



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

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

100 W Washington Street, Room 2000

October 6, 2025, 6:00 PM

CALL TO ORDER AND ROLL CALL

PUBLIC INPUT MEETING

1. **RZ-25-007 Text Amendment** – Kyla Shingleton * **Discussion/Tentative Action**
Proposed text amendment to address low intensity fowl operations
2. **RZ-25-009 Text Amendment** - Kyla Shingleton * **Discussion/Tentative Action**
Proposed text amendment to address junk and junk vehicles, as nuisances, on private property

NEW BUSINESS

MINUTES

1. Minutes of the August 4, 2025 Planning Commission meeting * **Discussion/Action**
2. Minutes of the September 8, 2025 Planning Commission meeting * **Discussion/Action**

SITE PLANS

1. **Leitersburg Cell Tower [SP-24-032]** – Scott Stotemyer * **Discussion/Action**
Proposed 155-foot monopole style wireless telecommunications facility; Location: 21536 Leitersburg Smithsburg Road; Zoning: RV/A(R)/RB – Rural Village/Agricultural Rural/Rural Business overlay
2. **Brook Lane Gymnasium [SP-25-017]** – Misty Wagner-Grillo * **Discussion/Action**
Proposal to construct a new gymnasium building with administrative offices to replace an existing administrative office building; Location: 13121 Brook Lane; Zoning: A(R)/RB – Agricultural Rural/Rural Business overlay

OTHER

1. **Update of Projects Initialized** – Jennifer Kinzer * **Information/Discussion**

CLOSED SESSION

To discuss the appointment, re-appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

ADJOURNMENT

UPCOMING MEETINGS

1. November 3, 2025, 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.

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

WWW.WASHCO-MD.NET



WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. RZ-25-007

Date Filed: 5/10/25

Washington Co Dept Planning and Zoning

Applicant

747 Northern Ave Hagerstown, MD
21742

Address

Kyla Shingleton

Primary Contact

Same

Address

☐ Property Owner ☐ Contract Purchaser

☐ Attorney ☐ Consultant

☒ Other: _____

240-313-2430

Phone Number

askplanning@washco-md.net

E-mail Address

- ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Subdivision Ordinance
☐ Solid Waste Plan

- ☐ Water and Sewer Plan
☒ Zoning Ordinance
☐ Other _____

Section No. 22.93

Please provide the proposed text on a separate sheet of paper as follows: strike-through should be used for deletions [~~deletions~~], unchanged wording in regular type, and new wording should be underlined [new wording].


Applicant's Signature

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires on _____

Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☐ Application Form
☐ Fee Worksheet
☐ Application Fee

- ☐ Proposed Text Changes
☐ 30 copies of complete Application



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

October 2025

Proposed Text Amendments
Low Intensity Fowl Operations
RZ-25-007

Section 22.93 Applicability and Application Procedure

(c) Low Intensity Fowl Operations

1. The purpose of this section is to provide standards for low intensity operations relating to the raising and care of less than twenty-four (24) domestic fowl in accordance with the standards set forth in this section. Operations related to the raising and care of more than twenty-four (24) fowl shall follow the standards set forth in the other sections of this Ordinance.
2. Applicability. The following procedures shall apply to any currently unapproved animal husbandry facilities as well as new animal husbandry facilities, expansion of any existing animal husbandry facility, and any installation or expansion of an animal waste storage and management system for an animal husbandry facility.
3. Definitions: For the purpose of this subsection, fowl shall be considered domesticated birds, raised for meat or egg consumption by humans. This includes land fowl such as chickens, turkeys, pheasants, and quail, and or waterfowl such as ducks and geese.
4. Bulk Requirements:
 - (i) No roosters or guinea fowl are permitted to be kept and/or raised in accordance with this subsection
 - (ii) For ½ acre parcels or less, the maximum number of fowl permitted shall be six (6) fowl. An additional six (6) fowl for every additional ½ acre shall be permitted with a maximum of 24 fowl kept before additional requirements will be applied.
 - (iii) Structures housing fowl shall be set back a minimum of twenty-five (25) feet from any neighboring dwelling, school, religious institution or institution for human care. At no time shall a structure housing fowl be located closer than 10 feet from side and rear property lines. Structures shall not be permitted in front yards.

- (iv) Structures housing fowl shall not be placed in drainage swales or mapped floodplain sensitive areas.

5. Enclosures

- (i) Structures and roaming areas shall be adequately fenced to contain fowl on the subject property and designed in a manner to protect against predators. Free range fowl are prohibited.
- (ii) Structures shall be properly constructed and maintained.

6. Sanitation:

- (i) Structures housing fowl shall be cleaned on a regular basis to prevent odors and accumulation of feed and waste.
- (ii) All feed and other items necessary for keeping fowl shall be secured to prevent scavengers, insects, and parasites that may result in unhealthy conditions for humans.
- (iii) Manure may be composted and added to gardens or yards if done without creating malodorous smells, nuisances, or other hazards. Waste may also be collected in a sealed dry container. Waste storage shall be setback a minimum of ten (10) feet from all side and rear property lines.
- (iv) A Waste Management Plan and Nutrient Management Plan are required only when housing more than 24 fowl.
- (v) Outdoor slaughtering or butchering is prohibited.

7. Permits:

- i. A zoning permit must be obtained for any structures housing fowl. An application must show the following:
 - 1. Size of lot.
 - 2. Number of fowl.
 - 3. Location and dimensions of structures showing it meets setback requirements.
 - 4. Location of waste storage.

5. Proof of registration with the Maryland Department of Agriculture in accordance with the Annotated Code of Maryland, Agriculture Article, Section 3-804.



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

June 16, 2025

WASHINGTON COUNTY ZONING ORDINANCE
STAFF REPORT AND ANALYSIS

Article 22 Division IX

Purpose: This application is proposing to add a section to the Zoning Ordinance for low intensity domestic fowl operations.

Staff Report: The raising and keeping of fowl in backyards grew in popularity in the early 20th century. COVID-19 and the sustainability movement in America brought a new surge to the backyard fowl trend in urban/suburban areas. With the rise in popularity, local jurisdictions across the country have begun to implement ordinances to allow domestic fowl in urban/suburban areas. These ordinances provide guidelines for raising and keeping fowl in nonrural areas. The keeping of fowl has become a widely popular issue in Washington County, however, the absence of language especially for low intensity operations has created numerous complaints that have been difficult to enforce. The proposed subsection was drafted with input and support from Washington County Soil Conservation District and University of Maryland Agricultural Extension office.

Analysis: Currently, domestic fowl are allowed to be kept in residential areas in the county through the standards in Article 22 Division IX, Animal Husbandry Facilities, of the ordinance. However, this section is not designed for low intensity domestic fowl backyard operations. The proposed subsection will be added to Division IX addressing low intensity domestic fowl operations.

The bulk requirements are proposed to be six (6) fowl per ½ acre or less parcel, an additional 6 fowl for every ½ acre with a maximum of 24 fowl. For when more than 25 fowl are kept requirements from Article 22 Division IX will be applied.

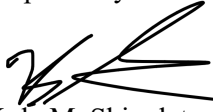
Setbacks for structures housing hens shall be a minimum of twenty-five (25) feet from any neighboring dwelling, school, church, or institution for human care. These structures shall at no time be located closer than ten (10) feet from side and rear property lines. Structures shall not be permitted in front yards. To limit nuisance smells from the structures, they shall not be placed in floodplain areas or drainage swales and cleaned on a regular basis. Waste from hens shall be stored in a sealed dry container or composted properly and setback a minimum of ten (10) feet from all side and rear lot lines.

Hen housing structures and roaming areas shall be properly constructed and maintained. Maryland is a “fence in” state using old English Common Law, due to this no free-range fowl are permitted.

Fowl under this proposed subsection will mean domesticated birds, raised for meat or egg consumption by humans.

Staff Recommendation: Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kyla M. Shingleton', with a stylized, cursive script.

Kyla M. Shingleton

Comprehensive Planner



WASHINGTON COUNTY PLANNING COMMISSION
ORDINANCE TEXT AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

Date Filed: _____

Applicant

Address

Primary Contact

Address

☐ Property Owner

☐ Attorney

☐ Other: _____

☐ Contract Purchaser

☐ Consultant

Phone Number

E-mail Address

☐ Adequate Public Facilities Ordinance

☐ Forest Conservation Ordinance

☐ Subdivision Ordinance

☐ Solid Waste Plan

☐ Water and Sewer Plan

☐ Zoning Ordinance

☐ Other _____

Section No. _____

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Applicant's Signature

Subscribed and sworn before me this _____ day of _____, 20____.

My commission expires on _____

Notary Public

FOR PLANNING COMMISSION USE ONLY

☐ Application Form

☐ Fee Worksheet

☐ Application Fee

☐ Proposed Text Changes

☐ 30 copies of complete Application



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

October 2025

Proposed Text Amendment
Junk and Junk Vehicles
RZ-25-009

Article 22, Division XIII

Section 22.13.0 Purpose

The purpose of this Division is to preserve the character and safety of the county's neighborhoods and citizens by eliminating, as nuisances, junk and junk vehicles from private property, to provide procedures for the removal of said nuisances, and procedures to pursue abatement.

Section 22.13.1 Definitions

The following definitions are for the purpose of interpreting this Division only:

- (a) "Abate" means to remove, destroy or to otherwise remedy a public nuisance, by such means and in such manner as is necessary in the interests of the general health, safety and welfare of the community. Abatement may include, but is not limited to, removal of junk and/or junk vehicles, proper storage of junk or otherwise bringing the property into compliance
- (b) "Enclosed structure" means a legally constructed structure consisting of a minimum of 3 solid walls and a roof.
- (c) "Farm Vehicle" means a vehicle that may not be road legal and/or is used exclusively for farm related activities associated with an agricultural operation.
- (d) "Functional Use" means items serving a legal purpose such as signage, decoration or art.
- (e) "Junk Vehicle" is defined in Article 28A.
- (f) "Junk", is defined in Article 28A.
- (g) "Landowner" means an owner of private property.
- (h) "Premises" means any parcel of land, whether improved or not.

Section 22.13.2 Unlawful to store junk and/or junk vehicles

- (a) It is unlawful and a violation of this Division for the landowner of any premises in the County or the owner's agent or the occupant of any premises in the County to store, keep or accumulate junk and/or junk vehicles on such property, or to allow anyone else to store, keep or accumulate junk on such property, except as follows:

- (1) Lawfully existing non-conforming junkyards shall be permitted to continue as otherwise contemplated in this Ordinance.
- (2) One (1) junk vehicle per premise may be stored outdoors if it is actively under repair, covered securely by a tarp, or by taking measures that prevent the vehicle from being an eyesore and/or a public safety hazard.
- (3) Farm vehicles shall not be considered junk vehicles as provided in the definition expressed herein.
- (4) Junk and/or junk vehicles can be stored within an enclosed structure, if measures have been taken to prevent an eyesore and/or public safety hazard.
- (5) Construction materials that will be used for future projects on the subject property may be neatly stored on the premises. This does not include contractor storage yards or temporary/permanent storage of materials used for other properties.

Section 22.13.3 Notice of Initial Violation

- (a) The office of the Zoning Administrator shall investigate and inspect for violations of this chapter, and when its employee or agent observes a violation, or what the employee or agent believes to be a violation, they shall attempt to contact the landowner or the owner's agent or a resident of the property and make reasonable attempts to get the landowner or resident to voluntarily abate the premises in accordance with this Ordinance.
- (b) Initial contact with the landowner will be made via regular and certified mail that will include a notice of violation. The premises will also be posted with a field correction notice. The landowner shall be notified in the violation letter, and the field correction notice that they are to abate the property within thirty (30) days of notification. Extensions may be granted, at the discretion of the Zoning Administrator, if reasonable progress toward abatement is being made. The landowner is solely responsible for abatement of the violation.
- (c) The property will be re-inspected to determine if abatement has been completed. If the landowner has corrected the violation within the thirty (30) day correction period, a letter will be sent notifying them that the property has become compliant.

Section 22.13.4 Notice of Civil Violation

- (a) If the landowner, owner's agent, and/or occupant fails to voluntarily abate the violation, the Zoning Administrator or their designated staff shall issue a notice of civil violation to the landowner for a violation of this chapter and in accordance with Article 26 of this Ordinance.

Article 26 – Enforcement

Section 26.2.1 Civil Zoning Violations

(b) Definitions.

- (1) "Zoning official" means ~~a county employee assigned to the Permits and Inspections Department~~ the Zoning Administrator or their designated staff empowered with the duty of enforcing the Zoning Ordinance.
- (2) "County" means Washington County, Maryland.

(e) Civil penalties (fines).

- (1) The County Commissioners may provide by resolution ~~for~~ a schedule of fines not exceeding \$500 that may be imposed for each violation, to be amended from time to time.
- (2) The County Commissioners also may:
 - a. Establish a schedule of additional fines for each violation; and
 - b. Adopt procedures for the collection of the fines.
- (3) A fine may be imposed for each day a violation exists, as each day the violation exists is a separate offense
- (4) Failure to correct a violation after expiration of the time for correction stated in a citation is a separate offense.
- (5) Any person who receives a citation for a zoning violation which imposes a fine shall pay the fine as set forth on the citation, within 15 days after receipt of the citation, to the ~~Washington County Treasurer, 35 West Washington Str., Hagerstown, MD 21740~~ office of the Zoning Administrator.
- (6) Any person who fails to pay a fine imposed under this section within 15 days after the date of notice ~~was sent to such person~~ shall be liable for twice the fine which that person had failed to pay.
- (7) Payment of a fine does not absolve the landowner from the need for abatement. At the time of payment, the property owner will be required to sign an agreement that they understand the property must still be abated. If abatement has not occurred within thirty (30) days of the fine being paid, a new violation notice will be issued

(f) Election to stand trial on citation.

- (1) A person who receives a citation may elect to stand trial for the offense by filing with the zoning official a notice of intention to stand trial. Any fines declared in the citation shall be put on hold until the date of the trial. Fines will be decided as part of the hearing process of the court.

- (2) The person electing to stand trial shall give notice at least 5 days before the date set forth in the citation for the payment of fines.
- (3) After receiving a notice of intention to stand trial, the ~~zoning official~~ County Attorney shall forward the notice to the District Court having venue, with a copy of the citation.
- (4) After receiving the citation and notice, the District Court shall schedule the case for trial and notify the defendant of the trial date.
- (5) All fines, penalties, or forfeitures ~~collected~~ assigned by the District Court for zoning violations shall be remitted to the ~~county in which the zoning violation occurred~~ office of the Zoning Administrator for Washington County unless otherwise adjudicated.

(g) Failure to pay citation or file notice of intention to stand trial.

- (1) If a person who receives a citation for a violation fails to pay the fine by the date of payment set forth on the citation and or fails to file a notice of intention to stand trial, a formal notice of the violation and associated fines shall be sent to the owner's last known address.
- (2) If the citation is not satisfied within 15 days after the date the formal notice of violation is mailed, the person shall be subject to an additional fine not ~~exceeding to exceed~~ twice the amount of the original fine.
- (3) If the person who receives the citation does not pay the ~~citation fine(s) or~~ notify the Zoning Administrator of an intention to stand trial -by the 36th day after the formal notice of violation is mailed, the zoning official may request that the County Attorney have the violation adjudicated by the District Court. ~~to adjudicate the violation.~~
- (4) After the zoning official requests adjudication, the District Court shall schedule the case for trial and summon the defendant to appear.

(h) *Proceedings before the District Court.*

- (1) If any person shall be found by the District Court to have committed a zoning violation, the court may:
 - a. ~~The District Court shall o~~Order the person to pay the fine described in the citation, including any doubling of the fine, to an amount not to exceed \$1,000;

- b. ~~The fines imposed shall constitute a judgement in favor of the county; and Suspend or defer the payment of any fine under conditions that the court sets;~~
- c. ~~If the fine remains unpaid for 30 days following the date of its entry, the judgment shall be enforceable in the same manner and to the same extent as other civil judgements for money unless the Couty has suspended or deferred the payment of the fine as provided under subparagraph (ii) of this paragraph; Order the person to abate the violation or enter an order permitting the county to abate any such violation at the person's expense.~~
- d. ~~The District Court may suspend or defer the payment of any fine under conditions that the County sets.~~
- e. ~~(2)~~ The person shall be liable for the costs of the proceedings in the District Court; and
- f. ~~The Court may order the person to abate the violation or enter an order permitting the county to abate any such violation at the person's expense.~~

~~(2)~~(3) If the County abates a violation pursuant to an order of the District Court, the County shall present the defendant with a bill for the cost of abatement by:

- a. Regular mail to the defendant's last known address; or
- b. Any other means that are reasonably calculated to bring the bill to the defendant's attention.
- c. A citation may be delivered either by personal delivery to the person named on the citation or by mail to the person named on the citation at the address of the zoning violation or the address to which tax bills for the property are sent, or both.
- d. For purposes of this section, notice is effective if given by mail, and delivery of a citation is effective if accomplished by mail at the end of the fifth day after deposit in the mail, postage prepaid, of the notice or citation, respectively.

~~(3)~~(4) If the defendant does not pay the bill within 30 days after presentment, upon a motion of the County, the District Court shall enter a judgment against the defendant for the cost of the abatement.

- (i) *Remission of fines to County.* All fines, penalties, or forfeitures collected by the District Court for a civil zoning violation shall be remitted to the County.
- (j) *Contempt.* If a defendant fails to pay any fine or cost imposed by the District Court without good cause, the District Court may punish the failure as contempt of court.

(k) *Civil nature of adjudication.* Adjudication of a civil zoning violation, as defined in this section, is not a criminal conviction for any purpose, nor does it impose any of the civil disabilities ordinarily imposed by a criminal conviction.

(l) Procedural matters at trial. In any proceeding for a civil zoning violation:

- (1) ~~a.~~It shall be the burden of the County to prove that the defendant has committed the violation by clear and convincing evidence, and in any such proceeding, the District Court shall apply the evidentiary standards as prescribed by law or rule for the trial of civil causes;
- (2) ~~b.~~The District Court shall ensure that the defendant has received a copy of the charges against the defendant and that the defendant understands those charges;
- (3) ~~c.~~Defendant shall be entitled to cross-examine all witnesses who appear against the defendant, to produce evidence or witnesses in ~~the~~the defendant's own behalf, or to testify in the defendant's own behalf, if the defendant elects to do so;
- (4) ~~d.~~Defendant shall be entitled to be represented by counsel of the defendant's own selection and at the defendant's own expense; and
- (5) ~~e.~~Defendant may enter a plea of guilty or not guilty of the civil zoning violation as charged, and the verdict of the District Court shall be guilty of a civil zoning violation or not guilty of a civil zoning violation, or the District Court may, before rendering judgment, place the defendant on probation.

(m) *Court costs.* The court costs in a civil zoning violation proceeding in which costs are imposed are \$5. A defendant may not be liable for payment to the Criminal Injuries Compensation Fund.

(n) Prosecution of civil zoning violations.

- (1) State's Attorney. The State's Attorney of any County is authorized to prosecute a civil zoning violation and is authorized to enter a nolle prosequi in such cases or to place such cases on the stet docket.
- (2) Other attorneys. Notwithstanding the provisions of paragraph (1) of this subsection, the County may designate an attorney to prosecute any civil zoning violation in the same manner as the State's Attorney of any County. Any attorney so assigned shall have full authority to settle such violations, including the power to enter into agreements on behalf of the County to resolve the violation, and the authority to dismiss the citation.

(o) Collection of County charges.

- (1) If the landowner charged in the citation fails to make payment, fails to request to stand trial, or fails to remit any fines, forfeitures, or judgments which are owed to the County, any valid charges, taxes or assessments issued by or on behalf of the County, in addition to real estate taxes, shall be charged as liens upon the real property of the debtor located within the County. Such liens shall be collected in the same manner as County taxes are collected.
- (2) A “valid charge” as provided in Section 26.2.1(o)(1) of the Zoning Ordinance shall include any amounts due to the County for costs incurred in abating any violation of the Zoning Ordinance, any amounts due for fines levied by any court for any violation of the County’s Zoning Ordinance, or any other charges against the owners of the real property located within the County to the extent that such charges are identified with or related to such real property.
- (3) These powers of collection are supplemental and do not in any way limit the County’s ability or authority to pursue other remedies as permitted by law.
- (4) Section 26.2.1(o) of the Zoning Ordinance is retroactive.

Section 26.3 ~~Authority to Enter~~Right of Entry

~~In the discharge of duties delegated by the Planning Commission pursuant to the provisions of Section 24.1 of this Ordinance, the person or persons with the authority for performing routine administrative functions shall have the authority to enter onto any tract or parcel of land at a reasonable hour in the jurisdiction to enforce the provisions of this Ordinance. However, those persons who are delegated with the administrative function shall not enter any dwelling or structure without the consent of the property owner.~~

- (a) Any Washington County Zoning Official, after providing proper identification and a reasonable opportunity for the residents to respond, may enter a structure or premises at any reasonable time, subject to constitutional restrictions, for the purpose of making inspections and performing duties related to the enforcement of the County’s Zoning Ordinance.
- (b) It shall be unlawful for any person to interfere with the Zoning Official’s performance of her or his duties. Any such interference shall be treated as a civil infraction, the penalty for which shall be five hundred (\$500.00) dollars.

Section 26.4 Severability

If any portion of this Article is found to be unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or effectiveness of the remaining provisions of this Article or any part thereof.

Article 28A – Definitions

Junk:

Old or discarded scrap, copper, brass, iron, steel or other metals, or materials including but not limited to tires, household appliances, furniture, rope, rags, batteries, glass, rubber debris, waste, trash, construction debris, plumbing fixtures, or any discarded, dismantled, wrecked, scrapped, junk or nuisance ~~motor~~ vehicles or parts thereof. Building materials stored on site for an active or pending construction project are not considered “junk” under this definition.

Junk Vehicle:

A vehicle that does not display a ~~current~~lawfully valid license plate ~~lawfully upon a vehicle~~; is ~~partially dismantled, discarded,~~ wrecked, dismantled or extensively damaged or deteriorated; and is not capable of lawful operation on public roads.

Junk/Salvage Yard:

Any area where waste, junk, trash, discarded or salvaged materials are bought, sold, exchanged, baled, parked, stored, disassembled, or handled, including ~~auto-vehicle~~ wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building and not including permitted and approved pawnshops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, salvaged machinery and the processing of used, discarded, or salvaged material as part of manufacturing operations.

Salvage Yard:

~~Any place that is maintained, operated or used for the storing, keeping, buying, selling or processing of salvage, or for the operation and maintenance of a motor vehicle graveyard. Any collection of three or more automobile hulks, or combination of ferrous or nonferrous materials together with one or more automobile hulks, or a collection of any salvage contained in an area more than one quarter acre in size, shall be considered a salvage yard.~~



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

June 20, 2025

WASHINGTON COUNTY ZONING ORDINANCE STAFF REPORT AND ANALYSIS

Article 22 Division XIII

Purpose: This application is proposing to add a division to the Zoning Ordinance that expressly provides definitions and processes related to violations dealing with junk and junk vehicles in the county.

Staff Report: The collection of junk and junk vehicles on private property can be a nuisance and public health hazard. Collections of junk can serve as potential breeding grounds for pests and rodents harmful to human health.

This ordinance will provide legal standing for the county and the community by providing defined limits and definitions for junk. By establishing regulations for junk and junk vehicles, the county will be able to better enforce infractions while also providing the community guidelines on how to handle and store their junk properly.

Analysis: Currently, the Washington County Zoning Ordinance does not contain a section on junk. The proposed new division will create an outline on how to enforce junk in the county. The new division's purpose is to preserve the character and safety of the county's neighborhoods by eliminating junk and junk vehicles from private property and to provide procedures for removal.

These amendments clearly lay out the process for delineating a violation, notification to property owners, remediation efforts, and litigation potential. The proposed language codifies how the county currently handles junk and junk vehicle violations. Eight definitions have been added for the purpose of the division to provide clarification.

As is currently enforced, it is unlawful and a violation to store, keep or accumulate any junk and/or junk vehicles on any property in the county. One change proposed in this amendment would allow for one junk vehicle that can be legally stored outdoors if covered securely. This was added to account for situations where the property owner may be repairing or storing a vehicle for potential use in the future. This division does not apply to junk stored in an enclosed structure.

First and foremost, the county will work with the property owner to gain voluntary compliance. Language has been added that extensions may be granted if the property owner is communicating and cooperating with the county to achieve compliance. Civil citations are reserved for those who do not communicate or voluntarily comply with correction notices.

Staff Recommendation: Staff recommends approval of these amendments in order to provide consistent implementation of our land use policies and regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Kyla M. Shingleton', with a stylized, flowing script.

Kyla M. Shingleton

Comprehensive Planner

**WASHINGTON COUNTY PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING
August 6, 2025**

The Washington County Planning Commission held its regular monthly meeting and a public hearing on Monday, August 6, 2025 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 Chairman called the meeting to order at 6:00 p.m.

Planning Commission members present were: David Kline, Chairman; Jeff Semler, Vice-Chairman; Denny Reeder, Jay Miller, Terrie Shank, BJ Goetz, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Travis Allen, Senior Planner; and Misty Wagner-Grillo, Planner.

OLD BUSINESS

Fast Gas Company [RZ-25-006]

Mr. Allen reminded members that a public input meeting was held on July 7, 2025 to consider a map amendment application for the rezoning of three properties totaling .891 acres on Virginia Avenue and Brookmeade Circle. The applicant contends that a mistake was made during the 2012 Urban Growth Area comprehensive rezoning and is requesting a change in zoning from RT (Residential Transition) to HI (Highway Interchange). The applicant believes that all properties west of Hoffman Drive should have been rezoned HI; while the properties east of Hoffman Drive are more residential in nature. Three people spoke in opposition to the request due to potential impacts on adjacent residential properties because of the expanded commercial operations proposed by AC&T.

Motion and Vote: Mr. Goetz made a motion to recommend approval of the map amendment application to the Board of County Commissioners to change all three properties from RT to HI. The motion was seconded by Mr. Miller and unanimously approved with Commissioner Wagner abstaining from the vote.

NEW BUSINESS

MINUTES

Motion and Vote: Mr. Miller made a motion to approve the minutes of the July 7, 2025 Planning Commission public rezoning input meeting and regular meeting as presented. The motion was seconded by Ms. Shank and unanimously approved.

ORDINANCE MODIFICATION

Erik Stottlemeyer [OM-25-007]

Ms. Wagner-Grillo presented an ordinance modification request to allow two panhandle lots in excess of 400-feet and the stacking of three properties. The property is located at 12324 Saint Paul Road in Clear Spring and is currently zoned A(R) – Agricultural Rural. The total site acreage is 45.75-acres; the proposed total lot acreage for Lots 30, 31 and 32 is 9-acres. The proposed panhandle for Lot 31 is 407.08-feet and the proposed panhandle for Lot 32 is 671.24-feet. The applicant's justification statement indicates that the existing parcel has an existing access point along National Pike, the boundaries for the existing parcel forms an irregular shape with narrow road frontage of 195-feet along National Pike, and the irregular shape and narrow road frontage limits the number of lots that can be subdivided even though the parcel has adequate acreage. All three lots would use the existing entrance to minimize points of entry onto National Pike.

Motion and Vote: Mr. Semler made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Reeder and unanimously approved.

SUBDIVISIONS

The Run at Elizabethtowne [PP-24-003]

Ms. Wagner-Grillo presented a preliminary plat for a 72-lot single-family subdivision located at 17755 Halfway Boulevard. The parcel is 34-acres in size and is currently zoned RU (Residential Urban). The minimum lot size in the RU zone is 6,500 square feet; the proposed minimum lot size in the development is 6,600 square feet. The average lot size is 8,481 square feet. Sidewalks are proposed in this development. The property is served by public water from the City of Hagerstown and public sewer from Washington County. One entrance is proposed from Halfway Boulevard. Jazz Walk is proposed to connect to the Lincolnshire Elementary School property and will be a private road that will be conveyed to the Washington County Board of Education. Proposed are a crosswalk at Jazz Walk, extended walkways, and some improvements for parking at the school. Open space is proposed throughout the development for a total of 7.81-acres. The open space will contain forest conservation easements. The remaining lands on the east side of Halfway Boulevard will include 4.25 acres of forest easements. There are three storm water managements outlots proposed. The required parking is 144 spaces; two spaces per driveway is proposed for a total of 144 spaces plus street parking along the curbs. A sign is proposed at the Halfway Boulevard entrance. Community mailboxes throughout the development are proposed. A HOA is also proposed for the development. Approvals from Land Development, Engineering, the Health Department, Water Quality and the Soil Conservation District are pending.

❖ **Forest Conservation**

Mr. Allen presented a request to remove seven specimen trees on the site and to utilize the payment-in-lieu of planting option to satisfy 7.03 acres of overall planting requirements. He explained that this is the preliminary forest conservation plan; the final conservation plan will be submitted with the final plats during each phase of the development. There is a total planting requirement of 8.99-acres resulting from disturbance of 32.09-acres.

Discussion and Comments: Mr. Goetz asked if the entrance from Oak Ridge Drive will be right-in/right-out only. Mr. Poffenberger of Fox & Associates stated it will be right-in/right-out only.

Motion and Vote: Mr. Goetz made a motion to approve the preliminary plat contingent upon all agency approvals. The motion was seconded by Mr. Miller and unanimously approved.

Motion and Vote: Mr. Reeder made a motion to approve the removal of seven specimen trees and to utilize the payment-in-lieu of planting option as presented. The motion was seconded by Mr. Semler and unanimously approved.

SITE PLANS

Maugansville Ag Machine Shop [SP-23-048]

Ms. Wagner- presented a site plan for a proposed 13,772 sq. ft. machine shop located at 15244 Fairview Road in Clear Spring. The parcel is 9.62 acres and is currently zoned RV and A(R) – Rural Village and Agricultural Rural. The Board of Zoning Appeals approved the establishment of a machine shop facility in 2022. The site will be served by private water and private sewer. Hours of operation will be Monday, Thursday and Friday from 7:30 a.m. to 5:00 p.m. Freight and delivery will be one time per week for a semi-truck delivery and three times per week for box truck deliveries. Eight employees are proposed. Thirteen parking spaces are required; thirteen parking spaces will be provided. No lighting is proposed. A 10 x 13-foot monumental sign is proposed. Trash will be collected in an on-site dumpster. Landscaping is proposed along the property lines with residential dwellings. Forest conservation requirements were previously approved in 2022. Approval is pending from the State Highway Administration.

Motion and Vote: Mr. Goetz made a motion to approve the site plan contingent upon approval from the State Highway Administration. The motion was seconded by Mr. Semler and unanimously approved.

OTHER BUSINESS

Harry Martin Keadle, Lot 1 [S-23-029]

Ms. Wagner-Grillo presented a request for a one-year extension of the preliminary/final plat for a one lot intrafamily subdivision located at 10945 McCoy's Ferry Road. The project was submitted and accepted on July 12, 2023. The one-year extension would expire on July 12, 2026.

Motion and Vote: Mr. Reeder made a motion to approve the one-year extension as presented. The motion was seconded by Ms. Shank and unanimously approved.

Townes at Rockspring, Phase 1 [S-23-023]

Ms. Wagner-Grillo presented a request for a one-year extension of the final plat for 58 townhouse lots with associated street right-of-way, storm water management and open space areas located at 11049 Mount Edward Drive. The project was submitted and accepted on August 21, 2023. The one-year extension would expire on August 21, 2026.

Motion and Vote: Mr. Miller made a motion to approve the one-year extension as presented. The motion was seconded by Ms. Shank and unanimously approved.

Motion and Vote: Ms. Shank made a motion to adjourn the regular meeting at 7:20 p.m. The motion was seconded by Mr. Miller and so ordered by the Chairman.

PUBLIC HEARING – BLACK ROCK PUD REMAND

The Chairman called the public hearing to order at 6:20 p.m.

Ms. Baker presented a brief timeline of events for the Black Rock PUD within a written staff report that was submitted to the Planning Commission members prior to the public hearing. She noted that Dan Ryan Builders have made several requests to make changes to the approved development plan. The final proposal was reviewed by the Commission to determine if the proposed changes would be considered a major or minor change. If the change was considered a minor change, the developer could move forward with the development plan process. If the change was considered a major change, the developer would be required to go through a new rezoning process. In April of 2022, the Planning Commission reviewed the final development plan that was submitted and decided that it was a minor change. Their decision was appealed to the Board of Zoning Appeals in May of 2022. The Board of Zoning Appeals held two public hearings, one on July 21st and one on August 18th. The Board's final opinion issued in September of 2022 supported the Planning Commission's decision. In October of 2022, the case was appealed to the Circuit Court of Washington County. On April 1, 2024, the Circuit Court issued its opinion finding a lack of evidence and remanded the case back to the Board of Zoning Appeals. The defendant then appealed the case to the Appellate Court of Maryland and later withdrew that appeal. Withdraw of the appeal meant that the opinion of the Circuit Court was still in place and that the Board of Zoning Appeals would be required to address the remand. During their March 19, 2025 regular meeting, the BZA considered the Court's opinion and determined that further analysis would be needed by the Planning Commission in order for the BZA to make their final decision. They then remanded the issue back to the Planning Commission for further analysis.

As part of the Circuit Court's hearing, there were four distinct issues presented by the Mt. Aetna Advocacy Group (the Plaintiff in the court case). These four questions were detailed within the staff report presented to the members prior to the meeting. In brief, the questions are:

1. Has the Black Rock PUD (development plan) expired because the development plan was approved and did not take effect for two years?
2. Is the Black Rock PUD (zoning district) valid?
3. Was there a violation of Section 24.4(b) in the Zoning Ordinance with regard to the timeframes set forth for re-submittal of each application?
4. Should this development plan be considered a major or minor change?

Public Comments

- Sean Cooley, 1001 Fleet Street, Floor 9, Baltimore, MD, representing the Mt. Aetna Advocacy Group – Mr. Cooley noted that the new developer is proposing a different plan; however, the issues raised by the Circuit Court are applicable to the new development plan as well. He believes that when an appeal was filed with the Appellate Court of Maryland, this was an attempt to stall in order to present the new "Arborview" development plan to the Planning Commission. Other points to consider within the Circuit Court's opinion and staff's recommendations are as follows:
 - Argument #3: Reduction of the estimated daily usage of water and sewer from 300 gallons/day to 200 gallons/day had no rationale. Staff's recommendation is that it is safe to say that 200 gallons/day would be appropriate based on County policies in measuring usage; however, it is not clear why that would not be a major change or would contribute to a major change.
 - Argument #4: The Planning Commission needs to consider storm water management during the development plan process. Staff believes that no further analysis is needed because the Circuit Court did not focus on this issue. Mr. Cooley believes that this issue should still be a consideration of the Commission.
 - Argument #5: The Circuit Court found diminished amenities in the proposal, and combined with other proposed changes, this is a major change. Staff believes that because of the potential reinstatement of these amenities, there is no reduction in the amenities.

- Argument #6: The proposed plan shows a 7-foot increase in the maximum height of the townhouses and a 15-foot increase in the maximum height for the multi-family units. These differences need to be considered by the Commission.

In conclusion, Mr. Cooley asked the Planning Commission to carefully examine the Circuit Court's opinion and to follow all the detailed instructions set forth. The Mt. Aetna Advocacy Group considers this development plan a major change. Mr. Cooley believes that staff is considering each change individually when they should be considered as one major change.

- Matt Powell, DRB Homes, 10313 Arnett Drive, Hagerstown – Mr. Powell stated that DRB Homes purchased the property in October of 2024 with the understanding that the PUD was invalid. DRB Homes fully supports staff's recommendation that the PUD zoning has expired and is no longer valid. The developer is pursuing a new development plan which is proposing a "by right" development in accordance with the underlying zoning.
- Melanie Goldsborough, 10935 Sassan Lane, Hagerstown – Ms. Goldsborough expressed concern regarding the proposed density (including the apartments) which would lead to overcrowding in the peaceful community in which she and her family now live. Her husband is a combat veteran of the Iraqi war and chose this development and location because of the anxiety he experiences in densely populated areas.
- Sharon Petersen, 20510 Shaheen Lane, Hagerstown – Ms. Petersen explained that she has attended several of the previous meetings regarding this development. She believes there is a lack of cohesive planning and that this development would greatly affect her quality of life.

With no other persons seeking to comment on the issue, the public hearing was then closed.

Discussion and Comments: Ms. Baker explained that in 2015, the County performed a comprehensive rezoning of the urban areas. At that time, the PUD zoning district was abandoned and a new mixed use zoning district took its place; any existing PUDs were grandfathered. Staff recommend that the PUD be invalidated. Mr. Goetz questioned that if the PUD is invalidated, would any and all development plans also be invalidated. Ms. Baker explained that if the zoning is found to be invalid, the development plan will be invalid; however, the Court's opinions must still be addressed by the Commission. Ms. Baker lead a comprehensive review of the Court's opinions and questions as follows.

Question #1: Has the Black Rock PUD development plan expired?

On March 2, 2022, the Planning Commission approved a development plan with language that stated, "the plan is effective for a period of two years"; thereby that plan would expire on March 2, 2024. However, the Circuit Court has stated that there is no explicit language within the Zoning Ordinance that determines when a development plan expires. Therefore, the Court affirmed the Board of Zoning Appeals opinion that the development plan did not expire.

Question #2: Is the Black Rock PUD zoning valid or invalid?

The Circuit Court went to individual sections of the Zoning Ordinance that deal with the timelines required to maintain the validity of a PUD zone. A timeline of events that occurred with regard to this PUD was provided within the Staff Report. Ms. Baker reviewed each submittal deadline and the actual dates that the submittals occurred. The Planning Commission must provide findings as to why the PUD floating zone should be found invalid. As shown in the Staff report, a site plan was approved on February 27, 2009 and that construction did not commence within the one (1) year timeframe designated in Section 16A.6.e.3. Staff recommends that upon further review, the developer violated Section 16.A.6.e of the Zoning Ordinance because they did not meet the submittal time frames as required by the Ordinance; therefore, it appears the PUD would be invalid. The Planning Commission could initiate a rezoning which would go before the Board of County Commissioners stating that the PUD is invalid and requesting that the property be returned to its original zoning.¹ Staff is seeking a consensus from the Planning Commission that the PUD zoning district should be considered invalid because it violates Section 16.A.6.E of the Zoning Ordinance.

Consensus: The Planning Commission supports the Circuit Court's opinion and Staff's recommendation that the PUD zoning district is invalid because it violates Section 16.A.6.e of the Zoning Ordinance.

Question #3: Was there a violation of the Zoning Ordinance as it pertains to the amount of time required between applications and when denial occurs? This question refers to Section 24.4.b of the Zoning Ordinance.

¹ Upon further review by the County Attorney's office after the public hearing, it was determined that the Planning Commission does not have the legislative authority to initiate a piecemeal rezoning.

Comments: Mr. Goetz expressed his opinion that if the Planning Commission agrees that the PUD is invalid, the remaining questions are moot and should not need further consideration. Ms. Baker explained that this is a court remand; therefore, all issues addressed by the Court must be reconsidered by the Commission. The County Attorney has instructed staff that this matter needs to be addressed in its entirety.

Staff's opinion on Question #3 is that the Planning Commission did not violate Section 24.4.b of the Zoning Ordinance because no formal application was made. When the changes in question were proposed, the developer was only seeking the advice of the Planning Commission. There were no formal applications submitted, no fees paid, no review by staff, no outside agency review, and no approvals or denials were given; therefore, no timeline was started.

Consensus: The Planning Commission supports Staff's analysis that no formal applications were made; therefore, no timeline was started because no approvals or denials were given.

Question #4: Are the proposed changes, in fact, minor as determined by the Planning Commission and affirmed by the BZA? Ms. Baker explained there were several points of consideration under this question. Staff has done its best to evaluate each of these points and agree with the Mt. Aetna Advocacy Group's attorney that these changes need to be considered in a cumulative manner and not on an individual basis.

- Argument #1: Configuration of lots - The proposed plan moved denser development to the southeast corner of the property as opposed to spreading it throughout the property as shown on the original development plan.
- Argument #2: The clustering of 485 dwelling units on less than half of the property as opposed to spreading it throughout the property as shown on the original development plan.

Ms. Baker noted that the original approved PUD plan consisted of 595 dwelling units. In 2022, a public hearing was held because the developer requested a major change in the development plan proposing 1,100 dwelling units. This request was denied by the Board of County Commissioners. Following that decision, the developer realized that the development could not be more densely populated so they began seeking the Planning Commission's advice to shift the location of the dwelling units on the property. Staff stated that the court combined their findings for these two questions and that the questions have a broad range of issues that contribute to the cumulative argument being made. Therefore, analysis of these questions can be found in various sections of the Staff report.

- Argument #3: Water and sewage usage that changed from 300 gallons per day to 200 gallons per day. The Court agreed with the Mt. Aetna Advocacy Group that the change was a significant change and no justification was provided regarding the change. Ms. Baker stated that during her research for the staff report, she could not find any documentation explaining why 300 gallons per day was used in the original plan and there is no longer anyone on staff with that historical knowledge.

Ms. Baker stated that she used, in her analysis, an EDU (equivalent dwelling unit) to calculate how much each use would generate. The County has adopted a policy whereby 1 EDU is assumed to be equal to 200 gallons per day both for water and sewerage calculations. This information is provided in the Staff Report. There has not been any justification as to why there was a change and whether it was significant.

Comments: Mr. Goetz expressed his opinion that this should not be considered a major change because the developer is proposing to use less water and sewerage which benefits the County overall. Mr. Semler concurred.

- Argument #4: Reduction of stormwater management areas. Staff noted that the court didn't seem to accept this point as a reason for determining major vs. minor changes. Staff recommended that further analysis wasn't needed.

Discussion: Mr. Goetz questioned the Court's opinion regarding the analysis of the storm water management issue. Typically, an initial storm water management area is shown on the development plan; however, calculations are based on covered surfaces and are part of the site plan/subdivision phase. Ms. Baker explained that preliminary work such as where the watershed is located, how water will drain on-site, where the most likely area for the storm water ponds would be located, etc. is needed. She believes that the Court felt the Planning Commission did not give these issues full consideration.

Ms. Baker further explained that the original development plan prepared in 2002 was developed under a different set of storm water management regulations. The State made

significant changes to the regulations in 2009. Therefore, the question remains, did the Planning Commission have sufficient information at that stage to determine if the changes were major or minor changes?

- **Argument #5: Reduction in space for amenities** – Ms. Baker stated that the 2002 development plan showed approximately 8-acres of recreational amenities. The plan that was submitted for the major or minor change (proposal #3) showed 3 ½-acres of recreational amenities and did not specify a timeline of when these improvements would occur. According to the Court, the 2002 plan for the Black Rock PUD created a “country club” atmosphere that included tennis courts, a club house, swimming pool, etc. The third proposed plan submitted for the Planning Commission’s advice proposed open play areas, play areas with equipment, etc. Ms. Baker noted there was a revision made to the development plan in 2020 which affected the amenities (loss of club house, etc.) previously proposed. Therefore, the amenities proposed in proposal #3 reinstated some of the amenities that were removed in 2020. Ms. Baker also noted in her staff report that this development is directly across the street from the Washington County Regional Park which has amenities such as baseball fields, playgrounds, etc.; however, this should not be a substitute for amenities within the development.
- **Argument #6: Building height** – Proposal #3 proposed a 17% increase in the height of townhouses and a 27% increase in the multi-family units. Ms. Baker explained that she and the Court performed a very simplified analysis of this issue on an individual basis. She reiterated that this issue needs to be considered in tandem with all other proposed changes. Staff believes that the height of the apartment buildings could be considered a major change depending on the context and spatial requirements.
- **Argument #7: Implementation of the Plan** – Ms. Baker noted that Section 16.A.4.j of the Zoning Ordinance states, “each phase of the development must conform to the same density as the overall development”. Based upon the information provided, this plan appears to be in violation of Section 16.A.4.j of the Ordinance.
- **Other considerations of the Court include:**
 - Should the adequacy or lack of adequacy of public facilities/infrastructure be considered including adequacy of schools, water (generally), water for fire suppression, sewers, roads, and emergency services. The Mt. Aetna Advocacy Group argued that adequacy of public infrastructure is a very important factor in deliberating whether a change is major or minor. The Court’s opinion is the Planning Commission did not make the required “findings of fact” or perform the required analysis as to the adequacy of the facilities or infrastructure. Ms. Baker believes that during a preliminary review, it is very difficult to know what the impacts will be on infrastructure in the future. It was noted during the public hearing in 2022, there are issues with water pressure in this area and concerns regarding fire suppression. The developer, at that time, set aside land for a water tower to accommodate these issues, if needed.
 - Should the Planning Commission have re-evaluated the traffic impacts? – Ms. Baker noted that traffic impact studies were completed in 2002 and again in 2022. Specifically, when the rezoning application was submitted, for the 1,100 units, a traffic study was completed to determine what road improvements would be required for full build out. Ms. Baker does not believe another traffic impact study was completed when the developer proposed reducing the number of units to 585, which was part of proposal #3. By reducing the number of dwelling units, it seems logical that the traffic impact would be less. However, there was not a traffic impact study completed.

Comments: Mr. Kline expressed his opinion that until a final configuration of the development is established, due to moving entrances and exits around on the property, the traffic impact should not be considered until the site plan stage. Mr. Miller expressed his opinion that because the number of dwelling units was reduced, by half, logically you would assume there would be less traffic; therefore, a new traffic study should not be required.

- **School adequacy** – Ms. Baker provided charts within her staff report delineating the number of students for each school district affected by proposal #3 using current pupil generation rates. Currently, looking strictly at the enrollment base compared to the State rated capacity, all schools are adequate. This is a very rudimentary analysis and does not include an analysis of previous development in the area or

developments in the pipeline within these school districts. If these developments are also considered, most of the schools would be close to capacity.

In conclusion, staff did not provide a cumulative recommendation; however, recommendations were made on each individual point received from the Circuit Court. Given all the facts provided and testimony given, the Planning Commission must determine if this was a major or minor change to the development plan.

The Planning Commission members agreed that they need additional time to consider these points and that the discussion should be continued at the September meeting.

Motion: Ms. Shank made a motion to adjourn the public hearing at 8:30 p.m. The motion was seconded by Mr. Miller and so ordered by the Chairman.

The Chairman re-convened the regular meeting at 8:30 p.m.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of June including three site plans and three preliminary/final plats.

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 8:35 p.m. The motion was seconded by Commissioner Wagner and so ordered by the Chairman.

UPCOMING MEETINGS

- 1. September 8, 2025, 6:00 p.m. – Washington County Planning Commission regular meeting

Respectfully submitted,

David Kline, Chairman

WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 8, 2025

The Washington County Planning Commission held its regular monthly meeting on Monday, September 8 2025 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 meeting to order at 6:00 p.m.

Planning Commission members present were: Jeff Semler, Vice-Chairman, Denny Reeder, Jay Miller, BJ Goetz, and Ex-officio County Commissioner Randy Wagner. Staff members present were: Washington County Department of Planning & Zoning: Jill Baker, Director; Jennifer Kinzer, Deputy Director; Misty Wagner-Grillo, Planner; and Debra Eckard, Office Manager.

NEW BUSINESS

ORDINANCE MODIFICATIONS

Alan F. Yost [OM-25-009]

Ms. Wagner-Grillo presented a proposed ordinance modification request from Section 318.1.A of the Subdivision Ordinance. The subject site is located along the south side of US Route 40, west of Orebank Road and is currently zoned EC (Environmental Conservation). The applicant wants to create a 10-acre lot for recreational or agricultural use. This would be a stand-alone simplified parcel not for development.

Motion and Vote: Mr. Goetz made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Dinah Young [OM-25-011]

Ms. Wagner-Grillo presented a proposed ordinance modification request from Section 16.A.5 of the Zoning Ordinance. The property is located at 1232 Hunters Woods Drive and is currently zoned RS/PUD (Residential Suburban with the Planned Unit Development overlay). The applicant is requesting a reduction in the rear yard setback from the required 20-feet to 7.44-feet. The property behind the site is designated open space.

Motion and Vote: Mr. Reeder made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Goetz and unanimously approved.

Jeannie Thompson [OM-25-010]

Ms. Wagner-Grillo presented a proposed ordinance modification request from Section 16.A.5 of the Zoning Ordinance. The property is located at 1231 Hunters Woods Drive and is currently zoned RS/PUD (Residential Suburban with the Planned Unit Development overlay). The applicant is requesting a reduction in the rear yard setback from the required 20-feet to 7.90-feet. The property behind the site is a designated storm water management area.

Motion and Vote: Mr. Miller made a motion to approve the ordinance modification request as presented. The motion was seconded by Mr. Reeder and unanimously approved.

OTHER BUSINESS

Proposed Text Amendment [RZ-25-007]

Ms. Shingleton introduced a proposed text amendment to address low intensity fowl operations that include raising or providing care for 24 or less domestic fowl raised for eggs or meat consumption. No roosters or guinea fowl would be permitted. Limitations would include the following: the first ½ acre or less a maximum of six fowl would be allowed; an additional six fowl would be permitted for each ½ acre up to a total of 24 fowl. More than 24 fowl will be considered a high-intensity operation and must meet all standards and regulations set forth by the Animal Husbandry Ordinance. Structures for a low-intensity operation must be set back a minimum of 25 feet from any neighboring dwelling, school, church or institution for human care and at no time shall a structure be located closer than 10 feet from any side or rear property lines. Structures shall not be permitted in front yards, drainage swales or mapped floodplain areas. A zoning certificate will be required for all fowl

operations. Free range fowls will not be permitted; all structures and roaming areas must be fenced. Structures must be properly constructed, maintained and cleaned on a regular basis to prevent odors and waste from building up. Feed must be stored in contained areas and must be cleaned regularly to prevent scavengers, insects and parasites that may harm humans. Manure may be composted and added to gardens or yards if done so without creating malicious smells or other hazards. Waste that is not composted must be collected in a sealed dry container and must be stored at a minimum of 10 feet from all property lines. A Waste Management Plan and Nutrient Management Plan will only be required when housing more than 24 fowl. Outdoor slaughtering or butchering is prohibited. A zoning permit will be required for any structures housing chickens. A proof of registration from the State will be required for fowl operations.

Discussion and Comments: There was a brief discussion regarding the slaughtering of chickens. Ms. Baker explained that sometimes it's a cultural belief. She stated that we have had complaints from neighbors that this is unsanitary and could be a health hazard.

Mr. Semler asked if peacocks should be included in this amendment. Ms. Baker stated that peacocks were not included because they are not raised for eggs or meat.

Proposed Text Amendment [RZ-25-009]

Ms. Baker introduced a proposed text amendment to address junk and junk vehicles, as a nuisance, on private property. She noted that Ms. Shingleton has completed extensive research on this subject throughout the state and country. Currently in our Zoning Ordinance, we have a definition for junk and junk vehicles and salvage yards but there are no zoning districts that allow a salvage yard. Junk yards are considered non-conforming uses and are only permitted as a special exception in the Industrial General zoning district. Ms. Baker explained that currently there is no language in the Zoning Ordinance that explicitly prohibits junk and the County Attorney's office is having a difficult time taking these complaints to court and having a judge rule in our favor. Therefore, we are creating a new division under Article 22 of the Zoning Ordinance. There will be explicit language stating, it will be "unlawful and a violation of the landowner of any premises to keep or accumulate junk or junk vehicles, etc."

Ms. Baker discussed instances when a vehicle may not be considered junk. A section for exemptions will be included in the proposed text. She briefly reviewed the exemptions which include language regarding farm vehicles. Ms. Baker discussed the processing of zoning violations and enforcement.

Update of Projects Initialized

Ms. Kinzer provided a written report for land development plan review projects initialized during the month of July including six forest stand delineations and two preliminary/final plats.

OLD BUSINESS

Black Rock PUD Remand

Ms. Baker began the discussion by explaining that the Board of Zoning Appeals must review and consider the Planning Commission's findings regarding specific questions posed by the Circuit Court in order to make a reasonable decision if the proposed changes were major or minor changes.

For the record, Ms. Baker corrected a statement in her staff report stating that the County would initiate a rezoning to remove the PUD overlay. The County Attorney has clarified that the County will not initialize a rezoning on an individual property; removal of the overlay would be the responsibility of the property owner.

The Planning Commission reiterated its decision from the August 4th meeting that the PUD zoning is invalid based upon the developer failing to meet deadlines outlined in Section 16.A.6.e of the Zoning Ordinance.

Question #3: Was there a violation of Section 24.4.b of the Zoning Ordinance as it pertains to the amount of time required between applications and when denial occurs? Staff's opinion on Question #3 is that the Planning Commission did not violate Section 24.4.b of the Zoning Ordinance because no formal application was made. When the changes in question were proposed, the developer was only seeking the advice of the Planning Commission. There were no formal applications submitted, no fees paid, no review by staff, no outside agency review, and no approvals or denials were given; therefore, no timeline was started.

The Planning Commission reiterated its decision from the August 4th meeting supporting Staff's analysis that no formal applications were made; therefore, no timeline was started because no approvals or denials were given.

Question #4: Are the proposed changes, in fact, minor as determined by the Planning Commission and affirmed by the BZA? Ms. Baker explained there were several points of consideration under this question. She believes that collectively, this is a major change. The Planning Commission then reviewed each point of consideration individually.

- 1) Reduction in water and sewage usage from 300 gallons per day to 200 gallons per day. Staff believes this is an inaccurate and null argument. The Planning Commission concurred based on the analysis provided in the staff report.
- 2) Reduction of the storm water management areas. Staff pointed out that storm water management regulations have changed considerably over the past 20 years; therefore, this is not a major change. The Planning Commission concurred.
- 3) The 50% reduction in the space for amenities: Staff explained that the Court considered the 2002 development plan but did not consider the updated plan from 2022. Again, the Commission does not believe this constitutes a major change.
- 4) Increase in the height of the townhouses and apartments: Staff believes there is some validity to the argument that this is a major change for the condos and apartments. The proposed change could give these units another full-story in building height. This difference could affect the appearance of the neighborhood as a whole.

Comments: Mr. Miller expressed his opinion that topography, the design of the dwelling units as well as the pitch of the roof would affect the height of a building. He does not believe enough information was provided on the development plan to make a reasonable decision on this issue. Members concurred with Mr. Miller.

- 5) Implementation of the development plan: Ms. Baker noted that Section 16.A.4.j of the Zoning Ordinance states, "each phase of the development must conform to the same density as the overall development". Based upon the information provided, this plan appears to be in violation of Section 16.A.4.j of the Ordinance. Members agreed there is a violation and this should be considered a major change.
Ms. Baker believes that the judge considered that if one part of the change is determined to be a major change, then the development plan in its entirety should be considered a major change.
- 6) Should the adequacy or lack of adequacy of public facilities/infrastructure be considered including adequacy of schools, water (generally), water for fire suppression, sewers, roads, and emergency services.

Comments: Mr. Goetz expressed his opinion that the water issue was addressed by the proposal to construct a water tower. School adequacy would be addressed with a contribution by the developer or when the school reaches 120% of State-rated capacity. When schools meet the 120% State-rated capacity, the Board of Education as well as the County Commissioners would step in to resolve the issue. Therefore, this does not constitute a major change in his opinion because this is not controlled by the Planning Commission.

Ms. Baker noted that in the State of Maryland, a developer/property owner may proceed with development planning at his own risk; however, until the final plat is recorded, there are no vested rights to build on the property. Ms. Baker believes that the applicant addressed the water issue and the road impacts because the number of dwelling units was reduced.

Mr. Goetz believes that the phasing of the development will be driven by the housing market. Ms. Baker agreed that the developer cannot be held to a specific time schedule due to economics of the situation.

- 7) The Court argued that this was a major change because the condominiums and townhomes were originally planned as a gated community. The new plan does not show a gated community. The Court also argued that the condominiums were changed to multi-family dwelling units; therefore, this would constitute a major change.

Discussion and Comments: Mr. Miller expressed his opinion that after reviewing and discussing each item individually, he still believes that the majority of proposed changes were minor and therefore, the overall change should be considered a minor change.

Mr. Goetz expressed his opinion that the first comment to the Board of Zoning Appeals should be that the Planning Commission has determined that the PUD zoning is invalid. Afterward, based on further review, consideration and discussion of each question from the Court, each one should be listed separately with the Planning Commission's decision on each, and finally state that based on these determinations collectively, the Planning Commission believes the proposed change was minor.

There was a brief discussion regarding the developer's violation of the Zoning Ordinance as it pertains to the density requirements found in Section 16.A.4.j. Ms. Baker noted that if the proposed plan had been approved, an appeal could have been filed with the Board of Zoning Appeals. She stated that any decision made by the Planning Commission can be appealed to the BZA within 30 days. Ms. Baker stated that the 2022 approved development plan indicates the following densities within each phase: Phase I – 183 dwelling units; Phase II – 302 dwelling units; for a combined total of 485 units or 5.5 dwelling units per acre; with an overall cumulative total of 2.7 dwelling units per acre. Mr. Goetz made an inquiry as to which plans should be compared. He believes that members and staff should be comparing the 2020 and 2022 approved plans; not the 2022 and 2002 approved plans. Decisions should be made on the most recent approved plan, not the original development plan. The 2020 development plan indicates the following densities within each phase: Phases 1A and 1B – 1.5 dwelling units per acre, Phase II – 5.0 dwelling units per acre and Phase III - 4.2 dwelling units per acre; the overall cumulative total was 2.7 dwelling units per acre. Therefore, the 2020 and 2022 overall combined total densities in the approved development plans are the same based on these figures. Mr. Miller expressed his opinion that the Zoning Ordinance wants each phase, not the cumulative total density, to be comparable. Ms. Baker agreed with Mr. Miller's assessment.

Consensus: The Planning Commission concurred that the 2022 approved development plan should be compared to the 2020 approved development plan, not the 2002 approved development plan.

Motion and Vote: Mr. Miller made a motion that the Planning Commission recommends the following to the Board of Zoning Appeals based upon extensive review and analysis and for reasons stated within the staff report:

- 1) The PUD zoning is invalid based upon the developer failing to meet deadlines outlined in Section 16.A.6.e of the Zoning Ordinance.
- 2) There is no violation of Section 24.4.b of the Zoning Ordinance because no formal applications were made; therefore, no timeline was started because no approvals or denials were given.
- 3) The changes proposed do not rise to the level of a major change.

The motion was seconded by Mr. Reeder and unanimously approved with Commissioner Wagner abstaining from the vote.

ADJOURNMENT

Mr. Goetz made a motion to adjourn the meeting at 7:45 p.m. The motion was seconded by Mr. Reeder and so ordered by the Vice-Chairman.

UPCOMING MEETINGS

1. October 6, 2025, 6:00 p.m. – Washington County Planning Commission public rezoning input meeting and regular meeting

Respectfully submitted,

Jeff Semler, Vice-Chairman



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.....: Leitersburg
NUMBER.....: SP-24-032

OWNER.....: VEIL ROBERT C JR & VEIL MARVINA C
LOCATION.....: 21536 LEITERSBURG SMITHSBURG Road
Hagerstown, MD 21742

DESCRIPTION.....: Proposed 155-foot monopole-style wireless telecommunications facility

ZONING.....: RV; A(R) Refer to Map
COMP PLAN LU.....: Agriculture
PARCEL.....: 09006753
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 09

TYPE.....: Unspecified Non-Residential
GROSS ACRES.....:
DWELLING UNITS.....:
TOTAL LOTS.....: 0
DENSITY.....: N/L Units Per Acre

PLANNER.....: Scott A Stotemyer
ENGINEER.....: MORRIS & RITCHIE ASSOCIATES, INC.
RECEIVED.....: April 28, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

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

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
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

1. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
2. 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.
3. 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.
4. A UTILITY PERMIT WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK LOCATED WITHIN THE COUNTY RIGHT-OF-WAY.
5. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVE OF WASHINGTON COUNTY DIVISION OF ENGINEERING & CONSTRUCTION.
6. PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE TO 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 SHOULD PROCEED UNTIL THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDRIO) HAS BEEN ISSUED BY MDE.
7. 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.
8. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
9. IN CONFORMANCE WITH THE STORM WATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AND ACCESS AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
10. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL LOCATE A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
12. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
13. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
14. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
15. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.



21546 LEITERSBURG SMITHSBURG RD
HAGERSTOWN , MARYLAND 21742
WASHINGTON COUNTY

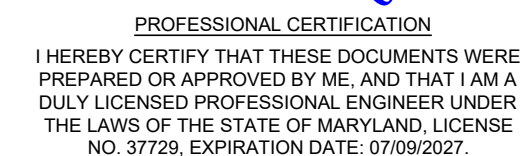
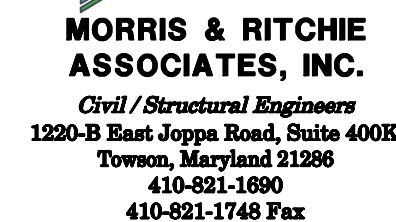
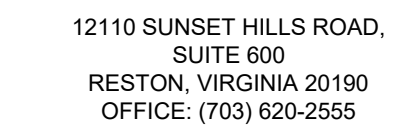


BENCHMARK

5000 ELEV. 594.36 SPIKE SET	N 73°15'.00 E 113°15'56.70
5001 ELEV. 600.55 SPIKE SET	N 73°16'05.61 E 113°16'00.24
5154 ELEV. 614.82 SPIKE SET	N 73°17'45.61 E 113°14'41.22
5217 ELEV. 624.84 SPIKE SET	N 73°08'41.85 E 113°02'00.03

- C-1 SITE PLAN
- C-2 SITE DETAILS
- C-3 ANTENNA SCHEDULE & EQUIPMENT DETAILS
- C-4 STANDARD SOIL EROSION & SEDIMENT CONTROL PLAN
- C-5 EROSION AND SEDIMENT CONTROL DETAILS
- C-6 EROSION AND SEDIMENT CONTROL NOTES
- C-7 SWM EXISTING CONDITIONS PLAN
- C-8 SWM PROPOSED CONDITIONS
- C-9 SWM DRAINAGE AREAS
- C-10 SWM ESD FACILITIES 1 & 2
- C-11 SWM NOTES

THIS PROJECT INVOLVES THE INSTALLATION OF A NEW 50'-0"x50'-0" FENCED COMPOUND CONTAINING A NEW MONOPOLE WITH A HEIGHT OF 155'-0" ABOVE GRADE LEVEL AND ALL ASSOCIATED EQUIPMENT FOR THE RECEPTION AND TRANSMISSION OF TELECOMMUNICATIONS.



MILESTONE SITE NAME:
LEITERSBURG

SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:		
NO.	DESCRIPTION	DATE
	COUNTY COMMENTS	08/25/25

DESIGNED BY: JT

DRAWN BY: DNT

REVIEWED BY: JT

PROJECT NO: 10427.3213

DATE: 11/19/2024

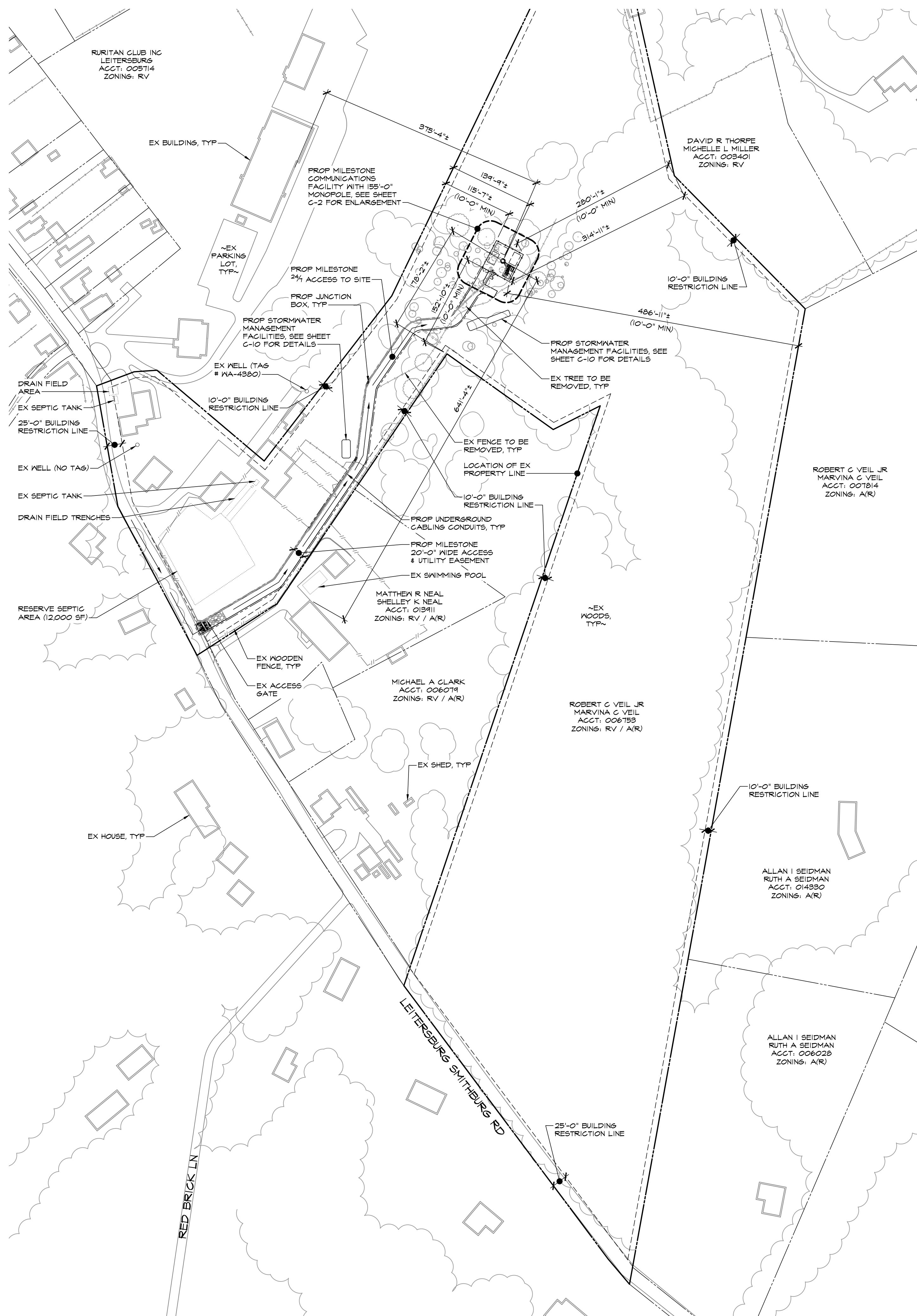
TITLE:

**Cover
Sheet**

SHEET:

CS-1

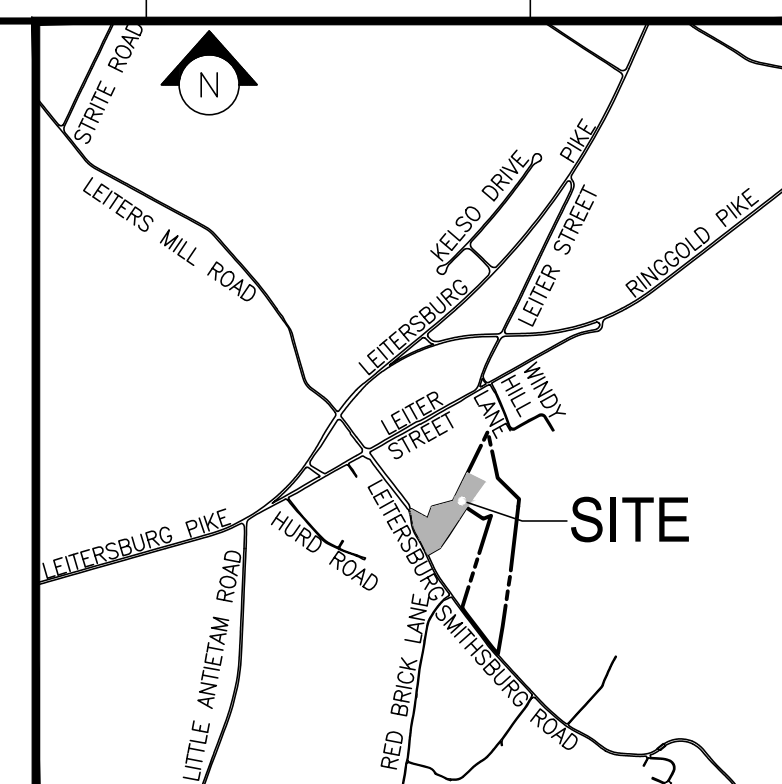
SP-24-032



Know what's **below**.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT

SITE PLAN
SCALE: 1" = 100'-0"



VICINITY MAP
SCALE: 1" = 2000'
BENCHMARK

5000 ELEV. 549.36 5PIKE SET	N 73°15'3.08 E 113°18'56.78
5001 ELEV. 608.55 5PIKE SET	N 73°16'05.61 E 113°17'68.24
5154 ELEV. 619.82 5PIKE SET	N 73°17'45.61 E 113°17'49.24
5217 ELEV. 629.84	N 73°08'29.55 E 113°08'28.83

SITE NOTES:

1. APPLICANT: MILESTONE TOWERS B7S, INC.
1210 SUNSET HILLS ROAD, STE 600
REHOBOTH, VA 20190
TEL. (703) 620-2855
2. PROPERTY OWNER: ROBERT C VEIL, JR
MARVINA C VEIL
21536 LEITERSBURG SMITHSBURG RD
HAGERSTOWN, MD 21742
3. SITE DATA: DEED BOOK: 00920 PAGE: 00669
ACCOUNT NUMBER: 00078
TRACT AREA: 21.0000 ACRES
DISTRICT: OR
ADDRESS: 21546 LEITERSBURG SMITHSBURG RD
HAGERSTOWN, MD 21742
EXISTING USE: AGRICULTURAL / TELECOMMUNICATIONS
4. ZONING: RV - RURAL VILLAGE
A/R - AGRICULTURAL (RURAL)
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED OCTOBER 9, 2023.
LATITUDE: N47° 41' 29.64" (94.641513") PROPOSED STRUCTURE HEIGHT: 155.00' ASL
LONGITUDE: N87° 31' 07.05" (-71.610624") TOTAL ELEVATION (AMSL): 784.00' AMSL
6. TOTAL DISTURBED AREA IS 3.9600 SF
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 11'-0" LONG x 3'-0" WIDE CONCRETE EQUIPMENT PAD AND ONE (1) 1'-0" LONG x 3'-6" WIDE CONCRETE GENERATOR PAD WITHIN A 30'-0"X50'-0" FENCED COMPOUND. NINE (9) ANTENNAS SHALL BE MOUNTED ON A NEW 155'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 150'-0" ABOVE GRADE LEVEL FOR THE RECEPTION AND TRANSMISSION OF TELECOMMUNICATIONS.
8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT MANNING OR OTHER SAFETY RECORDS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN AND CERTIFICATION FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2022.
14. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL OR CONSTRUCTION PLANS BY OTHERS.
15. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
16. THE COMMUNICATION EQUIPMENT SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
17. THE PROPOSED COMMUNICATIONS EQUIPMENT, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
18. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
19. NO PERMANENT STRUCTURES (FENCES, SHEEDS, PLANT EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAN OF SUBDIVISION.
20. THE DNR WILDLIFE AND HERITAGE SERVICE HAS INDICATED THAT THE HABITAT OF STATE-LISTED RARE, THREATENED OR ENDANGERED SPECIES MAY BE PRESENT ON THE PARCEL. THEIR REVIEW LETTER IS ON FILE WITH THE DIGITAL RECORDS DIVISION.

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY SHOWN BY TESTS IS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR ORIENTING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY ANY AND ALL UTILITIES LOCATED BY OTHERS AS PRESENTED BY ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHERS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
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5. THESE PLANS ARE NOT FOR REGRADATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

REVISIONS:		
NO.	DESCRIPTION	DATE
	COUNTY COMMENTS	08/25/25

DESIGNED BY: JT

DRAWN BY: DNT

REVIEWED BY: JT

PROJECT NO: 10427.3213

DATE: 11/19/2024

TITLE:

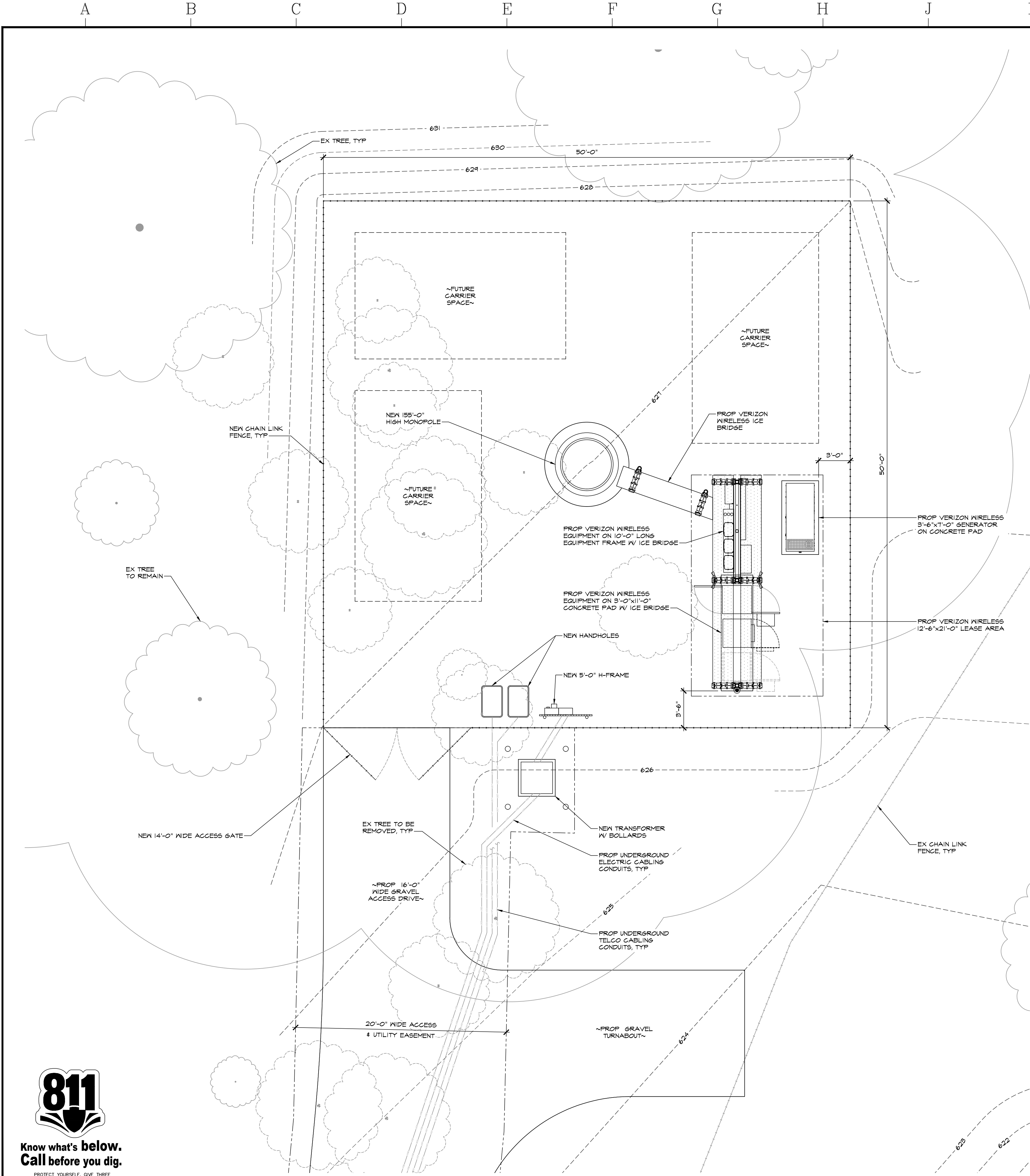
Site

Plan

SHEET:

C-1

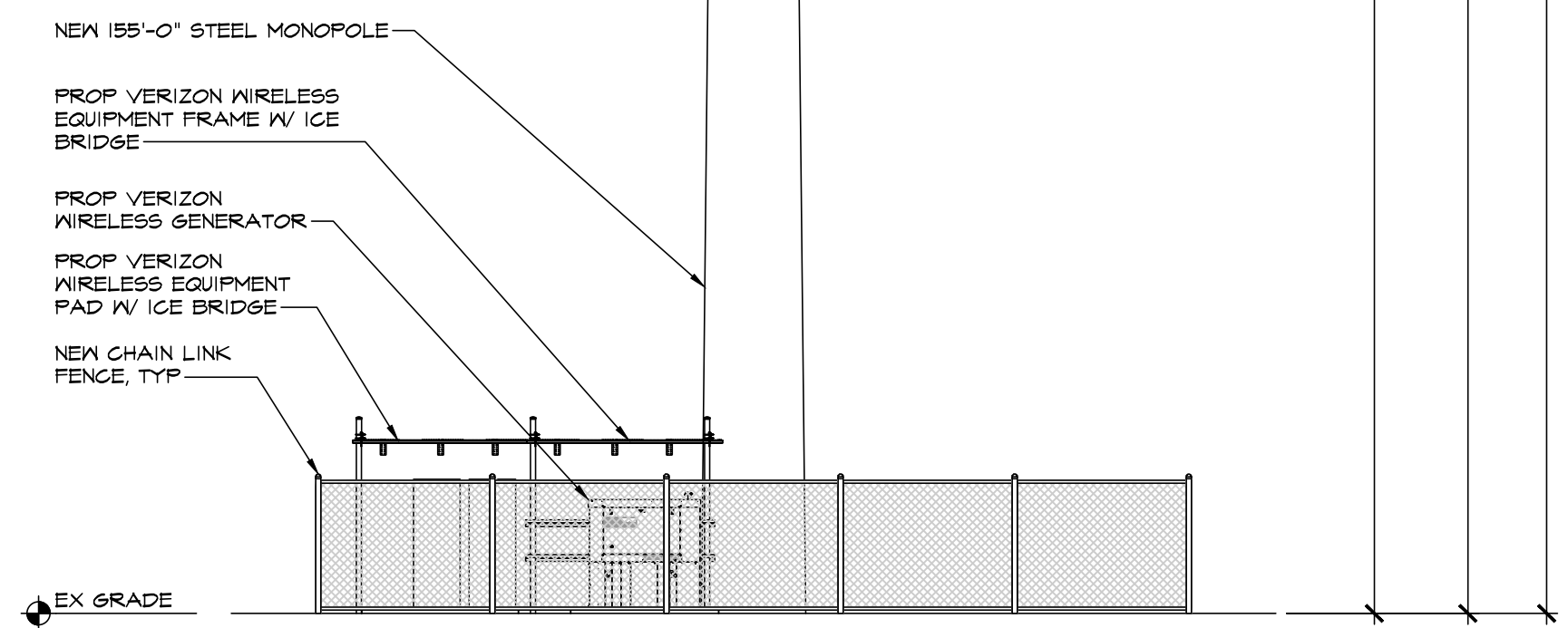
SP-24-032



ENLARGED COMPOUND LAYOUT
SCALE: 1" = 5'-0"

- PROPOSED VERIZON WIRELESS ANTENNAS
RAD CENTER = 150'-0" ± ASL
- FUTURE CARRIER SPACE
RAD CENTER = 141'-0" ± ASL
- FUTURE CARRIER SPACE
RAD CENTER = 131'-0" ± ASL
- FUTURE CARRIER SPACE
RAD CENTER = 121'-0" ± ASL

NOTE: CONTRACTOR TO INSTALL
THREE (3) 6x12 LOW
INDUCTANCE HYBRID
CABLES IN THE TOWER.



TOWER ELEVATION
SCALE: 1" = 10'-0"



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COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

Milestone Towers
12110 SUNSET HILLS ROAD,
SUITE 600
RESTON, VIRGINIA 20190
OFFICE: (703) 620-2555

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1320-B East Joppa Road, Suite 400K
Towson, Maryland 21286
410-921-1890
410-921-1748 Fax



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND, LICENSE
NO. 37729, EXPIRATION DATE: 07/09/2027.

MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:		
NO.	DESCRIPTION	DATE
COUNTY COMMENTS		08/25/25

DESIGNED BY:	JT
DRAWN BY:	DNT
REVIEWED BY:	JT
PROJECT NO:	10427.3213
DATE:	11/19/2024

TITLE:
Site Details

SHEET:
C-2



- LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING
SCALE: 1/2" = 1'-0"



PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

DRAWING DOES NOT INCLUDE NECESSARY
CONSENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
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ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

SECTOR	POS	MANUFACTURER	MODEL #	AZIMUTH	RAD CENTER (FT)	CABLE QUANTITY & LENGTH	ANTENNA TECHNOLOGY	ANTENNA COLOR CODING
ALPHA	1	SAMSUNG	MT641B-T7A	0°	150'-0"±	ONE (1) 6x12 LOW INDUCTANCE HYBRID CABLE 190'-0"± IN LENGTH (CONTRACTOR TO VERIFY IN FIELD PRIOR TO ORDERING MATERIAL)	C-BAND	RED/RED/RED (R/R/R) - HYBRIFLEX JUMPER
	2	JMA	MX06FR0860-02	0°	150'-0"±		100/850/2100 (6 CABLES)	TX: PURPLE/GREEN/RED/GREEN/PURPLE (P/G/R/G/P) RX: PURPLE/GREEN/2RED/GREEN/PURPLE (P/G/2R/G/P) TX: ORANGE/RED/ORANGE (O/R/O) RX: ORANGE/2RED/ORANGE (O/2R/O) TX: ORANGE/3RED/ORANGE (O/3R/O) RX: ORANGE/4RED/ORANGE (O/4R/O)
	3	JMA	MX06FR0860-02	0°	150'-0"±		100/850/1400 (6 CABLES)	TX: PURPLE/GREEN/RED/GREEN/PURPLE (P/G/R/G/P) RX: PURPLE/GREEN/2RED/GREEN/PURPLE (P/G/2R/G/P) TX: PINK/RED/PINK (P/R/P) RX: PINK/2RED/PINK (P/2R/P) TX: PINK/3RED/PINK (P/3R/P) RX: PINK/4RED/PINK (P/4R/P)
	4	NONE	N/A	N/A	N/A		N/A	N/A
BETA	1	SAMSUNG	MT641B-T7A	120°	150'-0"±	ONE (1) 6x12 LOW INDUCTANCE HYBRID CABLE 190'-0"± IN LENGTH (CONTRACTOR TO VERIFY IN FIELD PRIOR TO ORDERING MATERIAL)	C-BAND	RED/BLUE/RED (R/B/R) - HYBRIFLEX JUMPER
	2	JMA	MX06FR0860-02	120°	150'-0"±		100/850/2100 (6 CABLES)	TX: PURPLE/GREEN/BLUE/GREEN/PURPLE (P/G/B/G/P) RX: PURPLE/GREEN/2BLUE/GREEN/PURPLE (P/G/2B/G/P) TX: ORANGE/BLUE/ORANGE (O/B/O) RX: ORANGE/2BLUE/ORANGE (O/2B/O) TX: ORANGE/3BLUE/ORANGE (O/3B/O) RX: ORANGE/4BLUE/ORANGE (O/4B/O)
	3	JMA	MX06FR0860-02	120°	150'-0"±		100/850/1400 (6 CABLES)	TX: PURPLE/GREEN/BLUE/GREEN/PURPLE (P/G/B/G/P) RX: PURPLE/GREEN/2BLUE/GREEN/PURPLE (P/G/2B/G/P) TX: PINK/BLUE/PINK (P/B/P) RX: PINK/2BLUE/PINK (P/2B/P) TX: PINK/3BLUE/PINK (P/3B/P) RX: PINK/4BLUE/PINK (P/4B/P)
	4	NONE	N/A	N/A	N/A		N/A	N/A
GAMMA	1	SAMSUNG	MT641B-T7A	240°	150'-0"±	ONE (1) 6x12 LOW INDUCTANCE HYBRID CABLE 190'-0"± IN LENGTH (CONTRACTOR TO VERIFY IN FIELD PRIOR TO ORDERING MATERIAL)	C-BAND	RED/YELLOW/RED (R/Y/R) - HYBRIFLEX JUMPER
	2	JMA	MX06FR0860-02	240°	150'-0"±		100/850/2100 (6 CABLES)	TX: PURPLE/GREEN/YELLOW/GREEN/PURPLE (P/G/Y/G/P) RX: PURPLE/GREEN/2YELLOW/GREEN/PURPLE (P/G/2Y/G/P) TX: ORANGE/YELLOW/ORANGE (O/Y/O) RX: ORANGE/2YELLOW/ORANGE (O/2Y/O) TX: ORANGE/3YELLOW/ORANGE (O/3Y/O) RX: ORANGE/4YELLOW/ORANGE (O/4Y/O)
	3	JMA	MX06FR0860-02	240°	150'-0"±		100/850/1400 (6 CABLES)	TX: PURPLE/GREEN/YELLOW/GREEN/PURPLE (P/G/Y/G/P) RX: PURPLE/GREEN/2YELLOW/GREEN/PURPLE (P/G/2Y/G/P) TX: PINK/YELLOW/PINK (P/Y/P) RX: PINK/2YELLOW/PINK (P/2Y/P) TX: PINK/3YELLOW/PINK (P/3Y/P) RX: PINK/4YELLOW/PINK (P/4Y/P)
	4	NONE	N/A	N/A	N/A		N/A	N/A



- ### TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, RIMINAL OR FULL POST 2 1/2" DIA (2 7/8") OD SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2 1/2" DIA (2 7/8") OD SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE RING: 4" DIA (5/8") OD SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" DIA (5/8") OD SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 6 GA CORSE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A362.
6. TIE WIRE: 1/8" DIA GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: 12-22" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA, 4 FT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYED TO MATCH GATE AND ALL PORTS TO BE IDENTICAL.
10. LOCAL ORIGINATOR OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
11. CHANNEL LININGS SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED, (COLOR: DARK GREEN OR BLACK)

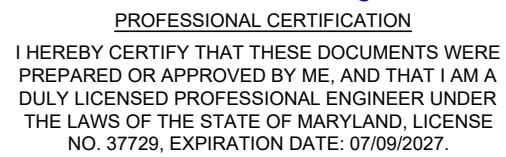


- ### TYPICAL WOVEN WIRE FENCE NOTES

6. GATE POST, CORNER, TERMINAL OR RAIL POST 2 1/2" DIA (2 3/8") SCHEDULE 40 FOR GATE WIDTHS UP TO 7 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1088.
7. LINE POSTS: 2" DIA (2 3/8") SCHEDULE 40 SCHEDULE 40 PER ASTM-F1088.
8. GATE LATCH: 1 1/4" DIA (1 5/8") SCHEDULE 40 SCHEDULE 40 PER ASTM-F1088.
9. TOP RAIL & BRACE RAIL: 1 1/4" DIA (1 5/8") SCHEDULE 40 SCHEDULE 40 PER ASTM-F1088.
10. FABRIC: 1/4 GA. CORE NINE SIZE, 2" MESH CONFORMING TO ASTM-A82.
11. FABRIC: 1/4 GA. GALVANIZED WIRE, 2" MESH CONFORMING TO ASTM-A82. SINGLE WRAP OF FABRIC TIE AND AT TENSION NIP BY HOS RINGS SPACED MAX. 24" INTERVALS.
12. TENSION NIP: 1/4 GA. GALVANIZED STEEL.
13. BARBED WIRE: DOUBLE STRAND 12-2 GA. TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4-PT. BARKES SPACED ON APPROXIMATELY 4" CENTERS.
14. GATE LATCH: 1-3/8" OD PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYPED ALIKE FOR IDENTIFICATION.
15. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.



MRA
MORRIS & RITCHIE
ASSOCIATES, INC.
Civil / Structural Engineers
10-B East Joppa Road, Suite 400
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:		
NO.	DESCRIPTION	DATE
	COUNTY COMMENTS	08/25/25

DESIGNED BY: JT

DESIGNED BY: JT

REVIEWED BY: .JT

REVIEWED BY: .JT

DATE: 11/19/2024

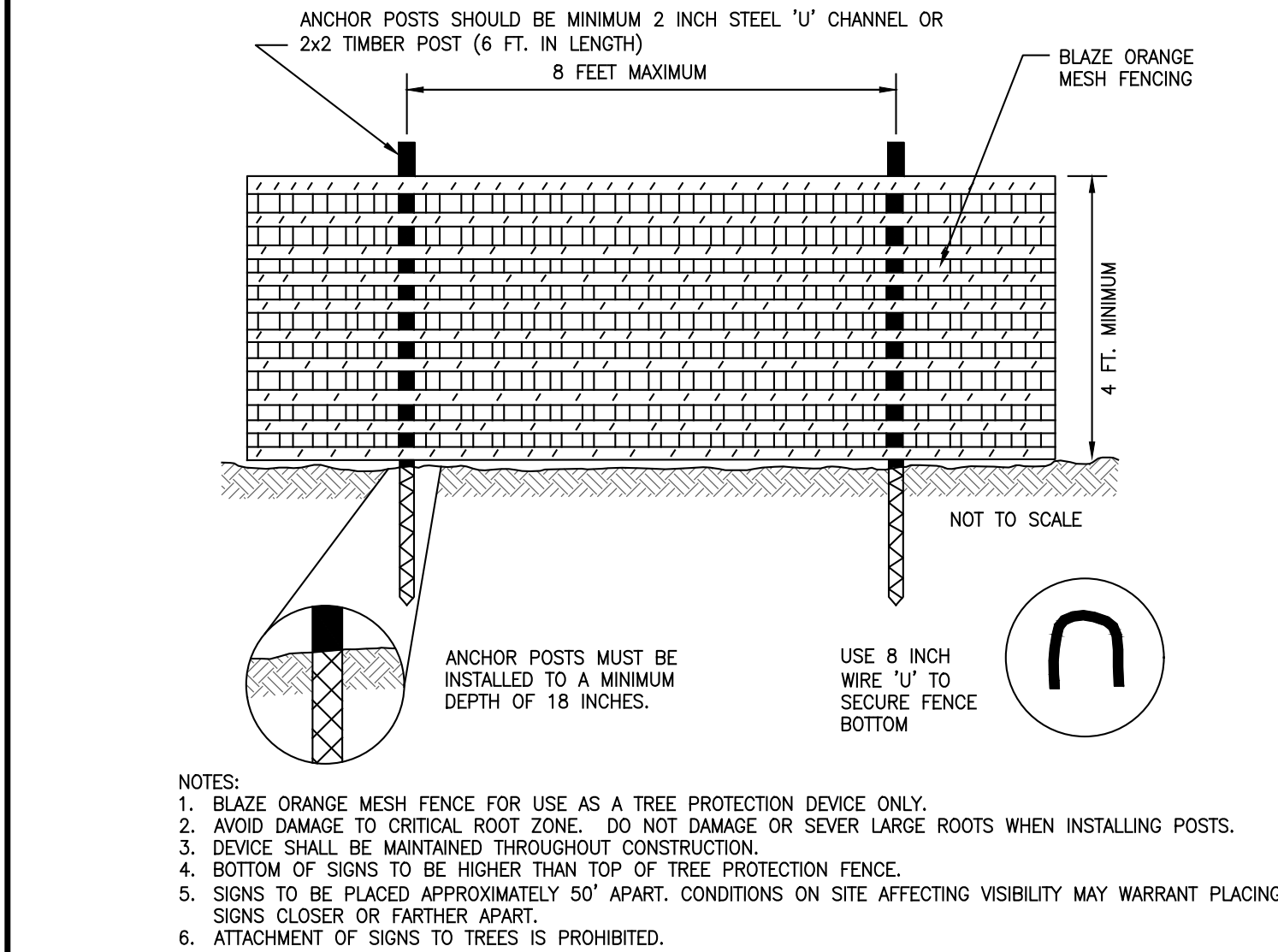
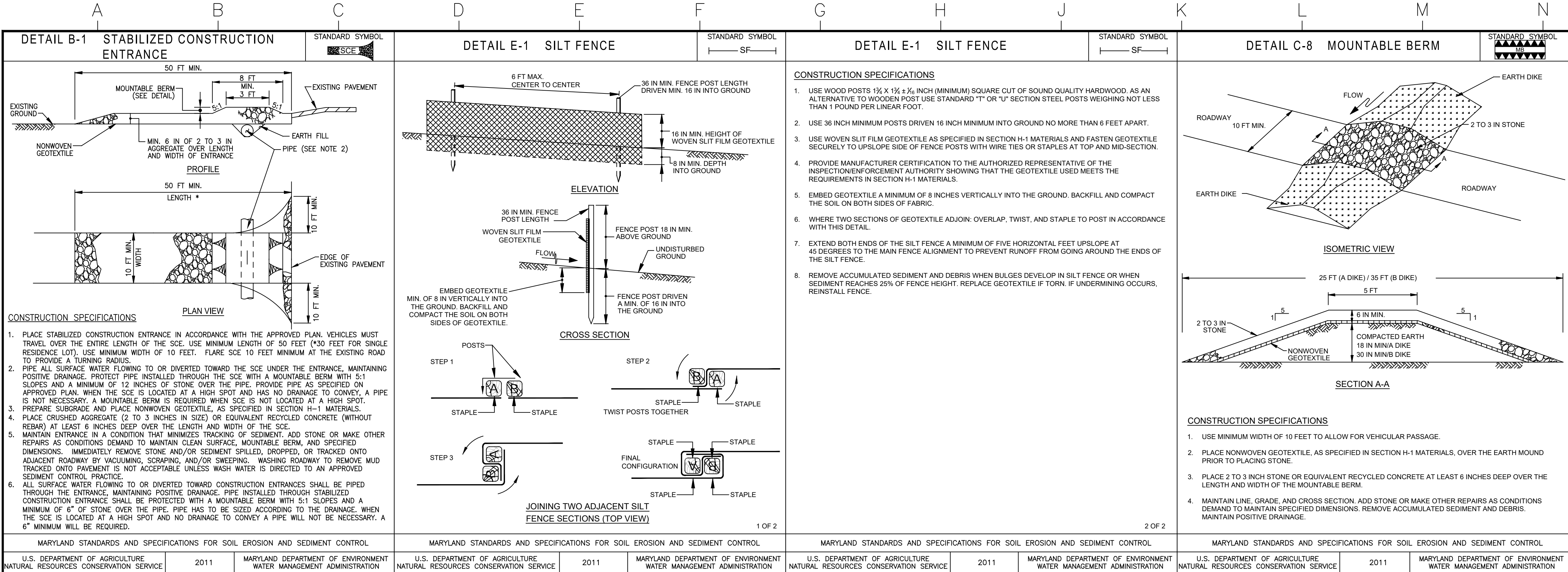
Antenna Schedule & Equipment Details

SHEET:

C-3

SP-24-032

C-4



TREE PROTECTION FENCE

NOT TO SCALE

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

Forest Conservation Worksheet 2.2

Net Tract Area					
A.	Total Tract Area				A = <u>0.94</u>
B.	Deductions				B = <u>0.00</u>
C.	Net Tract Area				C = <u>0.94</u>
Land Use Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	0
D.	Afforestation Threshold (Net Tract Area x 15%)				D = <u>0.14</u>
E.	Conservation Threshold (Net Tract Area x 20%)				E = <u>0.19</u>
Existing Forest Cover					
F.	Existing Forest Cover within the Net Tract Area				F = <u>0.00</u>
G.	Area of Forest Above Conservation Threshold				G = <u>0.00</u>
Break Even Point					
H.	Break Even Point				H = <u>0.00</u>
I.	Forest Clearing Permitted Without Mitigation				I = <u>0.00</u>
Proposed Forest Clearing					
J.	Total Area of Forest to be Cleared				J = <u>0.00</u>
K.	Total Area of Forest to be Retained				K = <u>0.00</u>
Planting Requirements					
L.	Reforestation for Clearing Above the Conservation Threshold				L = <u>0.00</u>
M.	Reforestation for Clearing Below the Conservation Threshold				M = <u>0.00</u>
N.	Credit for Retention above the Conservation Threshold				N = <u>0.00</u>
P.	Total Reforestation Required				P = <u>0.00</u>
Q.	Total Afforestation Required				Q = <u>0.14</u>
R.	Total Planting Requirement				R = <u>0.14</u>

NOTE: Forest conservation requirements for the project will be met through the Express Procedure PIL option in the amount of \$1,829.52.

**PIL Calculation Convert Planting Requirement to: Sq. Ft. 6098.40

DNR QUALIFIED PROFESSIONAL
COMAR 08.19.06.01

NAME: JACOB TORRES

SIGNATURE: [Signature]

DATE: 07-31-2025

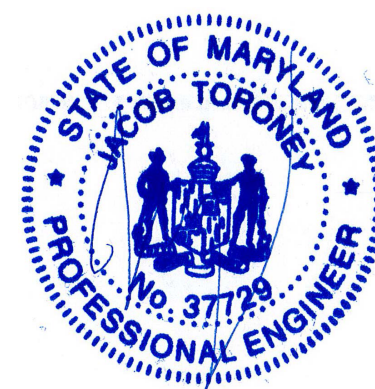
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES UNDER COMAR 08.19.06.01.

If Project is inside a Priority Funding Area: 1829.52

If Project is outside of a Priority Funding Area: 2195.42



MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1320-B East Joppa Road, Suite 400K
Towson, Maryland 21286
410-981-1800
410-981-1748 Fax



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37729, EXPIRATION DATE: 07/29/2027.

MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/25/25

DESIGNED BY: BDL/CMP

DRAWN BY: BDL/CMP

REVIEWED BY: NW

PROJECT NO: 21235.015

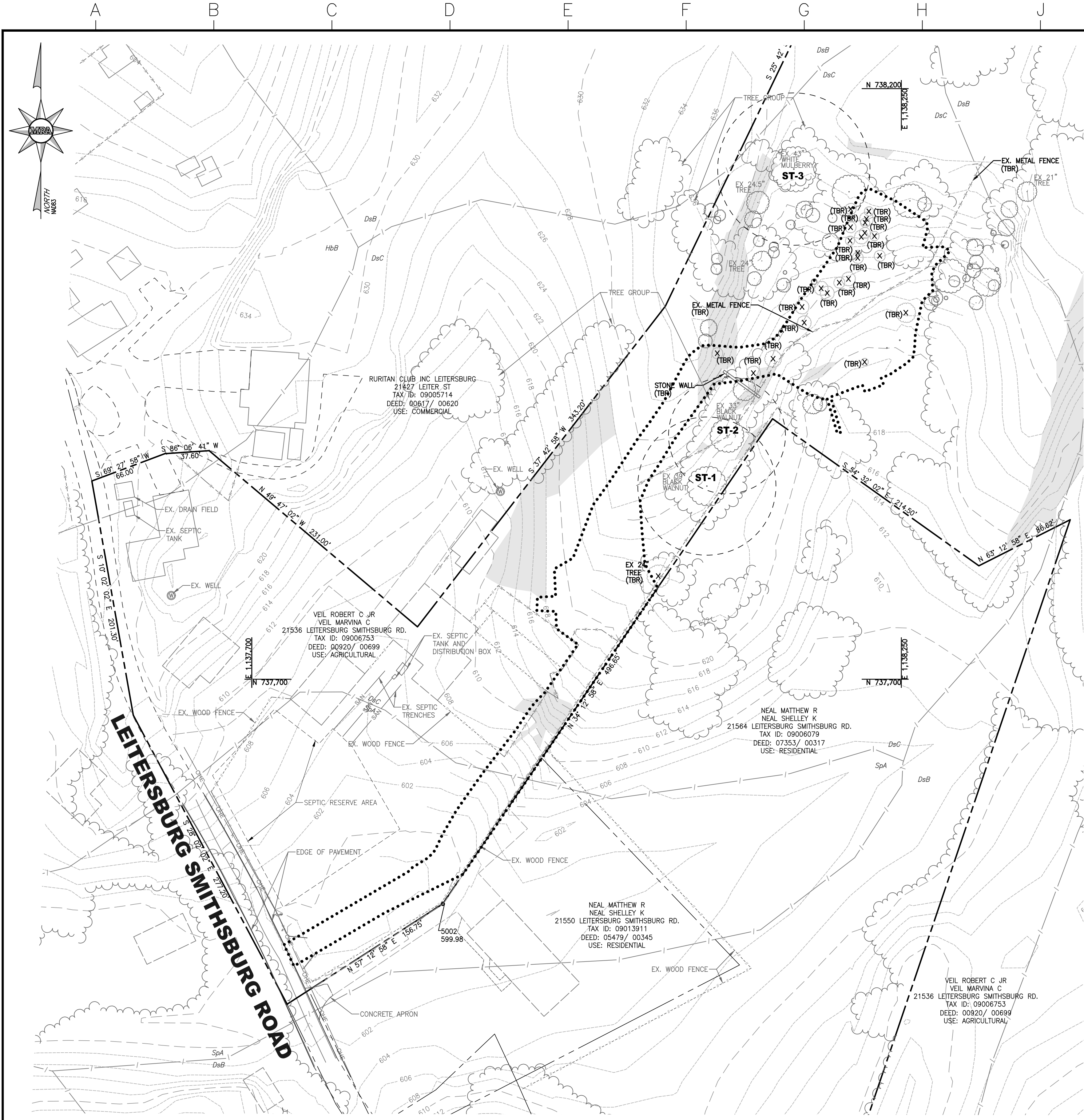
DATE: 07/30/2025

TITLE:

EROSION AND
SEDIMENT
CONTROL
DETAILS

SHEET:

C-5



NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

LEGEND	
.....	LIMIT OF DISTURBANCE
---	EX. PROPERTY BOUNDARY
- - -	EX. ADJACENT PROPERTY
---	EX. ROAD CENTERLINE
---	EX. RIGHT OF WAY LINE
---	EX. BUILDING
---	EX. EDGE OF PAVEMENT
---	EX. SOILS LINE
---	EX. OVERHEAD ELECTRIC
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. METAL FENCE
---	EX. WOOD FENCE
---	EX. WOODS LINE
---	EX. TREE
(TBR) X	EX. TO BE REMOVED
■	SLOPES >15%

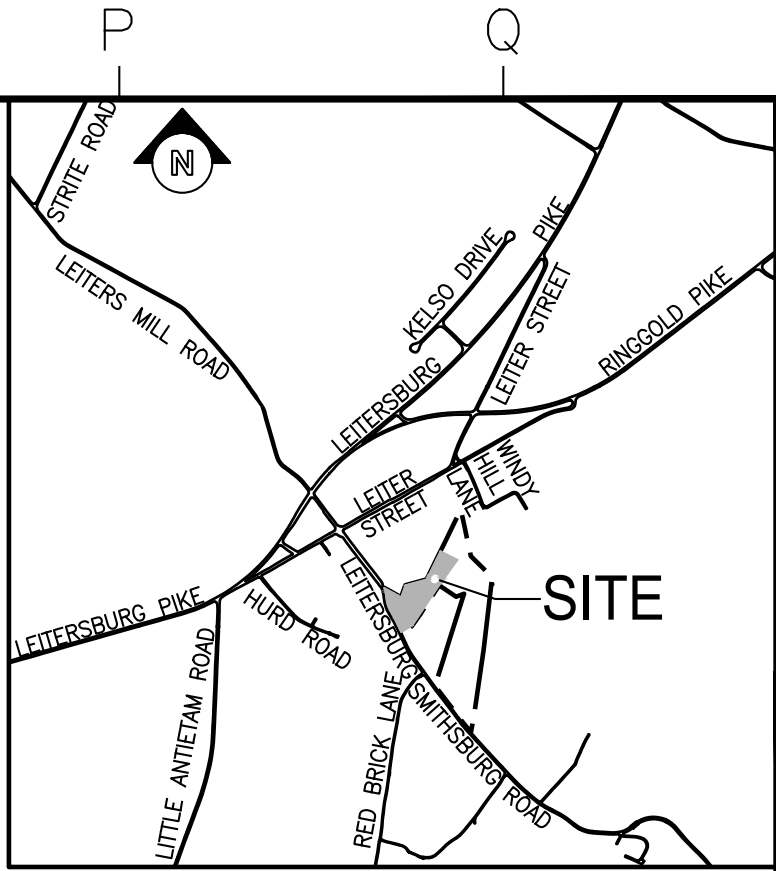
SITE DATA

1. APPLICANT: MILESTONE TOWERS BTS, INC.
12110 SUNSET HILLS ROAD, STE 600
RESTON, VA 20190
TEL. (703) 620-2555
2. PROPERTY OWNER: ROBERT C VEIL JR
MARVINA C VEIL
21536 LEITERSBURG SMITHSBURG RD
HAGERSTOWN, MD 21742
3. PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 21546 LEITERSBURG SMITHSBURG RD
HAGERSTOWN, MD 21742
B. NET ACREAGE: 21.00 AC
C. ACCOUNT NUMBER: 09006753
D. ELECTION DISTRICT: 02A
E. ADC MAP: 0026
F. TAX MAP: 0069
G. DEED: 00920/00699
H. WATERSHED: ANTIETAM CREEK NO. 02140502
4. EXISTING USE: AGRICULTURAL / TELECOMMUNICATIONS
5. ZONING: RV - RURAL VILLAGE
A(R) - AGRICULTURAL (RURAL)

SITE RESOURCE LEGEND

FEDERAL	PRESENT
WETLANDS	NO
MAJOR WATERWAYS	NO
FLOODPLAINS	NO
STATE	PRESENT
TIDAL & NON-TIDAL WETLANDS	NO
WETLANDS OF SPECIAL STATE CONCERN	NO
WETLAND BUFFERS	NO
STREAM BUFFERS	NO
PERENNIAL STREAMS	NO
FLOODPLAINS	NO
FORESTS	NO
FOREST BUFFERS	NO
CRITICAL AREAS	NO
LOCAL	PRESENT
STEEP SLOPES >15%	YES
HIGHLY ERODIBLE SOILS	YES
ENHANCED STREAM BUFFERS	NO
TOPOGRAPHY/ SLOPES	YES
SPRINGS	NO
SEEPS	NO
INTERMITTENT STREAMS	NO
VEGETATIVE COVER	YES
SOILS	SEE TABLE
BEDROCK/GEOLGY	NO

SOILS TABLE					
SYMBOL	NAME	PERCENT SLOPE	PRIME FARMLAND	HYDROLOGIC GROUP	K FACTOR
DsC	DUFFIELD SILT LOAM,	8 TO 15%	NO	B	0.37
SpA	SWAMPOND SILT LOAM	0 TO 3%	NO	D	0.49



VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK

5000 ELEV. 599.36 SPIKE SET	N 737,513.08 E 1,137,856.78
5001 ELEV. 608.55 SPIKE SET	N 737,605.61 E 1,137,668.24
5154 ELEV. 619.82 SPIKE SET	N 737,745.61 E 1,137,991.24
5217 ELEV. 629.84 SPIKE SET	N 738,089.85 E 1,138,288.83

STORMWATER SEQUENCE OF CONSTRUCTION

1. OBTAIN ALL NECESSARY PERMITS FROM FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED CONSTRUCTION.
2. NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301)-797-6821 AND THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240)-313-2460 AT LEAST (5) DAYS PRIOR TO THE CONSTRUCTION OF WATER QUALITY PRACTICES TO SCHEDULE AN INTERIM INSPECTION (COUNTY MONITORS CONSTRUCTION/DISTRICT AUTHORIZES THIS PROGRESSION).
 - a. DURING EXCAVATION TO SUBGRADE, FOUNDATION STONE COMPACTION
 - b. DURING PLACEMENT OF GEOTEXTILE FABRIC AND ALL FILTER MEDIA
 - c. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION AND BEFORE ALLOWING RUNOFF TO ENTER FACILITY.
3. REFER TO OVERALL SEQUENCE OF CONSTRUCTION (C-4), FOR IMPLEMENTING OF THIS SEQUENCE.
4. INSTALL MICRO-BIO #1 AND ASSOCIATED PIPING AND STRUCTURES. CONTRACTOR TO ENSURE THAT SITE IS COMPLETELY STABILIZED BEFORE INSTALLING MEDIA. PERMISSION FROM WASHINGTON COUNTY SEDIMENT CONTROL INSPECTOR MAY BE REQUIRED PRIOR TO MEDIA INSTALLATION. AS MEDIA IS INSTALLED, PLANTINGS CAN BE PLANTED.
5. INSTALL MICRO-BIO #2 AND ASSOCIATED PIPING AND STRUCTURES. CONTRACTOR TO ENSURE THAT SITE IS COMPLETELY STABILIZED BEFORE INSTALLING MEDIA. PERMISSION FROM WASHINGTON COUNTY SEDIMENT CONTROL INSPECTOR MAY BE REQUIRED PRIOR TO MEDIA INSTALLATION. AS MEDIA IS INSTALLED, PLANTINGS CAN BE PLANTED.
6. FINE GRADE AND STABILIZE ALL REMAINING DISTURBED AREAS. IF THE SEDIMENT CONTROL INSPECTOR CERTIFIES THAT THE CONTRIBUTING DRAINAGE AREAS TO ALL STORMWATER FACILITIES HAVE BEEN STABILIZED, CONTRACTOR CAN REMOVE BLOCKING MECHANISMS AND ALLOW RUNOFF TO ENTER FACILITIES.
7. CONTRACTOR TO CONTACT THE WASHINGTON COUNTY STORMWATER MANAGEMENT INSPECTOR AND THE CERTIFYING PROFESSIONAL ENGINEER FOR FINAL INSPECTION AND SIGN-OFF LETTER.
8. MRA TO CONDUCT "AS-BUILT" SURVEY OF ALL STRUCTURES, CHECK STORAGE VOLUMES, ADJUST ELEVATIONS, INVERTS AND GRADING AS NEEDED. MRA TO COORDINATE WITH CONTRACTOR ANY ADJUSTMENTS THAT MAY NEED TO BE MADE.
9. SUBMIT "AS-BUILT" STORMWATER MANAGEMENT PLANS TO WASHINGTON COUNTY.

LIMIT OF DISTURBANCE :
39,600 S.F. / 0.91 AC.±

OWNER

ROBERT VEIL JR
MARVINA VEIL
21536 LEITERSBURG SMITHSBURG ROAD
HAGERSTOWN, MD, 21742

DATUM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL: NAD '83 (1991)
VERTICAL: NAVD '88



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

MILESTONE SITE NAME:
LEITERSBURG
LEITER ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/25/25

DESIGNED BY: BDL/CMP

DRAWN BY: BDL/CMP

REVIEWED BY: NW

PROJECT NO: 21235.015

DATE: 07/30/2025

TITLE:

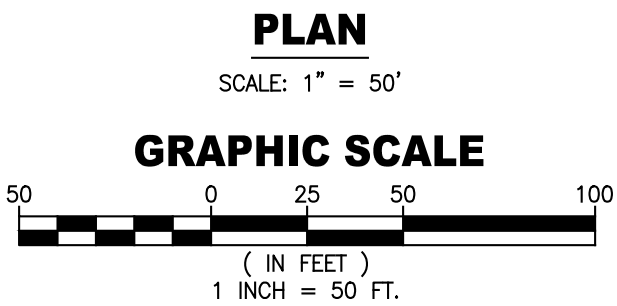
**STORMWATER
MANAGEMENT
EXISTING
CONDITIONS
PLAN**

SHEET:

C-7



NOTE
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STORMWATER MANAGEMENT NOTE

THE PROPOSED PROJECT OBTAINS ACCESS BY A PROPOSED GRAVEL ACCESS DRIVE THAT EXTENDS PERPENDICULAR FROM LEITERSBURG SMITHSBURG ROAD. THE PROPOSED FACILITY CONSISTS OF A 50'X50' FENCED GRAVEL COMPOUND, 155' MONOPOLE TOWER, AND ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT. THE RESULTING DISTURBANCE IS 39,600 S.F. ENVIRONMENTAL SITE DESIGN (ESD) IS ADDRESSED VIA TWO (2) MICRO-BIORETENTION FACILITIES (M-B). THE PROJECT REQUIRES STORMWATER MANAGEMENT AS THE PROJECT RESULTS IN A DISTURBANCE THAT IS GREATER THAN 5,000 SQ. FT. ESD IS ADDRESSED TO THE MAXIMUM EXTENT PRACTICABLE (MEP).

LEGEND

.....	LIMIT OF DISTURBANCE
---	EX. PROPERTY BOUNDARY
---	EX. ADJACENT PROPERTY
---	EX. ROAD CENTERLINE
---	EX. RIGHT OF WAY LINE
---	EX. BUILDING
---	EX. EDGE OF PAVEMENT
---	EX. SOILS LINE
---	EX. OVERHEAD ELECTRIC
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. METAL FENCE
---	EX. WOOD FENCE
---	EX. WOODS LINE
---	EX. TREE
---	PROP. EASEMENT LINE
---	PROP. 1' CONTOUR
---	PROP. 10' CONTOUR
---	PROP. SPOT GRADE
---	PROP. WOODS LINE
---	PROP. DRAINAGE AREA DIVIDE
---	PROP. IMPERVIOUS COVER

SOILS TABLE

SYMBOL	NAME	PERCENT SLOPE	PRIME FARMLAND	HYDROLOGIC GROUP	K FACTOR
DeC	DUFFIELD SILT LOAM	8 TO 15%	NO	B	0.37
SpA	SWANPOND SILT LOAM	0 TO 3%	NO	D	0.49

OVERALL (LOD) ENVIRONMENTAL SITE DESIGN REQUIREMENTS

DRAINAGE AREA (LOD) = 39,600 S.F. / 0.91 AC.±
ESD REQUIRED = 2,367 C.F.
PE REQUIRED = 1.77 IN.

PR. IMPERVIOUS = 15,635 S.F. / 0.36 AC.±
ESD PROVIDED = 2,368 C.F.
PE PROVIDED = 2.60 IN.

ENVIRONMENTAL SITE DESIGN SUMMARY TABLE

PRACTICE	DRAINAGE AREA	IMPERVIOUS AREA	REQUIRED ESDv	* ESDv TREATED	PE REQUIRED	PE PROVIDED
MICRO-BIORETENTION FACILITY #1	9,641 S.F. OR 0.22 AC.	3,359 S.F. OR 0.08 AC.	517 C.F.	759 C.F.	1.77"	2.60"
MICRO-BIORETENTION FACILITY #2	41,932 S.F. OR 0.96 AC.	5,921 S.F. OR 0.14 AC.	1,095 C.F.	1,609 C.F.	1.77"	2.60"
TOTAL PROVIDED				2,368 C.F.		
TOTAL REQUIRED			1,612 C.F.			

* PROVIDED ESD MEETS REQUIREMENTS CALCULATED FOR OVERALL SITE (LOD) AS WELL AS REQUIREMENTS FOR THE INDIVIDUAL DRAINAGE AREAS TO EACH SWM FACILITY.

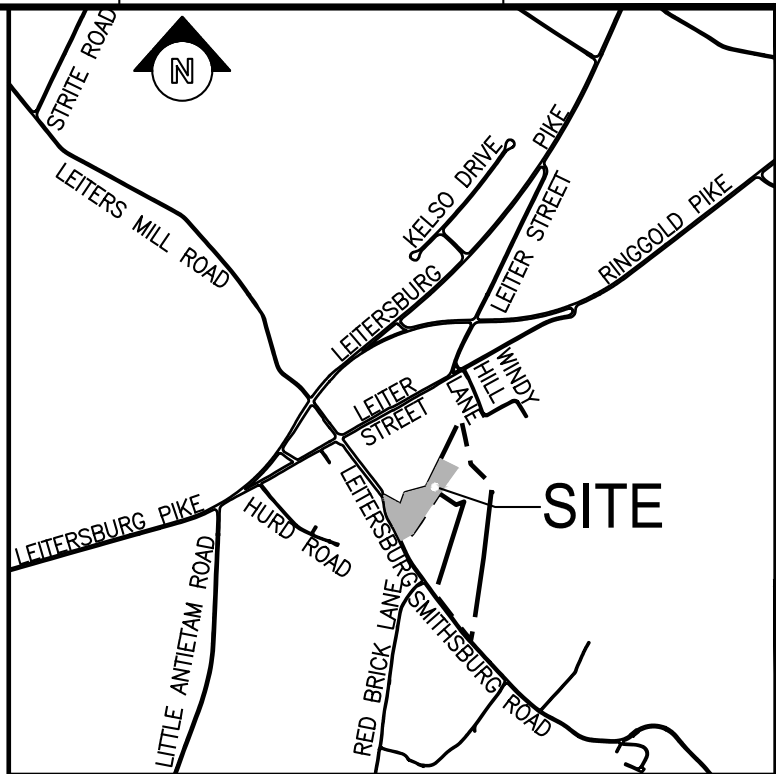
LIMIT OF DISTURBANCE :
39,600 S.F. / 0.91 AC.±

OWNER

ROBERT VEIL JR.
MARVINA VEIL
21536 LEITERSBURG SMITHSBURG ROAD
HAGERSTOWN MD, 21742

DATUM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS);
HORIZONTAL: NAD '83 (1991)
VERTICAL: NAVD '88



VICINITY MAP

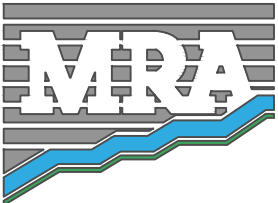
SCALE: 1" = 2000'

BENCHMARK

5000 ELEV. 599.36 SPIKE SET	N 737,513.08 E 1,137,856.78
5001 ELEV. 608.55 SPIKE SET	N 737,605.61 E 1,137,668.24
5154 ELEV. 619.82 SPIKE SET	N 737,745.61 E 1,137,991.24
5217 ELEV. 629.84 SPIKE SET	N 738,089.85 E 1,138,288.83

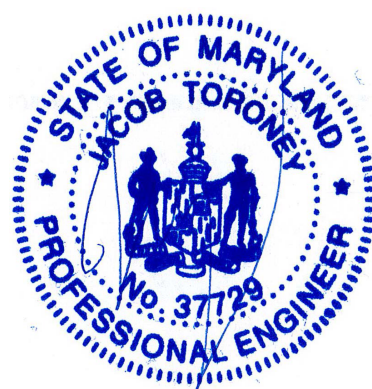


12110 SUNSET HILLS ROAD,
SUITE 600
RESTON, VIRGINIA 20190
OFFICE: (703) 620-2555



MORRIS & RITCHIE ASSOCIATES, INC.

Civil / Structural Engineers
1320-B East Joppa Road, Suite 400K
Towson, Maryland 21286
410-981-1899
410-981-1748 Fax



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37729, EXPIRATION DATE: 07/09/2027.

MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
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LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/25/25

DESIGNED BY: BDL/CMP

DRAWN BY: BDL/CMP

REVIEWED BY: NW

PROJECT NO: 21235.015

DATE: 07/30/2025

TITLE:

**STORMWATER MANAGEMENT
PROPOSED
CONDITIONS**

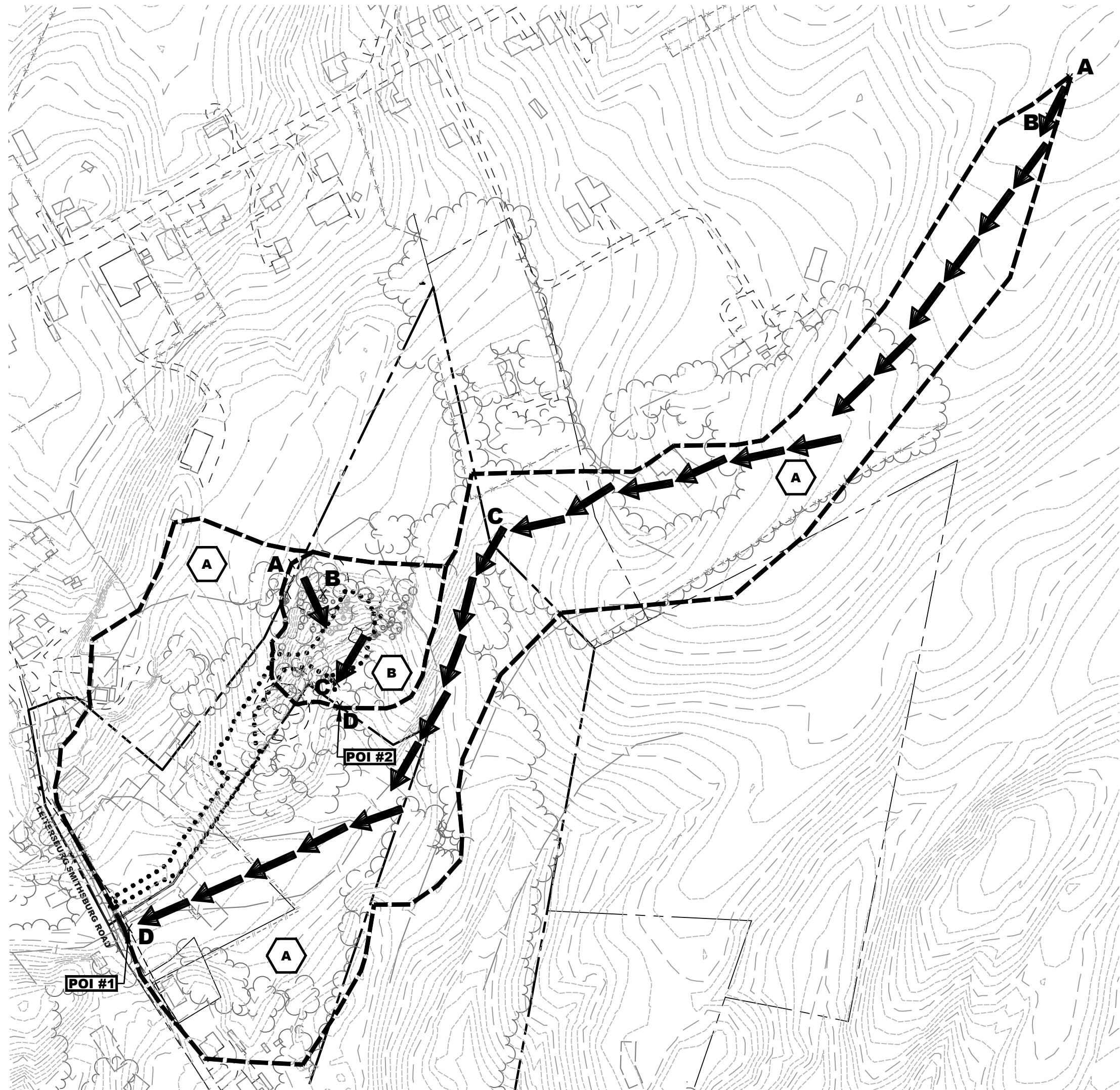
SHEET:

C-8

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NOTE

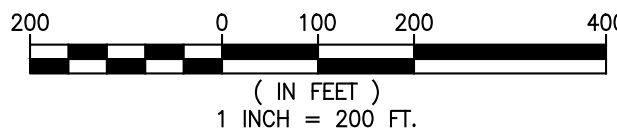
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



PLAN

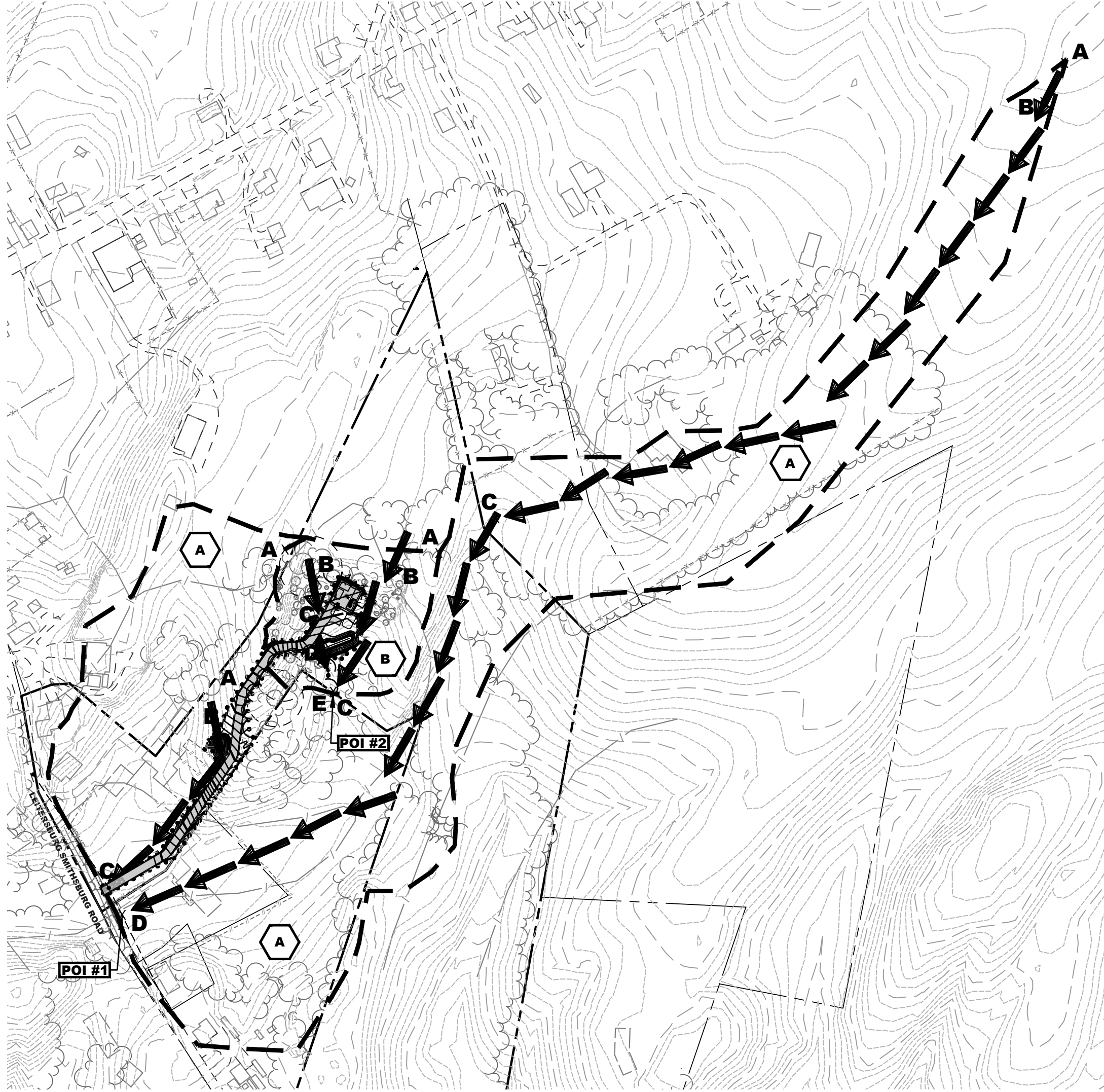
SCALE: 1" = 200'

GRAPHIC SCALE



EXISTING DRAINAGE AREA SUMMARY TABLE

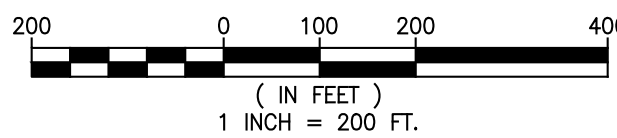
DRAINAGE AREA	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	CURVE NUMBER	TIME OF CONC. (HR.)	2-YR PEAK FLOW RATE (CFS)	10-YR PEAK FLOW RATE (CFS)
A	22.11	0.98	64	0.46	6.75	27.44
B	2.12	0.00	61	0.17	0.76	3.44



PLAN

SCALE: 1" = 200'

GRAPHIC SCALE



PROPOSED DRAINAGE AREA SUMMARY TABLE

DRAINAGE AREA	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	CURVE NUMBER	TIME OF CONC. (HR.)	2-YR PEAK FLOW RATE (CFS)	10-YR PEAK FLOW RATE (CFS)	*2-YR PEAK FLOW RATE (CFS)	*10-YR PEAK FLOW RATE (CFS)
A	22.11	1.20	-	-	6.75	27.34	6.87	27.27
B	2.12	0.14	-	-	1.04	3.95	0.42	3.36

*REDUCED RUNOFF CURVE NUMBER
PEAK FLOW RATE (CFS)

LIMIT OF DISTURBANCE :
39,600 S.F. / 0.91 AC.±

OWNER

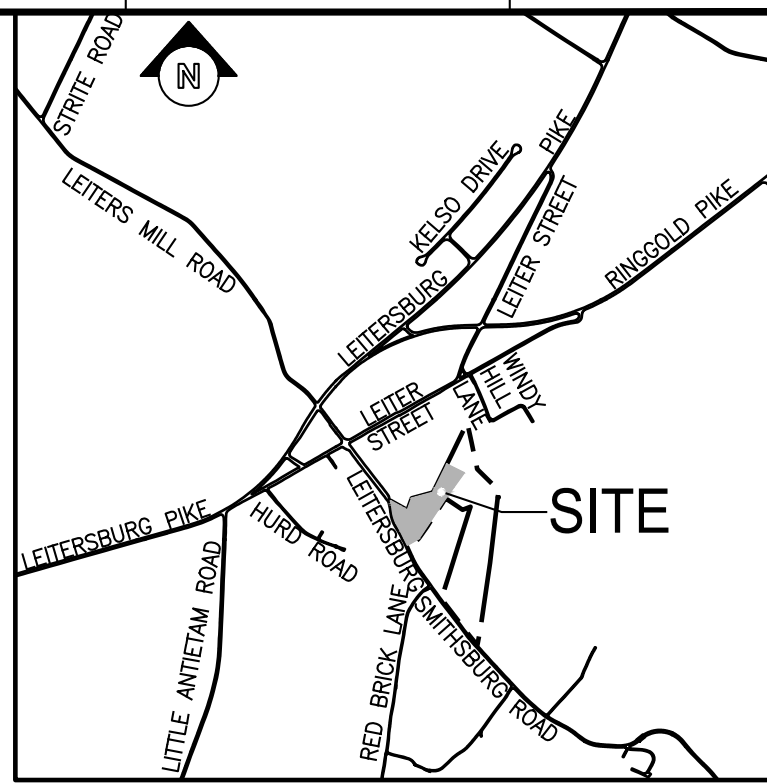
ROBERT VEIL JR
MARVINA VEIL
21536 LEITERSBURG SMITHSBURG ROAD
HAGERSTOWN MD, 21742

DATUM

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL: NAD '83 (1991)
VERTICAL: NAVD '88

SOILS TABLE

SYMBOL	NAME	PERCENT SLOPE	PRIME FARMLAND	HYDROLOGIC GROUP	K FACTOR
DsC	DUFFIELD SILT LOAM,	8 TO 15%	NO	B	0.37
SpA	SWANPOND SILT LOAM,	0 TO 3%	NO	D	0.49



VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK

5000 ELEV. 599.36 SPIKE SET	N 737,513.08 E 1,137,856.78
5001 ELEV. 608.55 SPIKE SET	N 737,605.61 E 1,137,668.24
5154 ELEV. 619.82 SPIKE SET	N 737,745.61 E 1,137,991.24
5217 ELEV. 629.84 SPIKE SET	N 738,089.85 E 1,138,288.83

LEGEND

.....	LIMIT OF DISTURBANCE
---	EX. PROPERTY BOUNDARY
---	EX. ADJACENT PROPERTY
---	EX. ROAD CENTERLINE
---	EX. RIGHT OF WAY LINE
---	EX. BUILDING
---	EX. EDGE OF PAVEMENT
---	EX. SOILS LINE
---	EX. OVERHEAD ELECTRIC
---	EX. 2' CONTOUR
---	EX. 10' CONTOUR
---	EX. METAL FENCE
---	EX. WOOD FENCE
---	EX. WOODS LINE
---	EX. TREE
---	EX. DRAINAGE AREA DIVIDE
---	PROP. WOODS LINE
---	PROP. EASEMENT LINE
---	PROP. DRAINAGE AREA DIVIDE
---	TIME OF CONCENTRATION PATH
A	PROP. DRAINAGE DESIGNATION



12110 SUNSET HILLS ROAD,
SUITE 600
RESTON, VIRGINIA 20190
OFFICE: (703) 620-2555



MORRIS & RITCHIE ASSOCIATES, INC.

Civil / Structural Engineers
1290-B East Joyce Road, Suite 400K
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37729, EXPIRATION DATE: 07/03/2027

MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:

NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/25/25

DESIGNED BY: BDL/CMP

DRAWN BY: BDL/CMP

REVIEWED BY: NW

PROJECT NO: 21235.015

DATE: 07/30/2025

TITLE:
**STORMWATER
MANAGEMENT
DRAINAGE
AREAS**

SHEET:

C-9

CONSTRUCTION SPECIFICATIONS FOR MICRO-BIORETENTION FACILITIES

1. MATERIAL SPECIFICATIONS
- THE ALLOWABLE MATERIALS TO BE USED IN MICRO-BIORETENTION AND BIOSWALE AREAS ARE DETAILED IN TABLE B.4.1.
2. FILTER MEDIA OR PLANTING SOIL
- THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICRO-BIORETENTION AND BIOSWALE PRACTICES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.
- THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:
- a. SOIL CONTENT – LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION)
 - b. ORGANIC CONTENT – MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60%-65%) AND COMPOST (35%-40%) OR SANDY LOAM (30%), COARSE SAND (30%), AND COMPOST (40%).
 - c. CLAY CONTENT – MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
 - d. pH RANGE – SHOULD BE BETWEEN 5.5-7.0. AMENDMENTS (E.G., LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED INTO THE SOIL TO INCREASE OR DECREASE pH.
- THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR pH, AND ADDITIONAL TESTS OF ORGANIC MATTER AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.
3. COMPACTION
- IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF MICRO-BIORETENTION AND BIOSWALE PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
- COMPACTION CAN BE ALLEVATED AT THE BASE OF THE MICRO-BIORETENTION AND BIOSWALE FACILITIES BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
- WHEN BACKFILLING THE MICRO-BIORETENTION AND BIOSWALE FACILITIES, PLACE SOIL IN LIFTS OF 12" to 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE MICRO-BIORETENTION OR BIOSWALE BASINS. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS. GRADE MICRO-BIORETENTION AND BIOSWALE MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
4. PLANT MATERIAL
- RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION AND BIOSWALE AREAS CAN BE FOUND ON THIS SHEET.
5. PLANT INSTALLATION
- COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING AREAS TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE MICRO-BIORETENTION AND BIOSWALE AREAS DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.
- ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8th OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
- TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
- GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
- THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE MICRO-BIORETENTION AND BIOSWALE STRUCTURES IS TO IMPROVE WATER QUALITY ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.
6. UNDERDRAINS
- UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:
- a. PIPE – SHOULD BE 4"-6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTM F 758, TYPE PS 28, OR AASHTO-M-78) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PVC OR HDPE).
 - b. PERFORATIONS – IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE 3/8" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A 1/4" (NO. 4 OR 4X4) GALVANIZED HARDWARE CLOTH.
 - c. GRAVEL – THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.
 - d. A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
 - e. A 4" LAYER OF PEA GRAVEL (1/8" TO 3/8" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".
7. MISCELLANEOUS
8. MICRO-BIORETENTION PRACTICES SHOULD NOT BE CONSTRUCTED UNTIL THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED. IF THIS IS IMPRACTICAL, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY AND NO SEDIMENT CONTROL PRACTICES SHALL BE USED NEAR THE PROPOSED LOCATION.

MAINTENANCE CRITERIA FOR MICRO-BIORETENTION FACILITIES

THE FOLLOWING ITEMS SHOULD BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF MICRO-BIORETENTION AND BIOSWALE PRACTICES:

- 1. PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.
- 2. THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN FORTY-EIGHT (48) HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE (1) INCH.
- 3. WHERE PRACTICES ARE USED TO TREAT AREAS WITH HIGHER CONCENTRATIONS OF HEAVY METALS (E.G., PARKING LOTS, ROADS, ETC.), MULCH SHOULD BE REPLACED ANNUALLY. OTHERWISE, THE TOP TWO (2) TO THREE (3) INCHES SHOULD BE REPLACED AS NECESSARY.
- 4. OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
- 5. FOR THE FIRST YEAR OF OPERATION, THIS FACILITY AND APPURTENANCES SHALL BE INSPECTED BY THE OWNER, OWNER'S REPRESENTATIVE, OR BENEFICIAL USER, AT LEAST ONCE EVERY SIX (6) MONTHS AND AFTER SEVERE STORMS.
- 6. FOLLOWING THE FIRST YEAR OF OPERATION, THE FREQUENCY OF INSPECTIONS AND MAINTENANCE SHALL BE BASED ON THE FIRST YEAR'S MAINTENANCE EXPERIENCE, BUT NOT LESS THAN ONCE EACH YEAR.
- 7. ALL REPAIRS SHALL BE MADE BY THE OWNER, OWNER'S REPRESENTATIVE, OR BENEFICIAL USER, AT THE OWNER'S OR BENEFICIAL USER'S EXPENSE.

INSPECTION REQUIREMENTS FOR MICRO-BIORETENTION FACILITIES

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

- 1. DURING EXCAVATION TO SUBGRADE AND PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS.
- 2. DURING PLACEMENT OF FILTER MEDIA.
- 3. DURING CONSTRUCTION OF APPURTENANT CONVEYANCE.
- 4. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION (TABLE B.4.1)

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE APPENDIX A, TABLE A.4	N/A	PLANTINGS ARE SITE-SPECIFIC
PLANTING SOIL [2' TO 4' DEEP]	LOAMY SAND (60 – 65%) & COMPOST (35 – 40%) OR SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT (ASTM D 2974)	N/A	
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
CURTAIN DRAIN	ORNAMENTAL STONE: WASHED COBBLES	STONE: 2"-5"	
GEOTEXTILE		N/A	PE TYPE 1 NONWOVEN (ESD #1 AND #2)
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	SLOTTED OR PERFORATED PIPE: 3/8" PERFOR. Ø 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES; PERFORATED PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MIX NO. 3; f'c = 3500 PSI @ 28 DAYS, NORMAL WEIGHT, AIR ENTRAINED; REINFORCING TO MEET ASTM-615-60	N/A	ON-SITE TESTING OF POURED IN PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST IN PLACE OR PRECAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND; DESIGN TO INCLUDE MEETING ACI CODE 308.2R/89; VERTICAL LOADING [H=10 OR H=20]; ALLOWABLE HORIZ. LOADING (BASED ON PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING.
SAND	AASHTO-M-6 OR ASTM-C-33	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.

STORMWATER SEQUENCE OF CONSTRUCTION

- 1. OBTAIN ALL NECESSARY PERMITS FROM FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROPOSED CONSTRUCTION.
- 2. NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301)-797-6821 AND THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240)-313-2460 AT LEAST (5) DAYS PRIOR TO THE CONSTRUCTION OF WATER QUALITY PRACTICES TO SCHEDULE AN INTERIM INSPECTION (COUNTY MONITORS CONSTRUCTION/DISTRICT AUTHORIZES THIS PROGRESSION).
 - a. DURING EXCAVATION TO SUBGRADE, FOUNDATION STONE COMPACTION
 - b. DURING PLACEMENT OF GEOTEXTILE FABRIC AND ALL FILTER MEDIA
 - c. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION AND BEFORE ALLOWING RUNOFF TO ENTER FACILITY.
- 3. REFER TO OVERALL SEQUENCE OF CONSTRUCTION (C-4), FOR IMPLEMENTING OF THIS SEQUENCE.
- 4. INSTALL MICRO-BIO #1 AND ASSOCIATED PIPING AND STRUCTURES. CONTRACTOR TO ENSURE THAT SITE IS COMPLETELY STABILIZED BEFORE INSTALLING MEDIA. PERMISSION FROM WASHINGTON COUNTY SEDIMENT CONTROL INSPECTOR MAY BE REQUIRED PRIOR TO MEDIA INSTALLATION. AS MEDIA IS INSTALLED, PLANTINGS CAN BE PLANTED.
- 5. INSTALL MICRO-BIO #2 AND ASSOCIATED PIPING AND STRUCTURES. CONTRACTOR TO ENSURE THAT SITE IS COMPLETELY STABILIZED BEFORE INSTALLING MEDIA. PERMISSION FROM WASHINGTON COUNTY SEDIMENT CONTROL INSPECTOR MAY BE REQUIRED PRIOR TO MEDIA INSTALLATION. AS MEDIA IS INSTALLED, PLANTINGS CAN BE PLANTED.
- 6. FINE GRADE AND STABILIZE ALL REMAINING DISTURBED AREAS. IF THE SEDIMENT CONTROL INSPECTOR CERTIFIES THAT THE CONTRIBUTING DRAINAGE AREAS TO ALL STORMWATER FACILITIES HAVE BEEN STABILIZED, CONTRACTOR CAN REMOVE BLOCKING MECHANISMS AND ALLOW RUNOFF TO ENTER FACILITIES.
- 7. CONTRACTOR TO CONTACT THE WASHINGTON COUNTY STORMWATER MANAGEMENT INSPECTOR AND THE CERTIFYING PROFESSIONAL ENGINEER FOR FINAL INSPECTION AND SIGN-OFF LETTER.
- 8. MRA TO CONDUCT "AS-BUILT" SURVEY OF ALL STRUCTURES, CHECK STORAGE VOLUMES, ADJUST ELEVATIONS, INVERTS AND GRADING AS NEEDED. MRA TO COORDINATE WITH CONTRACTOR ANY ADJUSTMENTS THAT MAY NEED TO BE MADE.
- 9. SUBMIT "AS-BUILT" STORMWATER MANAGEMENT PLANS TO WASHINGTON COUNTY.



**Milestone
Towers**

12110 SUNSET HILLS ROAD,
SUITE 600
RESTON, VIRGINIA 20190
OFFICE: (703) 620-2555



**MORRIS & RITCHIE
ASSOCIATES, INC.**
Civil / Structural Engineers
1320-B East Joppa Road, Suite 400K
Towson, Maryland 21286
410-981-1890
410-981-1748 Fax



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 37729,
EXPIRATION DATE: 07/29/2027.

MILESTONE SITE NAME:
LEITERSBURG
SITE ADDRESS:
21546 LEITERSBURG SMITHSBURG RD
LEITERSBURG, MARYLAND 21742
WASHINGTON COUNTY

REVISIONS:		
NO.	DESCRIPTION	DATE
1	COUNTY COMMENTS	08/25/25

DESIGNED BY:	BDL/CMP
DRAWN BY:	BDL/CMP
REVIEWED BY:	NW
PROJECT NO:	21235.015
DATE:	07/30/2025

TITLE:

**STORMWATER
MANAGEMENT
NOTES**

SHEET:

C-11



SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....: Combined Stormwater Concept & Site Plan for Brook Lane Gymnasium
NUMBER.....: SP-25-017

OWNER.....: BROOK LANE PSYCHIATRIC CTR
LOCATION.....: 13121 BROOK Lane
Hagerstown, MD 21742

DESCRIPTION.....: Combined ESD Stormwater Concept Plan and Site Plan to construct a new gymnasium building with administrative offices to replace an existing administrative office building.

ZONING.....: Agricultural, Rural Rural Business
COMP PLAN LU.....: Agriculture
PARCEL.....: 09001034
PLANNING SECTOR.....: 1
ELECTION DISTRICT.....: 09

TYPE.....: Institutional
GROSS ACRES.....: 113.57
DWELLING UNITS.....: 0
TOTAL LOTS.....: 1
DENSITY.....: 0 Units Per Acre

PLANNER.....: Misty Wagner-Grillo
ENGINEER.....:
RECEIVED.....: May 12, 2025

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....: Yes
WETLANDS.....: Yes
WATERSHED.....: Antietam Creek
ENDANGERED SPECIES.....: State Listed
STEEP SLOPES.....: No
STREAM BUFFER.....: No
HISTORIC INVENTORY.....: I140
EASEMENTS PRESENT.....: None
Staff Comments:

Not Applicable



WASHINGTON COUNTY DEPARTMENT OF PLANNING & ZONING

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

SITE DESIGN		
Impervious Area Plan	Impervious Maximum Allowed	Open Space Area Planned
40	80	
Open Space Minimum Required	Residential Amenity Plans	Solid Waste Disposal Plans
		Onsite Dumpster
Materials Stored on Site	Buffer Design Meets Requirements	Landscaping Meets Requirements
	Yes	Yes
Lighting Plan Meets Requirements	Pedestrian Access is Adequate	Bus Stop is Within Walking Distance
Yes		
Loading Area Meets Requirements		
		Not Fast Track
Parking Spaces - Total Planned	Parking Spaces - Per Dwelling Unit	
304		
Parking Spaces - Minimum Required	Recreational Parking Provided	
265	No	

ACCESS SPACING VARIANCE NEEDED: No

	SCHOOL INFORMATION		
	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Old Forge	Smithsburg	Smithsburg
PUPIL YIELD			
CURRENT ENROLLMENT			
MAXIMUM CAPACITY			

PUBLIC FACILITIES INFORMATION	
FIRE DISTRICT.....:	Leitersburg
AMBULANCE DISTRICT.....:	Smithsburg

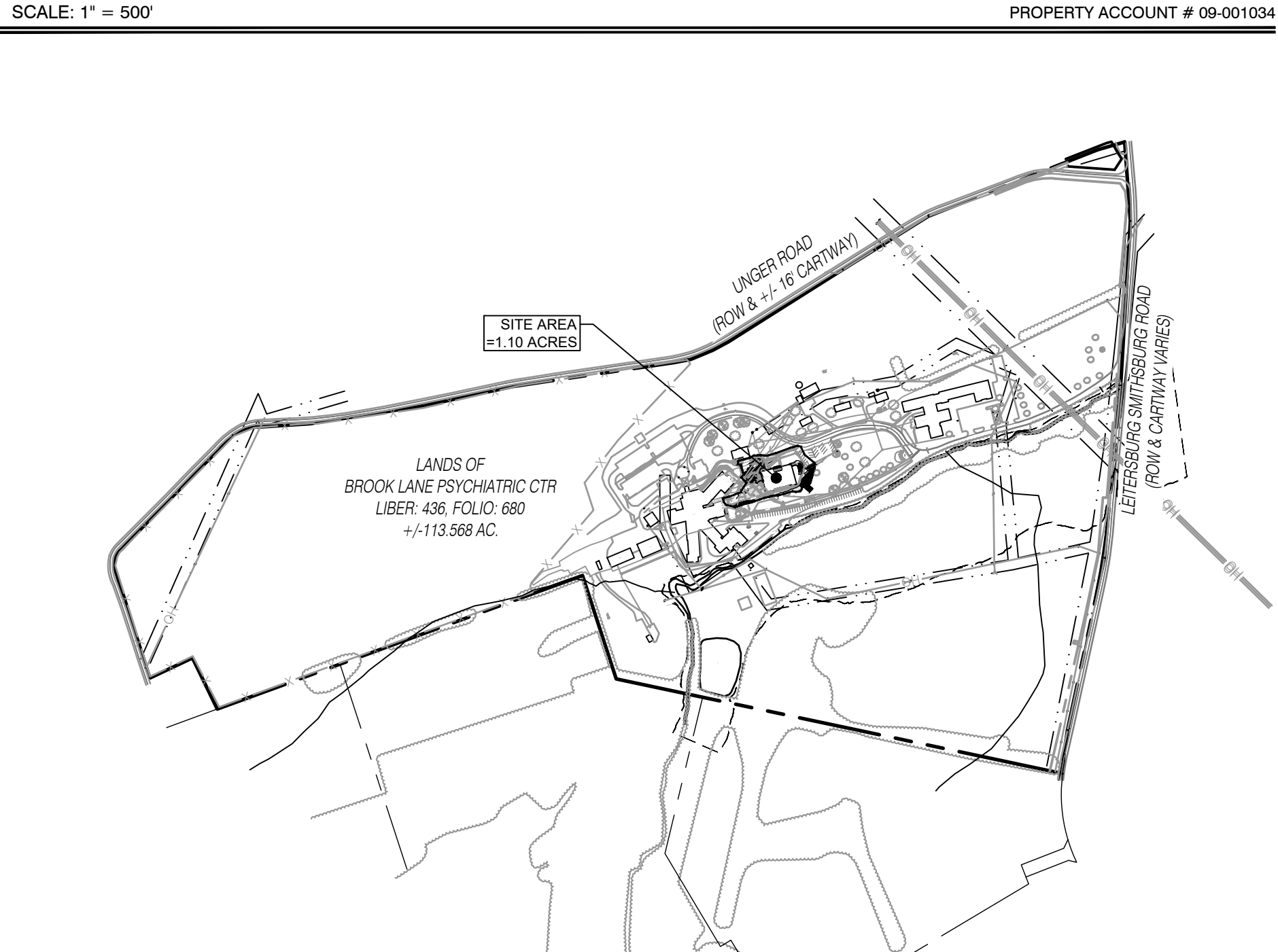
	WATER & SEWER INFORMATION	
	WATER	SEWER
METHOD.....:	Private	Private
SERVICE AREA.....:	Private	Private
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Brook Lane

APPROVALS

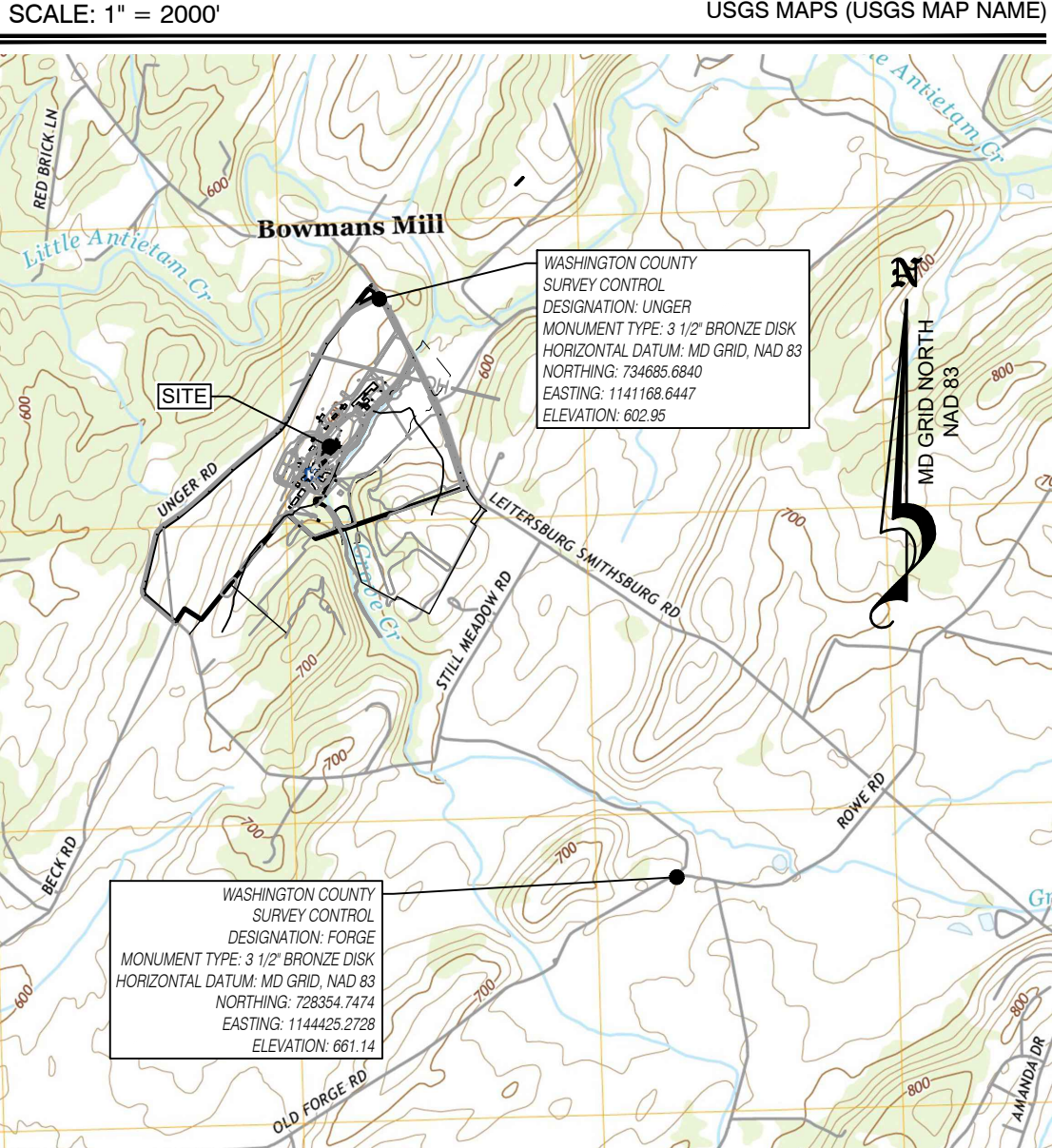
MD-ENG-6A 1/99	USDA SCS	OWNER / DEVELOPERS CERTIFICATION "I/We certify all any parties responsible for clearing, grading, construction and/or development will, be done pursuant to this plan and responsible personnel involved in the construction project will have a Certificate of Training at a Maryland Dept. of the Environment approved training program for the control of soil erosion and sediment." 8-8-2025 Date Signature David Lehr Printed Name
UTILITY NOTIFICATION The Soil Conservation District makes no representation as to the existence or nonexistence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazard exists or damage will occur to utilities. It is suggested that Miss Utility be contacted at: Phone No. 1-800-257-7777		
DISTURBED AREA QUANTITY THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 1.10 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,055 CU. YDS. OF EXCAVATION AND APPROXIMATELY 610 CU. YDS. OF FILL.		ENGINEER / ARCHITECT DESIGN CERTIFICATION I hereby certify this plan for soil erosion and sediment control has been designed in accordance with local ordinances, COMAR 26.17.01.07, and Maryland Standards and Specifications for Soil Erosion and Sediment Control. 09/15/2025 DATE 44044 REG. NO. Signature WASHINGTON COUNTY DIVISION OF ENGINEERING APPROVED BY: DATE:
ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION "I verify and affirm that the Construction for the Stormwater Management Facilities as performed either meets or exceeds the requirements and design intent of this plan, including all specifications and referenced standards, and has been completed in accordance with good construction practices. I also verify and affirm that I have reviewed the construction inspection documentation and the as-built information; that it has been done in accordance with Washington County requirements and at a level deemed necessary to assure the Verification made herein; and all discrepancies between the as-built information and approved plans have been noted and are considered acceptable to the Consultant."		WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL By: Date: (PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)
SIGNATURE	DATE	SEAL

COMBINED STORMWATER CONCEPT PLAN
AND SITE PLANFOR
BROOK LANE GYMNASIUMSITUATED
13121 Brook Lane
Hagerstown, MD 21742CLIENT/OWNER/DEVELOPER:
Meritus Medical Center
11116 Medical Campus Rd.
Hagerstown, MD 21742ATTN: Dave Lehr
EMAIL: David.Lehr@meritushealth.com
PHONE: 301.790.8215CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 S. Potomac St.
Hagerstown, MD 21740PROJECT MANAGER: Trevor Frederick
EMAIL: TFrederick@fsa-inc.com
PHONE: 301.791.3650

LOCATION PLAN



VICINITY MAP



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	NOTES & LEGENDS
C-101	SHEET 03	ENVIRONMENTAL RESOURCE MAP
C-102	SHEET 04	EXISTING CONDITIONS AND DEMO PLAN
C-103	SHEET 05	SITE PLAN
C-104	SHEET 06	GRADING AND EROSION & SEDIMENT CONTROL PLAN
C-105	SHEET 07	UTILITY PLAN
C-301	SHEET 08	STORMWATER MANAGEMENT PLAN
C-302	SHEET 09	STORMWATER MANAGEMENT DETAILS & NOTES
C-401	SHEET 10	CONSTRUCTION PROFILES
C-501	SHEET 11	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 12	CONSTRUCTION DETAILS & NOTES - SITE
L-101	SHEET 13	LANDSCAPE PLAN & DETAILS

ESD NARRATIVE

Introduction
This site plan is for the redevelopment of an existing administrative building lot located on the Brook Lane Medical Campus on the west side of Lettersburg - Smithsburg Road at 13121 Brook Lane. The existing administrative building and a small portion of an existing parking lot will be demolished and replaced with a single new building with a gymnasium and administrative offices. A small portion of the existing parking lot to the east of the building will be reconstructed to provided ADA accessible parking. The proposed site disturbed area is 1.10 acres, and the proposed impervious area is 0.44 acres. The parcel is identified as Parcel 201 within Tax Map 26 and is zoned RB (Rural Business) as determined by Washington County.

Past, Present and Proposed Land Use
The site has been previously developed, and currently contains an administrative office building for support of the Campus. The land cover currently consists of lawn and impervious area (i.e. building, concrete, and asphalt pavement). The existing impervious area is 0.42 acres. There are man-made areas of steep slopes and highly erodible soils within the site that will be stabilized with erosion control matting during construction. There are no mapped floodplains and related buffers within the limit of disturbance but there are floodplains, stream buffers and riverine wetlands on the property.

Soil Types/Description/Limitations
The soils on site with Hydrologic Soil Group and Hydric Rating classification are, as follows:

Soil Type	Map Unit Name	K-factor	HSG	% of Area
HtC	Hagerstown silty clay loam, 8 to 15 percent slopes	0.37	B	90.3%
HgB	Hagerstown-Opequon-Rock outcrop complex, 0 to 8 percent slopes	0.37	D	9.7%

Import/Export Fill
The site will require an export of material in regards to excavation.

Clean Fill
Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the state unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)
Environmental due diligence includes: Investigative techniques such as, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing and environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substances.

Site Drainage Description
The site currently drain to the east into Grove Creek via stormdrains and sheet flow. There is a FEMA mapped 100 year flood plain associated with Grove Creek.

Stormwater Management Requirements
Plans have been prepared in accordance with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance (Ordinance) and the Maryland Storm water Design Manual, Volumes I and II (October 2000, Revised 2009) (Manual).
The planning techniques, nonstructural practices, and design methods contained in the design manual shall be used to implement the ESD to the MEP. Stormwater management plans shall be developed using ESD sizing criteria, recharge volume, water quality volume, and channel protection storage volume criteria from the design manual.

ESD Planning Techniques
The following ESD planning techniques are proposed: reducing runoff volume. Other ESD planning techniques are not applicable due to the site being previously developed.

This site is being treated as redevelopment as there is greater than 40% existing impervious coverage within the Limit of Disturbance (LOD).
Per the Ordinance, the project is required to provide WQv for 50% of the existing impervious area within the LOD and 100% of the new impervious area within the LOD. The existing impervious area is 0.42 acres therefore we must provide treatment for 0.21 acres. The proposed impervious area within the LOD is 0.44 acres therefore we must provide treatment for 0.22 acres of the additional impervious area. The total impervious area that must be treated is 0.23 acres which equates to 899 c.f. of ESDv.

Structural BMPs
The Structural BMPs proposed for this site are: Micro-Bioretentation Pond

Post-Construction Stormwater Management
The water quality (WQv) and Environmental Site Design (ESD) requirements are shown in the table below.

Site/Drainage Area (Ac.)	Impervious Area (Ac.)	Overall Requirements			WQv (CF) ESDv (CF)	
		RCN	Pe (in.)	Qe (in.)		
0.89	0.44 (50.0%)	B (90.3%)D (9.7%)	83	0.00	724	175

One (1) Micro-Bioretentation will provide approximately 1,153 cubic feet of volume for this project.

Quantity Management
The predevelopment watershed has a CN 80 with a Tc of 6.0 minutes. The post development is divided into two watersheds. The first is the watershed draining to the microbioretentation which has a CN of 86 with a Tc of 6.0 minutes. The second is the remaining watershed that drains away from the microbioretentation which has a CN of 76 and a Tc of 6.0 minutes. The 2 year storm is being controlled to to below its predevelopment rate. The 10 year storm increases by 0.02 cfs. The 100 year storm is equal to its predevelopment rate. The following is a summary of the flows:

Storm	Total Predevelopment	Bypass Post development	BMP Outflow	Total Post development
1.93 cfs	0.77 cfs	0.46 cfs	0.23 cfs	2
10	4.12 cfs	1.80 cfs	2.34 cfs	4.14 cfs
100	6.56 cfs	2.99 cfs	3.57 cfs	6.56 cfs

Downstream Impact
The post-development watersheds discharge in the same locations as they currently do and drain to the same off-site locations as existing which is 100 Year Floodplain for Grove Creek. There will be no adverse impacts to downstream structures and properties, as the overall area of the watershed is remaining similar, and the impervious area within the watershed is increasing by 0.02 acres. The 2 and 100 year post development storms will be controlled to equal to or below its respective predevelopment rates. There is a 0.02 cfs increase in the 10 year storm event which is negligible considering the entire watershed for Grove Creek. Per Streamstats, the watershed for Grove Creek is 5.03 square miles with a 10.9% impervious coverage. The project will increase the impervious coverage by 0.02 acres which is 0.0057% increase which is negligible to the amount of flow.

ESD PRACTICES SUMMARY TABLE						
CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): REDEVELOPMENT						
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)						
TYPE	NO.	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC.)	ESDv (CF)	ESDv (AC. FT.)	Pe ADDRESSED (IN)
MICRO BIORETENTION	1	0.44	0.30	1153	0.03	1.09

Know what's below.
Call before you dig.

Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional in the State of Maryland.
Maryland License # 20481
Expiration Date 06/30/2025

Professional Engineer
FSA INC.
128 S. POTOMAC ST.
HAGERSTOWN, MD 21740
301.791.3650

PROJECT NO. 1267.1
DATE 05-05-2025
PROJECT MANAGER: T. Frederick
EMAIL: TFrederick@fsa-inc.com
PROPERTY INFORMATION
TM 26-21-201
SCALE As Shown
SHEET TITLE COVER SHEET
C-001
SHEET 01 OF 13

NOT APPROVED FOR CONSTRUCTION
BROOK LANE GYMNASIUM
STATE OF MARYLAND
WASHINGTON COUNTY, MD
MERITUS HEALTH INC. CO-DAVE LEHR
11116 MEDICAL CAMPUS RD. HAGERSTOWN, MD 21742
PHONE: 301.791.8215

GENERAL NOTES

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

Miss Utility	1-800-257-7777
Potomac Edison	1-800-255-3443
Columbia Gas (New Business)	1-800-440-6111
Columbia Gas (Conflicts)	(301) 964-1065
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Engineering Department	(240) 313-2430
Washington County Soil Conservation District	(301) 797-6821

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Site benchmark top of existing water meter elevation 600.22'
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. Please refer to Geotechnical Report completed by ECS Mid-Atlantic, LLC dated July 3, 2025 for load bearing fills, etc.
17. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
18. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
19. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
20. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in December 2024. (Contour accuracy is to plus or minus one half the contour interval)
21. Limit of disturbed areas are shown on sheet C-104 Erosion and Sediment Control Plan.
22. Exterior lighting will consist of building mounted lights and existing pole mounted lights as shown on the utility plan. Lighting shall be fully shielded using concealed source fixtures directed downward and away from adjacent properties.
23. This project has a projected start date of October 2025 and a completion date of June 2026.
24. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County.
25. There are no Board of Zoning Appeals Cases for this property.
26. Proposed SWM will consist of on-site bio-retention facility.
27. All existing drainage culverts and drainage easements are to be maintained and unaltered.
28. There is an existing pumping station in this development.
29. There are no wetlands within the limits of disturbance shown hereon per mapping by the U.S. Department of the Interior, Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper.
30. There are no habitats of Threatened or Endangered Species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Section 314 of the Washington County Subdivision Ordinance and Section 4.21 of the Washington County Zoning Ordinance. The MARA Project Review Area for Group 2 Endangered Species is not within the Limits of Disturbance shown hereon per the MDWRLIN.net GIS Mapper.
31. Usage - existing and proposed usage of the site is a Class B Mental Hospital which is a principally permitted use in this district. The gymnasium is being constructed for support/usage of the clients.
32. This project is for the construction of a new gymnasium and replacement of administrative offices after the demolition of the existing administrative office building.
33. This site is not within the limits of the Appalachian Trail Corridor of the watersheds of the Edgemont-Smithsburg Reservoir of the Upper Beaver Creek Drainage Basin.
34. Underground utilities shown on this plan are approximate locations and shown from a plan provided to FSA by the owner. Contractor to hire private utility locator to mark all existing utilities within the limit of disturbance and contact FSA if any discrepancies are found. No subsurface investigation was performed by FSA.
35. By Article 6A entitled "Express Procedure" of the Washington County Forest Conservation Ordinance the owner has elected to pay into the Washington County Forest Conservation Fund the amount of \$2,665.87. This amount was determined by the Forest Conservation Worksheet at the rate of 36 cents per square foot. (7,405.20 S.F.)

DIVISION OF PLAN REVIEW & PERMITTING NOTES

1. In conformance with the Stormwater Management Ordinance of Washington County, a performance security and executed maintenance agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans."
2. This project will require a third party qualified professional to be present at the preconstruction meeting. Construction inspection will be required for this project per the "Roadway and Stormwater Management Construction Verification Procedures" dated October 17, 2008.
3. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of Washington County Division of Public Works.
4. Developer/Contractor shall contact the certifying engineer and the County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
5. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
6. All grading for this project shall be the full responsibility of the property owner.
7. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
8. 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.

FIRE DEPARTMENT NOTES

1. Construction occurring on this site shall comply with NFPA 241, standard for safeguarding construction, alteration, and demolition operations, and chapter 16 of NFPA 1, uniform fire code.
2. No open burning is permitted. Permits are required to perform blasting operations within the city of Hagerstown.
3. New buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property (NFPA 1-10.13.1).
4. A fire department access box (knox box) shall be installed. This box will be required to contain keys to the building, gates, fire protection system keys and other areas as requested by the fire department. Plans should reflect the location of box near the main entrance. Application information may be obtained from this office by the general contractor or online at www.knoxbox.com.

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 the trenching construction and place excavated material from the trench on 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 & mulch or appropriate street repair.

1. A Pre-Construction meeting, Interim (Water Quality) Inspection, and a Final Site Close Out Review are required for all projects with soil disturbances greater than 15,000 square feet or 500 cubic yards of cut or fill. Contact the Washington County Soil Conservation District at 301-797-6821, Ext. 3 to schedule the required meeting or inspection.
2. All soil erosion/sediment control, stabilization, grading, stabilization and soil erosion and sediment control practices (BMP's) shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
3. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
- a) Three (3) calendar 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) calendar days as to all other disturbed or graded areas on the project site not under active grading.
4. Stockpiles must be stabilized in accordance with the Seven (7) day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization, Standard B-4-4 Temporary Stabilization, and B.5 Land Grading (as applicable).
5. 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 plans.
6. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within Three (3) days after initial backfill unless otherwise specified on plans.
7. No slope shall be greater than 2:1.
8. 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 release of the site for soil erosion and sediment control.
9. Temporary seeding shall be in compliance with Section B-4-4, Standards and Specifications for Temporary Stabilization, of the 2011 Maryland Standards for Soil Erosion and Sediment Control.
10. Permanent seeding shall be in compliance with Section B-4-5, Standards and Specifications for Permanent Stabilization, of the 2011 Maryland Standards for Soil Erosion and Sediment Control.

ZONING DATA

ZONING DISTRICT	RB - RURAL BUSINESS DISTRICT/OVERLAY
BUILDING HEIGHT	35 FT
MINIMUM YARD SETBACK:	
FRONT	50 FT.
SIDE	50 FT.
REAR	50 FT.

* WHERE THE PROPOSED USES OR BUILDING ABUT A LOT ZONED FOR OR OCCUPIED BY A RESIDENTIAL LAND USE

BOARD OF ZONING APPEALS' CASE _____ NONE

SITE DATA

TAX MAP - GRID - PARCEL	0026-0021-0201
ELECTION DISTRICT	09
ACCOUNT NUMBER	001034
LIBER / FOLIO	00436 / 00680
AREA SUMMARY:	
PARCEL	114.569 Ac
RIGHT OF WAY	+ 0.065 Ac
LOT 2 / PARCEL 913	- 0.649 Ac
PARCEL A / PARCEL 913	- 0.417 Ac
REMAINING LANDS (NET)	113.568 Ac
DISTURBED AREA	47,916 SF / 1.10 Ac
EXISTING IMPERVIOUS	18,052 SF / 0.41 AC (37.3%)
PROPOSED TOTAL IMPERVIOUS	19,455 SF / 0.45 AC (40.9%)
BUILDING SUMMARY:	
FOOTPRINT	10,941 SF
OFFICE SPACE	3,645 SF
GYMNASIUM	4,995 SF
HEIGHT	30 FT
PROPOSED USE	GYMNASIUM & OFFICE (PERMITTED USE)
HOURS OF OPERATION	8 a.m. to 5 p.m. / Monday through Friday
DELIVERY REQUIREMENTS	ESTIMATED 2 TO 3 SMALL DELIVERY TRUCKS PER DAY (UPS, ETC.)
EMPLOYEE SUMMARY:	
SITE	220 MAIN SHIFT EMPLOYEES
WATER & SEWER USAGE:	
WATER PROVIDED	PRIVATE WELLS - WATER SYSTEM
SEWER PROVIDED	PRIVATE ON-SITE SEWER TREATMENT FACILITY
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	PRIVATE HAULER: EXISTING TRASH DUMPSTER
RECYCLE REMOVAL	PRIVATE HAULER: EXISTING TRASH DUMPSTER
SITE LIGHTING:	
EXISTING	EXISTING POLE MOUNTED LIGHTING TO REMAIN
PROPOSED	BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	EXISTING THROUGHOUT CAMPUS
PROPOSED	BUILDING MOUNTED
ADDRESS ASSIGNMENT	13121 BROOK LANE HAGERSTOWN, MD 21742
ROAD CLASSIFICATION:	
LOCAL	UNGER ROAD
MAJOR COLLECTOR	LEITERSBURG SMITHSBURG ROAD
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	EXPRESS PROCEDURE PAYMENT IN LIEU \$2,665.87
WATERSHED:	
NAME	ANTIETAM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0165D DATED 08/15/2017

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
HOSPITAL	0.5 SPACE PER BED + 1 SPACE PER MAIN SHIFT EMPLOYEE	89 BEDS X 0.5 SPACE / BED 1 SPACE / MAIN SHIFT EMPLOYEE	45 SPACES 220 SPACES

- EXISTING PARKING LOT ON NORTH SIDE OF LIMIT OF PROJECT IS COMPRISED OF 16 REGULAR SPACES AND 1 HANDICAP SPACE. PROPOSED PARKING CHANGES FOR THE CONSTRUCTION OF THE NEW GYMNASIUM AND ADMINISTRATIVE OFFICES ADDED 3 HANDICAP SPACES AND 1 REGULAR PARKING SPACE IN PARKING AREA.

TOTAL REGULAR SPACES PROVIDED	17 SPACES
TOTAL HANDICAP SPACES PROVIDED	4 SPACES
TOTAL REQUIRED SPACES	265 SPACES
REGULAR SPACES PROVIDED	280 SPACES
HANDICAP SPACES PROVIDED	24 SPACES
TOTAL PROVIDED PARKING SPACES	304 SPACES

LEGEND

	EXISTING	PROPOSED
DEMO	-----	-----
SILT FENCE	=====SF=====SF=====SF=====	=====SF=====SF=====SF=====
SUPER SILT FENCE	=====SSF=====SSF=====SSF=====	=====SSF=====SSF=====SSF=====
SILT FENCE ON PAVE	=====SFOP=====SFOP=====SFOP=====	=====SFOP=====SFOP=====SFOP=====
SMARTFENCE 36	=====SF-36=====SF-36=====SF-36=====	=====SF-36=====SF-36=====SF-36=====
SMARTFENCE 42	=====SF-42=====SF-42=====SF-42=====	=====SF-42=====SF-42=====SF-42=====
COMPOST SILT SOXX	=====CSS=====CSS=====CSS=====	=====CSS=====CSS=====CSS=====
SWALE DIKE	----->PDS/>----->PDS/>----->PDS/>-----	----->PDS/>----->PDS/>----->PDS/>-----
FILTER LOG 8"	=====FL-8=====FL-8=====FL-8=====	=====FL-8=====FL-8=====FL-8=====
FILTER LOG 12"	=====FL-12=====FL-12=====FL-12=====	=====FL-12=====FL-12=====FL-12=====
FILTER LOG 18"	=====FL-18=====FL-18=====FL-18=====	=====FL-18=====FL-18=====FL-18=====
FILTER LOG 24"	=====FL-24=====FL-24=====FL-24=====	=====FL-24=====FL-24=====FL-24=====
DIVERSION FENCE	=====DF=====DF=====DF=====	=====DF=====DF=====DF=====
FILTER SOCK 12"	=====FS-12=====FS-12=====FS-12=====	=====FS-12=====FS-12=====FS-12=====
FILTER SOCK 18"	=====FS-18=====FS-18=====FS-18=====	=====FS-18=====FS-18=====FS-18=====
FILTER SOCK 24"	=====FS-24=====FS-24=====FS-24=====	=====FS-24=====FS-24=====FS-24=====
FILTER SOCK 32"	=====FS-32=====FS-32=====FS-32=====	=====FS-32=====FS-32=====FS-32=====

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY	-----	-----
BUILDING SETBACK LINE	-----	-----
RIGHT OF WAY	-----	-----
EASEMENT LINE	-----	-----
ADJOINER BOUNDARY	-----	-----
FENCE (METAL)	-----X-----X-----X-----X-----X-----X-----	-----X-----X-----X-----X-----X-----X-----
FENCE (WOODEN)	-----O-----O-----O-----O-----O-----O-----	-----O-----O-----O-----O-----O-----O-----
DITCH (STREAM)	-----	-----
EDGE OF WATER	-----	-----
WETLAND	-----	-----
FLOODPLAIN	-----	-----
SOIL BOUNDARY	-----	-----
RAILWAY	-----	-----
CENTERLINE	-----	-----
EDGE OF PAVEMENT	-----	-----
EDGE OF GRAVEL	-----	-----
CURB	=====	=====
WALL	=====	=====
GUARD RAIL	=====	=====
EDGE OF CONCRETE	=====	=====
BUILDING	=====	=====
MAIL BOX	MB	MB
SIGN (ROAD)	-----	-----
SIGN (SITE)	-----	-----
TRAFFIC SIGNAL	-----	-----
TOPOGRAPHIC FEATURES	-----	-----
CONTOUR (INDEX)	-----	-----
CONTOUR (INTERMEDIATE)	-----	-----
SPOTS ELEVATION	-----	-----
VEGETATION AREAS	-----	-----
TREELINE	-----	-----
DECIDUOUS TREES	-----	SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES	-----	SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER	SS	SS
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL	FM	FM
MANHOLE	SS	SS
CLEANOUT	SS	SS
VALVE	SS	SS
WATER	W	W
COLD WATER LINE	W	W
HOT WATER LINE	HW	HW
MANHOLE	HW	HW
FIRE HYDRANT	HW	HW
VALVE	HW	HW
METER	HW	HW
WELL	HW	HW
STORM DRAINAGE	SD	SD
STORM SEWER LINE	SD	SD
ROOF DRAIN LINE	SD	SD
MANHOLE	SD	SD
INLETS	SD	SD
CLEANOUT	SD	SD
UTILITIES	-----	-----
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE	UGE	UGE
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	OH	OH
PEDS, BOX, & ETC	OH	OH
POLE	OH	OH
LIGHT POLE	OH	OH
GAS METER	OH	OH
GAS VALVE	OH	OH

LEGEND - ABBREVIATIONS

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

STATE OF MARYLAND

NOTARY PUBLIC

Frederick Seibert & Associates, Inc.

09/15/2025

Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional in the State of Maryland.
Maryland License # 202401
Expiration Date 06/30/2027

Frederick Seibert & Associates, Inc.

11116 MEDICAL CAMPUS RD., HAGERSTOWN, MD 21742

PHONE: 301.787.8215

DATE: 09/15/2025

DESIGN DEVELOPMENT

REVIEWED PER REGULATORY COMMENTS

APPROVED PER REGULATORY COMMENTS

PROJECT NO. 1267.1

DWN BY: ALT

DATE: 05-05-2025

PROJECT MANAGER: T. Frederick

EMAIL: TFrederick@fsa-inc.com

TAX MAP: TM 28-21-201

SCALE: NOT TO SCALE

SHEET TITLE: BROOK LANE GYMNASIUM

NOTES AND LEGENDS

C-002

SHEET 02 OF 13

BROOK LANE GYMNASIUM

STATE OF MARYLAND

NOTARY PUBLIC

Frederick Seibert & Associates, Inc.

09/15/2025

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PHONE: 301.787.8215

DATE: 09/15/2025

DESIGN DEVELOPMENT

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APPROVED PER REGULATORY COMMENTS

PROJECT NO. 1267.1

DWN BY: ALT

DATE: 05-05-2025

PROJECT MANAGER: T. Frederick

EMAIL: TFrederick@fsa-inc.com

TAX MAP: TM 28-21-201

SCALE: NOT TO SCALE

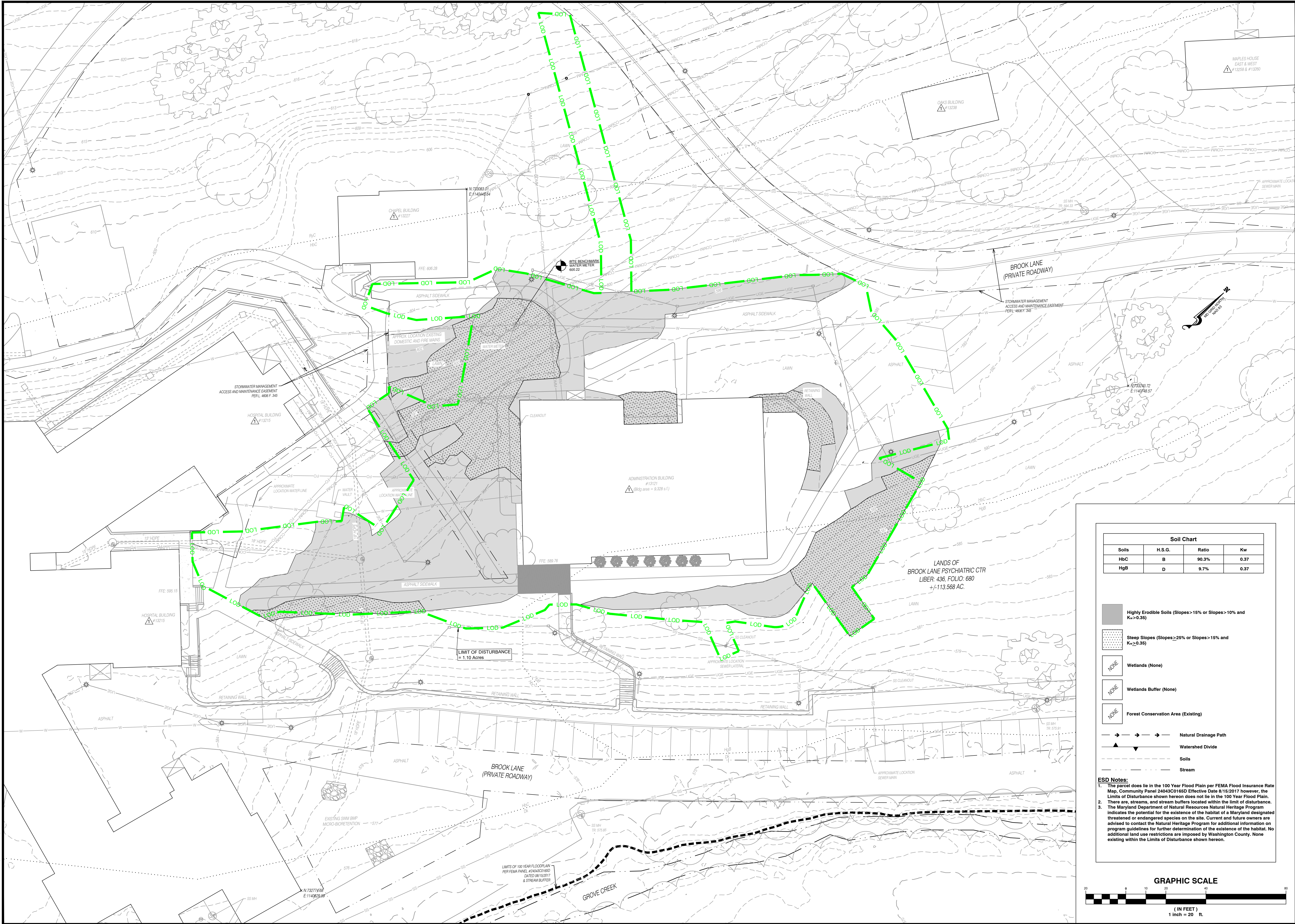
SHEET TITLE: BROOK LANE GYMNASIUM

NOTES AND LEGENDS

C-002

SHEET 02 OF 13

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Soil Chart			
Soils	H.S.G.	Ratio	Kw
HbC	B	90.3%	0.37
HgB	D	9.7%	0.37

Highly Erodible Soils (Slopes > 15% or Slopes > 10% and $K_u > 0.35$)

Steep Slopes (Slopes > 25% or Slopes > 15% and $K_u > 0.35$)

Wetlands (None)

Wetlands Buffer (None)

Forest Conservation Area (Existing)

Natural Drainage Path

Watershed Divide

Soils

Stream

ESD Notes:

1. The parcel does lie in the 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel 24043C0165D Effective Date 8/15/2017 however, the Limits of Disturbance shown hereon does not lie in the 100 Year Flood Plain.

2. There are, streams, and stream buffers located within the limit of disturbance.

3. The Maryland Department of Natural Resources Natural Heritage Program indicates the potential for the existence of the habitat of a Maryland designated threatened or endangered species on the site. Current and future owners are advised to contact the Natural Heritage Program for additional information on program guidelines for further determination of the existence of the habitat. No additional land use restrictions are imposed by Washington County. None existing within the Limits of Disturbance shown hereon.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

STATE OF MARYLAND
NATIONAL EXAMINER
09/15/2025

Professional Certification
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Maryland License # 20248
Expiration Date 06/30/2027

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

102 WEST PATRICK STREET
FREDERICK, MARYLAND 21702
301.791.8300
301.791.8307

DATE: 09/15/2025
PROJECT NO.: 1267.1
DWN BY: ALT
PROJECT MANAGER: T. Frederick
EMAIL: TFrederick@fsa-inc.com
TAX MAP: TM 28-21-201
SCALE: NOT TO SCALE
SHEET TITLE: C-101

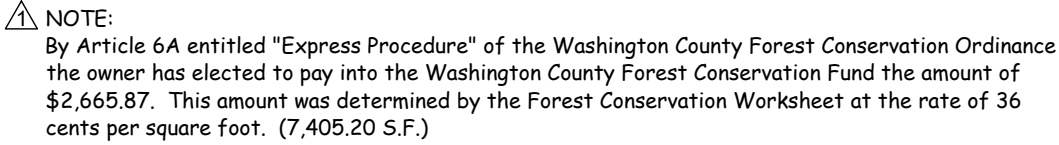
PROJECT NO.: 1267.1
DWN BY: ALT
PROJECT MANAGER: T. Frederick
EMAIL: TFrederick@fsa-inc.com
TAX MAP: TM 28-21-201
SCALE: NOT TO SCALE
SHEET TITLE: C-101

BROOK LANE GYMNASIUM
STATE OF MARYLAND
WASHINGTON COUNTY, MD
11116 MEDICAL CAMPUS RD. HAGERSTOWN, MD 21742
PHONE: 301.787.8215

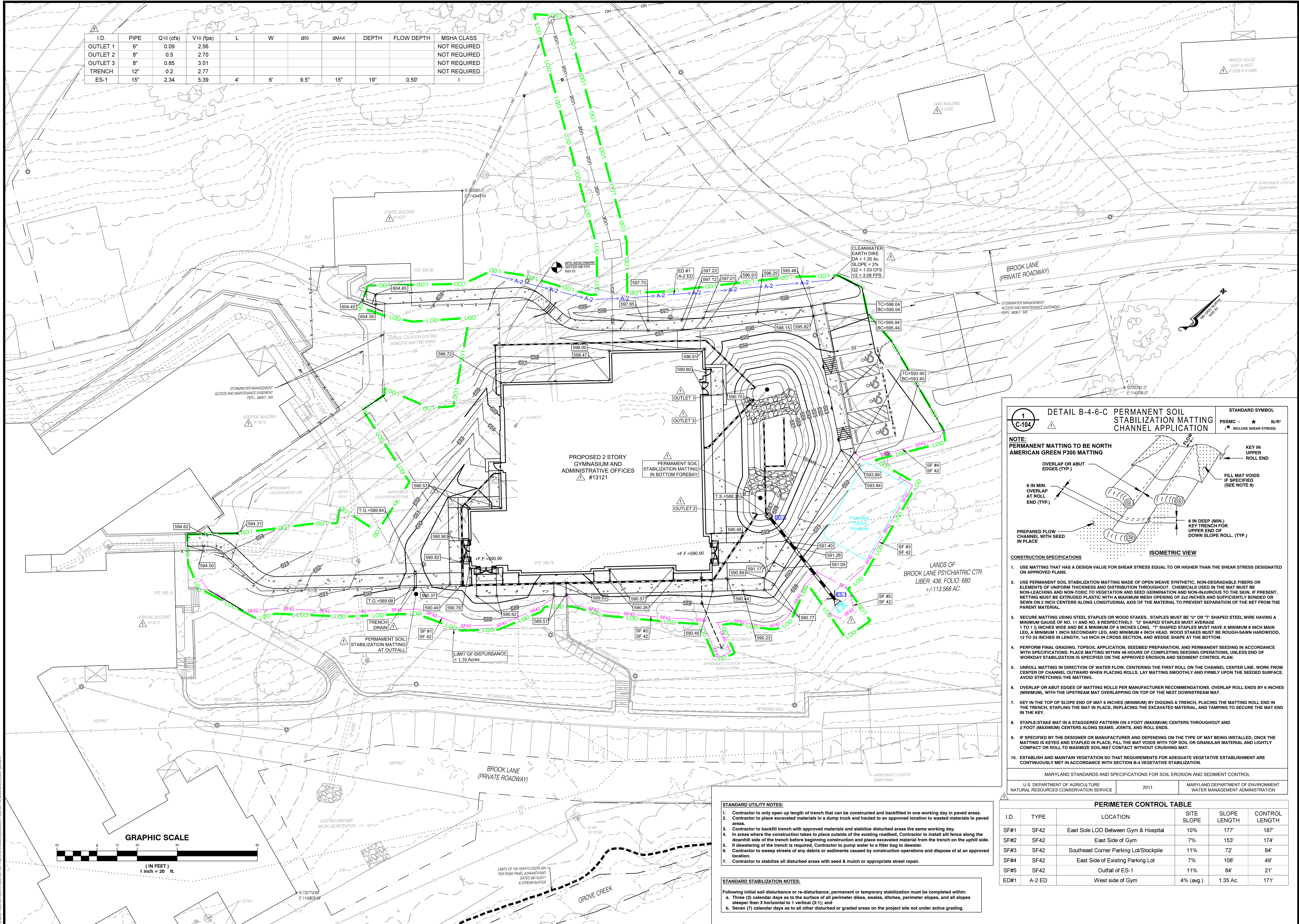
NOT APPROVED FOR CONSTRUCTION

ENVIRONMENTAL
RESOURCE MAP
C-101
SHEET 03 OF 13

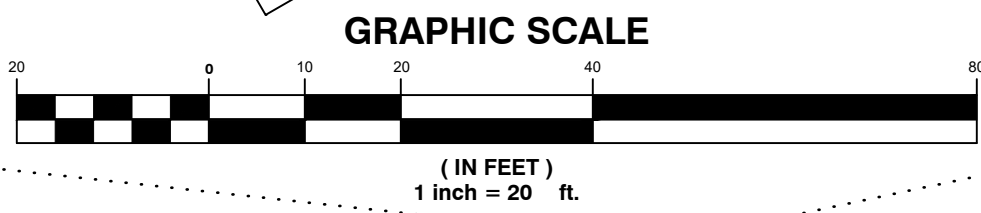
SP-25-017



(IN FEET)
1 inch = 20 ft.



I.D.	PIPE	Q10 (cfs)	V10 (fps)	L	W	d50	dMAX	DEPTH	FLOW DEPTH	MSHA CLASS
OUTLET 1	6"	0.09	2.56							NOT REQUIRED
OUTLET 2	8"	0.5	2.70							NOT REQUIRED
OUTLET 3	8"	0.85	3.01							NOT REQUIRED
TRENCH	12"	0.2	2.77							NOT REQUIRED
ES-1	15"	2.34	5.39	4'	6'	9.5"	15"	19"	0.50'	



- STANDARD UTILITY NOTES:**
- Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
 - Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
 - Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
 - 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 on the uphill side.
 - If dewatering of the trench is required, Contractor to pump water to a filter bag to dewater.
 - Contractor to sweep streets of any debris or sediments caused by construction operations and dispose of at an approved location.
 - Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.
- STANDARD STABILIZATION NOTES:**
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
- Three (3) calendar 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
 - Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

1

C-104

DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL

NOTE: PERMANENT MATTING TO BE NORTH AMERICAN GREEN P300 MATTING

OVERLAP OR ABUT EDGES (TYP.)

6 IN MIN. OVERLAP AT ROLL END (TYP.)

PREPARED FLOW CHANNEL WITH SEED IN PLACE

ISOMETRIC VIEW

KEY IN UPPER ROLL END

FILL MAT VOIDS IF SPECIFIED (SEE NOTE 9)

6 IN DEEP (MIN.) KEY TRENCH FOR UPPER END OF DOWN SLOPE ROLL (TYP.)

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2/32 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.

3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 6 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.

4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.

6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.

7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.

8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.

9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL, OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.

10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

PERIMETER CONTROL TABLE

I.D.	TYPE	LOCATION	SITE SLOPE	SLOPE LENGTH	CONTROL LENGTH
SF#1	SF42	East Side LOD Between Gym & Hospital	10%	177'	187'
SF#2	SF42	East Side of Gym	7%	153'	174'
SF#3	SF42	Southeast Corner Parking Lot/Stockpile	11%	72'	84'
SF#4	SF42	East Side of Existing Parking Lot	7%	108'	49'
SF#5	SF42	Outfall of ES-1	11%	84'	21'
ED#1	A-2 ED	West side of Gym	4% (avg.)	1.35 Ac.	171'

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
NATURAL RESOURCES

09/15/2025

Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
Frederick Seibert & Associates, Inc.
Frederick Seibert, P.E.
License # 22848
Expiration Date 06/30/2027

DATE: 09/15/2025
DRAWN BY: TFS
CHECKED BY: TFS
DESIGNED BY: TFS
PROJECT MANAGER: T. Frederick
EMAIL: TFrederick@fsa-inc.com
TM 28-21-201
SCALE: NOT TO SCALE
SHEET TITLE: GRADING & ESC PLAN
C-104
SHEET 06 OF 13

PROJECT NO. 1267.1
DATE: 05-05-2025
PROJECT MANAGER: T. Frederick
EMAIL: TFrederick@fsa-inc.com
TM 28-21-201
SCALE: NOT TO SCALE
SHEET TITLE: GRADING & ESC PLAN
C-104
SHEET 06 OF 13

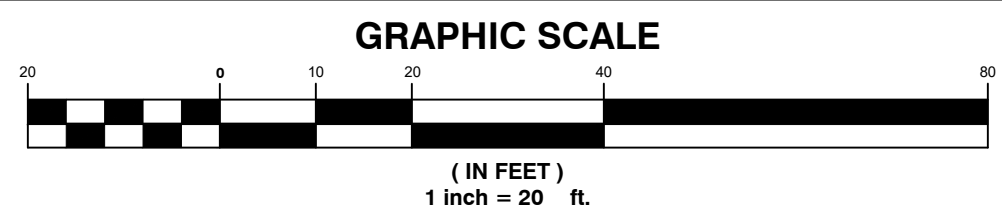
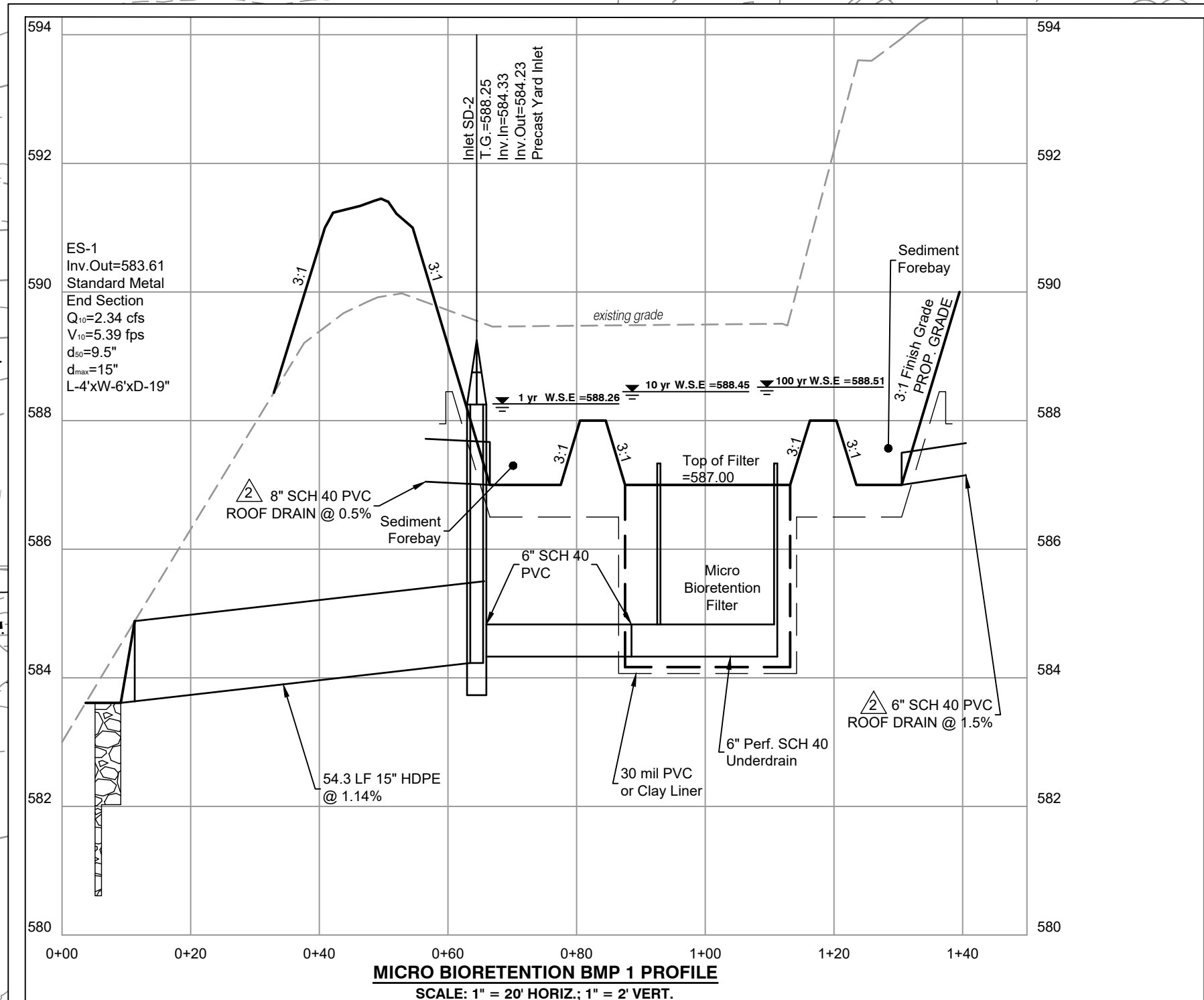
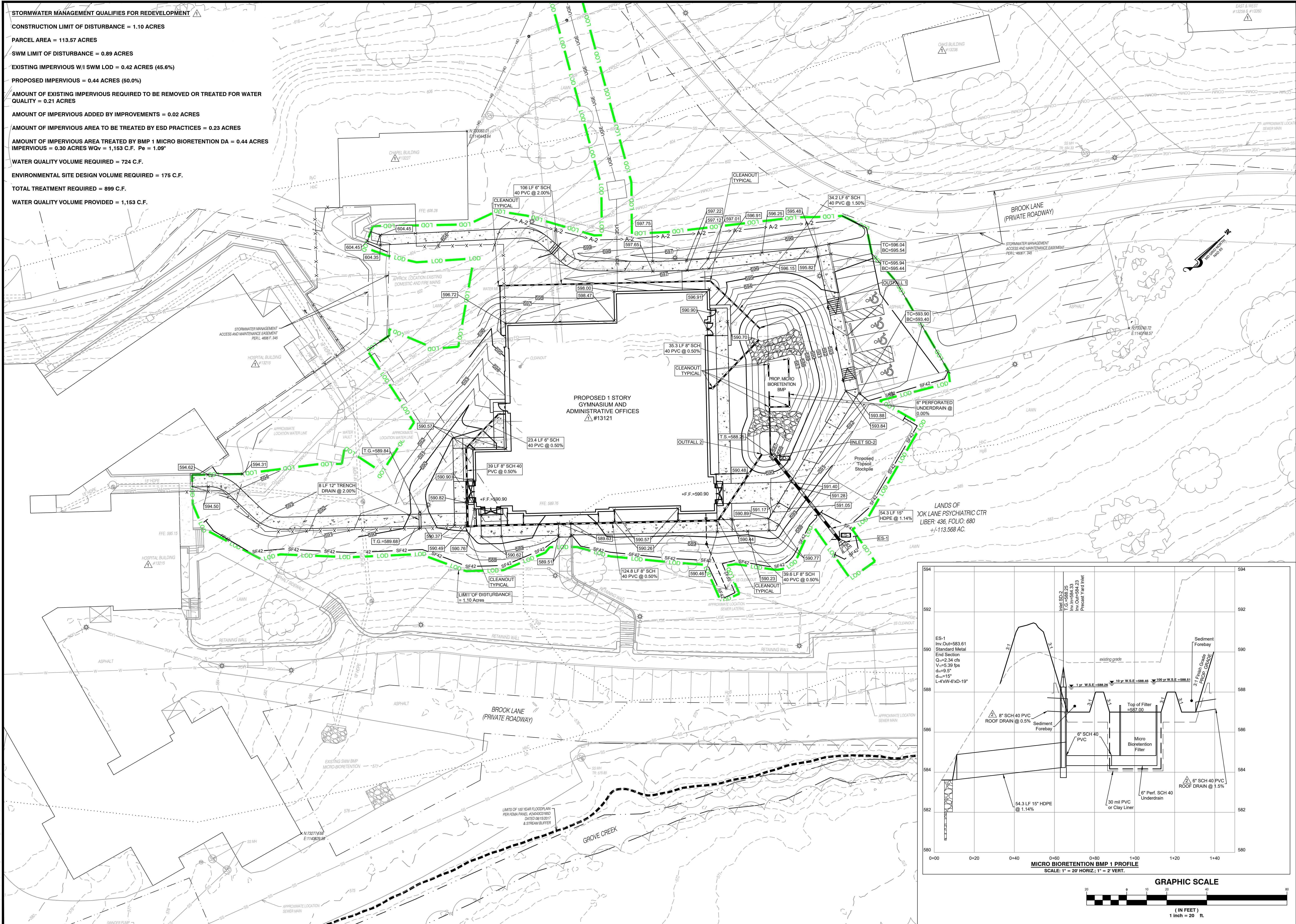
NOT APPROVED FOR CONSTRUCTION

BROOK LANE GYMNASIUM

STATE OF MARYLAND
WASHINGTON COUNTY, MD
11115 MEDICAL CAMPUS RD., HAGERSTOWN, MD 21742
PHONE: 301.781.8215

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SP-25-017



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STATE OF MARYLAND
WASHINGTON COUNTY, MD
MERITUS HEALTH INC. COVALE LEHR
11116 MEDICAL CAMPUS RD. HAGERSTOWN, MD 21742
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STORMWATER MANAGEMENT PLAN

C-301

SHEET 08 OF 13

FS&P INC.

FREDERICK SEBERT & ASSOCIATES, INC.

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECTS & LAND PLANNERS

100 SOUTH HANOVER STREET
HAGERSTOWN, MD 21740
PHONE: 410.326.1111
FAX: 410.326.1111
WWW.FSAPINC.COM

DATE: 09/15/2025
DESIGN: T. FREDERICK
CHECK: T. FREDERICK
APPROVE: T. FREDERICK

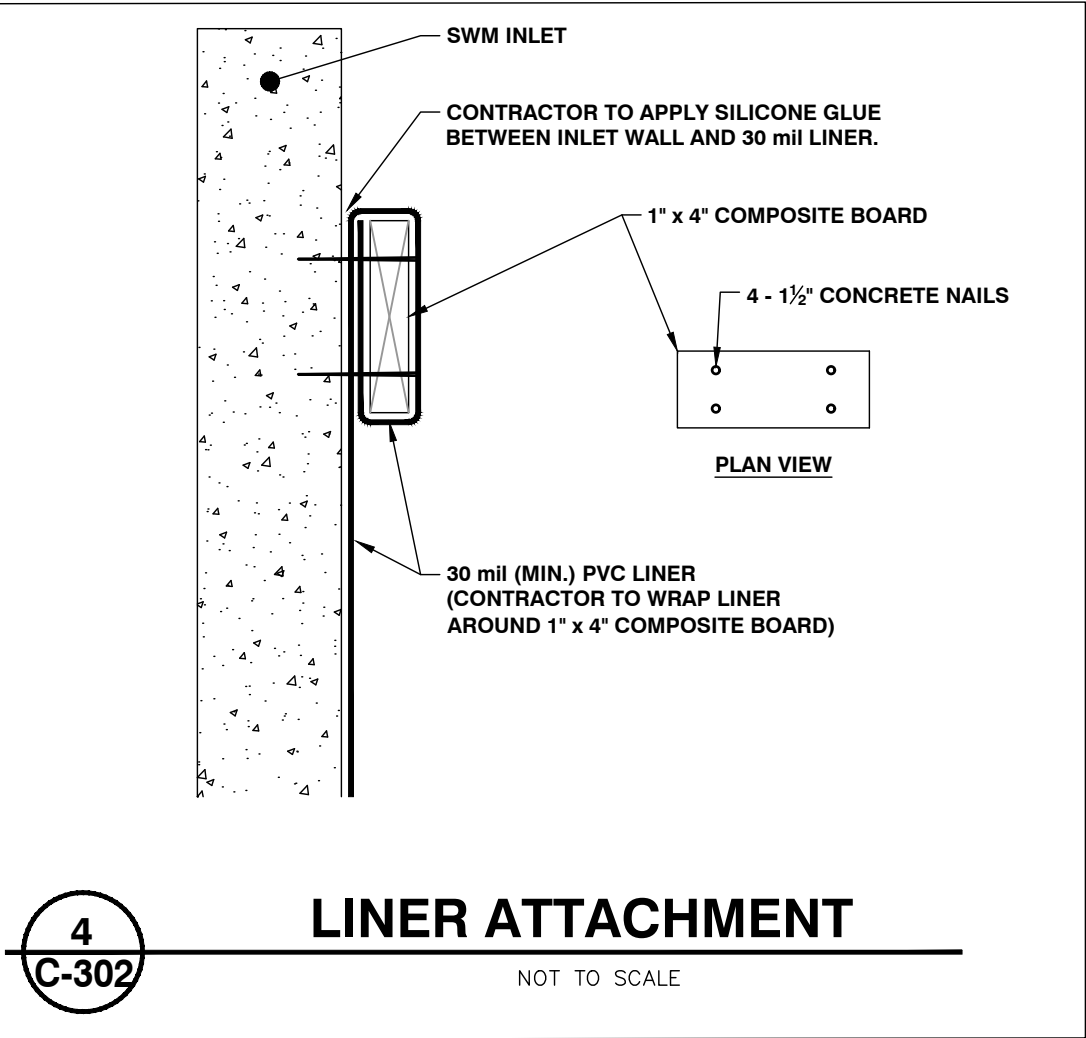
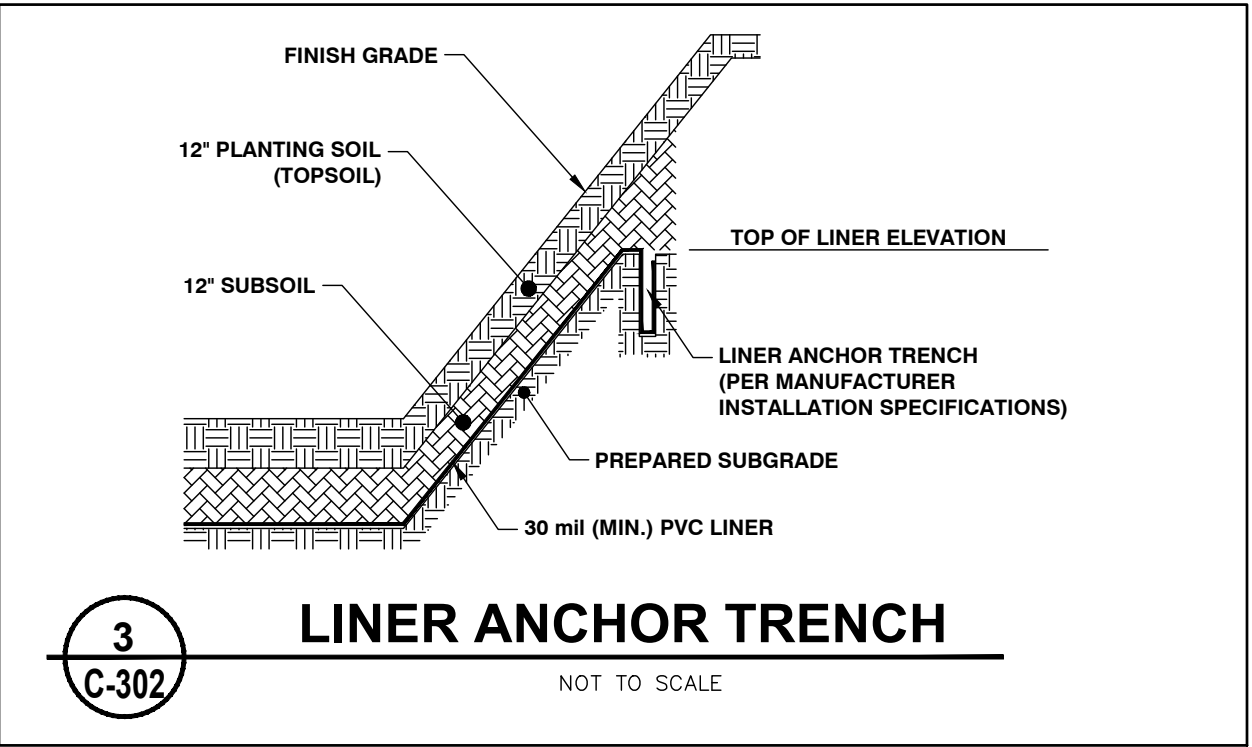
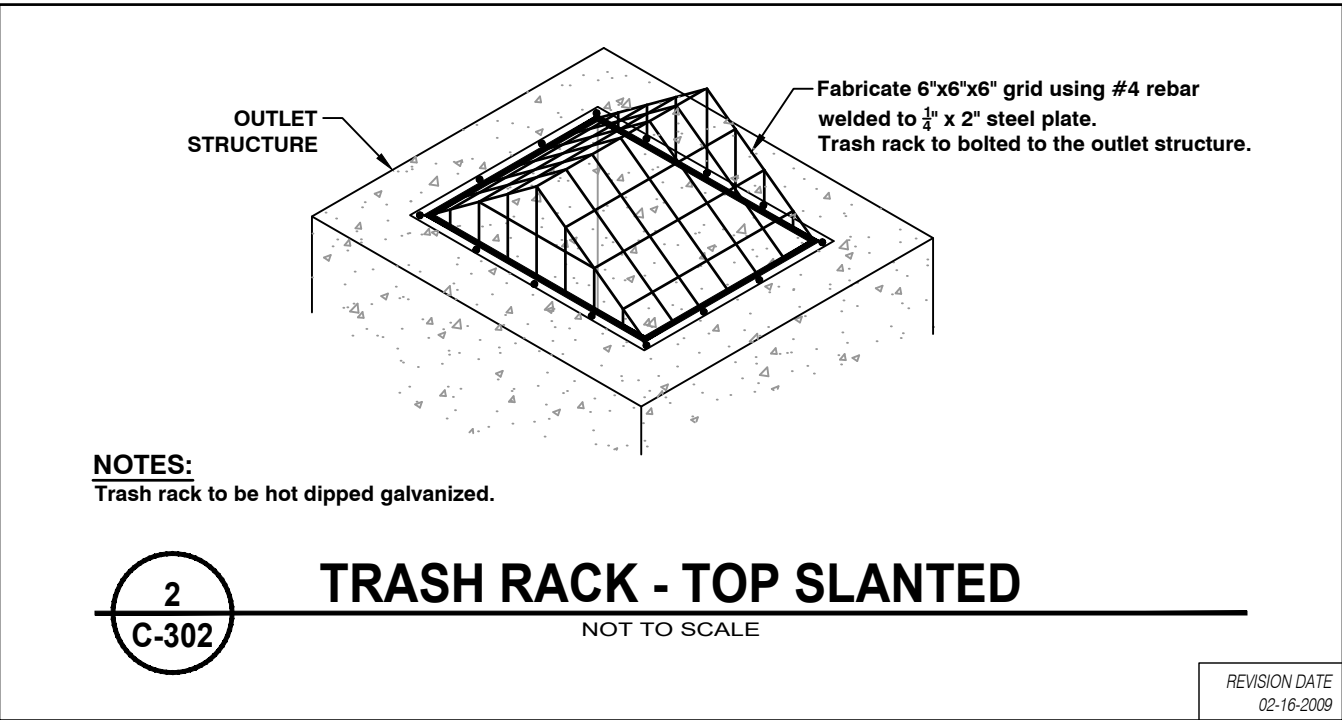
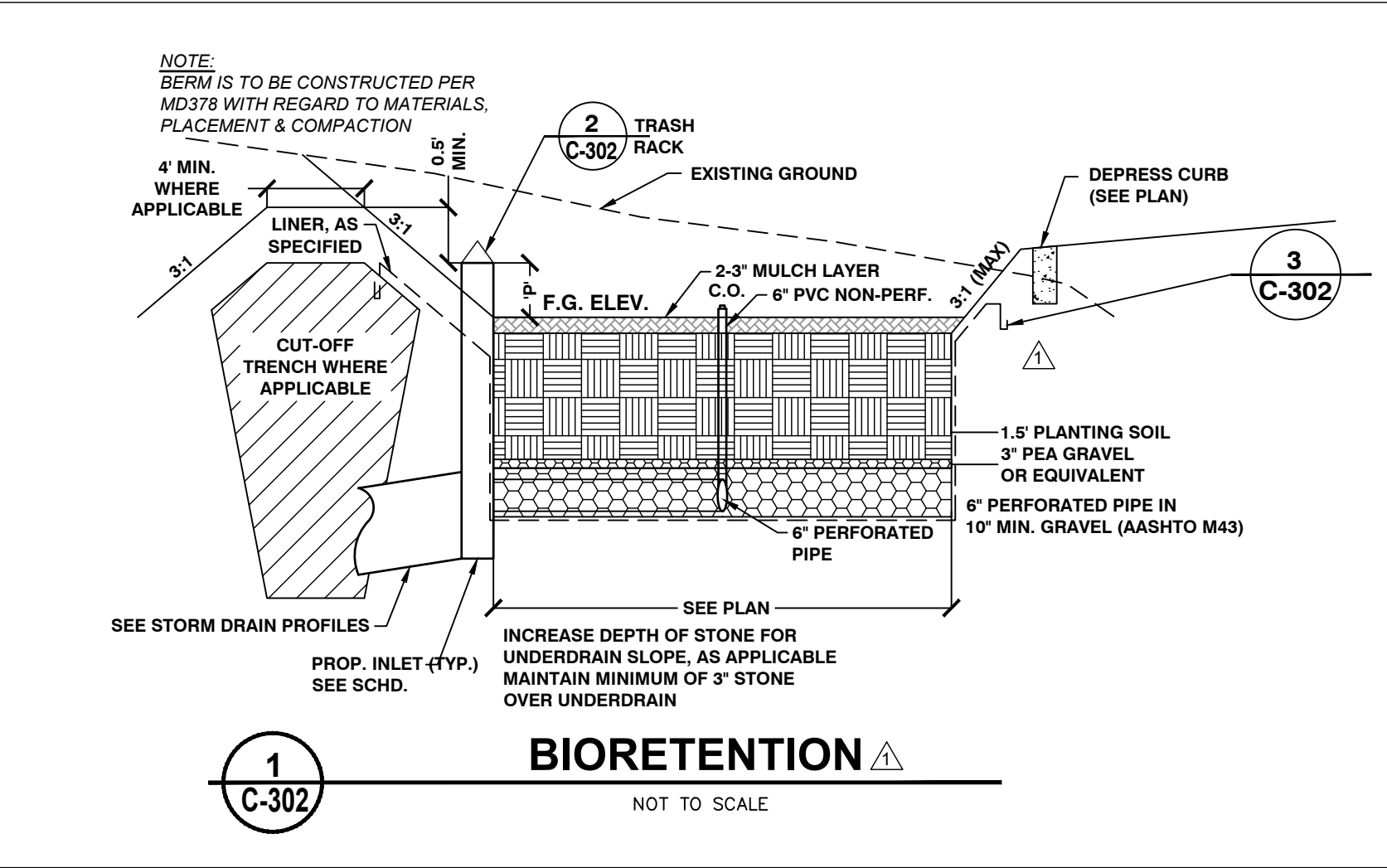
PROJECT NO. 1267.1
DATE: 05-05-2025
PROJECT MANAGER: T. Frederick
EMAIL: T.Frederick@fsa-inc.com
TAX MAP: TM 28-21-201
SCALE: 1" = 20'

STORMWATER MANAGEMENT PLAN

C-301

SHEET 08 OF 13

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES				
The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.				
Inspection Item	Certifying Engineer	Date	County Inspector	Date
EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.				
PLACEMENT OF FILTER CLOTH (Trenches) - Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.				
PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location, size and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3' gravel cover.				
PLACEMENT OF FILTERING MEDIA - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.				
PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.				
STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers.				
The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.				



Stormwater Management Facilities Construction Inspection Requirements	
1.	The developer/contractor shall notify the Division of Public Works ("DPW") at least five (5) days before commencing any work in conjunction with the approved final stormwater management plan and upon completion of the project when a final inspection will be conducted.
2.	Regular inspections shall be made and documented for each structural ESD planning technique and practice and structural stormwater measures every 2 weeks and at the required critical inspection stages identified in the attached checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance.
3.	All non-structural practices shall be inspected, at a minimum, upon completion of final grading, the establishment of permanent stabilization, and before issuance of use and occupancy permit.
4.	Inspections shall be conducted by DPW, the MDE (as applicable), and by the Verifying Professional. Inspections performed by the DPW are not to be considered a substitute for those inspections required by the Verifying Professional. Written inspection reports shall be prepared by the Verifying Professional during construction of ESD planning techniques and practices plans. Copies of all inspection reports shall be provided to DPW by the person performing the inspection and kept on file with DPW.
5.	Written inspection reports are required and shall be submitted in a manner consistent with the Public Works Agreement and this Article and in a format approved by DPW, and shall include, at a minimum: 5.a. The date and location of the inspection; 5.b. Work observed; 5.c. Photos; 5.d. Tests performed; 5.e. Whether construction was in compliance with the approved stormwater management plan; 5.f. Any variations from the approved construction specifications; 5.g. Any violations that exist; 5.h. Signature and date of Verifying Professional.
6.	Failure to comply with these inspection requirements and/or obtain approval from the Verifying Professional or DPW at the required construction stages will result in disapproval of the facility, delays of final acceptance and permit release.
7.	The developer, DPW, the MDE, Verifying Professional, and on-site personnel shall be notified in writing when violations are observed. Written notification shall be made by the person discovering the violation and shall describe the nature of the violation and the required corrective action. No further work affected by the violation shall proceed until the corrective action is inspected and approved in writing by the Verifying Professional, the Division, MDE (as applicable), and the District (as applicable).
8.	DPW may require adjustments to address items overlooked or inappropriately addressed by the plans. Such adjustments may be required during construction or at the final inspection.
9.	The County may require a revision to the approved construction drawings or site plans be submitted and approved by the DPW, the Division of Planning and Community Development (as applicable), the MDE (as applicable) and the District prior to continuation of construction activity.
10.	No work shall proceed beyond the construction stages specified in attached Checklists and the Washington County SWM, Grading, Soil Erosion and Sediment Control Ordinance until DPW and the Verifying Professional inspect and approve the work previously completed and the Verifying Professional furnishes the DPW and developer with the results of the inspection reports as soon as possible after completion of each required inspection.

OPERATION AND MAINTENANCE PLAN BIORETENTION		
INSPECTION ITEM	INSPECTION REQUIREMENTS	REMEDIAL ACTION
Maintenance Access		
General	Check for accessibility to facility; excessive vegetation; surface stability	Repair erosion and maintain access surface in good condition
Pretreatment		
Grass filter strip or sand layer	Check for sediment accumulation	Remove sediment as needed
Optional sand layer	Check sand for staining and sediment accumulation	If contaminated, replace first three inches of sand layer
Gravel diaphragm	Check for sediment accumulation and evidence of erosion	Remove sediment and replace gravel as needed
Mulch layer	Check for a 2-3 inch mulch layer	Remove mulch and replace as needed
Filter Bed		
Dewatering	Check for dewatering within 48 hours of rainfall; noticeable odors; water stains on the filter surface or at the outlet; presence of algae or aquatic vegetation	Remove mulch and the top 3-6 inches of soil/sediment and replace with suitable materials per plan specifications; follow up inspections shall confirm adequate dewatering; contact the plan approval authority if the facility does not function as intended
Sediment	Check for sediment accumulation	Remove sediment as needed
Mulch layer	Check for adequate cover; sediment accumulation; discoloration	Remove and replace mulch and excess sediment as needed
Vegetation		
Plant composition and health	Check for plant composition according to approved plans; invasive species, weeds, and dead or dying vegetation	Remove and replace plants as necessary
Vegetative cover/erosion	Check for erosion, runoff channelizing, or bare spots	Repair/grade and stabilize as needed
Outlets		
Underdrain system	Check outlet end to ensure that discharge is not obstructed; check for erosion	Remove any flow obstructions; grade and stabilize any eroded areas to provide stable conveyance
Overflow spillway	Check for displacement of rip-rap, stable conveyance, and erosion below the outlet	Repair and replace as needed
Conveyance Systems		
General	Check for erosion, flow blockages or bypass, and stable conveyance	Repair/replace and stabilize as needed
Flow diversion	Check flow splitter for proper functioning	Repair as necessary
Trash and Debris	Check flow splitter for proper functioning	Trash and debris shall be disposed of in an acceptable manner
Structural Components	Check for trash and debris accumulation	Repair according to specifications on the approved plans

Field conditions may require a check for structural deterioration and repair or replacement of the intended design function. The plan approval authority should be contacted for review and approval of all proposed modifications. Inspection and maintenance should occur after any major rain event (e.g., meeting or exceeding the design rainfall depth for the facility).

- NOTES:
1. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE CITY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
 2. IF ROCK IS EXCAVATED, UNDERCUT 18" S.W.M. FACILITY AND BACKFILL WITH CL TYPE SOIL.
 3. CORE TRENCH AND EARTH DAMS SHALL BE COMPACTED TO A MINIMUM 95% DRY DENSITY.
 4. NO TREES OR SHRUBS ARE PERMITTED ON THE EMBANKMENT.
 5. POND EMBANKMENT SHALL BE PLANTED WITH GRASS ONLY.
 6. ALL PIPE JOINTS SHALL BE WATERTIGHT. (HOPE PIPE JOINTS SHALL MEET THE 10.8 PSI WATER-TIGHT REQUIREMENTS OF ASTM D3212.)
 7. ALL PROPOSED STORM DRAIN PIPES MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T180A STANDARDS.
 8. THE CONTRACTOR IS TO CONTACT MISS UTILITY A MINIMUM OF 2 DAYS PRIOR TO ANY DIGGING ON THE SITE. (1-800-257-7777)

MARYLAND STORMWATER DESIGN MANUAL B.4.D Specifications for Micro-Bioretention, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.06.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60% - 65%) and compost (35% - 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay content - Media shall have a clay content of less than 5%.
- pH range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textual analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction

It is very important to minimize compaction of both the base of the bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material

Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

5. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Under drains

Underdrains should meet the following criteria:

- Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (F 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid schedule 40 PVC or SDR35 pipe.
- Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with 1/2" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (3/8" to 3/4" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

7. Miscellaneous

These practices may not be constructed until all contributing drainage area has been stabilized.

NOTES:

1. ALL PIPE JOINTS SHALL BE WATERTIGHT.
2. THE CONTRACTOR IS TO CONTACT MISS UTILITY A MINIMUM OF 2 DAYS PRIOR TO ANY DIGGING ON THE SITE. (1-800-257-7777)
3. ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
4. 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.
5. DEVELOPER / CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIMETABLES.
6. PIPES FOR UNDERGROUND DETENTION FACILITY TO BE LAID ON PREPARED SUBGRADE WITH 12" GRAVEL OR SAND BED.
7. ALL STORM DRAIN STRUCTURES (INLETS, MANHOLES, ENDWALLS, ETC.), REGARDLESS IF PRECAST OR CONSTRUCTED IN PLACE OF BRICK OR CONCRETE, SHALL BE PLACED ON A 6" DEPTH OF AASHTO NO. 57 CLEAN STONE AGGREGATE IN PLACE AND TO GRADE ON TOP OF FIRM UNDISTURBED SOIL SUBGRADE.
8. BACKFILL MATERIAL FOR ALL STRUCTURES IN TRAFFIC BEARING OR STRUCTURAL AREAS SHALL BE MD DEPT. OF TRANSPORTATION SHA GRADED AGGREGATE-BASE. BACKFILL MATERIAL FOR STRUCTURES IN NON-TRAFFIC BEARING AREAS SHALL BE SUITABLE EXCAVATED OR BORROW SOILS.
9. WHERE SPECIFIED FOR USE AASHTO NO. 57 CLEAN STONE SHALL BE AGITATED, VIBRATED, OR OTHERWISE SETTLED IN PLACE IN LIFTS OF 12" MAXIMUM. WHERE SPECIFIED FOR USE MD DEPT. OF TRANSPORTATION SHA GRADED AGGREGATE-BASE, SECTION 901.01 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, SHALL BE COMPACTED BY MECHANICAL MEANS IN 6" LIFTS TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR (ASTM D1557-78, OR AASHTO T-180) WITH AN IN PLACE MOISTURE CONTENT OF APPROXIMATELY ±2% OF THE OPTIMUM MOISTURE CONTENT.
10. A THIRD PARTY QUALIFIED PROFESSIONAL SHALL BE PRESENT AT THE PRECONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008.

STORMWATER NOTES:

1. DUE TO KARST SOILS ON THE SITE, THERE IS INCREASED RISK OF SINKHOLE DEVELOPMENT WITHIN THE SWM FACILITY. IF ENCOUNTERED, CONTACT A GEOTECHNICAL ENGINEER TO PREPARE REMEDIATION PLAN.
2. ALL STORMWATER MANAGEMENT BMP's WILL REQUIRE A SYNTHETIC LINER SUCH AS 30MIL PVC OR 40 MIL HDPE OR A CLAY LINER AS DIRECTED BY THE SITE GEOTECHNICAL ENGINEER. USE OF A CLAY LINER WILL BE DEPENDANT ON THE AMOUNT OF SUITABLE CLAY MATERIAL AVAILABLE ON SITE AS DETERMINED BY THE SITE GEOTECHNICAL ENGINEER.

LINER NOTES:

1. POND SHALL BE UNDERCUT FOR IMPERMEABLE LINER INSTALLATION.
2. LINER MATERIAL WILL BE DETERMINED BY GEOTECHNICAL ENGINEER. IMPERVIOUS LINER INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF A CLAY LINER CAN BE INSTALLED VERSUS 30 MIL HDPE LINER.
3. PREPARED SUBGRADE SHALL BE SMOOTH, ROCK AND DEBRIS FREE PER THE LINER SPECIFICATIONS.
4. A LINER SHALL EXTEND, AT A MINIMUM, TO THE 10 V.R.V.S. ELEVATION.
5. THE CONTRACTOR IS TO FOLLOW ALL MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR THE ANCHORING OF THE LINER AT THE TERMINUS.
6. THE CONTRACTOR IS TO FOLLOW ALL MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR THE ATTACHMENT OF THE LINER TO PIPES AND INLETS. WATERTIGHT CONNECTIONS ARE REQUIRED FOR ALL CONNECTIONS AND SEAMS OF THE LINER.

Table B-4.1 Material Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see planting list	n/a	plantings are site-specific
Planting Soil [2" to 4" deep]	loamy sand (60 - 65%) & compost (35 - 40%) or sandy loam (30%), coarse sand (30%) & compost (40%) by weight (ASTM D 2974)	n/a	USDA soil types loamy sand or sandy loam; clay content < 8%
Organic content	shredded hardwood	n/a	aged 6 months, minimum; no pine or wood chips
Mulch	pea gravel: ASTM D-448	No. 8 or No. 9 (1/2" to 3/8")	
Curtain drain	ornamental stone; washed cobbles	stone: 2" to 5"	
Geotextile	AASHTO M-43	NO. 57 OR NO. 4 AGGREGATE (3/8" to 3/4")	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	F 758, Type PS 28 or AASHTO M-278	4" rigid sch. 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" o.c. 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Underdrain piping	MSHA Mix No. 3; Fc = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-A1140	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional engineer licensed in the State of Maryland - design to include meeting ACI Code 308.1(R) vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressure); and analysis of potential cracking.
Poured in place concrete (if required)			
Sand	AASHTO M-6 or ASTM C-33	0.007" to 0.04"	Sand substitution such as Diabase and Gneisses (AASHTO #10) are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.
Compost	MSHA Standard Specifications for Construction and Materials, July 2008 903.02.05 Compost	Uniform particle size of 0.5" or less	Source - Separated Compost (Type B). Type B Compost shall be tree leaf compost or non-tree leaf compost. Type B Compost produced from lawn clippings shall be tested for contaminants in conformance with Maryland law and regulations.

STATE OF MARYLAND

Seal of the State of Maryland

09/15/2025

Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
Maryland License # 24941
Expiration Date 06/30/2027

PROJECT NO. 1267.1

DW BY DATE 05-05-2025

PROJECT MANAGER T. Frederick

EMAIL T.Frederick@tsa-inc.com

TAX MAP TM 28-21-201

SCALE NOT TO SCALE

SHEET TITLE

PROJECT NO. 1267.1

DW BY DATE 05-05-2025

PROJECT MANAGER T. Frederick

EMAIL T.Frederick@tsa-inc.com

TAX MAP TM 28-21-201

SCALE NOT TO SCALE

SHEET TITLE

NOT APPROVED FOR

BROOK LANE GYMNASIUM

STATE OF MARYLAND

WASHINGTON COUNTY, MD

11116 MEDICAL CAMPUS RD. HAGERSTOWN, MD 21742

PHONE: 301.781.8215

TS&A INC.

TS&A INC. ENGINEERS, ARCHITECTS & LAND PLANNERS

126 WEST PATRICK STREET

AGERSTOWN, MD 21740

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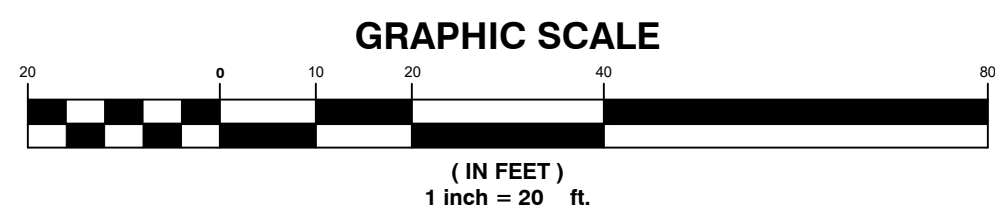
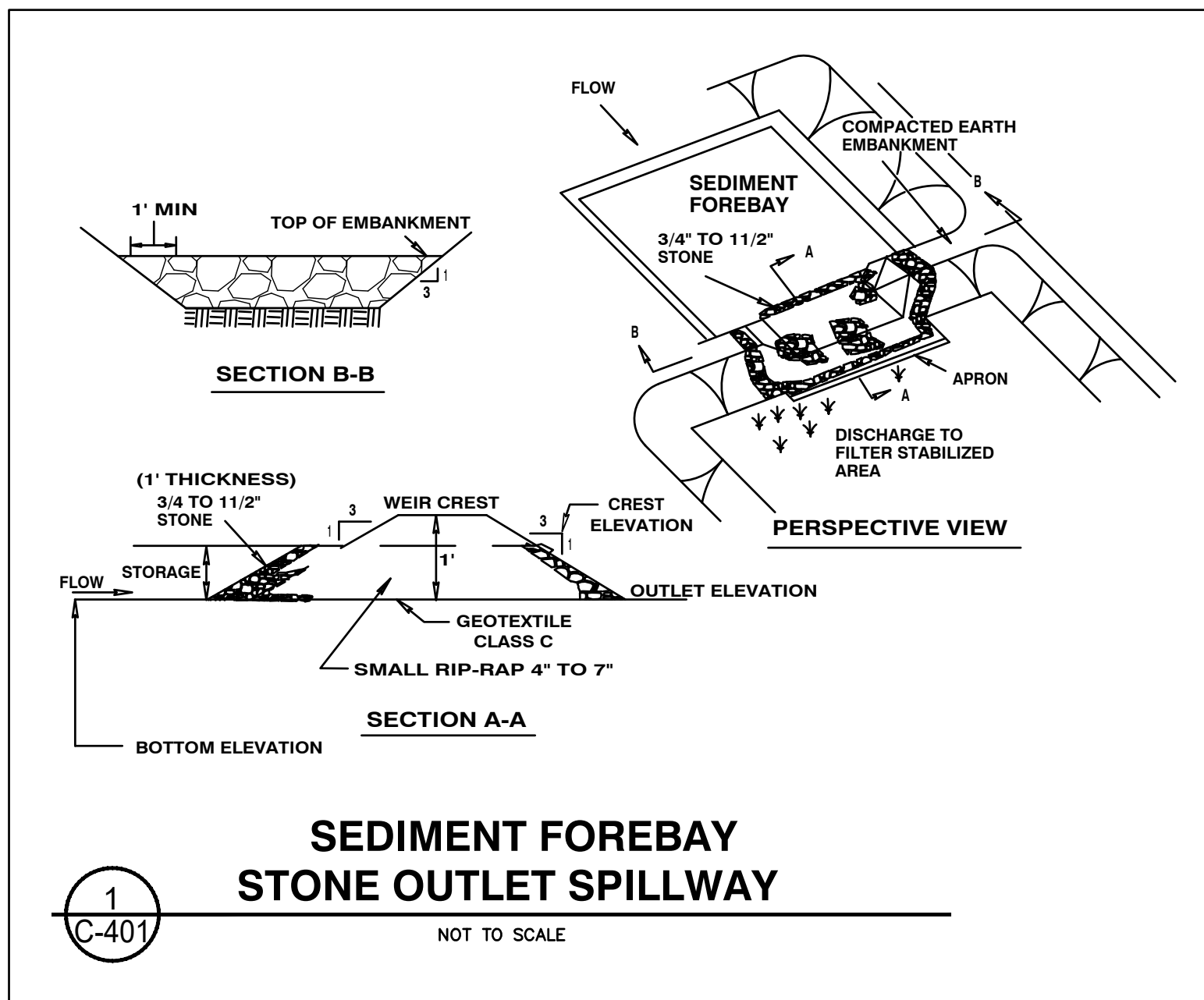
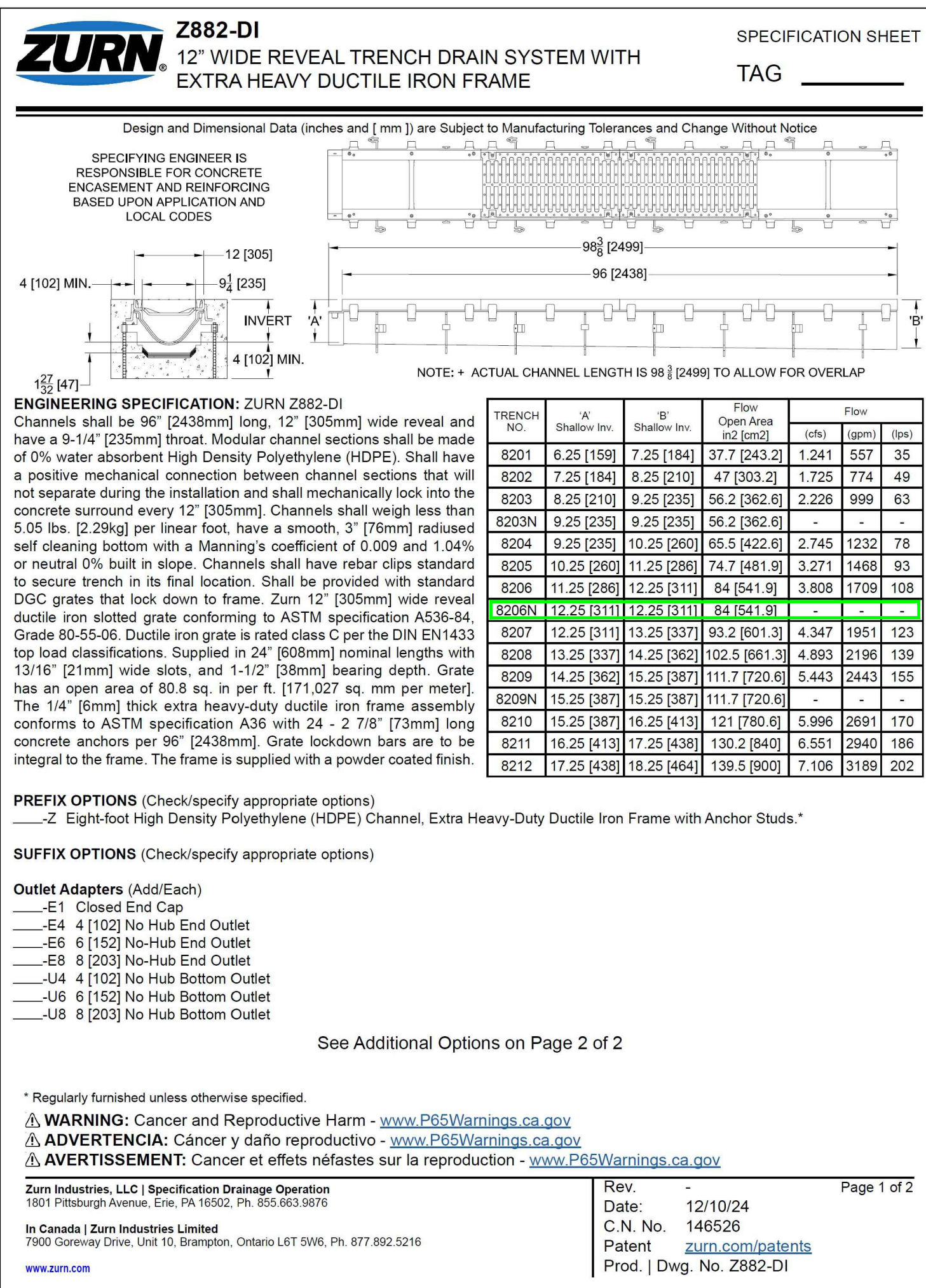
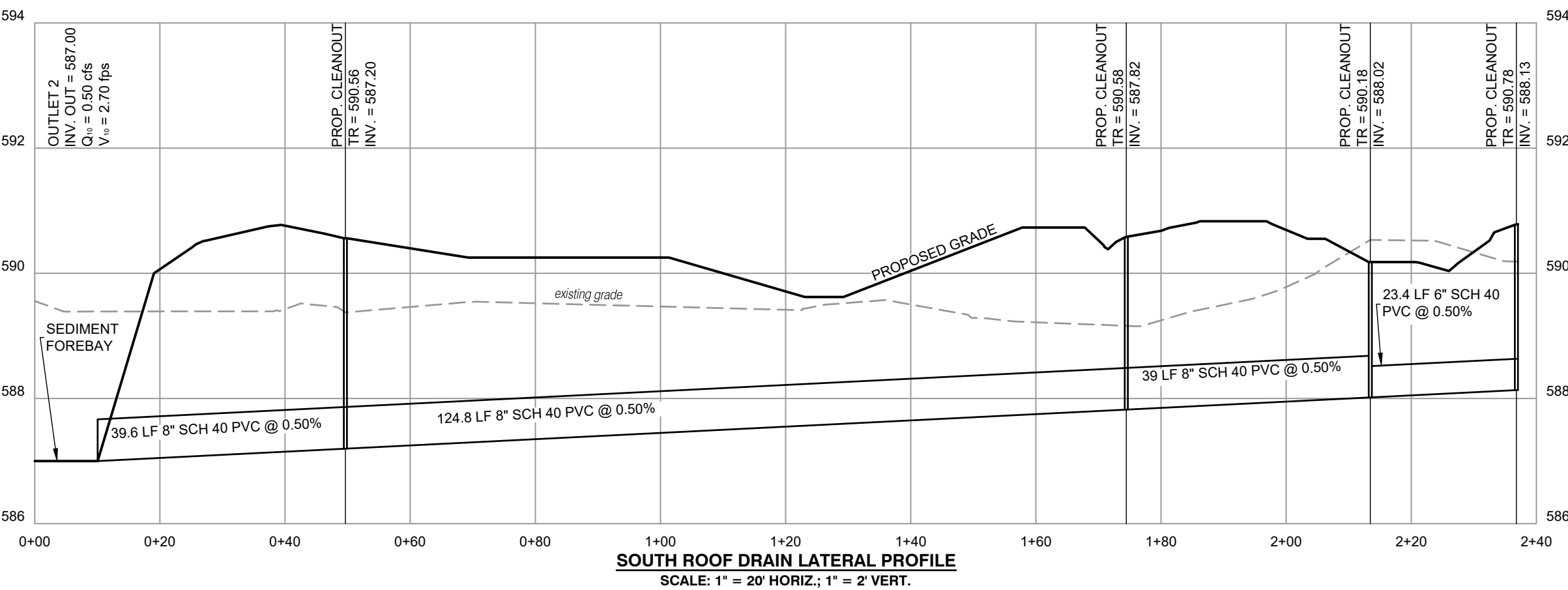
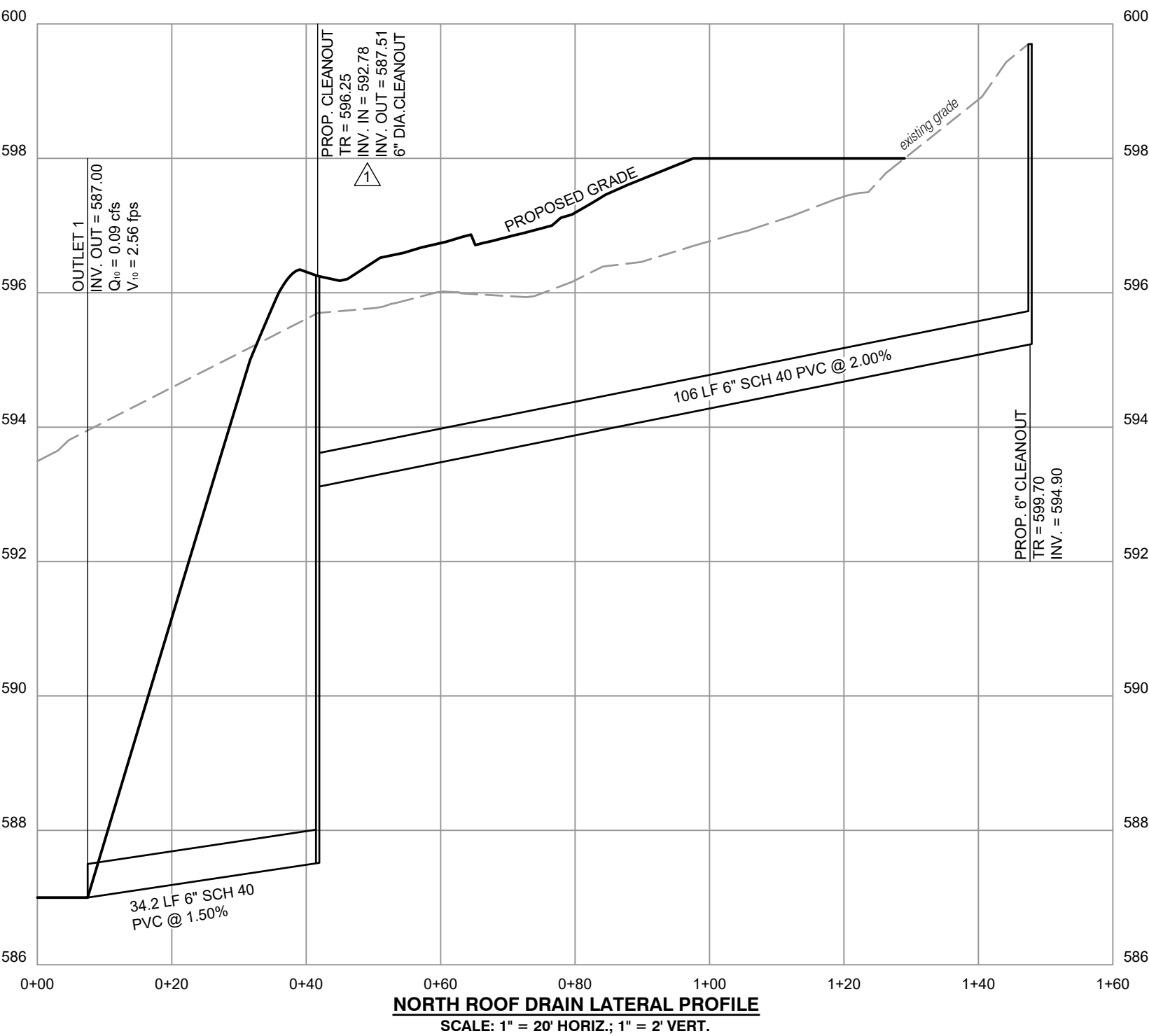
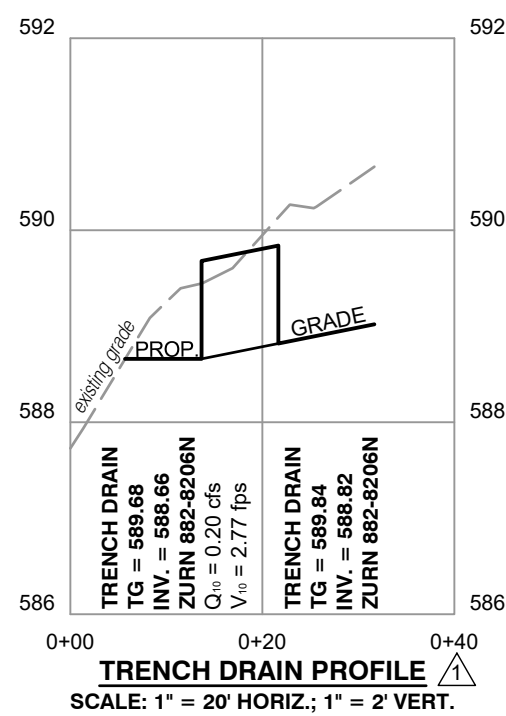
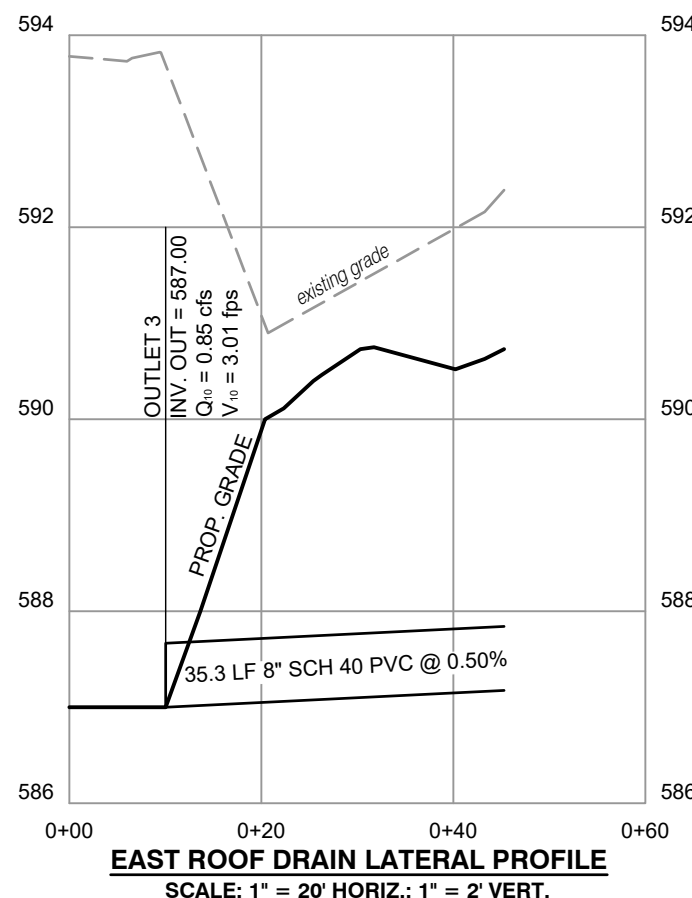
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SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards 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 soil erosion and sediment control practices (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 Erosion 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 permanent stabilization must be completed within:

a. Three (3) calendar 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) calendar days as to all other disturbed or graded areas on the project site not under active grading.

6. Stockpiles must be stabilized in accordance within 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 3 days of initial backfill unless otherwise specified on plans.

9. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.

10. No slope 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.

For sites 1.0 acre or more, the following are required:

A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.

B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) 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 - NOI).

D. Following construction and release of the sight 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-NOT.

SMARTfence® 42 Detail:

6" MAX

3/4" MIN

24" MIN

6" MIN

9" STEEL T-STAKE
1.25 LB/FT WITH
KICKPLATE

ANCHOR PLATES

GROUND SURFACE

2

C-501

42" SMARTfence

NOT TO SCALE

SMARTfence® 42 is NTPEP Compliant

GTX-2018-01-187

SMARTfence® 42 installation instructions:

1. Excavate trench a minimum on 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb/ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6' max.

2. Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

3. For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

4. For fastening SMARTfence® 42 to studded metal T-posts using one of the following methods:

Method I (T-Post): 16-gage wire - attach SMARTfence® 42 to metal T-Posts using 16 gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.

Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120 lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

5. Drive the initial post with the attached fence into the ground to an 18" depth.

6. Drive the interior T-posts of the fence system into the ground at least 18".

7. Move to the next T-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent T-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations instructed in Step 4.

8. After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taught, then rotating it 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

9. Place bottom 8" of fabric into the trench. Backfill trench (overflow) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fence shall be replaced).

For more information, contact SMARTfence® Sales Team at: 800.448.3636

Email at info@acfcv.com

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

3

C-501

TSSMS - * lb/ft²

(* INCLUDE SHEAR STRESS)

OVERLAP OR ABUT ROLL EDGES (TYP.)

6 IN DEEP (MIN.) KEY IN TRENCH

6 IN MIN. OVERLAP AT ROLL END (TYP.)

ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SHOULDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.

3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1" TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 1 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.

4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.

5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.

6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.

7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.

8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.

9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

1

C-501

STANDARD SYMBOL

SCE

EXISTING GROUND

EXISTING PAVEMENT

NONWOVEN GEOTEXTILE

PIPE (SEE NOTE 2)

50 FT MIN.

8 FT MIN. 3 FT

6 IN MIN. 5:1

MIN. 6 IN OF 2 TO 3 IN AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE

5:1

50 FT MIN. LENGTH *

10 FT MIN. WIDTH

10 FT MIN.

EDGE OF EXISTING PAVEMENT

PLAN VIEW

PROFILE

50 FT MIN. LENGTH *

10 FT MIN. WIDTH

10 FT MIN.

EDGE OF EXISTING PAVEMENT

CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (130 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.

3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.

4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.

5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

P:\Shared Folders\Projects\1000s\1267\1267.1 (Meritus Gymnasium)\dwgs\Site Plan\1267.1 11-12 Details & Notes.dwg 2025-05-15 11:37:14 AM AutoCAD PDF (General Documentation).pc3

SEQUENCE OF CONSTRUCTION

Pre-Construction Notification - Contractor shall notify the Washington Co. Soil Conservation District (301-797-6821), Washington County Division of Permits and Inspections (301-313-2460), and the Design Engineer (301-791-3650) at least five (5) days prior to start of any work shown on these plans to schedule a pre-construction meeting.

"All spoil and/or borrow material must come from and/or go to a site with an approved and current Soil Erosion and Sediment Control Plan."

Karst Topography/Sinkhole Notification - The USDA soil survey of Washington County shows the soils on this site as being karst landscape soils. Please be alert to the possibility of sinkhole formation. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to investigate the site prior to the start of construction for any sinkholes. The contractor shall contact the site Geotechnical Engineer immediately after the discovery of any sinkhole.

Before beginning construction, limit of work to be staked and contractor MUST call Miss Utility before beginning any work on site. Limit of disturbance is more than 1 acre.

- Contractor to use existing entrance road during construction. Any tracking of mud onto public roadways will require a stabilized construction entrance to be installed. Contractor shall keep areas outside of the limit of disturbance free of mud and sediments.
- Install perimeter controls around perimeter of the LOD as shown on sheet C-102.
- Contractor to demolish existing administration building shown on sheet C-102. Sawcut and remove existing pavement and concrete as shown on sheet C-102. Contractor to haul (any spoils, construction materials and/or borrow) materials to a site with an approved and current ESC Plan and for a MDE approved site that accepts pavement, concrete etc.
- Contractor to strip topsoil and existing vegetation within the LOD. Place topsoil on stockpile designated on sheet C-104 and seed & mulch for stabilization as required.
- Contractor to begin grading operations to prepare building pad. After the building pad is completed, begin construction of building.
- Contractor to begin installation and relocation of utilities after building pad is brought to grade. Install stormdrains working from downstream to upstream to maintain positive drainage. Install inlet protection and outfall protection as installation progresses. When installing stormdrain from ES-1 to SD-2, install Smartfence 42 (SF#5) below outlet protection as shown on sheet C-104 and remove after installation of stormdrain is complete.
- Install concrete pads, sidewalks, curb and perform pavement repair. Stabilize all disturbed areas with seed and mulch after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
- Complete base course paving.
- Contact the Washington County Soil Conservation District (301-797-6821) for an interim inspection to verify site is adequately stabilized before beginning installation of micro bioerecton.
- Contractor shall contact the Washington County Division of Permits and Inspections (240-313-2460) and FSA (301-791-3650) to schedule required stormwater inspections during the construction of the micro-biorecton. The contractor shall contact the design engineer and Washington County Soil Inspector at least 2 days prior to needing inspections.
- Complete surface course paving with pavement markings.

Post-Construction Notification - Notify the Washington County Soil Conservation District and Washington Division of Permits and Inspections after the site has achieved 95% overall vegetative stabilization, and at least 5 days prior to the removal of any sediment control features to schedule a final site closeout inspection and meeting. Once final approval has been granted, perimeter controls can be removed, and final stabilization in those areas shall be completed.

DETAIL D-4-1-C ROCK OUTLET PROTECTION III

6

C-501

STANDARD SYMBOL

ROPIII

PLAN VIEW

SECTION A-A

SECTION B-B

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.

2. USE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.

3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (¾ TO 1½ INCH MINIMUM STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.

5. CONSTRUCT RIPRAP OUTLET TO FULL CROSS SECTION THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.

6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.

7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.

8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND RIPRAP DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL C-1 EARTH DIKE

7

C-501

STANDARD SYMBOL

A-1

CROSS SECTION

DIKE TYPE

FLOW CHANNEL STABILIZATION

CONSTRUCTION SPECIFICATIONS

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)						
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20) LIME RATE	
1	Barley	96	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY								
HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)								
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	LIME RATE
6	Tall Fescue	40	Zone 6b: Mar 1-May 15/Aug 1-Oct 15	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

STATE OF MARYLAND
DESIGN ENGINEER
09/15/2025
Professional Seal
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
Maryland License # 20848
Expiration Date 09/15/2027

PROJECT NO. 1267.1
DATE 05-05-2025
PROJECT MANAGER T. Frederick
EMAIL T.Frederick@tsa-inc.com
TAX MAP TM 28-21-201
SCALE NOT TO SCALE
SHEET TITLE

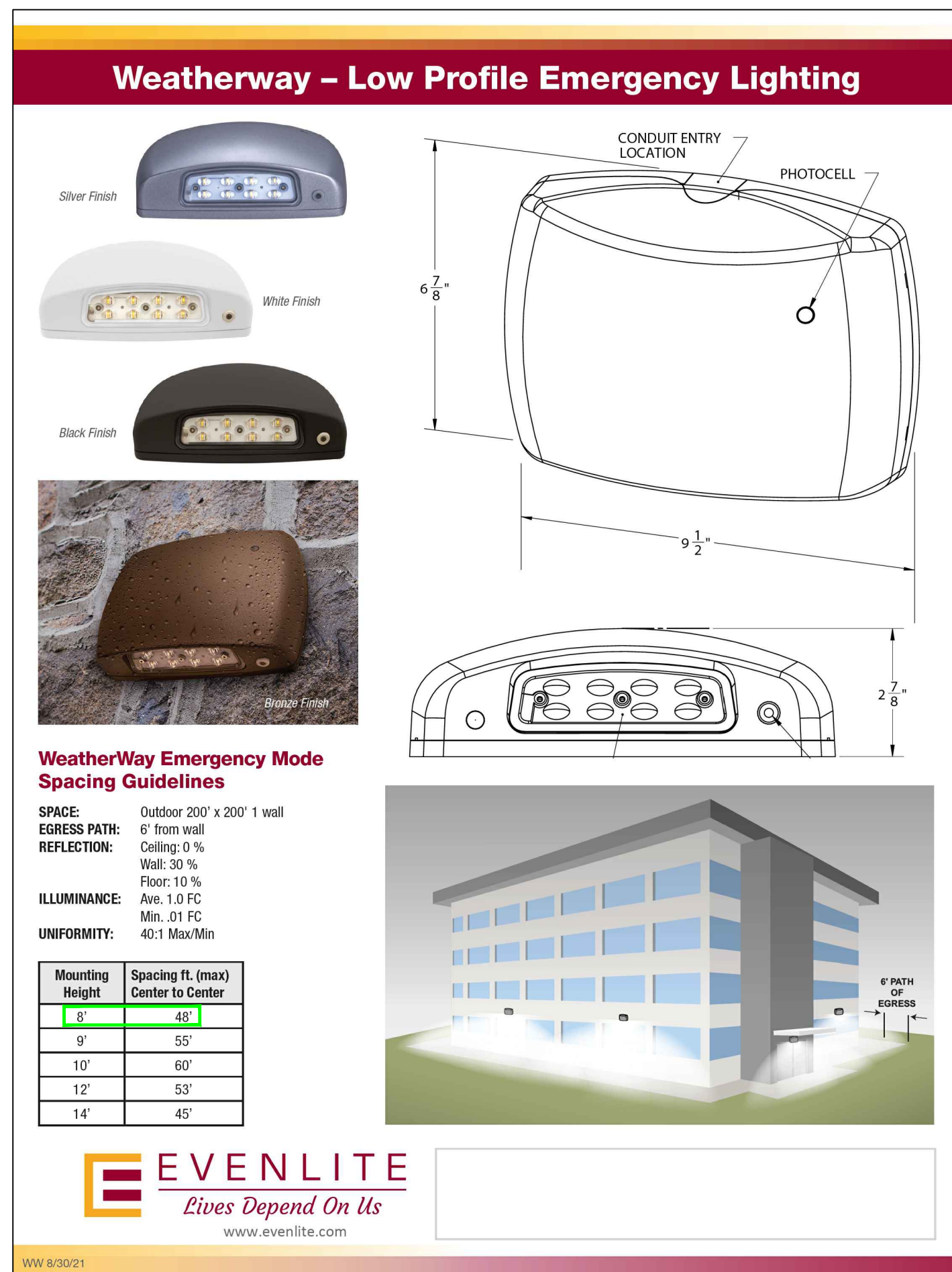
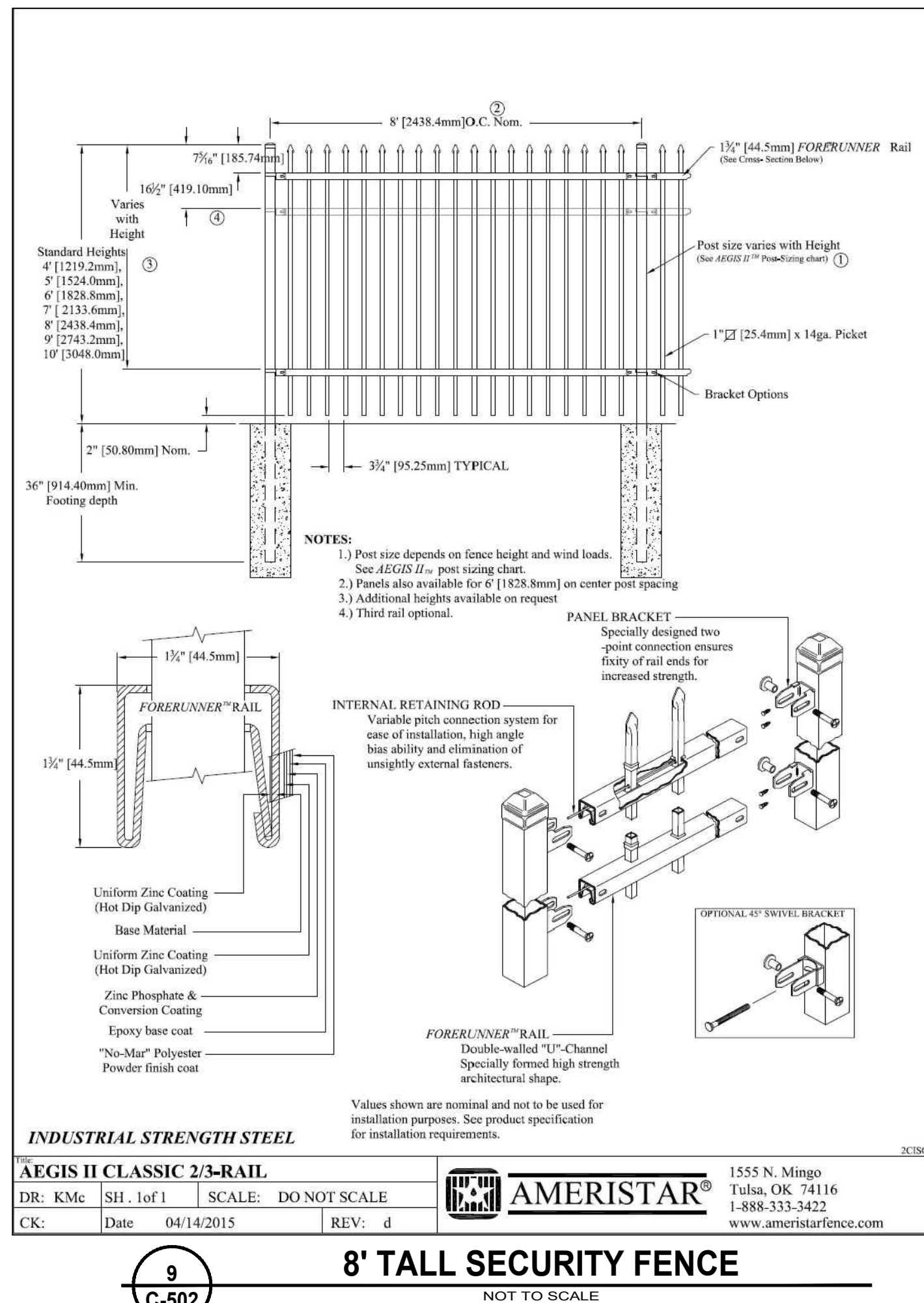
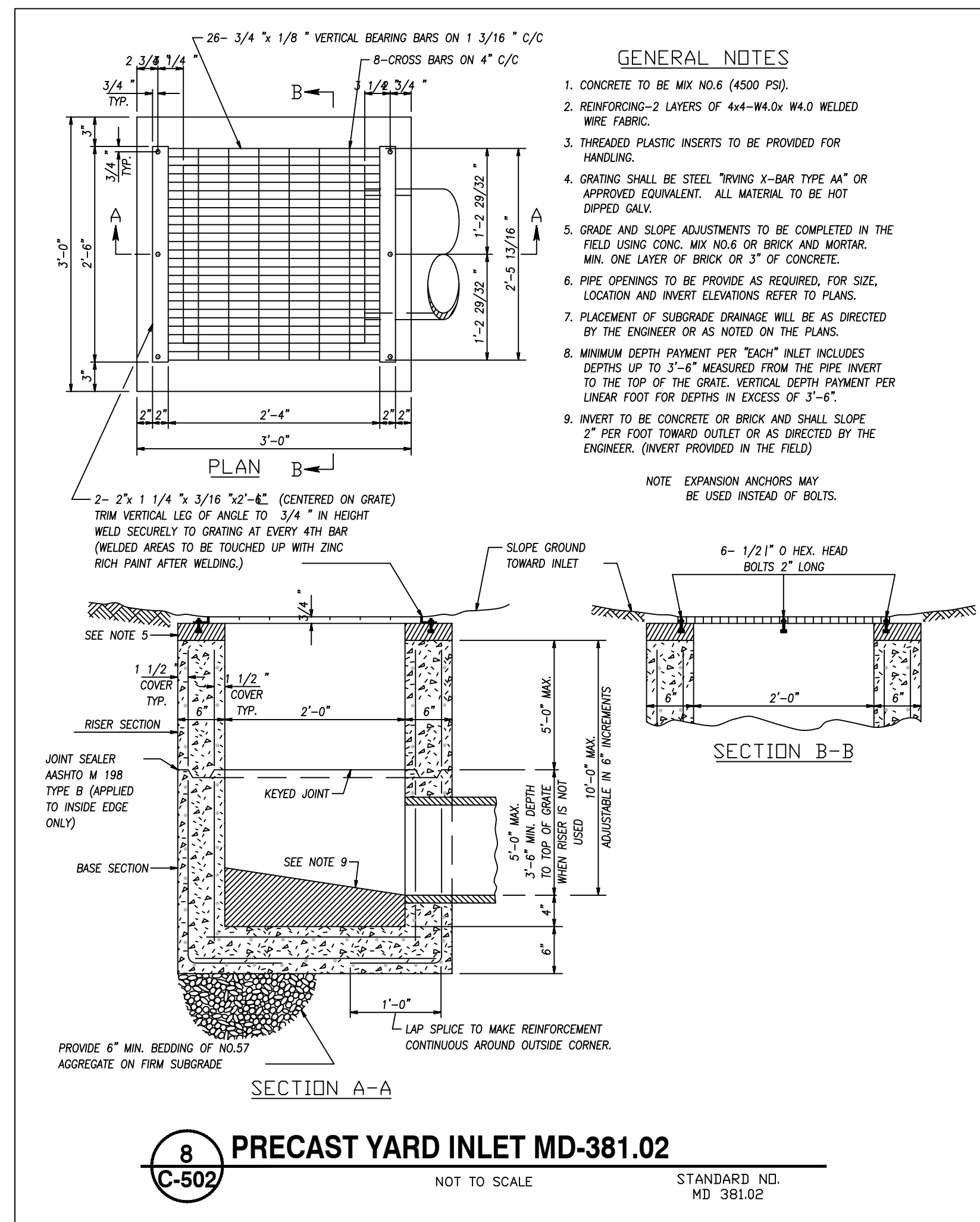
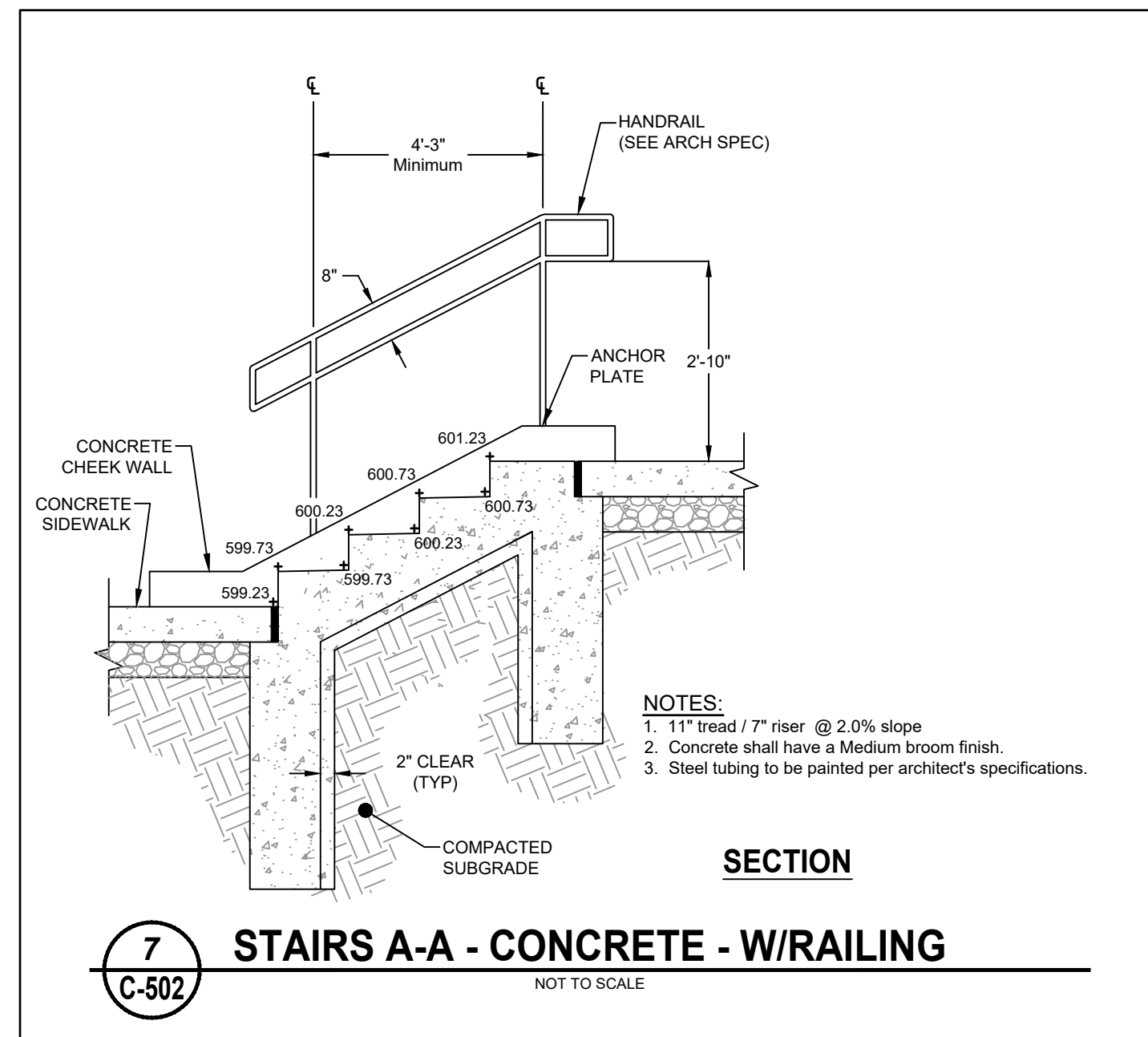
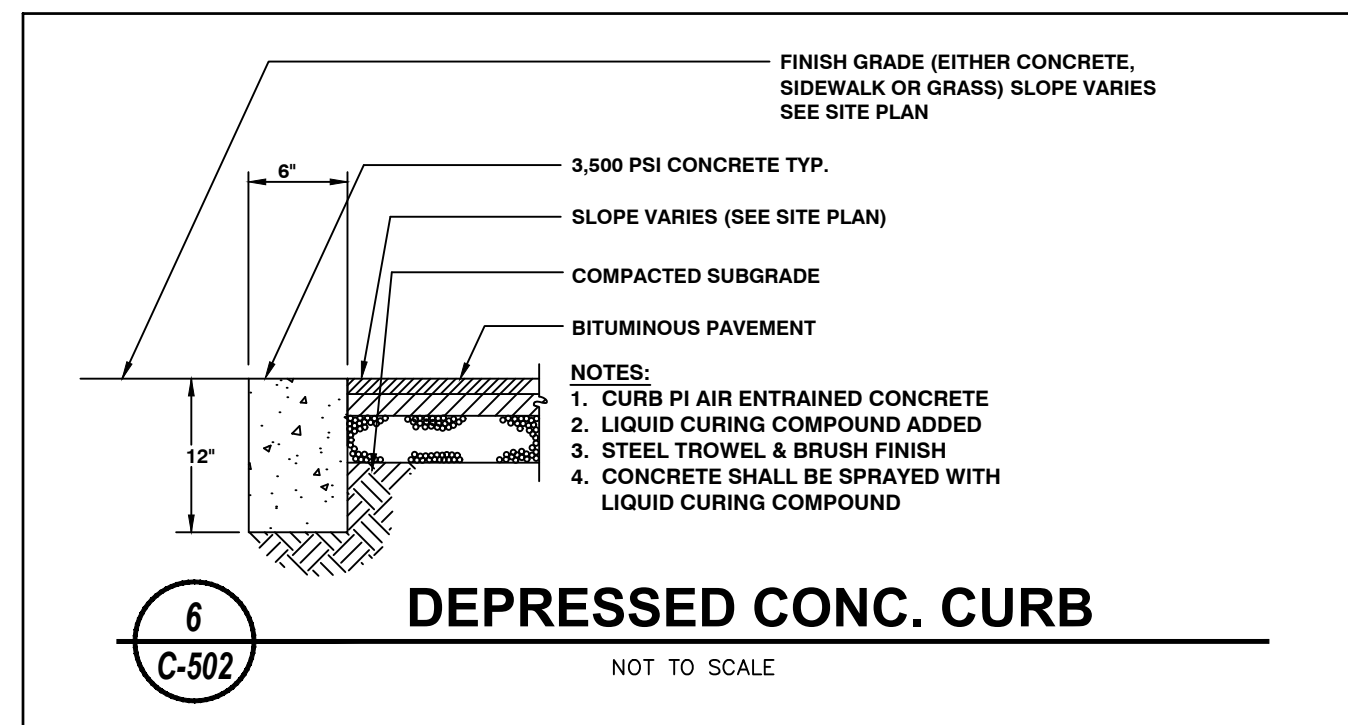
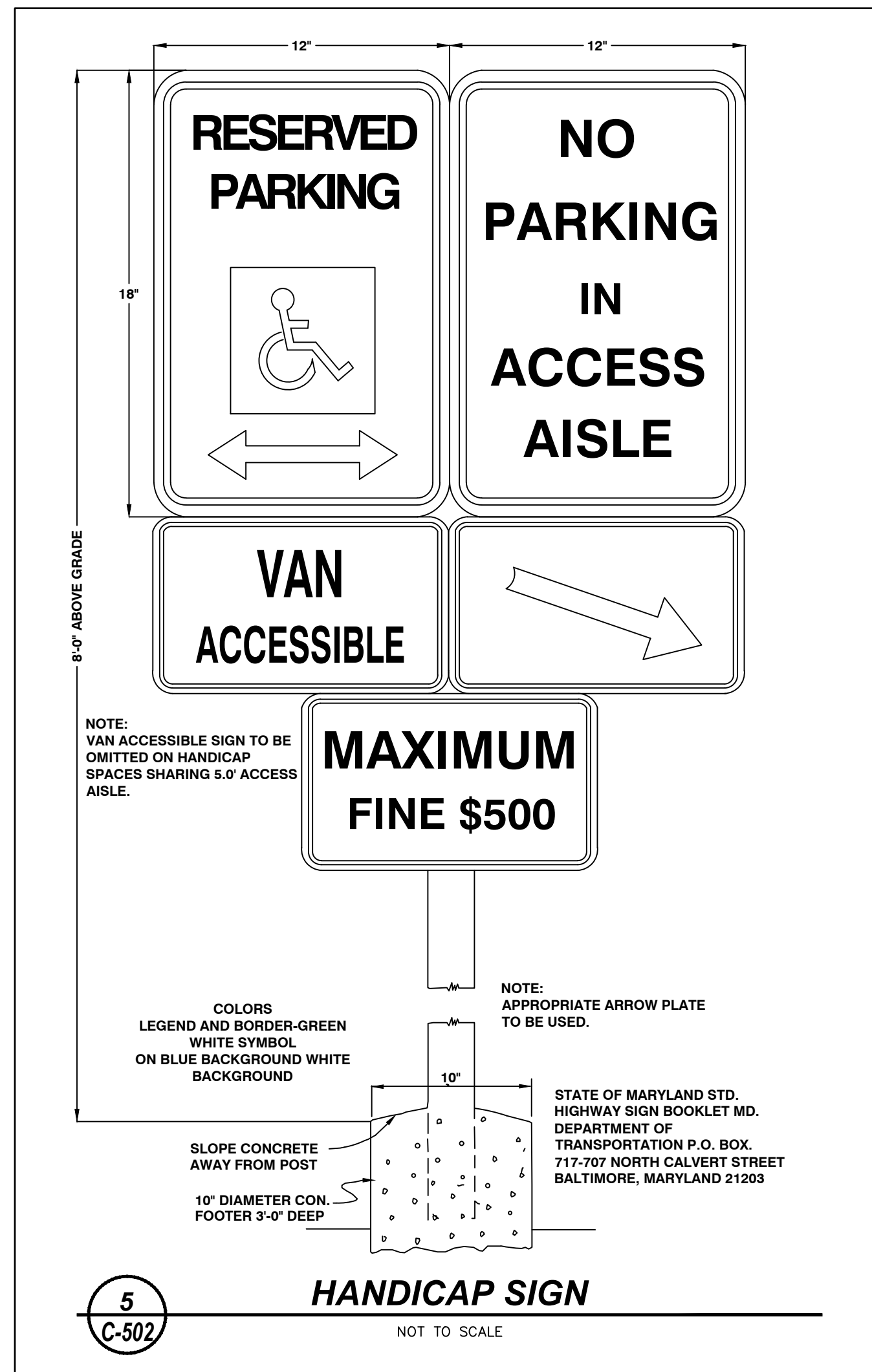
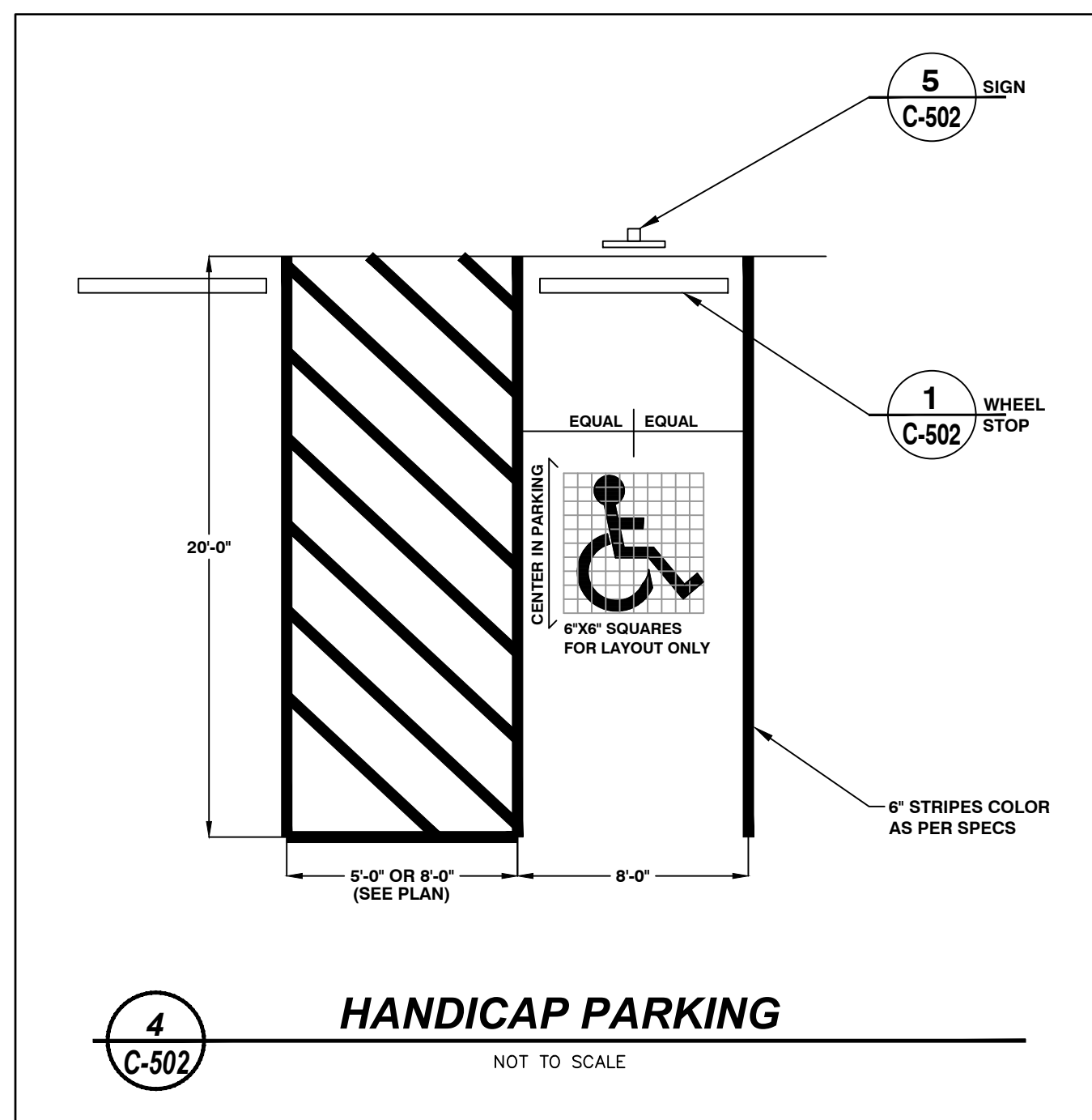
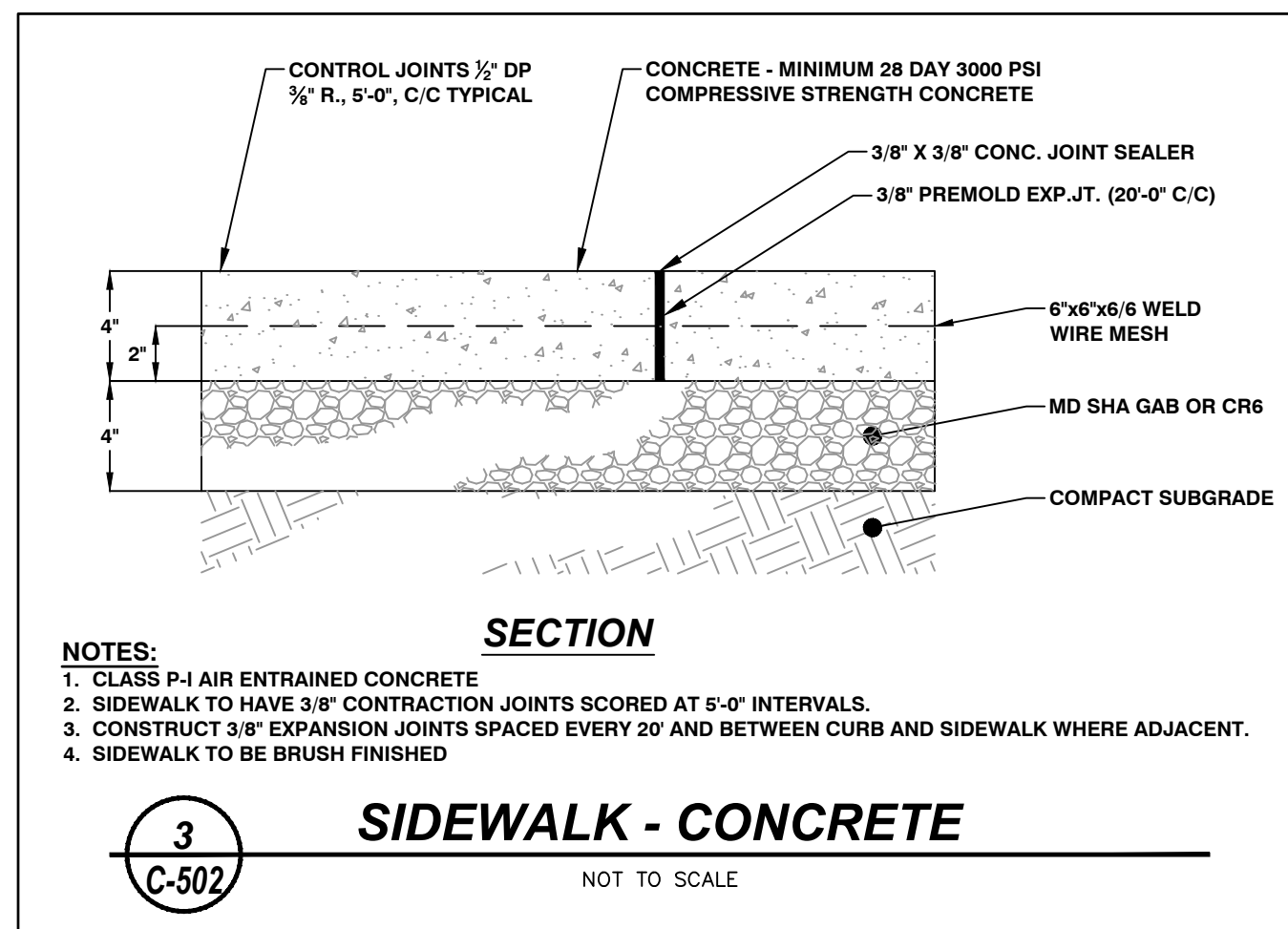
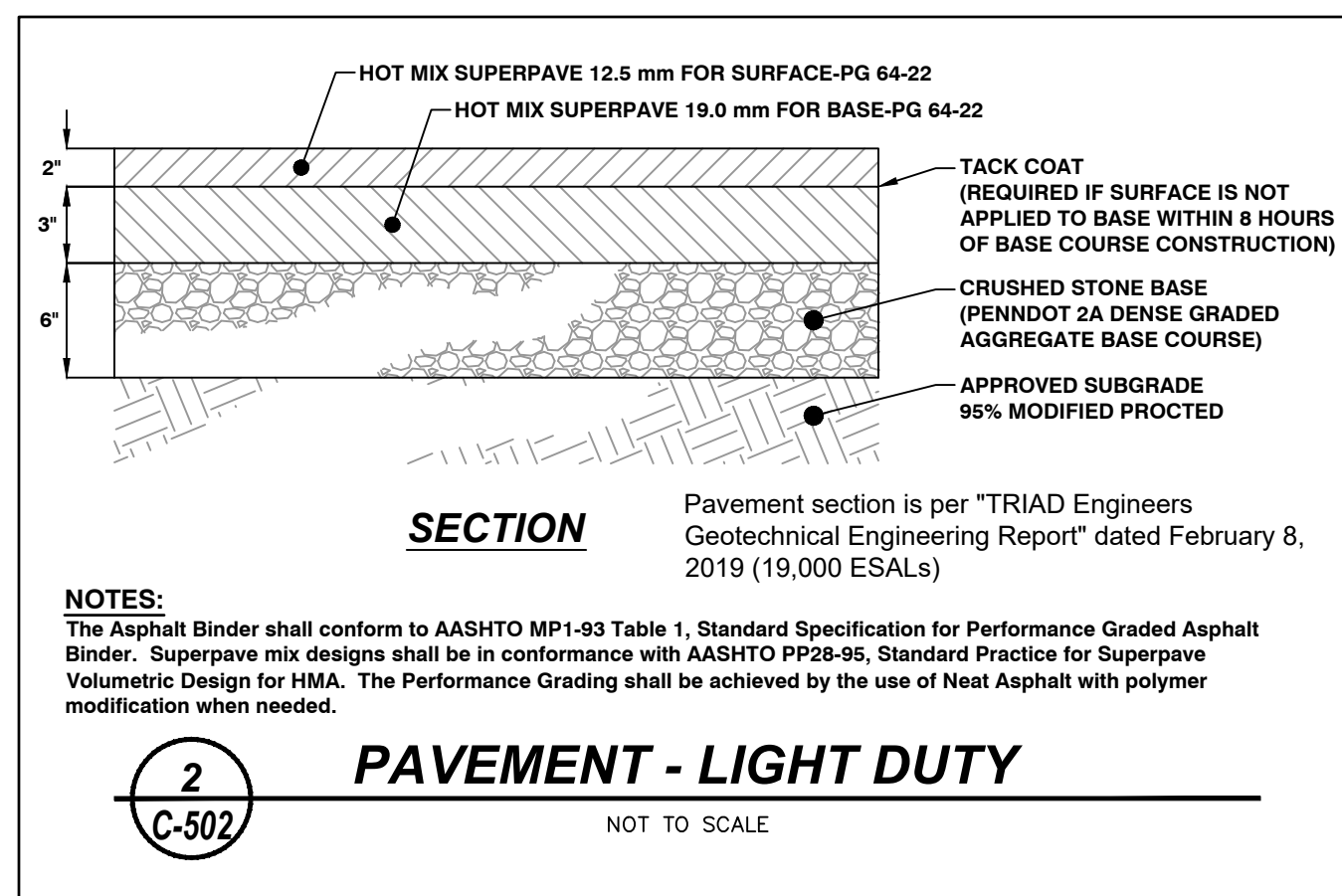
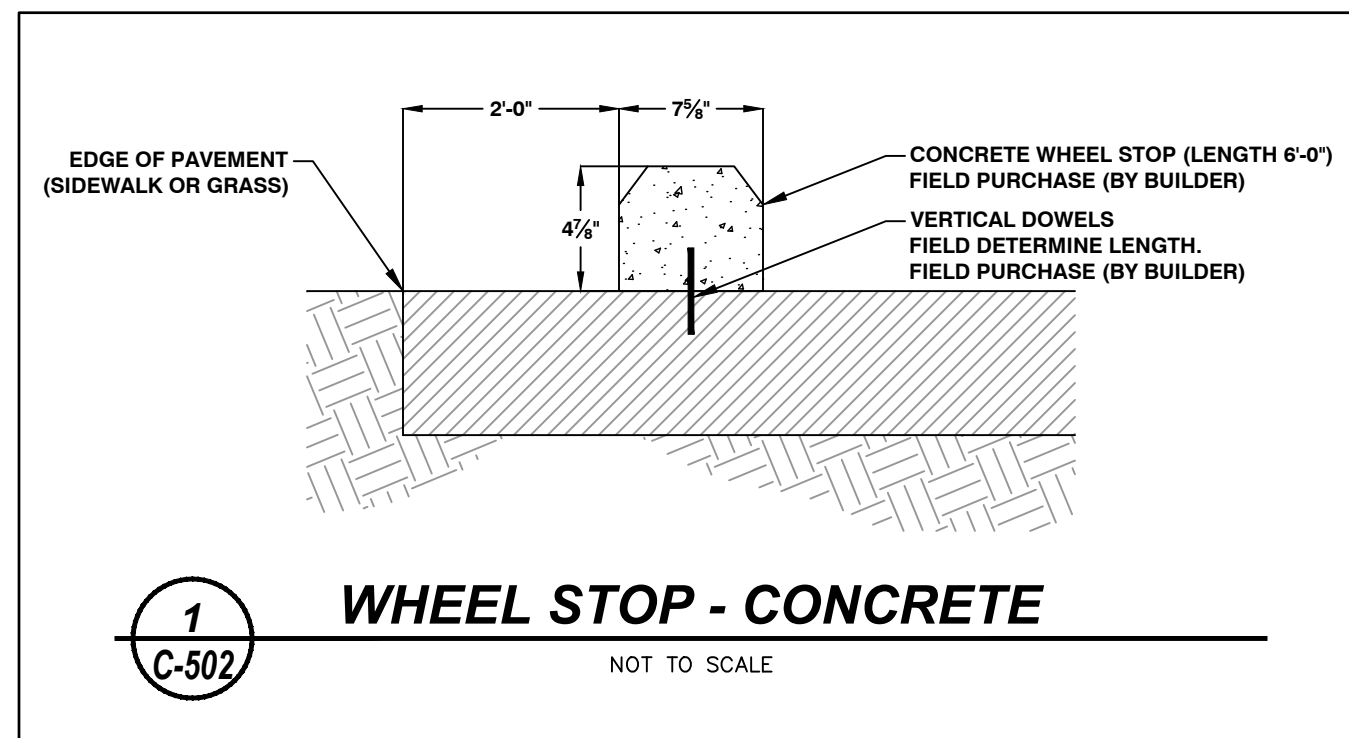
ESC DETAILS & NOTES
C-501
SHEET 11 OF 13

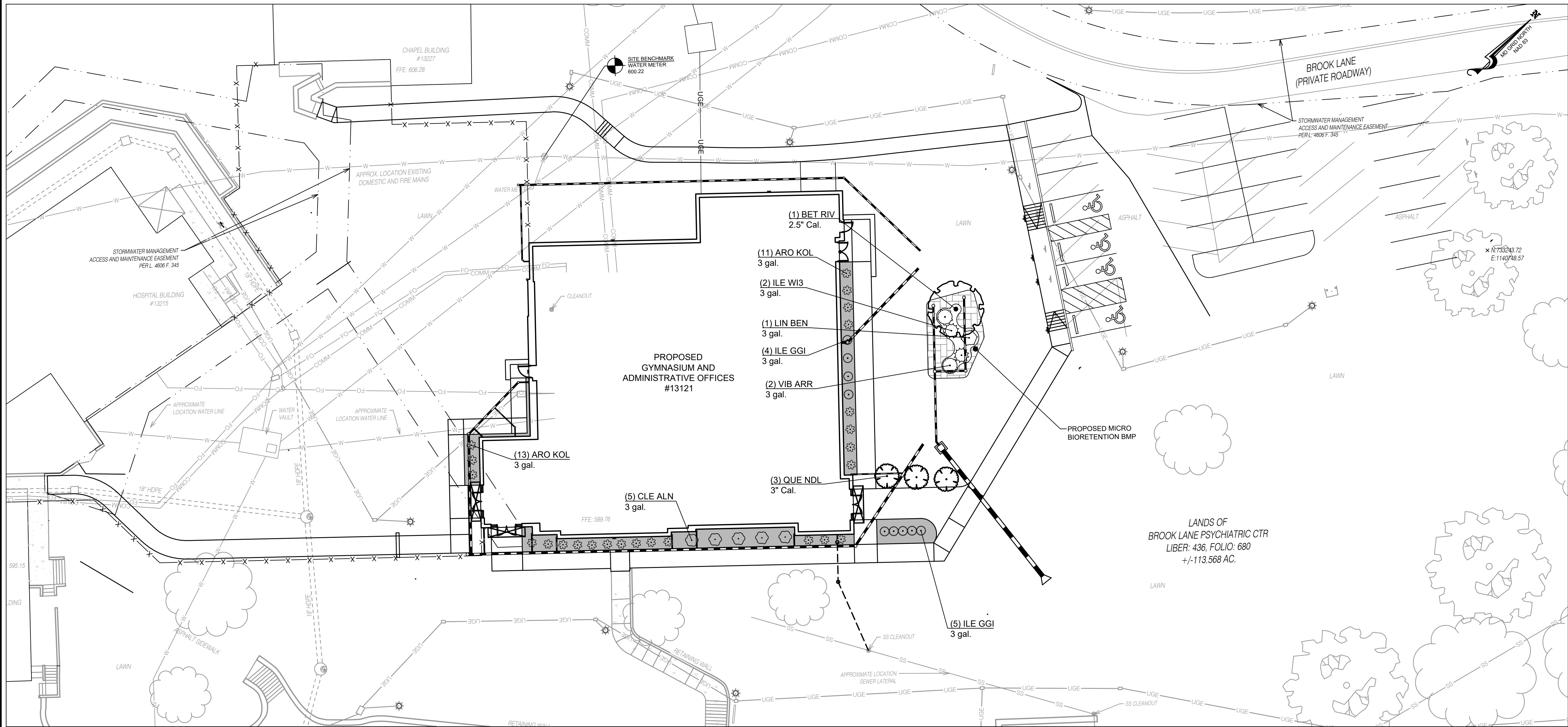
NOT FOR CONSTRUCTION
BROOK LANE GYMNASIUM
STATE OF MARYLAND
WASHINGTON COUNTY, MD
11116 MEDICAL CAMPUS RD., HAGERSTOWN, MD 21742
PHONE: 301.797.6215

PROJECT NO. 1267.1
DATE 05-05-2025
PROJECT MANAGER T. Frederick
EMAIL T.Frederick@tsa-inc.com
TAX MAP TM 28-21-201
SCALE NOT TO SCALE
SHEET TITLE

ESC DETAILS & NOTES
C-501
SHEET 11 OF 13

AS-2017





- GENERAL LANDSCAPE NOTES:**
- Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
 - Landscape Contractor shall install all plant material in a timely fashion.
 - Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
 - NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
 - Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
 - All plants shall be watered thoroughly during installation and prior to final acceptance.
 - All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
 - All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
 - Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
 - Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
 - All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commence on the date of initial acceptance by the owner.
 - The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
 - Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
 - Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

- MAINTENANCE:**
- All trash and debris should be removed from the top of the wetland area as necessary.
 - Areas devoid of mulch shall be re-mulched on an annual basis.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	BET RIV	Betula nigra / River Birch	2.5" Cal.	B&B	1	4/L-101
	QUE NDL	Quercus x warei 'Nadler' / Kindred Spirit® Oak	3" Cal.	B&B	3	3/L-101
SHRUBS						
	ARO KOL	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal.		24	2/L-101
	CLE ALN	Clethra alnifolia / Summersweet Clethra	3 gal.		5	2/L-101
	ILE GGI	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	3 gal.		9	2/L-101
	ILE WI3	Ilex verticillata / Winterberry	3 gal.		2	2/L-101
	LIN BEN	Lindera benzoin / Spicebush	3 gal.		1	2/L-101
	VIB ARR	Viburnum dentatum / Viburnum	3 gal.		2	2/L-101

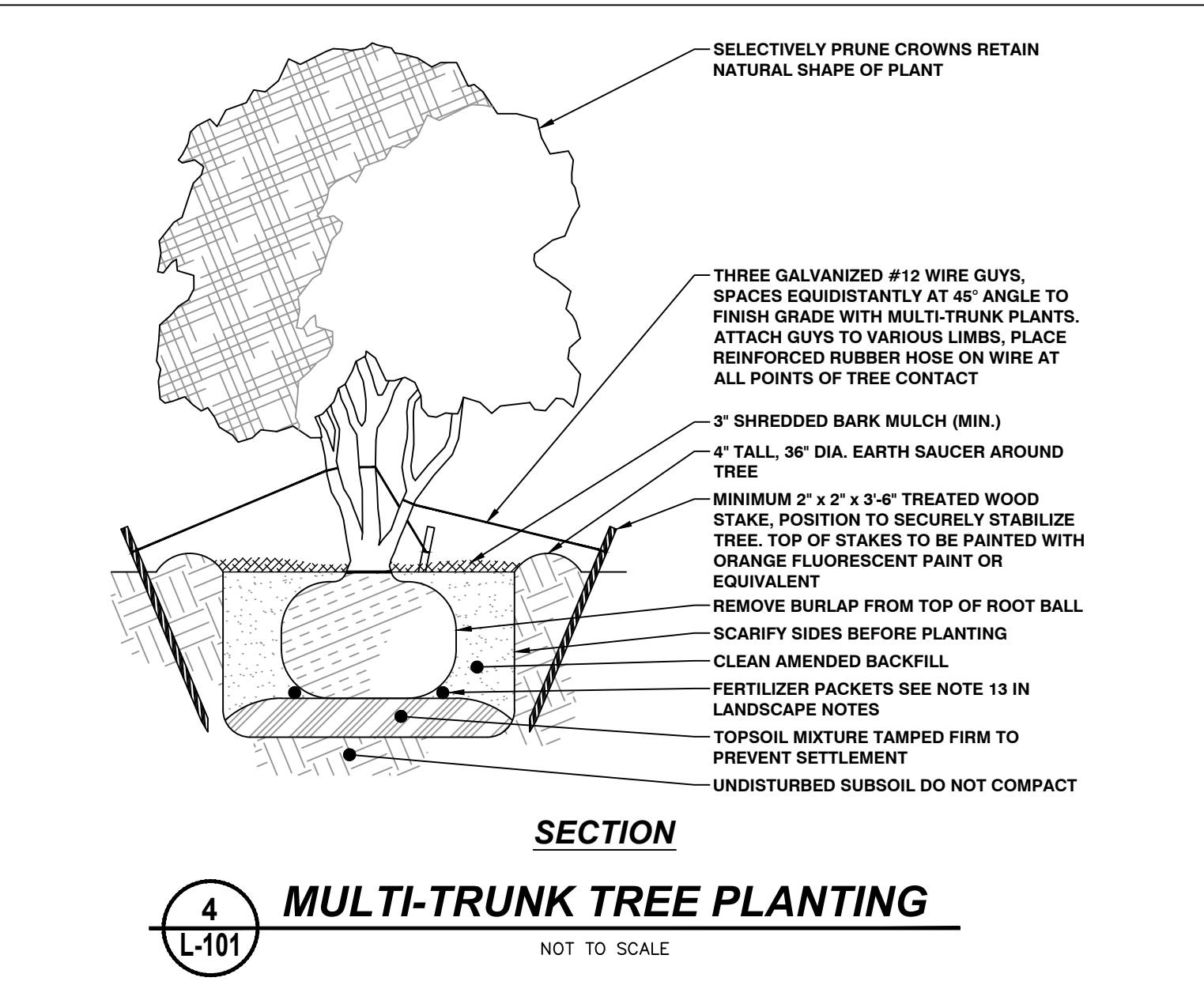
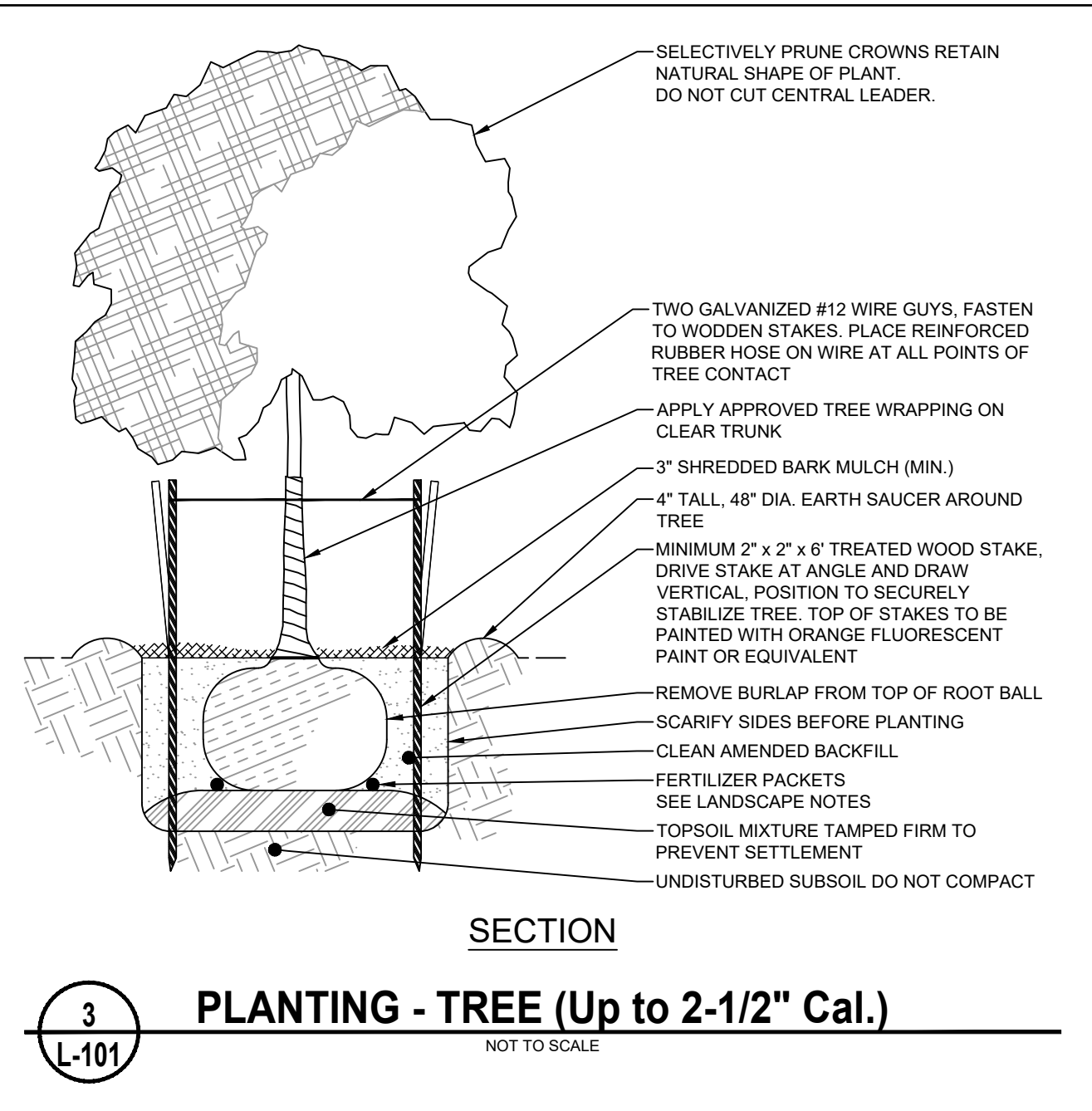
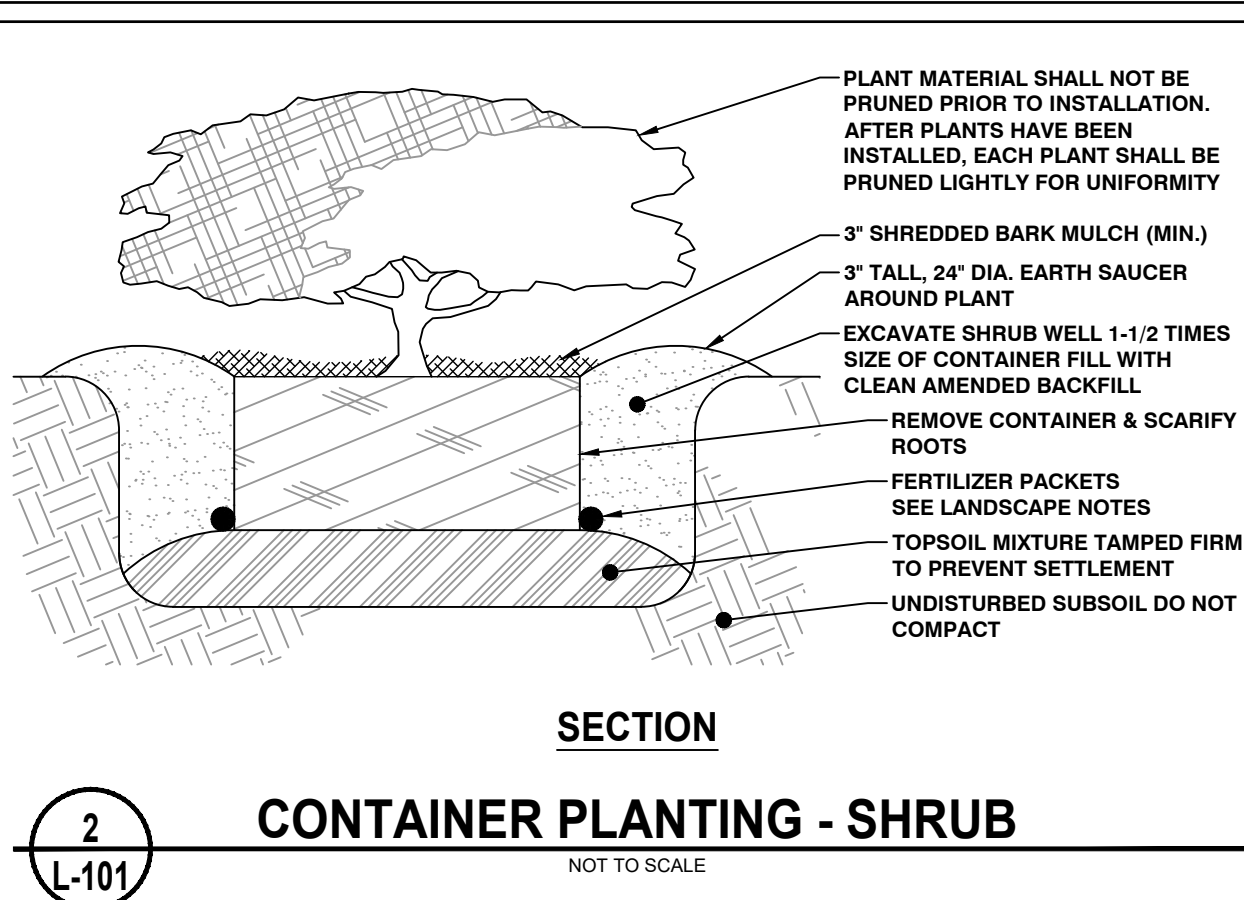
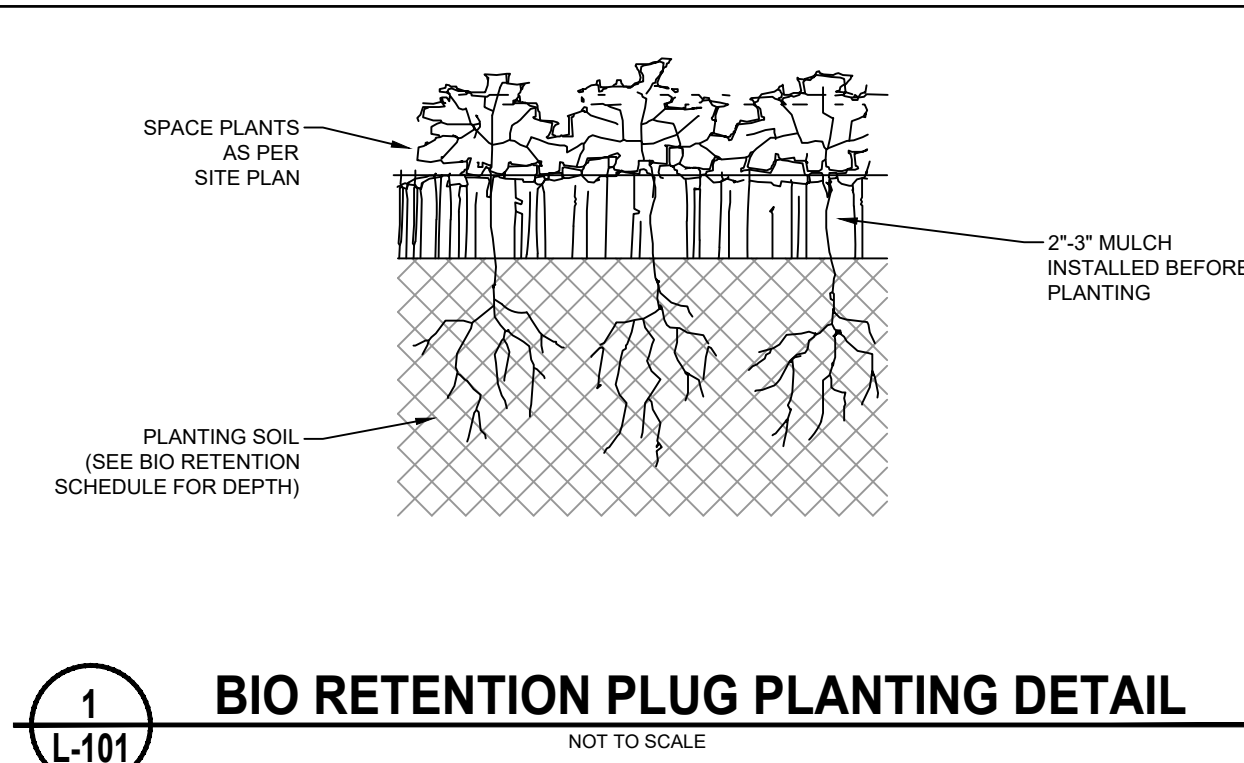
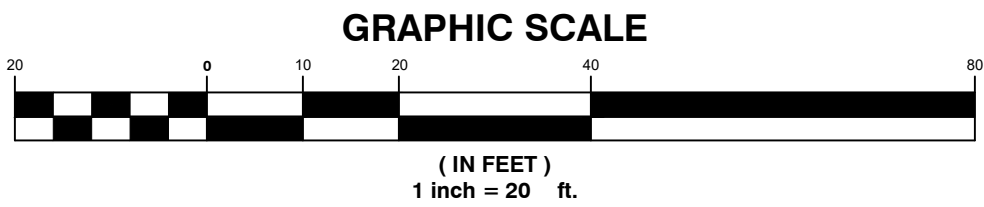
MIXED GRASSES PLANTING SCHEDULE

SYMBOL	MBIOR	SPECIES TYPE	SIZE	REMARKS
	300	MIXED GRASSES	2" PLUGS	PLANT 36" O.C. (SEE DETAIL 1/L-101)

MIXED GRASSES

COMMON NAME	SCIENTIFIC NAME	THE MINIMUM SIZE FOR MIXED GRASSES SHALL BE 2" PLUG. GRASSES SHALL BE PLANTED 3 FOOT ON CENTER WITH A RANDOM MIX OF PLANTS. PLANTING SHOWN IS RECOMMENDED. OTHER PLANT SPECIES SPECIFIED IN THE MARYLAND STORMWATER DESIGN MANUAL ARE PERMITTED.
Rush, soft	Juncus effusus	
Sedge, broom	Carex scoparia	
Sedge, Pennsylvania	Carex pennsylvanica	

- NOTES:**
- 750 S.F. OF LANDSCAPING AROUND THE EXISTING BUILDING IS BEING REMOVED FOR THE RECONSTRUCTION OF THE SITE.
 - 1,580 S.F. OF PROPOSED LANDSCAPING IS BEING PROPOSED AROUND THE NEW BUILDING.



STATE OF MARYLAND
Professional Engineer
09/15/2025
Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Maryland.
Maryland License # 22048
Expiration Date 09/15/2027

FSA CONSULTING
FREDERICK SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEER / SURVEYOR / LANDSCAPE ARCHITECTS / LAND PLANNERS
102 WEST PATTERSON STREET
FARMERSVILLE, MD 21742
PHONE: 301.791.8300
FAX: 301.791.8303
CELL: 301.791.8303
WWW.FSA-INC.COM

PROJECT NO. 1267.1
DWN BY BAW
DATE 05-05-2025
PROJECT MANAGER T. Frederick
EMAIL TFrederick@fsa-inc.com
TAX MAP TM 28-21-201
SCALE AS SHOWN
SHEET TITLE

LANDSCAPE PLAN DETAILS & NOTES

L-101

SHEET 13 OF 13

Plan Review Projects Initialized - August 01, 2025 - August 31, 2025

Land Development Reviews								
Record #	Type	Status	Opened Date	Accepted Date	Title	Location	Consultant	Owner
FS-25-021	Forest Stand Delineation	Approved	08/20/2025	8/25/2025	SIMPLIFIED FOREST STAND DELINEATION FOR SMITHSBURG DEVELOPMENT CORP		FREDERICK SEIBERT & ASSOCIATES	SMITHSBURG DEVELOPMENT CORP
SIM25-050	IMA	Active	08/08/2025		14630 BAIN ROAD HK	14630 BAIN ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	GOUFF DAVID E
SIM25-051	IMA	Active	08/08/2025		11031 MAPLEVILLE ROAD HN	11031 MAPLEVILLE ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	HOSE EDWARD S HOSE SANDRA W
SIM25-052	IMA	Active	08/12/2025		13810 WEAVER AVENUE MG	13810 WEAVER AVENUE MAUGANSVILLE, MD 21767	TRIAD ENGINEERING	WEAVER AVE JOINT VENTURE LLC
SIM25-053	IMA	Active	08/12/2025		13812 WEAVER AVENUE MG	13812 WEAVER AVENUE MAUGANSVILLE, MD 21767	TRIAD ENGINEERING	WEAVER AVE JOINT VENTURE LLC
SIM25-054	IMA	Active	08/12/2025		17026 BROADFORDING ROAD HN	17026 BROADFORDING ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	EBY DWIGHT M EBY KRISTINE J
SIM25-055	IMA	Active	08/19/2025		3946 TREGO MOUNTAIN ROAD KE	3946 TREGO MOUNTAIN ROAD KEEDYSVILLE, MD 21756	FREDERICK SEIBERT & ASSOCIATES	FLORWICK JAMES F FLORWICK ROBIN Y
OM-25-009	Ordinance Modification	Approved	08/25/2025	8/25/2025	ALAN YOST	11806 OREBANK ROAD CLEAR SPRING, MD 21722	SHELLY, WITTER & FOX	JAMES FREDERICK YOST TESTAMENTARY MORRSION SCOTT ALAN TRUSTEE
OM-25-010	Ordinance Modification	Approved	08/28/2025	8/28/2025	JEANNIE THOMPSON	1231 HUNTERS WOODS DRIVE HAGERSTOWN, MD 21740	MICK BYERS	THOMPSON VAUGHN E THOMPSON HAENG S
OM-25-011	Ordinance Modification	Approved	08/28/2025	8/28/2025	DINAH YOUNG	1232 HUNTERS WOODS DRIVE HAGERSTOWN, MD 21740	MICK BYERS	YOUNG DINAH L SNYDER TAMMALA S
PC-25-004	Preliminary Consultation	In Review	08/13/2025	8/13/2025	CH RENEWABLES ACQUISITIONS, L.L.C.	11119 DAM NUMBER 5 ROAD CLEAR SPRING, MD 21722	KIMLEY-HORN & ASSOCIATES INC	KRINER FARM LLC
PC-25-005	Preliminary Consultation	Pending	08/14/2025		CEDAR RIDGE SOLAR PROJECT	12146 CEDAR RIDGE ROAD WILLIAMSPORT, MD 21795	KYLE CARPENTER	CEDAR RIDGE CHILDREN'S HOME AND SCHOOL INC
PC-25-006	Preliminary Consultation	In Review	08/14/2025	8/14/2025	RESH ROAD LANDFILL SOLAR PROJECT	16600 LANDFILL ROAD HAGERSTOWN, MD 21740	RACHEL BOOTS	WASH CO COMMISSIONERS
SP-99-002.R01	Redline Revision	Signatures Complete	08/11/2025	8/11/2025	S & T SHEDS SEASONAL OPERATION	18360 COLLEGE ROAD FOODLION HAGERSTOWN, MD	FREDERICK SEIBERT & ASSOCIATES	SHANRI HOLDINGS CORPORATION 1015 MONTLIMAR DRIVE
SP-25-025	Site Plan	Revisions Required	08/04/2025	8/6/2025	TAKE 5 OIL CHANGE AT 10414 SHARPSBURG PIKE	10418 SHARPSBURG PIKE HAGERSTOWN, MD 21740	KEVIN SZYMANIK	BEAVER CREEK SELF STORAGE LLC
SP-25-026	Site Plan	Revisions Required	08/07/2025	8/8/2025	BLACK ROCK DRIVING RANGE	20025 MOUNT AETNA ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	
SP-25-027	Site Plan	Revisions Required	08/15/2025	8/18/2025	SITE PLAN FOR HERITAGE ACADEMY	12215 WALNUT POINT HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	HERITAGE ACADEMY INC
SP-25-028	Site Plan	In Review	08/18/2025	8/19/2025	SITE PLAN FOR MAUGANS AC&T (PREVIOUSLY REVIEWED UNDER SP-22-019)	18415 MAUGANS AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	2004 MAUGANS AVENUE LLC
SP-25-029	Site Plan	In Review	08/25/2025	9/3/2025	3417 ROHRERSVILLE ROAD	3417 ROHRERSVILLE ROAD ROHRERSVILLE, MD 21779	MORRIS & RITCHIE ASSOCIATES, INC.	FIRE CO BOONSBORO FIRST HOSE

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SP-25-030	Site Plan	In Review	08/28/2025	9/3/2025	18540 SHOWALTER ROAD, UNIT 1		FREDERICK SEIBERT & ASSOCIATES	KB SHOWALTER INVESTMENTS LLC
GP-25-022	Site Specific Grading Plan	In Review	08/01/2025	8/5/2025	PARKER RESIDENCE	TOMS ROAD		PARKER RICHARD G PARKER THERESA A
GP-25-023	Site Specific Grading Plan	Pending	08/15/2025		FOX BERRY FARMS REMAINING LANDS	21105 WINCHESTER DRIVE HAGERSTOWN, MD 21742		Drew S. Kagle
GP-25-024	Site Specific Grading Plan	In Review	08/15/2025	8/29/2025	EV CHARGER INSTALLATION DBA7 OFFSITE VAN PARKING	10302 GRUMBACKER LANE WILLIAMSPORT, MD 21795	CIVIL & ENVIRONMENTAL CONSULTANTS, INC.	BOWMAN 2000 LLC
SGP-25-051	Standard Grading Plan	Approved	08/01/2025	8/19/2025	JOEL STRITE	12968 ROWE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	STRITE JOEL D STRITE EVALINDA
SGP-25-052	Standard Grading Plan	In Review	08/04/2025	8/5/2025	HCC- ATC RENOVATION	11400 ROBINWOOD DRIVE HAGERSTOWN, MD 21742		HAGERSTOWN JUNIOR COLLEGE
SGP-25-053	Standard Grading Plan	Revisions Required	08/04/2025	8/18/2025	25609 MILITARY RD	25609 MILITARY ROAD CASCADE, MD 21719	GAUSS R F & ASSOCIATES INC	BREWBAKER NICHOLAS ALISTAIR
SGP-25-054	Standard Grading Plan	Approved	08/07/2025	8/8/2025	NANCY MILLER	15708 NATIONAL PIKE HAGERSTOWN, MD 21740		MILLER NANCY LERU
SGP-25-055	Standard Grading Plan	Approved	08/08/2025	8/19/2025	JOSHUA DILLOW (LOT 2)	20613 RODEO DRIVE BOONSBORO, MD 21713		DILLOW JOSHUA DILLOW HEATHER
SGP-25-057	Standard Grading Plan	Approved	08/20/2025	8/25/2025	FAST GAS CO	11535 HOPEWELL ROAD HAGERSTOWN, MD 21740		FAST GAS CO
SGP-25-058	Standard Grading Plan	Approved	08/22/2025	8/25/2025	ROGER AND LINDA BYRD	20417 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	OLIVER HOMES INC
SGP-25-059	Standard Grading Plan	In Review	08/25/2025	8/27/2025	GLENN COLEMAN	1032 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	EHRHARDT ELIZABETH A
SGP-25-060	Standard Grading Plan	In Review	08/27/2025	9/2/2025	FLETCHER'S GROVE PH 4 SECT 2 LOT35/36 MODEL HOME	49 EVERETT DRIVE BOONSBORO, MD 21713		RICHMOND AMERICAN HOMES OF MARYLAN
SGP-25-061	Standard Grading Plan	In Review	08/28/2025	9/17/2025	LOT 1 BEAVER CREEK	20311 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		MBO Properties LLC
SWCP25-013	Stormwater Concept Plan	In Review	08/13/2025	8/19/2025	SAN MAR FAMILY AND COMMUNITY SERVICES	8504 FAHRNEY CHURCH ROAD BOONSBORO, MD 21713		SAN MAR CHILDRENS HOME INC
SWCP25-014	Stormwater Concept Plan	In Review	08/19/2025	8/21/2025	HILTZ PROPANE SYSTEMS			DEAN 8486 LLC
SSWP25-048	Stormwater Standard Plan	In Review	08/04/2025	8/18/2025	25609 MILITARY RD	25609 MILITARY ROAD CASCADE, MD 21719	GAUSS R F & ASSOCIATES INC	BREWBAKER NICHOLAS ALISTAIR
SSWP25-049	Stormwater Standard Plan	Approved	08/05/2025	8/19/2025	JOEL STRITE	12968 ROWE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	STRITE JOEL D STRITE EVALINDA
SSWP25-050	Stormwater Standard Plan	Approved	08/07/2025	8/8/2025	NANCY MILLER	15708 NATIONAL PIKE HAGERSTOWN, MD 21740		MILLER NANCY LERU
SSWP25-051	Stormwater Standard Plan	Approved	08/08/2025	8/19/2025	JOSHUA DILLOW (LOT 2)	20613 RODEO DRIVE BOONSBORO, MD 21713		DILLOW JOSHUA DILLOW HEATHER
SSWP25-053	Stormwater Standard Plan	Approved	08/22/2025	8/25/2025	ROGER AND LINDA BYRD	20417 BEAVER CREEK ROAD HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	OLIVER HOMES INC
SSWP25-054	Stormwater Standard Plan	In Review	08/26/2025	8/27/2025	GLENN COLEMAN	1032 HOFFMASTER ROAD KNOXVILLE, MD 21758	FREDERICK SEIBERT & ASSOCIATES	EHRHARDT ELIZABETH A

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SSWP25-055	Stormwater Standard Plan	In Review	08/28/2025	9/17/2025	LOT 1 BEAVER CREEK	20311 BEAVER CREEK ROAD HAGERSTOWN, MD 21740		MBO Properties LLC
S-25-024	Subdivision Replat	Revisions Required	08/01/2025	8/5/2025	KEUPER EST REALLOTMENT LOTS 3 AND 4	21208 WINCHESTER DRIVE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	ANDREWS MATTHEW L ET AL ANDREWS SANDY L
TYU-25-015	Two Year Update	Final Approvals	08/18/2025	8/22/2025	2005 GREENCASTLE PIKE LLC - HUYETT BUSINESS PARK	S/W CORNER OF THE INTERSECTION OF BUSINESS PARKWAY AND WILLIAMSPORT-GREENCASTLE PIKE (MD RTE 63)	FOX & ASSOCIATES INC	2005 GREENCASTLE PIKE LLC
GPT-25-050	Type 2 Grading Plan	Approved	08/05/2025	8/6/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 17)	20102 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-051	Type 2 Grading Plan	Revisions Required	08/05/2025	8/6/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 19)	20111 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-052	Type 2 Grading Plan	Approved	08/05/2025	8/6/2025	LAH CARRIAGE FORD LLC (REGENT PARK LOT 21)	20127 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-25-054	Type 2 Grading Plan	Approved	08/29/2025	9/2/2025	ROSEHILL MANOR LOT #141 & 142	19507 COSMOS STREET HAGERSTOWN, MD 21742	FOX & ASSOCIATES INC	DAN RYAN BUILDERS MID ATLANTIC INC

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Permits Reviews							
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2025-03720	Entrance Permit	In Progress	08/06/2025	STICK BUILT HOME	S-15-009 10822 HERSHEY DRIVE, LOT 576		DOWNEY RICHMOND LEE
2025-03815	Entrance Permit	Approved	08/11/2025	ADDITION/ALTERATION S	LOR 13751 KRETSINGER ROAD, LOT 2A		DELAUTER KEVIN M & DELAUTER MELISSA F
2025-03886	Entrance Permit	In Progress	08/14/2025	SEMI-DETACHED HOME	S-22-006 13357 DIAMOND POINTE DRIVE, LOT 120		EMERALD POINTE INC
2025-03892	Entrance Permit	In Progress	08/14/2025	SEMI-DETACHED HOME	S-22-006 13359 DIAMOND POINTE DRIVE, LOT 119		EMERALD POINTE INC
2025-03952	Entrance Permit	In Progress	08/19/2025	SEMI-DETACHED HOME	S-23-045 TURQUOISE DRIVE, LOT 221		EMERALD POINTE INC
2025-03959	Entrance Permit	In Progress	08/19/2025	SEMI-DETACHED HOME	S-23-045 19553 TURQUOISE DRIVE, LOT 222		EMERALD POINTE INC
2025-04009	Entrance Permit	In Progress	08/21/2025	SEMI-DETACHED HOME	S-20-013 19507 COSMOS STREET, LOT 141		DAN RYAN BUILDERS MID ATLANTIC INC
2025-04011	Entrance Permit	In Progress	08/21/2025	SEMI-DETACHED HOME	S-20-013 19509 COSMOS STREET, LOT 142		DAN RYAN BUILDERS MID ATLANTIC INC
2025-04073	Entrance Permit	Review	08/26/2025	FOREST HARVEST	LOR 13255 PECKTONVILLE ROAD	VICTOR FABRYCKI	PETERSON ROBERT BRADLEY II PETERSON KAREN FAITH
2025-04074	Entrance Permit	In Progress	08/26/2025	STICK BUILT HOME	S-17-025 20417 BEAVER CREEK ROAD, LOT 4		OLIVER HOMES INC
2025-03964	Entrance Permit	Closed	08/19/2025	STICK BUILT HOME	S-22-012 19004 AMESBURY ROAD, SECTION B, LOT 64		RICHMOND AMERICAN HOMES OF MARYLAN
2025-03855	Floodplain Permit	Review	08/13/2025	FLOODPLAIN	TWN-25-005 19 SOUTH MAIN STREET		KEEDYSVILLE TOWN OF
2025-03721	Grading Permit	In Progress	08/06/2025	STICK BUILT HOME	S-15-009 10822 HERSHEY DRIVE, LOT 576		DOWNEY RICHMOND LEE
2025-03732	Grading Permit	In Progress	08/06/2025	COMMERCIAL	SP-24-033 17026 BROADFORDING ROAD, LOT 5R	COMPLETE BUILDERS LLC	EBY DWIGHT M EBY KRISTINE J
2025-03778	Grading Permit	In Progress	08/08/2025	MODULAR HOME	S-07-013 15712 NATIONAL PIKE, LOT 2	COREY'S CONSTRUCTION	MILLER NANCY LERU
2025-03785	Grading Permit	In Progress	08/08/2025	EDUCATIONAL	SP-19-031 20142 SCHOLAR DRIVE		HAGERSTOWN JUNIOR COLLEGE
2025-03840	Grading Permit	In Progress	08/12/2025	COMMERCIAL	SP-23-025 1225 SECURITY ROAD		KEHOE REALTY LLC
2025-03887	Grading Permit	In Progress	08/14/2025	SEMI-DETACHED HOME	S-22-006 13357 & 13359 DIAMOND POINTE DRIVE, LOT 119 & 120		EMERALD POINTE INC
2025-03953	Grading Permit	In Progress	08/19/2025	SEMI-DETACHED HOME	S-23-045 19553 TURQUOISE DRIVE, LOT 221 & 222		EMERALD POINTE INC
2025-04003	Grading Permit	Approved	08/21/2025	STICK BUILT HOME	S-90-170 20613 RODEO DRIVE, LOT 2		DILLOW JOSHUA DILLOW HEATHER
2025-04007	Grading Permit	In Progress	08/21/2025	ROSEHILL MANOR LOT #141	S-20-013 19507 COSMOS STREET, LOT 141 & 19509 COSMOS STREET, LOT 142		DAN RYAN BUILDERS MID ATLANTIC INC
2025-04023	Grading Permit	In Progress	08/21/2025	STICK BUILT HOME	LOR 12968 ROWE ROAD		STRITE JOEL D STRITE EVALINDA
2025-04052	Grading Permit	In Progress	08/25/2025	FLETCHERS GROVE. 49 EVERETT DR. LOT 36	49 EVERETT DRIVE, LOT 36		RICHMOND AMERICAN HOMES OF MARYLAN
2025-04054	Grading Permit	Review	08/25/2025	FLETCHERS GROVE. 45 EVERETT DR. LOT 35	45 EVERETT DRIVE, LOT 35		RICHMOND AMERICAN HOMES OF MARYLAN
2025-04075	Grading Permit	In Progress	08/26/2025	STICK BUILT HOME	S-17-025 20417 BEAVER CREEK ROAD, LOT 4		OLIVER HOMES INC
2025-04142	Grading Permit	In Progress	08/29/2025	STICK BUILT HOME	LOR 25609 MILITARY ROAD, PARCEL A		BREWBAKER NICHOLAS ALISTAIR
2025-03747	Grading Permit	Approved	08/07/2025	STICK BUILT HOME	S-23-030 13810 WEAVER AVENUE, LOT 2A	JEFFREY A. PIPER & CO.	WEAVER AVE JOINT VENTURE LLC
2025-03749	Grading Permit	Approved	08/07/2025	STICK BUILT HOME	S-23-030 13812 WEAVER AVENUE, LOT 3A	JEFFREY A. PIPER & CO.	WEAVER AVE JOINT VENTURE LLC

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Record #	Type	Status	Opened Date	Title	Location	Consultant	Owner
2025-03761	Grading Permit	Review	08/07/2025	SECOND ENTRANCE WIDENING	11400 ROBINWOOD DRIVE		HAGERSTOWN JUNIOR COLLEGE
2025-03859	Grading Permit	Review	08/13/2025	GRADING	TWN-25-005 19 SOUTH MAIN STREET		KEEDYSVILLE TOWN OF
2025-03963	Grading Permit	Review	08/19/2025	AIR PARK ROAD UTILITY EXTENSIONS FOR PROPOSED SIGN & FUTURE DEVELOPMENT	AIR PARK ROAD		WASH CO COMMISSIONERS
2025-03689	Utility Permit	Approved	08/04/2025	CITY OF HAGERSTOWN WATER DEPARTMENT	12001 SOUTH SCOTTISH COURT	CITY OF HAGERSTOWN (WATER DEPT)	CARR VICKIE S & JONES REGINALD A
2025-03700	Utility Permit	Approved	08/05/2025	CITY OF HAGERSTOWN WATER DEPARTMENT	12910 OAK HILL AVENUE	CITY OF HAGERSTOWN (WATER DEPT)	ROBISON BARBARA T ROBISON TERESA
2025-03701	Utility Permit	Approved	08/05/2025	CITY OF HAGERSTOWN WATER DEPARTMENT	17000 BIVENS LANE	CITY OF HAGERSTOWN (WATER DEPT)	ACKISS JOSHUAH CALEB ACKISS SANDRA
2025-03702	Utility Permit	Approved	08/05/2025	CITY OF HAGERSTOWN WATER DEPARTMENT	19108 BEACON LANE	CITY OF HAGERSTOWN (WATER DEPT)	CONNOLLY STEPHEN M
2025-03725	Utility Permit	Approved	08/06/2025	COMCAST	17960 HICKORY LANE, OAK RIDGE DRIVE AND PIN OAK ROAD	COMCAST	HICKORY LANE LLC
2025-03727	Utility Permit	Review	08/06/2025	COMCAST	18927 DOVER DRIVE	COMCAST	FOOR R TERRENCE FOOR MARY W
2025-03728	Utility Permit	Approved	08/06/2025	COMCAST	13412 ARBOR DRIVE	COMCAST	GERBERICH JEFFREY GERBERICH SUSAN
2025-03735	Utility Permit	Approved	08/06/2025	COMCAST	18923 CROFTON ROAD	COMCAST	PETERSON TOBIN T PETERSON ANNA M
2025-03739	Utility Permit	Approved	08/06/2025	UTILITY PERMIT	232 NORTH COLONIAL DRIVE	GENE MULLINS	MULLINS GENE E MULLINS TINA M
2025-03837	Utility Permit	Approved	08/12/2025		22420 OLD GEORGETOWN ROAD	REYNOLDS JOEL	M & J MARTZ PROPERTIES LLC
2025-03842	Utility Permit	Approved	08/12/2025	COMCAST	10822 HERSHEY DRIVE	COMCAST	DOWNEY RICHMOND LEE
2025-03889	Utility Permit	Approved	08/14/2025	ANTIETAM BROADBAND	1512 WELLINGTON ROAD HAGERSTOWN, MD 21740	ANTIETAM CABLE TELEVISION INC	FORSYTH JAMES W
2025-04039	Utility Permit	Approved	08/22/2025	COMCAST	17308 LEXINGTON AVENUE	COMCAST	POFFENBERGER SETH B
2025-04097	Utility Permit	Approved	08/27/2025	COMCAST	17410 GAY STREET	HODGES NICHOLAS	BJC LLC
2025-04131	Utility Permit	Approved	08/28/2025	POTOMAC EDISON	5726 MOSER ROAD	POTOMAC EDISON	GRISEZ JAMES P GRISEZ MONICA A
2025-04166	Utility Permit	Approved	08/29/2025	COMCAST	10319 COLD HARBOR DRIVE	COMCAST	CROWE PATRICIA A

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	Type	Total
LandDev Total by Group: 48	Forest Stand Delineation	1
	IMA	6
	Ordinance Modification	3
	Preliminary Consultation	3
	Redline Revision	1
	Site Plan	6
	Site Specific Grading Plan	3
	Standard Grading Plan	10
	Stormwater Concept Plan	2
	Stormwater Standard Plan	7
	Subdivision Replat	1
	Two Year Update	1
	Type 2 Grading Plan	4
Permits Total by Group: 47	Entrance Permit	11
	Floodplain Permit	1
	Grading Permit	19
	Utility Permit	16
Total		95