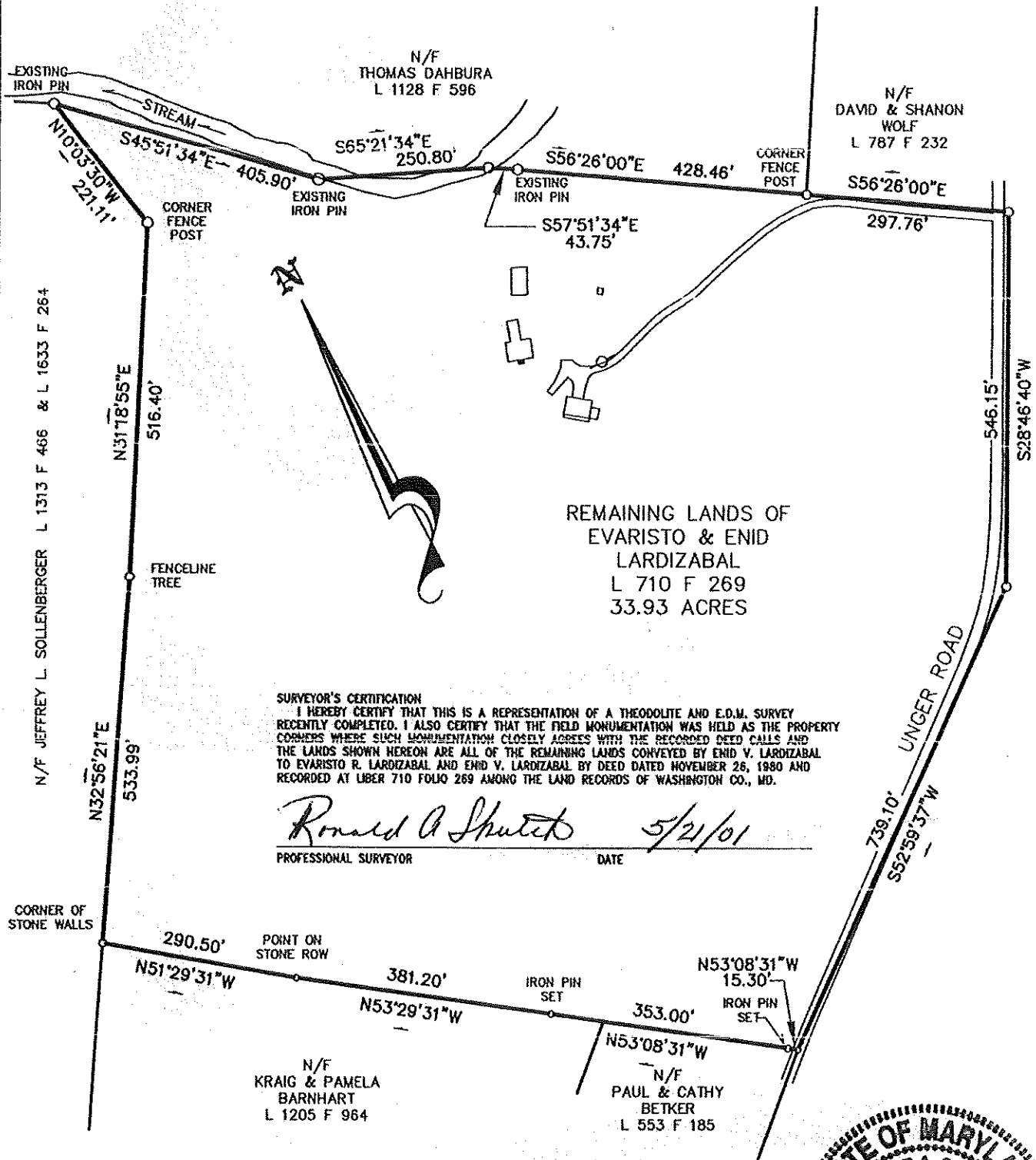


D0126447788

EVARISTO & ENID LARDIZABAL

SCALE 1"=200'

5-21-01



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A REPRESENTATION OF A THEODOLITE AND E.D.M. SURVEY RECENTLY COMPLETED. I ALSO CERTIFY THAT THE FIELD MONUMENTATION WAS HELD AS THE PROPERTY CORNERS WHERE SUCH MONUMENTATION CLOSELY AGREES WITH THE RECORDED DEED CALLS AND THE LANDS SHOWN HEREON ARE ALL OF THE REMAINING LANDS CONVEYED BY ENID V. LARDIZABAL TO EVARISTO R. LARDIZABAL AND ENID V. LARDIZABAL BY DEED DATED NOVEMBER 26, 1980 AND RECORDED AT LIBER 710 FOLIO 269 AMONG THE LAND RECORDS OF WASHINGTON CO., MD.

Ronald A. Skutch

PROFESSIONAL SURVEYOR

DATE

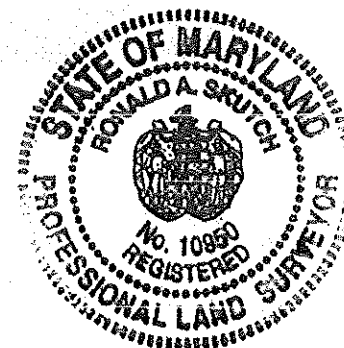
5/21/01

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



TAX MAP 26-21-100 DISTRICT 9

DRAWING NUMBER 1 OF 1

DRAWN BY:

DATE:

FREDERICK
SEIBERT &

ASSOCIATES INC.



MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON:					
Little Valley					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER:					
North Of Unger Road, about 1.5 miles South of Leitersburg					
CITY OR TOWN:					
Leitersburg Vicinity					
STATE:			COUNTY:		
Maryland			Washington		
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District	☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site	☐ Structure	☒ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☐ No	☐ Unrestricted
PRESENT USE (Check One or More as Appropriate)					
☒ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments	
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)		
☐ Educational	☐ Military	☐ Religious			
☐ Entertainment	☐ Museum	☐ Scientific			
4. OWNER OF PROPERTY					
OWNER'S NAME:					
E. R. Lardizabal, M. D.					
STREET AND NUMBER:					
Route # 5					
CITY OR TOWN:			STATE:		
Hagerstown			Maryland		21740
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC:					
Washington County Court House					
STREET AND NUMBER:					
West Washington Street					
CITY OR TOWN:			STATE:		
Hagerstown			Maryland		21740
Title Reference of Current Deed (Book & Pg. #): 412/547					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
DATE OF SURVEY:					
☐ Federal ☐ State ☐ County ☐ Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

7. DESCRIPTION	
CONDITION	(Check One)
	☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed
	(Check One) (Check One) ☒ Altered < 50% ☐ Unaltered ☐ Moved ☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE	
This house is located north of Unger Road and west of the Leitersburg-Smithsburg Road about one and a half miles south of Leitersburg in Washington County, Maryland. It is situated on high ground above the Little Antietam Creek and faces west. The structure is a five bay, two and one half story stone dwelling with a two bay, one and a half section extending to the rear or east. The entire building is constructed into a slope so that its north elevations are higher than the south walls. The house is constructed of roughly coursed local fieldstone with somewhat finer work displayed at front elevation. Flat arches of carefully cut stones are displayed over the openings at the front and south elevations of the main section. Set in the south gable is an arched tablet surrounded with carefully cut stones and topped with a slightly projecting key stone. The tablet is inscribed, * H. & B. Hockman, 1803. Openings appear to be spaced evenly in the front elevation. The windows have moderately wide frames which do not appear to be original. All frames hold six over six pane double hung sashes which also appear to be replacements. Some windows at the south elevation of the main section are flanked with louvered shutters. A window in the south elevation of the rear section is flanked with heavy raised panel shutters. The main entrance is located in the center bay of the front elevation. It is quite simple in appearance with a narrow transom present over the door. A modern shed roof porch shelters the entrance bay. Other entrances are located in the south elevation of the rear section and in the north elevation of both sections. The roofs of both sections are covered with asphalt shingles. They terminate at the end walls with barge boards which appear to be modern set directly against the end walls. Brick chimneys with corbeling at their tops are located inside each gable end of the main and rear sections. The house is in excellent condition and is located on a tract containing 33.97 acres. Immediately east of the structure is a stone subterranean root cellar. North of the house, near the bottom of the slope is a stone wall which could possibly have marked the course of an earlier road. Other buildings related to agricultural use are located southwest of the dwelling.	

SEE INSTRUCTIONS

8. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1803 H. & B. Hockman

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| ☐ Aboriginal | ☐ Education | ☐ Political | ☐ Urban Planning |
| ☐ Prehistoric | ☐ Engineering | ☐ Religion/Phi- | ☐ Other (Specify) |
| ☐ Historic | ☐ Industry | losophy | _____ |
| ☐ Agriculture | ☐ Invention | ☐ Science | _____ |
| ☒ Architecture | ☐ Landscape | ☐ Sculpture | _____ |
| ☐ Art | Architecture | ☐ Social/Human- | _____ |
| ☐ Commerce | ☐ Literature | itarian | _____ |
| ☐ Communications | ☐ Military | ☐ Theater | _____ |
| ☐ Conservation | ☐ Music | ☐ Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The major significance of this house is its architecture. Dated 1803, and inscribed with the name of its owners, Henry and Barbara Hockman, the structure provides a valuable record of Washington County's domestic architecture from the period of the turn of the nineteenth century. *

The deed records for this property are not complete. Records do show that Henry Hockman purchases parts of "The Resurvey of Burkharts Lot," "Little Valley" and "Cheney's Choice," from Casper Swank in 1785. Hockman retained the property until his death in 1813, leaving it to his wife and upon her remarriage, to his grandchildren Henry and Polly Schneider. No further transactions could be located until the mid-nineteenth century when the property was in the hands of the Bell family.

* The house is an example of a five bay center door plan dwelling. Many similar structures of stone are to be found in Washington County, dating from the late 18th. through the early 19th. centuries. They comprise a major building type in Washington County.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bell, Herbert C. History of Leitersburg District, Leitersburg, Md:
Herbert C. Bell, 1908

Washington County Land Records.
Washington County Probate Records.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 . "	0 . "		0 . "		
NE	0 . "	0 . "		0 . "		
SE	0 . "	0 . "		0 . "		
SW	0 . "	0 . "		0 . "		

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 33.97 Acres

Acreege Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: <u>Paula Stoner Dickey, Consultant</u>	
ORGANIZATION <u>Washington County Historical Sites Survey</u>	DATE <u>September, 1975</u>
STREET AND NUMBER: <u>Court House Annex</u>	
CITY OR TOWN: <u>Hagerstown</u>	STATE <u>Maryland</u>

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is: \

National ☐ State ☐ Local ☐

Signature _____

Liber Folio
412/547

August 27, 1964

Grantors: W. Paul Settles & F. Virginia Settles
Grantees: Evaristo R. Lardizabal & Enid V. Lardizabal
"Resurvey on Part of Burkhart's Establishment."
50 acres and 34 perches

Liber Folio
244/1

October 16, 1949

Grantors: Melvin V. Stouffer & Orpha E. Stouffer
Grantees: W. Paul Settles & F. Virginia Settles

Liber Folio
197/664

March 5, 1935

Grantor: Edna Brandenburg
Grantees: Melvin V. Stouffer & Orpha E. Stouffer
55 acres and 34 perches

Liber Folio
197/663

March 5, 1935

Grantors: Melvin V. Stouffer & orpha E. Stouffer
Grantee: Edna Brandenburg

Liber Folio
154/89

November 8, 1918

Grantors: Eliza J. Kline, Executrix of William L. Kline
Grantee: Melvin V. Stouffer
\$3,000. 50 acres and 34 perches

Liber Folio
122/685

December 19, 1905

Grantors: Lewis J. Ground and Henry C. Diebert, Attorneys in Fact.
Grantee: William L. Kline
For the heirs of Henry J. Clopper
\$2312.07

Liber Folio
104/578

March 30, 1896

Grantor: Samuel J. Clopper, Executor for Henry J. Clopper
Grantee: George H. Clopper, etal.
\$2515.64

Liber Folio
WMCKK 4/257

December 19, 1871

Grantor: Daniel Mentzer, Trustee
Grantee: Henry J. Clopper
Equity Case #2260
Parcel 1 - 50 acres and 34 perches
Parcel 2 - 12 acres and 72 perches

Liber Folio
IN19/277

March 10, 1866

Grantor: Frederick Bell
Grantees: Daniel Mentzer & Lewis L. Mentzer

Liber Folio
B/257

May 29, 1812

Will of Henry Hockman.

WA -I-148

Liber Folio
1448

April 7, 1785

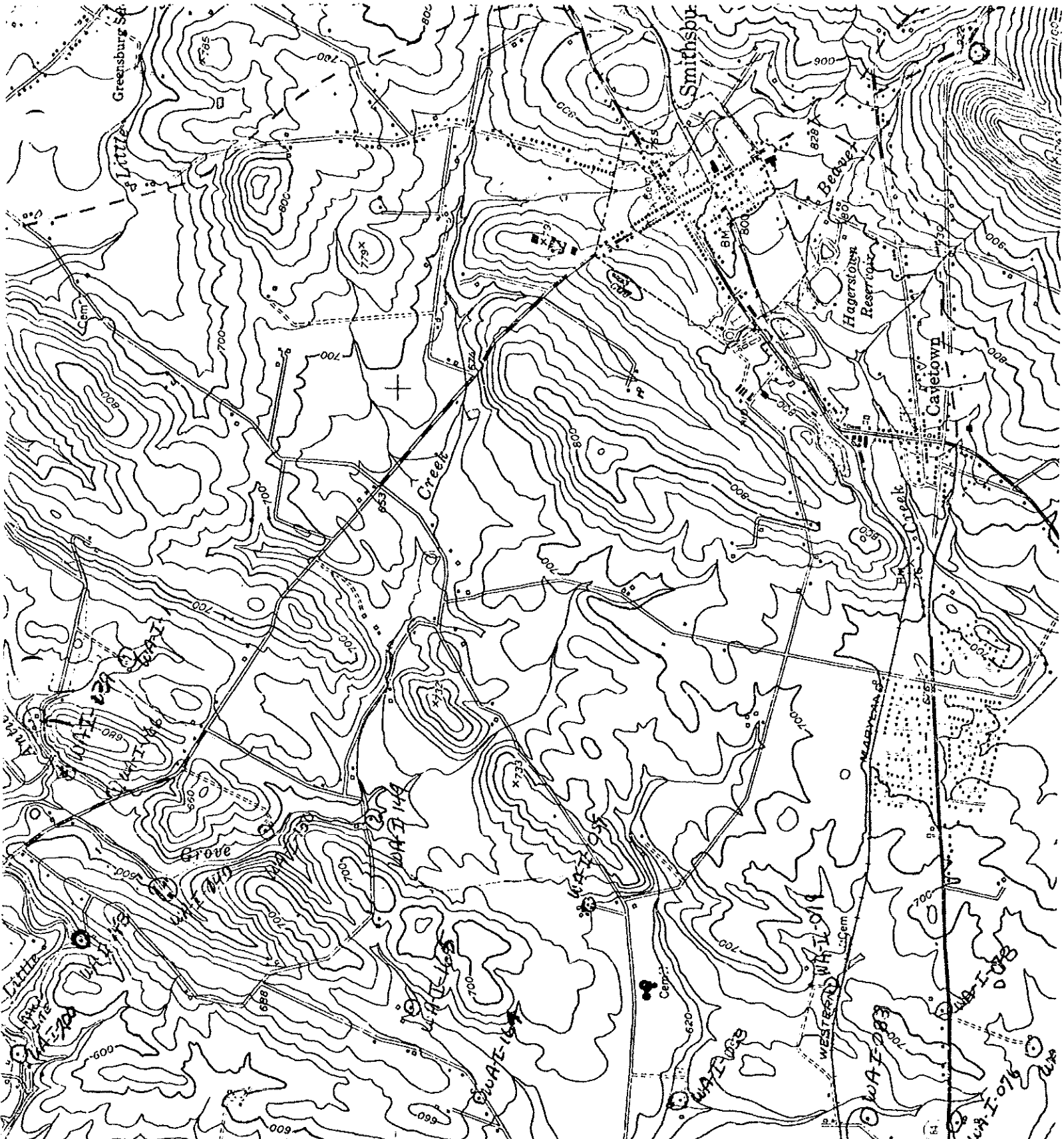
Grantor: Casper Swank

Grantee: Henry Harkman

"Little Valley" 18 acres.

"Resurvey on Burkhart's Lot" 22 3/4 acres

"Chaney's Choice" 27 acres.

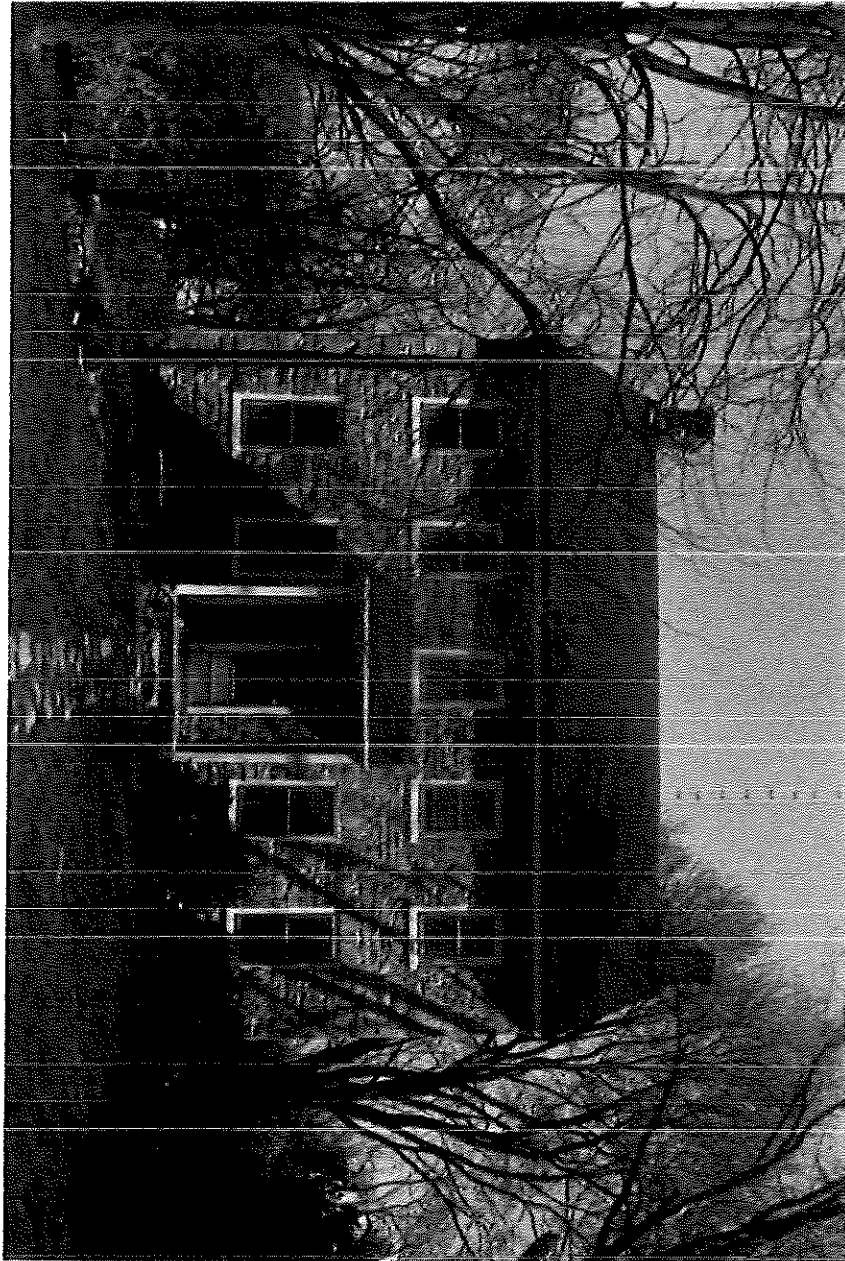


495 494 40' 493 492
660 000 FEET (MD) 61
NC. U.S. 1115.2 MI.

WA-I-148







The Hackman's were from Warwick Township in Lancaster County, Pennsylvania. Reportedly, Henry was the oldest child of Heinrich Hackman (1731-after 1792) who had immigrated from Ibersheim, Rheinhessen, Hessen Lande, Germany in about 1753.

Henry Hackman appears on the 1781 tax rolls for Rapho, in Lancaster County in 1781.

On 7 Apr 1785 Casper Swank sold to 26-year old Henry Hackman and his wife Barbara, three contiguous tracts of land in Washington County, Maryland, ¹ Part Little Valley 18 acres, Resurvey on Burkharts Lots 22 3/4 acres, and Chaney's Choice 27 acres - which total 67.75 acres.

On the 16 Mar 1798, Henry Hockman requested a patent and acquired a survey for his lands that he called Hockmans Hall. The patent for Hockman's Hall was returned on 31 May 1805.² Sadly, the original patent is badly damaged and barely legible. Transcribing it would be a task. Hockman's patent would have included vacancies that existed between the original three patents. Therefore, the final patent was returned with a total of 76 acres, inclusive of vacancies.

As it takes several years to construct a fine stone home, it is easily assumed construction on the Hockman house was begun as early as 1800 and completed in 1803. This is verified by the date-stone H & B Hockman 1803.

Likely in ill health, Henry offered his property for sale in September of 1811 as evidenced by an advertisement in the *Hagerstown Maryland Herald*. It did not sell.

Henry and Barbara had one daughter Elizabeth, who married Schneider. The Schneiders had two children, Henry and Polly.³ Henry Hockman died at age 54 on 19 May 1813. His daughter Elizabeth Schneider predeceased him. Henry Hockmans will left a life estate to his widow Barbara, with the property to eventually be devised to his two grandchildren Henry and Polly Schneider.⁴

On 1 Apr 1826 Barbara Hockman sold to Andrew Stephey for \$200 all the lands of Hockman Hall. This deed appears to be the release of the dower rights of Barbara Hockman. The deed confirms the lands were Barbara's by a life estate provided by the will of Henry Hockman. No acreage or metes and bounds given⁵

That same day in the following deed, 1 April 1826, sister and brother Henry and Polly Schneider sold to Andrew Stephey the tract called Hockman's Hall, a total of 75 acres for \$2,250 - a fairly substantial amount. The deed relates that Henry Hockman did "... give and devise to my grandchildren Henry and Polly Schneider children of my deceased daughter Elizabeth Schneider (after the death of my wife Barbara) all my houses and lands. . goods. . monies and personal estate," granted by patent 7th May 1805. . 75 acres.

FOR SALE,
A TRACT of Land, containing between 70 and 80 acres, situated in Washington county, Maryland, within three miles of Col. Hughes's Forge, and about seven from Hagers-town—about one half of this tract is cleared, eight acres whereof are meadow; the remainder well timbered—On the premises are a good two story Stone Dwelling House and Kitchen, a Barn and Stables and a never failing spring of good water—There is an excellent Mill seat within fifty yards of the house, with a Boring Mill thereon, and a Blacksmith's Shop adjoining. An indisputable title will be given. Any person wishing to purchase, may view the property, and will be informed of the terms, by applying to the subscriber, living on the premises.
HENRY HOCKMAN.
September 2, 1811.

This is to give notice,
THAT the subscribers, of Washington county, have obtained from the orphans' court of said county, in Maryland, letters testamentary on the personal estate of **HENRY HACKMAN**, late of said county, deceased. All persons having claims against the said deceased are hereby warned to exhibit the same with the vouchers thereof to the subscribers, at or before the 10th day of February next, they may otherwise by law be excluded from all benefit of the said estate. Given under our hands this 10th day of August, 1813.
BARBARA HACKMAN, Exec'rix.
JACOB LAMBERT, Exec'or.
N. B. All persons indebted to said estate are requested to make immediate payment.

1 WCLR D/448

2 Patent JC No2 Folio 585 Certificates, Patented, WA 1805/05/31 Hockmans Hall, Henry Hockman, 76 Acres Patented Certificate 436 MSA S1208-483

3 Hockman, Robert. "Descendants of Hockman/Hagman/Hagmann". Report to Hockman Tracey, Washington, USA. held by Robert Hockman, Texas, USA.

4 Will B 257

5 HH1101

- 6 NN/244
7 TT513
8
9 IN14/619
10 IN19/277
11 WMCKK 4/257

Samuel Clopper would own the property for 25 years, but he lived closer to Leitersburg in a two-story brick house was advertised by his executor Henry J. Clopper in 1896. On 30 mar 1896 Henry J Clopper, executor sold the property to George Clopper for \$2,515.64¹²

19 Dec 1905 122/685

Lewis Ground & Henry Diebert Attorneys to William L. Kline

8 Nov 1918 154.89

Eliza Kline Ext for Wm L. Kline to Melvin Stouffer

\$3,000 50 acres 34 perches

5 Mar 1935 197/663

Melvin & Orpha Stouffer to Edna Brandenburg

5 Mar 1935 197/664

Edna Brandenburg to Melvin & Orpha Stouffer

55 acres and 34 perches

16 Oct 1949 244/1

Melvin & Orpha Stouffer to W. Paul and F Virginia Settles

27 Aug 1964 412/547

W. Paul & Virginia Settles to Evaristo R. Lardizabal & Enid

50 acres and 34 perches

Resurvey on part of Burkharts Establishment



RZ-26-006

Applicant
- Ann Aldrich and James Osen

Location
- 13302 Unger Road, Hagerstown, MD 21742

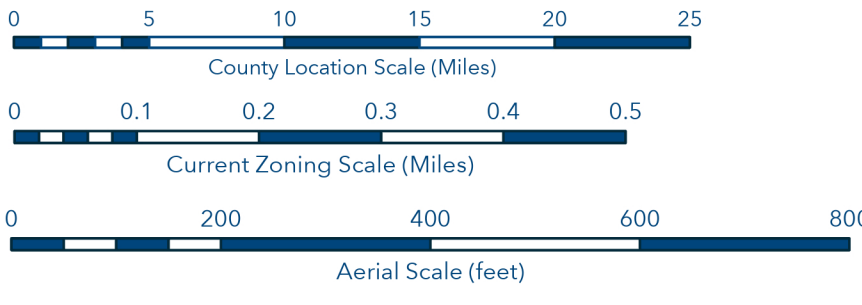
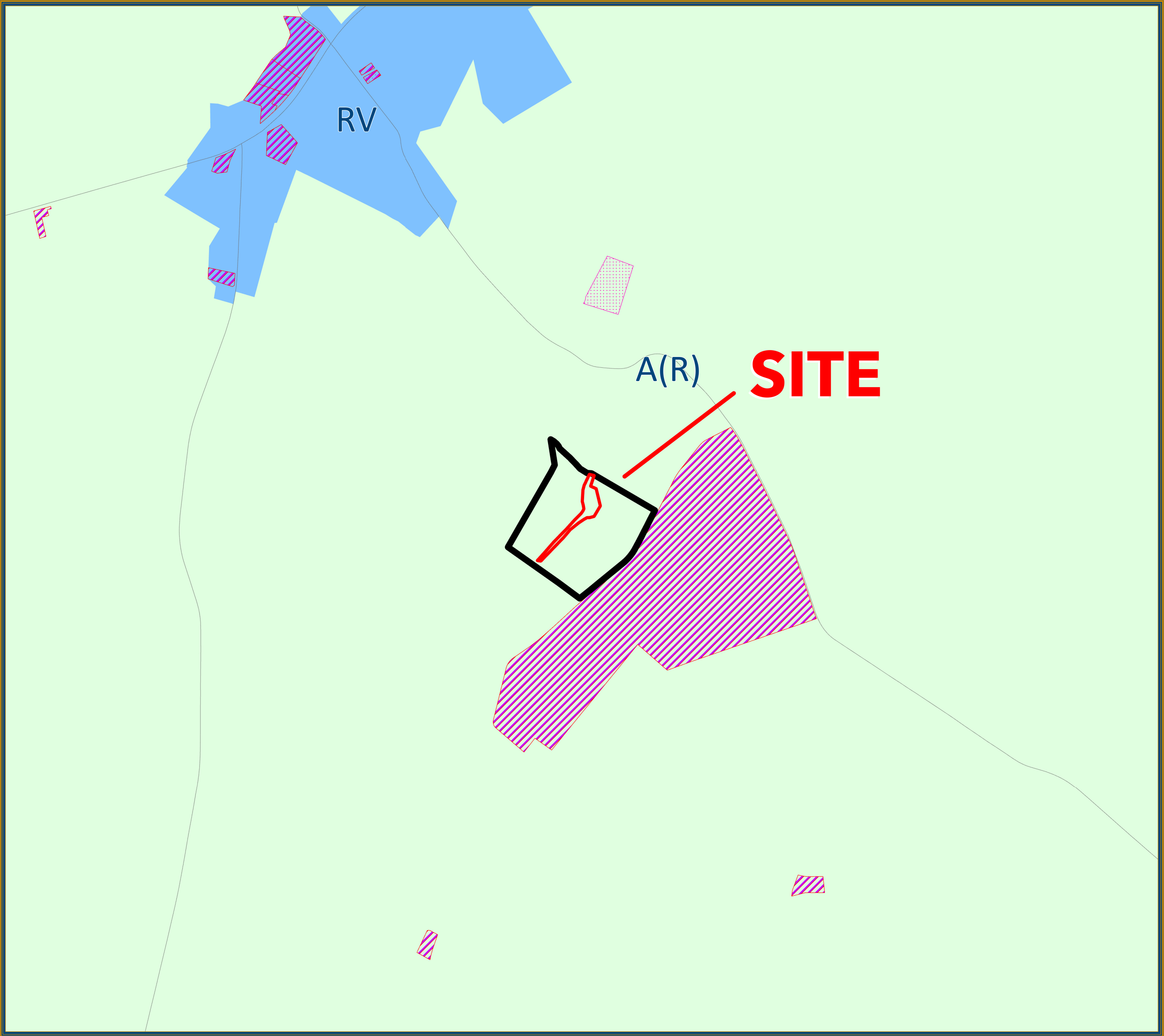
Present Zoning
- A(R) - Agricultural (Rural)

Proposed Zoning
- Historic Preservation Overlay

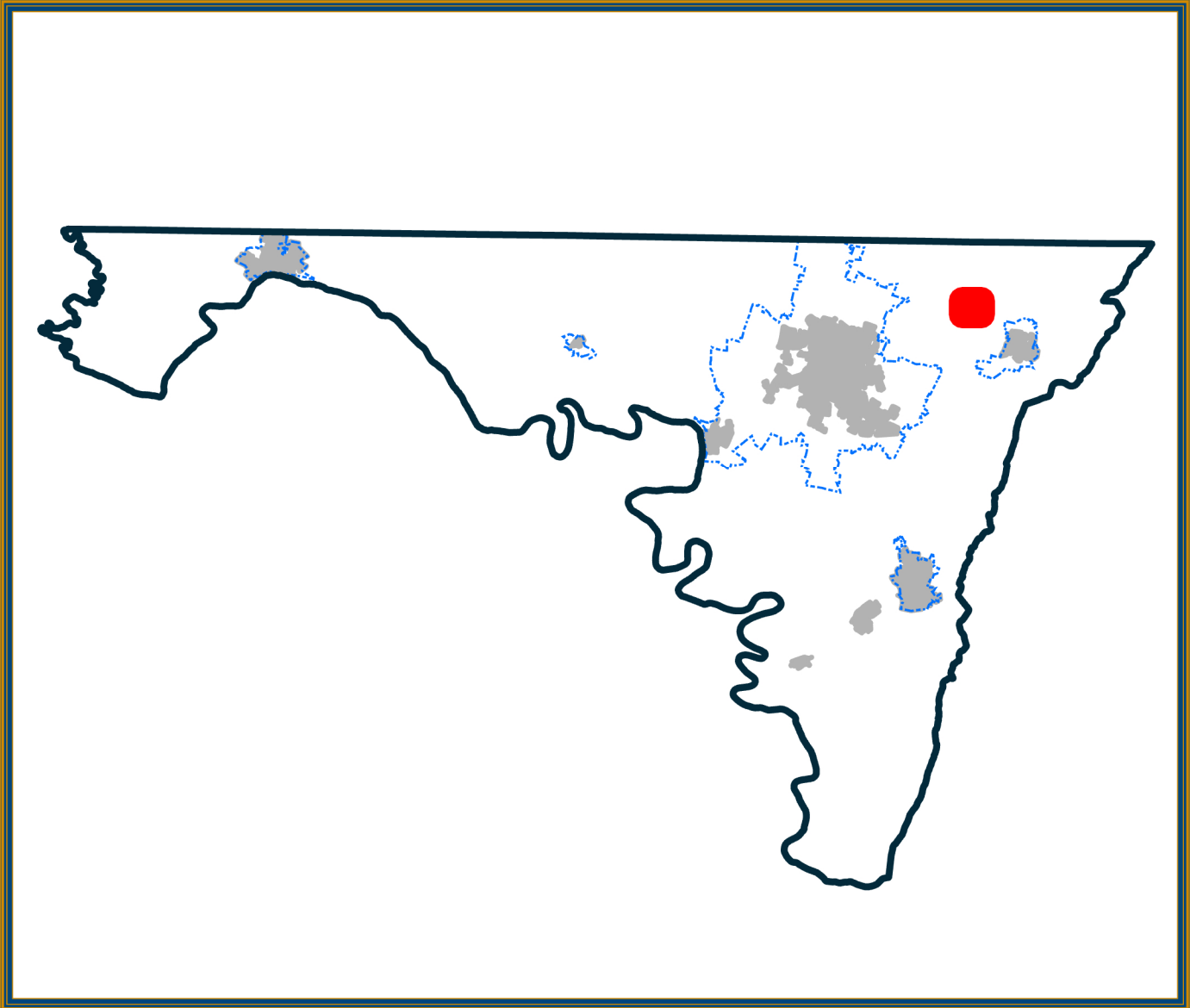
Acreage
- 33.93

Map/Parcel
- Map 26, Parcel 100

Current Zoning



County Location



Aerial (2025/MD iMAP)





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

October 2026

Case #: RZ-26-006

**Application for Map Amendment
Staff Report and Analysis**

Property Owner(s) :	Ann Aldrich and James Osen
Applicant(s) :	Same as property owners
Location :	13302 Unger Road, Hagerstown
Election District :	#9-Leitersburg
Comprehensive Plan Designation :	Agriculture
Zoning Map :	26
Parcel(s) :	100
Acreage :	33.93 acres
Existing Zoning :	Agricultural Rural (AR)
Requested Zoning:	Agricultural Rural (AR) with Historic Preservation (HP) Overlay
Date of Meeting :	October 5, 2026

Location and Physical Features

This parcel is located north of Unger Road and west of Leitersburg-Smithsburg Road approximately 1.5 miles south of Leitersburg. It is situated on the high ground above the Little Antietam Creek. The property contains a stone dwelling, barn, stone wall, and several other foundations.

The main dwelling is a five bay, 2.5-story stone construction with two bay 2-story kitchen building extending to the east. The structure is built into a slope making the north elevations higher than the south walls. The house is constructed using roughly coursed local fieldstone; flat arches are displayed over the openings at the front and south elevations of the main sections. A date stone is set in the south gable inscribed "H. & B. Hockman, 1803.

The property has had some alteration over time in roofing, porches, and windows. A modern kitchen, bathroom, breezeway, and original kitchen building have been incorporated into the house. However, the majority of the dwelling has been unaltered from its building period.

Immediately east of the main dwelling is a stone subterranean root cellar, also on the property is a barn with the original stone foundation, however the main part of the barn was reconstructed after a fire in 1998.

North of the house near the bottom of the slope is a stone wall which marks the course of an old road. The wall is on the uphill side of the hill as it moves up the valley.

100 West Washington Street, Suite 2600 | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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.

The requested HP zoning does not control land use or densities which are the subjects of many Comprehensive Plan recommendations. The Plan does, however, contain policies for many other broad subjects. The continued identification, promotion and preservation of historic properties is one of them.

The Comprehensive Plan promotes historic preservation as an economic development tool, as a way to create and expand the housing stock, an avenue to the retention of the desirable but intangible historic rural character and as a way to address individual property owner's needs. The continued application of the Historic Preservation zone meets those goals and is consistent with the Comprehensive Plan. Since the applicant has voluntarily requested that the zone and its related standards be applied to the property, it is assumed to be consistent with their plans for the continued use, restoration and preservation of the property.

Compatibility with Existing and Proposed Development in the Area

The rezoning site appears to exist cohesively with adjoining properties and the area in general. The house and land use have existed in the area since the 19th century. Surrounding development is predominantly agricultural with a scattering of residential. The subject parcel was originally part of a larger 76 +/- acre piece until the late 19th century when it was subdivided.

The HP zoning does not regulate land uses or density. Existing use patterns on and off site are likely to continue and must comply with current zoning regulations. If changes in use are anticipated by the owners or on adjacent properties, the HP zone will not encourage or prevent them.

The zone is designed to govern changes to the exterior appearance of the historic structures. Adjacent property owners should expect to see the current buildings appearance remain or improve. When following HP zone guidelines, it is the intent and expectation that the historical character defining features of the structure will be retained and preserved. If changes or additions are proposed to the exterior of the structure, they will be scrutinized by the Historic District Commission using predetermined standards. The intent is to ensure consistency and harmony with the current historical appearance and fabric. The applicability of the HP zone requirements do not spillover onto adjacent properties.

Inclusion in the HP zone is a prerequisite for historic preservation property tax credits. Washington County adopted an ordinance in 1991 that allows credits of an amount spent on addition

to, or restoration of, historic structures located in the HP zone. Improvements must be determined to be consistent with those same predetermined standards used by the Historic District Commission.

The site contains the main structure identified on the Maryland Inventory of Historic Properties (MIHP) for Washington County as site WA-I-148 and referred to as “Little Valley”.

Deed records show Henry Hockman and his wife owned three tracts of land (“Little Valley”, “Burkharts Lots”, “Chaney’s Choice”) totaling 76 acres. Hockman built the stone dwelling, completed in 1803, on the tract “Little Valley”. The MIHP places significance of the property in its architecture, a significant theme in Washington County’s heritage.

Within an approximate 1-mile radius, there are 18 other sites identified in the MIHP including:

Site	Century	Category	Common Name
I735	20	STRUCTURE	
I175	18	BUILDING	WINDING CREEK FARM
I174	19	DISTRICT	LEITERSBURG
I165	19	BUILDING	
IV080	19	BUILDING	
I150	19	BUILDING	
I140	19	BUILDING	BROOK LANE PSYCHIATRIC CENTER, INC.
I148	19	BUILDING	LITTLE VALLEY
I200	18	BUILDING	
I142	18	BUILDING	ROCKLEDGE
I141	18	BUILDING	
I147	18	BUILDING	BOWMANS MILL
I274	18	BUILDING	BARR’S ORCHARD
I139	19	BUILDING	DURBUROW HOUSE
I166	19	BUILDING	
IV081	19	BUILDING	
I157	19	BUILDING	
I149	19	BUILDING	BELL-VARNER HOUSE

Change, Mistake and the HP Zone Criteria

Zoning map amendments, when not part of a comprehensive rezoning undertaken by the governing body, are usually under an obligation to meet the change or mistake test. It must be shown that there has been a change in the character of the neighborhood where the request for rezoning is located or that there was a mistake in the original zoning. The Historic Preservation Overlay is **NOT** subjected to that test. Instead, the text of the zone contains 11 specific criteria. Meeting any one of these criteria would make a site eligible to receive the HP Overlay.

The Washington County Zoning Ordinance discusses the establishment of the HP Overlay and excerpts are provided that elaborate on the purpose and the change or mistake issue.

"The "HP" District is an overlay zone that indicates the presence of an historic site, structure or district, which has been or will be judged to be of significance to the heritage of Washington County. The overlay zone is also a mechanism to monitor and regulate building activities in the "HP" District. As an overlay zone, the "HP" District imposes additional guidelines during the construction or modification of new or existing structures on the subject property. These criteria are in addition to the conventional underlying land use zone. The "HP" overlay zone shall be in no way construed to limit or modify the permitted uses of the underlying zone." (Section 20.4, Washington County Zoning Ordinance)

"Since the "HP" designation is an overlay zone and the existing underlying zone will continue to control the land use, it is not necessary to prove, during the amendment proceedings, that a change in the character of the neighborhood or a mistake in the original zoning has occurred." (Section 20.4 (b)1., Washington County Zoning Ordinance)

The criteria for the establishment of an HP Overlay zone are enumerated in Section 20.5 and are listed below:

(a) If the Historic Resource meets any of the criteria noted below or if it is listed in either the Maryland Historical Trust's Inventory of Historic Sites or the National Register of Historic Places, it may be classified as an historic structure, site or district.

(b) Historical and Cultural Significance

1. The historic resource should have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;
2. The historic resource could be the site of a significant historic event;
3. The historic resource should be identified with a person or a group of persons who influenced society; or
4. The historic resource exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

(c) Architectural and Design Significance

1. The historic resource embodies the distinctive characteristics of a type, period, or method of construction or architecture;
2. The historic resource represents the work of a master artisan, architect or builder;
3. The historic resource possesses high artistic value;
4. The historic resource represents a significant and distinguishable entity whose components may lack individual distinction;
5. The historic resource represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics, landscape or historical event.

6. The historic resource is the only example ever existing or remaining of a particular period, style, and material or construction technique.

Staff Analysis and Recommendation:

The applicant provided the MIHP documentation and references that highlight their justification and eligibility of the site for the HP Overlay. The existing documentation supports the resources on the property having significant character in the development and heritage of the County. The documentation also indicates that this property retains distinctive characteristics of local architecture for its stone construction. It is one of a few remaining examples of stone architecture within the County's existing resources.

The property and structures meet several of the criteria specified in the Zoning Ordinance for the establishment of the HP Overlay including those in bold/underline below:

(a) If the Historic Resource meets any of the criteria noted below or if it is listed in either the **Maryland Historical Trust's Inventory of Historic Sites** or the National Register of Historic Places, it may be classified as an historic structure, site or district.

(b) Historical and Cultural Significance

1. The historic resource should have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;

2. The historic resource could be the site of a significant historic event;

3. The historic resource should be identified with a person or a group of persons who influenced society; or

4. The historic resource exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

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1. The historic resource embodies the distinctive characteristics of a type, period, or method of construction or architecture;

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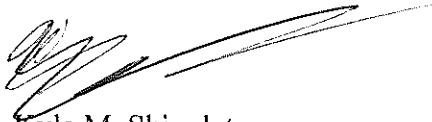
5. The historic resource represents an established and familiar visual feature of the neighborhood, community, or County, due to its singular physical characteristics, landscape or historical event.

6. The historic resource is the only example ever existing or remaining of a particular period, style, and material or construction technique.

It should also be noted, that the Historic Preservation Overlay zoning designation will support the retention, to the extent practicable, of the buildings distinctive characteristics that might otherwise be required to be removed, upgraded, or altered to comply with building code or Floodplain Ordinance requirements.

Based on the information presented and analysis prior to any input from a public meeting or hearing, the Planning staff recommends approval of the application to apply the Historic Preservation Overlay zone as requested.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyla M. Shingleton', with a long, sweeping horizontal line extending to the right.

Kyla M. Shingleton
Comprehensive Planner



Washington County MARYLAND

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

DOWNSVILLE PIKE LAND, LLC

Applicant

10306 REMINGTON DRIVE, 2ND FL.

Address

CHRIS SMITH

Primary Contact

SAME AS ABOVE

Address

☒ Property Owner

☐ Attorney

☐ Other: _____

☐ Contract Purchaser

☐ Consultant

301-733-4365x203

Phone Number

csmith@manorhousebuilders.com

E-mail Address

Property Location: NW Corner of Halfway Blvd / Downsville Pike Intersection

Tax Map: 57 Grid: 002 Parcel No.: 408; 329; 210 Acreage: +/- 2.09 ac.

Tax Account ID: 26-023114; 26-018862; 26-023173

Current Zoning: RS (Residential, Suburban) Requested Zoning: HI (Highway Interchange)

Reason for the Request:

☒ Change in the character of the neighborhood

☒ Mistake in original zoning

☐ Floating or overlay zoning district

Chris Smith

Applicant's Signature

Subscribed and sworn before me this 4 day of June, 20 26.

My commission expires on 12-13-26

Sandra L. Schulte

Notary Public

SANDRA L SCHULTE

Notary Public - State of Maryland

Washington County

My Commission Expires Dec 13, 2026

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Ownership Verification or
Owner's Affidavit

☐ Boundary Plat (Including Metes &
Bounds)

☐ Vicinity Map

☐ Justification Statement

☐ 2 hard copies and 1 digital copy of
complete Application Package



WASHINGTON COUNTY DEPARTMENT OF
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

PLEASE COMPLETE ONLY THE
SECTION THAT APPLIES.

Applicant's Name: DOWNSVILLE PIKE LAND, LLC Date: _____

Zoning Ordinance Map Amendment \$ 2,000.00
Number of Acres * 2.09 x \$20.00 [1 acre minimum]
per acre \$ 40
Engineering Review Fee \$ 150.00
Technology Fee \$ 15.00
TOTAL FEES DUE – MAP AMENDMENT \$ 2,205

*Minimum charge of \$20.00 [if less than one acre]

Text Amendment \$ 2,000.00
Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Zoning Ordinance
☐ Other: _____
Technology Fee \$ 15.00
TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Water and Sewer Plan Amendment \$ 2,000.00
Technology Fee \$ 15.00
TOTAL FEES DUE – WATER AND SEWER PLAN AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$ 25.00
Technology Fee \$ 15.00
TOTAL FEES DUE – FOREST EXEMPTION \$ 40.00

Please make checks payable to “Washington County Treasurer”.

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

Search Tax Maps		No Ground Rent Redemption on File		No Ground Rent Registration on File	
Special Tax Recapture: None					
Account Number:		District - 26 Account Identifier - 023114			
Owner Information					
Owner Name:		DOWNSVILLE PIKE LAND LLC		Use:	RESIDENTIAL
Mailing Address:		10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000		Principal Residence:	NO
				Deed Reference:	/05486/ 00190
Location & Structure Information					
Premises Address:		10656 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description:	0.50 ACRES 10656 DOWNSVILLE PIKE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0057	0002	0408	26010519.22	0000	
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area 21,780 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
				Garage	
				Last Notice of Major Improvements	
				Pending Permit None	
Value Information					
		Base Value		Value	
				As of	
				01/01/2026	
				Phase-in Assessments	
				As of	
				07/01/2025	
				As of	
				07/01/2026	
Land:		24,500		24,500	
Improvements		0		0	
Total:		24,500		24,500	
Preferential Land:		0		0	
Transfer Information					
Seller: CARBAUGH BONNIE L ET AL		Date: 04/24/2017		Price: \$50,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05486/ 00190		Deed2:	
Seller: RICE ANITA V		Date: 12/07/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05119/ 00426		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2025	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00/0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

2 of 2

TM 57/ Parcel 408

Tri-State Signature Settlements, LLC
 File No. TE-10107M
 Tax ID # 26-023114

This Deed, made this 21st day of April, 2017, by and between Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice, GRANTORS, and Downsville Pike Land, LLC, a Maryland Limited Liability Company, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of Fifty Thousand And 00/100 Dollars (\$50,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Downsville Pike Land, LLC, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All the following described lot of land, together with any improvements thereon situate in Washington County, Maryland, on the Northwest side of the Downsville Hagerstown Turnpike, about two miles South of Hagerstown, and being more particularly described as follows:

Beginning at a stone standing near the west or northwest side of the Hagerstown and Downsville Turnpike and at the end of the 17th or South 79 ¼ degrees East 89 ½ perch line of a deed from Edward A. Shaffer, Executor, to John H. Eldridge, dated July 13, 1892, and running thence reversing said 17th line North 79 ¼ degrees West 181 feet, then leaving the outlines of the aforesaid deed 2 degrees East 185 feet, passing a stone on the North side of the aforesaid turnpike to the middle of said turnpike, then with the turnpike North 63 degrees East 252 feet to the place of beginning; containing approximately 0.50 acres of land, more or less.

Subject to and together with the covenants, restrictions, rights of way and easements of record applicable thereto.

Being the same property described and conveyed in the deed from Bonnie L. Carbaugh, Personal Representative of the Estate of Arthur T. Samuels unto Bonnie L. Carbaugh, Ronald G. Rice, Connie Proctor and Donald W. Rice dated July 17, 2015, and recorded December 7, 2015 in Liber 5119 at folio 0426 among the Land records of Washington County, Maryland.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land, LLC, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

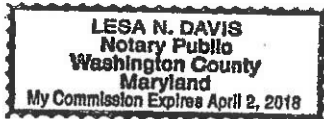
WITNESS:

Connie Proctor (Seal)
Connie Proctor
Bonnie L. Carbaugh (Seal)
Bonnie L. Carbaugh
Ronald G. Rice (Seal)
Ronald G. Rice
Donald W. Rice (Seal)
Donald W. Rice
Connie J. Proctor, His Attorney in Fact

STATE OF MARYLAND } ss
COUNTY OF WASHINGTON

I hereby certify that on this 21st day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice,* the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

* By **Connie J. Proctor, His Attorney In Fact**
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Les Davis
Notary Public
My commission expires 4/2/18

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Terri Ann Lowery
Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

TODD L. HERSHEY, TREASURER
TAXES PAID 4-24-17

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

Search Tax Maps		No Ground Rent Redemption on File		No Ground Rent Registration on File	
Special Tax Recapture: None					
Account Number:		District - 26 Account Identifier - 018862			
Owner Information					
Owner Name:	DOWNSVILLE PIKE LAND LLC		Use:	RESIDENTIAL	
Mailing Address:	10306 REMINGTON DR HAGERSTOWN MD 21740-		Principal Residence:	NO	
			Deed Reference:	J07063/ 00436	
Location & Structure Information					
Premises Address:		10650 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description:	0.49 ACRES 10650 DOWNSVILLE PIKE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0057	0002	0329	26010519.22	0000	
			Block:	Lot:	Assessment Year:
					2026
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					21,078 SF
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
Garage					
Last Notice of Major Improvements					
Pending Permit					
None					
Value Information					
	Base Value		Value		Phase-In Assessments
			As of		As of
			01/01/2026		07/01/2025
Land:	50,500		50,500		As of
Improvements	0		0		07/01/2026
Total:	50,500		50,500		
Preferential Land:	0		0		50,500
					50,500
Transfer Information					
Seller: WASTLER JOHN D		Date: 07/21/2022		Price: \$65,000	
Type: NON-ARMS LENGTH OTHER		Deed1: J07063/ 00436		Deed2:	
Seller: MILLS LEONARD I		Date: 06/01/1992		Price: \$87,000	
Type: ARMS LENGTH IMPROVED		Deed1: J01043/ 00613		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2025		07/01/2026
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00/0.00		0.00/0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application			Date:		

Taxes Paid \$2,443.24
Todd L. Hershey, Treasurer
MB 07-21-2022

BOOK: 7063 PAGE: 436

Washington Cty Cir Crt	
IMP FD SURE	\$48.00
RECORDING FEE	\$20.00
TR TAX STATE	\$325.00
CTY TR TAX	\$75.00
CTY REC TAX	\$494.00
TOTAL	\$954.00
KRT RJD	02:06 pm
Jul 21, 2022	

Olde Towne Title, Inc.
File No. OT-18310CO
Tax ID # 26-018862

TM 57/
Parcel 329

This Deed, made this 21st day of July, 2022, by and between John Dean Wastler,
GRANTOR, and Downsville Pike Land LLC, GRANTEE.

Witnesseth --

That in consideration of the sum of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

PARCEL 1: Situate along the Northwest side of the original portion of the Downsville Pike approximately 1.6 miles Southwestwardly from the Corporate Boundary of the City of Hagerstown, in District 26, Washington County, Maryland, and more particularly described as follows: Beginning at a point in the Northwest marginal line of said Downsville Pike, said point also being in the margin of the right of way of the State Roads Commission as indicated on Plat No. 13405 of said Commission on file in the Office of the Clerk of the Circuit Court for Washington County, and running thence along the existing fence line along the Northwest side of the original portion of said Downsville Pike South 48 degrees 20 minutes West 143.1 feet to a stake, thence leaving the Pike and running back therefrom North 4 degrees 00 minutes East 288.9 feet to intersect the existing fence line and the lines of the deed from Elizabeth S. Ridenour, widow, to Samuel H. Shank and Ethel Ridenour Shank, his wife, dated February 25, 1949 and recorded in Liber 251, folio 24, one of the Land Records of Washington County, Maryland thence with portions of two lines of said deed South 77 degrees 56 minutes East 101.0 feet to a post, South 4 degrees 00 minutes West 172.4 feet to the place of beginning; containing 0.53 acres of land, more or less.

PARCEL 2: All that lot or parcel of ground situate along the Northwest side of the original portion of the Downsville Pike approximately 1.6 miles Southwestwardly from the Corporate Boundary of the City of Hagerstown, in District 26, Washington County, Maryland and beginning at a point in the Northwest marginal line of said Downsville Pike, said point being at the end of the first line of the deed from Samuel H. Shank and wife to Leonard I. Mills and wife dated August 25, 1959 and recorded in Liber 351, folio 341, one of the Land Records of Washington County, and running thence back from the said Downsville Pike with the second line of said deed North 4 degrees 00 minutes East 288.9 feet to intersect the existing fence lines and the lines of the deed from Elizabeth S. Ridenour, widow, to the said Samuel H. Shank and wife dated February 25, 1949 and recorded in Liber 251, folio 24, another of the Land Records of Washington County, thence with a portion of one of the lines of said deed and running along the existing fence line North 77 degrees 56 minutes West 40.0 feet, more or less, to a marked tree, thence leaving the lines of the last mentioned deed and running South 3 degrees 38 minutes East 299.25 feet to the place of beginning, containing 0.12 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM HOWEVER, all that piece or parcel of land conveyed to the Board of County Commissioners of Washington County, Maryland, a body corporate and politic of the State of Maryland, by Leonard I. Mills and Mary Jane Mills, his wife, by a deed dated 6 June 1983 and which was recorded in Liber 744, folio 1008, one of the Land Records of Washington County, Maryland. The property conveyed in fee simple from Parcel 1, above, contained 356 square feet, more or less, and from Parcel 2, above, 41 square feet, more or less.

For informational purposes only: The improvements thereon being known as 10650 Downsville Pike, Hagerstown, Maryland 21740

Tax ID No.: 26-018862

BEING the same property conveyed to John Dean Wastler by virtue of a Deed from Jack W. Mills, Personal Representative of the Estate of Leonard I. Mills, dated June 1, 1992

and recorded June 1, 1992 among the Land Records of Washington County, Maryland in
Liber DJW 1043, folio 813.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

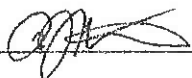
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land LLC, in fee simple.

Subject to and together with all restrictions, covenants, conditions, easements and rights of way of record.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

The undersigned certify that he is resident(s) of the State of Maryland, or that this was their primary residence, and therefore is exempt from the tax withholding requirements of Section 10-912 of the Tax General Article of the Annotated Code of Maryland.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



 (SEAL)
John Dean Wastler

STATE OF MARYLAND } ss
COUNTY OF WASHINGTON }

I hereby certify that on this 11th day of July, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John Dean Wastler, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

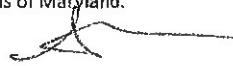


R.L. WITTHAUS
Notary Public, State of Maryland
County of Frederick
My Commission Expires Dec. 21, 2023


Notary Public
My Commission Expires: _____

AFTER RECORDING, PLEASE RETURN TO:
Downsville Pike Land LLC
10306 Remington Drive 2nd floor
Hagerstown, md 21740

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Allison Bailey, Attorney

Real Property Data Search ()
Search Result for WASHINGTON COUNTY

Search Tax Maps		No Ground Rent Redemption on File		No Ground Rent Registration on File	
Special Tax Recapture: None					
Account Number:		District - 26 Account Identifier - 023173			
Owner Information					
Owner Name:		DOWNSVILLE PIKE LAND LLC		Use:	RESIDENTIAL
Mailing Address:		10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000		Principal Residence:	NO
				Deed Reference:	/05488/ 00165
Location & Structure Information					
Premises Address:		10662 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description:	1.10 ACRES 10662 DOWNSVILLE PIKE
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0057	0002	0210	26010519.22	0000	
					Block:
					Lot:
					Assessment Year:
					2026
					Plat No:
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				1.1000 AC	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
					Garage
					Last Notice of Major Improvements
					Pending Permit
					None
Value Information					
		Base Value		Value	
				As of	
				01/01/2026	
				Phase-In Assessments	
				As of	
				07/01/2025	
				As of	
				07/01/2026	
Land:		61,000		61,000	
Improvements		0		0	
Total:		61,000		61,000	61,000
Preferential Land:		0		0	61,000
Transfer Information					
Seller: RICE ANITA VIRGINIA		Date: 04/26/2017		Price: \$175,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /05488/ 00165		Deed2:	
Seller:		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01770/ 00701		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2025	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00/0.00	
				0.00/0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Tri-State Signature Settlements, LLC
 File No. TE-10106M
 Tax ID# 26023173

TM 57 / Parcel 210

This Deed, made this 21st day of April, 2017, by and between The Estate of Anita Virginia Rice, Estate No. 69124, Grantor; and Downsville Pike Land, LLC, a Maryland Limited Liability Company, party of the second part, GRANTEE.

Whereas, on February 12, 2014, the Orphans' Court of Washington County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Connie J. Proctor as Personal Representative of the Estate of the Decedent in Estate No. 69124.

Whereas, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- Witnesseth -

That in consideration of the sum of One Hundred Seventy-Five Thousand And 00/100 Dollars (\$175,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR as Personal Representative as the Estate of the Decedent, does hereby grant and convey to Downsville Pike Land, LLC, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land situate along the Northwest side of the Hagerstown Downsville Road approximately one and six tenths (1.6) miles from the Corporate Limits of the City of Hagerstown, in District No. 26, Washington County, Maryland and being more particularly described as follows:

Beginning at a stone planted at the end of the South 78 degrees 30 minutes west 89 and 5/10 perch line of the deed from Mary E. Stockslager, widow, to Albert L. Stockslager and wife, dated August 6, 1927, and recorded in Liber No. 178, folio 94, one of the land records of Washington County, Maryland, said stone being in or near the Northwest margin of the aforesaid Hagerstown-Downsville Road and at the North east corner of the parcel of land conveyed by the Downsville and Hagerstown Turnpike Company of Washington County to Arthur T. Samuels and Edna M. Samuels, his wife, by deed dated May 3, 1919 and recorded in Liber No. 155, folio 185, another of the Land Records of Washington County and running thence with the closing line of the first mentioned deed North 62 degrees 45 minutes East 133 feet to a point in said Road, thence crossing a portion of the Road North 27 degrees 15 minutes West 24 feet to an iron pipe in the Northwest margin thereof, thence leaving the Road and running North 59 degrees 50 minutes West 337 feet to an iron pipe, thence South 22 degrees 36 minutes West 212 feet to an iron pipe in the boundary of the entire tract conveyed to Stockslager as aforesaid, thence with said boundary line South 78 degrees 15 minutes East 88 feet, more or less, to the Northwest corner of the aforesaid parcel of land conveyed to Arthur T. Samuels and wife, thence binding on said parcel South 78 degrees 15 minutes East 181 feet, more or less, to the place of beginning, containing one and one tenth acres of land, more or less.

SAVING AND EXCEPTING all that property located along the northwest side of the Downsville Pike in the Twenty Sixth Election District of Washington County, Maryland, as shown on State Highway Administration Plat No. 54605 (Rev. 7/15/97); together with any and all right of vehicular ingress and egress across those portions of the right of

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488 p.0165 MSA, CE_18_5440. Date available 4/28/2017. Printed 6/4/2026.

way lines which are marked "Throughout This Portion of the Right of Way Line All Vehicular Access is Denied", as set forth in the Inquisition filed as Case No. 21-C-98-3906 LA in the Circuit Court for Washington County, Maryland, State Roads Commission of the State Highway Administration vs. Anita V. Rice, et. al., dated February 12, 2002, and recorded among the Land Records of Washington County, Maryland in Liber 1756 at folio 1094.

Subject to and together with all covenants, restrictions, rights of way and easements of record applicable thereto.

BEING A PART OF the property described and conveyed in the Deed from Albert L. Stockslager and Nellie A. Stockslager unto William D. Rice and Anita V. Rice, dated November 20, 1945 and recorded November 23, 1945, in Liber 232 at folio 183 among the Land Records of Washington County, Maryland. The said William D. Rice departed this life on or about March 11, 1986 thereby vesting title in Anita V. Rice, as Surviving Tenant by the Entirety. The said Anita V. Rice having departed this life on or about December 14, 2013.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land, LLC, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

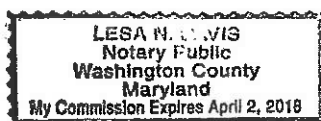
Witness the hand and seal of Grantor the day and year first above written.

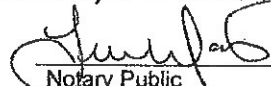

By: Connie J. Proctor, Personal
Representative of The Estate of Anita
Virginia Rice, Estate No. 69124

STATE OF MARYLAND
COUNTY OF WASHINGTON, to wit:

I hereby certify that on this **21st** day of **April, 2017** before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared **Connie J. Proctor**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of The Estate of Anita Virginia Rice, Estate No. 69124 and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

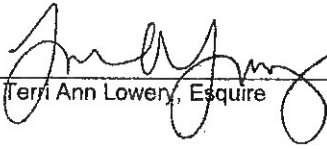
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My commission expires: 4/2/18

TODD L. HERSHEY, TREASURER
TAXES PAID 42417.00

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

June 17, 2026

Washington Co. Bd. of County Commissioners
c/o Wash. Co. Planning Commission
747 Northern Avenue
Hagerstown, MD 21742

Re: Zoning Ordinance Map Amendment Request for the +/- 2.09 ac. Property Located at the NW Corner of Halfway Boulevard & Downsville Pike

On behalf of the property owner, Downsville Pike Land, LLC, please accept the within letter in support of the application for Zoning Map Amendment to change the zoning classification for the property located at the NW corner of Halfway Boulevard and Downsville Pike from **RS (Residential, Suburban)** to **HI (Highway Interchange)**.

The subject property consists of three (3) parcels which, in the aggregate, total +/- 2.09 ac. in size (collectively, the "**Property**");

- +/- 0.49 acres with an address of 10650 Downsville Pike (Tax Map 57; Parcel 329);
- +/- 0.50 acres with an address of 10656 Downsville Pike (Tax Map 57; Parcel 408);
- +/- 1.10 acres with an address of 10662 Downsville Pike (Tax Map 57; Parcel 210).

As shown and depicted on the attached aerial photograph, the Property is bounded to the west by the County owned Marty Snook Memorial Park; to the south by the State-owned Park & Ride; to the east by Halfway Boulevard; and to the north by Downsville Pike. It is directly across the intersection from Sheetz.

In addition to being at the intersection of Halfway Boulevard and Downsville Pike, both classified as "Arterial" roadways (Comp. Plan, Map 7-6), the Property is less than 1,000' from the travel lanes of Interstate 70 and directly at the base of the westbound I-70 ramps.

Despite these factors, the Property is currently zoned RS (Residential, Suburban) (see attached Zoning Map) and designated in the County's Comprehensive Plan for "Medium Density Residential" future Land-Use (see attached Comp. Plan Future Land-Use Map).

The purpose of the RS (Residential, Suburban) district is to "provide appropriate locations ... for single and two-family dwellings on moderately sized lots..." (Zoning Ordinance, § 8.0) whereas the purpose of the HI (Highway, Interchange) district is to "provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population..." (Zoning Ordinance, § 19.1).

Several factors make the HI (Highway, Interchange) zoning classification more suitable than the RS (Residential, Suburban) for this Property:

- The Property is located immediately adjacent to the intersection of Halfway Blvd. and Downsville Pike, less than 1,000' from the travel lanes of Interstate 70 making single-family or two-family residential dwellings completely inappropriate;
- Without the benefit of any internal or secondary roadways, the Property will need to be accessed directly from Halfway Blvd. and/or Downsville Pike which, given the traffic volumes and speed of vehicular traffic on both roadways, presents a clear incompatibility and potential safety concern; and
- Given the need for future road and/or intersection improvements at this location, future residential use is impractical and not of a scale necessary to provide those improvements as part of the Property's development.

"Change or Mistake" Rule in General

Not only must the new, requested zoning classification be appropriate for the Property, but a request to change a property's zoning classification must also be supported by strong evidence of either (i) mistake in the original zoning (or the most recent comprehensive rezoning); or (ii) substantial change in the character of the neighborhood. *See, Stratakis v. Beauchamp*, 268 Md. 643, 652-653 (1973), which also characterizes "strong evidence" as being sufficient to make the issue "fairly debatable."

Change in the Character of the Neighborhood

There are essentially three (3) elements to be established in a case contending there has been a substantial change in the character of the neighborhood:

- (a) What area constitutes the "neighborhood" of the subject property;
- (b) The changes that have occurred in that "neighborhood" since the original zoning (or last comprehensive rezoning affecting the property); and
- (c) That the changes resulted in a change to the character of the "neighborhood" that justify reclassification of the property to the requested zoning.

See, Montgomery v. Board of County Commissioners for Prince George's County, 256 Md. 597, 602 (1970).

Neighborhood

What constitutes the "neighborhood" is not to be precisely or rigidly defined but instead is defined differently in each case as the area within the immediate environs of the subject property and depends upon geographic location property, whether it is an urban, rural or semi-rural area and other such relative characteristics. *See, Clayman v. Prince George's County*, 266 Md. 409, 418 (1972).

In this case, the Property is located within the "neighborhood" bounded by the following, all of which are less than 1,000 ft. from the Property (see attached, marked aerial photo Exhibit):

- Stone Valley Drive to the North;
- I-70 to the South;
- The limits of Marty Snook Park to the West; and
- Venture Drive to the East.

Because all but two (2) of the neighboring properties are oriented *away from* the Property, it is somewhat difficult to define exactly what “neighborhood” the Property is part of (see attached, marked aerial photo exhibit), thus providing additional support that it is a Property more appropriately utilized for commercial rather than residential uses.

Changes in the Neighborhood

When evaluating the effect and sufficiency of changes which have occurred in the neighborhood, (i) they should be considered in the aggregate, not isolation. *See, Bowman Group v. Moser*, 112 Md. App. 694, 700 (1996); and (ii) changes occurring prior to the original zoning (or last comprehensive rezoning) may be considered in conjunction with other changes occurring after said zoning or rezoning. *See, Buckel v. Board of County Commissioners of Frederick County*, 80 Md. App. 305, 311 (1989).

Numerous changes have occurred within the “neighborhood” in which this Property is located, both prior to and following the last comprehensive rezoning affecting the Property in 2012. Those changes include at least the following:

- Intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersection; and
- Expansion and improvement of the Halfway Boulevard and Downsville Pike intersection and abutting roadways, both of which are classified as “Arterial” roadways and as shown in the attached aerial photo Exhibit consist of four (4) travel lanes in the case of Halfway Boulevard and between 5-7 travel lanes with a solid median in the case of Downsville Pike.

It is indisputable that the cumulative effect of these changes in the “neighborhood” have made the Property more suitable for the commercial uses permitted in the HI (Highway, Interchange) zoning district than the RS (Residential, Suburban) zoning district.

At one point in time the Property may have been suitable for residential use, but that time has passed and rezoning the Property to HI (Highway, Interchange) is justified and appropriate.

Mistake

For there to be a “mistake” at the time of the original zoning (or last comprehensive rezoning) there must be evidence (i) that there were assumptions or premises relied upon that were invalid or incorrect; or (ii) that existing facts, projects or reasonably foreseeable trends were not taken into account, so that essentially the original zoning (or last comprehensive rezoning) was premised on an error or misapprehension and not just an occasion of bad judgment. *See, Boyce v. Sembly*, 25 Md. App. 43, 50-51 (1975).

When the Property was last comprehensively rezoned in 2012, it was based at least in part on the presumption that the Property, whether collectively as a single +/- 2.09 ac. parcel or individually as separate +/- 0.49 ac.; +/- 0.50 ac.; and +/- 1.10 ac. parcels, could be effectively utilized for the single-family, two-family or limited commercial / institutional (churches, schools, community centers, etc.) permitted in the RS (Residential, Suburban) zoning district.

However, the Property's relatively small size, irregular shape and frontage on two (2) arterial roadways (+/- 400' on Downsville Pike; +/- 350' on Halfway Boulevard) present difficult challenges to its development and utilization, specifically gaining safe points of ingress/egress to Halfway Boulevard and/or Downsville Pike, consistent with all design, sight distance and other regulations of the City of Hagerstown, Washington County and the State Highway Administration.

This challenge would likely be insurmountable if the proposed use were, for example, a single-family dwelling on each of the three (3) parcels each of which would be entitled to an individual private driveway onto either Halfway Boulevard or Downsville Pike to gain access.

These existing facts, as well as the reasonably foreseeable trend of intensifying traffic and commercial uses mentioned earlier when discussing the "change in the character of the neighborhood" were not sufficiently taken into account by the County in 2012.

As confirmed by the more than 14 additional years that have elapsed with still no residential development activity proposed for the Property, this decision by the County was premised on the misapprehension that the Property was more appropriate and suitable for residential use.

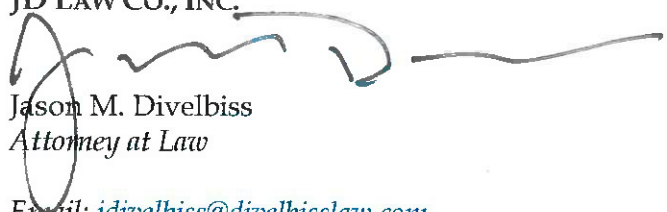
Conclusion

For the foregoing reasons, the requested rezoning of the Property from RS (Residential, Suburban) to HI (Highway, Interchange) is justified on the grounds of either substantial change in the character of the neighborhood or mistake in the last comprehensive rezoning.

The Property is bounded by Halfway Boulevard and Downsville Pike, both major transportation corridors where commercial development should be located and the relatively recent intersection improvements have the intersection and surrounding road network operating better than at any other time in recent memory.

For these reasons, the Applicant / Property Owner respectfully requests that the requested rezoning from RS (Residential, Suburban) to HI (Highway, Interchange) be approved.

Very truly yours,
JD LAW CO., INC.



Jason M. Divelbiss
Attorney at Law

Email: jdivelbiss@divelbisslaw.com



Byrd Dental



Sheetz



Subject Property
+/- 2.09 ac.



Downsville Pike

Halfway Boulevard

Park & Ride

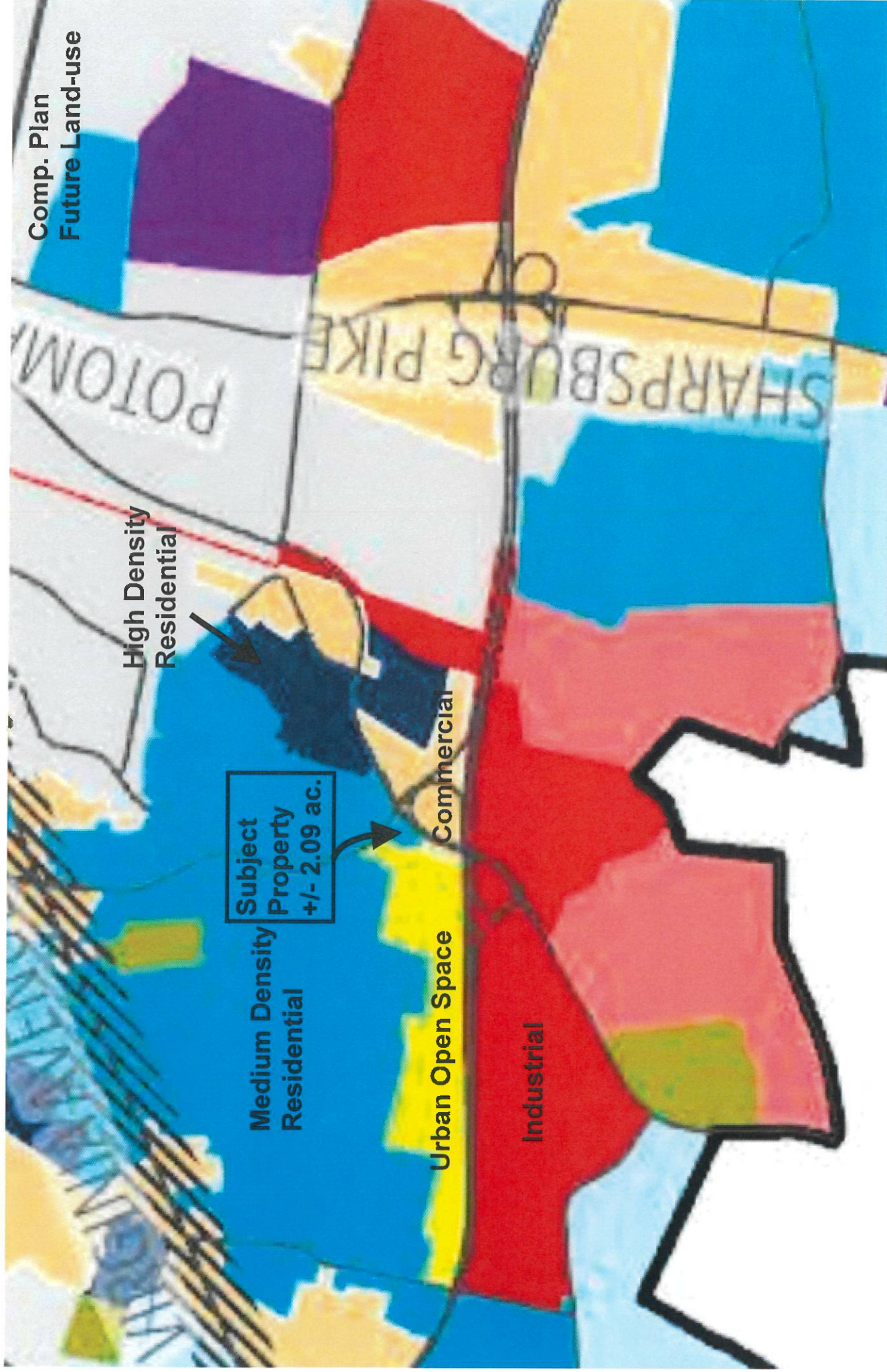
Martin L.
"Marty"
Snook
Memorial Park



Current Zoning Map



**Comp. Plan
Future Land-use**



High Density
Residential

Subject
Property
+/- 2.09 ac.

Medium Density
Residential

Urban Open Space

Commercial

Industrial

POTOMAC

SHARPSBURG PIKE

The "Neighborhood"

Stone Valley Drive

Venture Drive



Byrd

Martin L.
"Marty"
Snook
Memorial Park

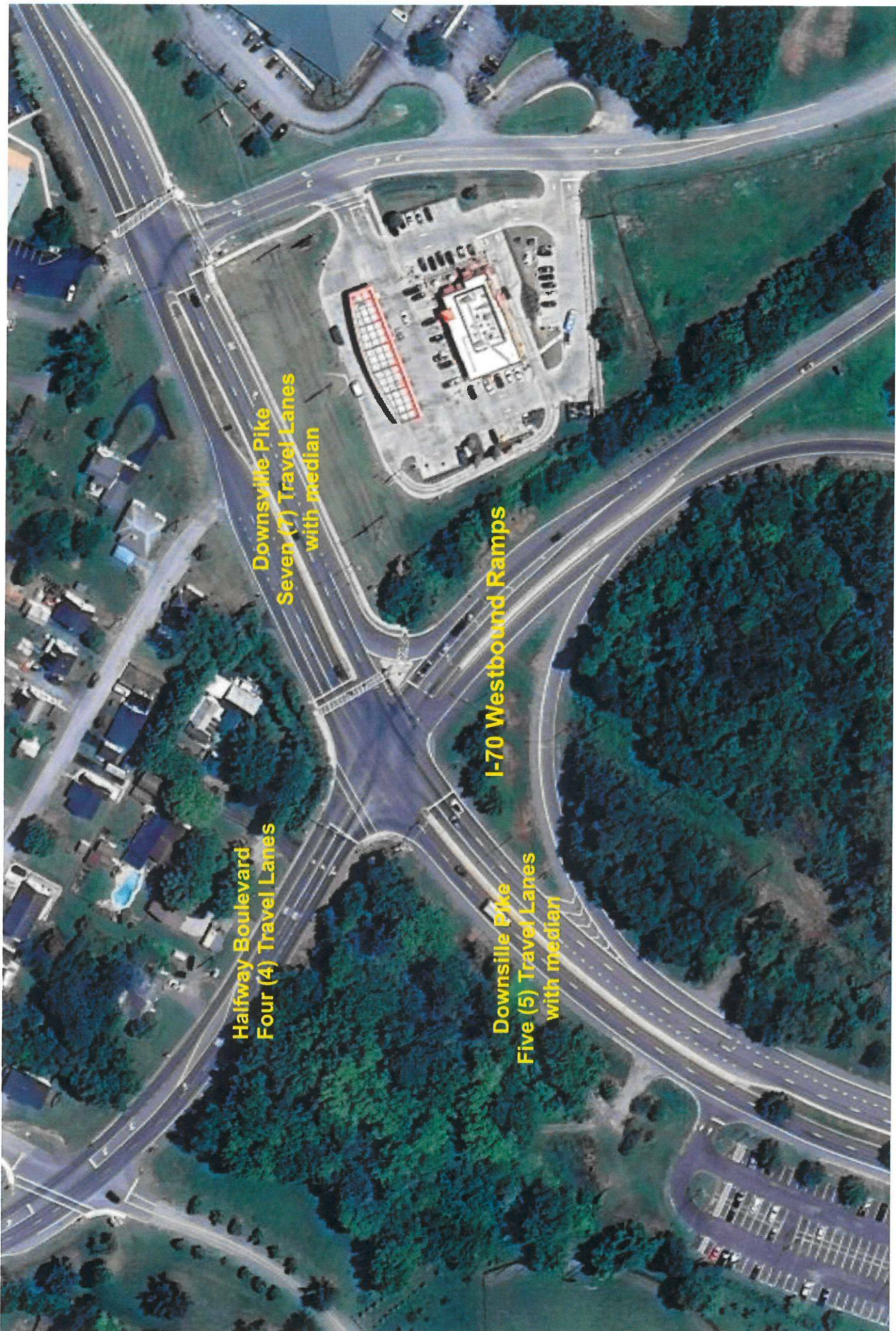




Screenshot

s Courts

Martin L.
"Marty"
Snook
Memorial Park



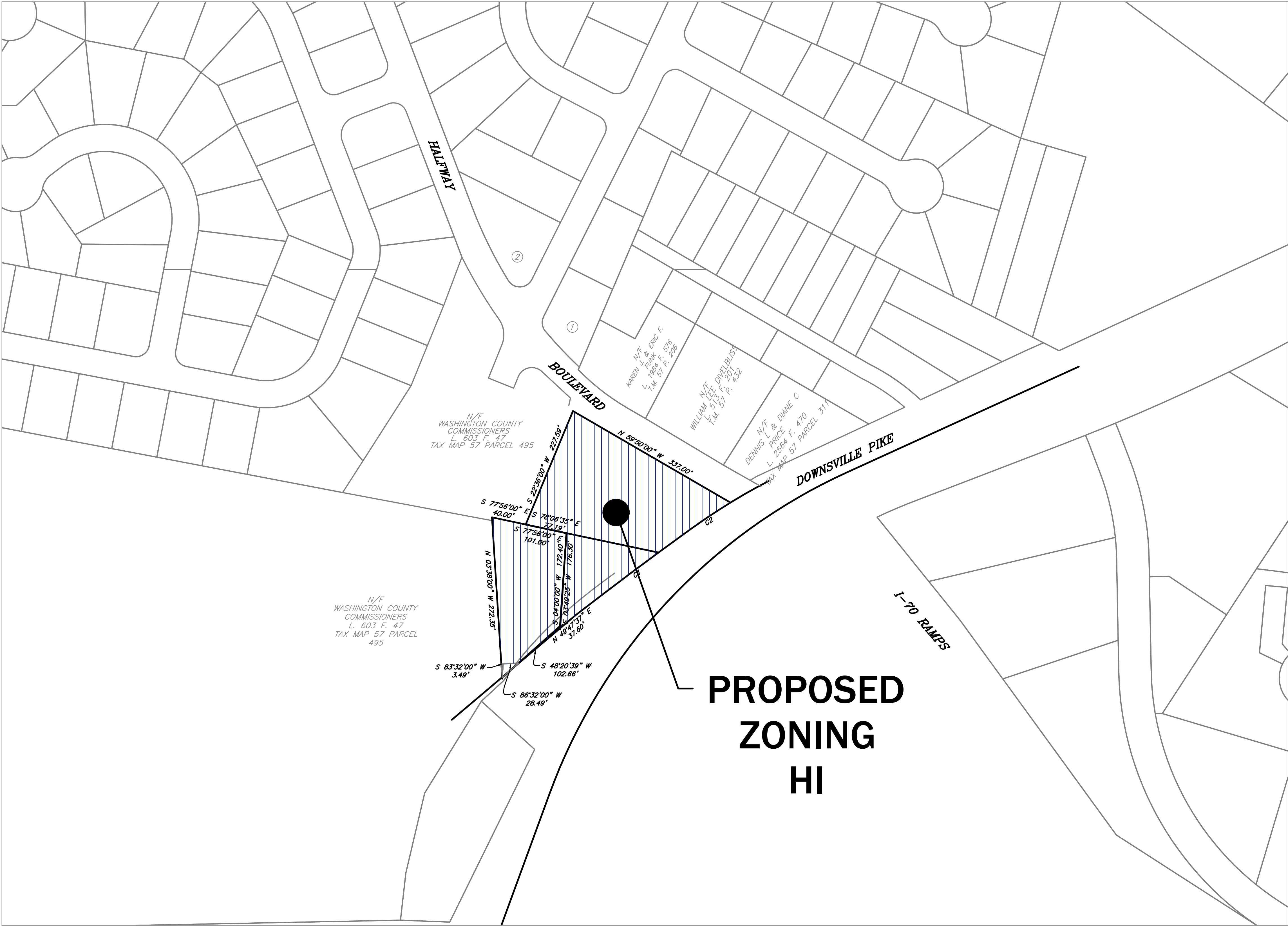
Halfway Boulevard
Four (4) Travel Lanes

Downsville Pike
Seven (7) Travel Lanes
with median

Downsville Pike
Five (5) Travel Lanes
with median

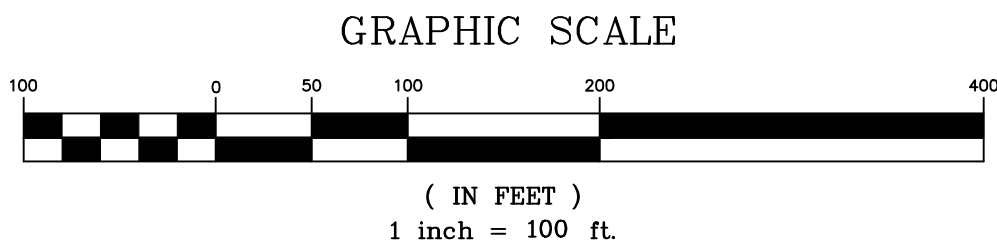
I-70 Westbound Ramps

N:\17\17308 Downsville Pike Land LLC\REZONING\B2A CHAIR.dwg Jun 30, 2026 -- 100gm User: rchurman

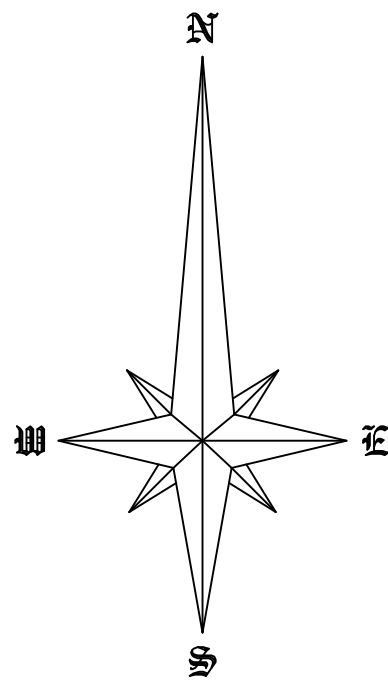
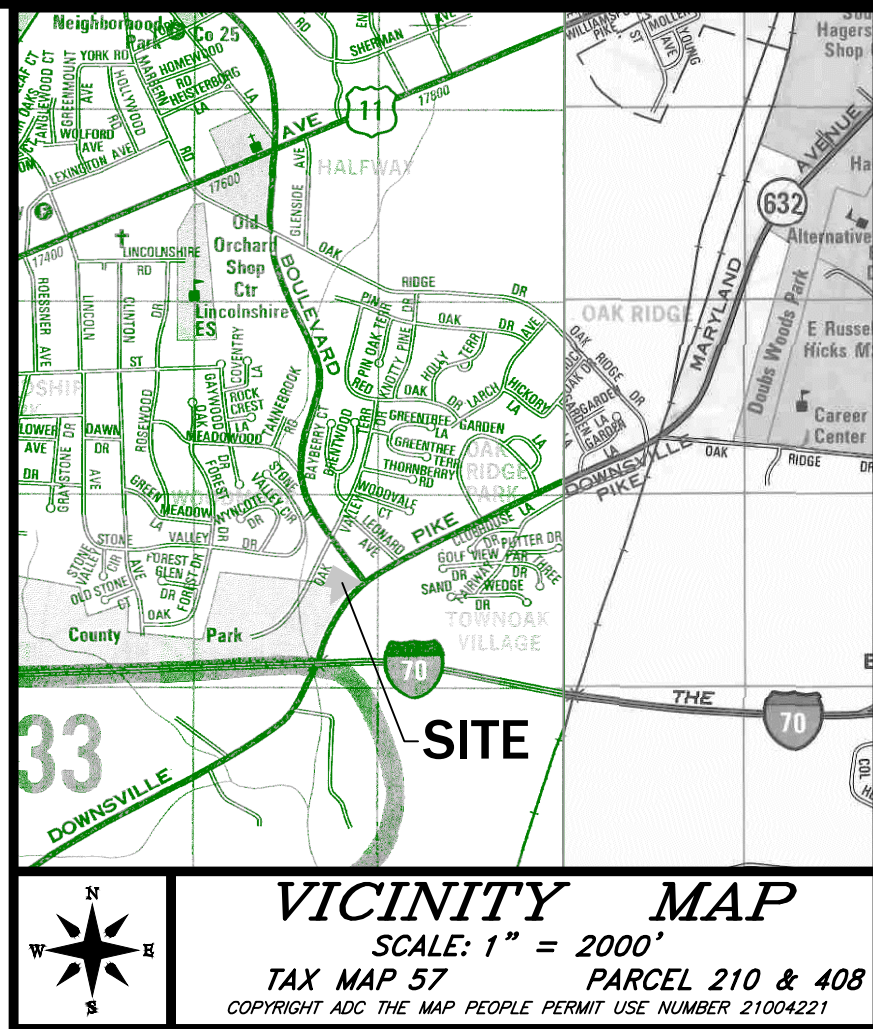


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	256.36'	6821.74'	2°09'11.34"	S 53°10'26" W	256.34'	128.19'
C2	97.86'	1125.19'	4°58'58.77"	S 56°02'07" W	97.83'	48.96'

- ADJOINER LIST
- | | | | |
|------------------------|----------------|----------------|-----------|
| 1. GLEN S. REA, JR. | L. 737 F. 395 | T.M. 49 P. 270 | LOT OV-24 |
| 2. TRIXIE B. McPHERSON | L. 1098 F. 148 | T.M. 49 P. 270 | LOT OV-23 |



ADC MAP 20
GRID J-11



REZONING EXHIBIT
DOWNSVILLE PIKE LAND LLC
SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.
ELECTION DISTRICT 26
WASHINGTON COUNTY, MARYLAND

SCALE: 1"=100'

PROJECT NO. 17-31308
DRAWING NO. D-
DATE: JULY 2017
DRAWN BY: RLB
CHECKED BY: GSP

SHEET 1 OF 1

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301) 733-8503
FAX: (301) 733-1853
82 WORMANS MILL COURT
FREDERICK, MD. 21701
PHONE: (301) 895-0880
FAX: (301) 293-6009
www.foxassocinc.com
Email: foxassoc@foxassocinc.com

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DRAWN BY:

REVISION

DATE



RZ-26-004

Applicant

- DOWNSVILLE PIKE LAND, LLC

Location

- NW Corner of Halfway Blvd/Downsville Pike Intersection

Present Zoning

- RS - Residential, Suburban

Proposed Zoning

- HI - Highway Interchange

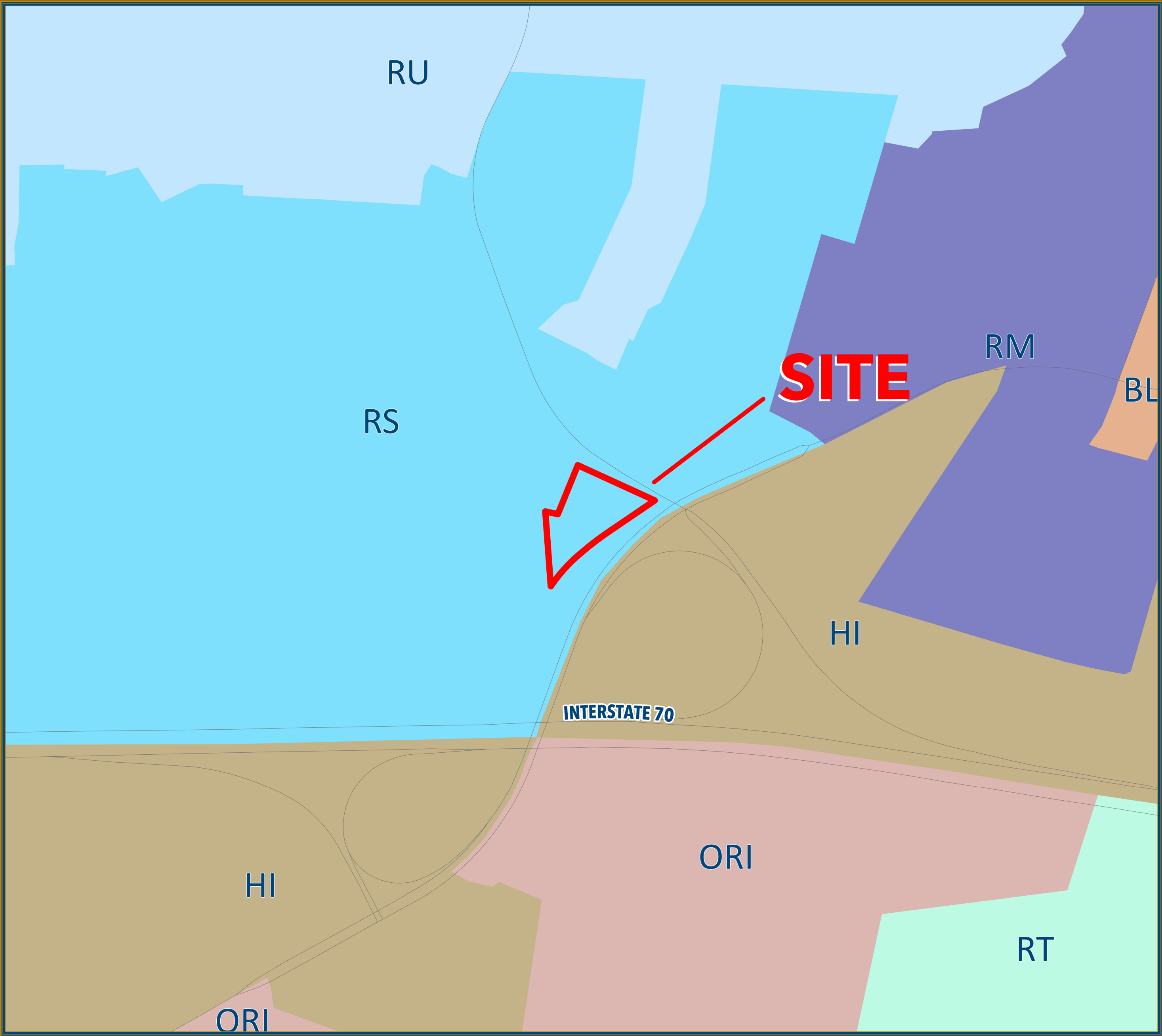
Acreage

- 2.09

Map/Parcel

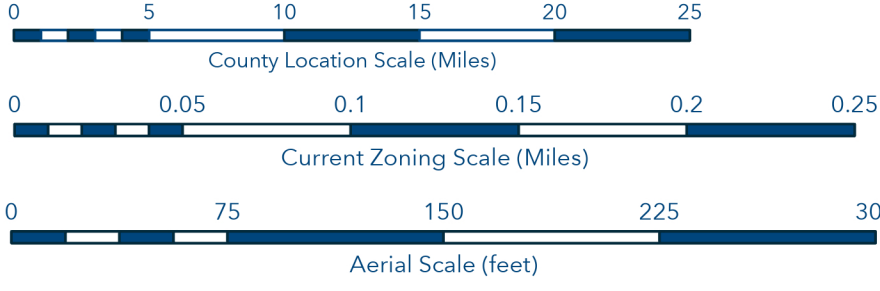
- Map 57, Parcels 210/329/408

Current Zoning

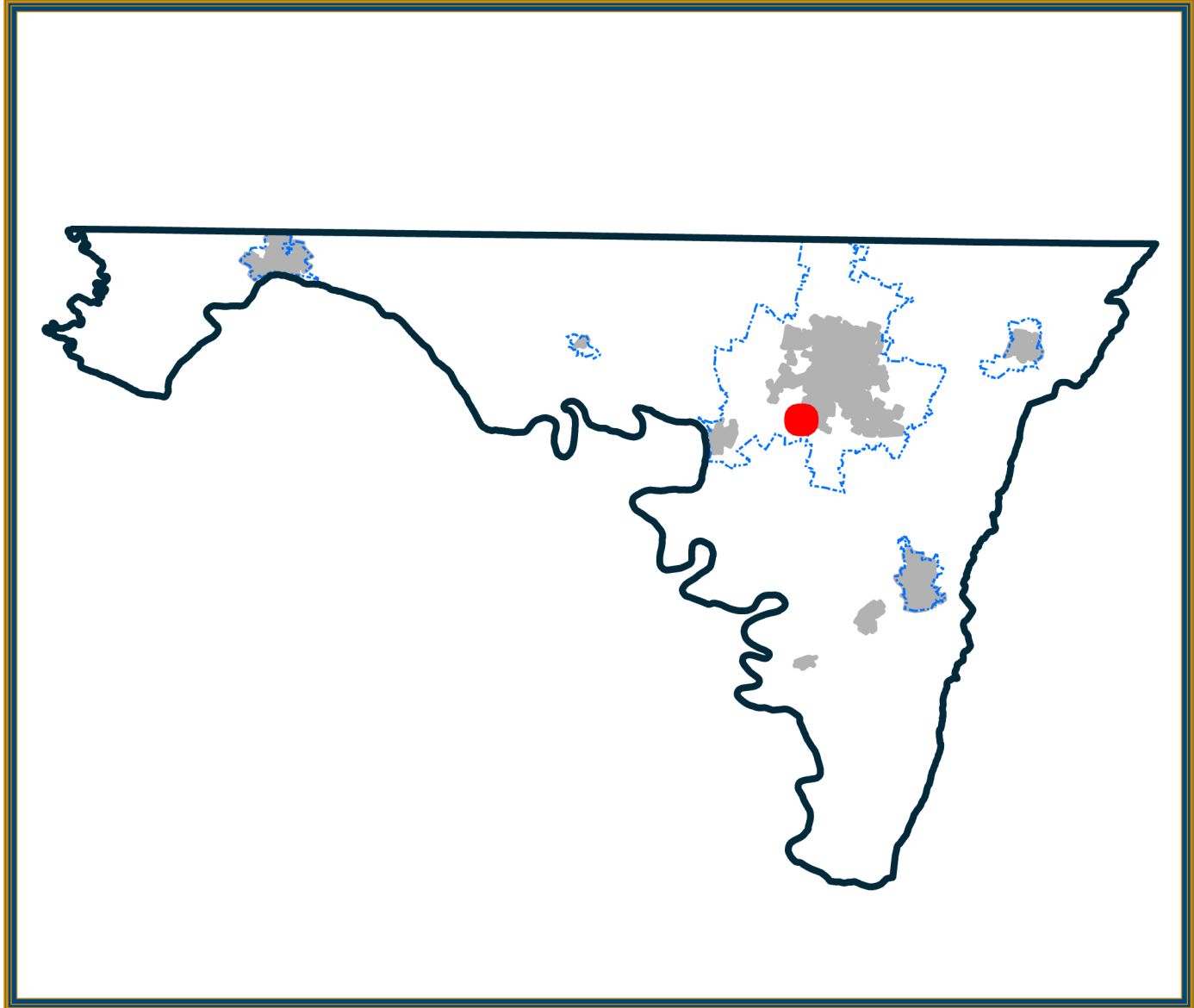


Legend

- Rezoning Site
- Growth Areas
- BL
- HI
- ORI
- RM
- RS
- RT
- RU
- County Boundary
- Roads



County Location



Aerial (2025/MD iMAP)



Application for Map Amendment Staff Report and Analysis

Property Owner(s)	:	Downsville Pike Land, LLC
Applicant(s)	:	Christopher R. Smith (Manor House Builders)
Location	:	NW side of Downsville Pike, ¼ mile North of I-70
Election District	:	#26 – Halfway
Comprehensive Plan		
Designation	:	Medium Density Residential
Zoning Map	:	57
Parcel(s)	:	P. 210, 329, 408
Acreage	:	2.09 acres (P. 210: 1.10 ac; P. 329: .49 ac; P. 408: .50 ac)
Existing Zoning	:	RS – Residential, Suburban
Requested Zoning	:	HI – Highway Interchange
Date of Meeting	:	August 31, 2026

I. Background and Findings Analysis:

1. Site Description



The site of this request is located at the intersection of Downsville Pike (MD 632) and Halfway Blvd, approximately .25 miles north of Interstate 70 exit #28. Marty Snook County Park is located immediately adjacent to Parcels 210 and 329. The Park and Ride lot lies immediately south of Parcel 329. The total acreage of the three parcels that are the subject of this rezoning case is 2.09 acres. All properties are located within the County designated Urban

Growth Area which surrounds the City of Hagerstown and the Towns of Williamsport and Funkstown.

The subject properties are currently undeveloped and covered with mature trees and brush. Single family homes stood on each of these properties for many years until they were demolished after years of neglect by multiple property owners. The homes were demolished in 2018, 2020 and 2022, respectively. The topography slopes moderately downhill to the southwest towards Marty Snook Park. An intermittent stream, James Run, separates adjacent parcel 329 from the Park at the base of the hill, just offsite.

2. 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 chosen to show long term population trends both in the election district of the proposed rezoning, and the County as a whole.

The properties subject to this rezoning are located within the Halfway Election District (#26). As shown in the table below, the population in this district has grown more slowly than the County has over the thirty-year time frame between 1990 and 2020. District 26 has grown 22.1% over the thirty-year period (.74%) per year while the County as a whole has increased in population by 27.4% (.91% per year) during the same period. The Halfway Election District experienced its greatest population increase during the thirty-year period surveyed between 2000 and 2010 (9.3% over those ten years).

Table 1: Halfway Election District Population Trends

Population Trends 1990 - 2020			
Year	Area	Population	% change from previous decade
1990	District	9,418	
	County	121,393	
2000	District	9,854	4.6%
	County	131,932	8.7%
2010	District	10,774	9.3%
	County	147,430	11.7%
2020	District	11,501	6.7%
	County	154,705	4.9%

Source: US Census Bureau

3. Availability of Public Facilities

A. 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 is consistent with the County's adopted Comprehensive Plan. Inherent in this purpose is the realization that the planning and implementation of water and sewer facilities constitute the most physically direct method of guiding development within the County. Extension of service is done according to a priority classification established within the Plan ranging from W-1/S-1 (Existing Service or Under Construction) to W-7/S-7 (No Planned Service).

Water:

W-1: Existing Service (County Line – City Treatment)

All parcels are served by existing public water facilities. Water distribution lines in this area are owned by the County while treatment is provided by the City of Hagerstown. The City of Hagerstown Water Division offered no comment on the proposed development when sent the application for review.

Wastewater:

S-1: Existing Service (County)

The subject parcels are served by existing public sewerage facilities. The County provides wastewater service for this area at the Conococheague Wastewater Treatment Plant.

The Department of Water Quality is the wastewater provider for this area and therefore the application was sent to it for review and comment. The Department had no comments on this application.

B. Emergency Services

Fire and Emergency Services:

Volunteer Fire Company of Halfway (1114 Lincoln Avenue) – 1 mile away

All parcels are located within the service area of the Volunteer Fire Company of Halfway. This same entity also provides the nearest emergency rescue services. Their station is located approximately 1 mile away from the properties subject to the rezoning.

A copy of this application was sent to the Washington County Division of Emergency Services. No comments were received.

Schools

Elementary - Lincolnshire, *Middle* – Springfield, *High School* - Williamsport

The subject site is within the districts of Lincolnshire Elementary, Springfield Middle and Williamsport High schools. The requested zoning classification, Highway Interchange (HI), does not allow for residential development. Therefore, there would be no school capacity mitigation requirements for pupil generation under the County's Adequate Public Facilities Ordinance.

4. Present and Future Transportation Patterns

Highways – Access and Traffic Volume

The site is located at the intersection of Downsville Pike (MD 632) and Halfway Blvd. Both roads are classified as minor arterials in the Transportation Element of the County's 2040 Comprehensive Plan. This classification accounts for mobility and access characteristics of the roadway in its categorization. Minor Arterial roads are designed to carry between 5,000 – 25,000 Average Daily Traffic in urban areas. The County's road classification system is based upon the Federal Highway Functional Classification System, but modified to reflect local road conditions.

Parcel 210 has approximately 300 feet of road frontage on Halfway Boulevard, extending from the intersection of Halfway Boulevard and Downsville Pike to the northwest. The three parcels combined have approximately 500 feet of road frontage on Downsville Pike, extending south from this same intersection.

The southbound and northbound travel lanes on Downsville Pike are divided by a median. This median extends north of the Halfway Boulevard intersection for approximately 500 feet until ending near Venture Drive. It runs south of this intersection for approximately 1/3 mile until ending at the I-70E off-ramp. The median then extends briefly again for approximately another 600 feet in front of Callas Contractors as Downsville Pike turns southwest.

At present, there is one major new roadway project affecting capacity or traffic flow realignment currently slated to occur in the immediate vicinity of the subject parcels on County, State or Federal roads, according to a review of short and long-term transportation planning documents. Other recent road or intersection improvements in the vicinity of the rezoning site are briefly discussed in the following paragraphs.

The County's current 10-Year Capital Improvement Plan (CIP) budgets for the installation of a roundabout at the intersection of Halfway Boulevard and Oak Valley Drive to improve safety and the level of service. Oak Valley Drive becomes the entrance road into Marty Snook Park as it crosses over Halfway Boulevard heading south. No money is budgeted for this project in the next five years, however, indicating that this intersection improvement is a long-term priority at the moment, not an immediate priority.

Previously, in 2017, a traffic signal was installed at the intersection of Venture Drive and Downsville Pike as a part of the opening of the new Sheetz. This signal was synchronized with the signal at Downsville Pike and Halfway Blvd. Venture Drive was restriped to 3 lanes at that time as well. The store is located directly east of the rezoning site.

Both I-70 bridges over MD-632 are also in the process of being replaced as the existing bridges, built in 1965, are nearing the end of their useful service lives and are rated in poor condition based on deck and substructure.

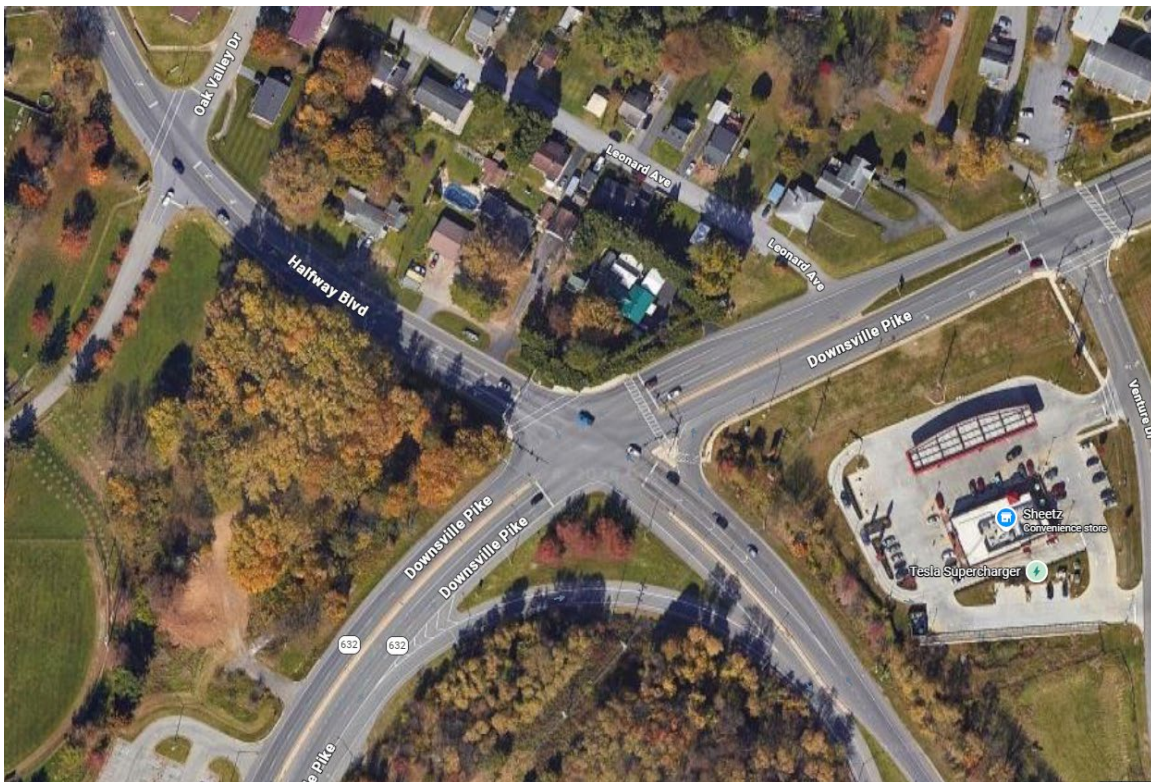


Image showing road and intersection configuration near the rezoning site including: Downsville Pike medians, Venture Drive traffic signal, Marty Snook Park entrance road, Halfway Boulevard turn lanes

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. The intersection of Halfway Boulevard and Downsville Pike, located immediately adjacent to the two parcels to the northeast, offers a proximate location which has recorded traffic counts from the Maryland State Highway Administration (SHA) throughout the time period shown below. The traffic volume data shown in the chart is expressed in annual average daily traffic volumes (AADT).

Table 2: Traffic Volumes 1990-2024

Year	Downsville Pike @ Halfway Blvd
2024	12,515
2020	10,703
2015	12,361
2010	12,152
2005	13,175
2000	6,900
1995	6,250
1990	14,600

Source: Maryland State Highway Administration

As shown in the table above, traffic volumes near the intersection of Downsville Pike and Halfway Boulevard have remained consistent during the last fifteen years, aside from the notable decrease in traffic during the COVID-19 Pandemic in 2020. Outside of that anomalous period, traffic volumes have remained at roughly 12,000 AADT since 2010. The highest traffic counts at this intersection during the period surveyed were actually achieved nearly 35 years ago, in 1990. Traffic has yet to reach those same levels at the intersection since then.

The significant dip in traffic volumes at this location between 1995 and 2000 is likely explained by I-70 interchange construction during that same period, causing traffic to divert onto other roads. Accordingly, the sharp increase in traffic volume in 2005 at this location coincides with the project's completion.

The State Highway Administration had no comment after receiving a copy of the rezoning application.

The County's Division of Engineering & Construction Management also collected single day traffic counts on roads in the vicinity of this proposed rezoning in 2008, 2016 and 2022. These counts, shown in the table below, give us some indication of traffic volumes occurring in the adjacent residential and commercial areas along Downsview Pike and Halfway Blvd.

The only notable variation in these traffic counts taken at various locations is the Venture Drive count in 2022. Traffic increased dramatically from 369 vehicles in 2016 to 4803 vehicles in 2022. This dramatic increase can be almost solely attributed to the Sheetz opening on Venture Drive in 2017.

Table 3: 2008, 2016 & 2022 County Traffic Volumes

Oak Ridge Drive at MD 632	3459	3440	3622
Fairway Lane at MD 632	1380	1273	995
Venture Drive at MD 632	609	369	4803
Oak Valley Drive at Halfway Blvd	1077	1020	915
Leonard Ave	125	NA	NA

Source: Washington County Division of Engineering and Construction Management Traffic Inventory Map

The rezoning application was sent to the Washington County Division of Public Works and they have supplied the following comment regarding access and circulation related concerns (emphasis added by staff):

- 1. "There are questions and concerns regarding the future ingress/egress locations and the resulting traffic demand associated with Highway Interchange zoning. The existing unsignalized entrance to Marty Snook Park on Halfway Boulevard is located approximately 500 feet from the adjacent intersection. A new commercial access point would be expected to generate substantially more traffic than the current residential zoning, increasing the potential for operational and safety concerns due to the close spacing of access points, particularly if left-turn movements are permitted."*

Additionally, Marty Snook Park is public property. If the proposed development anticipates sharing or connecting to the existing park entrance, this raises concerns regarding the use of public park property to provide access for a private

commercial development and may be inconsistent with the intended public purpose of the park property.”

2. *“Public Works is currently advancing the Marty Snook Park Multimodal Trail and Parking Capital Improvement Project (CIP), which includes planned modifications to the park access road, traffic circulation, pedestrian facilities, and bicycle infrastructure. There are concerns regarding how any proposed commercial entrance(s) would be designed and constructed and the potential impacts on these planned improvements, including the ability of park users to safely access and connect to the surrounding residential neighborhoods.*

Any proposed access configuration should preserve safe, convenient, and continuous pedestrian and bicycle connections between Marty Snook Park and the adjacent residential areas.”¹

Public Transportation

This area is not directly served by public transportation. Routes 111 and 113 (Valley Mall) of the Washington County Commuter both travel along Downsview Pike and Halfway Boulevard. The route turns off onto Oak Ridge Drive however, roughly ½ mile north of the subject parcels, before reaching Halfway Boulevard. The nearest stops are at either the South End or Old Orchard Shopping Centers (both roughly 1.5 miles away from the site).

3. Compatibility with Existing and Proposed Development in the Area:

A. Zoning

Each of the subject parcels are currently zoned Residential Suburban (RS) and are requesting to change to Highway Interchange (HI). The purpose of the HI zoning district is:

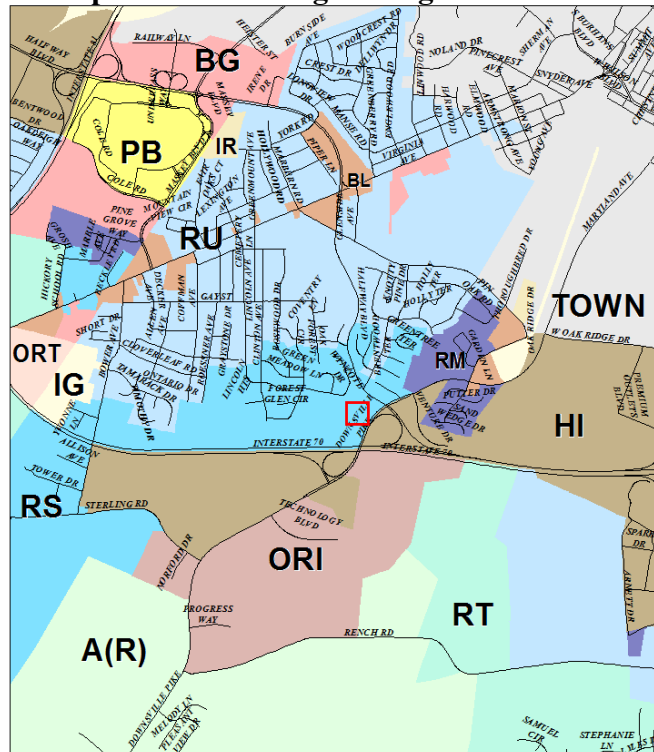
“...to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers, provide goods and services to a regional population, or uses that have a need to be located near the interstate highway system to facilitate access by a large number of employees, or the receipt or shipment of goods by highway vehicles...”²

¹ Washington County Division of Public Works Comment Letter dated July 17, 2026.

² Washington County Zoning Ordinance, Section 19.1, P.170

The HI Zoning District does not establish its own independent list of principal permitted uses aside from agriculture. Instead, it draws permitted uses from the Business Local, Business General, Planned Business and Office Research and Technology Zoning Districts. Accordingly, the range of potential uses permitted by right under the HI zoning classification is vast and wide-ranging.

Map 1: Surrounding Zoning Classifications



The mix of zoning classifications in the immediate vicinity of the three parcels (red box) in question, are shown on Map 1 above. The properties fall within a section of the UGA between I-70, MD-632 and Virginia Avenue that is almost uniformly residential. Zoning classifications within this area to the north and west above Interstate 70 include Residential Suburban (RS), Residential Urban (RU) and Residential Multifamily (RM).

It is only once one crosses I-70 or MD-632 that the zoning becomes predominantly commercial or industrial in the vicinity. To the east, south and southwest one encounters Highway Interchange (HI) and Office, Research and Industry (ORI). There is still a substantial RM area in this quadrant, located immediately east of the subject site near the I-70 interchange.

Lands beyond the direct influence of the I-70 interchange are assigned mostly Residential Transition (RT) and Agricultural Rural (AR) as we reach the boundary of the UGA.

B. Land Use

Land use in the area surrounding the rezoning site follows the assigned zoning classifications just described. Marty Snook Memorial Park borders the subject parcels to the west. Substantial single-family, two-family and multi-family residential development in the Woodmoor, Oak Ridge and Parkview Meadows neighborhoods border the Park to the north and west. Lincolnshire Elementary School lies within this area, north of the subject site, along Halfway Boulevard. A park and ride lot is immediately south of parcel 329.

Across MD-632, one can find the new Sheetz along Venture Drive as well as multiple medical offices at the Downsville Center commercial complex. Immediately northeast of those businesses are the Towne Oak Village townhome community. A small cluster of mostly retail and food service businesses is found in the Oak Ridge Shopping Center, roughly a ½ mile northeast, at the intersection of Downsville Pike and Oak Ridge Drive.

Callas Contractors, a construction firm, is found just after the I-70 underpass on Downsville Pike to the south. The Trammel Crow-Downsville Pike Warehouse (Conair Distribution Center) was constructed at the southwestern corner of the I-70 interchange over the last three to five years.

C. Historic Sites

Another important component of compatibility is the location of historic structures on and around the parcels being proposed for rezoning. According to the Washington County Historic Sites Survey there are approximately 5 historic sites located within a 0.5-mile radius of the proposed rezoning areas. A 6th historic site, the Anita Rice House (WA-I-692), was formerly located within the boundary of parcel 408 but was demolished in 2018 after many years of neglect. Below is a list of existing historic resources left within a 0.5-mile radius of the subject parcels.

- WA-I-691: “Eldridge Tenant House,” ca. 1900 vernacular, 2-story wood frame dwelling constructed as employee housing for adjoining Shafer Farm (.25 miles away).

- WA-I-264: “Shafer Farm,” mid-19th agricultural complex encompassing five buildings including a 2-story brick farmhouse, two barns, smokehouse and stone springhouse associated with prominent early residents of Washington County (1/3 mile away).
- WA-I-388: “David’s Friendship,” 18th century, 2-story stone farmhouse associated with prominent early residents of Washington County (1/2 mile away).
- WA-I-389: “Thomas-Adams House,” late 19th century 2-story brick farmhouse and wash house outbuilding associated with prominent early residents of Hagerstown (1/2 mile).
- WA-I-376: “Stockslager Farm,” mid-19th century 2-story brick cased log house now converted to commercial through property adaptive reuse (1/2 mile).

4. 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.

Each of the properties is located in the sub-policy area Medium Density Residential. The 2040 Comprehensive Plan offers the following definition for this policy area:

“Medium Density Residential areas are primarily associated with existing developments that have a slightly higher average density than low density areas. Vacant lands classified as medium density residential are located near or between existing medium and high-density developments and where lands are either currently served or will be served with public water and/or sewer facilities in the near future. Proposed residential densities within these areas are recommended to achieve 6 to 8 units per acre and allow for residential uses that include single-family & two-family residences, triplexes, quadplexes, and townhouses. Zoning districts likely to be associated with these areas are Residential, Suburban and Residential, Urban.”³

5. “Change or Mistake” 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

³ 2040 Washington County, Maryland Comprehensive Plan, Page 14-22.

to meet the test of the “Change or Mistake” Rule. The “Change or Mistake” Rule requires proof by the applicant that there has been either: a substantial change in the character in of the neighborhood **since the last comprehensive zoning plan (2012)**, or a mistake in designating the existing zoning classification.

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.

II. 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 has been both a **substantial change in the character of the neighborhood** since last comprehensive rezoning in 2012 **and** a **mistake in the current zoning** made at that same time. As noted in the prior section describing the “Change or Mistake” Rule, the Washington County’s Zoning Ordinance requires specific criteria to be presented to the local legislative body in order to determine how the area subject to rezoning has evolved since the comprehensive rezoning.

The 2012 Comprehensive Rezoning in Washington County affected the Urban Growth Area that surrounds the City of Hagerstown and the towns of Williamsport and Funkstown. The Rezoning affected approximately 17,000 parcels and 38,000 acres of land.⁴ Information such as population projections, growth trends, transportation and infrastructure data, and the recommendations of the Comprehensive Plan were considered as a part of this effort. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of each parcel affected by the Comprehensive Rezoning.

A. Evidence for Substantial Change in the Character of the Neighborhood

The applicant asserts that there has been a substantial change in the character of the neighborhood since the time of the last comprehensive zoning plan. In order to demonstrate that a substantial change has occurred in the character of the neighborhood since the passage of the last Comprehensive Zoning Plan, the applicant must establish:

1. What area reasonably constitutes the “neighborhood” of the subject property;
2. The changes that have occurred in the neighborhood since the comprehensive zoning;
3. Proof that these changes resulted in a change in the character of the neighborhood.

Maryland case law has consistently established that these factors must be considered cumulatively, not individually, if the applicant is to demonstrate proof that a substantial change in the character of the neighborhood has occurred. Correspondingly, a substantial change in any one individual factor doesn’t necessarily illustrate that substantial change has occurred in the neighborhood overall.

B. Neighborhood Definition

While the concept of a neighborhood is flexible according to its geographical context, as the applicant notes citing *Montgomery v. Board of County Commissioners for Prince George’s County (1971)*, subsequent Maryland case law demonstrates that the neighborhood must be reasonable, not “unduly restrictive” and include the “immediate environs of the subject property.”⁵ The Applicant’s Justification Statement presents their interpretation of the boundaries of the “neighborhood.” This Exhibit displays an aerial photo utilizing a radius that extends no more than 1,000 feet from the site in any direction, centered around the Downsville Pike/Halfway Boulevard intersection. The area

⁴ Washington County Ordinance No. ORD-2012-08

⁵ *Sedney v. Lloyd*, 44 Md. App. 633, 410 A.2d 616 (1980)

encompasses both the residential and commercial uses within the “neighborhood.” Geographic reference points offered in their Justification Statement include:

- *Stone Valley Drive to the North*
- *I-70 to the South*
- *The limits of Marty Snook Park to the West; and*
- *Venture Drive to the East*

The Justification Statement also includes the following (paraphrased) assertion:

“Because all but two of the neighboring properties are oriented away from the Property, it is somewhat difficult to define exactly what “neighborhood” the property is part of..., thus providing support that it is a Property more appropriately utilized for commercial rather than residential uses.”⁶

The neighborhood defined by the applicant in the aerial photograph meets the test of including the “immediate environs of the subject property,” as it appropriately encompasses the influence of the commercial and residential areas that are immediately adjacent.

The applicant’s above italicized statement, which is accompanied by another photographic exhibit showing the direction which the nearby residential uses face, is highly subjective. It is unclear why the orientation of nearby houses should play any role in assigning neighborhood boundaries. Proximate residential uses do not need to directly face each other to belong to the same neighborhood, or for nearby residents to foster relations with one another.

C. Changes That Have Occurred in the Neighborhood

The applicant contends in their Justification Statement that a substantial change has occurred in the character of the neighborhood, both before and after the 2012 Comprehensive Rezoning of the UGA. As evidence, they offer:

1. *“Intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersection; and*

⁶ Applicant’s Justification Statement (page 16 of the application materials)

2. *Expansion and improvement of the Halfway Boulevard and Downsville Pike intersection and abutting roadways, both of which are classified as “Arterial” Roadways and as shown in the attached aerial photo exhibit consist of four travel lanes in the case of Halfway Boulevard and between 5-7 travel lanes with a solid median in the case of Downsville Pike.”*⁷

i. Requirements for Considering the Effect Changes to the Neighborhood Before v. After 2012

A notable point concerning offering proof of “substantial changes in the character of the neighborhood” that is immediately brought up in the Applicant’s Justification Statement is the length of time from which said changes should be judged from. The County’s Zoning Ordinance clearly identifies the time period from which to judge neighborhood changes as “*subsequent to the most recent comprehensive rezoning.*”⁸ As noted previously, the most recent comprehensive rezoning affecting the subject properties occurred in 2012. Therefore, the neighborhood changes which have occurred between 2012 and now is typically the time period that should be considered when evaluating the rezoning request.

The Applicant, however, cites case law which adds more detail to this standard. Citing **Bowman Group v. Moser (1996)**, he notes that changes “*should be considered in the aggregate, not in isolation*” and, citing **Buckel v. Board of County Commissioners of Frederick County (1989)** that “*changes occurring prior to the original zoning (or last comprehensive rezoning) may be considered in conjunction with other changes occurring after said zoning or rezoning.*”⁹

The *Buckel* standard cited, however, omits a critical contextual requirement that was part of that court decision. *Buckel* found that “**Changes contemplated prior to the latest comprehensive zoning are usually not relevant in determining whether a substantial change has occurred to support rezoning of property. Changes in the character of the neighborhood prior to the adoption of the comprehensive zoning may be considered only in conjunction with subsequent changes.”**¹⁰

In essence, the *Buckel* standard demands a clear demonstration that there is a strong linkage between events which happened before the comprehensive rezoning, and the neighborhood changes which resulted afterward. If this direct cause and effect relationship

⁷ Ibid

⁸ Washington County Zoning Ordinance, Article 27.1, P.310

⁹ Applicant’s Justification Statement (page 16 of the application materials)

¹⁰ Guide to Maryland Zoning Decisions, 5th Edition, by Stanley Abrams referencing Maryland Court of Appeals Case *Buckel v. Board of County Commissioners of Frederick County*, 80 Md. App. 305, 562 A.2d 1297 (1989). P.1-27.

is not present, then changes happening to the neighborhood prior to the comprehensive rezoning should not be strongly considered in determining whether or not substantial change to the neighborhood has occurred.

Both the Bowman and Buckel case law standards are material in evaluating the merits of the Applicant's petition in this case. Indeed, it is critical that we consider both "the changes in aggregate, not isolation" and whether or not events which happened before the 2012 Comprehensive Rezoning of the Urban Growth Area materially affected neighborhood character after 2012. These tests will be expanded upon in the sections that follow.

ii. Intensification of Commercial Development in the Neighborhood

The first piece of evidence offered by the Applicant to demonstrate that a substantial change has occurred in the neighborhood since the 2012 Comprehensive Rezoning is the *"intensification of the commercial areas surrounding the Property, including development of the Sheetz convenience store directly opposite the Property in the SE corner of the intersection..."*

First, the contention that commercial uses have intensified in the area surrounding the rezoning site is immediately a debatable assertion. Within the "neighborhood" itself, as defined by the Applicant, the Sheetz opening in 2017 represents the only new commercial business that has opened in the immediate vicinity since 2012. Granted, it is a type of business that does generate enough traffic that it warranted a new traffic signal on Venture Drive. But the opening of a single gas station/convenience store is hardly evidence of strong trend towards more commercial development in the immediate area.

The only other notable development in the immediate vicinity of the site is the opening (in 2023) of the Trammel-Crow Warehouse/Conair Distribution Center on Downsview Pike at the I-70 interchange. This development lies outside of the "neighborhood," as defined by the applicant. So, it is immaterial in the discussion of whether or not there has been substantial change in the character of the neighborhood since 2012. The project does, however, share a common characteristic when it comes to the commercial development which has happened in the immediate vicinity of the rezoning site – it was long anticipated to occur as a result of long-range land use planning for the area.

Both the Sheetz and the Trammel Crow Warehouse parcels were built out under long-established zoning classifications whose origins lie within the Land Use Plan of the adopted Comprehensive Plan for Washington County. Both our Plan, and the assigned zoning classifications for these properties, projected them to support commercial or light industrial development going back at least as far as the 2002 Comprehensive Plan. As a

result, it is a mischaracterization to describe the long-anticipated commercial/light industrial development on either of these two parcels as being a substantial change to the character of the neighborhood these projects did not deviate from our projections in any substantive way.

A strong contrast to an area building-out according to long-established zoning is when piecemeal rezonings occur that invite new development to occur on individual parcels that is not in conformance with long-range land use plans. We can see a concrete example of that process immediately north of the subject properties along the Virginia Avenue corridor between Hagerstown and Williamsport. That corridor has seen many more piecemeal rezonings approved (including multiple since 2012) than has been the case along Downsville Pike in the vicinity of the Halfway Boulevard intersection (where there has been no approved piecemeal rezonings since 2000).

The contrast in neighborhood character of these development approaches (piecemeal v. long-term planning) can easily be seen when traveling down these corridors. Virginia Avenue between Hagerstown and Williamsport is now a patchwork of commercial and residential development throughout the corridor. The loss of a number of homes along the roadway over many years due to commercial development threatens to eventually change this portion of Virginia Avenue corridor into one long commercial strip.

The portion of Downsville Pike near the rezoning site has not seen a similar transition from residential to commercial. Commercial development has not occurred, to this point, in the immediate area to the north or west of the I-70 interchange. That quadrant has remained solidly residential for decades. Rezoning these properties to HI would, in fact, be a substantial change to this portion of the “neighborhood” to a degree that has not happened previously.

iii. Road Improvements in the Neighborhood Before and After 2012

The second piece of evidence offered by the applicant in favor of the argument that a substantial change in the character of the neighborhood has occurred relates to road improvements in and around the Halfway Boulevard/Downsville Pike intersection. As we shall see, these assertions immediately draw in the *Buckel* test which requires demonstration of cause and effect on neighborhood changes.

The aerial images below show the immediate area around the Halfway Boulevard/Downsville Pike intersection in 2005 and in 2023 (the most recent year available). The images demonstrate that the intersection configuration and number of travel lanes have remained the same since the interchange was built in 1999.

A review of the County's CIPs between FY 2012 and FY 2027 does not list any CIP projects that had, or will have, an effect on this intersection. As previously noted, no money is budgeted in the next five years for the installation of a roundabout at the intersection of Halfway Boulevard and Oak Valley Drive noted in the FY 2027 CIP, indicating that this intersection improvement is a long-term priority at the moment, not an immediate priority. Therefore, aside from the 2017 Venture Drive improvements affiliated with the Sheetz store which have modestly impacted the area, it is unclear what roadway improvements the Applicant is referring to which have dramatically affected the character of the neighborhood.

2005



2023



Since the vast majority of the roadway improvements cited as being catalysts to neighborhood change appear to have been completed long before the 2012 Comprehensive Rezoning, the *Buckel* test of showing a clear linkage between these pre-2012 improvements with the neighborhood impacts that resulted after 2012 comes into play.

To that end, we have already looked at traffic counts in the vicinity of the proposed rezoning site (see pages 6-7). Beyond state and local traffic counts, a traffic impact analysis was also conducted in February 2017 as a part of the development review process for the Sheetz gas station and convenience store near the site of this proposed rezoning. The study concluded that traffic volume has remained largely flat at the Downsview Pike/Halfway Blvd intersection in the time since the interchange was constructed in 1999.¹¹

Thus, aside from a notable increase in traffic on Venture Drive after the Sheetz opened, no other state or local traffic counter in the vicinity shows a dramatic increase in traffic since 2012 as a result of previous road improvements. Traffic has remained essentially stable at the Downsview Pike/Halfway Boulevard intersection for the past twenty years.

Thus, when we put all the previously established facts together including:

- **Stable traffic counts**
- **No approved piecemeal rezonings in the vicinity since 2000**
- **Limited new commercial or industrial development in the vicinity, and that which has occurred conforms to long established land use planning**
- **Slow population growth in the Halfway Election District**

We are left with a picture of a stable neighborhood that has not changed dramatically since the 2012 Comprehensive Rezoning.

D. Evidence for Mistake in the Current Zoning

In addition to the claim that the neighborhood has changed substantially since 2012, the applicant also claims that the Board made a mistake in assigning the RS Zoning Classification at that time. In order to demonstrate that a mistake was made by the regulatory body in applying the existing zoning classification to the parcel, the applicant must establish that an error occurred as a result of factors such as:

1. A failure to take into account projects or trends probable of fruition;
2. Decisions based on erroneous information;
3. Facts that later prove to be incorrect;

¹¹ Traffic Impact Analysis (TIS-17-001) conducted February 13, 2017 by Street Traffic Studies, Ltd.

4. Events that have occurred since the current zoning; or
5. Ignoring facts in evidence at the time of zoning application.

The applicant claims that factors such as following were not fully considered by the Board in their 2012 decision. (Note, the text below is paraphrased while retaining all central elements of the applicant's argument in favor of a mistake):

1. *"When the property was last comprehensively rezoned in 2012, it was based at least in part on the presumption that the property ... could be effectively utilized for the single-family, two-family or limited commercial/institutional permitted in the RS Zoning District."*

However, the property's relatively small size, irregular shape and frontage on two arterial roadways present difficult challenges to its development and utilization, specifically gaining safe points of ingress/egress to Halfway Boulevard and/or Downsville Pike"

This challenge likely would be insurmountable if the proposed use were, for example, a single-family dwelling on each of the three parcels each of which would be entitled to an individual private driveway onto either Halfway Boulevard or Downsville Pike to gain access.

*These facts, as well as the reasonably foreseeable trend of intensifying traffic and commercial uses... were not taken into account by the County in 2012."*¹²

A similar argument, framed slightly differently, is put forth earlier in the Applicant's Justification Statement:

1. *Without the benefit of any internal or secondary roadways, the property will need to be accessed directly from Halfway Boulevard and/or Downsville Pike which, given the traffic volumes and speed of vehicular traffic on both roadways, presents a clear incompatibility and potential safety concern; and*
2. *Given the need for future road and/or intersection improvements at this location, future residential use is impractical and not of a scale necessary to provide those improvements as part of the property's development.*¹³

¹² Applicant's Justification Statement (page 17 of the application materials)

¹³ Applicant's Justification Statement (page 15 of the application materials)

i. Site Specific Access Barriers to Residential and Commercial Development

A central linchpin of the Applicant's argument in favor of the Board making a mistake in 2012 to not assign a commercial zoning classification to the subject properties rests on their contention that a commercial development would be better able to address site access challenges than a residential development would. The logic of this argument is again, eminently debatable.

There is logic to portions of this argument, as certain types of development offer much greater financial viability to making major infrastructural upgrades than others. In simple terms, development often needs to be of a certain scale or profitability to possess the amount of financial resources needed to make costly upgrades to roads, water and sewer lines, stormwater management facilities, etc. A small-scale development often does not generate the profitability necessary to make such costly upgrades worth a developer's time and money unless they have substantial financial reserves elsewhere to draw from. So, in that sense, contrary to what many may assume, development can sometimes improve the condition of public infrastructure within a given area. Particularly, if developers are required to contribute to such upgrades as part of the project's approval, as is often the case in Maryland and Washington County.

However, while new development can indeed positively contribute to the improvement of public infrastructure at a given location in many cases, there are clearly sites where development of a certain scale or intensity can be inappropriate for the conditions of the site and the neighborhood. Intensive development has myriad effects on the surrounding area, including traffic generation, noise, lighting, additional burden on water and sewer lines, and many more. There are clear cases where development exacerbates these issues instead of solving them. Put simply, in some locations "more, is not always better."

The current conditions of both the site and the neighborhood point to significant downsides that could result from the introduction of an intensive commercial development to this location. Foremost among them is finding a way to safely provide access to the site from Downsville Pike and/or Halfway Boulevard. The challenges to accessing this site were introduced on pages 7 and 8 in comments provided by the Washington County Division of Public Works. To recap, their comments noted the following:

- *"The existing unsignalized entrance to Marty Snook Park on Halfway Boulevard is located approximately 500 feet from the adjacent intersection. A new commercial access point would be expected to generate substantially more traffic than the*

current residential zoning, increasing the potential for operational and safety concerns due to the close spacing of access points, particularly if left-turn movements are permitted.

- *Marty Snook Park is public property. If the proposed development anticipates sharing or connecting to the existing park entrance, this raises concerns regarding the use of public park property to provide access for a private commercial development and may be inconsistent with the intended public purpose of the park property.”*
- *Public Works is currently advancing the Marty Snook Park Multimodal Trail and Parking Capital Improvement Project (CIP), which includes planned modifications to the park access road, traffic circulation, pedestrian facilities, and bicycle infrastructure. There are concerns regarding how any proposed commercial entrance(s) would be designed and constructed and the potential impacts on these planned improvements, including the ability of park users to safely access and connect to the surrounding residential neighborhoods.”¹⁴*

The comments from Public Works focus on the potential conflicts and spillover effects of providing access to a new commercial development that might impact the existing access road into Marty Snook Park. That access road is only roughly 500’ from the Halfway Boulevard/Downsville Pike intersection. A separate access road onto Halfway Boulevard from a new commercial development could not meet the minimum 500’ distance between all new access points on minor arterial roads required by the Highway Standards set forth in the Transportation Element of the County’s 2040 Comprehensive Plan.¹⁵ Therefore, it’s very possible that a new business would want to connect to the Park road to access the site. Thus, the significant level of concern expressed by Public Works.

If the commercial development instead looked for an entrance onto Downsville Pike, they face a similar dilemma because of both the location of the Park and Ride lot, and the Downsville Pike median. From the northern exit road of the Park and Ride lot to the Downsville Pike/Halfway Boulevard intersection is roughly another 500’ linear distance. A new access between those points from the rezoning site would again violate the required access spacing of the County’s Highway Standards.

Secondly, there is the barrier of the median on Downsville Pike running all the way from the I-70 interchange to the Downsville Pike/Halfway Boulevard intersection. This barrier prevents left turn movements into the site as it would be a safety hazard to turn into

¹⁴ Washington County Division of Public Works Comment Letter dated July 17, 2026.

¹⁵ Washington County 2040 Comprehensive Plan. Transportation Element. P.7-19.

the property across three lanes of traffic so close to a busy intersection. So, an entrance from the Downsville Pike side of the properties seems unattractive from a site planning standpoint as well.

How exactly a commercial development would solve the circulation dilemma is a good question, given the fact that the three parcels together are only a little over 2 acres in size. That modest acreage doesn't leave a lot of room for the creation of an internal network of roads as part of a project that would solve the issue in some way. Particularly, given all the other site planning requirements commercial developments have to meet besides road access, such as providing stormwater management, accommodating utilities, etc.

A residential development at this location would undoubtedly face similar challenges finding a safe access point onto Downsville Pike or Halfway Boulevard. When houses stood on these lots, however, they did have driveways providing access onto these roadways, making it at least theoretically possible they would be allowed an access onto the County or State roadways.

Even if the access issue was solved for the potential commercial development, there is a vast difference in the amount of traffic that would be generated from that type of land use, versus a single or two-family homes on these lots. It would not be a small number of individual property owners navigating these challenges as they carried out their daily routines. It would be potentially hundreds or thousands of vehicles per day spilling out onto these two busy roadways throughout the day, right at the intersection where traffic is busiest in the neighborhood. So, while the commercial development might offer the economic advantage of being able to pay for necessary road improvements that would be generated by its impacts, it is hard to see how this new type of land use would make the intersection safer, produce fewer impacts to the neighborhood, and not conflict with the function of existing anchor land uses in the immediate vicinity such as the County Park or the Park and Ride lot.

ii. Factors Affecting Continued Residential Usage of the Properties

The continued viability of a residential usage at the site is another point repeatedly brought up in the Applicant's Justification Statement as part of their contention that the Board made a mistake in assigning the RS zoning classification in 2012. They contend that:

1. *"The property is located immediately adjacent to the intersection of Halfway Boulevard and Downsville Pike, less than 1,000' from the travel*

lanes of Interstate 70 making single-family and two-family residential dwellings completely inappropriate;

Before delving into other factors influencing the viability of residential usage of these properties, it is important to be initially reminded that the subject parcels have a long history of residential usage. Residential use on parcel 408 goes back more than 100 years, for example. Residential usage of these properties continued for many years after the I-70 interchange was constructed, only ceasing completely within the last several years after the properties were purchased by the developer.

At the time of the 2012 Comprehensive Rezoning, all residences at the subject site were still occupied. So, absent a request by one of the property owners to change the zoning, there would have been a disincentive by the Board to change to a commercial zoning class. In the years since 2012, the tenants have either passed away and/or sold the property to developers and been left vacant of new owners or tenants. Maintenance of these properties had not been kept up for many years, and the result was their continual deterioration. Service requests for County inspectors responding to junk and weed complaints on all three properties are documented in the County's permitting system.

Accordingly, while the Applicant may contend that this deterioration was due to lack of buyer interest as a result of spillover effects from traffic on the adjacent roads, staff would contend that this is a clear case of demolition by neglect by multiple owners of these properties. By not keeping up with the maintenance of the existing structures, it removed almost any likelihood that the houses would be re-occupied by new owners or tenants. In the end, the inevitable result of this neglect was the demolition of all three of the houses which stood on these parcels, including a property on the Maryland Inventory of Historic Properties (the Anita Rice home on parcel 408 in 2018).

Aside from the neglect of these properties leading to inevitable demolition of the formerly existing homes, there is no evidence offered by the Applicant in the material submitted that they have actively pursued continued use of the properties for residential purposes under the current RS zoning. Indeed, **the current rezoning petition marks the third effort by this same developer to rezone the property from RS to HI since 2017 (see County rezoning files RZ-17-003 & RZ-19-003).** With that much time, money and effort expended into obtaining a commercial zoning classification for the property, it is hard to imagine that there has been a parallel effort of comparable magnitude to market these properties for residential usage.

Much of the rhetoric in the Applicant's petition turns the request into a zero-sum proposition between either residential or commercial being pursued at the site. In reality, given all the challenges cited throughout this report that lay out what it would take to

successfully develop either residential or commercial at the site, the most reasonable use for the property may be neither. Under different circumstances, the area could be utilized as required forest mitigation for development projects the County undertakes in Marty Snook Park which would retain forest cover onsite in accordance with the County's Forest Conservation Ordinance. Another potential use could be the expansion of the Park and Ride lot. Neither of these uses would require changing the zoning. Obviously, under the current ownership, these alternative uses are unlikely to be pursued. They are offered merely to illustrate that residential and commercial are not the only types of land uses which are suitable for this location, given the notable challenges to its development. There are times when, given site specific constraints, the "highest and best use" of a property is not always the one which produces the largest economic return.

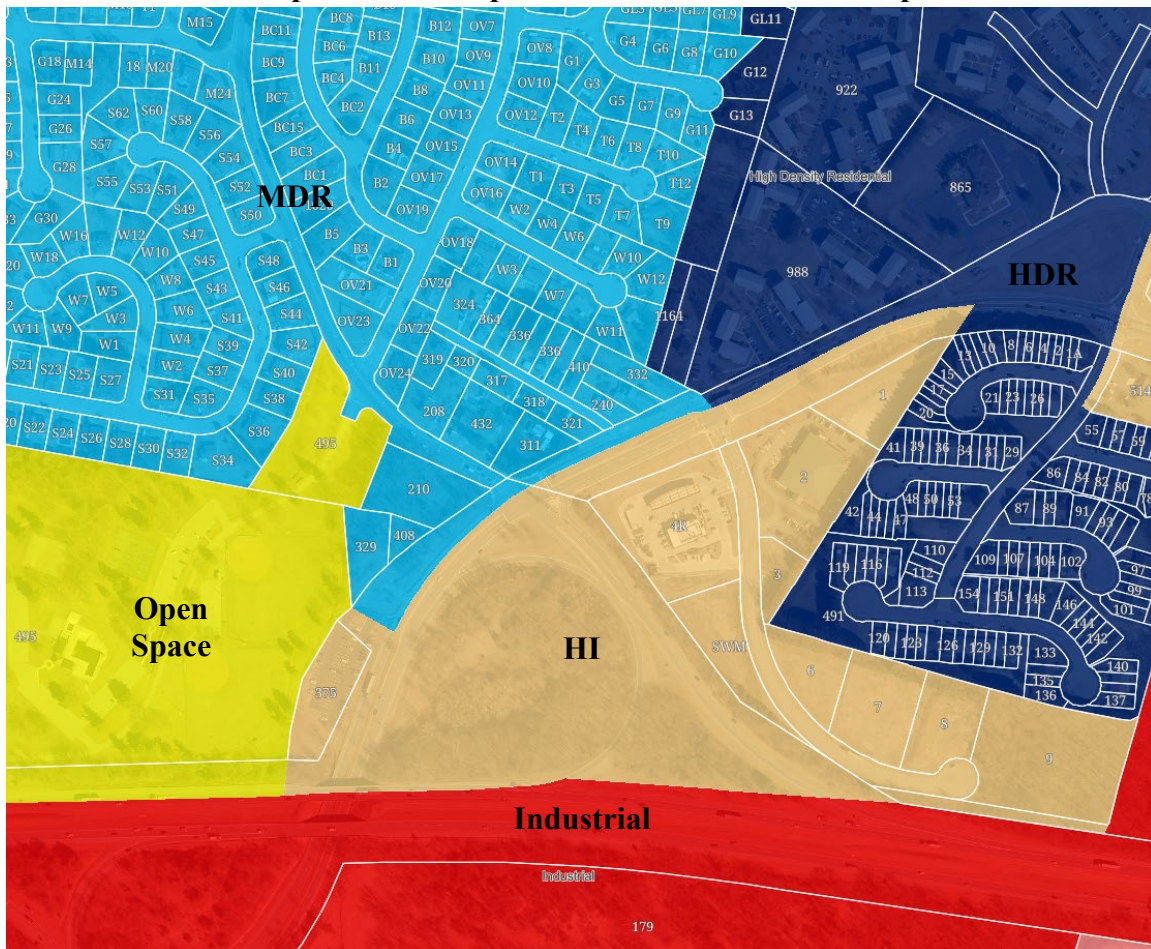
E. Relationship to 2040 Washington County Comprehensive Plan

In 2025 the Washington County Comprehensive Plan was updated, including the Land Use Plan. The Land Use Plan takes all of the policies, strategies and recommendations articulated in the other chapters of the Plan to form a blueprint of sorts for how the community should develop in the future.

To develop this guide for future land uses decisions, information such as population projections, growth trends, transportation and infrastructure data, and environmental factors was considered. The input of property owners, local officials, County staff and the general public was also solicited and considered in the assignment of policy areas to properties on the Land Use Plan.

In considering all of this information, County staff assigned these properties a Medium Density Residential land use policy classification. Many of the factors previously cited throughout this report factored into the decision made by staff to assign this classification. These factors include site access challenges, the close proximity of the property with Marty Snook Park and the Park and Ride lot and the predominance of residential uses on the west side of Downsview Pike above the I-70 interchange, among others. Accordingly, the requested HI zoning classification is not consistent with the recently adopted Land Use Plan. The subject parcels are shown in context with other land use policy classifications in the immediate area in Map 2 below.

Map 2: 2040 Comprehensive Plan Land Use Map



F. Other Staff Comments

Beyond the access and circulation concerns expressed by the Washington County Division of Public Works, they also brought up broader compatibility issues that further call into question how logical and appropriate a commercial land use would be at this location. Their additional comments are below:

1. *“The proposed Highway Interchange (HI) zoning permits a broad range of commercial uses, including businesses that may operate during the evening and nighttime. In contrast, Marty Snook Park is open only from dawn to dusk, and restricting pedestrian access into the park after hours is difficult. The County currently experiences recurring issues with after-hours vandalism, including graffiti, arson, and property damage.*

Given the wide variety of uses permitted within the HI zoning district, there is significant uncertainty regarding the type of commercial development that may

ultimately occur and its compatibility with the adjacent public park. Public Works is concerned that certain commercial uses or extended hours of operation could increase nighttime activity, attract loitering, or otherwise contribute to undesirable behavior that could spill over into the park after it has closed, creating additional public safety, security, and maintenance concerns.

2. *The west side of Downsville Pike along Halfway Boulevard is characterized by single-family residential development and Marty Snook Park. The subject property is heavily wooded and is consistent with the character of the surrounding area, providing a natural buffer between the residential neighborhood and the existing commercial development located on the east side of the intersection.*

Development under the proposed Highway Interchange (HI) zoning could substantially alter this transition area. Depending on the eventual commercial use, development may require significant tree clearing, introduce larger building footprints and impervious surfaces, increase noise and nighttime lighting, and result in more intensive activity immediately adjacent to Marty Snook Park. In addition, the property adjoins a tributary located within the park, raising concerns about the potential for increased stormwater runoff, litter and debris, and other environmental impacts associated with more intensive commercial development of which the impacts extend beyond the property boundaries. Such impacts could also result in increased maintenance responsibilities for the Washington County Department of Public Works.”¹⁶

III. Recommendation:

The applicant claims that a mistake occurred in the designation of the existing RS zoning classification in 2012 and that there has been substantial change in the character of the neighborhood since the time of the last comprehensive zoning, thereby warranting their petition to rezone the property from RS to HI.

The burden of the applicant in a “Change” case is to illustrate three points:

1. Defining the boundaries of the neighborhood,
2. Demonstrating that substantial changes have occurred since the last Comprehensive Zoning Plan, and
3. Showing that those changes resulted in the altered character of the neighborhood.

¹⁶ Washington County Division of Public Works Comment Letter dated July 17, 2026.

The burden of the applicant in a “Mistake” case is to provide evidence that the Board:

- 1) Failed to take into account projects or trends probable of fruition,
2. Made decisions based on erroneous information,
3. Used facts that later prove to be incorrect,
4. Couldn’t have foreseen events that have occurred since the current zoning,
5. Ignored facts in evidence at the time of zoning application.

The preceding analysis has led staff to conclude that the applicant has not met the burdens in proving that a substantial change has occurred in the neighborhood since the 2012 UGA Rezoning. Limited commercial development has occurred in the immediate vicinity of the subject properties. The commercial development which has occurred conforms with long-established land use plans for the area. The lack of approved piecemeal rezonings in the immediate vicinity demanding new zoning classifications testify to this fact. To this point, no commercial development has taken place in the residential neighborhoods which lie immediately west of Downsville Pike and north of the I-70 interchange.

The traffic improvements cited by the applicant largely happened before 2012, and there has been no consistent increase in traffic volume according to traffic counts performed by the State, County and outside consulting agencies on multiple roads in the vicinity over the past twenty years. The only notable traffic improvement in the area since 2012 is the signal at Venture Drive created in tandem with the opening of the Sheetz in 2017. Aside from increased traffic on Venture Drive, evidence of widespread impacts elsewhere in the neighborhood from the Sheetz are not supported by available data. The population in the Halfway election district has also grown more slowly than the County as a whole.

Regarding the charge of mistake, the evidence offered by the Applicant which contends that a commercial development is necessary to make improvements to the site which would improve access and circulation onto Downsville Pike or Halfway Boulevard for safety purposes is unconvincing. Creating an intensive commercial development at a location which has limited access due to the close proximity of Marty Snook Park and a Park and Ride lot on each side is likely to exacerbate traffic and safety issues on Downsville Pike and Halfway Boulevard rather than solve them.

The request for an HI zoning classification is not consistent with the County’s recently adopted Comprehensive Plan. The Land Use Plan within this document assigned these properties a Medium Density Residential land use policy classification. The close proximity of these properties to the neighboring Park and solidly residential areas west of

Downsville Pike and above I-70 were key among many important factors considered by staff when assigning this land use classification, which was adopted by the BOCC in 2025.

Consequently, staff's analysis has concluded that convincing proof has not been offered by the applicant demonstrating either a mistake in the current zoning, or a substantial change in the character of the neighborhood since the 2012 UGA Rezoning in their petition to rezone the property from RS to HI. Overall, the facts outlined in this report have not led to a conclusion that an intensive commercial development would be logical and appropriate for the proposed location.

Finally, please do be reminded that the HI Zoning District permits a very wide range of land uses, by right. Any of the principal permitted uses in the BL, BG, PB and ORT Zoning Districts would, at least theoretically, become legal to pursue under the new zoning at the site. Not all of these uses may be compatible with the surrounding neighborhood.

Respectfully Submitted,

Travis Allen
Senior Planner

PUBLIC COMMENTS RECEIVED AFTER
THE PLANNING COMMISSION
PUBLIC INPUT MEETING ON
AUGUST 31, 2026

Eckard, Debra S.

From: neil becker <neilbecker@hotmail.com>
Sent: Monday, August 31, 2026 7:30 PM
To: Planning Email
Subject: Zoning Downsville Pike LLC follow up

You don't often get email from neilbecker@hotmail.com. [Learn why this is important](#)

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Any claims of being a County official or employee should be disregarded.

To the planning commission:

Regarding "a burger joint" for park visitors:

1. The pool has a concession stand.
2. The football field has a concession stand, and the fields are not close to the property in question.
3. The softball fields, which are closest to the property, had a concession stand that the county now uses for storage. I do not know why it is no longer in use, but as a member of the senior league that uses the fields four nights a week, the stand is not open and usable for concessions.
4. Due to the intermittent stream, walking to the location is challenging and would require significant and costly modifications on the part of both the county and the developer.

Directing families and fans in attendance to the "burger joint" would divert revenue from the organizations/vendors that benefit from patrons at the concession stands. That is not in the best interest of the leagues that benefit from concessions revenue.

Respectfully,
Neil Becker
10811 Wyncote Drive
Hagerstown, MD 21740

**WASHINGTON COUNTY PLANNING COMMISSION
REZONING PUBLIC INPUT AND REGULAR MEETING
August 31, 2026**

The Washington County Planning Commission held a rezoning public input meeting and its regular monthly meeting on Monday, August 31, 2026 at 6:00 p.m. at the Washington County Administrative Complex, 100 W. Washington Street, Room 2000, Hagerstown, MD.

CALL TO ORDER AND ROLL CALL

The Vice-Chairman called the meeting to order at 6:00 p.m.

Planning Commission members present were: Jay Miller, Vice-Chairman, Laura Lane-Unsworth, BJ Goetz, Terrie Shank, Doug Wright, Jr. and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Alyssa Sabetto, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; Misty Wagner-Grillo, Planner; and Debra Eckard, Office Manager.

REZONING PUBLIC INPUT MEETING

Staff Presentation

Mr. Allen presented a rezoning map amendment application for 2.09 acres of property at the northwest corner of the Halfway Boulevard and Downsville Pike intersection from RS (Residential Suburban) to HI (Highway Interchange). This application applies to three properties which are currently undeveloped. Each property previously included a residential dwelling, all of which have been demolished after many years of neglect. The properties are adjacent to Marty Snook Park (the "Park"), a variety of residential neighborhoods, a Park & Ride lot, a Sheetz store, and the I-70 interchange. The property gently slopes toward the Park where it meets an intermittent stream (James Run) at the border of the Park.

Mr. Allen reviewed the criteria to be considered by the local governing body in a piecemeal rezoning application. All criteria have been vetted within the Staff Report and Analysis; however, Mr. Allen gave a brief overview of several of these criteria.

- **Population Change:** Over the past 30 years, the Halfway Election District has grown more slowly than the County as a whole.
- **Present and Future Transportation Patterns:** The State Highway Administration (SHA) supplied traffic counts using a counter located north of the intersection on Downsville Pike. Between 1990 and 2024, traffic has remained stable (oscillating between 12,000 and 13,000 vehicles/year) at this intersection, particularly within the last 20 years.
Major traffic improvements were made in 2017 during the development of the Sheetz store across Downsville Pike. A traffic signal was added on Venture Drive, restriped to three lanes, and synchronized with other signals in the area. A crosswalk was recently added from Oak Valley Drive to Marty Snook Park.
- **Access to Site:** The former residences had individual driveways onto Downsville Pike. Access to these properties would need to be reassessed for any development on the site. Downsville Pike has an extensive median running above the Halfway Boulevard intersection. If travelling eastbound on Halfway Boulevard, there are dual turn lanes for turning north on Downsville Pike. The access roads for Marty Snook Park and the Park & Ride closely abut this property.
- **Compatibility with Existing and Proposed Development:** The quadrants north and west of the interchange are zoned for residential development; the quadrants southwest and east of the interchange are zoned HI with some residential (multi-family) development; and the quadrant to the southeast is zoned ORI (Office, Research & Industry).
- **Relationship to the Comprehensive Plan:** In the 2040 Comprehensive Plan's Land Use Plan, adopted in 2025 by the Board of County Commissioners (BOCC), these three properties were designated for medium-density residential use.
- **Change or Mistake:** The applicant is claiming there has been a change in the character of the neighborhood since the last comprehensive rezoning adopted in 2012 and that a mistake was made in the zoning of these properties at that time. The applicant claims there has been a change in the character of the neighborhood and cited the intensification of commercial uses surrounding the property and road improvements made in the immediate vicinity. Staff noted that the only commercial development since 2012 has been the addition of the Sheetz store in 2017. There has been no piecemeal rezonings in the vicinity since 2000. Mr. Allen explained there have been no substantial road changes or improvements to the intersection since the road was built in 1999. He noted that the most significant increase in traffic has been on Venture Drive since the Sheetz store was built; no significant changes in traffic counts have been seen on Downsville Pike as previously stated.

Mr. Allen explained the criteria needed to prove there was a mistake in the zoning in 2012. The applicant claims that the local legislative body failed to consider the properties' relatively small size, irregular shape, frontage on two arterial roadways presenting challenges to the development and utilization as a residential property, specifically gaining safe access onto Halfway Boulevard or Downsville Pike. The applicant does not believe new residential development would solve this issue. Mr. Allen confirmed that access to the site, whether residential or commercial, will be a challenge. Within the transportation element of the adopted Comprehensive Plan, highway standards are set forth which establish distance requirements between new access points (500-feet). When measured from the intersection to the Marty Snook Park access road or to the Park & Ride entrance road on Downsville Pike, both are less than 500-feet. The median on Downsville Pike above and below the intersection make it difficult to turn into the site. If travelling westbound on Halfway Boulevard, you would need to turn across three lanes of traffic.

Mr. Allen noted that even if the access issue is resolved, the amount of traffic from a commercial use would be significantly higher than a residential use on the property. While commercial development would be more readily able to pay for intersection related improvements to address some of these issues, it does not seem that a commercial land use would make the intersection safer, produce fewer impacts to the neighborhood, and would not conflict with the function of the existing land uses in the immediate vicinity.

In conclusion, staff does not recommend approval of the rezoning request because it is not consistent with the 2040 Comprehensive Plan's Land Use Plan, adopted by the BOCC in 2025. Mr. Allen recommends that Planning Commission members should read the comment letter submitted by the Director of Public Works. To date, 14 written comments from the public have been received by the department in opposition to the request.

Applicant's Presentation

Mr. Jason Divelbiss, PO Box 202, Greencastle, PA, represents the property owner and applicant, Downsville Pike Land, LLC. He noted that the subject site is located at the base of the westbound ramp of Interstate 70, within the Urban Growth Area boundary, is served by public water and sewer and is clearly in an area that is suited for development. The question is 'what is the most suitable use for the site (residential or commercial)'. Mr. Divelbiss gave a brief overview of two previous applications submitted to rezone the subject parcels in 2017 and 2019; neither of which were decided upon by the BOCC. He stated that the purpose of the RS zoning district is to provide appropriate locations for single and two-family dwellings on moderately sized lots; the purpose of the HI zoning district is to provide suitable locations for commercial activities or light industrial land uses that serve highway travelers providing goods and services to a regional population. It is the applicant's opinion that the HI zoning district, by definition, is the more appropriate land use for this property.

Mr. Divelbiss stated that if the property is used for residential purposes, there could be approximately four to eight residential dwellings, each of which would be entitled to its own driveway access onto Downsville Pike or Halfway Boulevard, which would be difficult. One solution would be to have one access road for ingress and egress from each dwelling unit onto Halfway Boulevard or Downsville Pike. Mr. Divelbiss expressed his opinion that the commercial uses allowed in the HI district would provide more flexibility in design and would allow for better ingress and egress at a very challenging location.

The applicant contends there is both a change in the character of the neighborhood as well as a mistake in the zoning in 2012. To demonstrate a change in the neighborhood, the applicant was tasked with defining the neighborhood, which they presented as an exhibit in the application. Another change in the neighborhood is the intensification of the commercial uses in the area when the ramp off I-70 was added in 1990.

When focusing on the mistake rule, the applicant believes there was an assumption made by the local governing body in 2012 that was incorrect. At the time of the original zoning of this property as RS, the applicant believes this would have been the appropriate zoning of the property. However, since then many changes have occurred including the Park & Ride, the ramp from I-70, the construction of the Sheetz store and the addition of travel lanes. In 2012, the local governing body should have anticipated the intensification of the commercial elements in this area and how that would dictate the reuse of the property.

Mr. Divelbiss stated there are many challenges due to the size and irregular shape of the property, access to the property, buffering requirements, and site constraints. There are a variety of commercial uses in the HI zoning district that would make the property more usable. He also argued that the property has been zoned RS since 2012 and is still undeveloped due to the significant challenges associated with a residential use as discussed above.

Public Comment

- Neil Becker, 10811 Wyncote Drive, Hagerstown – Mr. Becker does not believe the neighborhood has changed except for the demolition of the three dwellings previously on the property. In his opinion, these homes could have been rehabilitated. He noted that traffic is quite challenging in the area. Mr. Becker does not believe there was a mistake in the zoning of the property. He noted there are 70 new homes being built in the area, which is appropriately zoned for residential purposes. He expressed his opinion that commercial development would be more impactful and a detriment to traffic in the area whereas, a residential use would not significantly increase the traffic.
- Shelly Smith, 10841 Oak Valley Drive, Hagerstown – Ms. Smith stated that residents cannot turn left out of Oak Valley Drive onto Halfway Boulevard due to the significant amount of traffic in the area. She believes a new traffic study is needed and reminded members that a new school is being built that, while not in the “neighborhood” established by the applicant, will impact traffic with more buses, teachers, and parents. She also noted there is a warehouse outside the “neighborhood” that contributes to traffic in the vicinity. Ms. Smith reiterated that the property was designated for residential use in the County’s Comprehensive Plan adopted in 2025. Therefore, a change to HI zoning would be inconsistent with the Comprehensive Plan. She expressed her opinion that the applicant has not met its obligation in proving that a change in the neighborhood has occurred or that a mistake was made in the zoning in 2012.
- Todd Divelbliss, 17910 Halfway Boulevard, Hagerstown – Mr. Divelbliss is in favor of the rezoning. He expressed his opinion that eight residential units on the property, each having its own access would create more traffic problems than one commercial use. He noted that when those properties were zoned RS, Halfway Boulevard and the surrounding neighborhoods were not there. Mr. Divelbliss stated that at the intersection, he believes the biggest issue is the one lane that goes straight to enter the ramp for I-70 or turns right onto Downsville Pike. He suggested having a designated right-turn lane for traffic turning right onto Downsville Pike. Mr. Divelbliss believes a commercial use would be a benefit for people using Marty Snook Park.
- Robert McKee, 10819 Oak Valley Drive, Hagerstown – Mr. McKee stated he is unable to turn left from Oak Valley Drive onto Halfway Boulevard due to the many events held at Marty Snook Park. In his opinion, the distribution center not in the “neighborhood” has added additional tractor trailer traffic and the construction of the new elementary school will add even more traffic. Mr. McKee suggested that the County purchase the property to add to the Park.
- David Kretzer, 17819 Thornberry Road, Hagerstown – Mr. Kretzer concurs with comments made by Mr. McKee and believes the County should purchase the property to add to the Park.

Applicant’s Rebuttal

Mr. Divelbiss stated that the public’s comments and concerns regarding traffic are warranted. He believes that the traffic conditions are not conducive with RS zoning; and advocates for a commercial use on the property. The applicant assumes the responsibility for road improvements that would be necessary to alleviate traffic concerns (ie, the additional right-turn lane). Mr. Divelbiss noted that a roundabout at Oak Valley Drive and the entrance to the Park is proposed in the County’s CIP. The applicant believes that the zoning change to HI will help facilitate changes in the area.

The rezoning public input meeting closed at 6:52 p.m.

NEW BUSINESS

MINUTES

Motion and Vote: Ms. Lane-Unsworth made a motion to approve the minutes of the July 6, 2026 Planning Commission meeting as presented. The motion was seconded by Mr. Goetz and unanimously approved, with Ms. Shank and Commissioner Wagner abstaining from the vote.

SITE PLANS

Showalter Commercial Park Lots 1-3 [PSP-25-004]

Ms. Wagner-Grillo presented the preliminary plat/site plan for Showalter Commercial Park located at 18225 Showalter Road. The property is currently zoned HI (Highway Interchange). The applicant is proposing a three lot subdivision with an overnight truck parking lot located on Lot 1 (8.3-acres), Lot 2 is 9.76-acres, and Lot 3 is 9.8-acres. The proposed overnight parking lot would have its own entrance from the proposed road named Warthog Way. The applicant is proposing 116 tractor trailer parking spaces which will be open 24 hours per day. There are no employees or site frontage proposed. Pole mounted lighting is required. Landscaping is proposed around the front of the parking lot along Showalter Road. Storm water management requirements will be met through an underground storm water management facility. Forest conservation requirements, if approved, will be met by an off-site forest retention easement. Approvals from the Soil Conservation District and the Planning Department are pending.

❖ Forest Conservation

Mr. Allen presented a request to establish an offsite forest easement to satisfy the 3.15-acre planting requirement and to remove seven specimen trees from the site. The entire site will be utilized for the development; no on-site retention is possible and there is no existing forest on-site. Staff suggested that the applicant should plan to provide onsite mitigation for Lot 3 since to this point all mitigation for development on the parcel has occurred offsite. No development is proposed on Lot 3 on the current site plan. Five of the seven specimen trees proposed for removal are Norway Maples which are a non-native species. All but one of the trees is in fair to poor condition and located in the area where a bio-retention facility is proposed.

Discussion and Comments: Mr. Goetz expressed concern with having the truck parking area so close to the exit ramp in an area where truck traffic is already challenging. He noted that the County recently made some road improvements in the area which are not being followed by the truck traffic.

Motion and Vote: Mr. Goetz made a motion to approve the offsite forest easement and removal of seven specimen trees as presented. The motion was seconded by Ms. Shank and unanimously approved.

Motion and Vote: Mr. Wright made a motion to approve the preliminary plat/site plan contingent upon approval by the Soil Conservation District and the Planning Department. The motion was seconded by Mr. Goetz and unanimously approved.

PSM LLC [SP-24-030]

Ms. Wagner-Grillo presented a site plan for a 104,000 sq. ft. warehouse on 12.51-acres located at 16450 Elliott Parkway. The property is currently zoned IG (Industrial General). The hours of operation will be 7 am to 5 pm, Monday through Friday. There are 50 employees proposed. Parking spaces required are 54 spaces; 74 spaces will be provided. A ground-mounted business sign is proposed. Lighting will be building and pole mounted; a photometric plan was provided. Landscaping is proposed around the building and parking areas. Water service will be provided by the City of Hagerstown; sewer service will be provided by Washington County. Storm water management requirements will be met by an on-site storm water management pond. Forest conservation requirements will be met, if approved, by a payment-in-lieu of planting and natural regeneration. Approval is pending from the Soil Conservation District.

❖ Forest Conservation

Mr. Allen presented a proposal to reconfigure an existing forest easement currently on the lot to accommodate the warehouse development. A 3.77-acre forest easement was created as part of the development (Packaging Services) located on the adjacent parcel that extended onto this lot (1.89-acres). The developer is proposing to reconfigure the existing easement retaining all but .28 acres on-site, allowing natural regeneration to occur in one small area and converting the remaining .28 acres to the payment-in-lieu of planting fee. Staff believe the developer has made a good faith effort to work around the existing easement and minimized the displacement of the easement. Staff have no objection to the request.

Motion and Vote: Ms. Lane-Unsworth made a motion to approve the payment-in-lieu of planting fee as presented. The motion was seconded by Mr. Wright and unanimously approved.

Motion and Vote: Ms. Lane-Unsworth made a motion to approve the site plan contingent upon approval by the Soil Conservation District. The motion was seconded by Mr. Goetz and unanimously approved.

CCBCC Warehouse Expansion [SP-26-009]

Ms. Wagner-Grillo presented a site plan for the proposed addition to an existing 52,805 sq. ft. warehouse located at 100 Western Maryland Parkway that is currently zoned IG (Industrial General). The developer is proposing two additions totaling 14,950 sq. ft., a concrete pad, and an asphalt extension. There are currently 65 employees; no additional employees are proposed. Required parking is 58 spaces; 111 spaces exist. Public water and public sewer are provided by the City of Hagerstown. No new signage or lighting is proposed. The existing landscaping meets landscaping requirements. Storm water management requirements will be met using infiltration berms. Forest conservation requirements were previously approved and recorded. All agency approvals have been received.

Motion and Vote: Mr. Goetz made a motion to approve the site plan as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

Sharpsburg Pike Retail [SP-25-048]

Ms. Wagner-Grillo presented a site plan for a proposed restaurant on 1.48 acres located at 10320 Sharpsburg Pike. The property is currently zoned HI (Highway Interchange). The proposed restaurant with drive-thru is 2,385 sq. ft. Ten employees are proposed. The hours of operation would be 11 am to 11 pm, 7 days per week. Thirty-one parking spaces are required; 44 spaces are proposed. Public water will be provided by the City of Hagerstown, public sewer will be provided by Washington County. Signage and lighting will be building and pole mounted; a photometric plan was included with the site plan. Landscaping will be provided along the parking lot to buffer headlight glare and to screen the dumpster; additional landscaping will be provided around the sign and along Sharpsburg Pike. An underground storm water management system would provide storm water management on the site. An appeal was granted by the Board of Zoning Appeals for the parking facility setback requirement from 10-feet to 3.37-feet and a reduction in the freestanding signage requirement from 25-feet from the right-of-way line to 10-feet. Forest conservation was previously approved during the subdivision phase. Approval from the State Highway Administration (SHA) is pending.

Motion and Vote: Mr. Goetz made a motion to approve the site plan contingent upon approval from the SHA. The motion was seconded by Ms. Lane-Unsworth and unanimously approved.

San Mar Family & Community Services [SP-25-045]

Ms. Wagner-Grillo (presenting for Scott Stotemyer) presented a site plan for proposed building renovations and parking lot expansion on property located at 8505 Fahrney Church Road. The property is currently zoned RB (Rural Business). The existing use of the property is a residential care facility with offices and administration facility. San Mar Family & Community Services is proposing an addition of 400 sq. ft. to the existing Findlay Building for 15 suite rooms, renovations to the existing farmhouse for an administration/office space, relocation of the maintenance building and expansion of the existing parking lot. Required parking is 37 spaces; 77 spaces will be provided. Existing signage will be relocated. Hours of operation are 24 hours/day, 7 days/week. Lighting will be pole and building mounted. Micro bioretention areas will provide storm water management control. Landscaping exists and will be updated around the parking areas. Forest Conservation requirements will be met by a payment-in-lieu of planting fee. Approval is pending from the Soil Conservation District.

❖ Forest Conservation

Mr. Allen presented a request to use the payment-in-lieu of planting to meet Forest Conservation requirements for a .30 acre planting requirement resulting from the disturbance of 2.59-acres. The project would be eligible for the express procedure except there is a potential critical habitat of State listing rare or endangered species on the property; therefore, it is ineligible to use the express procedure option. The developer intends to implement the best management practices advocated for by DNR Wildlife & Heritage Services as part of the site plan process. The small planting area associated with the development makes establishing a permanent easement less desirable.

Motion and Vote: Ms. Shank made a motion to approve the payment-in-lieu of planting fee as presented. The motion was seconded by Ms. Lane-Unsworth and unanimously approved with Mr. Goetz and Mr. Wright abstaining from the vote.

Motion and Vote: Ms. Shank made a motion to approve the site plan contingent upon the Soil Conservation District's approval. The motion was seconded by Ms. Lane-Unsworth and unanimously approved with Mr. Goetz abstaining from the vote.

OTHER BUSINESS

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the months of June and July including 13 commercial site plans.

Director's Report

Ms. Sabetto discussed resources and information she has gathered regarding data centers. She gave a brief outline describing the responsibilities and role staff are proposing for the Planning Commission moving forward in the development of a proposed data center ordinance. These responsibilities would include: research and ideas for siting and design criteria; build a strong understanding of the complexities associated with data centers; providing feedback on staff concepts and proposals; and issue a recommendation to the Board of County Commissioners.

Mr. Miller expressed his opinion that the definition of a "data center" and their sizes need to be one of the first steps in the process. He would like to include representatives from such entities as First Energy, Hagerstown's Water Department, and other community utilities that would be required for the operation

of a data center. Mr. Goetz also suggested including a contractor or developer familiar with the development of data centers. We also discussed inviting planning staff from our counties in Maryland where data centers have already been developed.

Mr. Miller believes that the Zoning Ordinance should be updated to include definitions and other information that is decided upon regarding data centers. Ms. Kinzer stated that staff envision this as a supplement to the Zoning Ordinance or as a text amendment to include all the criteria for data centers in the current version of the Zoning Ordinance.

Mr. Goetz asked what the City of Hagerstown's stance is on data centers. Ms. Kinzer stated that the City is willing to meet and discuss data centers with County staff and give their perspective. Mr. Goetz is more concerned with property that is contiguous that could be annexed into the City since the County placed a moratorium on data centers. There was a brief discussion regarding zoning districts where data centers would be a principally permitted use, setback requirements, accessory uses, etc.

ADJOURNMENT

Ms. Lane-Unsworth made a motion to adjourn the meeting at 8:10 p.m. The motion was seconded by Ms. Shank and so ordered by the Chairman.

UPCOMING MEETINGS

1. November 2, 2026, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

Jeff Semler, Chairman

**ORDINANCE MODIFICATION STAFF REPORT****BASE INFORMATION**

SITE NAME.....: Sharpsburg Pike Holding OM
NUMBER.....: OM-26-004

OWNER.....: SHARPSBURG PIKE HOLDING LLC
LOCATION.....: 10415 VIDA Drive
Hagerstown, MD 21740

DESCRIPTION.....: reduction of panhandle width from 21" to 11' due to existing utilities in the area
and recent erection of free-standing sign

ZONING.....: Highway Interchange
COMP PLAN LU.....: Commercial
PARCEL.....: 10020174
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 10

TYPE.....:
GROSS ACRES.....: 1.28
DWELLING UNITS.....:
TOTAL LOTS.....: 1
DENSITY.....: N/L Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....: August 28, 2026

SITE ENGINEERING*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

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

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
Staff Comments:			
SCHOOL DISTRICT	Rockland Woods	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Funkstown
AMBULANCE DISTRICT.....: HAGERSTOWN

WATER & SEWER INFORMATION**WATER****SEWER**



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

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

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME Sharpsburg Pike Holding, LLC c/o Sasaan Shaool

MAILING ADDRESS 1741 Dual Highway, Suite B Hagerstown MD 21740

TELEPHONE _____
(home) (work) (cell)

PROPERTY OWNER

NAME Same as above

MAILING ADDRESS _____

TELEPHONE _____
(home) (work) (cell)

CONSULTANT

NAME Trevor Frederick c/o FSA

ADDRESS 128 S Potomac St, Hagerstown, MD 21740

TELEPHONE _____

DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 57 GRID 10 PARCEL 160

PROPOSED LOT ACREAGE _____ TOTAL SITE ACREAGE 1.27

ZONING DISTRICT HI ROAD FRONTAGE(FT) 21

LOCATION / ADDRESS

East side of Sharpsburg Pike.

10306 Sharpsburg Pike, Hagerstown MD 21740

EXISTING AND PROPOSED USE OF PROPERTY

Existing commercial/ retail proposed use commercial/ retail

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER

NO

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION

405 sec 11 (B)

MODIFICATION IS TO ALLOW

Modification is to allow for reduction in panhandle width from 21' to 11' for the initial 23 feet in order to place an on premise free standing sign for lot 6.

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

In order for lot 6 to advertise the business on site and still meet the requirements of the zoning ordinance, the only viable option is to take a small portion of lot 2 as shown. Vida Drive which serves the majority of the lots is located on lot 6, consuming much of the frontage. Lot 2 which is providing the additional frontage, is served by Vida drive as well as access to Col. Henry Douglas Drive.

(Attach additional sheets if necessary)

In addition, two (2) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in question.

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

<u>Wyatt Pearre</u>	8-24-2026
Applicant's Signature	Date

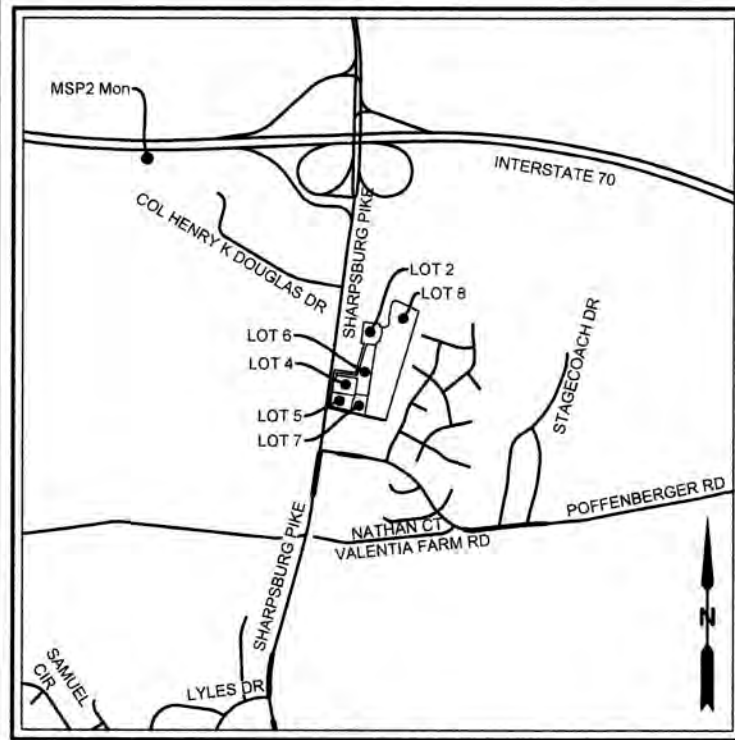
_____	_____
Property Owner's Signature	Date

STAFF USE ONLY:

STAFF PLANNER: _____ DATE RECEIVED: _____

NUMBER: _____

MEETING DATE: _____



VICINITY MAP
SCALE 1"=2000'

LEGEND		
---	= PROPERTY LINE	
---	= PROPOSED PROPERTY LINE	
---	= PROPERTY LINE TO BE VACATED	
---	= RIGHT OF WAY	
---	= PROPERTY CORNER	
[Symbol]	= Existing SWM Easement Per Plat 11760	
[Symbol]	= Existing Access Easement, Per Plat 11758	
[Symbol]	= Existing and Proposed S/S Easement 2.02 Acres	

Soil Table		
Soil	Area	%
Ft	1.5 Ac.	12.4
HaB	0.2 Ac.	1.6
HcB	10.5 Ac.	86.0

Sheet Index
Sheet 1 - Subdivision
Sheet 2 - Notes and Access Easement
Sheet 3 - SWM Easements
Sheet 4 - S/S and WL Easements

LINE	BEARING	DISTANCE
L1	S 08°46'03" W	17.31'
L2	S 81°27'44" E	13.27'
L3	N 08°32'16" E	33.59'
L4	S 81°27'44" E	4.29'
L5	N 08°32'16" E	18.48'
L6	N 08°32'16" E	40.00'
L7	N 08°28'05" E	11.00'
L8	N 08°36'52" E	10.00'
L9	S 81°31'55" E	35.00'
L10	S 08°28'05" W	11.00'

NEW LINE OF DIVISION
NEW LINE OF DIVISION

Land Surveyor's Certification
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Bowman 2000, LLC, to Sharpshurg Pike Holding, LLC, by deed dated July 11, 2017, recorded at Liber 5542, folio 213 among the Land Records of Washington County, Maryland, and part of the lands conveyed by Mansoor Emral Shaool and Janet Emral Shaool, to Sharpshurg Pike Holding, LLC, by deed dated December 13, 2012, recorded at Liber 4436, folio 127 among the Land Records of Washington County, Maryland, and part of the lands conveyed by Hoffman Family Homestead, LLC, to Sharpshurg Pike Holding, LLC, by deed dated October 5, 2017, recorded at Liber 5607, folio 90 among the Land Records of Washington County, Maryland; and that stones marked □ and/or bars marked ○ have been placed as indicated.
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2028.

Date _____ Professional Land Surveyor _____

Address Assignments

Lot 1 - 10447 Sharpshurg Pike
Lot 2 - 10440 Vida Drive
Lot 4 - 10305 Ezra Drive
Lot 5 - 10301 Ezra Drive
Lot 6 - 10306 Ezra Drive
Lot 7 - 10302 Ezra Drive
Lot 9 -

Note: Each address is based on the entrance as shown on this plat. If the driveway is constructed at a different location from that shown hereon, the address listed above may VOID and the owner/developer of the lot must apply to the Planning Commission for a new address assignment.

Dedication for Individuals

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/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 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 easements and/or rights of way by said Board. This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

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

and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of subdivision.

I/we do hereby assent to this plan of subdivision.

Witness our hands and seals this date _____

Owner: Sharpshurg Pike Holding, LLC

Witness _____

Community Water Supply and Community Sewerage Systems (Existing systems)

This proposed subdivision of land as represented hereon and on the approved plan has been found to be in compliance with the Code of Maryland Regulations 26.04.03 allowing for the subdivision of land utilizing community water supply systems and community sewerage systems. This subdivision is in conformance with the current approved County Comprehensive Water and Sewer Plan therefore complies with Environment Article §9-512. The Washington County Approving Authority is the delegated authority per Environment Article §1-301 therefore the Approving Authority's signature on the plat certifies that the parcels shown hereon are in compliance with the pertinent laws and regulations as of the approval date.

Approving Authority _____

Date _____

Note - Subdivisions served by Community Water Supply and Community Sewerage Systems must include on the plat the owner statement below:

As the owner of this property, I hereby certify that community water supply and sewerage facilities will be available to all lots offered for sale.

Owner: Sharpshurg Pike Holding, LLC

Date _____

General Notes

- There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
- Bearings, distances and coordinates are based on MD Grid NAD83.
- Soil types are as shown hereon.
- Minimum Building Setbacks (All Principal, Special Exception, and Accessory B.L. BG, and ORT Uses): Front yard-40'; side yard-10'; rear yard-10'. Minimum Building Setbacks (All Principal Permitted IR Uses except Heliports and Commercial Communication Towers): Front yard-40'; side yard-25'; rear yard-25'. Minimum Building Setbacks (Animal hospitals, veterinary clinics, or kennels with outside runways or exercise areas): Front yard-50'; side yard-50'; rear yard-50'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned HI - Highway Interchange.
- Any future MBSLs are reduced by the Access, SWM, S/S, and W/L Easements. Exact MBSLs should be determined at the Site Plan stage of development.
- Total upstream watershed affecting this subdivision is less than 400 Acres.
- This parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No.24043C0305D dated August 15, 2017, Flood Zone X.
- Boundary is based on a field survey performed by FSA, Inc.
- There are no floodplains, streams, steep slopes, and other related buffers, or habitat of threatened or endangered species as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
- No other wells or septic lie within 100 feet of the Lot Lines.
- All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
- No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
- This plat has been reviewed and approved per the HI Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
- Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
- The proposed structure(s) shown hereon is for general purposes only and is not to be construed as the only approved location for a proposed structure(s).
- An additional variable width right of way for Sharpshurg Pike is hereby dedicated for the purpose of future road widening and traffic light installation, totaling 0.13 Acres. Colonel Henry K. Douglas Drive is subject to a variable width right of way that coincides with the western boundary line of Lot 8 and further described on Plat 10893.
- Remington Drive is a local, private street subject to a right of way for future roadway per Plat folio 3847 and 10893.
- Forestation was previously addressed on the "Final Plat, Shops at Sharpshurg Pike" recorded among the Land Records of Washington County, Maryland in Plat folio 10893.
- Per OM-22-002, approved 3-7-2022, Modification to create 4 lots without usable public road frontage permitted.
- The Approved Plats of this project is "Shops at Sharpshurg Pike", PSP-21-002, approved May 8, 2023 and "Final Plat of Subdivision of Lots 4-8" Plat Folio 11761.
- OM-25-013 approved on 02-02-2026. Ordinance Modification to reduce the width of a panhandle from required 25 feet to 21 feet.
- The purpose of this plat is to adjust property lines of lots 2, 4 and 6. Lot 2 width is being reduced by 4 feet. Lot 4 width is being reduced by 8 feet. Lot 6 panhandle is being enlarged to 40 feet.

**Certificate of Approval
FINAL APPROVAL GRANTED**

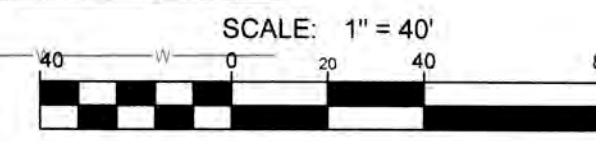
Date: _____

By: _____
Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

**PLAT NO _____
DATE _____
WASHINGTON COUNTY**

Owner:
Sharpshurg Pike Holding, LLC
1741 Dual Highway, Suite B
Hagerstown MD 21740

SHARPSBURG PIKE
Maryland Route 65
MINOR ARTERIAL ROAD



REALLOTMENT SUBDIVISION PLAT
OF
LOTS 2, 4 & 6
FOR

Sharpshurg Pike Holding, LLC
SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE
WASHINGTON COUNTY, MARYLAND

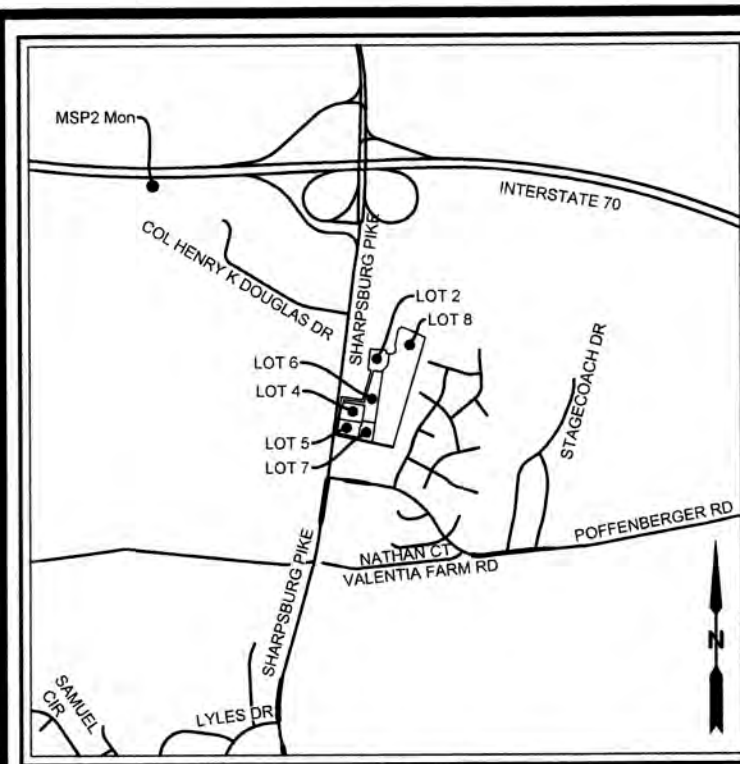
PROJECT NO. 5563.C
DWN BY MTJ DATE 02-17-2026
PROJECT MANAGER TMF
EMAIL TFrederick@fsa-inc.com
ELECTION DISTRICT 10
PROPERTY INFORMATION 57-10-160
ACCOUNT NO. 10-020174
SCALE 1" = 100'
SHEET TITLE

**FINAL PLAT OF
SUBDIVISION**

SHEET 01 OF 04



FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.8600
20 WEST HANOVER STREET
GREENCASTLE, PA 17225
717.297.1007
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.295.9331
fsa-inc.com © 2026

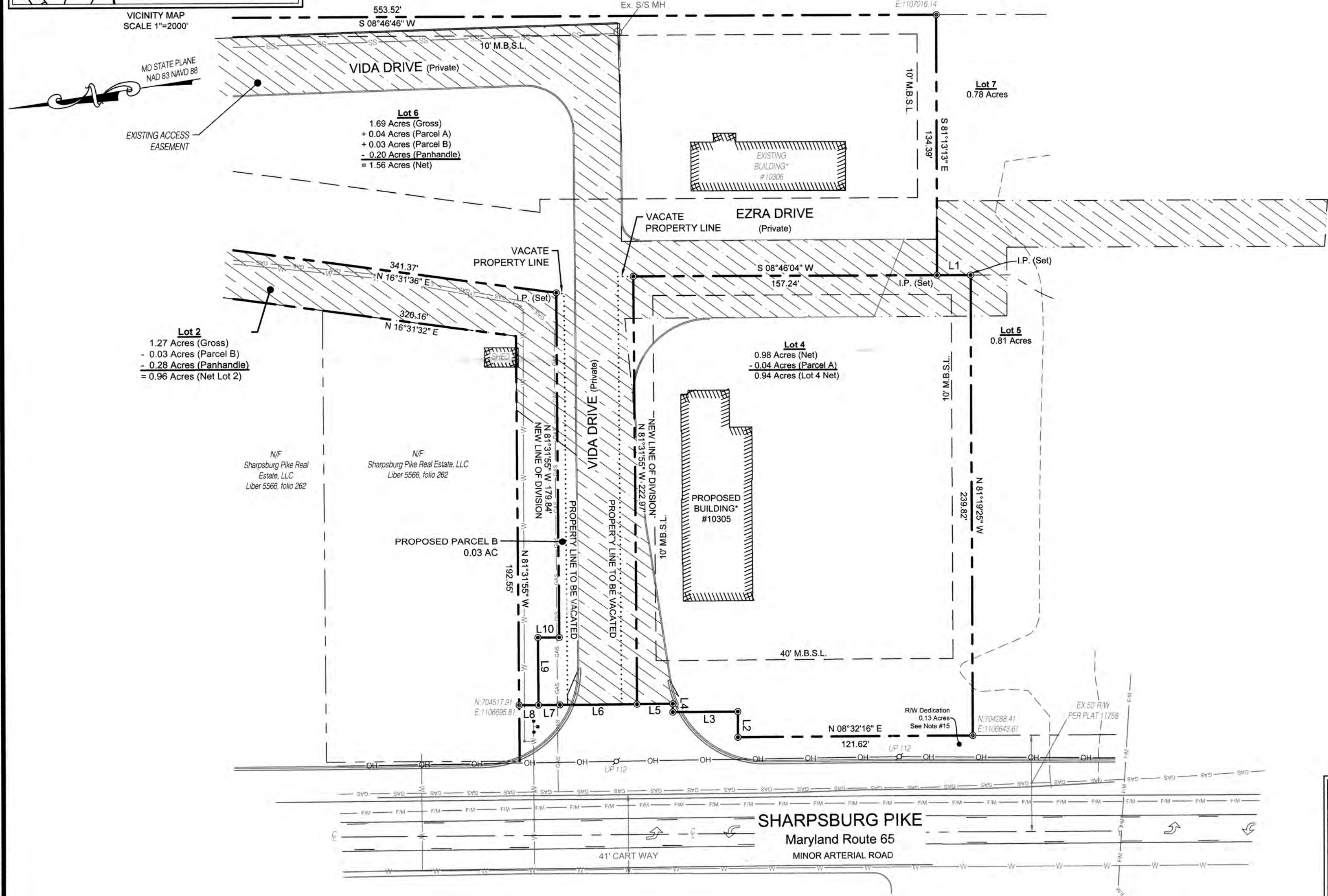


LEGEND

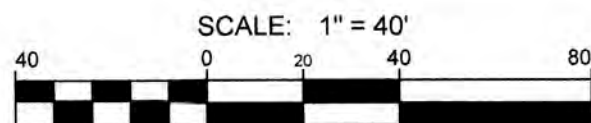
- = PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- ... = PROPERTY LINE TO BE VACATED
- - - = RIGHT OF WAY
- = PROPERTY CORNER
- [Hatched Box] = Existing SWM Easement Per Plat 11760
- [Hatched Box] = Existing Access Easement Per Plat 11758
- [Hatched Box] = Existing and Proposed S/S Easement 2.02 Acres

LINE	BEARING	DISTANCE
L1	S 08°46'03" W	17.31'
L2	S 81°27'44" E	13.27'
L3	N 08°32'16" E	33.59'
L4	S 81°27'44" E	4.29'
L5	N 08°32'16" E	18.48'
L6	N 08°32'16" E	40.00'
L7	N 08°28'05" E	11.00'
L8	N 08°36'52" E	10.00'
L9	S 81°31'55" E	35.00'
L10	S 08°28'05" W	11.00'

NEW LINE OF DIVISION
NEW LINE OF DIVISION



Owner:
Sharpshurg Pike Holding, LLC
1741 Dual Highway, Suite B
Hagerstown MD 21740



Certificate of Approval
FINAL APPROVAL GRANTED

Date: _____

By:
Washington County Planning Commission
Final Approval good for one hundred eighty (180)
days from above date

PLAT NO _____
DATE _____
WASHINGTON COUNTY

REALLOTMENT SUBDIVISION PLAT
OF
LOTS 2, 4 & 6
FOR
Sharpshurg Pike Holding, LLC
SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE
WASHINGTON COUNTY, MARYLAND

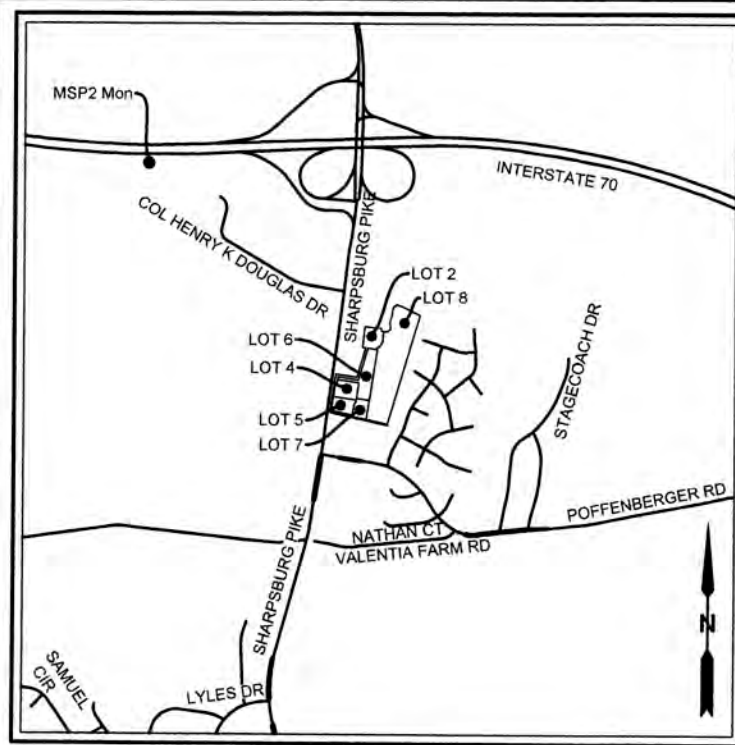
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NOTES AND
ACCESS ESMTS

SHEET 02 OF 04



FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
18 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.257.7531
305 SOUTH HANOVER STREET
GREENCASTLE, PA 17225
717.597.1007
20 WEST BALTIMORE STREET
POTOMAC, MD 21140
301.791.9650



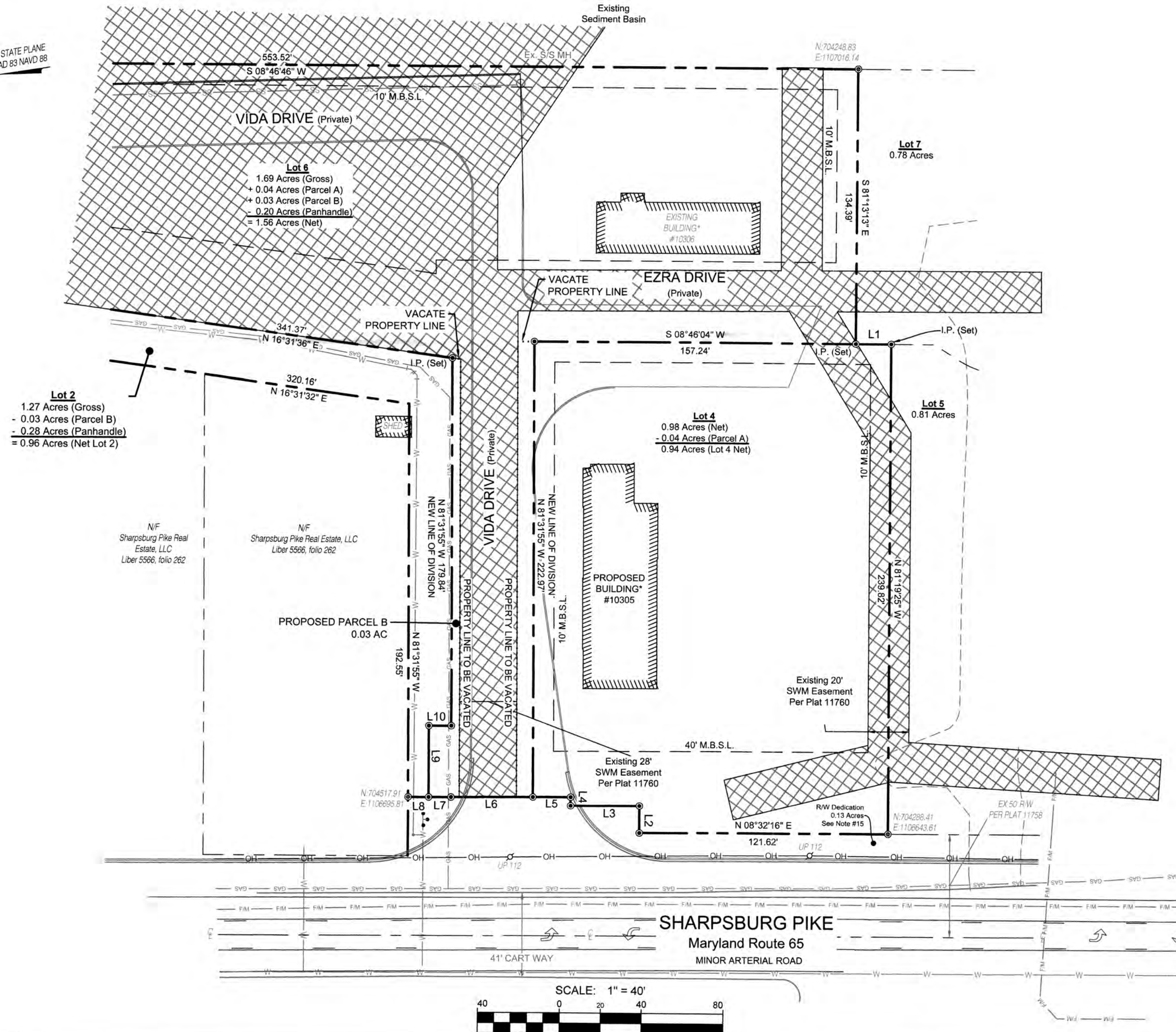
VICINITY MAP
SCALE 1"=2000'

LEGEND

- = PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- ... = PROPERTY LINE TO BE VACATED
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NEW LINE OF DIVISION
NEW LINE OF DIVISION



LINE	BEARING	DISTANCE
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DATE _____
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REALLOTMENT SUBDIVISION PLAT
OF
LOTS 2, 4 & 6
FOR
Sharsburg Pike Holding, LLC
SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE
WASHINGTON COUNTY, MARYLAND

PROJECT NO. 5563.C
DWN BY MTJ DATE 02-17-2026
PROJECT MANAGER TMF
EMAIL TFrederick@fsc-inc.com
ELECTION DISTRICT 10
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SWM
EASEMENTS

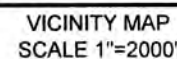
SHEET 03 OF 04

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

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15 EAST MAIN STREET
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128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3600

Owner:
Sharsburg Pike Holding, LLC
1741 Dual Highway, Suite B
Hagerstown MD 21740

P:\SHARPSBURG\PROJECTS\5563.C\SHARPSBURG\REALLOTMENT\PLAT\5563.C - FINAL REALLOTMENT PLAT - 2/20/2026.dwg 8/27/2026



MD STATE PLANE
NAD 83 NAVD 88

LEGEND

 = PROPERTY LINE
 = PROPOSED PROPERTY LINE
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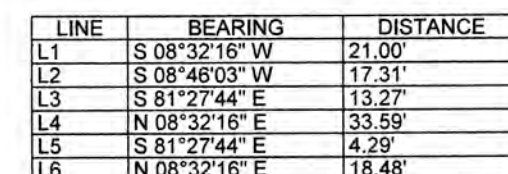
PROPOSED ALLOCATION LOT 4: 5250 GPD*
RESERVED ALLOCATION LOT 4: 5000 GPD

PROPOSED ALLOCATION LOT 5: 200 GPD

PROPOSED ALLOCATION LOT 6: 200 GPD
RESERVED ALLOCATION LOT 6: 400 GPD

PROPOSED ALLOCATION LOT 7: 400 GPD
RESERVED ALLOCATION LOT 7: 200 GPD

*IF THE WATER USAGE EXCEEDS THE ALLOCATION PAID FOR AT TIME OF PERMIT, A PAYMENT PLAN WILL BE DUE IN 12 MONTHS.



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By: _____
Washington County Planning Commission
Final Approval good for one hundred eighty (180)
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DATE _____
WASHINGTON COUNTY

Owner:
Sharpsburg Pike Holding, LLC
1741 Dual Highway, Suite B
Hagerstown MD 21740

REALLOTMENT SUBDIVISION PLAT

OF
LOTS 2, 4 & 6

FOR
Sharpsburg Pike Holding, LLC
 SITUATE ALONG THE EAST SIDE OF SHARPSBURG PIKE
 WASHINGTON COUNTY, MARYLAND

S/S AND WL EASEMENTS

SHEET 04 OF 04

**PRELIMINARY CONSULTATION STAFF REPORT****BASE INFORMATION**

SITE NAME.....: 13237 Greencastle Pike
NUMBER.....: PC-26-002

OWNER.....: EBY MICHAEL D EBY MARIETTA L
LOCATION.....: 13237 GREENCASTLE Pike
Hagerstown, MD 21740

DESCRIPTION.....: Proposed development of 3 warehouses with associated site improvements as shown on the included concept plan.

ZONING.....: Planned Industrial
COMP PLAN LU.....: Industrial
PARCEL.....: 13018766
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 13

TYPE.....:
GROSS ACRES.....: 224.44
DWELLING UNITS.....:
TOTAL LOTS.....:
DENSITY.....: 0 Units Per Acre

PLANNER.....: Scott A Stotelmyer
ENGINEER.....: LANGAN ENGINEERING & ENVIRONMENTAL SERVICES
RECEIVED.....: June 18, 2026

SITE ENGINEERING*HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION*

FLOOD ZONE.....: Yes
WETLANDS.....: Yes
WATERSHED.....: Conococheague Creek
ENDANGERED SPECIES.....: Areas of Concern
HISTORIC INVENTORY.....: No Resources Present
EASEMENTS PRESENT.....: None

SCHOOL INFORMATION

Staff Comments:	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT <i>Not Applicable</i>	Maugansville	Western Heights	North Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	702	883	1447
MAXIMUM CAPACITY	755	998	1423

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....: Maugansville
AMBULANCE DISTRICT.....: WILLIAMSPORT

WATER & SEWER INFORMATION**WATER****SEWER**



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	1-Existing Service	5-Long Term Planned Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE....:		
PLANT INFO.....:		Conococheague

**PRELIMINARY CONSULTATION
PC-26-002 – 13237 GREENCASTLE PIKE**

A preliminary consultation was held on August 4, 2026 at 10:00 a.m. both in person and via Microsoft Teams. A concept plan was presented for the proposed development of three (3) warehouses with associated site improvements on property located at 13237 Greencastle Pike. The property is currently zoned PI – Planned Industrial.

The following were in attendance: Washington County Department of Planning & Zoning: Scott Stotelmyer, Planner; Alyssa Sabetto, Director; Travis Allen, Senior Planner; Sam Hanks, GIS Technician; and Debra Eckard, Office Manager; Washington County Division of Engineering: Rebecca Calimer; City of Hagerstown Water & Wastewater Department: Alerik Hoeh; Washington County Department of Water Quality: Karen Flook and Anthony Mace; Maryland State Highway Administration: Derek Bennett; Rick Kingery, Sansone Group; Jonathan Arevalo, Langan Engineering; and Joshua Yurasits, Ryan Hodges, and Keith Ottes, the developer's representatives.

Washington County Department of Planning & Zoning

Mr. Stotelmyer stated that a site plan will be required that must meet all standards set forth in the Washington County Zoning Ordinance and must include a photometric plan. He noted that sufficient screening will be required to buffer all residential properties surrounding the proposed development.

Washington County Soil Conservation District

No comments were provided during the consultation.

Washington County Forest Conservation

Mr. Allen stated this project must comply with all Forest Conservation Ordinance requirements. A Forest Stand Delineation will be required prior to submission of the site plan. The site plan submission should include a Forest Conservation Plan. He noted that due to the size of the parcel and the extensive floodplain areas on the property, there will be ample opportunity to provide as much on-site mitigation as possible. The Forest Conservation Plan will be approved as part of the site plan process. Planning Commission approval will be required if any other type of forest mitigation is proposed other than on-site mitigation. Mr. Arevalo explained that it is the intent of the developer to avoid the floodplain areas and keep as much forest as possible.

Washington County Addressing

Mr. Hanks explained that each warehouse will be given its own individual address based on its entrance and each office will be given a suite or unit number based on the address. Addresses will be assigned during the site plan stage.

Washington County Department of Water Quality

Mr. Mace explained that pre-treatment of wastewater will be dependent upon the type of uses inside the warehouses. Ms. Flook stated that a pre-treatment form would be required as part of the package. Mr. Mace noted that the nearest connection point for sewer from the furthest building is approximately 1.5 miles away. Mr. Arevalo stated that they are considering the expansion of public utilities. Ms. Flook explained that connection fees are based on EDUs. One EDU equals 200 gallons per day; each EDU is \$10,800 which is subject to change each fiscal year. An additional cost of \$1,000 per acre [based on parcel size] will be assessed for downstream infrastructure, which has

already been built. This fee will be paid as the land is developed. EDUs can be transferred between all buildings that are on the same parcel.

There was a brief discussion regarding high-capacity water usage manufacturing facilities. It was noted that sewer service is given on a first-come, first-served basis. It was recommended that as plans evolve for each warehouse, the developer should contact the Water Quality Department to determine how much capacity is available at the pump station and if upgrades would be needed.

City of Hagerstown Water & Wastewater Department

Mr. Hoeh noted there is a 12" water main along the frontage of Greencastle Pike which extends beyond the service area to Cearfoss Pike. However, the subject site is located in the UGA (Urban Growth Area) and not within the City's MRGA (Medium Range Growth Area) and therefore it is not entitled to water service. The County would need to apply for an Economic Development Priority Project per exception #6 of the City's Water & Wastewater Policy. Approval from the Mayor and Council would be required before consideration would be given for this project. Mr. Hoeh stated there is an 8" water line along the Broadfording Road frontage as well. Water infrastructure exists but the City's support for adjusting service boundaries is needed.

Mr. Allen explained that according to the County's Water & Sewerage Plan, the current water and sewer designations are W/5 and S/5. If water service can be obtained from the City and sewer service from the County, an amendment to the Water & Sewerage Plan will be required for W/3 and S/3 designations. This amendment could be submitted during the site plan process. After construction, another amendment would be required for W/1 and S/1 designations.

Mr. Hoeh noted that prior to any discussions regarding allocation, the City will need a preliminary estimate for the amount of water needed. There was a brief discussion regarding the number of water meters needed for the entire parcel.

Washington County Health Department

No representatives were present at the meeting; however, written comments were given to the developer as follows: "The property currently has a W-5, S-5 designation. If this property is to be provided with public water and/or public sewer, allocation forms would need to be provided. Also, if the property is to be served by either public water and/or sewer, the priority designation will need to be W-1 and/or S-1 prior to approval or a letter from the County stating that it is in compliance with the County Water and Sewer Plan. However, if the plan is for the property to be served by either private septic and/or private water, these areas must be designated on the site plan does not provide proposed area or setbacks for this. Due to previously documented private water supply outbreaks associated with Troupe Spring, a private water supply may not be approved for this location. Also, based on the size of the proposal, MDE would need to be involved with our office in the testing, evaluation and design approval for any on-site sewage disposal system".

State Highway Administration

Mr. Bennett stated that an access permit will be required as well as a Traffic Impact Study. After the TIS and site plans are approved, the developer may apply for the access permit.

Washington County Division of Engineering

Ms. Calimer noted that the Traffic Impact Study (TIS) will be scoped through the County in coordination with SHA. She stated that Broadfording Road will need to be reviewed for road adequacy; there are sections that are inadequate and there are issues with road curvature. There are standards in place for commercial businesses connecting to a county road. Any access points will

be required to meet Washington County access separation standards. Ms. Calimer explained that the County is trying to create a comprehensive public road network in this area as it is being developed to benefit both the residents and commercial businesses. A road, built to County standards, will be required from the access off Greencastle Pike to the floodplain area going south from Building #2 to the eastern property line.

Ms. Calimer stated that an ESD concept plan will be required. Washington County has karst topography which has constraints that are not found in other parts of Maryland. The ESD will be sent to the Soil Conservation District for review of stream buffers, sensitive areas, etc.

Closing Comments

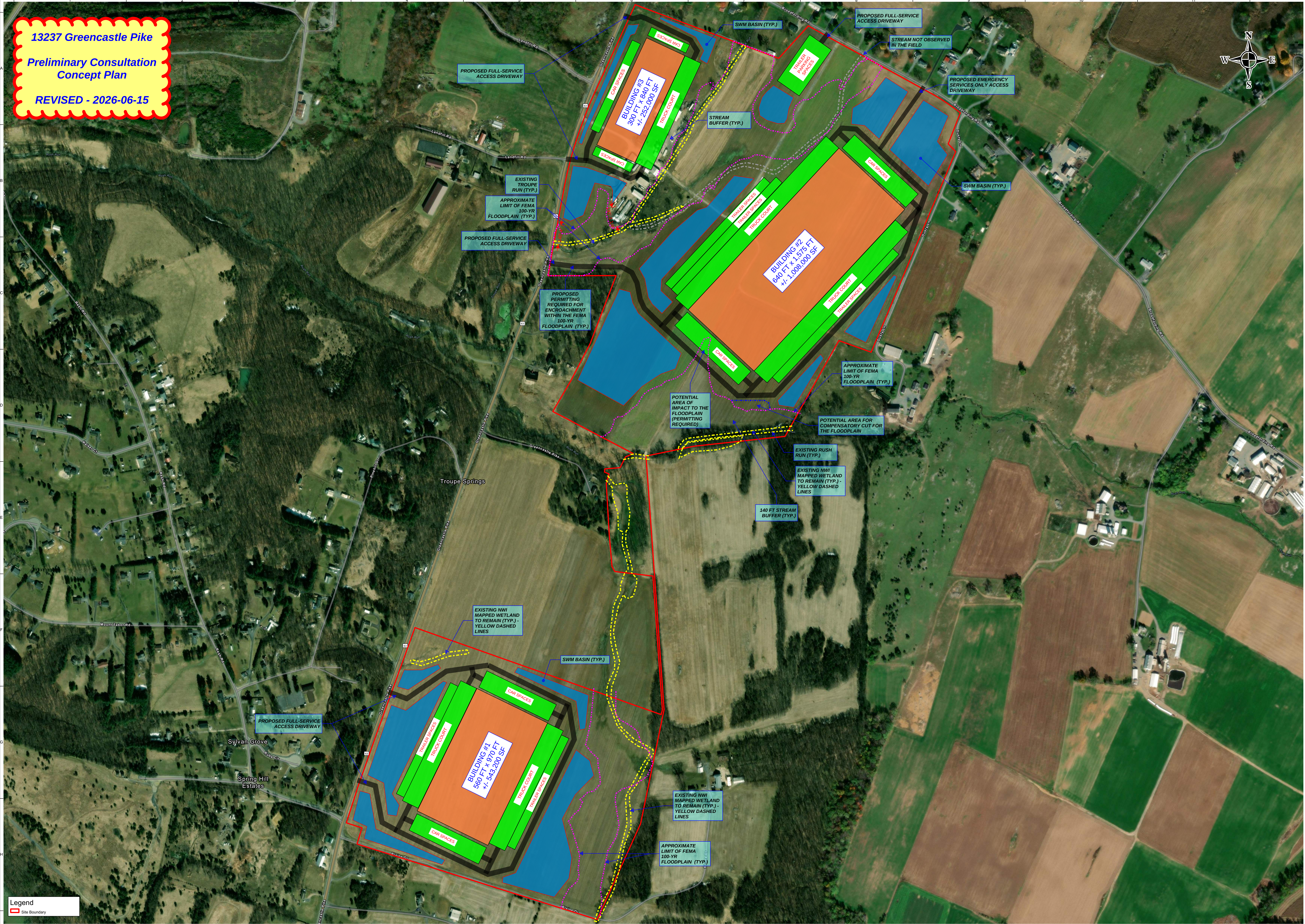
All reviewing agencies will receive a copy of the written summary. If there are any discrepancies in the written summary, the Department of Planning & Zoning should be notified immediately. The summary will also be submitted to the Planning Commission for its review and comment. Planning Commission comments will be made a part of the record and should be addressed by the developer as the plan moves through the approval process.

Respectfully submitted,

Scott Stotelmyer, Planner
Washington County Department of Planning &
Zoning

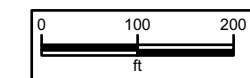
SS/dse

13237 Greencastle Pike
Preliminary Consultation
Concept Plan
REVISED - 2026-06-15



Legend
Site Boundary

Esri Community Maps Contributors, WeatherCo MD, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NOAA, USGS, FEMA, Mass.gov, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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LANGAN

2750 Kelly Road, Suite 200
Washington, PA 15376-3603
T: 215-481-6500 F: 215-481-6501 www.langan.com
Langan Engineering & Environmental Services, LLC
Langan Engineering, Environmental, Sciences
Langan Infrastructure and Consulting, LLC
Langan International LLC
Collectively known as Langan

Project

HAGERSTOWN

WASHINGTON COUNTY

Figure Title

**IMAGERY WITH
LABELS**

MD

Project No.

200117302

Date

8/7/2025

Scale

1 inch = 200 feet

Drawn By

Site Analyzer

Submission Date

8/7/2025

Figure

3

Sheet 3 of 3



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Site Plan for Golden Wood - 18126 Lappans Road
NUMBER.....: SP-24-021
OWNER.....: EBERLY LYNN EUGENE EBERLY SUZANN LEHMAN
LOCATION.....: 18126 LAPPANS Road
Fairplay, MD 21733
DESCRIPTION.....: Construct a 192' by 21' enclosed dog kennel.
ZONING.....: A(R); RV Refer to Map
COMP PLAN LU.....: Agriculture
PARCEL.....: 12003811
PLANNING SECTOR.....: 2
ELECTION DISTRICT.....: 12
TYPE.....: Unspecified Non-Residential
GROSS ACRES.....: 16.22
DWELLING UNITS.....:
TOTAL LOTS.....:
DENSITY.....: 0 Units Per Acre
PLANNER.....: Scott A Stotemyer
ENGINEER.....: APEX LAND SOLUTIONS LLC
RECEIVED.....: June 17, 2024

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: No
WETLANDS.....: Yes
WATERSHED.....: Marsh Run
ENDANGERED SPECIES.....: State Listed
HISTORIC INVENTORY.....: II0020
EASEMENTS PRESENT.....: None

SITE DESIGN

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



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Rockland Woods	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:

AMBULANCE DISTRICT.....:

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	No Provider	No Provider
SERVICE AREA.....:	No Provider	No Provider
PRIORITY.....:	7-No Planned Service-Well	7-No Planned Service-Septic
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		None

SOILS LIST	
Fa	- FAIRPLAY SILT LOAM, 0% TO 3% SLOPES, MODERATELY ERODED, K FACTOR --.32
Ft	- FUNKSTOWN SILT LOAM, MODERATELY ERODED, K FACTOR --.32
HaB	- HAGERSTOWN SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED, K FACTOR --.32
HbB	- HAGERSTOWN SILTY CLAY LOAM, 3% TO 8% SLOPES MODERATELY ERODED, K FACTOR --.37
HbC	- HAGERSTOWN SILTY CLAY LOAM, 8% TO 15% SLOPES MODERATELY ERODED, K FACTOR --.37
HcB	- HAGERSTOWN--ROCK OUTCROP COMPLEX, 3% TO 8% SLOPES SEVERELY ERODED, K FACTOR --.37
HcC	- HAGERSTOWN--ROCK OUTCROP COMPLEX, 8% TO 15% SLOPES SEVERELY ERODED, K FACTOR --.37
NOTE: NO HYDRIC SOILS ARE PRESENT.	
SOURCE: SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND, MAP NO. 91, ISSUED SEPTEMBER, 1960.	

GENERAL NOTES

- ZONING IS A(R) - AGRICULTURAL (RURAL) DISTRICT MINIMUM BUILDING SETBACK LINES: (M.B.S.L.) FRONT = 40'; SIDE = 15'; REAR = 50' MINIMUM LOT WIDTH AT FRONT M.B.S.L. IS 100'. MINIMUM LOT AREA IS 40,000 SQ. FT. WATERSHED NAME: MARSH RUN 8-DIGIT WATERSHED NUMBER: 02140503
- CONTOURS ARE FROM AERIAL PHOTOGRAMMETRY PROVIDED BY WASHINGTON COUNTY, MARYLAND. BOUNDARY INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH A FIELD RUN SURVEY PREPARED BY APEX LAND SOLUTIONS IN OCTOBER OF 2023.
- THERE IS NO 100 YEAR FLOOD PLAIN ON SUBJECT PROPERTY PER WASHINGTON COUNTY, MARYLAND FLOOD INSURANCE RATE MAP PANEL NO. 24043C0284D, DATED AUGUST 15, 2017.
- WETLANDS HAVE BEEN CREATED ON THE SUBJECT SITE, PER US DEPARTMENT OF THE NATIONAL WETLAND INVENTORY MAPPING;

THE FOLLOWING WETLANDS ARE SHOWN ON THE INVENTORY:

PEMSA - PALUSTRINE EMERGENT, PHRAGMITES AUSTRALIS, TEMPORARILY FLOODED. (FRESH WATER EMERGENT)

THE WETLAND PRESENCE HAS NOT BEEN FIELD VERIFIED. HYDRIC SOILS ARE NOT PRESENT PER THE WASHINGTON COUNTY SOIL SURVEY AND NO PRESENCE OF A DIKED IMPOUNDMENT WAS FOUND.

- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL THE UTILITIES AND VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION. ALS ASSUMES NO LIABILITY.
- JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND ALL UTILITY COMPANIES ONE (1) WEEK BEFORE START OF CONSTRUCTION -- 'MISS UTILITY' -- 1-800-257-7777
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OFFICE OF THE ENGINEER, APEX LAND SOLUTIONS, INC. OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- ALL STORM DRAINAGE AND ROADWAY CONSTRUCTION SHALL BE THE LATEST STANDARDS AND SPECIFICATIONS OF WASHINGTON COUNTY, MARYLAND.
- THE WASHINGTON COUNTY WATER AND SEWER DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION FOR EXISTING FACILITIES SHOWN HEREON.
- ALL CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO WASHINGTON COUNTY AND OR STATE OF MARYLAND STANDARDS AND SPECIFICATIONS.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE SUBDIVISION BOUNDARIES EXCEPT AS SHOWN.
- THERE ARE NO KNOWN SINKHOLES, ROCK OUTCROPINGS, WETLANDS, WATER COURSES, TREE GROVES, SWAMPS, OTHER NATURAL FEATURES, HISTORIC AREAS OR GRAVEYARDS WITHIN THE DISTURBED AREA OF THIS SITE, EXCEPT AS SHOWN HEREON.
- UNLESS OTHERWISE STATED, ALL PROPERTY CORNERS ARE 5/8" REBARS WITH CAP (TO BE SET).
- ANY AND ALL BUILDING IMPROVEMENTS (DECKS, PORCHES, BAY WINDOWS, BUMP-OUTS, FIREPLACES, SUNROOMS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.)
- NOT SHOWN: UTILITY AND DRAINAGE EASEMENTS OF 10' ALONG THE FRONT AND 8' ALONG THE SIDES AND REAR OF EACH LOT ARE HEREBY DEDICATED.
- TOTAL ACREAGE OF THE UPSTREAM WATERSHED WHICH DIRECTLY AFFECTS THIS SUBDIVISION IS LESS THAN 400 ACRES +/-.
- THERE ARE (2) BLUELINE STREAMS LOCATED ON THE SUBJECT PROPERTY PER WASHINGTON COUNTY SOIL SURVEY MAP 43 OF 56.
- THERE ARE NO STATE LISTED RARE, THREATENED OR ENDANGERED SPECIES IN THE IMMEDIATE VICINITY OF THIS PROJECT SITE.
- AN AREA OF STEEP SLOPES EXIST ON THE SUBJECT PROPERTY OVER 15% WITH A K FACTOR OVER 0.35 AS DEFINED IN SECTION 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE.

ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION, NEW)						
ESD PRACTICES (CHAPTER 5 - NON STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE	IMPERVIOUS DA TO STRUCTURE	WQv	ESDv	PE ADDRESSED
		(AC)	(AC)	(AC-FT)	(AC-FT)	(IN)
REINFORCED (TURF)	1	0.61	0.133	0.0614	0.0614	2.6

SENSITIVE AREA NOTICE

THE STREAM BUFFERS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE REQUIREMENTS OF THE WASHINGTON COUNTY SUBDIVISION ORDINANCE ARTICLE IV, SECTION 408. 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 OR CONSTRUCTION ARE PERMITTED WITHIN THE STREAM BUFFER EXCEPT THOSE DESIGNED 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 RESERVE AREA BE ESTABLISHED WITHIN THE BUFFER.

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- SITE PLAN
- GRADING AND S.E. AND S.C. PLAN
- S.E. AND S.C. NOTES AND DETAILS
- S.E. AND S.C. NOTES AND DETAILS
- FOREST CONSERVATION PLAN

AGENCY AND UTILITY CONTACTS

WASHINGTON COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION (240)313-2400
WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY (240) 313-2600
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (301) 797-6821
ANTETAM CABLE (301) 797-5000
VERIZON (301) 790-7135
POTOMAC EDISON (301) 582-5210
COLUMBIA GAS (800) 440-6111

UTILITY NOTIFICATION

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

I CERTIFY THAT THIS PLAN MEETS THE CRITERIA SET FORTH IN THE ORDINANCE FOR STORMWATER MANAGEMENT IN WASHINGTON COUNTY, MARYLAND.

ENGINEER FOR DEVELOPER

OWNER/DEVELOPERS CERTIFICATION

"I/WE HEREBY CERTIFY ALL/ANY PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL: BE DONE PURSUANT TO THIS PLAN AND RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE IN TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.

AUSTIN BARD
DATE PRINTED NAME SIGNATURE

ENGINEER/ARCHITECT DESIGN CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAS BEEN DESIGNED IN ACCORDANCE WITH LOCAL ORDINANCES, COMAR 26.17.01.07, AND MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

AUSTIN BARD
DATE REG. NO. SIGNATURE

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.88 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 5,302 CU. YDS. OF EXCAVATION AND APPROXIMATELY 750 CU. YDS. OF FILL (INCLUDING TOPSOIL) (FOR S.C.S. USE ONLY)

OFFER FOR DEDICATION

THE WATER SYSTEM IMPROVEMENTS SHOWN HEREIN FOR THIS PROJECT ARE HEREBY OFFERED TO THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT AS A CONTRIBUTION-IN-AID-OF-CONSTRUCTION. UNLESS PREVIOUSLY AGREED UPON IN WRITING, ALL WATER SYSTEM PIPE AND APPURTENANCES ON THE UPSTREAM SIDE OF THE METER DISCHARGE SHALL BECOME THE PROPERTY OF THE CITY OF HAGERSTOWN WATER & SEWER DEPARTMENT UPON SUCCESSFUL TESTING OF THE COMPONENTS IN ACCORDANCE WITH CURRENT POLICIES AND STANDARDS. IT IS UNDERSTOOD THAT ALL MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER SUCCESSFUL TESTING. IT IS FURTHER UNDERSTOOD THAT THE OWNER/DEVELOPER IS RESPONSIBLE FOR ADJUSTING THE HEIGHT OF ANY COMPONENTS SUCH AS METER TILES, INCLUDING THE METER SETTINGS, AND VALVE BOXES AFFECTED BY GRADE CHANGES OR PLACEMENT OF FINAL STREET SURFACING.

AUSTIN BARD
DATE PRINTED NAME SIGNATURE

ENGINEER AS-BUILT STORM WATER MANAGEMENT CERTIFICATION

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

SIGNATURE DATE SEAL

WASHINGTON COUNTY DIVISION OF ENGINEERING

APPROVED BY:

DATE:

UTILITY NOTIFICATION

"THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON EXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTILITIES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LAND WORKERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS SUGGESTED THAT MISS UTILITY BE CONTACTED AT 1-800-257-7777.

NOTE: THE SUBJECT PROPERTY CONTAINS HISTORIC RESOURCES DOCUMENTED ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES (WA-II-020). THE DESIGN GUIDELINES FOR HISTORIC PROPERTIES ARE AVAILABLE AS A REFERENCE PRIOR TO EXTERIOR WORK ON EXISTING BUILDINGS OR PROPERTY GRADING TO ENSURE DISTURBANCE OF HISTORIC RESOURCES IS LIMITED.

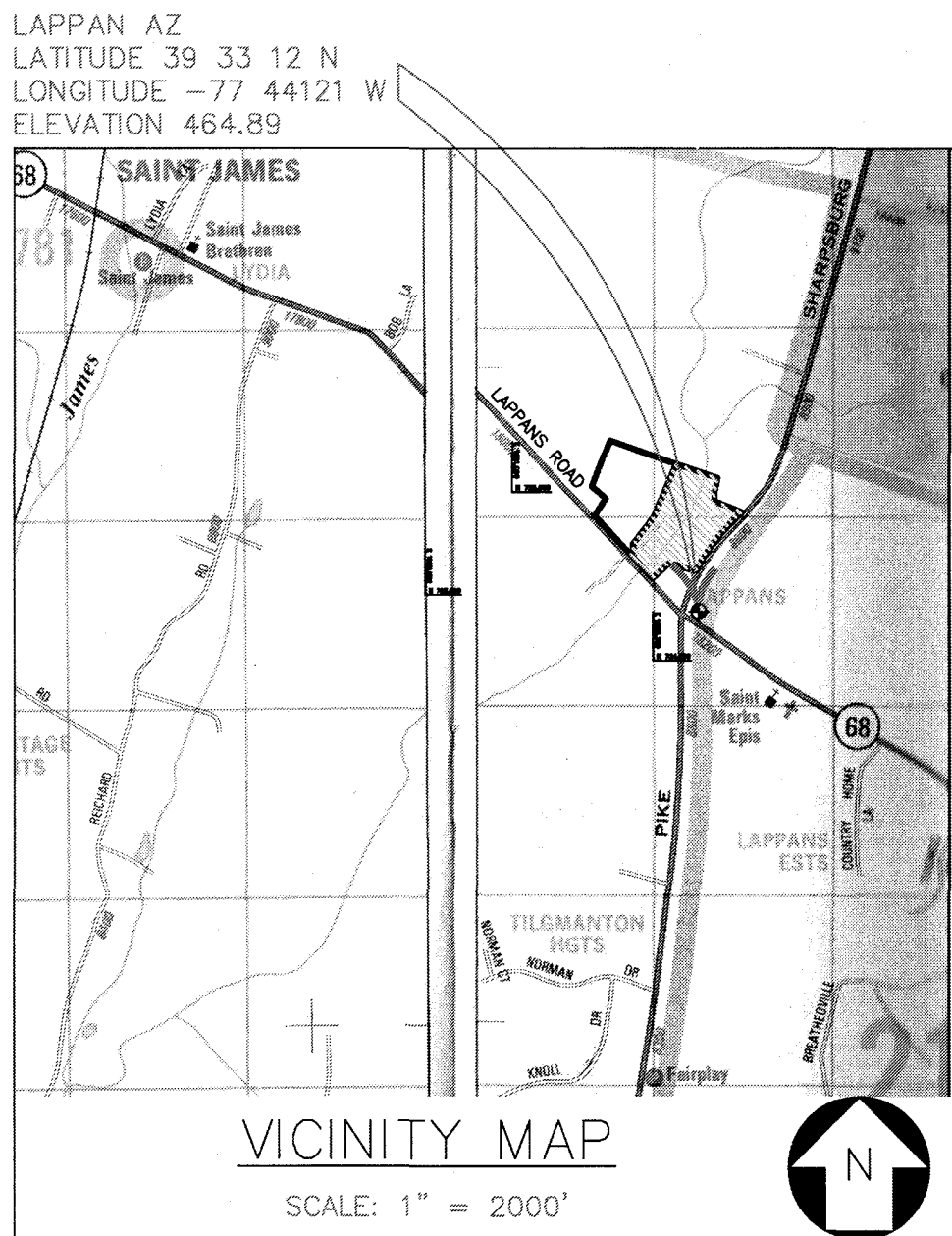
SITE DEVELOPMENT PLANS FOR Golden Wood - 18126 Lappans Road IN WASHINGTON COUNTY, MARYLAND

ESTIMATED SCHEDULE OF DEVELOPMENT

- CONSTRUCT ALL SEDIMENT & EROSION CONTROL MEASURES..... DECEMBER, 2024
- BEGIN GRADING..... DECEMBER, 2024
- BEGIN BUILDING CONSTRUCTION..... JANUARY, 2024
- FINE GRADE & STABILIZE ALL DISTURBED AREAS..... FEBRUARY, 2024
- REMOVE SEDIMENT & EROSION CONTROL MEASURES W/ PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR..... MARCH, 2025

SITE DATA:

PARCEL..... 185
TOTAL SITE AREA..... 16.22 Ac.
SITE ZONING..... A/R(AGRICULTURAL RURAL)
EXISTING USE..... KENNEL
PROPOSED USE..... KENNEL
MINIMUM BUILDING RESTRICTION LINES (B.R.L.):
FRONT..... 40'
SIDE..... 15'
REAR..... 50'
MINIMUM LOT AREA..... 40,000 S.F.
BUILDING HEIGHT..... 35'
PROPOSED OFFICE AREA..... 1,464 SQ. FT.
TOTAL DOG KENNEL AREA (ENCLOSED)..... 4,352 SQ. FT.
EXISTING PARKING..... 8
PARKING REQUIRED:
1 SPACE PER 50 KENNEL UNITS..... 2
1 SPACE PER EMPLOYEE (2 EMPLOYEES)..... 2
HANDICAP SPACES..... 1
PARKING PROVIDED..... 8 / 1 HANDICAP
AVERAGE DAILY TRAFFIC - PROPOSED BUSINESS TRAFFIC
6 AM PEAK - FULLY OPERATIONAL 24 TRIPS PER DAY
6 PM PEAK - FULLY OPERATIONAL 24 TRIPS PER DAY
(MOSTLY LONG TERM STAY (APPROX. 60K))



LATITUDE 39.556378
LONGITUDE -77.738114
ADC MAP COORDINATES
MAP 25 GRID A-7-8 AND B-7-8

PREPARED FOR:

OWNER

AUSTIN BARD
1592 WILKSON LANE
CHAMBERSBURG, PENNSYLVANIA 17202
PHONE: 717-360-4514

ESD STORMWATER SUMMARY

ESDv REQUIRED..... 1.596 FT³
PERMEABLE TURF GRASS ESD, CREDIT..... 2.876 FT³
TOTAL ESD, PROVIDED..... 2.876 FT³
ESD RAINFALL P₂ TARGET..... 2.51"
ESD RAINFALL P₂ ACHIEVED..... 2.60"

* ESD TO THE MEP ACHIEVED

WASHINGTON COUNTY STANDARD NOTES

- ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
- THERE IS A 10' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL FRONT LOT LINES AND AN 8' WIDE DRAINAGE AND UTILITIES EASEMENT ALONG ALL SIDE AND REAR LOT LINES HEREBY RESERVED UNLESS OTHERWISE SHOWN HEREON.
- A PUBLIC WORKS AGREEMENT AND PERFORMANCE SECURITY WILL BE REQUIRED FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT OF WAY THAT ARE NOT OTHERWISE REGULATED UNDER A UTILITY PERMIT OR ENTRANCE PERMIT.
- A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT OF WAY.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ONSITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
- PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDER THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REGULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY CAN PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDR10) HAS BEEN ISSUED BY MDE.
- NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
- DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIMETABLES.
- IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF AND BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.

NOTE: A REQUEST FOR VARIANCE TO REDUCE THE REQUIRED SETBACK REQUIREMENTS FROM 400' TO 147' ON THE NORTH PROPERTY LINE, FROM 400' TO 39' ON THE AND FROM 400' TO 293' ON THE EAST PROPERTY LINE FOR A NEW BOARDING FACILITY WAS GRANTED ON JANUARY 3, 2024 UNDER AP2023-050.



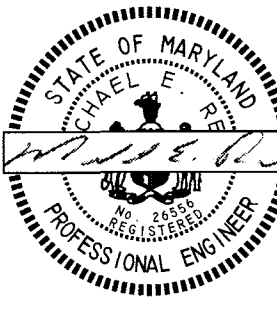
REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
INITIAL SUBMITTAL	M.E.R.		06-04-2024
REVISION 1	M.E.R.		07-31-2024
REVISION 2	M.E.R.		09-20-2024
REVISION 3	M.E.R.		11-05-2024
REVISION 4	M.E.R.		12-06-2024
REVISION 5	M.E.R.		12-17-2024



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DIAL 811 or 800-248-1786

UTILITY NOTIFICATION

Apex Land Solutions, LLC cannot guarantee the existence or non-existence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified by above ground indicators and available utility and as-built drawings. It is the responsibility of the owners or operators and contractors to assure themselves that no hazards exist or damage will occur to utilities. It is suggested that 811 be contacted at: Phone No. 1-800-248-1786



PROFESSIONAL CERTIFICATION

I 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.

Michael E. Renn License No. 26556
Expiration Date 7/25/25

COVER SHEET

FOR

Golden Wood - 18126 Lappans Road

PARCEL NO. 185 ELECTION DISTRICT NO. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

Drawn: M. RENN
Checked: M. RENN
Date: JUNE 4, 2024
Project No.: 23-034
Scale: 1inch = 100 feet
Sheet: 1 of 7

SP-24-021

LEGEND

- 460 EXISTING CONTOUR - 10' INTERVAL
- 458 EXISTING CONTOUR - 2' INTERMEDIATE
- EXISTING TREES
- STEEP SLOPES
- PcD SOILS BOUNDARY
- PcC
- PROPERTY LINE
- LOD LIMITS OF DISTURBANCE
- SIGN PERMANENT FOREST CONSERVATION AREA PROTECTION SIGNAGE
- EXISTING SEPTIC AREA
- E EXISTING OVERHEAD ELECTRIC
- BLUE LINE STREAM



APEX
LAND SOLUTIONS, LLC

Apex Land Solutions, LLC
11800 Greencastle Pike
Hagerstown, MD 21740

Tel: (240) 455-5209
Fax: (866) 914-0344
info.apexlandsolutions@gmail

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811

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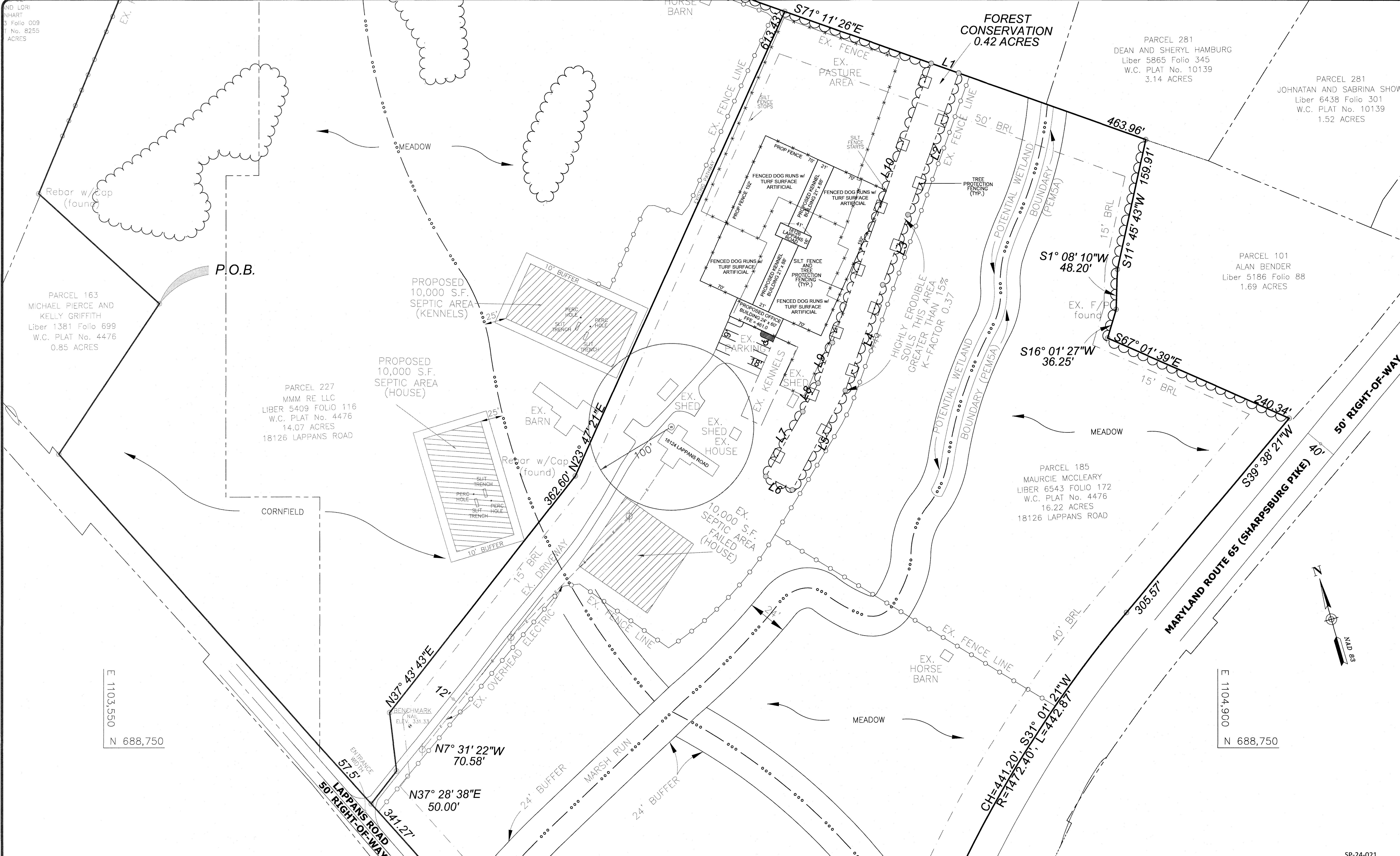
EXISTING CONDITIONS

FOR
GOLDEN WOOD - 18126 LAPPANS ROAD

PROPERTY MAP No. 185 GRID 15
PARCEL No. 185 ELECTION DISTRICT No. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

SP-24-021

Drawn: M. RENN
Checked: M. RENN
Date: JUNE 04, 2024
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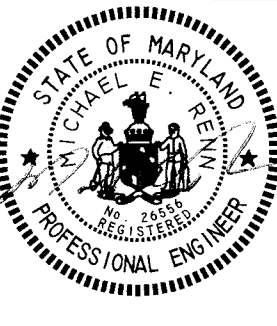
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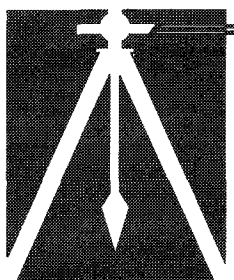
Michael E. Renn License No. 26556 Expiration Date: 7/25/25

SITE PLAN
FOR
GOLDEN WOOD
18126 LAPPANS ROAD DOG KENNELS
PROPERTY MAP No. 62 GRID 15
PARCEL No. 185 ELECTION DISTRICT No. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

Drawn:	M. RENN
Checked:	M. RENN
Date:	JUNE 04, 2024
Project No.:	23-034
Scale:	1 inch = 50 feet
Sheet:	3 of 7



ESD STORMWATER SUMMARY	
ESDV REQUIRED.....	1,596 FT ³
PERMEABLE TURF GRASS TREATMENT VOLUME.....	2,676 FT ³
TOTAL ESD, BMP VOLUME PROVIDED.....	2,676 FT ³
REMAINING ESD VOLUME.....	0 FT ³
* ESD TO THE MEP ACHIEVED	



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License No. 26556
Expiration Date 7/25/25

GRADING AND SWM PLAN
FOR
18126 LAPPANS ROAD DOG KENNELS
PROPERTY MAP No. 62 GRID 15
PARCEL No. 185 ELECTION DISTRICT No. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

Drawn:	M. RENN
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Date:	JUNE 04, 2024
Project No.:	23-034
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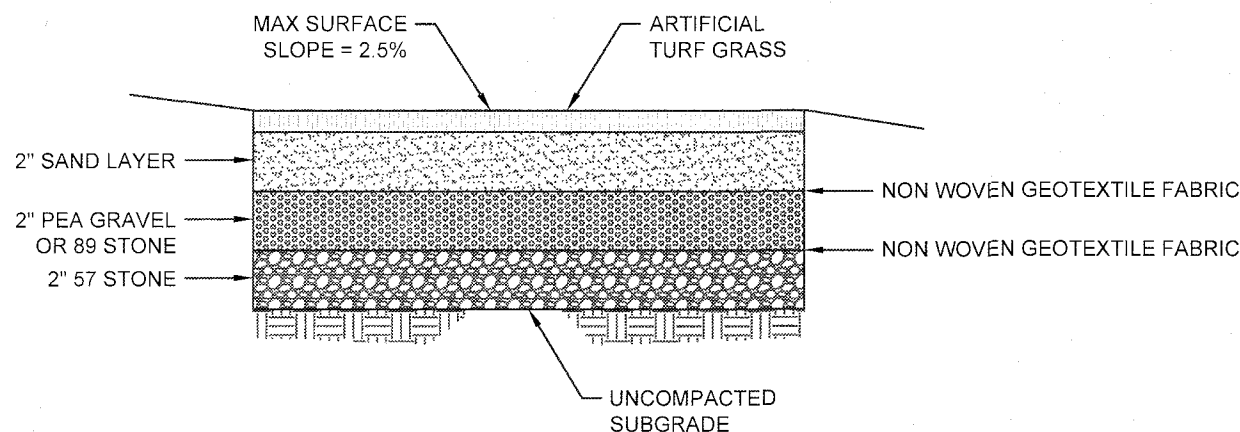
NOTE:

1. TURF SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS. ALL TRASH AND OTHER LITTER THAT IS OBSERVED DURING THESE INSPECTIONS SHOULD BE REMOVED AND DISPOSED OF PROPERLY.

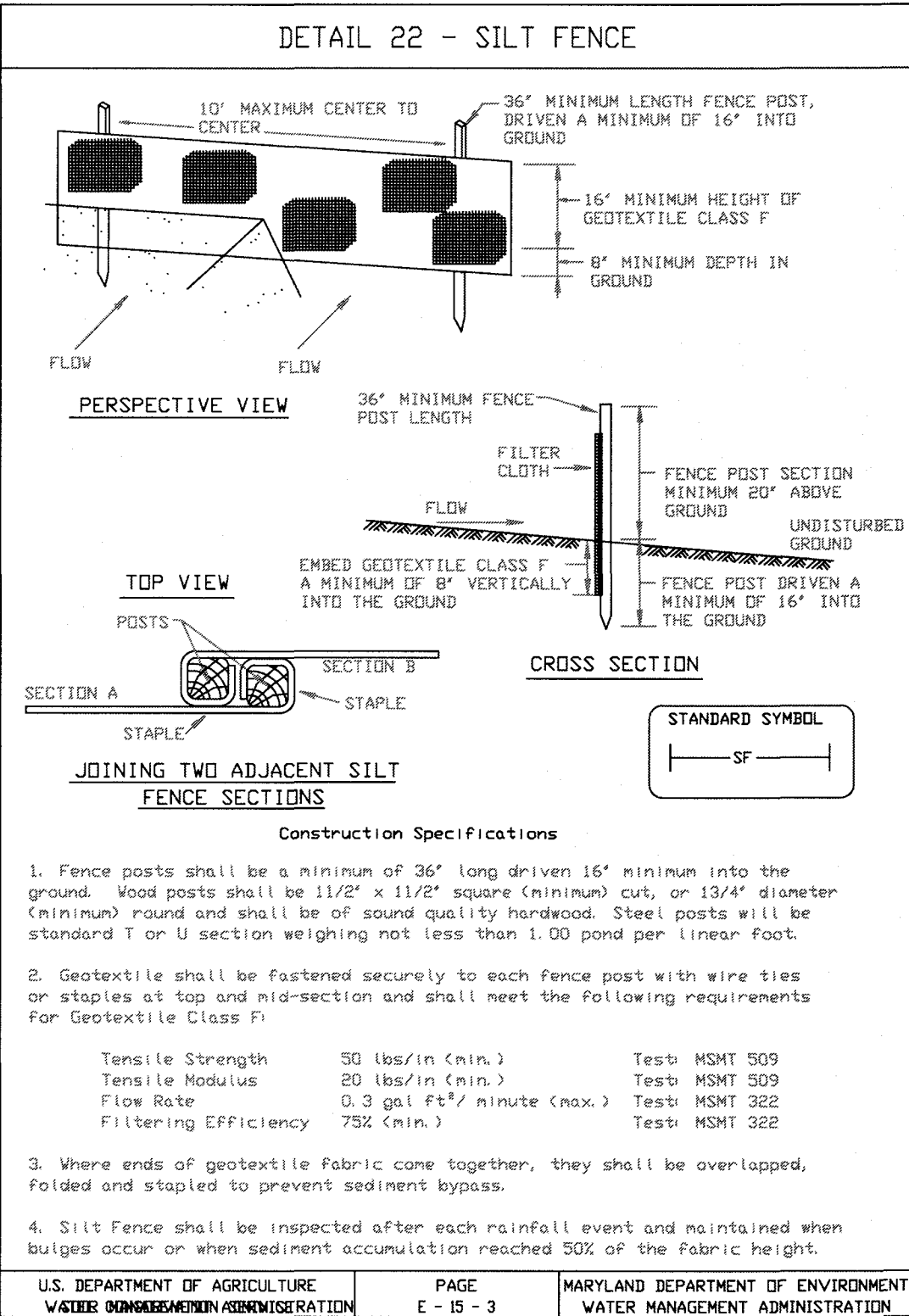
ARTIFICIAL TURF MAINTENANCE SCHEDULE

PREVENT CLOGGING OF TURF SURFACE WITH SEDIMENT

1. VACUUM TURF 2 TO 3 TIMES PER YEAR.
2. MAINTAIN PLANTED AREAS ADJACENT TO TURF.
3. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON TURF.
4. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED TURF SURFACE.
5. CLEAN DRAINS IN SUBSURFACE BED TWICE A YEAR.



PERMEABLE TURF GRASS
CROSS SECTION
NOT TO SCALE



FOR SITES 10 ACRE OR MORE, THE FOLLOWING ARE REQUIRED:

- A. MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH A CONSTRUCTION ACTIVITY, NPDES PERMIT NO. MDRC, STATE DISCHARGE PERMIT NUMBER 20CP, OR AN INDIVIDUAL PERMIT.
B. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, (GENERAL/INDIVIDUAL PERMIT - NOTICE OF INTENT - NO) APPLICATION AND PERMIT SHALL BE POSTED AND/OR AVAILABLE ON-SITE AT ALL TIMES.
C. DURING CONSTRUCTION, ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) SHALL BE INSPECTED AND RECORDED ON THE " STANDARD INSPECTION FORM", "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY" PER THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (GENERAL/ INDIVIDUAL PERMIT - NOTICE OF INTENT - NO).
D. FOLLOWING CONSTRUCTION AND RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, I.E., ALL PORTIONS OF A SITE HAVE BEEN PERMANENTLY STABILIZED, AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE AUTHORIZED PERMITTEE SHALL SUBMIT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, GENERAL/INDIVIDUAL PERMIT - NOTICE OF TERMINATION - N.O.T.

STANDARD UTILITY NOTES:

1. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREAS.
2. CONTRACTOR TO PLACE EXCAVATED MATERIALS IN A DUMP TRUCK AND HAULED TO AN APPROVED LOCATION TO WASTED MATERIALS TO PAVED AREAS.
3. CONTRACTOR TO BACKFILL TRENCH WITH APPROVED MATERIALS AND STABILIZE DISTURBED AREAS THE SAME WORKING DAY.
4. IN AREAS WHERE THE CONSTRUCTION TAKES TO PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH OF THE UPHILL SIDE.
5. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
6. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
7. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH OR APPROPRIATE STREET REPAIR.

SEDIMENT AND EROSION CONTROL NOTES

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL GRADING AND STABILIZATION SHALL COMPLY WITH THE " 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," SECTION B - GRADING AND STABILIZATION" AND THE PROVISIONS OF THE APPROVED PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENT CONTROL" AND THE APPROVED PLAN.
4. A GRADING UNIT IS THE MAXIMUM CONTIGUOUS AREA ALLOWED TO BE GRADED AT A GIVEN TIME AND IS LIMITED TO 20 ACRES. WORK MAY PROCEED TO A SUBSEQUENT GRADING UNIT WHEN AT LEAST 50 PERCENT OF THE DISTURBED AREA IN THE PRECEDING GRADING UNIT HAS BEEN STABILIZED AND APPROVED BY THE ENFORCEMENT AUTHORITY AND/OR THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT (APPROVAL AUTHORITY), UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE APPROVAL AUTHORITY, NO MORE THAN 30 ACRES CUMULATIVELY MAY BE DISTURBED AT A GIVEN TIME.
5. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANANT STABILIZATION MUST BE COMPLETED WITHIN:
A) THREE (3) CALENDER DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
B) SEVEN (7) CALENDER DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
THIS DOES NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO INSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL."
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITHIN THREE (3) DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON THE PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN THREE (3) DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON THE PLANS.
10. NO SLOPES SHALL BE GREATER THAN 2:1.
11. AS REQUIRED BY SECTION B, OF THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, " ADEQUATE VEGETATIVE STABILIZATION," IS DEFINED AS 95 PERCENT GROUND COVER. THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE PROJECT ADHERE TO THIS FOR SCHEDULING OF THE FINAL SITE CLOSEOUT REVIEW, AND/OR RELEASE OF THE SITE FOR SOIL EROSION AND SEDIMENT CONTROL.

PERMANENT SEEDING AND SOD NOTES

- GENERAL**
1. SCOPE: "PLANTING PERMANENT, LONG-LIVED VEGETATIVE COVER ON GRADED OR CLEARED AREAS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.
2. STANDARDS: PERMANENT SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.
SPECIFICATIONS
1. SOIL AMENDMENTS:
A) FOR SITES OF 5 ACRES OR UNDER, APPLY 90 LBS./AC. (2.0 LBS. ACTUAL NITROGEN / 1000 SQ. FT.) AND 90 LBS./AC. (4 LBS. ACTUAL P205 AND K2O/1000 SQ. FT.). A SLOW RELEASE UREAFORM FERTILIZER (46-0-0) MAY BE APPLIED TO AREAS RECEIVING LOW MAINTENANCE TO PROVIDE NITROGEN OVER A LONGER PERIOD OF TIME. FOR THIS TREATMENT, APPLY 150 LBS./AC. (3.5 LBS./1000 SQ. FT.) OF A UNIFORM FERTILIZER IN ADDITION TO THE ABOVE FERTILIZER APPLICATION AT TIME OF SEEDING.
B) LIME SHALL BE APPLIED AT A RATE OF 2 TONS/AC. (100 LBS./1000 SQ. FT.).
C) INCORPORATE LIME AND FERTILIZER INTO THE TOP 3-5 INCHES OF SOIL.
D) SITES HAVING A DISTURBED AREA OVER 5 ACRES SHALL HAVE SOIL TESTS PERFORMED TO DETERMINE RATE.
2. SEEDED PREPARATION:
A) SOIL SHALL BE LOOSENED TO A DEPTH OF 3-5 INCHES BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.
B) APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER DRILL, CULTIPACKER, OR HYDRO-SEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4" INCH ON CLAYEY SOILS AND 1/2" INCH ON SANDY SOILS. WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION, NOTE: IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ONSITE AND THE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.

3. SEEDING:
A) USE THE MIXTURE SPECIFIED ON THE PERMANENT SEEDING SUMMARY.
B) APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER, OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4" ON CLAYEY SOILS AND 1/2" ON SANDY SOILS, WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION. NOTE: IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.
4. MULCHING:
A) MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. MULCH MATERIALS AND APPLICATIONS SHALL CONFORM TO THE A "1994 MARYLAND STANDARDS AND SPECIFICATIONS" FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.

PERMANENT STABILIZATION WITH SOD/TURFGRASS

1. ALL SPECIFICATIONS, SITE PREPARATION, INSTALLATION AND MAINTENANCE OF SOD/TURFGRASS FOR PERMANENT, LONG-LIVED VEGETATIVE COVER SHALL CONFORM TO SECTION "B" OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.

TEMPORARY SEEDING NOTES

GENERAL

1. SCOPE: PLANTING SHORT-TERM VEGETATION TO STABILIZED, CLEARED OR GRADED AREAS SUBJECT TO EROSION FOR A PERIOD OF 6 MONTHS OR LESS.

2. STANDARDS: TEMPORARY SEEDING SHALL CONFORM TO ALL REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," TABLE B.1, PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.
3. SEDIMENT & EROSION CONTROL: ALL PERIMETER CONTROLS MUST BE STABILIZED IN 3 DAYS. ALL INTERIOR CONTROLS MUST BE STABILIZED IN 7 DAYS.

SPECIFICATIONS

1. SITE PREPARATION:
A) PRIOR TO SEEDING INSTALL ALL REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.
B) FINAL GRADING NOT REQUIRED FOR TEMPORARY SEEDING.
2. SOIL AMENDMENTS:
A) FERTILIZER SHALL BE APPLIED AT THE RATE OF 436 LBS./AC. USING 10-10-10 OR EQUIVALENT.
B) LIME SHALL BE APPLIED AT A RATE OF 2 TONS/AC.
3. SEEDBED PREPARATION:
A) SOIL SHALL BE LOOSENED TO A DEPTH OF 3-5 INCHES BY RAKING, DISKING, OR OTHER ACCEPTABLE MEANS PRIOR TO SEEDING.
4. SEEDING:
A) USE THE MIXTURE SPECIFIED ON TABLE B.1 ON THE TEMPORARY SEEDING SUMMARY.
B) APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER DRILL, CULTIPACKER, OR HYDROSEEDER.
5. MULCHING:
A) MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING. MULCH MATERIALS AND APPLICATIONS SHALL CONFORM TO THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED JOINTLY BY WATER RESOURCES ADMINISTRATION, NATURAL RESOURCES CONSERVATION SERVICE, AND THE STATE SOIL CONSERVATION COMMITTEE.



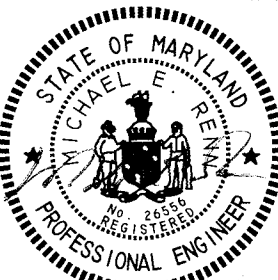
REVISIONS				
DESCRIPTION	BY	APPROVED	DATE	
INITIAL SUBMITTAL	M.E.R.		06-04-2024	
REVISION 1	M.E.R.		07-31-2024	
REVISION 2	M.E.R.		09-20-2024	
REVISION 3	M.E.R.		11-05-2024	
REVISION 4	M.E.R.		12-06-2024	
REVISION 5	M.E.R.		12-17-2024	



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UTILITY NOTIFICATION

Apex Land Solutions, LLC cannot guarantee the existence or non-existence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified by above ground indicators and available utility and as-built drawings. It is the responsibility of the owners or operators and contractors to assure themselves that no hazards exist or damage will occur to utilities. It is suggested that 811 be contacted at: Phone No. 1-800-248-1786



PROFESSIONAL CERTIFICATION

I 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.

Michael E. Renn License No. 26556
Expiration Date 7/25/25

SESC DETAILS

FOR
GOLDEN WOOD - 18126 LAPPANS ROAD

PROPERTY MAP No. 62 GRID 15
PARCEL NO. 185 ELECTION DISTRICT No. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

SP-24-021

Drawn: M. RENN
Checked: M. RENN
Date: JUNE 04, 2024
Project No.: 23-034
Scale: 1inch = 100 feet
Sheet: 5 of 7

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

I. PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE CONSTRUCTION OF A 144' BY 21' ENCLOSED DOG KENNEL BUILDING AND 24' BY 61' OFFICE AREA. THE PROJECT AREA IS APPROXIMATELY +/- 17 ACRES. THE TOTAL IMPERVIOUS AREA CREATED BY THE DEVELOPMENT OF THE SITE IS APPROXIMATELY 0.05 ACRES. GRADING VOLUMES FOR THE PROPOSED SITE IMPROVEMENTS ARE APPROXIMATELY _____ C.Y. OF CUT AND _____ C.Y. OF FILL. (NOT TO BE USED FOR BIDDING PURPOSES).

II. EXISTING SITE CONDITIONS

THE SITE IS LOCATED ALONG THE EASTERN SIDE OF TRACT ROAD APPROXIMATELY 2,750' NORTH OF ORCHARD ROAD AND 2,300' NORTH OF BOYLE ROAD IN FAIRFIELD, PENNSYLVANIA. THE SUBJECT SITE CONSISTS OF MEADOW AND WOODED AREAS. THE SITE CONSISTS OF VARYING SLOPES RANGING FROM APPROXIMATELY 3 PERCENT TO 15 PERCENT. THERE IS NO PROPOSED DISTURBANCE WITHIN ANY STEEP SLOPES AS WELL AS FOREST CLEARING. THE SURFACE RUNOFF ASSOCIATED WITH THIS DRAINS FROM THE SOUTHERN PORTION TO THE NORTHERN PORTION OF THE PROPERTY.

III. ADJACENT AREAS

THE SITE IS BOUNDED ON THE NORTH, SOUTH AND WEST BY RESIDENTIAL PROPERTIES AND TRACT ROAD TO THE EAST. THERE IS NO POTENTIAL FOR OFF-SITE EROSION AND SEDIMENT DAMAGE BY THIS PROJECT AS TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED DURING CONSTRUCTION AND PERMANENT STORMWATER MANAGEMENT CONTROLS WILL BE INSTALLED PRIOR TO THE SITE BEING FULLY DEVELOPED.

IV. CRITICAL AREAS

THERE ARE NO STEEP SLOPES ON THIS SITE WITHIN THE LIMITS OF CLEARING. DISTURBED AREAS WILL BE PROTECTED WITH SILT FENCE, DIVERSION DIKES AND/OR OTHER CONTROL MEASURES.

V. SOILS

CrA – CROTON SILT LOAM 0 TO 3% SLOPES
RfB – REVILLE CHANNERY SILT LOAM, 3 TO 8% SLOPES

VI. POTENTIAL EROSION PROBLEM AREAS:

PER THE SOILS DATA SHOWN ABOVE, THE EXISTING SOILS LOCATED ON-SITE HAVE A MODERATE TO SLIGHT ERODABILITY POTENTIAL.

VII. EROSION AND SEDIMENT CONTROL ELEMENTS:

UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE PENNSYLVANIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL, AND APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

1. MARK CLEARING LIMITS.

PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK CLEARING LIMITS. SAFETY FENCE SHOULD BE INSTALLED TO PREVENT PUBLIC ACCESS TO POTENTIALLY HAZARDOUS AREAS OF THE SITE AND TO PREVENT ACCESS TO EROSION AND SEDIMENT CONTROL MEASURES.

2. ESTABLISH CONSTRUCTION ACCESS.

ALL CONSTRUCTION ACCESS SHALL ENTER AND EXIT THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THE PLANS LOCATED OFF AN EXISTING LANE ON THE SOUTHERN SIDE OF THE PROPERTY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. CONTRACTOR SHALL SUPPLY A WATER SOURCE BY PROVIDING A WATER TANK ON SITE OR BY USE OF EXISTING ON SITE WATER SERVICE. ANY SHIFT IN THE LOCATION SHALL BE APPROVED BY THE LIBERTY TOWNSHIP ENGINEERING DEPARTMENT.

3. INSTALL SEDIMENT CONTROLS.

NATURAL VEGETATION SHALL REMAIN IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE PRIOR TO LEAVING THE CONSTRUCTION SITE. SURFACE RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH AN APPROPRIATE SEDIMENT CONTROL MEASURE. BMP'S INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMP'S SHALL BE FUNCTIONAL PRIOR TO LAND DISTURBING ACTIVITIES TAKING PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED AS PER TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO INITIATING ROUGH GRADING TO CAPTURE SEDIMENT--LADEN SEDIMENT BASIN.

RUNOFF FROM THE CONSTRUCTION SITE. SEDIMENT BASINS REDUCE THE ENERGY IN THE WATER THROUGH EXTENDED DETENTION (48 TO 72 HOURS) TO SETTLE OUT THE MAJORITY OF THE SUSPENDED SOLIDS AND SEDIMENT. SEDIMENT BASINS ARE OFTEN MODIFIED TO FUNCTION AS A PERMANENT SWM POND/BMP AFTER CONSTRUCTION IS COMPLETED.

SEDIMENT TRAPS:

SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO INITIATING ROUGH GRADING TO DETAIN SEDIMENT--LADEN RUNOFF FROM SMALL DISTURBED AREAS OF FIVE ACRES OR LESS.

SEDIMENT TRAPS SHALL BE INSTALLED AT THE OUTLET OF DITCHES AND OTHER PERIMETER CONTROLS. INSTALLED DURING THE FIRST STAGE OF CONSTRUCTION. SEDIMENT TRAPS MAY ALSO BE INSTALLED AT THE OUTLET OF ANY STRUCTURE WHICH CONCENTRATES SEDIMENT--LADEN RUNOFF (I.E. DISCHARGE POINT OF DIVERSIONS, CHANNELS, SLOPE DRAINS AND OTHER RUNOFF DEVICES).

SILT FENCE:

SILT FENCE SHALL BE INSTALLED ALONG THE DOWN-SLOPE SIDE OF DISTURBED AREAS TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

SUPER SILT FENCE:

SUPER SILT FENCE SHALL BE INSTALLED TO REDUCE RUNOFF VELOCITY AND ALLOW SEDIMENT TO BECOME TRAPPED BEHIND OR UP-SLOPE OF THE SUPER SILT FENCE. SUPER SILT FENCE PROVIDES A BARRIER THAT CAN COLLECT AND HOLD DEBRIS AND SOIL, PREVENTING THE MATERIAL FROM ENTERING CRITICAL AREAS, STREAMS, STREETS, ETC. SUPER SILT FENCE ALSO HELPS TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

TEMPORARY DIVERSIONS:

TEMPORARY DIVERSIONS SHALL BE INSTALLED TO DIVERT UP-SLOPE CLEAN WATER AROUND A PROJECT SITE TO REDUCE THE QUANTITY OF WATER WITHIN THE SEDIMENT CONTROL SYSTEM; TO DIVERT UP-SLOPE WATER FROM DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAPPING FACILITY SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN; TO DIVERT INTERNAL SEDIMENT--LADEN WATER OR A SEDIMENT--TRAPPING STRUCTURE; TO PREVENT EROSION AND MAINTAIN ACCEPTABLE WORKING CONDITIONS ABOVE CRITICAL DISTURBED AREAS PRIOR TO STABILIZATION. TEMPORARY DIVERSIONS ALSO HELP TO INTERCEPT AND DIVERT WATER AWAY FROM FOOTERS, WALLS AND OTHER STRUCTURES.

DIVERSIONS THAT ARE TO SERVE LONGER THAN 14 WORKING DAYS SHALL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH WITH OR WITHOUT A ROLLED EROSION CONTROL PRODUCT MEETING THE REQUIREMENTS FOUND IN THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL TO PRESERVE Dike HEIGHT, PREVENT EROSION, AND REDUCE MAINTENANCE.

INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED ON ALL STORM DRAIN DROP INLETS OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. STORM DRAIN INLET PROTECTION SHALL BE ACTIVITIES FOR EXISTING STORM DRAINS OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORM WATER CONTROLS OR PRIOR TO CONSTRUCTION

PERMANENT STABILIZATION OF THE CORRESPONDING DISTURBED DRAINAGE AREA.

4. STABILIZE SOILS.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE THE GENERAL PERMIT REQUIRES THAT:

- CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR (4) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.
- APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY AND PERMANENT SEEDING, SODING, OR MULCHING. EROSION CONTROL FABRICS AND MATTING, SURFACE ROUGHENING, SURFACE WATER CONTROL, SELECTED SOIL STABILIZATION MEASURES SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND DUST CONTROL.
- LINEAR CONSTRUCTION ACTIVITIES SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, AND ESTIMATED DURATION OF USE.
- ALL SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
- PERIMETER, AND TRENCHING FOR UTILITIES, SHALL BE CONDUCTED TO MEET THE SOIL STABILIZATION TIMEFRAME.
- REQUIREMENTS. CONTRACTORS SHALL INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, OR UTILITIES AND RE-STABILIZE THE DISTURBED SOILS SO THAT THE FOUR (4) DAY REQUIREMENTS ARE MET.

TEMPORARY SEEDING:

TEMPORARY STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS TO AREAS THAT WILL NOT BE RE-DISTURBED FOR MORE THAN FOURTEEN (14) DAYS. AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC.

PERMANENT SEEDING:

PERMANENT STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE AND WITHIN FOUR (4) DAYS AFTER CONSTRUCTION HAS BEEN COMPLETED. AREAS INCLUDE DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL AND ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX (6) MONTHS OR MORE.

MULCHING:

THE APPLICATION OF STRAW, HAY, OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAIN DROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW. AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING. AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE SOME PROTECTION TO THE SOIL SURFACE.

TOPSOILING:

TOPSOILING IS THE SPREADING OF TOPSOIL OF A SUITABLE QUALITY OVER AN AREA TO BE STABILIZED BY ESTABLISHING VEGETATION. IF TOPSOIL IS TO BE STOCKPILED AT SITE, IT SHALL BE IN A LOCATION THAT WILL NOT ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON THE SITE. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH SEDIMENT TRAPPING MEASURES SUCH AS SILT FENCE. TOPSOIL SHALL BE SPREAD AT A LIGHTLY COMPACTED DEPTH OF 2 TO 4 INCHES. 4 INCHES OR GREATER IS RECOMMENDED FOR AREAS WHERE FINE-TEXTURED (CLAYEY) SUBSOIL OR OTHER ROOT LIMITING FACTORS ARE PRESENT.

ROLLED EROSION CONTROL PRODUCTS (RECP):

TEMPORARY OR PERMANENT EROSION CONTROL NETS, BLANKETS AND THREE-DIMENSIONAL MATRICES MADE FROM A WIDE VARIETY OF NATURAL (SUCH AS JUTE, COIR AND STRAW) AND MAN-MADE MATERIALS ALONE OR IN COMBINATION THAT HELP PREVENT EROSION IN SEVERAL WAYS. PREFABRICATED BLANKETS OR NETTING SHALL BE USED AS A TEMPORARY VELOCITY VEGETATED CHANNELS.

5. PROTECT SLOPES:

THE GENERAL PERMIT PROHIBITS UP-SLOPE RUNOFF FROM FLOWING DOWN HILL SLOPES. ALL FILL SURFACE RUNOFF SHALL BE CONTAINED WITH TEMPORARY BERMS AND IN PIPES, SLOPE DRAINS, OR STABILIZED CHANNELS. DRAINAGE SHALL BE PROVIDED TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOIL AREAS. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS. SOLS ON SLOPES SHALL BE STABILIZED AS SPECIFIED IN TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

6. PROTECT STORM DRAIN INLETS:

STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL PROTECTED SO THAT SURFACE WATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS TO PROTECT AGAINST SEDIMENT--LADEN RUNOFF ENTERING THE SYSTEM AT THE INLETS.

INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED ON ALL STORM DRAIN DROP INLETS AND/OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORM WATER CONTROL MEASURES. PRIOR TO CONSTRUCTION ACTIVITIES FOR EXISTING STORM DRAINS, AND/OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE DISTURBED DRAINAGE AREA HAVE OCCURRED.

CULVERT INLET PROTECTION:

CULVERT INLET PROTECTION SHALL BE PLACED ON ALL STORM CULVERT INLETS TO PREVENT SEDIMENT FROM ENTERING, ACCUMULATING IN, AND BEING TRANSFERRED BY THE CULVERT AND ASSOCIATED DRAINAGE SYSTEM. CULVERT INLET PROTECTION MAY ALSO PROVIDE EROSION CONTROL AT STORM CULVERT INLETS DURING THE PHASE OF THE PROJECT WHERE ELEVATION AND DRAINAGE PATTERNS CHANGE, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE OR IN NEED OF REMOVAL.

7. CONVEY STORMWATER IN A NON-EROSIVE MANNER.

POINTS OF DISCHARGE AND RECEIVING STREAMS SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF SURFACE WATER RUNOFF FROM THE PROJECT SITE. ALL STORM WATER CONVEYANCE CHANNELS SHALL BE STABILIZED FOR EXPECTED FLOWS.

OUTLET PROTECTION:

OUTLET PROTECTION SHALL BE INSTALLED AT ALL CULVERT OUTLETS OF ALL TYPES, PIPE CONDUITS FROM ALL SEDIMENT BASINS, SWM PONDS, AND NEW CHANNELS CONSTRUCTED, AS OUTLETS FOR CULVERTS AND CONDUITS. OUTLET PROTECTION SHALL BE PROVIDED IN THE FORM OF A RIP-RAP LINED APRON CONSTRUCTED AT A ZERO OR MINIMUM SLOPE TO SLOW THE OUTLET VELOCITY AND ADEQUATELY PROTECT SOILS FROM SCOUR BY REDUCING FLOW.

8. CONTROL OTHER POLLUTANTS:

ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF SURFACE OR GROUND WATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON SITE. ALL MATERIALS USED ON THE SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDLY SOLIDS BE STORED AND HANDLED ACCORDING TO APPROPRIATE REGULATIONS. AND, AT A MINIMUM, ACCORDING TO OSHA STANDARDS 29 CFR 1926 152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO SURFACE WATER RUNOFF MUST BE CONDUCTED USING SILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT.

- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.

- APPLICATION OF AGRICULTURAL CHEMICALS INCLUDING FERTILIZERS AND PESTICIDES SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO SURFACE WATER RUNOFF. MANUFACTURERS RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.

- IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

9. CONTROL DEWATERING:

FOUNDATION, VAULT, AND UTILITY TRENCH DEWATERING WATER SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM PRIOR TO DISCHARGE TO A SEDIMENT POND. CHANNELS RECEIVING THE DISCHARGED WATER MUST BE STABILIZED. HIGHLY TURBID OR CONTAMINATED WATER FROM CONSTRUCTION EQUIPMENT OPERATIONS, WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM SURFACE WATER. DEWATERING IS REQUIRED FOR SMALL VOLUMES OF LOCALIZED DEWATERING ON THIS SITE, A PUMP AND DEWATERING FILTER BAG SHALL BE UTILIZED. THE FILTER BAG SHALL DISCHARGE TO A DITCH OR SWALE WITH A WELL ESTABLISHED VEGETATIVE COVER.

10. MAINTAIN BMP'S:

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE BMP'S. AT A MINIMUM, ALL SEDIMENT CONTROL BMP'S SHALL BE INSPECTED AT LEAST ONCE EVERY FOUR (4) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE. TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL RESULTING FROM THE REMOVAL OF BMP'S OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

11. MANAGE THE PROJECT:

A SEQUENCE OF CONSTRUCTION HAS BEEN PROVIDED ON THIS SHEET TO DESCRIBE AN OVERALL CONSTRUCTION SEQUENCE AS IT RELATES TO EROSION AND SEDIMENT CONTROL BMP'S AND CONSTRUCTION OF VARIOUS ELEMENTS OF THE PROJECT. IN GENERAL, THE FIRST PHASE OF THE PROJECT IS TO BEGIN CONSTRUCTION IN JULY 2024. THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILS OF THE DAY TO DAY OPERATIONS.

12. STABILIZATION:

THE CONSTRUCTION SITE SHOULD BE STABILIZED AS SOON AS POSSIBLE AFTER COMPLETION. ESTABLISHMENT OF FINAL COVER MUST BE INITIATED WITHIN FOUR (4) DAYS AFTER REACHING FINAL GRADE. LIBERTY TOWNSHIP MUST BE CONTACTED FOR INSPECTION AFTER THE SITE HAS BEEN STABILIZED.

STABILIZATION MEANS THAT ALL SOIL DISTURBED BY CONSTRUCTION ACTIVITIES ARE COMPLETED, AND THAT EITHER A PERMANENT VEGETATIVE COVER OF 70% OR GREATER HAS BEEN ESTABLISHED OR THAT THE SURFACE HAS BEEN STABILIZED BY HARD COVER SUCH AS PAVEMENT OR BUILDINGS. (THE 70% REQUIREMENT REFERS TO THE TOTAL VEGETATED AREA AND NOT JUST A PERCENT OF THE SITE).

- THE PRIMARY PROJECT MANAGER SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE SURFACE WATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES. THE CONTRACTOR SHALL PREPARE A PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN. ALL BMP'S SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMP'S IDENTIFIED IN THE SEDIMENT CONTROL PLAN ARE INADEQUATE, THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER.
- CONTRACTOR SHALL REPORT SPILLAGE OR DISCHARGE OF POLLUTANT WITHIN 24 HOURS. THE SEDIMENT CONTROL PLAN SHALL BE RETAINED ON SITE. THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP. LIBERTY TOWNSHIP MUST BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION SWP.

XI. SEQUENCE OF CONSTRUCTION:

CONTRACTOR IS TO FAMILIARIZE HIM/HERSELF WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE AND PLANS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO NOTIFY MISS UTILITY AT 811 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST THREE (3) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, CONTRACTOR SHOULD IMMEDIATELY CONTACT WCCO TO DISCUSS PROBLEMS AND OPTIONS FOR RESOLVING THE ISSUE. A COPY OF THE EROSION AND SEDIMENT CONTROL NARRATIVE SHALL BE PROVIDED TO THE CONTRACTOR. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS. THE CONTRACTOR SHALL NOT OPERATE HEAVY MACHINERY OVER PROPOSED INFILTRATION AREAS. ALL EMBANKMENT SLOPES SHALL BE TRACKED PRIOR TO STABILIZATION.

PRE-CONSTRUCTION NOTIFICATION -- TO SCHEDULE A PRE-CONSTRUCTION MEETING, NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821 AND THE WASHINGTON COUNTY COUNTY DIVISION OF PUBLIC WORKS AT 240-313-2400 AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION EQUIPMENT WILL UTILIZE THE PROPOSED DRIVEWAY AS SHOWN ON THE PLANS. IF ANY TRACKING OF SEDIMENT OR DEBRIS OCCURS ON ANY PUBLIC ROAD THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND CLEAN ROADWAY. THE CONTRACTOR AT A MINIMUM CLEAN THE ROADWAY AT THE END OF EACH WORKING DAY, OR WHENEVER TRACKING OF SEDIMENT OR DEBRIS OCCURS.

FIELD STAKE LIMIT OF DISTURBANCE.

CONTRACTOR TO INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE PLANS, ONLY CLEARING AREAS NECESSARY FOR CONTROL INSTALLATION.

INSTALL ORANGE PROTECTIVE FENCE. MINIMIZE COMPACTION IN THESE AREAS DURING INSTALLATION.

SILT FENCE TO BE PLACED ON THE DOWNHILL SIDE OF THE SEPTIC INSTALLATION.

CONTRACTOR TO INSTALL SEPTIC FACILITIES FOR THE PROPOSED KENNEL AND THE EXISTING HOME.

CONTRACTOR TO BEGIN ROUGH GRADING OF PROPOSED BUILDING AND PERMEABLE TURF GRASS.

BUILD BUILDING PAD AND TURF GRASS AREAS TO GRADE.

NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821 AND THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS AT 240-313-2400 AT LEAST FIVE (5) DAYS PRIOR TO THE CONSTRUCTION OF WATER QUALITY PRACTICES TO SCHEDULE AN INTERIM INSPECTION.

INSTALL PERMEABLE TURF GRASS.

CONSTRUCT BUILDING

FINE GRADE SITE.

CONTRACTOR TO SPREAD TOPSOIL AND PLACE NECESSARY MATTING AND STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.

POST CONSTRUCTION NOTIFICATION -- NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT 301-797-6821 AND THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS AT 240-313-2400 AT LEAST FIVE (5) DAYS PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROL MEASURES AND TO SCHEDULE A FINAL CLOSURE REVIEW MEETING.

NOTE: VEGETATION MUST MEET THE 95 PERCENT OVERALL STABILIZATION REQUIREMENT PER THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PRIOR TO SCHEDULING SAIL MEETING. ONCE SOIL CONSERVATION DISTRICT APPROVAL IS GRANTED, REMOVE ALL PERIMETER CONTROLS AND FINAL STABILIZE IN THOSE AREAS.

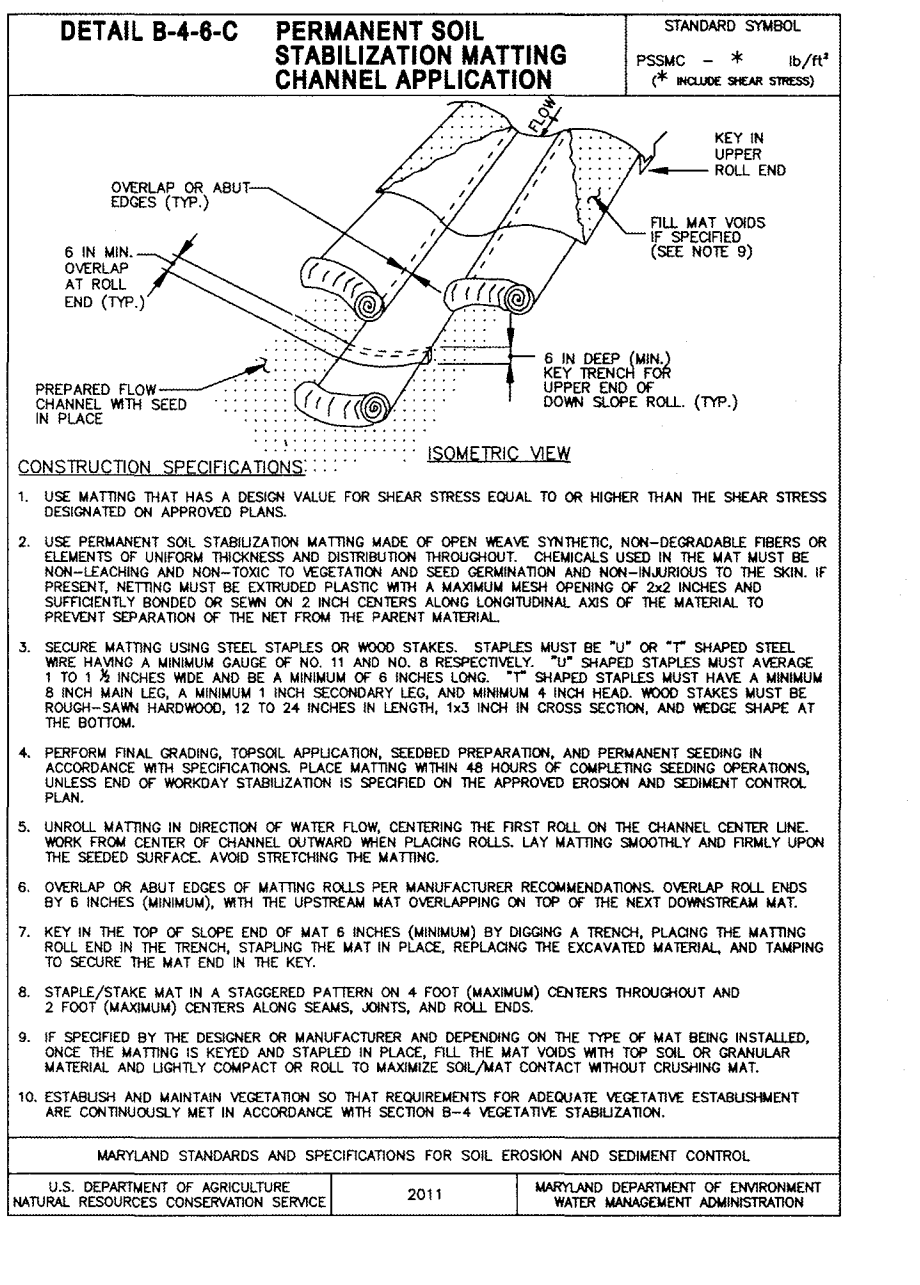
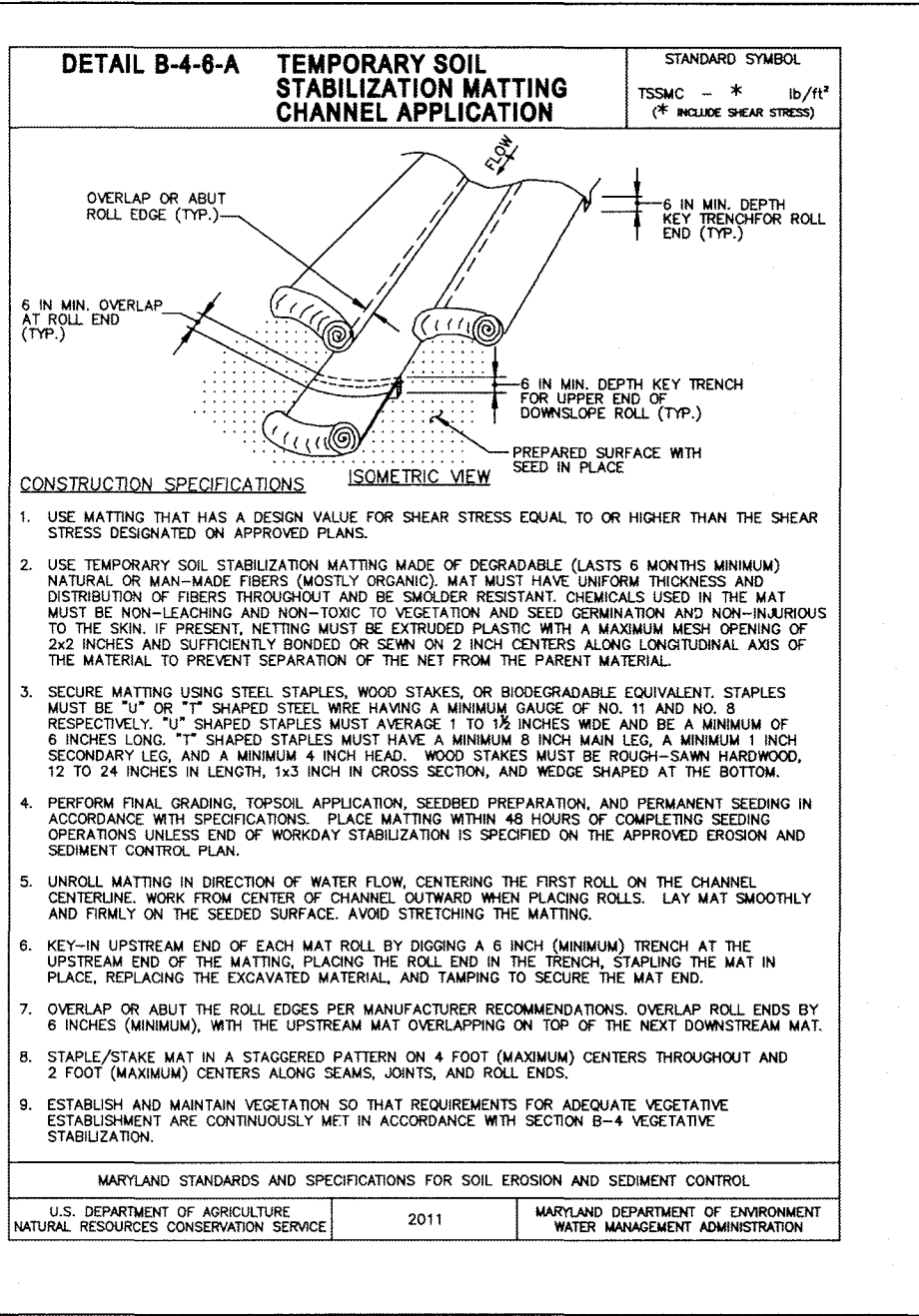
END OF SEQUENCE OF CONSTRUCTION

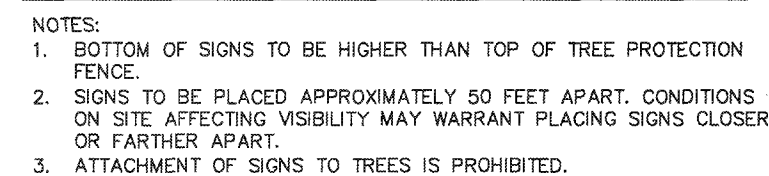
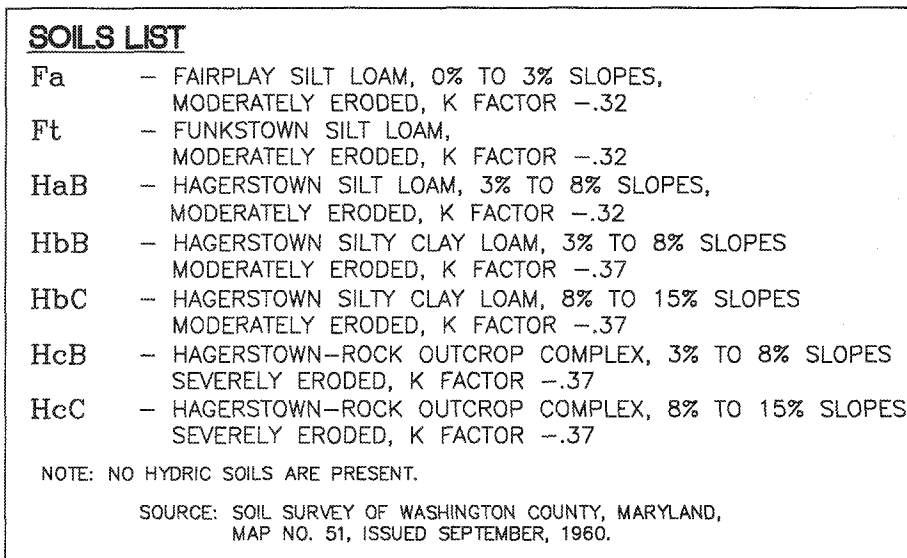
XII. MAINTENANCE PROGRAM:

- AT A MINIMUM, INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS ARE TO BE CONDUCTED ONCE EVERY (4) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOW MELT SUFFICIENT TO CAUSE A DISCHARGE, BY THE SITE SUPERINTENDENT OR HIS OR HER REPRESENTATIVE. REPAIRS OR MAINTENANCE TO ANY BMP'S SHALL BE PERFORMED WITHIN 24 HOURS, HOWEVER, PERMITEES MUST IMPLEMENT ALTERNATE BMP'S DURING STORM EVENTS WHILE AWAITING REPAIR OF THE PRIMARY BMP.
- TO DETERMINE IF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER HAS OCCURRED, THE APPLICANT MUST EITHER KEEP A PROPERLY MAINTAINED RAIN GAUGE ON THE SITE OR OBTAIN THE PRECIPITATION EVENT INFORMATION FROM A NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA) WEATHER STATION THAT IS REPRESENTATIVE OF THE PROJECT LOCATION.
- SILT FENCING AND SUPER SILT FENCING SHOULD BE CLEANED AT 50 % CAPACITY AND SPREAD ON SITE WHERE PRACTICAL. SEDIMENT REMOVAL SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.
- INLET PROTECTION DEVICES SHOULD BE INSPECTED WEEKLY AT A MINIMUM AND DAILY AFTER EACH STORM EVENT OF 0.5 INCHES OR MORE. INLET PROTECTION DEVICES SHOULD BE CLEANED OR REMOVED AND REPLACED BEFORE 6 INCHES OF SEDIMENT CAN ACCUMULATE.
- TEMPORARY DIVERSIONS SHOULD BE INSPECTED AFTER EACH STORM EVENT OF 0.5 INCHES OR MORE AND REPAIRS MADE AS NECESSARY. AT LEAST ONCE PER WEEK, THE MEASURES SHALL BE INSPECTED AND REPAIRS MADE IMMEDIATELY. TEMPORARY DIVERSIONS SHOULD BE RE-SEEDED OR OTHER STABILIZED AS NEEDED TO MAINTAIN STABILITY. DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES OR TRAFFIC MUST BE REPAIRED IMMEDIATELY.
- SEDIMENT TRAP: SEDIMENT SHOULD BE REMOVED FROM THE TRAP (AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS) BEFORE THE TRAPS NET STORAGE VOLUME IS REDUCED BY ONE-HALF. SEDIMENT REMOVED FROM THE TRAP SHOULD BE DISPOSED IN A MANNER IN WHICH IT WILL NOT CREATE AN EROSION OR SEDIMENT PROBLEM. FILTER STONE SHOULD BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED.
- SEDIMENT BASIN: PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE NET STORAGE DEPTH. PLACE REMOVED SEDIMENT WHERE THERE IS NO POSSIBILITY OF ITS REENTRY INTO A WATERWAY.
- EROSION AND SEDIMENT CONTROL STRUCTURES SHALL NOT BE REMOVED UNTIL ALL AREAS ABOVE THEM HAVE BEEN STABILIZED AND SEEDED AREAS ESTABLISHED. NO CONTROL SHALL BE REMOVED WITHOUT APPROVAL FROM LIBERTY TOWNSHIP.
- DEVICES SHOWN ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENTATION CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTORS PHASING OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY IN ORDER TO CONTROL EROSION AND SEDIMENTATION.
- THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF CLEANING AND REMOVING ALL LAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, OR OTHER APPROVED MATERIALS ALONG THOSE SECTIONS OF THE PROJECT ADJACENT TO EXISTING DWELLINGS OR PUBLIC ACCESS.

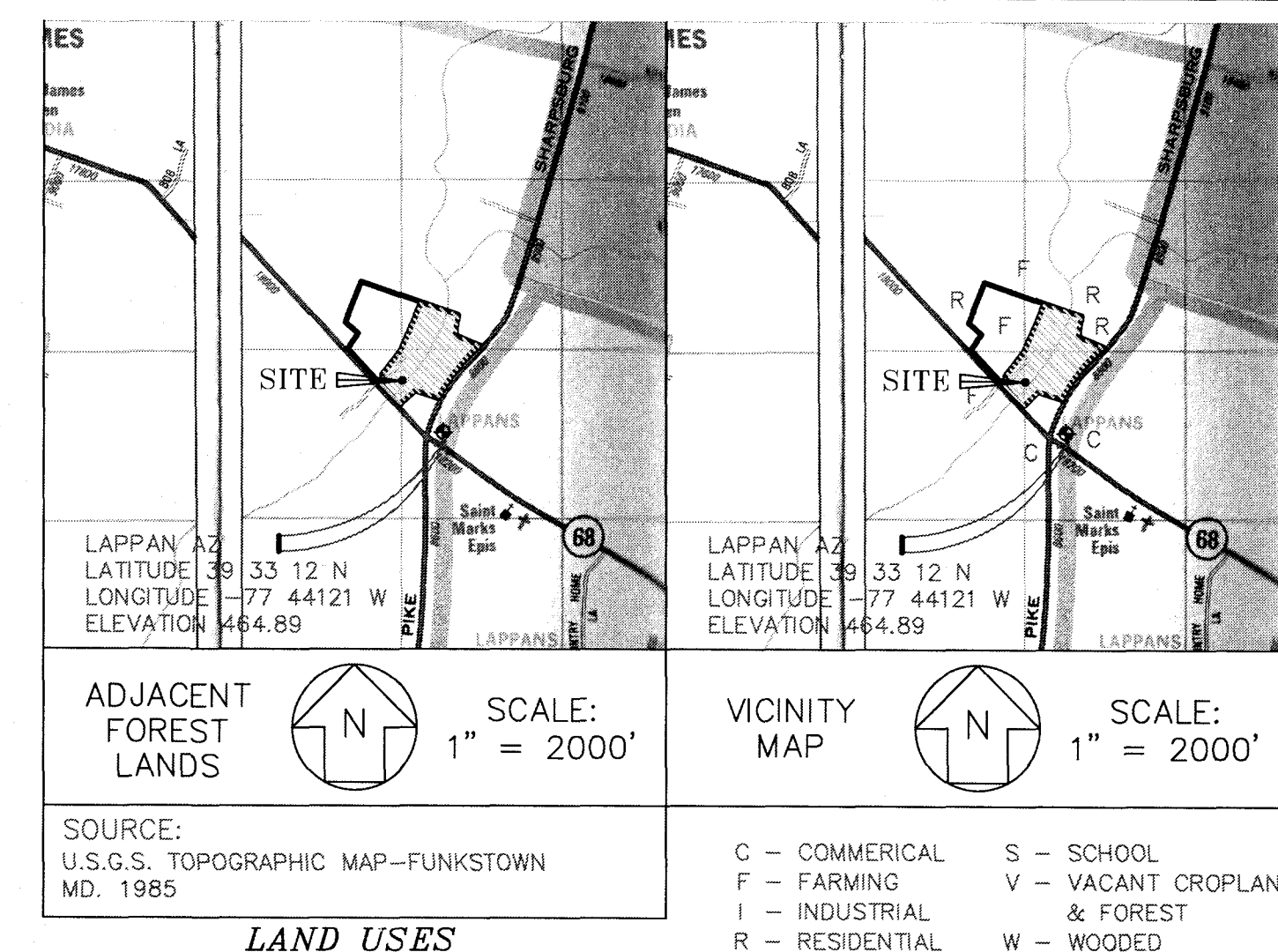
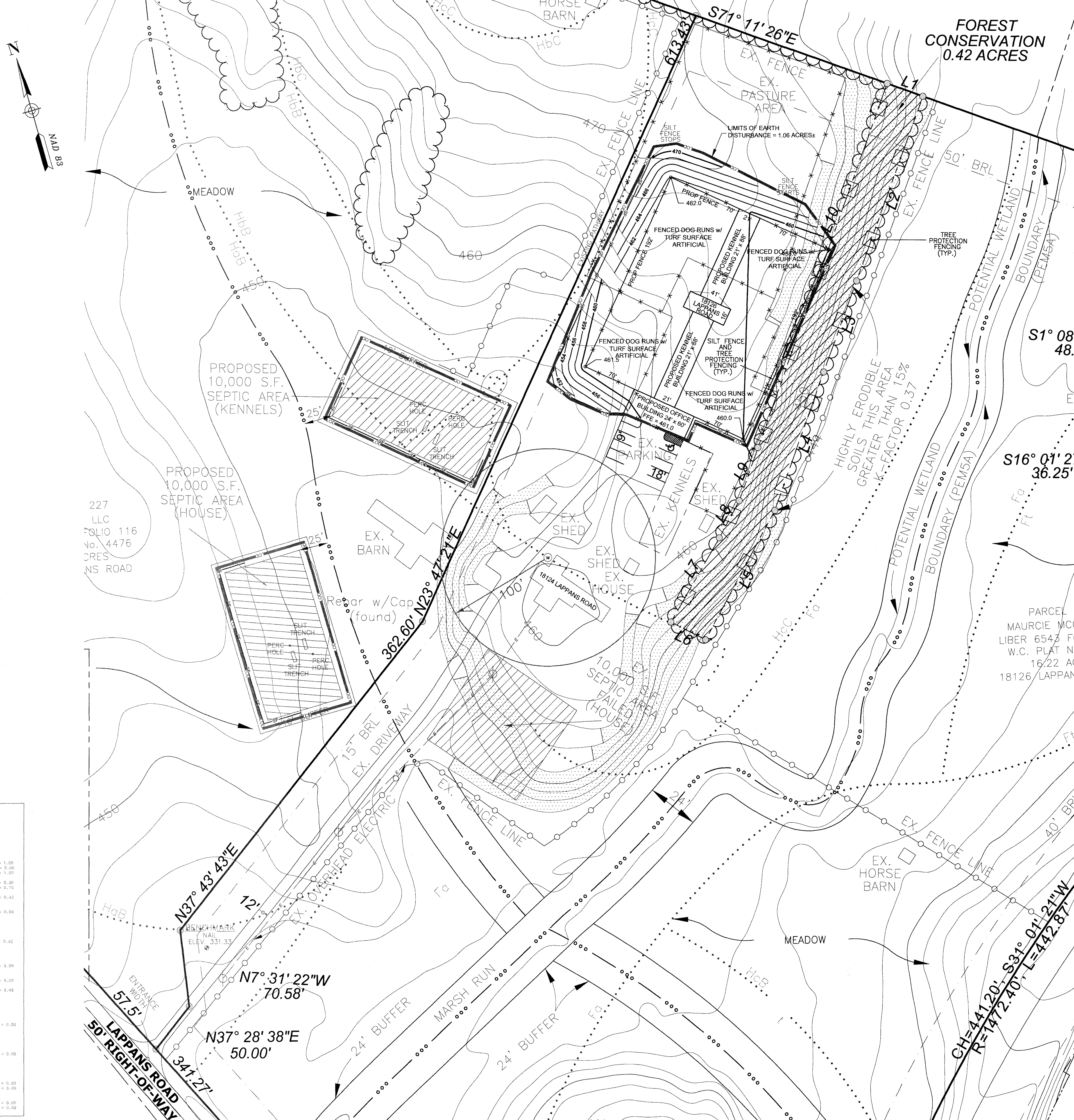
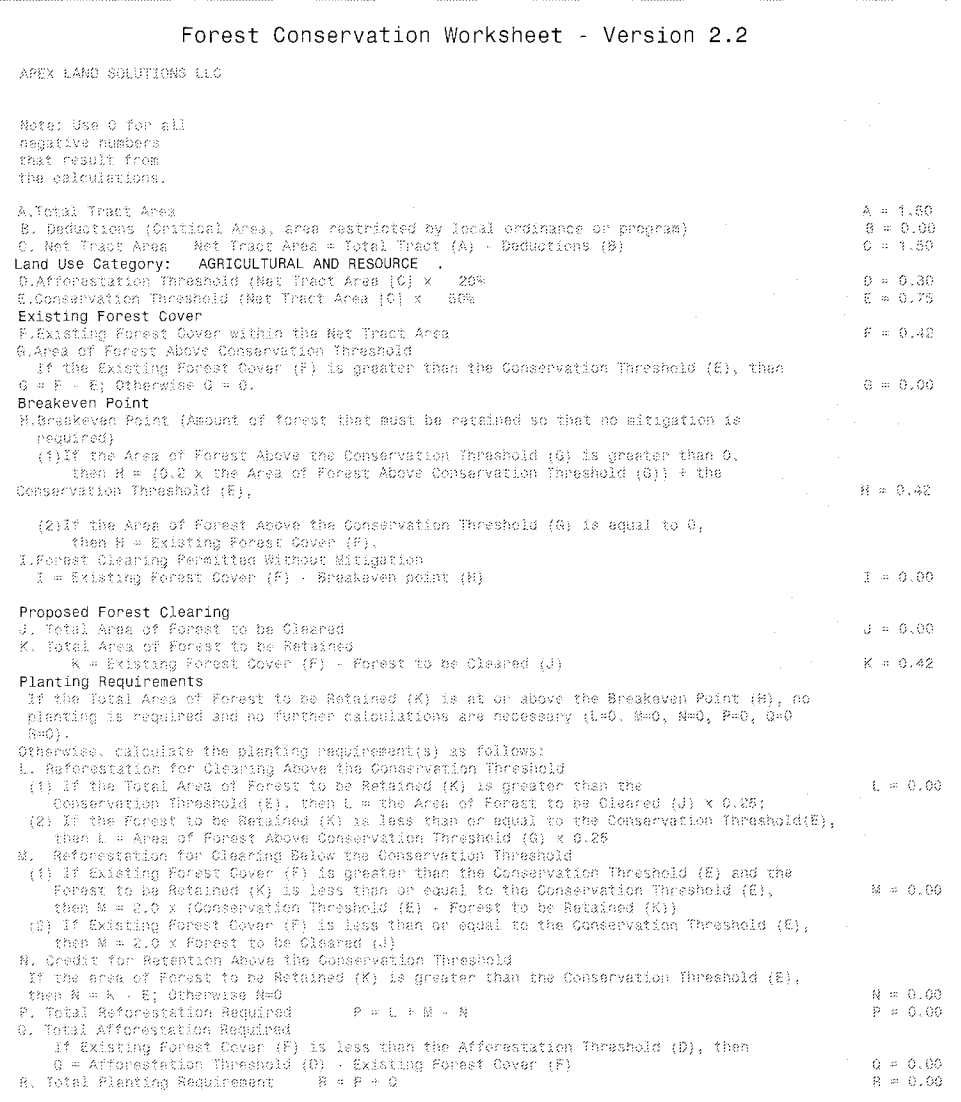
11. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO STOCKPILE AREAS. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED AS MUCH AS POSSIBLE BY SHOVELING OR SWEEPING.

12. AREAS WHERE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER OF 70% OR GREATER) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.





<u>SUMMARY OF VEGETATION MAPPING UNITS</u>	
TOTAL SITE ACREAGE	1.50 AC.±
EXISTING FOREST	0.42 AC.±
AREA IN WETLANDS AND FLOODPLAIN	0.00 AC.±
FOREST TO BE CLEARED	0.00 AC.±
FOREST TO BE RETAINED	0.42 AC.±
PLANTING REQUIREMENT	0.00 AC.±



THE TOTAL TRACT AREA IS 1.50 ACRES. THE NET TRACT AREA IS THE SAME. THE AFFORESTATION REQUIREMENT IS 0.42 ACRES. ENTIRE AREA OF EXISTING FOREST WILL BE RETAINED.

LONG TERM FOREST PROTECTION PLAN

UPON COMPLETION OF ALL CONSTRUCTION BY THE OWNER, THE BOUNDARIES OF THE NON-BUFFER FOREST CONSERVATION AREA WILL BE MARKED WITH CHEMICALLY TREATED FENCE POSTS AND DURING THE CONSTRUCTION PERIOD THE OWNER SHALL BE RESPONSIBLE TO THE EFFECT THAT THE AREA IS A FOREST CONSERVATION AREA AND THAT THE TREES ARE NOT TO BE DISTURBED. THE POSTS AND SIGNS SHALL BE MAINTAINED BY THE PROPERTY OWNER INDEFINITELY.

THERE SHALL BE NO DISTURBANCES OF THE AREAS LABELED "FOREST CONSERVATION AREA" BY ANY REGULATORY AGENCY DEFINED IN THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE, EXCEPTING SUCH ACTIVITIES WHICH HAVE RECEIVED PRIOR APPROVAL OF THE WASHINGTON COUNTY PLANNING DEPARTMENT.

THE FOREST CONSERVATION AREA AND THE PINES ARE ASSOCIATED WITH VIOLATION OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. ACTIVITIES OF A RECREATIONAL OR PASSIVE NATURE ARE PERMITTED IN FOREST CONSERVATION AREAS PROVIDED THAT THERE IS NO FOREST DISTURBANCE OR REMOVAL OF LIVING TREES.

THE LONG TERM FOREST PROTECTION PLAN OR REFERENCE TO ITS EXISTENCE ON THIS PLAT, SHALL BE INCLUDED IN EACH AND EVERY DEED OF CONVEYANCE FOR THIS PROPERTY AND SUBDIVISIONS THEREOF.

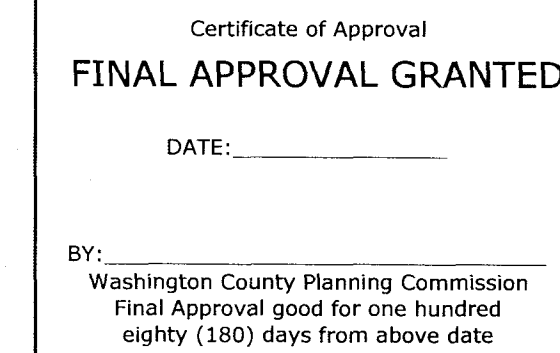
THIS FOREST CONSERVATION PLAN SHOWS THAT NO TREES WITHIN THE FOREST CONSERVATION AREAS ARE TO BE DISTURBED. IF, FOR ANY REASON IN THE FUTURE, FOREST COVER IS PROPOSED TO BE DISTURBED, A REVISED FOREST CONSERVATION PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PLANNING COMMISSION AND APPROVED PRIOR TO DISTURBING ANY TREES.

THE FOREST CONSERVATION AREA WILL BE PLACED IN A FOREST CONSERVATION EASEMENT, WHICH SHALL BE RECORDED ON AN 18" X 24" FINAL PLAT OR EASEMENT PLAT FOR THIS PROPERTY

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. ALL TEMPORARY PROTECTION DEVICES AND/OR PERMANENT DEVICES SHALL BE PUT INTO PLACE.
2. TEMPORARY SIGNAGE WILL BE PLACED AS SHOWN ON THE PLAN AROUND THE PERIMETER OF THE ENTIRE CONSTRUCTION WITHIN 30 DAYS OF SUBMISSION PLAT APPROVAL AND/OR COMPLETION OF CONSTRUCTION.
3. DURING AND BUILDING OR SITE CONSTRUCTION, THE FOREST RESTORATION SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY FENCING.
4. ALL TEMPORARY FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
5. ALL TEMPORARY FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL GRADED AREAS HAVE BEEN STABILIZED.
6. ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED.
7. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
8. PRE-CONSTRUCTION MEETING WILL BE REQUIRED AFTER THE DRIVE BARRIERS AND/OR TEMPORARY DEVICES HAVE BEEN INSTALLED AND FLAGGED, THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED AND BEFORE ANY DISTURBANCE HAS TAKEN PLACE ON THE SITE. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE PRE-CONSTRUCTION MEETING. THE OWNER AND/OR DEVELOPER SHALL CONTACT THE WASHINGTON COUNTY PLANNING AND ZONING DEPARTMENT (240-313-2430) FOR INSPECTION OF THE INSTALLED DEVICES PRIOR TO THE START OF CONSTRUCTION WITH AT LEAST 10 BUSINESS DAYS BEFORE THE PRE-CONSTRUCTION MEETING. INSTALLED PROTECTION DEVICES, CORRECTIONS WILL HAVE TO BE MADE AND RE-INSPECTED PRIOR TO THE START OF CONSTRUCTION.
9. ONCE APPROVAL HAS BEEN GRANTED BY THE WASHINGTON COUNTY PLANNING AND PERMITTING DEPARTMENT, CLEARING AND/OR GRADING OF THE SITE FOR CONSTRUCTION OF STREET, DRIVE, AND BUILDING ARE MAY BE INITIATED.
10. A POST CONSTRUCTION MEETING WILL BE REQUIRED AFTER A CONSTRUCTION HAS CEASED AND GRADED AREAS HAVE BEEN STABILIZED. ALL TEMPORARY PROTECTIVE DEVICES SHALL BE REMOVED AND REPLACED WITH APPROPRIATE PERMANENT SIGNAGE. IT IS THE OWNER AND/OR DEVELOPER'S RESPONSIBILITY TO ARRANGE FOR THE POST CONSTRUCTION MEETING. THE OWNER AND/OR DEVELOPER SHALL CONTACT THE WASHINGTON COUNTY DEPARTMENT OF PLANNING AND PERMITTING (240-313-2430) FOR INSPECTION OF THE FINAL INSTALLED DEVICES WITHIN 14 BUSINESS DAYS NOTICE. IF THE INSPECTION REVEALS IMPROPERLY INSTALLED PERMANENT PROTECTION DEVICES, CORRECTIONS WILL HAVE TO BE MADE AND RE-INSPECTED PRIOR TO THE COMPLETION OF SITE STABILIZATION.

LINE TABLE		
FOREST CONSERVATION AREA		
#	BEARING	DISTANCE
L1	S70° 34' 48"E	35.25'
L2	S19° 48' 43"W	181.15'
L3	S19° 49' 56"W	89.71'
L4	S19° 36' 20"W	135.25'
L5	28° 24' 23"W	135.01'
L6	N63° 09' 17"W	35.96'
L7	N30° 08' 27"E	89.45'
L8	N28° 22' 10"E	38.70'
L9	N19° 31' 28"E	51.90'
L10	N19° 35' 25"E	356.79'

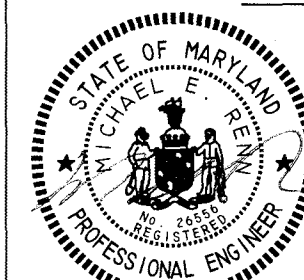


PREPARER'S CERTIFICATE

I CERTIFY THAT I AM QUALIFIED TO PREPARE THIS FOREST CONSERVATION PLAN PURSUANT TO C.O.M.A.R. 08.19.06.01 AND THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THIS FOREST CONSERVATION PLAN REPRESENTS A REASONABLE CHARACTERIZATION OF FOREST RESOURCES ON THE SUBJECT PROPERTY OF JAMIE MILLS.

MICHAEL E. RENN
FOREST CONSERVATION QUALIFIED PROFESSIONAL

PROFESSIONAL CERTIFICATION



I 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.

Michael E. Renn License No. 26556
Expiration Date 7/25/25

UTILITY NOTIFICATION



Know what's **below**.
Call before you dig.
 DIAL 811 or 800-248-1786

REVISIONS			
DESCRIPTION	BY	APPROVED	DATE
INITIAL SUBMITTAL	M.E.R.		06-04-2024
REVISION 1	M.E.R.		07-31-2024
REVISION 2	M.E.R.		09-20-2024
REVISION 3	M.E.R.		11-05-2024
REVISION 4	M.E.R.		12-06-2024
REVISION 5	M.E.R.		12-17-2024



FOREST CONSERVATION PLAN

FOR

18126 LAPPANS ROAD DOG KENNELS

PROPERTY MAP No. 62 GRID 15
PARCEL No. 185 ELECTION DISTRICT No. 12
TAX ACCOUNT NUMBER 003811
WASHINGTON COUNTY, MARYLAND

SP-24-021

Drawn:	M. RENN
Checked:	M. RENN
Date:	JUNE 04, 2024
Project No. :	23-034
Scale:	1inch = 50 feet
Sheet:	7 of 7



Washington County

M A R Y L A N D

Forest Conservation Annual Report
October 5, 2026

Washington County, Maryland
FY 2026



FCO Article 17 (MD Annotated Code – Natural Resources 5.16)

- On or before March 1st of each year, the Department shall submit to the Maryland Department of Natural Resources a report on:
 - The number, location, and type of projects subject to the provisions of this Ordinance;
 - The amount and location of acres cleared, conserved, and planted, including any areas located in the 100-year floodplain, in connection with a development project;
 - The amount of reforestation and afforestation fees and noncompliance penalties collected and expended; and
 - The costs of implementing the Forest Conservation Program.
 - The number, location and type of violations and type of enforcement activity conducted in accordance with Article 16.
 - To the extent practicable, the size and location of all conserved and planted areas submitted in an electronic GIS format.

Forest Conservation Annual Report

Washington County, Maryland
FY 2026



Overall Data

- Data reflects development activity during defined period
 - More development means more acres put under easement or \$ collected
 - Site specific considerations influence mitigation methods

	FY 2026	FY 2025	% Change
Total Projects	185	189	- 2.1%
Exemptions	85	79	+ 7.6%
Total Reviews	110	110	NC
Retained	80.43 acres	58.3 acres	+ 38%
Planted	20.28 acres	8.92 acres	+ 127.4%
Total LTP	100.71 acres	67.22 acres	+ 49.8%
Cleared	48.2 acres	22.65 acres	+ 112.8%

Forest Conservation Annual Report

Washington County, Maryland
FY 2026

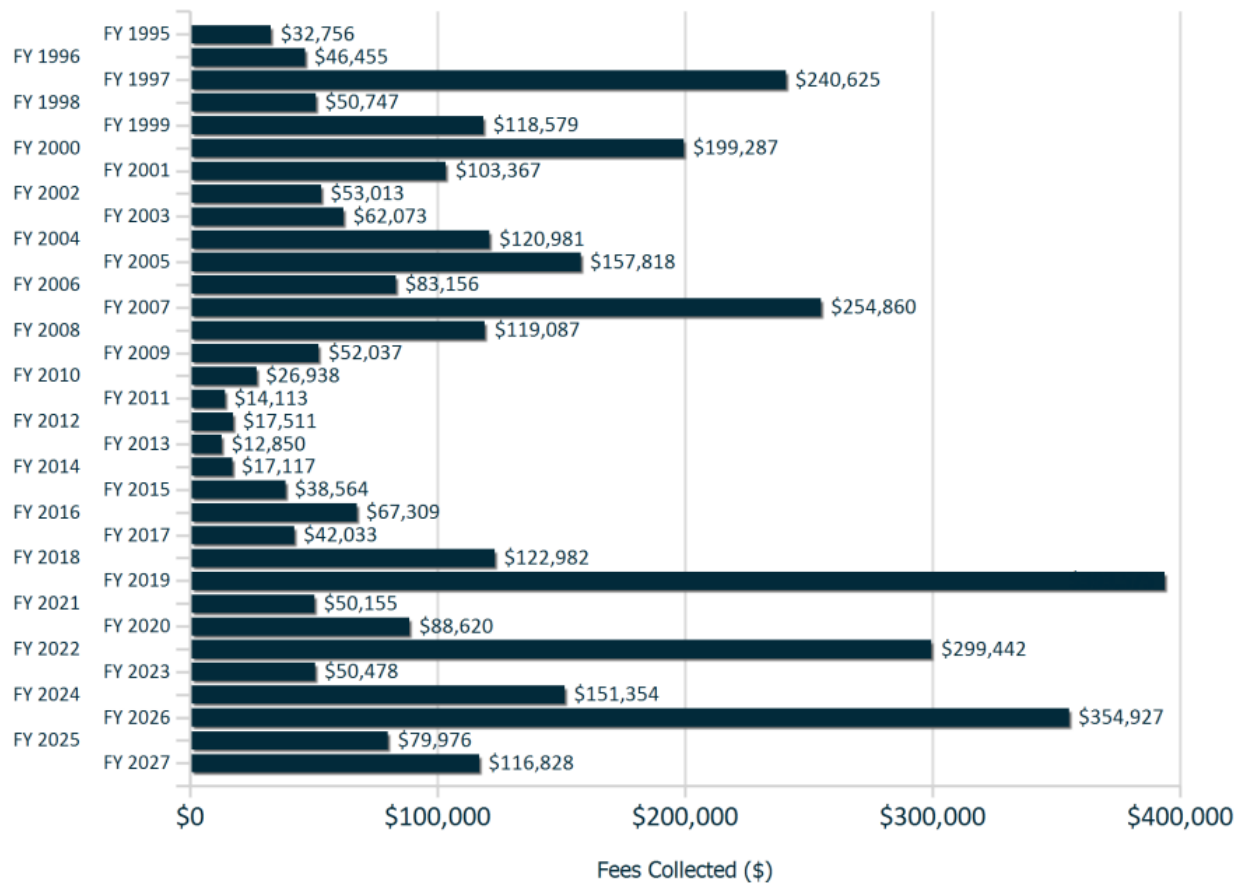


Fiscal Data

	FY 2026	FY 2025	% Change
Bond \$ Posted	\$63,889.08	\$246,985.20	- 74.1%
PIL Collected	\$354,926.88	\$79,976.16	+ 344%
PIL Expended	\$0	\$0	NC
Implementation Costs*	\$433,307.54	\$154,960.44	+ 180%
Labor	1,268 hours	1,140 hours	+ 11.2%

- Implementation costs include review & PIL fees collected + staff labor costs (reviews, inspections, salary)
 - EX- 2026 Implementation Costs w/o PIL fees are \$78,380.66

Summary of PIL by Fiscal Year





Forest Banks

- 1 new bank created during FY26 (65.47 acres - Fulton)
- No acres debited from existing banks during FY26

Enforcement and Non-Compliance

- Levying of non-compliance and/or violation fees did not become necessary during the reporting period

Plan Review Projects Initialized - August 01, 2026 - August 31, 2026

					Land Development Reviews			
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
S-26-035	Final Plat	Pending	08/31/2026		SHOWALTER COMMERCIAL LOT 1&2	13850 CRAYTON BOULEV, SUITE# HAGERSTOWN, MD 21742		SHOWALTER FARM LLC
S-26-033	Final Plat	In Review	08/18/2026	8/21/2026	BOWMAN HALFWAY LOT 6		FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
FP-26-006	Forest Conservation Plan	Approved	08/19/2026	8/21/2026	ALLEGHANY POWER		FREDERICK SEIBERT & ASSOCIATES	POTOMAC EDISON COMPANY THE
FP-26-007	Forest Conservation Plan	Approved	08/27/2026	8/31/2026	FOREST CONSERVATION PLAT FOR ERIC STUCKEY		FREDERICK SEIBERT & ASSOCIATES	STUCKEY ERIC G STUCKEY KELLY S
FS-26-023	Forest Stand Delineation	Approved	08/25/2026	8/26/2026	FOREST STAND DELINEATION FOR SHAWLEY DRIVE EXTENSION	18227 MAUGANS AVENUE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WASH CO COMMISSIONERS BOARD OF
FS-26-024	Forest Stand Delineation	Approved	08/26/2026	8/26/2026	FSD FOR LANDS OF MUKESH S. SHAH	18316 SHAWLEY DRIVE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	SHAH MUKESH S
SIM26-043	IMA	Active	08/28/2026		TAYLOR FARM LOT 3	16275 WRIGHT ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	TAYLOR FARM II LLC
SIM26-042	IMA	Active	08/24/2026		MARTY SNOOK PLAYGROUND		FREDERICK SEIBERT & ASSOCIATES	WASH CO COMMISSIONERS
SIM26-038	IMA	Active	08/05/2026		YOURTEE SPRING WATER STORAGE TANK	20304 YOURTEE ROAD KNOXVILLE, MD 21758		BRUNSWICK MAYOR & COUNCIL
SIM26-044	IMA	Active	08/28/2026		12504 PLEASANT VALLEY ROAD SM	12504 PLEASANT VALLEY ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	PASTOR MATTHEW
SIM26-037	IMA	Active	08/03/2026		11681 CEDAR RIDGE ROAD WI	11681 CEDAR RIDGE ROAD WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	WOLFE KAYTLIN
SIM26-040	IMA	Requested	08/07/2026		TOWN OF BOONSBORO CAMPUS AVE REALIGNMENT	202 MAPLE AVENUE BOONSBORO, MD 21713	B&R DESIGN GROUP	BOONSBORO TOWN OF
SIM26-041	IMA	Active	08/07/2026		13830 LEISHEAR COURT CS	13830 LEISHEAR COURT CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	EBY WILLIAM D EBY LORINE K
SIM26-039	IMA	Active	08/06/2026		2205 BACK ROAD SH	2205 BACK ROAD SHARPSBURG, MD 21782	COREY'S CONSTRUCTION	SMALLWOOD RICHARD LEE JR & SMALLWOOD AMY CATHERINE
OM-26-004	Ordinance Modification	In Review	08/27/2026	8/28/2026	SHARPSBURG PIKE HOLDING OM	10415 VIDA DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	SHARPSBURG PIKE HOLDING LLC
PP-26-001	Preliminary Plat	In Review	08/27/2026	8/28/2026	PRELIMINARY PLAT AND SITE IMPROVEMENT PLANS FOR ROSEHILL MANOR PHASE 4B, 5, & AMENITIES SITE		FOX & ASSOCIATES INC	DRB Group Mid-Atlantic, LLC
S-26-032	Preliminary-Final Plat	In Review	08/18/2026	8/21/2026	PRELIMINARY-FINAL SUBDIVISION PLAT FOR CLYDE AND JANELLE STOTLER		APEX LAND SOLUTIONS LLC	J D STOTLER ENTERPRISES LLC
PWA2026-012	PWA	Active	08/11/2026		LANDIS ROAD WIDENING	20432 LANDIS ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	WOODSBORO LLC

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Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
PWA2026-011	PWA	Active	08/03/2026		TOWNES AT ROCKSPRING - SILVERLEAF WAY	17100 PINE GROVE WAY HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	HEKBEL LLC
PWA2026-013	PWA	Active	08/13/2026		CASCADE TOWN CENTRE LOTS 2A TO 2V	14203 CUSHMAN AVENUE CASCADE, MD 21719	FOX & ASSOCIATES INC	CASCADE TOWN CENTRE DEVELOPMENT LL
26LDV-00000-00698	Redline Revision	Pending	08/18/2026		REVISION TO MOVE FENCE AND LANDSCAPE BUFFER	17137 BLACK STALLION LANE HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	VATERS MICHAEL D SR
SP-23-011.R03	Redline Revision	Approved	08/20/2026	8/20/2026	REVISION TO MOVE FENCE AND LANDSCAPE BUFFER	17137 BLACK STALLION LANE HAGERSTOWN, MD 21740	KIMLEY-HORN & ASSOCIATES INC	VATERS MICHAEL D SR
SI-26-014	Simplified Plat	Waiting for Final Paper Copies	08/12/2026	8/13/2026	BOWMAN FAIRPLAY LOT 9, PARCEL A	7780 FAIRPLAY ROAD BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	BOWMAN 2000 LLC
SI-26-015	Simplified Plat	In Review	08/20/2026	8/26/2026	LANDS OF BARR PARCELS A AND B	14817 NATIONAL PIKE CLEAR SPRING, MD 21722	FREDERICK SEIBERT & ASSOCIATES	DWYER HILDA L DWYER TIMOTHY J
SI-26-016	Simplified Plat	Revisions Required	08/28/2026	8/31/2026	SIMPLIFIED PLAT, LANDS OF GLORIA J. ARMSTRONG	11605 ERNSTVILLE ROAD BIG POOL, MD 21711	FOX & ASSOCIATES INC	ARMSTRONG GLORIA J ARMSTRONG DONALD J
SP-26-040	Site Plan	In Review	08/03/2026	8/11/2026	HUB CITY PARKING LOT		FREDERICK SEIBERT & ASSOCIATES	HUB CITY VINEYARD INC
SP-26-041	Site Plan	Pending	08/04/2026		ARCOLA TOWERS WHITEHALL	10944 WHITE HALL ROAD SMITHSBURG, MD 21783	CAMILLE SHABSHAB	MILLER JAMES H MILLER ELAINE K
SP-26-045	Site Plan	In Review	08/24/2026	9/18/2026	LUMEN GB3 SITE HNCCMDAK (HANCOCK)	7257 MILLSTONE ROAD HANCOCK, MD 21750	CHRISTOPHER SCHEKS	LEVEL 3 COMMUNICATIONS LLC
SP-26-044	Site Plan	In Review	08/18/2026	8/26/2026	O'REILLY HAGERSTOWN	18795 LONGMEADOW ROAD HAGERSTOWN, MD 21742	BOHLER ENGINEERING P C	PENNSYLVANIA AVENUE 2003 LLC
SP-26-043	Site Plan	In Review	08/12/2026	8/13/2026	ESD CONCEPT PLAN/SITE PLAN FOR 13424 PENN PARKING AREA IMPROVEMENTS	13502 PENNSYLVANIA AVENUE	FOX & ASSOCIATES INC	13424 PENN LLC
GP-26-016	Site Specific Grading Plan	In Review	08/21/2026	8/26/2026	CASCADE TOWN CENTER - GRAVITY SEWER REPLACEMENT	24905 LAKE WASTLER DRIVE CASCADE, MD 21719	WASH CO. DEPT OF WATER QUALITY	WASH CO COMMISSIONERS
GP-26-014	Site Specific Grading Plan	In Review	08/05/2026	8/6/2026	FT RITCHIE GOLF COURSE GRADING PLAN	14311 CASTLE DRIVE CASCADE, MD 21719		CASCADE PROPERTIES LLC
GP-26-015	Site Specific Grading Plan	In Review	08/19/2026	8/25/2026	SHAWLEY DRIVE EXTENSION	18227 MAUGANS AVENUE HAGERSTOWN, MD 21740	FOX & ASSOCIATES INC	WASH CO COMMISSIONERS BOARD OF
SGP-26-066	Standard Grading Plan	In Review	08/19/2026	9/11/2026	R&B RENTALS LLC (LEXINGTON REM.)	17324 LEXINGTON AVENUE HAGERSTOWN, MD 21740		RAB RENTALS LLC
SGP-26-065	Standard Grading Plan	In Review	08/19/2026	9/14/2026	RAB RENTALS LLC (LEXINGTON LOT 1)	17314 LEXINGTON AVENUE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	RAB RENTALS LLC
SGP-26-067	Standard Grading Plan	In Review	08/28/2026	8/28/2026	STEFANIE KOEHN	9838 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	KOEHN WILLIAM R KOEHN STEFANIE M
SGP-26-062	Standard Grading Plan	In Review	08/07/2026	8/25/2026	CURTIS BARR	16218 BROADFORDING ROAD HAGERSTOWN, MD 21740		BARR CURTIS BARR TINA

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					Land Development Reviews			
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
SGP-26-061	Standard Grading Plan	Revisions Required	08/05/2026	8/6/2026	BRIANNA & ALEX MYERS	3738 HARPERS FERRY ROAD SHARPSBURG, MD 21782	COREY'S CONSTRUCTION	Brianna and Alex Myers PITTSNOGLE RONALD ALLAN
SGP-26-063	Standard Grading Plan	Revisions Required	08/11/2026	8/25/2026	LOT 30 CAROL L. GREGORY	7760 FAIRPLAY ROAD		LOCKE JAIME LYNN
SGP-26-064	Standard Grading Plan	In Review	08/18/2026	8/28/2026	ERIC STUCKEY			STUCKEY ERIC G STUCKEY KELLY S
SWCP26-017	Stormwater Concept Plan	In Review	08/28/2026	8/28/2026	OFFICE - WAREHOUSE SHAWLEY DRIVE	18004 SHAWLEY DRIVE HAGERSTOWN, MD 21740		Dominion Realty Holdings LLC MARTIN LOIS MARIE
SSWP26-050	Stormwater Standard Plan	In Review	08/17/2026	8/25/2026	LOT 30 CAROL L. GREGORY	7760 FAIRPLAY ROAD	TRIAD ENGINEERING	LOCKE JAIME LYNN
SSWP26-053	Stormwater Standard Plan	In Review	08/19/2026	9/11/2026	R&B RENTALS LLC (LEXINGTON REM.)	17324 LEXINGTON AVENUE HAGERSTOWN, MD 21740		RAB RENTALS LLC
SSWP26-048	Stormwater Standard Plan	In Review	08/05/2026	8/6/2026	BRIANNA & ALEX MYERS	3738 HARPERS FERRY ROAD SHARPSBURG, MD 21782	COREY'S CONSTRUCTION	Brianna and Alex Myers PITTSNOGLE RONALD ALLAN
SSWP26-054	Stormwater Standard Plan	In Review	08/25/2026	8/28/2026	STEFANIE KOEHN	9838 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	KOEHN WILLIAM R KOEHN STEFANIE M
SSWP26-051	Stormwater Standard Plan	In Review	08/18/2026	8/28/2026	ERIC STUCKEY			STUCKEY ERIC G STUCKEY KELLY S
SSWP26-049	Stormwater Standard Plan	In Review	08/07/2026	8/25/2026	CURTIS BARR	16218 BROADFORDING ROAD		BARR CURTIS BARR TINA
SSWP26-052	Stormwater Standard Plan	In Review	08/19/2026	9/14/2026	R&B RENTALS LLC (LEXINGTON LOT 1)			RAB RENTALS LLC
S-26-034	Subdivision Replat	In Review	08/21/2026	8/26/2026	GHATTAS HOLDING LOT D5	9837 PEMBROKE DRIVE HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	GHATTAS HOLDINGS LLC
TYU-26-021	Two Year Update	Final Approvals	08/25/2026	8/26/2026	TIM WRIDE	6020 RIVER ROAD SHARPSBURG, MD 21782	FREDERICK SEIBERT & ASSOCIATES	WRIDE TIMOTHY B
TYU-26-020	Two Year Update	In Review	08/20/2026	8/25/2026	CM INVESTMENTS	132 OLD NATIONAL PIKE, SUITE# 2 HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CM INVESTMENTS AND HOLDINGS LLC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2026-03370	Entrance Permit	In Progress	08/10/2026	SEMI-DETACHED HOME	S-07-097 110912 DECKER AVENUE, LOT 3B	JOHN R SMITH	DOWNEY RICHMOND LEE
2026-03716	Entrance Permit	Approved	08/31/2026	STICK BUILT HOME	S-24-042 18905 JULIET PLACE, LOT 154		PARADISE HEIGHTS LAND
2026-03693	Entrance Permit	Review	08/28/2026	FOREST HARVEST	13626 MERCERSBURG ROAD		BELZ JAMES M L/E
2026-03629	Entrance Permit	In Progress	08/25/2026	2 FAMILY DWELLING	LOR 17314 LEXINGTON AVENUE, LOT 1		RAB RENTALS LLC
2026-03372	Entrance Permit	In Progress	08/10/2026	SEMI-DETACHED HOME	S-07-097 110914 DECKER AVENUE, LOT 3A	JOHN R SMITH	DOWNEY RICHMOND LEE
2026-03702	Entrance Permit	Review	08/31/2026	COMMERCIAL	1701 HOWELL ROAD		MAKIA LLC
2026-03723	Entrance Permit	Approved	08/31/2026	STICK BUILT HOME	S-24-042 19007 AMESBURY ROAD, LOT 163		PARADISE HEIGHTS LAND
2026-03620	Entrance Permit	In Progress	08/25/2026	STICK BUILT HOME	S-24-031 9838 PEMBROKE DRIVE, LOT D-8		KOEHN WILLIAM R KOEHN STEFANIE M
2026-03517	Entrance Permit	Review	08/19/2026	STORAGE BUILDING	LOR 22107 BEAVERBROOK DRIVE, LOT 47		WETZEL THOMAS SR WETZEL MARIE D
2026-03474	Floodplain Permit	Review	08/17/2026	NEW RESIDENTIAL DWELLING	45 NORTH MAIN STREET		STARK ION
2026-03413	Floodplain Permit	Approved	08/12/2026	GRADING	PSP-25-003 18565 CHAMPS CROSSING DRIVE, LOT 4		BOWMAN 2000 LLC
2026-03277	Floodplain Permit	Review	08/03/2026	SWIMMING POOL	LOR 204 NORTH ANTIETAM STREET		LAPOLE ANA CHRISTINA LAPOLE BRIAN LEE
2026-03660	Grading Permit	In Progress	08/27/2026	CHURCH	SP-25-014 1253 MOUNT AETNA ROAD	HAMMERHEAD CONSTRUCTION OF VIRGINIA INC	CHURCH JESUS CHRIST OF LATTER DAY SAINTS
2026-03371	Grading Permit	In Progress	08/10/2026	SEMI-DETACHED HOME	S-07-097 110912 DECKER AVENUE, LOT 3B & 3A	JOHN R SMITH	DOWNEY RICHMOND LEE
2026-03441	Grading Permit	In Progress	08/13/2026	STICK BUILT HOME	S-25-013 7760 FAIRPLAY ROAD, LOT 30	DILLARD DUANE B JR T/A HIGHLAND HOMES	LOCKE JAIME LYNN
2026-03717	Grading Permit	Approved	08/31/2026	PARADISE HEIGHTS LOT 154 GRADING	S-24-042 18905 JULIET PLACE, LOT 154		PARADISE HEIGHTS LAND
2026-03724	Grading Permit	Approved	08/31/2026	PARADISE HEIGHTS LOT 163 GRADING	S-24-042 19007 AMESBURY ROAD, LOT 163		PARADISE HEIGHTS LAND
2026-03621	Grading Permit	In Progress	08/25/2026	STEFANIE KOEHN	S-24-031 9838 PEMBROKE DRIVE, LOT D-8		KOEHN WILLIAM R KOEHN STEFANIE M
2026-03630	Grading Permit	In Progress	08/25/2026	2 FAMILY DWELLING	LOR 17314 LEXINGTON AVENUE, LOT 1		RAB RENTALS LLC
2026-03306	Grading Permit	In Progress	08/04/2026	STICK BUILT HOME	S-25-035 1820 HOFFMASTER ROAD		TORRES CLARIVET
2026-03400	Grading Permit	Approved	08/11/2026	MARTY SNOOK PARK PLAYGROUND	17901 HALFWAY BOULEVARD		WASH CO COMMISSIONERS
2026-03335	Grading Permit	In Progress	08/05/2026	MYERS GRADING	LOR 3738 HARPERS FERRY ROAD		PITTSNOGLE JANICE IOLA PITTSNOGLE RONALD ALLAN
2026-03343	Grading Permit	In Progress	08/05/2026	MILESTONE TOWERS - SMITHSBURG HS	25 EAST SCHOOL LANE		BOARD OF EDUCATION
2026-03714	Grading Permit	Review	08/31/2026	JAMISON DOOR COMPANY	GP-26-007 PROFESSIONAL BLVD		JB DOORS COMPANY
2026-03505	Grading Permit	Review	08/18/2026	KING OIL LUBRICANTS SEWER EXTENSION	12314 HUYETT LANE		HUYETT CROSSROADS DEVELOPMENT LLC

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Permits Reviews							
Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2026-03650	Non-Residential Addition-Alteration Permit	Revisions Required	08/26/2026	CHURCH	SP-25-014 1253 MOUNT AETNA ROAD	HAMMERHEAD CONSTRUCTION OF VIRGINIA INC	CHURCH JESUS CHRIST OF LATTER DAY SAINTS
2026-03558	Non-Residential New Construction Permit	Review	08/20/2026	COMMERCIAL	SP-25-048 10326 SHARPSBURG PIKE		SHARPSBURG PIKE REAL ESTATE LLC
2026-03402	Non-Residential New Construction Permit	Approved	08/11/2026	RECREATIONAL	17901 HALFWAY BOULEVARD		WASH CO COMMISSIONERS
2026-03464	Non-Residential Signs Permit	Approved	08/14/2026	FREE STANDING	LOR 13722 BLAIRS VALLEY ROAD		CHURCH FIRST CHURCH OF GOD OF BLAIRS VALLEY
2026-03405	Utility Permit	Review	08/11/2026	BUCKY AND LAWN	12206 BUCKY AVENUE		OLIVA ERICK A
2026-03479	Utility Permit	Review	08/17/2026	COMCAST	18424 MAUGANS AVENUE - LOT 15	COMCAST	GHATTAS HOLDINGS LLC
2026-03398	Utility Permit	Review	08/11/2026	MAUGANSVILLE RD WEST SIDE	13610 MAUGANSVILLE ROAD		MARTINELLI LISA
2026-03396	Utility Permit	Review	08/11/2026		9932 HIPPIITY HOP COURT		
2026-03695	Utility Permit	Review	08/28/2026	POTOMAC EXCAVATING	COL HENRY K DOUGLAS DRIVE	SAM ALLEN	BOWMAN 2000 LLC
2026-03279	Utility Permit	Review	08/03/2026	COMCAST	312 WOODPOINT AVENUE - LOT PAR 1	COMCAST	EVERHART LAWRENCE DAVID JR EVERHART KERRI LYNNE
2026-03328	Utility Permit	Review	08/05/2026	CITY OF HAGERSTOWN UTILITIES	20003 TILLMAN AVENUE - LOT 75 76	CITY OF HAGERSTOWN (WATER DEPT)	COWDRICK JOHN M & COWDRICK CHRISTINE R
2026-03635	Utility Permit	Review	08/25/2026	COMCAST	14006 SWEET VALE DRIVE	COMCAST	BAUGHMAN JEREMY E BAUGHMAN LORI L
2026-03408	Utility Permit	Review	08/11/2026	COMCAST	16208 BUSINESS PARKWAY		ELLIS HOLDINGS LLC
2026-03407	Utility Permit	Review	08/11/2026	COMCAST	13645 VILLAGE MILL DRIVE		HISER FRED A JR
2026-03406	Utility Permit	Review	08/11/2026	SPRIGGS	18612 MAUGANS AVENUE HAGERSTOWN, MD 21742		ADKINS LEWIS MANUEL JR
2026-03349	Utility Permit	Review	08/06/2026	COMCAST	1719 MASSEY BOULEVARD	COMCAST	DK VALLEY PLAZA LLC

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	Type	Total
LandDev Total by Group: 51	Final Plat	2
	Forest Conservation Plan	2
	Forest Stand Delineation	2
	IMA	8
	Ordinance Modification	1
	Preliminary Plat	1
	Preliminary-Final Plat	1
	PWA	3
	Redline Revision	2
	Simplified Plat	3
	Site Plan	5
	Site Specific Grading Plan	3
	Standard Grading Plan	7
	Stormwater Concept Plan	1
	Stormwater Standard Plan	7
	Subdivision Replat	1
	Two Year Update	2
Permits Total by Group: 41	Entrance Permit	9
	Floodplain Permit	3
	Grading Permit	13
	Non-Residential Addition-Alteration Permit	1
	Non-Residential New Construction Permit	2
	Non-Residential Signs Permit	1
	Utility Permit	12
Total		92