Washington County MARYLAND

DEPARTMENT OF PLANNING & ZONING

PLANNING | ZONING | LAND PRESERVATION | FOREST CONSERVATION | GIS

AGENDA

WASHINGTON COUNTY PLANNING COMMISSION

100 W Washington Street, Room 2000

November 2, 2026, 6:00 PM

CALL TO ORDER AND ROLL CALL

REZONINGS

1. **Washington County Department of Planning & Zoning [RZ-26-005] – Kyla Shingleton * *Discussion/Action***
   Proposed map amendment to add the HP (Historic Preservation) overlay to 2.8-acres of property located at 20245 Mount Aetna Road; Zoning: RT (Residential Transition)

NEW BUSINESS

MINUTES

1. October 5, 2026 Planning Commission meeting minutes – Tentative ***Discussion/Action***

DEVELOPMENT PLAN

1. **Rosewood PUD Revised FDP (Revised Lot 19) [DP-26-001] – Misty Wagner-Grillo * *Discussion/Action***
   Removal of the proposed parking lot on Lot 19 to add three semi-detached lots; Location: Capital Lane; Zoning: RS(PUD) – Residential Suburban/Planned Unit Development

PRELIMINARY SITE PLANS

1. **Bowman Halfway – Lot 6 [PSP-26-001] – Misty Wagner-Grillo * *Discussion/Action***
   Preliminary plat/site plan for the subdivision of Lot 6 and a proposed truck terminal to be used for overflow empty box trailer parking on a gravel lot; Location: Southeast corner of the intersection of Halfway Boulevard Extended & Greencastle Pike; Zoning: HI – Highway Interchange
- **Forest Conservation – Travis Allen * *Discussion/Action***
  Request to establish an offsite forest easement to satisfy the majority of the planting requirement

FOREST CONSERVATION

1. **Church of Jesus Christ of Latter Day Saints [SP-25-014] - Travis Allen * *Discussion/Action***
   Request to use payment-in-lieu to satisfy .08-acre planting requirement for the church building addition and parking lot expansion and to remove one specimen tree from the site; Location: 1253 Mt. Aetna Road; Zoning: RS – Residential Suburban
2. **Saint James School Dormitory Pond Revision [SP-26-008] - Travis Allen * *Discussion/Action***
   Request to use payment-in-lieu to satisfy the .03-acre planting requirement for the stormwater management facility on the St. James campus and to remove one specimen tree from the site; Location: 17632 College Road; Zoning: A(R) – Agricultural Rural
3. **Vinny's Towing & Recovery [GP-25-025] - Travis Allen * *Discussion/Action***
   Request to relocate three existing on-site forest conservation easements totaling 3.27-acres offsite and to provide all other required mitigation offsite and a request to remove one specimen tree from the site; Location: 19530 Beaver Creek Road; Zoning: HI – Highway Interchange

OTHER BUSINESS

1. **Update of Projects Initialized – Jennifer Kinzer * *Information/Discussion***
2. **Director's Report – Alyssa Sabetto and Jennifer Kinzer * *Information/Discussion***

ADJOURNMENT

UPCOMING MEETINGS

1. November 13, 2026, 1:00 p.m – Washington County Planning Commission Workshop meeting
2. December 7, 2026, 6:00 p.m, - Washington County Planning Commission regular meeting

*attachments

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

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

Washington County
MARYLAND

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

WASHINGTON COUNTY PLANNING COMMISSION ZONING ORDINANCE MAP AMENDMENT APPLICATION

Washington County Department of Planning and Zoning
Applicant

■ Property Owner □ Contract Purchaser
□ Attorney □ Consultant
□ Other: _____

20245 Mount Aetna Road, Hagerstown, MD 21742
Address

Meghan Jenkins
Primary Contact

240-313-2439
Phone Number

747 Northern Avenue, Hagerstown, MD 21742
Address

mjenkins@washco-md.net
E-mail Address

Property Location: 20245 Mount Aetna Road, Hagerstown, MD 21742

Tax Map: 50 Grid: 22 Parcel No.: 4 Acreage: 244.7532

Tax Account ID: 10-031788

Current Zoning: RT- Residential, Transition Requested Zoning: HP Overlay with RT

Reason for the Request:
□ Change in the character of the neighborhood
□ Mistake in original zoning
■ Floating or overlay zoning district

AMANDA HART BROOKS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES OCTOBER 6, 2027

Applicant's Signature

Subscribed and sworn before me this 14 day of July, 20 26.

My commission expires on 10/6/2027

Notary Public

FOR PLANNING COMMISSION USE ONLY

■ Application Form
□ Fee Worksheet
□ Application Fee
□ Ownership Verification or Owner's Affidavit
■ Boundary Plat (Including Metes & Bounds)
■ Vicinity Map
■ Justification Statement
□ 2 hard copies and 1 digital copy of complete Application Package

LR - Plat Fee - 5.00
Subdivision Name: black rock
Ref: 11773
Total: 25.00
05/16/2024 01:45
#18133512C CC21-RZ
Washington County/CC04 03 -
Register 03

MD GRID NORTH
NAD 83/07EPOCH

N:710,858
E:1,124,116

N:710,475
E:1,125,420

ELECTION DIST. 18

ELECTION DIST. 10
ELECTION DIST. 16

PARCEL '1A'
(P/O PARCEL 'A')
AREA = 1,432,649 SQ.FT.
OR 32.8891 ACRES±
(SEE SHEET 3)

BLUE LINE STREAM
PARTIAL RELIEF
ARTICLE IV, SECTION 409
SEE NOTE 13 (SHEET 5)

PARCEL 'B'
M.58, P.439, GRID 4
ORIGINAL AREA = 1,064,645 SQ.FT.
OR 24.4409 ACRES±
(SEE SHEET 2)

PARCEL 'C'
M.50, P.4, GRID 22
ORIGINAL AREA = 605,913 SQ.FT.
OR 13.9099 ACRES±
(SEE SHEET 2)

PARCEL '1B'
(P/O PARCEL 'B')
AREA = 174,335 SQ.FT.
OR 4.0022 ACRES±
(SEE SHEET 3)

PARCEL '2A'
(P/O PARCEL 'A')
AREA = 5,056 SQ.FT.
OR 0.1161 ACRES±
(SEE SHEET 3)

PARCEL 'A'
M.50, P.4, GRID 22
(SEE SHEETS 3 & 4)
ORIGINAL AREA = 12,081,973 SQ.FT.
OR 277.3639 ACRES±

PARCEL '3A'
(P/O PARCEL 'A')
AREA = 157,153 SQ.FT.
OR 3.6077 ACRES±
(SEE SHEET 2)

BLUE LINE STREAM
PARTIAL RELIEF
ARTICLE IV, SECTION 409
SEE NOTE 13 (SHEET 5)

WETLANDS DELINEATION
(SEE SHEET 4)

PARCEL 'D'
M.58, P.466, GRID 4
ORIGINAL AREA = 1,522,727 SQ.FT.
OR 34.9570 ACRES±
(SEE SHEET 2)

TRACT NO.1
(BLACK ROCK GOLF COURSE)

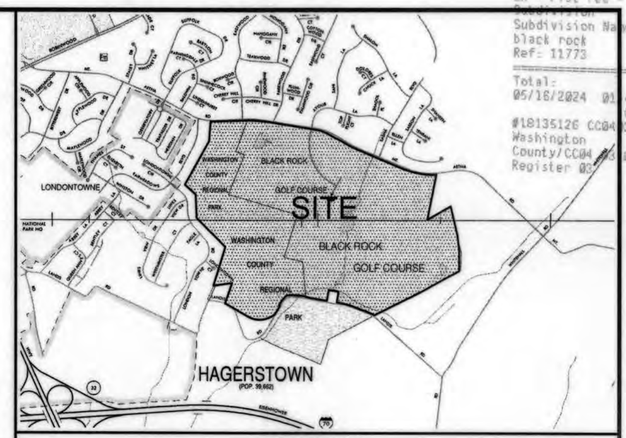
PARCEL 'A'	12,081,973 SQ.FT. OR	277.3639 ACRES±
PARCEL '1A' -	1,432,649 SQ.FT. OR	32.8891 ACRES±
PARCEL '2A' -	5,056 SQ.FT. OR	0.1161 ACRES±
PARCEL '3A' -	157,153 SQ.FT. OR	3.6077 ACRES±
PARCEL '1B' +	174,335 SQ.FT. OR	4.0022 ACRES±
TOTAL AREA TRACT NO.1 =	10,661,450 SQ.FT. OR	244.7532 ACRES±

TRACT NO.2
(WASHINGTON COUNTY REGIONAL PARK)

PARCEL 'B'	1,064,645 SQ.FT. OR	24.4409 ACRES±
PARCEL 'C' +	605,913 SQ.FT. OR	13.9099 ACRES±
PARCEL 'D' +	1,522,727 SQ.FT. OR	34.9570 ACRES±
PARCEL '1A' +	1,432,649 SQ.FT. OR	32.8891 ACRES±
PARCEL '2A' -	5,056 SQ.FT. OR	0.1161 ACRES±
PARCEL '3A' +	157,153 SQ.FT. OR	3.6077 ACRES±
PARCEL '1B' -	174,335 SQ.FT. OR	4.0022 ACRES±
TOTAL AREA TRACT NO.2 =	4,613,808 SQ.FT. OR	105.9185 ACRES±

TRACT NO.3
M.50, P.4, GRID 22
AREA = 648,518 SQ.FT.
OR 14.8879 ACRES±
(SEE SHEET 4)

APPROX. 100 YR. FLOODPLAIN



Vicinity Map
Scale: 1" = 2000' ±

Soil Types LEGEND (From USDA Soils Map):
Ft (Funkstown Silt Loam) = 15·5 acres± (4·2%)
HaB (Hagerstown Silt Loam, 3-8 percent slopes) = 7·3 Acres± (2·0%)
HaC (Hagerstown Silt Loam, 8-15 percent slopes) = 0·2 Acres± (0·1%)
HcC (Hagerstown-Rock Outcrop Complex, 8-15 percent slopes) = 90·8 Acres± (24·9%)
Ln (Lindside Silt Loam) = 7·6 Acres± (2·1%)
RmB (Ryder-Duffield Channery Silt Loams, 3-8 percent slopes) = 74·5 Acres± (20·4%)
RmC (Ryder-Duffield Channery Silt Loams, 8-15 percent slopes) = 78·3 Acres± (21·4%)
RmD (Ryder-Duffield Channery Silt Loams, 15-25 percent slopes) = 11·2 Acres± (3·1%)
RyB (Ryder-Rock Outcrop Complex, 3-8 percent slopes) = 2·5 Acres± (0·7%)
RyC (Ryder-Rock Outcrop Complex, 8-15 percent slopes) = 46·0 Acres± (12·6%)
RyD (Ryder-Rock Outcrop Complex, 15-25 percent slopes) = 10·8 Acres± (3·0%)
SsA (Swanpond-Funkstown Silt Loams, 0-3 percent slopes) = 17·5 Acres± (4·8%)

HIGH SOIL ERODABILITY
(SEE GENERAL NOTE #11)

-SEE SHEET 2 FOR SURVEY NOTES AND LEGEND-
-SEE SHEET 5 FOR GENERAL PLAT NOTES
AND LINE TABLES FOR TRACT NO.1 & 2-

THIS SHEET PROVIDES OVERALL DETAILS FOR TRACT NO.1 & 2

PLAT NO. 11773
DATE: 5/16/24
WASHINGTON COUNTY

OWNER:
B.O.C.C. OF WASHINGTON COUNTY, MD
100 W WASHINGTON STREET
HAGERSTOWN, MD 21740

GRAPHIC SCALE
150 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

WASHINGTON COUNTY, MARYLAND
DIVISION OF ENGINEERING
Washington County Administrative Annex Building
80 West Baltimore Street, Hagerstown, MD 21740

Boundary Survey & Re-Plat
Lands of B.O.C.C. of Washington County, MD

BLACK ROCK GOLF COURSE & REGIONAL PARK

Situate along the Southern margin of Mt. Aetna Road, approximately 2,750' West of its intersection with White Hall Rd, and contiguous with the Easternmost lines of the subdivision known as Fairway Meadows in Hagerstown, MD

SCALE: 1" = 300'	DRAWN BY: G.CULLER	DATE: 4-26-2022	DRAWING NO: 22-074	SHEET NO: 1 OF 5

P20050521

MSA S1255-9264-1

Maryland State Archives

Maryland State Archives

PROPERTY MAP NO. 50,
PARCEL NO. 1651
FAIRWAY MEADOWS, SECTION 'A'
PLAT NOS.2768-2769
(SEE SHEET 3)

PARCEL '1A'
(P/O PARCEL 'A')
AREA = 1,432,649 SQ.FT. OR 32.8891 ACRES±
(SEE SHEET 3)

ELECT. DIST. 17
(HAGERSTOWN CORPORATE BOUNDARY)

BLUE LINE STREAM
PARTIAL RELIEF
ARTICLE IV, SECTION 409
SEE NOTE 13 (SHEET 5)

PROPERTY MAP NO. 58, PARCEL NO. 442
FAIRWAY MEADOWS, SECTION 'B'
(LOTS 21-32 SHOWN)
PLAT NOS.4319-4321

LOT 21 N/F KIRBY A. FRANCIS & JUSTIN MYER KERSHNER L.5386 f.445
LOT 22: N/F JOHN D. & PAULA S. KESSLER L.1494 f.725
LOT 23: N/F RANDY D. KOONTZ L.4448 f.1
LOT 24: N/F JEAN & LOUNA SAINT HILAIRE L.6778 f.169
LOT 25: N/F RONALD C. & JULIA M. SUFFECOOL L.1133 f.25
LOT 26: N/F WILLIAM BRIAN HADLEY & MELISSA LYNN HADLEY L.1113 f.577
LOT 27: N/F ANN & RONNIE METZ L.1780 f.15
LOT 28: N/F ANDREA M. CHAVARRIA SALAZAR & GERMAN EDUARDO CHAVES MORA L.5823 f.413
LOT 29: N/F AUGUSTO ALFARO & CINDY C. RODRIGUEZ L.6865 f.256
LOT 30: N/F SUNG HUN KANG L.4528 f.134
LOT 31: N/F IAN RONALD TASKER & HELEN F. TASKER L.1157 f.488
LOT 32: N/F ANDREW D. TADDEI L.4493 f.332

PROPERTY MAP NO. 58, PARCEL NO. 148
FAIRWAY MEADOWS, SECTION 'C'
(LOTS 114-121 SHOWN)
PLAT NOS.4213-4220

LOT 114: N/F TARQUINO ANTONIO JIMENEZ & ESTHER SHEPHARD L.6666 f.276
LOT 115: N/F JOSEPH M. ANTKOWIAK L.5583 f.231
LOT 116: N/F DANIEL JOSEPH SPRINGER L.2737 f.311
LOT 118: N/F SCOTT T. WATERMAN & MARY F. FIORTIER L.1407 f.885
LOT 119: N/F JEFFREY DALE SHEASLEY & WENDY JOANN SHEASLEY L.1425 f.536
LOT 120: N/F DAVID E. & ELIZABETH I. COVINGTON L.1757 f.644
LOT 121: N/F KARL KART & TAMMY KART L.5524 f.212

SURVEY NOTES: (SEE SHEET 5 FOR GENERAL PLAT NOTES)

1. EXISTING COUNTY CONTROL NETWORK POINT "DULL" WAS USED TO ESTABLISH GPS DERIVED CONTROL AND TO RUN SEVERAL CLOSED CONVENTIONAL TRAVERSE LOOPS. ALL CONVENTIONAL TRAVERSE CONTROL HAD A LEAST SQUARES ADJUSTED CLOSURE OF AT LEAST 1:9,789

   THE GPS BASE STATION POINT HAS THE FOLLOWING DATA:
   NORTHING: 721446.3968
   EASTING: 1113160.0168

   THE COORDINATES FOR ALL GPS DERIVED CONTROL ARE STATE PLANE GROUND COORDINATES SCALED HORIZONTALLY FROM THE ABOVE MENTIONED BASE STATION; THE GROUND SCALE FACTOR IS 0.999988747

2. EXISTING PROPERTY MARKERS FOUND AS NOTED ON THIS PLAT; PROPERTY MARKERS IDENTIFIED AS " O " ARE TO BE 5/8" REBAR & CAP SET PRIOR TO THE RECORDATION OF THIS PLAT.

3. THE RECORD BEARINGS AND DISTANCES FOR THE EASTERNMOST LINES OF 'PARCEL B' ARE SHOWN AS SET FORTH IN THE CURRENT DEED (L.913, f.32), BUT ARE BELIEVED TO HAVE BEEN ERRONEOUSLY SWITCHED WITH ONE ANOTHER WHEN COMPARED TO THE SAME AS SET FORTH IN THE PREVIOUS DEED (L.854, f.360), AS WELL AS THAT WHICH IS SET FORTH IN THE DEED FOR THE ADJOINING LANDS TO THE EAST (L.579, f.810). THE EVIDENCE FOUND AND LOCATED BEST FITS THE PREVIOUS DEED AND THE DEED FOR THE ADJOINING LANDS AS AFOREMENTIONED.

4. THE RIGHT-OF-WAY FOR LANDIS ROAD ALONG THE SOUTHEASTERN PORTION OF 'PARCEL D' IS SHOWN AS PER PLAT NO.100-10-389 AND DISAGREES WITH THE RECORD BEARINGS AND DISTANCES AS SET FORTH IN THE DEED FOR SAID PARCEL (LIBER 1427 FOLIO 883)

5. THE RIGHT-OF-WAY FOR MT AETNA ROAD, ALONG THE FRONTAGE OF 'FAIRWAY MEADOWS, SECTION A', AS SHOWN ON SHEET 3, WAS PREVIOUSLY DEDICATED AS A PART OF A PROPOSED 80' RIGHT-OF-WAY FOR MOUNT AETNA ROAD, AS WAS SET FORTH IN THE DESCRIPTION AND PLAT ASSOCIATED WITH THE ORIGINAL LAND TRANSFER IN LIBER 914, FOLIO 355. THE B.O.C.C. RETAINED SAID PORTION OF LAND FOR SAID PURPOSE.

6. SEVERAL OF THE RECORD BEARINGS AND DISTANCES FOR PARCEL 'C' AS SET FORTH IN THE CURRENT DEED (LIBER 914 FOLIO 353) APPEAR TO BE ERRONEOUS WHEN COMPARED TO THE SAME IN THE PARENT DEED (LIBER 506 FOLIO 15)

   6A. THE RECORD BEARINGS AND DISTANCES FOR THE NORTHERNMOST LINES OF PARCEL 'C' ARE SAID TO RUN WITH THE ADJOINING LANDS, AS SET FORTH IN LIBER 914 FOLIO 353, BUT DO NOT MATCH THOSE RECORD LINES WHEN COMPARED TO THE RECORD DEEDS OF THE SAME.

7. THERE IS A FENCED CEMETERY PLOT WITHIN TRACT NO.1 (EXISTING PARCEL 'A'), AND IS NAMED IN THE WASHINGTON COUNTY HISTORICAL LIBRARY AS "E.W. DITTO JR. FARM GRAVEYARD". SEE SHEET 3

8. THE 2' UNCONTROLLED TOPOGRAPHICAL DATA AS SHOWN ON SHEET 1 IS FROM A THIRD PARTY AND HAS NOT BEEN FIELD VERIFIED.

9. NO TITLE REPORT PERFORMED BY OR PROVIDED TO WASHINGTON COUNTY DIVISION OF ENGINEERING REGARDING THE PROPERTIES SHOWN HEREON. THIS PLAT MAKES NO ATTEMPT TO LOCATE ANY EASEMENTS, RIGHTS-OF-WAY, OR SERVITUDE OF ANY KIND, IF ANY EXIST, OTHER THAN THOSE SHOWN HEREON.

PLAT NO. 11774
DATE: 5/10/24
WASHINGTON COUNTY

OWNER:
B.O.C.C. OF WASHINGTON COUNTY, MD
100 W WASHINGTON STREET
HAGERSTOWN, MD 21740

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

PARCEL 'B'
PROPERTY MAP NO.58, PARCEL NO.439, GRID 4
N/F BOARD OF COUNTY COMMISSIONERS OF
WASHINGTON COUNTY, MARYLAND
LIBER 913, FOLIO 32

AREA OF PARCEL 'B' 1,064,645 SQ.FT. OR 24.4409 ACRES±
AREA OF PARCEL '1B' - 175,674 SQ.FT. OR 4.0329 ACRES±
AREA TO BE ADDED TO TRACT NO.2 = 888,971 SQ.FT. OR 20.4080 ACRES±

PARCEL 'C'
PROPERTY MAP NO. 50, P/O PARCEL NO. 4, GRID 22
N/F BOARD OF COUNTY COMMISSIONERS OF
WASHINGTON COUNTY, MARYLAND
LIBER 914FOLIO 353
AREA TO BE ADDED TO TRACT NO.2 =
605,913 SQ.FT. OR 13.9099 ACRES±
(SEE NOTE #6)

PARCEL 'D'
PROPERTY MAP NO. 58, PARCEL NO. 466, GRID 4
N/F BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY
DEED PARCEL 1 AS PER
LIBER 1427 FOLIO 883
LOT 1A AS PER PLAT NO.5683-5684

AREA TO BE ADDED TO TRACT NO.2 =
1,522,727 SQ.FT. OR 34.9570 ACRES±

PARCEL 'D' LINE TABLE

LINE/CURVE	RADIUS	ARC	BEARING/CHORD	LENGTH
1	549.29'	102.77'	N 79°49'06" W	102.62'
2			N 85°10'42" W	171.58'
3	225.00'	70.07'	S 85°53'55" W	69.79'
4	98.40'	111.07'	S 63°26'53" W	105.27'
5	225.00'	65.78'	S 41°32'37" W	65.55'
6			S 33°10'00" W	125.22'
7			S 56°50'00" E	25.50'
8			S 33°02'28" W	193.84'
9	480.00'	569.84'	S 85°23'42" W	536.96'

PARCEL 'A'
PROPERTY MAP NO. 50, P/O PARCEL NO. 4, GRID 22
N/F COUNTY COMMISSIONERS OF
WASHINGTON COUNTY, MARYLAND
REMAINING LANDS OF LIBER 579 FOLIO 810

PARCEL '1B'
(P/O PARCEL 'B')
SEE SHEET 3

PARCEL '2A'
(P/O PARCEL 'A')
SEE SHEET 3

PARCEL '3A' LINE TABLE

LINE/CURVE	RADIUS	ARC	BEARING/CHORD	LENGTH
1			N 80°46'10" W	312.20'
2	450.00'	80.91'	N 75°37'07" W	80.80'
3	549.29'	38.26'	N 72°27'49" W	38.25'
4			N 05°24'30" W	700.20'

PARCEL '3A'
(P/O PARCEL 'A')
AREA TO BE ADDED TO TRACT NO.2 =
157,153 SQ.FT. OR 3.6077 ACRES±

TRACT NO.3
M.50, P.4, GRID 22
AREA = 648,518 SQ.FT.
OR 14.8879 ACRES±
(SEE SHEET 4)

ELECTION DIST. 10
ELECTION DIST. 16

MD GRID NORTH
NAD 83/07EPOCH

Londontowne Drive
Londontowne Court
Landis Road
(Local Road)
30' RIGHT-OF-WAY AS PER
ROAD BOOK 1, PAGE 771-773

Landis Spring Branch

M.58, P.414
N/F MICHAEL T. MODERS &
CAROL L. MODERS
L.1080 f.1001

M.58, P.47
N/F ALVEY C. MOSER &
ARLENE E. MOSER
L.1054 f.412

M.58, P.389
N/F DAVID M. POWELL &
KIMBERLY S. POWELL
L.917 f.944

M.58, P.421
N/F CONWAY S. BARNES,
BONNIE BELINDA OWENS &
LESTER ADAM BARNES
LIBER 5407 FOLIO 20
REMAINDER OF PARCEL 'B' AS PER
PLAT NO. 5683-5684

M.58, P.420
N/F KENNETH E. OWENS, JR. &
BONNIE OWENS
LIBER 1899 FOLIO 579
REMAINDER OF PARCEL 'A' AS PER PLAT
NO. 5683-5684

M.58, P.467
N/F BOARD OF COMMISSIONERS OF
WASHINGTON COUNTY
DEED PARCEL 2 AS PER
LIBER 1427 FOLIO 883
LOT 1B AS PER PLAT NO.5683-5684

M.58, P.46
(SEE SHEET 4)

THIS SHEET CONTAINS DETAILS FOR PARCELS B, C, D, & 3A

LEGEND

- NEW PROPERTY LINE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- VACATED PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING SLOPE EASEMENT
- EXISTING DRAINAGE EASEMENT
- BUILDING RESTRICTION LINE
- EXISTING STRUCTURE (AS NOTED)
- OVERHEAD ELECTRIC
- OVERHEAD UTILITIES
- EDGE OF PAVEMENT / PARKING
- EXISTING CHAIN LINK FENCE
- EXISTING FENCE LINE (AS NOTED)
- ELECTION DISTRICT LINE
- APPROXIMATE 100 YEAR FLOOD PLAIN
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- SOIL TYPE - DELINEATION (AS SPECIFIED)
- APPROXIMATE CENTERLINE OF STREAM
- EXISTING WETLANDS & 25' BUFFER
- BOUNDARY POINT
- PLANTED STONE FOUND
- PIPE FOUND (AS NOTED)
- REBAR FOUND (AS NOTED)
- CONCRETE MONUMENT FOUND (AS NOTED)
- RAILROAD SPIKE FOUND
- BOUNDARY FENCE POST FOUND (AS NOTED)
- BOUNDARY TREE FOUND (AS NOTED)

WASHINGTON COUNTY, MARYLAND
DIVISION OF ENGINEERING
Washington County Administrative Annex Building
80 West Baltimore Street, Hagerstown, MD 21740

Boundary Survey and Re-Plat
Lands of B.O.C.C. of Washington County, MD

BLACK ROCK GOLF COURSE & REGIONAL PARK

Situate along the Southern margin of Mt. Aetna Road, approximately 2,750' West of its intersection with White Hall Rd, and contiguous with the Easternmost lines of the subdivision known as Fairway Meadows in Hagerstown, MD

SCALE: 1" = 200'	DRAWN BY: G.CULLER	DATE: 5-9-2022	DRAWING NO: 22-074	SHEET NO: 2 OF 5

LR - Plat Fee - 5.00
Subdivision 25.00
Subdivision Name: black rock
Ref: 11774
Total: 25.00
05/16/2024 01:15 CC21-RZ
#8135126 CC040 -
Washington County/CC04.03.03 -
Register 03

P2600522

MSA 81255-9264-2

20245 Mount Aetna Rezoning



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

HP Overlay Proposed

80

Feet

1 inch equals 80 feet

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

N



(images/nr389p.jpg)

Photo credit: Paula Stoner Dickey, 03/1974

Henry McCauley Farm

Inventory No.: **WA-II-092**
Other Name(s): **Ditto Farm Regional Park**
Date Listed: **6/29/1976**
Location: **Mount Aetna Road, Hagerstown, Washington County**
Category: **Building**
Period/Date of Construction: **2nd quarter 19th century**

Open National Register Form Request Accessible Version (Accessibility.aspx)

Open in Medusa...

Description: The Henry McCauley Farm house is a four-bay, two-story brick dwelling, painted deep red with white and dark green trim. A four bay ell extends to the rear or south of the main section and a small one-story shed-roofed addition is attached to the south gable end. The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at attic level. Windows are 6/6 sash, and those of the façade are flanked with paneled shutters at the first story and louvered shutters at the second. Smaller 6/6 pane sashes illuminate the attic. The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of rounded panels. Flanking the doors are attached columns of the plain Doric order. A transom and sidelights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway. A two-bay entrance porch is supported by heavy Doric columns. An enclosed double porch, included under the main roof span, extends along the east side. Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the ell. The chimneys are large with protruding bricks forming a rim at the top. The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls. The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather elaborate with doors surrounded by symmetrically placed molded trim with decorated corner blocks. In addition to the house, the property contains a large stone and frame bank barn, with stone end walls and frame side walls. A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 can be read. Near the house and southeast of the barn is a metal windmill for pumping water.

Significance: The Henry McCauley Farm is one of the two historic farm complexes in the Ditto Farm Regional Park. Architecturally, the complex of buildings is a significant example of the construction patterns of Washington County and Western Maryland where stone and brick were important building materials. The brick house on Mt. Aetna Road, probably built between 1830 and 1850, is a well preserved example of the area's brick architecture from the mid-19th century. Its elaborate entrance and spiral stair which are unusual for the area, as well as the extensive use of decorative interior woodwork, suggest that this house is one of the county's finer dwellings of the period. The large stone-end bank barn found at the complex is typical of such structures which appear to be indigenous to Southern Pennsylvania and Western Maryland. The complex also includes a brick out kitchen which appears contemporary with the house. A windmill for pumping water is also significant since such structures are becoming rare in the area.

WA-II-092

Henry McCauley Farm (Ditto Farm Regional Park)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 03-12-2004

Form No. 10-300 (Rev. 10-74)

WA-II-92
2205512435

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Henry McCauley Farm

AND/OR COMMON: Ditto Farm Regional Park

2 LOCATION

STREET & NUMBER: Mount Aetna Rd, One mile west of Edgewood Drive

__NOT FOR PUBLICATION

CITY, TOWN: Hagerstown — X VICINITY OF

CONGRESSIONAL DISTRICT: Sixth

STATE: Maryland — CODE:

COUNTY: Washington — CODE:

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	X PUBLIC	X OCCUPIED	X AGRICULTURE	X MUSEUM
X BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	X PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Board of County Commissioners of Washington County

STREET & NUMBER: Washington County Courthouse

CITY, TOWN: Hagerstown — __ VICINITY OF

STATE: Maryland

5 LOCATION OF LEGAL DESCRIPTION

Liber #:
Folio #:

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Washington County Courthouse

STREET & NUMBER: West Washington Street

CITY, TOWN: Hagerstown

STATE: Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

SCRIPTION

WA-II-92

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X__UNALTERED	X__ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The farm is located on the south side of Mt. Aetna Road, about one mile east of its intersection with Edgewood Drive in Washington County, Maryland, in the Ditto Farm Regional Park. It is situated on the side of a hill and faces north or twoard Mr. Aetna Road.

The structure is a four bay, two story brick dwelling, painted deep red with white and dark green trim. A four bay ell extends to the rear or south of the main section and a small one story shed roof addition is attached to the south gable end.

The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at the attic level.

Windows are located on all sides of the building. They contain six over six pane double hung sashes within narrow wooden frames finished with a bead. Windows of the facade are flanked by paneled shutters at the first story and by louvred shutters at the second floor level. Smaller six over six pane sashes illuminate the attic.

The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of rounded panels. Flanking the doors are attached columns of the plain doric order. A transom and side lights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway.

A two-bay entrance porch is supported by heavy doric posts or cokumns. An enclosed double porch, included under the main roof span of the ell extends along the east side.

Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the ell. The chimneys are large with protruding bricks forming a rim at the top.

The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls.

The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather elaborate with doors surrounded by symmetrically molded trim with decorated corner blocks.

In additon to the house the property contains a large stone and bank barn. The barn is located northwest of the house and is situated with its north gable at the edge of Mr. Aetna Road. Its end walls are constructed of coursed local fieldstone. Vertical slits in the stonework provide ventilation for the interior. A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 could be read. In the north elevation above the date stone is a round opening surrounded with carefully cut blocks. The side walls are of frame construction above the ground story. The sheathing is

See continuation sheet # 1.

NITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

ATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Henry McCauley Farm,
Ditto Farm Regional Park
Washington County, Maryland.

painted red with white trim. The roofing material is corrugated sheet metal.

Near the house and southeast of the barn is a metal windmill for pumping water. A modern dairy barn not included in this nomination is located some distance east of the house.

The structures appear to be in good to excellent condition.

GPO 892 455

,NIFICANCE

OD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
IISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION	
00-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE	
1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE	
_1600-1699	_ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER	
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
_1900-	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
		_INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Henry McCauley Farm is one of the two historic farm complexes in the Ditto Farm Regional Park which will, in addition to recreational activity interpret farming in western Maryland. The Henry McCauley Farm & Ditto Knolls (see separate National Register nomination) will be restored as part of the park. The Henry McCauley Farm is important for it architecture and place in Washington County history.

Architecturally the complex of buildings is a significant example of the construction patterns of Washington County and Western Maryland where stone and brick were important building materials. The brick house on Mt. Aetna Road, probably built between 1830 and 1850, is a well preserved example of the area's brick architecture from the mid 19th century. Its elaborate entrance and spiral stair which are unusual for the area, as well as the extensive use of decorative interior woodwork, suggests that this house is one of County's finer dwellings of the period.

The large stone-end bank barns found at the complex is typical of such structures which appear to be indiginous to Southern Pe-nsylvania and Western Maryland.

The Mt. Aetna Road complex also includes a brick out kitchen which appears contemporary with the house. The windmill for pumping eater is also significant since such structures are becoming rare in the area.

The property along Mt. Aetna Road was known in the past as the "Henry McCauley Farm." It was bequeathed to him by Charles McCauley as evidenced in his will probated March 9, 1830. Charles McCauley acquired the land in 1799, 1801 and 1802 from Alexander Clagett, Jacob Schnebly, and Peter Adams respectively.

The McCauley family were prominent farmers in Washington County.

The lands making up this farm include part of the original grants, "Meshek's Garden," "Resurvey On Old Fox Deceived," and "Cobbler's Hall."

JOR BIBLIOGRAPHICAL REFERENCES

WA-II-92

Washington County Land & Probate Records
ngton County Courthouse
erstown, Maryland

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	271460	4388140
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Paula Stoner Dickey, Consultant

ORGANIZATION: Washington County Historic Sites Survey — DATE: April 1974

STREET & NUMBER: Court House Annex — TELEPHONE: 301-791-3065

CITY OR TOWN: Hagerstown — STATE: Maryland

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ✓

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO 888-445

MARYLAND HISTORICAL TRUST WORKSHEET 8203325404

Copy II

WA-II-092

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

SEE INSTRUCTIONS

1. NAME

COMMON:
Ditto ~~Knolls~~ Farm Regional Park

AND/OR HISTORIC:
The Henry McCauley Farm

2. LOCATION

STREET AND NUMBER:
Mt. Aetna Road, about 1 mile west of Edgewood Drive

CITY OR TOWN:
Hagerstown

STATE: Maryland | COUNTY: Washington

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☒ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
~~Edward W. Ditto, Jr., M.D.~~ Board of County Commissioners of Washington County

STREET AND NUMBER:
~~1702 Cathedral Avenue~~ Washington County Court House

CITY OR TOWN: Hagerstown | STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Washington County Court House

STREET AND NUMBER:
West Washington Street

CITY OR TOWN: Hagerstown | STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 185/243

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: | STATE:

WA-II-92

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This house is located on the south side of Mt. Aetna Road, about one mile east of its intersection with Edgewood Drive in Washington County, Maryland. It is situated on the side of a hill and faces north or toward Mt. Aetna Road.

The structure is a four-bay, two-story brick dwelling, painted deep red with white and dark green trim. A four-bay el extends to the rear or south of the main section and a small one-story shed roof addition is attached to the south gable end.

The walls are set on low limestone foundations. The bricks of all elevations are laid in common bond with numerous rows of stretchers between headers. Flat brick arches are present over all windows, including those at the attic level.

Windows are located on all sides of the building. They contain six-over-six pane double-hung sashes within narrow wooden frames finished with a bead. Windows of the facade are flanked by paneled shutters at the first story and by louvered shutters at the second floor level. Smaller six-over-six pane sashes illuminate the attic.

The main entrance is located in the third bay from the east end of the front elevation. The double doors are each decorated with pairs of founded panels. Flanking the doors are attached columns of the plain doric order. A transom and side lights with diamond panes surround the entrance inside paneled jambs and a paneled head. A flat brick arch is present over the doorway.

A two-bay entrance porch is supported by heavy doric posts or columns. An enclosed double porch, included under the main roof span of the el extends along the east side.

Brick chimneys rise from inside each gable end and from the west side of the house between the third and fourth bays from the south end of the el. The chimneys are large with protruding bricks forming a rim at the top.

The roof is covered with sheet metal and is finished with beaded barge boards placed against the end walls.

The interior of the front section is divided into four rooms. The northwest room contains only a spiral stair which is open to the attic. The interior woodwork is rather eleborate with doors surrounded by symmetrically molded trim with decorated corner blocks.

In addition to the house the property contains a large stone end bank barn. A family cemetery is also located on the property. Near the house is a windmill for pumping water. The property contains 170 acres.

A partially readable date stone set in the barn's north gable is inscribed with the builder's name and date. Only the name McCauley and the year 1833 could be read.

is one el

The barn is located northwest of the house and is situated with its north gable at the edge of Mt. Aetna Road. Its end walls are constructed of coursed local fieldstone. Vertical slits in the stonework provide ventilation for the interior. In the north gable end of the structure, above the date stone is a round opening surrounded with carefully cut blocks. The side elevations are frame above the ground story. The sheathing is painted red with white trim. The roofing material is corrugated sheet metal.

SEE INSTRUCTIONS

WA-II-92

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

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

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other *(Specify)*
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape Architecture	☐ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			

STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. Probably built between 1830 and 1850 it is a well-preserved example of the area's mid 19th century brick architecture. The main entrance, stair and interior woodwork would suggest that it is one of the area's finer houses of the period.

Since much of its original interior and exterior woodwork remains the house is important as a building which has received only minimal alterations.

The large stone end barn present on the property is worhty of note as an excellent example of such structures which are indiginous to Pennsylvania and Western Maryland.

The windmill for pumping water is also significant since they are becoming rare in the area.

The property was known in the past as the "Henry McCauley Farm." It was bequeathed to him by Charles McCauley as evidenced in his will, probated March 9, 1830. Charles McCauley acquired the land between 1799 and 1801. (See deed listings on attached sheets.)

omit entry for NR

SEE INSTRUCTIONS

WA II-92

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land and Probate Records, Hagerstown,
Washington County Court House, Hagerstown, Maryland.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		°	'	"	°	'	"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 170 acres

Acreage Justification:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES			
STATE:		COUNTY	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE:
Paula Stoner Dickey, Consultant

ORGANIZATION	DATE
Washington County Historic Sites Survey	April, 1974

STREET AND NUMBER:
Court House Annex

CITY OR TOWN:	STATE
Hagerstown	Maryland

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

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

SEE INSTRUCTIONS

Deed Records -- WA-II-092 --Ditto Knolls ("Henry McCauley Farm")

Liber 184, Folio 243, March 27, 1930
Grantors: J. Cleveland Grice & Omer T. Kaylor, Trustees
Grantor: Dr. Edward W. Ditto
$7,990, 170 acres.
The property is described as the "Henry McCauley Farm."

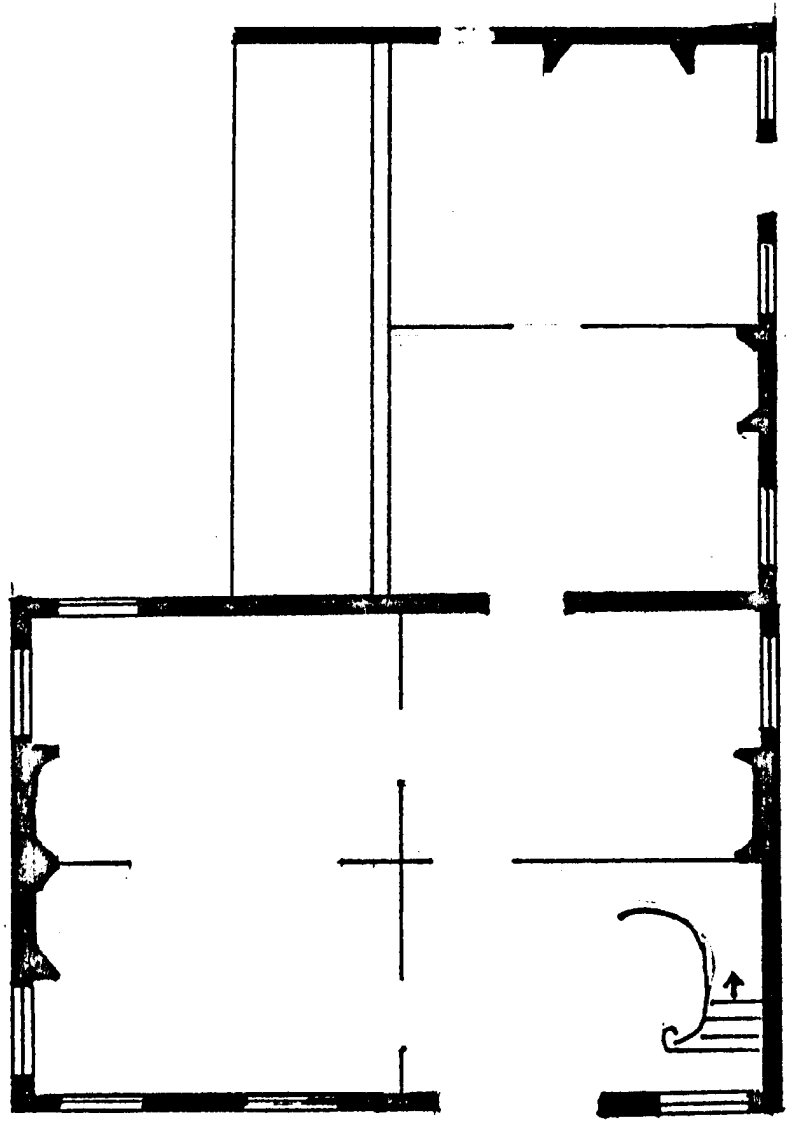
Liber 112, Folio 92, January 23, 1900
Grantor: Charles McCauley & Daniel Gilbert, Trustees
Grantee: Samuel Funk
$8,700, 170 acres
Conveyed to Henry McCauley in the will of Charles McCauley, probated March 9, 1830 (will book C, Folio 413)

Liber II, Folio 185, January 3, 1827
Grantor: John McCauley, Ross Co., Ohio
Grantee: Samuel McCauley & Charles McCauley
$16,530, 413-1/4 acres.
This document is for lands described in the following three deeds:

Liber O, Folio 319, April 19, 1802
Grantor: Peter Adams
Grantee: Charles McCauley
58 acres, 500 ℔. The tract is described as part of the "Resurvey on Mesheck's Garden," beginning 28 perches on 11th line of "Old Fox Deceived." It was to have been conveyed to said Charles McCauley by deed dated March 27, 1801 which was defective.

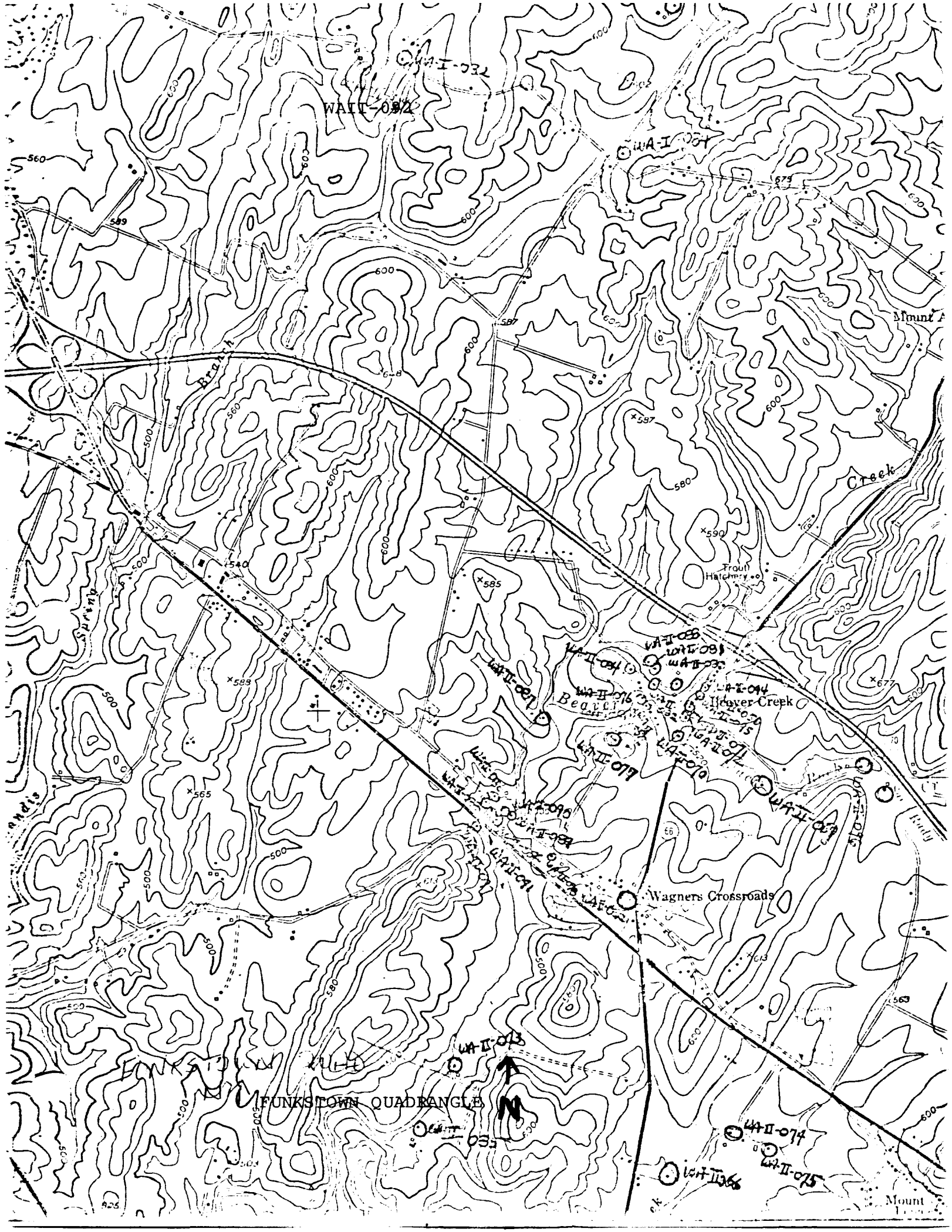
Liber N, Folio 518, June 1, 1801
Grantor: Jacob Schnebly
Grantee: Charles McCauley
712 ℔, 2 s., 9 p., the tract is described as part of "Meschek's Garden"
88 acres.

Liber L, Folio 569, March 19, 1799
Grantor: Alexander Claggett
Grantee: Charles McCauley
1,739 ℔, 10 s. Part of resurvey on "Masheck's Garden" beginning on first line on the tract of resurvey on "Old Fox Deceived"
235 acres, 16 perches, part 2, part of "Colonel" 13-1/2 acres.



WA-II-092 APPROXIMATE FLOOR PLAN. NOT IN SCALE

N. ↓


WAIT-092
WA-I-032
WA-I-034
WA-II-088
WA-II-089
WA-II-090
WA-II-091
WA-II-094
WA-II-095
WA-II-096
WA-II-097
WA-II-098
WA-II-099
WA-II-100
WA-II-101
WA-II-102
WA-II-103
WA-II-104
WA-II-105
WA-II-106
WA-II-107
WA-II-108
WA-II-109
WA-II-110
WA-II-111
WA-II-112
WA-II-113
WA-II-114
WA-II-115
WA-II-116
WA-II-117
WA-II-118
WA-II-119
WA-II-120
WA-II-121
WA-II-122
WA-II-123
WA-II-124
WA-II-125
WA-II-126
WA-II-127
WA-II-128
WA-II-129
WA-II-130
WA-II-131
WA-II-132
WA-II-133
WA-II-134
WA-II-135
WA-II-136
WA-II-137
WA-II-138
WA-II-139
WA-II-140
WA-II-141
WA-II-142
WA-II-143
WA-II-144
WA-II-145
WA-II-146
WA-II-147
WA-II-148
WA-II-149
WA-II-150
WA-II-151
WA-II-152
WA-II-153
WA-II-154
WA-II-155
WA-II-156
WA-II-157
WA-II-158
WA-II-159
WA-II-160
WA-II-161
WA-II-162
WA-II-163
WA-II-164
WA-II-165
WA-II-166
WA-II-167
WA-II-168
WA-II-169
WA-II-170
WA-II-171
WA-II-172
WA-II-173
WA-II-174
WA-II-175
WA-II-176
WA-II-177
WA-II-178
WA-II-179
WA-II-180
WA-II-181
WA-II-182
WA-II-183
WA-II-184
WA-II-185
WA-II-186
WA-II-187
WA-II-188
WA-II-189
WA-II-190
WA-II-191
WA-II-192
WA-II-193
WA-II-194
WA-II-195
WA-II-196
WA-II-197
WA-II-198
WA-II-199
WA-II-200
WA-II-201
WA-II-202
WA-II-203
WA-II-204
WA-II-205
WA-II-206
WA-II-207
WA-II-208
WA-II-209
WA-II-210
WA-II-211
WA-II-212
WA-II-213
WA-II-214
WA-II-215
WA-II-216
WA-II-217
WA-II-218
WA-II-219
WA-II-220
WA-II-221
WA-II-222
WA-II-223
WA-II-224
WA-II-225
WA-II-226
WA-II-227
WA-II-228
WA-II-229
WA-II-230
WA-II-231
WA-II-232
WA-II-233
WA-II-234
WA-II-235
WA-II-236
WA-II-237
WA-II-238
WA-II-239
WA-II-240
WA-II-241
WA-II-242
WA-II-243
WA-II-244
WA-II-245
WA-II-246
WA-II-247
WA-II-248
WA-II-249
WA-II-250
WA-II-251
WA-II-252
WA-II-253
WA-II-254
WA-II-255
WA-II-256
WA-II-257
WA-II-258
WA-II-259
WA-II-260
WA-II-261
WA-II-262
WA-II-263
WA-II-264
WA-II-265
WA-II-266
WA-II-267
WA-II-268
WA-II-269
WA-II-270
WA-II-271
WA-II-272
WA-II-273
WA-II-274
WA-II-275
WA-II-276
WA-II-277
WA-II-278
WA-II-279
WA-II-280
WA-II-281
WA-II-282
WA-II-283
WA-II-284
WA-II-285
WA-II-286
WA-II-287
WA-II-288
WA-II-289
WA-II-290
WA-II-291
WA-II-292
WA-II-293
WA-II-294
WA-II-295
WA-II-296
WA-II-297
WA-II-298
WA-II-299
WA-II-300
WA-II-301
WA-II-302
WA-II-303
WA-II-304
WA-II-305
WA-II-306
WA-II-307
WA-II-308
WA-II-309
WA-II-310
WA-II-311
WA-II-312
WA-II-313
WA-II-314
WA-II-315
WA-II-316
WA-II-317
WA-II-318
WA-II-319
WA-II-320
WA-II-321
WA-II-322
WA-II-323
WA-II-324
WA-II-325
WA-II-326
WA-II-327
WA-II-328
WA-II-329
WA-II-330
WA-II-331
WA-II-332
WA-II-333
WA-II-334
WA-II-335
WA-II-336
WA-II-337
WA-II-338
WA-II-339
WA-II-340
WA-II-341
WA-II-342
WA-II-343
WA-II-344
WA-II-345
WA-II-346
WA-II-347
WA-II-348
WA-II-349
WA-II-350
WA-II-351
WA-II-352
WA-II-353
WA-II-354
WA-II-355
WA-II-356
WA-II-357
WA-II-358
WA-II-359
WA-II-360
WA-II-361
WA-II-362
WA-II-363
WA-II-364
WA-II-365
WA-II-366
WA-II-367
WA-II-368
WA-II-369
WA-II-370
WA-II-371
WA-II-372
WA-II-373
WA-II-374
WA-II-375
WA-II-376
WA-II-377
WA-II-378
WA-II-379
WA-II-380
WA-II-381
WA-II-382
WA-II-383
WA-II-384
WA-II-385
WA-II-386
WA-II-387
WA-II-388
WA-II-389
WA-II-390
WA-II-391
WA-II-392
WA-II-393
WA-II-394
WA-II-395
WA-II-396
WA-II-397
WA-II-398
WA-II-399
WA-II-400
WA-II-401
WA-II-402
WA-II-403
WA-II-404
WA-II-405
WA-II-406
WA-II-407
WA-II-408
WA-II-409
WA-II-410
WA-II-411
WA-II-412
WA-II-413
WA-II-414
WA-II-415
WA-II-416
WA-II-417
WA-II-418
WA-II-419
WA-II-420
WA-II-421
WA-II-422
WA-II-423
WA-II-424
WA-II-425
WA-II-426
WA-II-427
WA-II-428
WA-II-429
WA-II-430
WA-II-431
WA-II-432
WA-II-433
WA-II-434
WA-II-435
WA-II-436
WA-II-437
WA-II-438
WA-II-439
WA-II-440
WA-II-441
WA-II-442
WA-II-443
WA-II-444
WA-II-445
WA-II-446
WA-II-447
WA-II-448
WA-II-449
WA-II-450
WA-II-451
WA-II-452
WA-II-453
WA-II-454
WA-II-455
WA-II-456
WA-II-457
WA-II-458
WA-II-459
WA-II-460
WA-II-461
WA-II-462
WA-II-463
WA-II-464
WA-II-465
WA-II-466
WA-II-467
WA-II-468
WA-II-469
WA-II-470
WA-II-471
WA-II-472
WA-II-473
WA-II-474
WA-II-475
WA-II-476
WA-II-477
WA-II-478
WA-II-479
WA-II-480
WA-II-481
WA-II-482
WA-II-483
WA-II-484
WA-II-485
WA-II-486
WA-II-487
WA-II-488
WA-II-489
WA-II-490
WA-II-491
WA-II-492
WA-II-493
WA-II-494
WA-II-495
WA-II-496
WA-II-497
WA-II-498
WA-II-499
WA-II-500
WA-II-501
WA-II-502
WA-II-503
WA-II-504
WA-II-505
WA-II-506
WA-II-507
WA-II-508
WA-II-509
WA-II-510
WA-II-511
WA-II-512
WA-II-513
WA-II-514
WA-II-515
WA-II-516
WA-II-517
WA-II-518
WA-II-519
WA-II-520
WA-II-521
WA-II-522
WA-II-523
WA-II-524
WA-II-525
WA-II-526
WA-II-527
WA-II-528
WA-II-529
WA-II-530
WA-II-531
WA-II-532
WA-II-533
WA-II-534
WA-II-535
WA-II-536
WA-II-537
WA-II-538
WA-II-539
WA-II-540
WA-II-541
WA-II-542
WA-II-543
WA-II-544
WA-II-545
WA-II-546
WA-II-547
WA-II-548
WA-II-549
WA-II-550
WA-II-551
WA-II-552
WA-II-553
WA-II-554
WA-II-555
WA-II-556
WA-II-557
WA-II-558
WA-II-559
WA-II-560
WA-II-561
WA-II-562
WA-II-563
WA-II-564
WA-II-565
WA-II-566
WA-II-567
WA-II-568
WA-II-569
WA-II-570
WA-II-571
WA-II-572
WA-II-573
WA-II-574
WA-II-575
WA-II-576
WA-II-577
WA-II-578
WA-II-579
WA-II-580
WA-II-581
WA-II-582
WA-II-583
WA-II-584
WA-II-585
WA-II-586
WA-II-587
WA-II-588
WA-II-589
WA-II-590
WA-II-591
WA-II-592
WA-II-593
WA-II-594
WA-II-595
WA-II-596
WA-II-597
WA-II-598
WA-II-599
WA-II-600
WA-II-601
WA-II-602
WA-II-603
WA-II-604
WA-II-605
WA-II-606
WA-II-607
WA-II-608
WA-II-609
WA-II-610
WA-II-611
WA-II-612
WA-II-613
WA-II-614
WA-II-615
WA-II-616
WA-II-617
WA-II-618
WA-II-619
WA-II-620
WA-II-621
WA-II-622
WA-II-623
WA-II-624
WA-II-625
WA-II-626
WA-II-627
WA-II-628
WA-II-629
WA-II-630
WA-II-631
WA-II-632
WA-II-633
WA-II-634
WA-II-635
WA-II-636
WA-II-637
WA-II-638
WA-II-639
WA-II-640
WA-II-641
WA-II-642
WA-II-643
WA-II-644
WA-II-645
WA-II-646
WA-II-647
WA-II-648
WA-II-649
WA-II-650
WA-II-651
WA-II-652
WA-II-653
WA-II-654
WA-II-655
WA-II-656
WA-II-657
WA-II-658
WA-II-659
WA-II-660
WA-II-661
WA-II-662
WA-II-663
WA-II-664
WA-II-665
WA-II-666
WA-II-667
WA-II-668
WA-II-669
WA-II-670
WA-II-671
WA-II-672
WA-II-673
WA-II-674
WA-II-675
WA-II-676
WA-II-677
WA-II-678
WA-II-679
WA-II-680
WA-II-681
WA-II-682
WA-II-683
WA-II-684
WA-II-685
WA-II-686
WA-II-687
WA-II-688
WA-II-689
WA-II-690
WA-II-691
WA-II-692
WA-II-693
WA-II-694
WA-II-695
WA-II-696
WA-II-697
WA-II-698
WA-II-699
WA-II-700
WA-II-701
WA-II-702
WA-II-703
WA-II-704
WA-II-705
WA-II-706
WA-II-707
WA-II-708
WA-II-709
WA-II-710
WA-II-711
WA-II-712
WA-II-713
WA-II-714
WA-II-715
WA-II-716
WA-II-717
WA-II-718
WA-II-719
WA-II-720
WA-II-721
WA-II-722
WA-II-723
WA-II-724
WA-II-725
WA-II-726
WA-II-727
WA-II-728
WA-II-729
WA-II-730
WA-II-731
WA-II-732
WA-II-733
WA-II-734
WA-II-735
WA-II-736
WA-II-737
WA-II-738
WA-II-739
WA-II-740
WA-II-741
WA-II-742
WA-II-743
WA-II-744
WA-II-745
WA-II-746
WA-II-747
WA-II-748
WA-II-749
WA-II-750
WA-II-751
WA-II-752
WA-II-753
WA-II-754
WA-II-755
WA-II-756
WA-II-757
WA-II-758
WA-II-759
WA-II-760
WA-II-761
WA-II-762
WA-II-763
WA-II-764
WA-II-765
WA-II-766
WA-II-767
WA-II-768
WA-II-769
WA-II-770
WA-II-771
WA-II-772
WA-II-773
WA-II-774
WA-II-775
WA-II-776
WA-II-777
WA-II-778
WA-II-779
WA-II-780
WA-II-781
WA-II-782
WA-II-783
WA-II-784
WA-II-785
WA-II-786
WA-II-787
WA-II-788
WA-II-789
WA-II-790
WA-II-791
WA-II-792
WA-II-793
WA-II-794
WA-II-795
WA-II-796
WA-II-797
WA-II-798
WA-II-799
WA-II-800
WA-II-801
WA-II-802
WA-II-803
WA-II-804
WA-II-805
WA-II-806
WA-II-807
WA-II-808
WA-II-809
WA-II-810
WA-II-811
WA-II-812
WA-II-813
WA-II-814
WA-II-815
WA-II-816
WA-II-817
WA-II-818
WA-II-819
WA-II-820
WA-II-821
WA-II-822
WA-II-823
WA-II-824
WA-II-825
WA-II-826
WA-II-827
WA-II-828
WA-II-829
WA-II-830
WA-II-831
WA-II-832
WA-II-833
WA-II-834
WA-II-835
WA-II-836
WA-II-837
WA-II-838
WA-II-839
WA-II-840
WA-II-841
WA-II-842
WA-II-843
WA-II-844
WA-II-845
WA-II-846
WA-II-847
WA-II-848
WA-II-849
WA-II-850
WA-II-851
WA-II-852
WA-II-853
WA-II-854
WA-II-855
WA-II-856
WA-II-857
WA-II-858
WA-II-859
WA-II-860
WA-II-861
WA-II-862
WA-II-863
WA-II-864
WA-II-865
WA-II-866
WA-II-867
WA-II-868
WA-II-869
WA-II-870
WA-II-871
WA-II-872
WA-II-873
WA-II-874
WA-II-875
WA-II-876
WA-II-877
WA-II-878
WA-II-879
WA-II-880
WA-II-881
WA-II-882
WA-II-883
WA-II-884
WA-II-885
WA-II-886
WA-II-887
WA-II-888
WA-II-889
WA-II-890
WA-II-891
WA-II-892
WA-II-893
WA-II-894
WA-II-895
WA-II-896
WA-II-897
WA-II-898
WA-II-899
WA-II-900
WA-II-901
WA-II-902
WA-II-903
WA-II-904
WA-II-905
WA-II-906
WA-II-907
WA-II-908
WA-II-909
WA-II-910
WA-II-911
WA-II-912
WA-II-913
WA-II-914
WA-II-915
WA-II-916
WA-II-917
WA-II-918
WA-II-919
WA-II-920
WA-II-921
WA-II-922
WA-II-923
WA-II-924
WA-II-925
WA-II-926
WA-II-927
WA-II-928
WA-II-929
WA-II-930
WA-II-931
WA-II-932
WA-II-933
WA-II-934
WA-II-935
WA-II-936
WA-II-937
WA-II-938
WA-II-939
WA-II-940
WA-II-941
WA-II-942
WA-II-943
WA-II-944
WA-II-945
WA-II-946
WA-II-947
WA-II-948
WA-II-949
WA-II-950
WA-II-951
WA-II-952
WA-II-953
WA-II-954
WA-II-955
WA-II-956
WA-II-957
WA-II-958
WA-II-959
WA-II-960
WA-II-961
WA-II-962
WA-II-963
WA-II-964
WA-II-965
WA-II-966
WA-II-967
WA-II-968
WA-II-969
WA-II-970
WA-II-971
WA-II-972
WA-II-973
WA-II-974
WA-II-975
WA-II-976
WA-II-977
WA-II-978
WA-II-979
WA-II-980
WA-II-981
WA-II-982
WA-II-983
WA-II-984
WA-II-985
WA-II-986
WA-II-987
WA-II-988
WA-II-989
WA-II-990
WA-II-991
WA-II-992
WA-II-993
WA-II-994
WA-II-995
WA-II-996
WA-II-997
WA-II-998
WA-II-999
WA-II-1000
Beaver Creek
Wagners Crossroads
Trout Hatchery
FUNKSTOWN QUADRANGLE
N



WA.-II-092 from N. 3/74 AS. Dickey

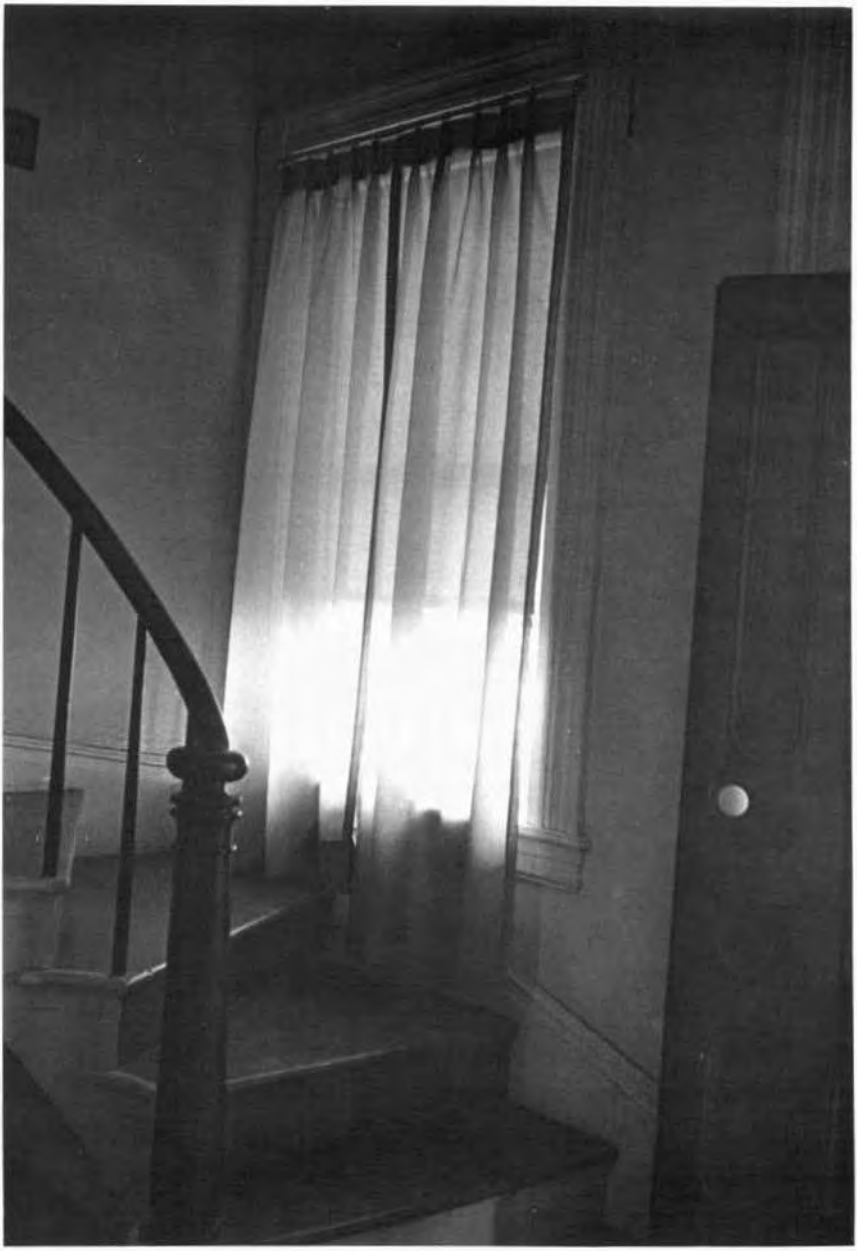
PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY

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

October 2026 Case #: RZ-26-005

Application for Map Amendment
Staff Report and Analysis

Property Owner(s)	:	Board of County Commissioners of Washington County
Applicant(s)	:	Same
Location	:	20245 Mount Aetna Road, Hagerstown
Election District	:	#10
Comprehensive Plan Designation	:	Residential, Transition
Zoning Map	:	50
Parcel(s)	:	4
Acreage	:	2.8 acres
Existing Zoning	:	Residential, Transition (RT)
Requested Zoning:		Residential, Transition (RT) with Historic Preservation (HP) Overlay
Date of Meeting	:	October 5, 2026

Location and Physical Features

This parcel is located approximately 1 mile east of the intersection of Mt. Aetna and Edgewood Drive. It is situated east of Black Rock Golf Course along Mount Aetna Road. The property contains a brick dwelling, brick smoke house, summer kitchen, outhouse and metal windmill for pumping water. Also located on the property is a stone-end bank barn.

The dwelling is a four bay, 2-story brick construction, modernly painted gray with red shutters and white trim. A small 1-story shed roof addition is attached to the south gable end. The walls are set on low limestone foundations; the bricks are laid in common bond with numerous rows of stretchers between headers with flat brick arches present over all windows. A two-bay entrance porch is supported by heavy Doric columns. Brick chimneys rise from each gable end and from the west side of the house; the chimneys are large with protruding bricks forming a rim at the top. It is estimated that the dwelling was built between 1830 and 1850, according to Maryland Inventory of Historical Properties (MIHP).

The barn located on the property is a large stone end bank barn with framed side walls. A semi-readable date stone is set in the north gable inscribed 'McCauley, 1833'. Above the date stone is a round opening surrounded with carefully cut blocks, the sheathing is painted red with white trim.

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

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

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

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

Compatibility with Existing and Proposed Development in the Area

The rezoning site and the uses thereon appear to exist cohesively with adjoining properties and the area in general. The house and its related agricultural buildings and land use have existed in the area since the 19th century. Surrounding development is a mix of agricultural with newer residential development being located between Regional Park and Black Rock Golf Course. The subject parcel is part of a larger 200 +/- acre piece.

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

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

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

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

The site contains structures identified on the Maryland Inventory of Historic Properties (MIHP) for Washington County as site WA-II-092 and referred to as "Henry McCauley Farm" and/or "Ditto Knolls". It is also registered on the National Register of Historical Places.

Deed records show the farm was bequeathed to Herny McCauley by Charles McCauley in his will in 1830. Charles McCauley acquired the land in 1799, 1801, and 1802. The McCauley family were prominent farmers in Washington County. The MIHP places significance of the property in its architecture and its association with agriculture, significant themes in Washington County's heritage.

Within an approximate 1-mile radius, there are 15 other sites identified in the MIHP including:

Site	Century	Category	Common Name
I030	19	BUILDING	WARRENFELTZ FARM
I178	19	BUILDING	
I371	19	BUILDING	WINDERS FARM
II0135	19	BUILDING	LANDIS-HELM FARM
I435	19	BUILDING	LANDIS FARM
II0138	19	BUILDING	BREEZY VIEW FARM
I032	19	BUILDING	MELROSE MANOR
I441	19	BUILDING	MELROSE MANOR
II0137	19	BUILDING	PRICE FARM
I075	19	BUILDING	THE SNAVELY FARM, HAMILTON MICHAEL FARM
I084	19	BUILDING	STONE HOUSE, WHITE HALL ROAD
II0144	19	BUILDING	STOTLER FARM
I063	19	BUILDING	SNAVELY FARM
II0092	19	BUILDING	DITTO KNOLLS
II0093	18	BUILDING	DITTO KNOLLS

Change, Mistake and the HP Zone Criteria

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

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

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

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

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

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

(b) Historical and Cultural Significance

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

(c) Architectural and Design Significance

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

Staff Analysis and Recommendation:

The applicant provided the MIHP and NRHP documentation and references that highlight their justification and eligibility of the site for the HP Overlay. The existing documentation supports the property having distinctive characteristics of local architecture for its brick and stone constructions.

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

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

(b) Historical and Cultural Significance

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

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

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

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

(c) Architectural and Design Significance

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

2. The historic resource represents the work of a master artisan, architect or builder;

3. The historic resource possesses high artistic value;

4. The historic resource represents a significant and distinguishable entity whose components may lack individual distinction;

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

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

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

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

Respectfully submitted,

Kyla M. Shingleton
Comprehensive Planner

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

DEVELOPMENT PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Rosewood PUD Revised FDP (Revised Lot 19)
NUMBER.....:	DP-26-001
OWNER.....:	ROSEWOOD VILLAGE PHASE II C LLC
LOCATION.....:	
DESCRIPTION.....:	The removal of the proposed parking lot on Lot 19 to add 3 semidetached lots. The rear of the property will be added to the Varsity Professional Center.
ZONING.....:	Residential, Suburban PUD
COMP PLAN LU.....:	Mixed Use Developments
PARCEL.....:	18046806
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	18
TYPE.....:	
GROSS ACRES.....:	0.35
DWELLING UNITS.....:	
TOTAL LOTS.....:	1
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FOX & ASSOCIATES INC
RECEIVED.....:	April 7, 2026

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

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

Staff Comments:
NEW ROAD CONSTRUCTION: No
Not Applicable
ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Eastern	E Russell Hicks	South Hagerstown
PUPIL YIELD			
CURRENT ENROLLMENT	445	838	1504
MAXIMUM CAPACITY	572	841	1240

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Funkstown

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

AMBULANCE DISTRICT.....: HAGERSTOWN

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	City
SERVICE AREA.....:	City	City
PRIORITY.....:	1-Existing Service	1-Existing Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Hagerstown (City)

LEGEND

- EXISTING LOT LINE
- EXISTING R/W LINE
- EXISTING LOT & R/W LINE TO BE VACATED
- EXISTING EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING BOUNDARY
- EXISTING SOIL LINE
- EXISTING MINOR CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED MIN. BLDG. SETBACK LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXIST. PLATTED AFFORESTATION EASEMENT AREA
- OPEN SPACE

TOTAL REQ'D. OPEN SPACE CALCULATION

25% OF 77.87 AC. = 19.47 AC.

OPEN SPACE REQ'D. BEYOND FOREST AREAS

19.47 AC. – 11.68 AC. = 7.79 Ac.
(DENOTED ON PLAN AS O.S.)

OPEN SPACE PROVIDED

19.47 / 77.87 AC. = 25%

AFFORESTATION REQUIREMENT

77.87 AC. x 0.15 = 11.68 AC.

AFFORESTATION PROVIDED

FA–1	PLAT 135	0.67 AC.
FA–2	PLAT 135	1.05 AC.
FA–3	PLAT 135	0.61 AC.
FA–4	PLAT 135	0.42 AC.
FA–5	PLAT 135	0.31 AC.
FA–6	PLAT 7310	0.43 AC.
FA–7	PLAT 7310	0.17 AC.
FA–8	PLAT 11025	1.00 AC.
FA–9	PLAT 11025	0.50 AC.
FA–10A	PLAT 333	0.50 AC.
FA–10B	PLAT 333	0.12 AC.
FA–11	PLAT 11025	0.28 AC.
FA–12	PLAT 11025	0.73 AC.
FA–13	PLAT 333	1.58 AC.
FA–14	PLAT 333	0.10 AC.
FA–15	PLAT 333	0.42 AC.
FA–16	PLAT 333	0.17 AC.
FA–17	PLAT 333	0.22 AC.
FA–18	PLAT 11087	5.33 AC.
FA–19	PLAT 11087	0.75 AC.
TOTAL		11.68 AC.

GENERAL NOTES:

1. THIS REVISED FINAL DEVELOPMENT PLAN SHALL REPLACE ALL PREVIOUSLY APPROVED PLANS.
2. CONTOUR INFORMATION SHOWN HEREON IS FROM AERIAL PHOTOGRAMMETRY PREPARED BY WINGS AERIAL MAPPING IN 1998 SUPPLEMENTED WITH RECENT FIELD RUN TOPOGRAPHY SURVEY BY FOX & ASSOCIATES, INC. IN AREAS OF PROPOSED PHASE IIB CONSTRUCTION.
3. ALL LANDS AND IMPROVEMENTS WITHIN SUBDIVIDED LOTS ARE TO BE MAINTAINED BY THE OWNERS OF SAID LOTS.
4. STREETS AND RIGHT-OF-WAYS WILL BE IN CONFORMANCE WITH WASH. CO. SPECIFICATIONS.
5. DEVELOPER WILL BE RESPONSIBLE FOR CONC. SIDEWALKS ALONG ROBINWOOD DRIVE ONLY ALONG THEIR FRONTAGE.
6. RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF ALL COMMON AREAS (INCLUDING PRIVATE ROADS, PARKING LOTS, ETC.) LOCATED ADJACENT TO OR SERVING RENTAL UNITS SHALL BE VESTED IN THE OWNER OF SUCH RENTAL UNITS. IN THE EVENT THAT ANY PORTION OF SUCH LOTS ARE CONVEYED, PRIOR TO THE CONVEYANCE OF A SUBDIVIDED PARCEL LOCATED WITHIN SAID TRACT, THERE SHALL BE IMPOSED UPON THE ENTIRE TRACT AN UNIFORM SET OF COVENANTS AND EASEMENTS PROVIDING FOR THE RECIPROCAL, NON–EXCLUSIVE USE OF SUCH COMMON AREAS AND EQUITABLE ALLOCATION OF THE EXPENSE OF FUTURE REPAIR AND MAINTENANCE THEREOF.
7. PROPOSED INTERSECTIONS WITH ROBINWOOD DRIVE SHALL HAVE STREET LIGHTS PER SHA REQUIREMENTS OR APPROVED EQUAL.
8. ALL LANDS AND IMPROVEMENTS NOT WITHIN SUBDIVIDED LOTS SHALL BE MAINTAINED BY THE DEVELOPER.
9. ALL INTERIOR PEDESTRIAN WALKWAYS TO BE 4 FOOT WIDE ASPHALT.
10. NO EXISTING VEGETATION IS PLANNED TO BE SAVED.
11. PROPOSED BUILDING HEIGHTS:
    TOWNHOMES – 3 STORY – 30–35 FT. EAVE HEIGHT
12. NO STREET LIGHTING IS PROPOSED. COMMERCIAL AND OFFICE SPACE AREAS SHALL BE LIT FOR SECURITY.
13. BUS STOP AREAS TO BE CONSTRUCTED AS PART OF THE PHASE IN WHICH THE STRUCTURE IS LOCATED.
14. NO FENCES, PERMANENT OR REMOVABLE STRUCTURES ARE ALLOWED IN THE 5' REAR EASEMENT OF TOWNHOME UNITS. EASEMENT IS FOR ACCESS TO REAR OF ALL TOWNHOME UNITS.
15. PRIOR TO DEVELOPMENT IN THE 100 YR FLOODPLAIN, PROPER APPLICATION WITH THE STATE AND LOCAL GOVERNMENT MUST BE OBTAINED BEFORE FLOODPLAIN AREA CAN BE DISTURBED.
16. PLANNING COMMISSION APPROVED REMOVAL OF RV PARKING SPACES ON DECEMBER 2, 2024.
17. THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR AS REQUIRED TO BE SHOWN BY SECTION 314 OF THE SUBDIVISION ORDINANCE & SECTION 4.21 OF THE ZONING ORDINANCE.
18. THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASH. CO. SOIL CONSERVATION DISTRICT. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPT OF THE INTERIOR, FISH AND WILDLIFE SERVICE.
19. THIS PROJECT IS NOT LOCATED WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OF THE WATERSHEDS OF THE EDGEMONT–SMITHSBURG RESERVOIRS OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
20. THERE IS AN INTERMITTENT STREAM CROSSING THE PROPERTY AS DEFINED BY THE WASH. CO. SOIL CONSERVATION DISTRICT AND SHOWN BY THE WASH. CO. ZONING DEPT. UPON SITE INSPECTION, THE INTERMITTENT STREAM WAS DETERMINED NON–EXISTENT AS STATED IN THE PREVIOUSLY APPROVED FDP NARRATIVE.
21. FOREST STAND DELINEATION ORIGINALLY PREPARED BY MARTIN TUCKER SIGNED 4/26/95 SHOWED NO QUALIFYING FOREST ON THIS PROPERTY (FD–95–016) APPROVED 4/29/96.
22. AN OVERALL FOREST CONSERVATION PLAN WAS PREPARED IN 1995 FOR THE ORIGINAL PUD PLAN APPROVAL. REFER TO AFFORESTATION TABLE ABOVE.
23. PER INFORMATION FROM THE TRAFFIC CONSULTANT, JFK DRIVE IS ESTIMATED TO HAVE A 2015 ADT OF 3,000 AND PROFESSIONAL BOULEVARD IS ESTIMATED TO HAVE A 2015 ADT OF 10,300.
24. PROPOSED WATER CONSUMPTION AND SEWER FLOW ESTIMATE:
    631 RESIDENTIAL UNITS @ 200 GPD = 126,200 GPD
    1,070 S.F. OFFICE @ 0.09 GAL/S.F. = 97 GPD
    34,218 S.F. RETAIL @ 0.05 GAL/S.F. = 1,711 GPD
    TOTAL = 128,008 GPD = 640 EDU
25. REQUIRED TOT LOT AREAS FOR ENTIRE P.U.D. = 225 S.F. FOR FIRST 18 UNITS + 12 S.F. FOR EACH UNIT OVER 18.
    MAXIMUM TOT LOT SIZE = 780 S.F. = 8.7 LOTS
    CURRENT PLAN DEPICTS 11 PLAY LOTS AT AN AVERAGE SIZE OF 700 S.F.
26. REFER TO THE PREVIOUS REVISIONS CHART FOR PREVIOUS REVISIONS.
    RD–10–004 APPROVED 6/21/10
    RD–11–004 APPROVED 12/31/11 – CHANGE TO 29.3% COMMERCIAL
27. REFER TO PREVIOUS PLAN CHANGES:
    DP–16–001 APPROVED 3/1/17 – RETURN O'NEAL'S PLACE EAST OF PROFESSIONAL BOULEVARD TO TWO–WAY TRAFFIC, CHANGE PHASE IIB LOTS 71–120) REDUCE SIDE YARD SETBACKS OF TOWNHOUSE LOTS 71–120) FROM 10 FT. TO 5 FT.
    REVISE LOT 170 FROM 20 TO 24 UNITS.
    REVISE FUTURE PHASE III COMMERCIAL LAYOUT.
    DP–17–001 APPROVED 8/17/17 – CHANGED PHASE IIB LOTS 178 & 18 FROM OFFICE/COMMERCIAL TO APARTMENT BUILDINGS, MAINTAIN PREVIOUSLY APPROVED COMMERCIAL PAD SITE WITH DRIVE–THROUGH LOT 17C).
    REVISE PHASE IIB LOTS 71–120 FROM 50 TOWNHOUSES TO 46 TOWNHOUSES TO BE PART OF PHASE IIB LOT 23 CONTAINING APARTMENT BUILDINGS.
    REVISE FUTURE PHASE III (JOHN F. KENNEDY DRIVE, EXTENDED) FROM COMMERCIAL/OFFICE TO TOWNHOUSES.
    PSP–11–002 APPROVED 6/1/15 – REVISED PARKING REQUIREMENTS FOR TOWNHOMES TO 2 SPACES PER UNIT WITH 1 IN THE GARAGE FOR EACH TOWNHOUSE UNIT, NO OVERFLOW PARKING REQUIRED.
    APPROVED SETBACK REDUCTION FOR PLAY LOT, REQUIRED ADEQUATE FENCING OF PLAY AREA. PLANNING COMMISSION GRANTED STAFF AUTHORITY TO APPROVE SAFETY.
    PSP–13–001 APPROVED TOTAL NUMBER OF LOTS.
    SP–24–031 ADDED RESTAURANT USAGE TO LOT 17B AND REMOVED RV PARKING.

SOIL TYPES

DuB	DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
DuC	DUFFIELD SILT LOAM, 8 TO 15 PERCENT SLOPES
DuD	DUFFIELD–ROCK OUTCROP COMPLEX, 3 TO 8 PERCENT SLOPES
DuC	DUFFIELD–ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES
RmB	RYDER–DUFFIELD CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES
RmD	RYDER–DUFFIELD CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES
RmC	RYDER–DUFFIELD CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES
RyB	RYDER–ROCK OUTCROP COMPLEX, 3 TO 8 PERCENT SLOPES
StA	SWANPOND–FUNKSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES

LAND USAGE BREAKDOWN BY PHASE:

	TOWNHOME ON PUBLIC STREET	TOWNHOME ON PRIVATE STREET	SEMI–DETACHED ON PUBLIC STREET	APARTMENTS	OFFICE BLDG. (APPROX. S.F.)	COMMERCIAL (APPROX. S.F.)
PHASE I (EXISTING)	20	61	0	42	0	0
PHASE IIA (EXISTING)	0	40	0	90	0	21,837
PHASE IIB	126	0	0	218	1,070	12,381
PHASE III	8	0	26	0	0	0
TOTAL	154	101	26	350	1,070	34,218

631 TOTAL RESIDENTIAL UNITS / 77.87 Ac. = 8.1 UNITS/Ac.

COMMERCIAL LAND USAGE BREAKDOWN BY AREA

	COMMERCIAL AREA (ACRES)	COMMERCIAL AREA (% OF TOTAL PUD)
PHASE I (EXISTING)	0	0
PHASE IIA (EXISTING)	1.79 (LOT 11)	2.3
PHASE IIB	2.67 (LOTS 17A, 17C, p/o 17B & OUTLOT 16)	3.4
PHASE III	0 (FUTURE)	0
TOTAL	4.46 Ac.	5.7% (29.3% ALLOWABLE PER REZONING CASE)

ENGINEER PROFESSIONAL CERTIFICATION

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

NAME: GORDON S. POFFENBERGER
LICENSE No.: 22553
EXPIRATION DATE: 1/25/28

THIS SET OF DRAWINGS IS COPIED FROM, PRINTED AND APPROVED BY THE ORIGINAL SIGNED AND SEALED DOCUMENTS IN THE SET OF DRAWINGS KEPT BY CUMP & ASSOCIATES, INC. ANY ALTERATIONS OF THESE DRAWINGS WITHOUTTHE PRIOR WRITTEN CONSENT OF CUMP & ASSOCIATES, INC. SHALL RENDER THEM UNUSABLE FOR ANY PURPOSE.

GRAPHIC SCALE

0 50 100 200 300 400
(IN FEET)
1 inch = 80 ft.

OWNER/DEVELOPER

WISHACO DEVELOPMENTS, INC.
72 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 797–7434
C/O SASSAN GHAEDI

OWNER/DEVELOPERS CERTIFICATION

I CERTIFY THAT I WILL ABIDE BY THE TERMS AND CONDITIONS OF THIS FINAL DEVELOPMENT PLAN.

10/2/2026
DATE

OWNER – ROSEWOOD P.U.D.

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED WASHINGTON COUNTY PLANNING COMMISSION

DATE

BY:
EXECUTIVE DIRECTOR

APPROVAL OF THIS FINAL DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF SPECIFIC LOCATIONS, DESIGNS OR SIZES OF BUILDINGS, STRUCTURES, OR LOTS SHOWN ON THE PLAN. ADDITIONAL PLANS MAY BE REQUIRED OFF–SITE IMPROVEMENTS OR MINISTRY CONTRIBUTIONS. EACH INDIVIDUAL PHASE OF THIS PUD MAY REQUIRE APPROVAL OF SUBDIVISION PLATS OR SITE PLANS BY THE WASHINGTON COUNTY PLANNING COMMISSION. THE DEVELOPMENT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND LAWS IN EFFECT UNDER ORDINANCES IN FORCE AT THE TIME ANY SUBDIVISION PLATS OR SITE PLANS ARE SUBMITTED, INCLUDING WITHOUT LIMITATION THE SUBDIVISION, ZONING, AND ADEQUATE PUBLIC FACILITIES ORDINANCES.

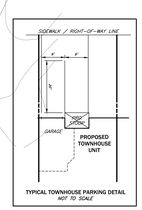
AREA TABULATION OF EXISTING LOTS:

EXISTING LOT 1	THORNGROVE COURT	RESIDENTIAL	1.027 Ac.
EXISTING LOT 2	HAYFIELD CT.	RESIDENTIAL	0.238 Ac.
EXISTING LOT 3	HAYFIELD COURT	RESIDENTIAL	0.238 Ac.
EXISTING LOT 4	HAYFIELD COURT	RESIDENTIAL	0.445 Ac.
EXISTING LOT 5	FAIRMONT COURT	RESIDENTIAL	0.507 Ac.
EXISTING LOT 6	FAIRMONT COURT	RESIDENTIAL	0.507 Ac.
EXISTING LOT 7	BLOOMFIELD COURT	RESIDENTIAL	0.519 Ac.
EXISTING LOT 8	BLOOMFIELD COURT	RESIDENTIAL	0.376 Ac.
EXISTING LOT 9	BLOOMFIELD COURT	RESIDENTIAL	0.376 Ac.
EXISTING LOT 10	J.F.K. DRIVE	COMMERCIAL	2.255 Ac.
EXISTING LOT 11	J.F.K. DRIVE	COMMERCIAL	1.786 Ac.
EXISTING LOT 12	ASHFIELD COURT	RESIDENTIAL	0.507 Ac.
EXISTING LOT 13	ASHFIELD COURT	RESIDENTIAL	0.509 Ac.
EXISTING LOT 14	ASHFIELD COURT	RESIDENTIAL	0.507 Ac.
EXISTING LOT 15	ASHFIELD COURT	RESIDENTIAL	0.507 Ac.
EXISTING LOT 16	J.F.K. DRIVE	RESIDENTIAL	1.754 Ac.
EXISTING LOT 136	PROFESSIONAL BLVD.	COMMERCIAL	1.530 Ac.
EXISTING LOT 138	PROFESSIONAL BLVD.	RESIDENTIAL/COMMERCIAL	3.58 Ac.
EXISTING LOT 17	PROFESSIONAL BLVD.	RESIDENTIAL	1.440 Ac.
EXISTING LOT 18	PROFESSIONAL BLVD.	RESIDENTIAL	1.440 Ac.
EXISTING LOT 20	J.F.K. DRIVE	RESIDENTIAL	6.630 Ac.
EXISTING LOT 71–70	CAPITAL LANE	RESIDENTIAL	1.230 Ac.
EXISTING LOTS 71–103	HUNTINGTON COURT	RESIDENTIAL	2.89 Ac.
EXISTING LOTS 104–143	O'NEAL PLACE	RESIDENTIAL	3.96 Ac.
EXISTING LOTS 144–177	ISAAC COURT	RESIDENTIAL	3.32 Ac.
EXISTING LOTS 1–30	JADE LANDING	RESIDENTIAL	1.804 Ac.
EXISTING R/W	J.F.K. DRIVE/ROBINWOOD DRIVE		2.078 Ac.
EXISTING R/W	J.F.K. DRIVE		6.494 Ac.
EXISTING R/W	VARSITY LANE/ROBINWOOD DRIVE		0.594 Ac.
EXISTING R/W	VARSITY LANE/ROBINWOOD DRIVE		0.594 Ac.
EXISTING R/W	CAPITAL COURT		1.160 Ac.
EXISTING R/W	HUNTINGTON COURT		0.760 Ac.
EXISTING R/W	ISAAC COURT		0.850 Ac.
EXISTING OUTLOT 1			0.261 Ac.
EXISTING OUTLOT 2			0.458 Ac.
EXISTING OUTLOT 3			0.087 Ac.
EXISTING OUTLOT 4			0.078 Ac.
EXISTING OUTLOT 5			0.078 Ac.
EXISTING OUTLOT 6			0.026 Ac.
EXISTING OUTLOT 7			0.026 Ac.
EXISTING OUTLOT 8			0.022 Ac.
EXISTING OUTLOT 9			0.022 Ac.
EXISTING OUTLOT 10			5.122 Ac.
EXISTING OUTLOT 11			0.107 Ac.
EXISTING OUTLOT 12			0.027 Ac.
EXISTING OUTLOT 13			1.060 Ac.
EXISTING OUTLOT 14			0.740 Ac.
PROPOSED OUTLOT 15			0.047 Ac.
EXISTING OUTLOT A	(SWM – JADE LANDING)		2.339 Ac.
EXISTING OUTLOT B	(SWM – JADE LANDING)		0.053 Ac.
EXISTING OUTLOT C	& FOREST (JADE LANDING)		4.453 Ac.
EXISTING OPEN SPACE	1–3 (PLAT 10770–10772)		0.19 Ac.
EXISTING OPEN SPACE	(PLAT 11087–1091)		0.98 Ac.
OPEN SPACE			7.286 Ac. p
TOTAL			77.87 Ac. ±

LANDSCAPE SCHEDULE FOR REV. PH. IIB & FUT. PH. III

KEY	QUAN.	BOTANIC/COMMON NAME	CONDITION	SPACING
IC	71	ILEX CRENATA 'COMPACTA' JAPANESE HOLLY, COMPACT	36"–48"	B & B OR CONTAINER	4' O.C.
IG	168	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY	36"–48"	B & B OR CONTAINER	4' O.C.
SN	44	SPIREA NIPPONICA NIPPONA'S SNOW MOUND	36"–48"	B & B OR CONTAINER	4' O.C.
PS	103	PINUS STROBUS WHITE PINE	5' TO 6' HT.	B & B	12' O.C.
CK	41	CORNUS KOUSA KOUSA DOGWOOD	1.5"–2" CAL.	B & B	N/A
AG	8	AMELANCHIER GRAND FLORA AUTUMN BRILLIANCE SERVICEBERRY	1.5"–2" CAL.	B & B	N/A
TC	21	TILIA CORDATA 'GREEN SPIRE' GREEN SPIRE LITTLE LEAF LINDEN	1.5"–2" CAL.	B & B	N/A
ZS	21	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	1.5"–2" CAL.	B & B	N/A
CL	6	CUPRESSOCYPARIS LEYLAND LEYLAND CYPRESS	5' – 6' HT.	B & B	N/A
AC	74	PRUNUS SERRULATA KWANSAN CHERRY	1.5"–2" CAL.	B & B	N/A
TO	86	THUJA OCCIDENTALIS 'PYRAMIDALIS' PYRAMIDAL ARBORVITAE	5' – 6' HT.	B & B	N/A

LANDSCAPING IN THE SCHEDULE DOES NOT INCLUDE PLANTINGS REQUIRED IN THE SWM BMPs TO BE DETERMINED AT SITE PLAN STAGE.



TYPICAL TOWNHOUSE PARKING DETAIL
NOT TO SCALE

ESTIMATED PHASING SCHEDULE

PHASE I	EXISTING
PHASE IIA	EXISTING
PHASE IIB	EXISTING
PHASE III	EXISTING
LOT 19	2026 – 2028

REVISED FINAL DEVELOPMENT PLAN

ROSEWOOD P.U.D.

SITUATE ON THE NORTH SIDE OF ROBINWOOD DRIVE
EAST OF MOUNT AETNA ROAD
WASHINGTON COUNTY, MARYLAND

THIS FINAL DEVELOPMENT PLAN REFLECTS REVISIONS 1–11 AS PREVIOUSLY PREPARED BY CUMP & ASSOCIATES, INC. AND REVISION 12 –16 AS PREVIOUSLY PREPARED BY FOX & ASSOCIATES, INC. APPROVED BY THE WASH. CO. PLANNING COMMISSION.

THIS FDP REVISION #17 IS BEING PREPARED FOR THE FOLLOWING REASONS:

1. REVISE EXISTING LOT 19 TO THREE (3) TOWNHOUSE LOTS, AN OPEN SPACE OUTLOT, AND A COMMERCIAL OUTLOT TO BE ADDED TO THE ADJOINING VARSITY MEDICAL CENTER PARCEL.

PLATTED AREA OF LOT 19	= 0.35 Ac.
– AREA OF LOTS 178–180	= 0.23 Ac.
– AREA OF OUTLOT 15 (OPEN SPACE)	= 0.05 Ac.
– AREA OF OUTLOT 16 (TO BE ADDED TO ADJOINER)	= 0.07 Ac.
REMAINDER	= 0.00 Ac.

CASE NO. DP–26–001

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MOUNT AETNA ROAD
HAGERSTOWN, MARYLAND 21740
PHONE: (301) 733-8503 FAX: (301) 733-1853

PROJECT No.: 11–50610 | DATE: MARCH 2026
DRAWING No.: 1–40 | DRAWN BY: POFFENBERGER
SHEET 1 OF 1

VICINITY MAP

SCALE: 1" = 2000'
TAX MAP 50 PARCEL 309 & 321

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

PRELIMINARY PLAT SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME.....:	Bowman Halfway - Lot 6
NUMBER.....:	PSP-26-001
OWNER.....:	BOWMAN 2000 LLC
LOCATION.....:	
DESCRIPTION.....:	Preliminary Plat/ Site Plan for the subdivision of lot 6 and a proposed Truck Terminal to be used for overflow empty box trailer parking (gravel lot).
ZONING.....:	Highway Interchange
COMP PLAN LU.....:	Industrial/Flex
PARCEL.....:	24000265
PLANNING SECTOR.....:	1
ELECTION DISTRICT.....:	24
TYPE.....:	Commercial
GROSS ACRES.....:	87.11
DWELLING UNITS.....:	
TOTAL LOTS.....:	
DENSITY.....:	0 Units Per Acre
PLANNER.....:	Misty Wagner-Grillo
ENGINEER.....:	FREDERICK SEIBERT & ASSOCIATES
RECEIVED.....:	March 27, 2026

SITE ENGINEERING

HYDROGRAPHY, SENSITIVE & ENVIRONMENTAL INFORMATION

FLOOD ZONE.....:	Yes
WETLANDS.....:	No
WATERSHED.....:	Conococheague Creek
ENDANGERED SPECIES.....:	None
STEEP SLOPES.....:	No
HISTORIC INVENTORY.....:	I461
EASEMENTS PRESENT.....:	S-00-090

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
59.7	80	
Open Space Minimum Required	**Residential Amenity Plans**	**Solid Waste Disposal Plans**
		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**	
0		
Parking Spaces - Minimum Required	**Recreational Parking Provided**	
0	No	

NEW ROAD CONSTRUCTION: No

ACCESS SPACING VARIANCE NEEDED: No

SCHOOL INFORMATION

	ELEMENTARY	MIDDLE	HIGH
SCHOOL DISTRICT	Williamsport	Springfield	Williamsport
PUPIL YIELD			
CURRENT ENROLLMENT	547	763	931
MAXIMUM CAPACITY	568	1096	1094

PUBLIC FACILITIES INFORMATION

FIRE DISTRICT.....:	Williamsport
AMBULANCE DISTRICT.....:	WILLIAMSPORT

WATER & SEWER INFORMATION

	WATER	SEWER
METHOD.....:	City	County
SERVICE AREA.....:	City	County
PRIORITY.....:	1-Existing Service	3-Programmed Service
NEW HYDRANTS.....:		
GALLONS PER DAY SEWAGE...:		
PLANT INFO.....:		Conococheague

VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 20, B6
USGS MAP MASON DIXON, PA



NOTE:
A total of 2.90 acres of forest is required to be placed in a Forest Conservation Easement for the Preliminary Plat 00003 and Final Plat 00003.

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED

DATE: _____

BY: _____

WASHINGTON COUNTY PLANNING COMMISSION
FINAL APPROVAL GOOD FOR ONE HUNDRED EIGHTY (180) DAYS FROM ABOVE DATE

This approval is given subject to the grandfathering provisions of the Dept. of Planning and Zoning Memorandum dated 9-22-2026

FORESTATION TABLE

FOREST REQUIRED	**2.90 AC.±**
FOREST PROVIDED	
EASEMENT	**0.40 AC.±**
REMAINING REQUIRED	**2.50 AC.±**
OR OFFSITE AT 2:1 RATIO	**5.00 AC.±**
OFFSITE EASEMENT	**5.00 AC.±**

FORESTATION NOTES

1. Forest areas shown retained ([redacted]) have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas (area not been approved). These areas noted as "Forest Retention Areas" are not to be disturbed by or regulated activity as defined in the Forest Conservation Ordinance and total regulated activity and the associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at this time.
2. Property owners are advised that there are penalties and fines associated with violation of forest restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing trees, or cutting of its natural growth (dead trees are permitted to these forest areas).
3. This note or reference not to be removed on this plat shall be it crossed in each and every case of consequence or any re shown on this plat.
4. The Retention Area shown ([redacted]) on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance or later. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the county Ordinances.

MISC PLAT NO _____
DATE
WASHINGTON COUNTY



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

PROPOSED FOREST CLEARING = 3.43 AC.±

LINE	BEARING	DISTANCE
FL1	S 27°33'19" W	81.30'
FL2	N 84°45'10" W	84.38'
FL3	N 40°03'37" E	99.28'
FL4	N 26°33'24" E	62.62'
FL5	N 11°08'30" E	56.86'
FL6	N 23°27'08" E	73.47'
FL7	S 78°48'51" E	75.36'
FL8	S 22°42'36" W	163.63'

FOREST CONSERVATION WORKSHEET 2.2

00003

NET TRACT AREA	
A. Total Tract Area	= 7.16 Ac
B. Deductions	= 0.00 Ac
C. Net Tract Area	= 7.16 Ac
LAND USE CATEGORY: IDA	
D. Afforestation Threshold (Net Tract Area x 15%)	= 1.11 Ac
E. Conservation Threshold (Net Tract Area x 15%)	= 1.11 Ac
EXISTING FOREST COVER	
F. Existing Forest Cover within the Net Tract Area	= 3.43 Ac
G. Area of Forest Above Conservation Threshold	= 2.25 Ac
BREAK EVEN POINT	
H. Break Even Point	= 1.00 Ac
I. Forest Clearing Permitted Without Mitigation	= 1.61 Ac
PROPOSED FOREST CLEARING	
J. Total Area of Forest to be Cleared	= 3.43 Ac
K. Total Area of Forest to be Retained	= 3.00 Ac
PLANTING REQUIREMENTS	
L. Reforestation for Clearing Above the Conservation Threshold	= 0.57 Ac
M. Reforestation for Clearing Below the Conservation Threshold	= 2.53 Ac
N. Credit for Retention above the Conservation Threshold	= 0.00 Ac
P. Total Reforestation Required	= 3.10 Ac
Q. Total Afforestation Required	= 0.00 Ac
R. Total Planting Requirements	= 2.90 Ac

LONG TERM PROTECTION NOTES

Long term protection for land shown herein as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or erosion of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 as qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Easement Plat is accurate and complete.

Dustin Hunt 10-07-2026

Dustin Hunt Date

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or barriers or devices shall be put into place.
   - Permanent signage will be placed on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
   - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
   - All temporary fencing shall be in place prior to any grading or land clearing.
   - All temporary fencing shall be maintained throughout construction or until all grubbed areas have been stabilized.
   - Attachment of signs or any other objects to trees is prohibited.
   - No equipment, machinery, vehicles, materials or excavation (with) shall be allowed within protected areas.
2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for this meeting/inspection. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.
3. Grade approval has been granted by the Washington County Dept. Review & Permitting Department, covering and/or grading of the site for construction of streets, utility, and building areas may commence.
4. A post-construction meeting will be required after all construction has ceased and grading areas have been stabilized. All temporary protection devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed devices, corrections will have to be made and re-inspected prior to the reassignment of site stabilization.

Owner/Developer:
Bowman 2000, LLC
10228 Governor Ln. Blvd Ste. 3002
Williamsport, MD 21795

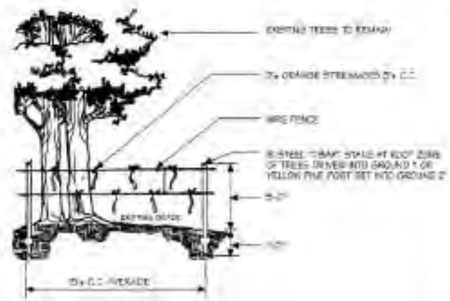


Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 100 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

* RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL
* AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs and Permanent Signs — Figure C-4



Notes:
1. Wire fence for forest protection device only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4.
8. Locate fence outside the Critical Root Zone.

Wire Tree Protection Fence — Figure C-6

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

BOWMAN HALFWAY - LOT 6

SITUATED ALONG THE SOUTHERN SIDE OF HALFWAY BOULEVARD, EAST OF GREENCASTLE PIKE, MD ROUTE 63, NORTH OF I-70

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LN. BLVD., STE. 2003 WILLIAMSPORT, MD 21795
ATTN: JEFF TEPACK (301) 582-1500

PROJECT NO. 4630.6
DRAWN BY: DWH
DATE: 03-18-2026
PROJECT MANAGER: DAVE TROSTLE
EMAIL: DTROSTLE@FSA-INC.COM
TAX MAP/PARCEL/LOT/ELECTION DISTRICT: 0048-0003-0001, 24
SCALE: 1" = 100'
SHEET SIZE:

FOREST CONSERVATION EASEMENT PLAT

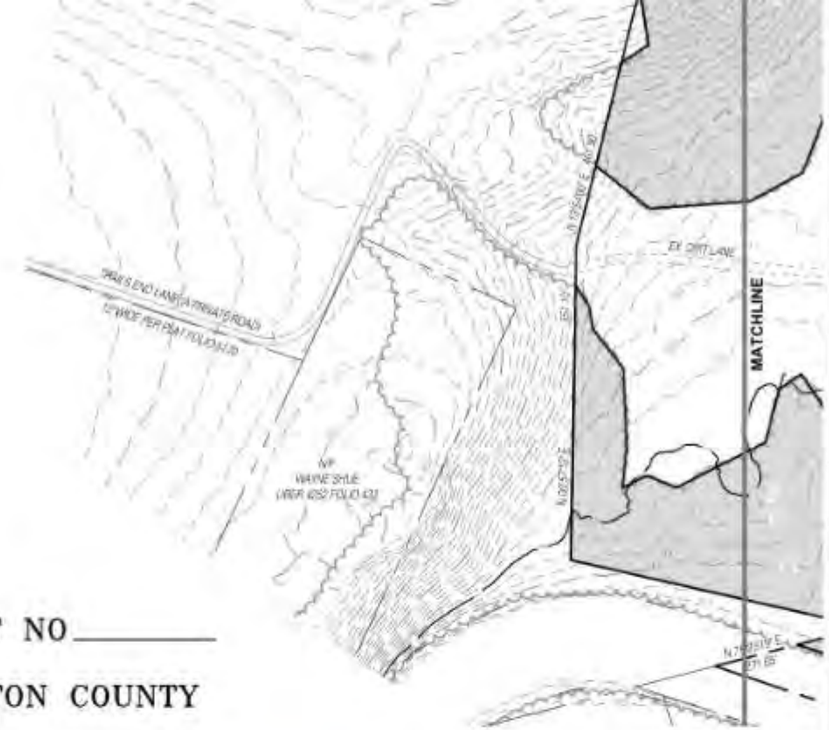
FC-101
SHEET 01 OF 02

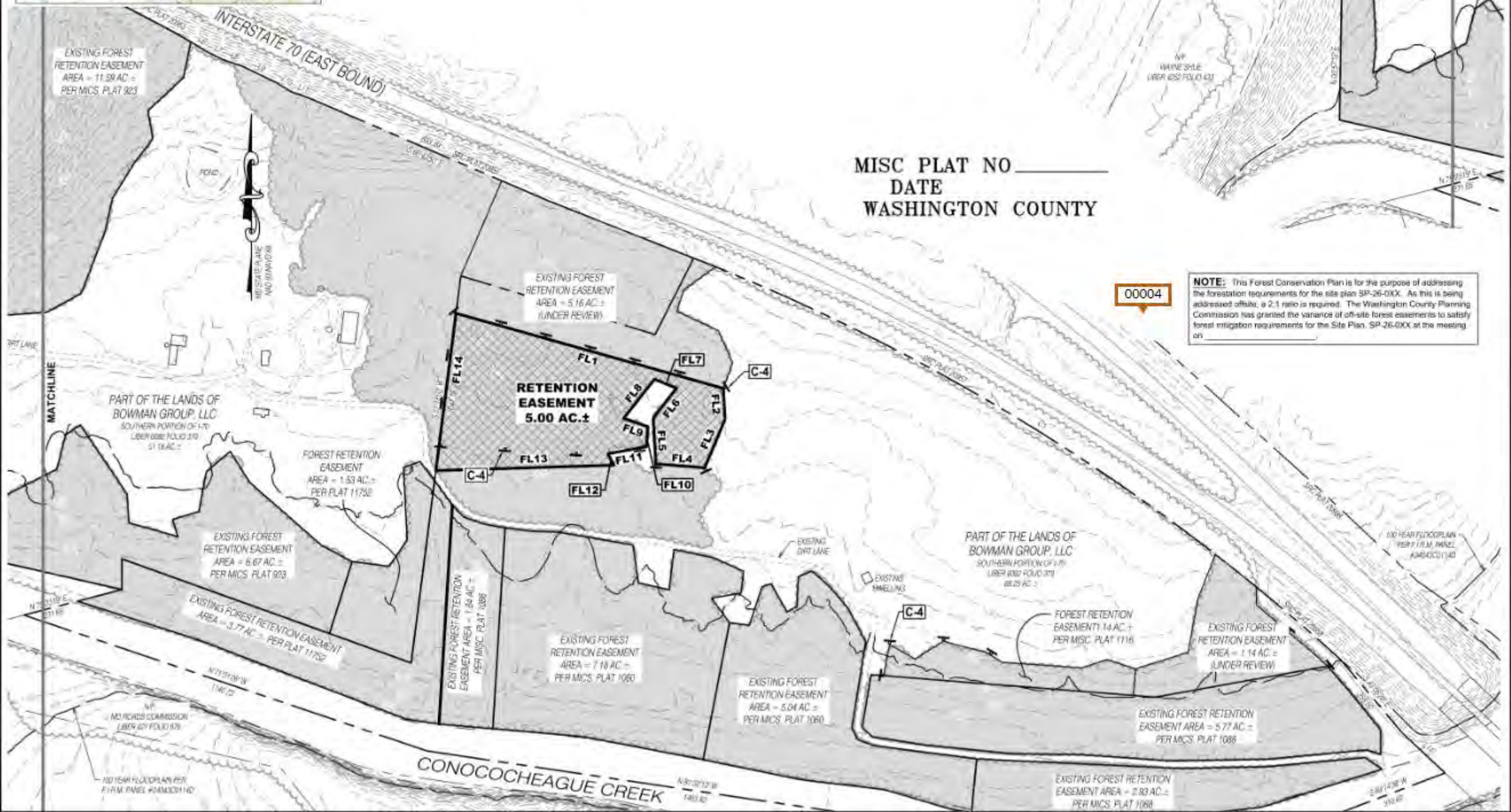


LINE	BEARING	DISTANCE
FL1	S 74°18'19" E	744.85'
FL2	S 03°13'26" E	83.48'
FL3	S 22°49'18" W	140.97'
FL4	N 85°26'53" W	131.34'
FL5	N 03°12'38" W	123.28'
FL6	N 37°41'24" E	101.40'
FL7	N 67°56'26" W	63.46'
FL8	S 38°14'45" W	133.53'
FL9	S 71°09'16" E	68.87'
FL10	S 05°02'40" W	54.24'
FL11	S 79°41'22" W	104.32'
FL12	S 27°47'05" E	34.62'
FL13	S 88°13'44" W	478.03'
FL14	N 07°18'03" E	425.85'

FORESTATION TABLE

FOREST REQUIRED	2.90 AC.±
FOREST PROVIDED	
EASEMENT	0.40 AC.±
REMAINING REQUIRED	2.50 AC.±
OR OFFSITE AT 2:1 RATIO	5.00 AC.±
OFFSITE EASEMENT	5.00 AC.±





MISC PLAT NO _____
DATE
WASHINGTON COUNTY

00004

NOTE: This Forest Conservation Plan is for the purpose of addressing the forestation requirements for the site plan SP-26-0XX. As this is being addressed offsite, a 2:1 ratio is required. The Washington County Planning Commission has granted the variance of off-site forest easements to satisfy forest mitigation requirements for the Site Plan, SP-26-0XX at the meeting on _____.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com

BOWMAN HALFWAY - LOT 6

SITUATED ALONG THE SOUTHERN SIDE OF HALFWAY BOULEVARD
EAST OF GREENCASTLE PIKE, MD ROUTE 63, NORTH OF I-70

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LN. BLVD., STE. 2003 WILLIAMSPORT, MD 21795
ATTN: JEFF TERPOK (301)-582-1555

PROJECT NO.	6207
DRAWN BY	DWH
DATE	03-18-2026
PROJECT MANAGER	DAVE TROSTLE
EMAIL	DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL, ELECTION DISTRICT	0048-0003-0001, 24
SCALE	1" = 200'
SHEET TITLE	

PRELIMINARY PLAT / SITE PLAN

FOR

BOWMAN HALFWAY - LOT 6

SITUATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF
HALFWAY BOULEVARD EXTENDED & GREENCASTLE PIKE (MD63)
WASHINGTON COUNTY, MARYLAND

DEVELOPER:
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD SUITE 3002
WILLIAMSPORT, MD 21795

ATTN: JEFF TEDRICK
EMAIL: jtedrick@dmbowman.com
PHONE: (301) 582-1555

DEVELOPER:
BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LANE BLVD SUITE 3002
WILLIAMSPORT, MD 21795

ATTN: JEFF TEDRICK
EMAIL: jtedrick@dmbowman.com
PHONE: (301) 582-1555

CIVIL ENGINEER / SURVEYOR:
FREDERICK SEIBERT & ASSOCIATES, INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740

PROJECT MANAGER: DAVID TROSTLE
EMAIL: dtrostle@fsa-inc.com
PHONE: (301) 791-3650

APPROVALS

MD-ENG-6A 1/89 — USDA SCS

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 6.7 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 31,773 CU. YDS. OF EXCAVATION AND APPROXIMATELY 12,330 CU. YDS. OF FILL.

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."

SIGNATURE ______ DATE ______ SEAL ______

STORMWATER MANAGEMENT (SWM) FACILITY AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT (SWM) FACILITIES AND PRACTICES SHOWN IN THE CONTRACT DOCUMENTS AND INDIVIDUALLY IDENTIFIED BELOW BY UNIQUE SWM FACILITY NUMBERS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS APPROVED UNDER THE MDOT SHA PLAN REVIEW DIVISION NUMBER ___ - PR -____ EXCEPT AS NOTED ON THE GREENLINE "AS-BUILT" DRAWINGS. FURTHERMORE, DEVIATION FROM THE CONTRACT DOCUMENT DO NOT ADVERSELY AFFECT THE DESIGN OR INTENDED PERFORMANCE OF THE SWM FACILITIES AND PRACTICES.

Name (Printed) ______ Signature ______
Maryland P.E. License Number ______ Date ______

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. ______, EXPIRATION DATE______."

"CERTIFY" MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED ON SUFFICIENT AND APPROPRIATE ONSITE INSPECTIONS, DOCUMENTATION, AND TESTING CONDUCTED DURING CONSTRUCTION, INCLUDING COMPLETION OF THE AS-BUILT DATA TABLES CONTAINED IN THE CONTRACT DOCUMENTS.

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."

Donald Bowman — 01/21/2026
PRINTED NAME — DATE
SIGNATURE

OWNER / DEVELOPERS CERTIFICATION
"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."

Donald Bowman — 01/21/2026
PRINTED NAME — DATE
SIGNATURE

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.

10/06/2026 — 20945
DATE — REG. NO. — SIGNATURE

WASHINGTON COUNTY DIVISION OF ENGINEERING
APPROVED BY: ______
DATE: ______

Community Water Supply and Community Sewerage Systems (Proposed systems)

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

Approving Authority ______ Date ______

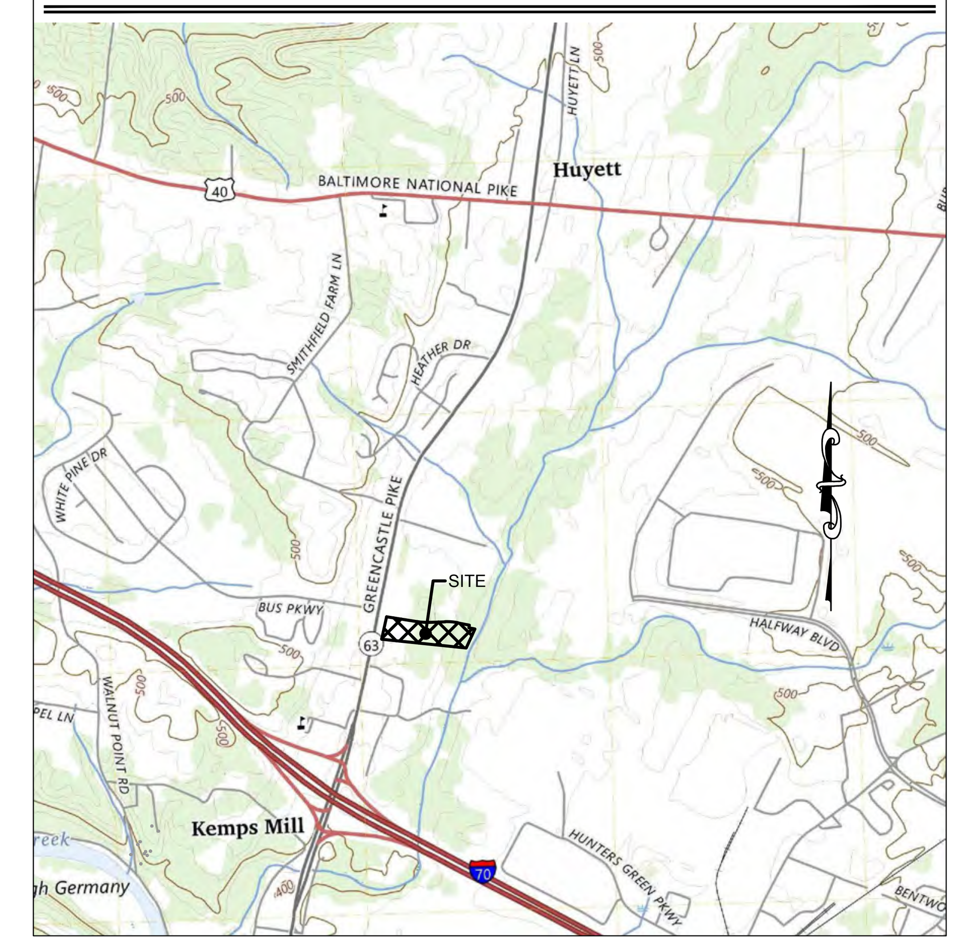
Note - Subdivisions to be served by Community Water or Community Sewerage must include on the plat the owner statement below:

As the owner of this property, I hereby certify that community water supply and sewerage facilities will be available to all lots offered for sale and that the plans to develop the community water supply and community sewerage facilities, including all necessary points of discharge, have been approved by the Department of the Environment. Further, I certify that the facilities will be maintained and operated so as to provide for a continuous and acceptable water supply or sewage disposal service to the properties served.

Approving Authority ______ Date ______

VICINITY MAP

SCALE: 1" = 2000'
ADC MAP 20, B4
USGS MAPS (MASON DIXION)

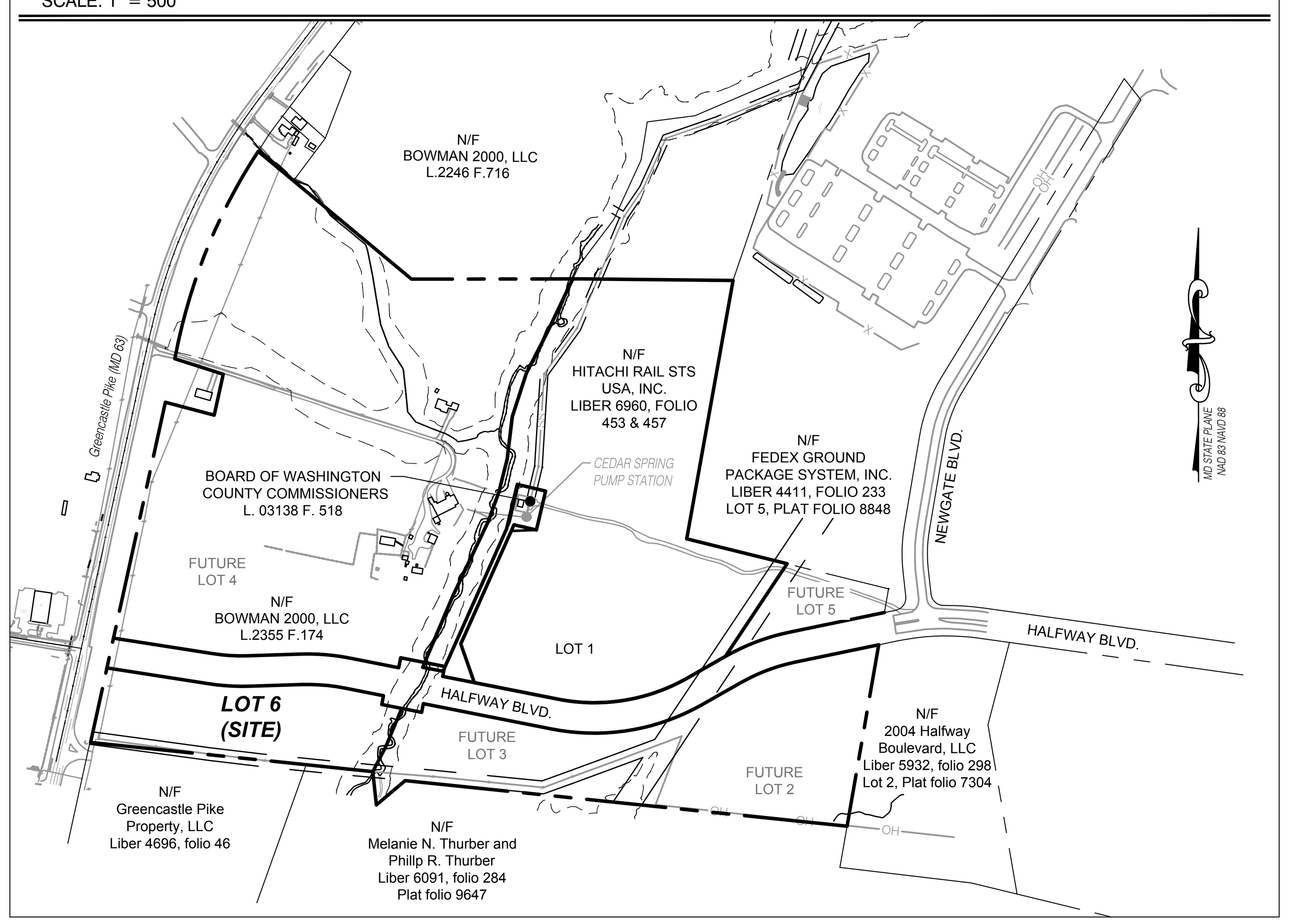


SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS
C-102	SHEET 04	PRELIMINARY PLAT
C-103	SHEET 05	EROSION & SEDIMENT CONTROL PLAN
C-104	SHEET 06	GRADING & DRAINAGE PLAN
C-105	SHEET 07	SITE & DIMENSION / UTILITY PLAN
C-301	SHEET 08	STORMWATER MANAGEMENT PLAN, PROFILES & DETAILS - SGW 1
C-302	SHEET 09	STORMWATER MANAGEMENT PLAN, PROFILES & DETAILS - BIO 1
C-303	SHEET 10	STORMWATER MANAGEMENT NOTES
C-501	SHEET 11	CONSTRUCTION DETAILS & NOTES - E&S CONTROLS
C-502	SHEET 12	CONSTRUCTION DETAILS & NOTES - E&S CONTROLS
C-502	SHEET 13	CONSTRUCTION DETAILS & NOTES - SITE
C-106	SHEET 14	MDSHA STRIPING & SIGNAGE / ENTRANCE PLAN
C-107	SHEET 15	MDSHA GRADING PLAN & STORMDRAIN PROFILES
C-304	SHEET 16	MDSHA STORMWATER MANAGEMENT PLAN, PROFILES & DETAILS
C-305	SHEET 17	MDSHA STORMWATER MANAGEMENT AS-BUILT TABLES
C-504	SHEET 18	MDSHA CONSTRUCTION NOTES
L-101	SHEET 19	LANDSCAPE PLAN

LOCATION PLAN

SCALE: 1" = 500'



ESD PRACTICES SUMMARY TABLE

CONSTRUCTION TYPE (NEW, REDEVELOPMENT, RESTORATION): **NEW**

TYPE	DA TO STRUCTURE (AC.)	IMPERVIOUS DA TO STRUCTURE (AC.)	ESDv (CF)	Pe ADDRESSED (IN)
ESD PRACTICES (CHAPTER 5 - NON-STRUCTURAL & STRUCTURAL)				
SUBMERGED GRAVEL WETLANDS #1	2.75	1.92	12,806	1.89
MICRO-BIORETENTION #1	0.50	0.11	1,111	2.58
NON-ESD PRACTICES (CHAPTER 3 - STRUCTURAL PRACTICES)				
BIORETENTION #1	3.39	2.29	19,832	2.45

SWM NARRATIVE

Narrative:
This preliminary plat / site plan is for the development of an existing meadow, and forested parcel into a gravel parking lot consisting of 3.95 acres of impervious area. The site is situated at the southeast corner of the intersection of Greencastle Pike (MD-63) and Halfway Boulevard (extension currently under construction). The site is located with the review jurisdictions of the Washington County Plan Review Department and the Washington County Soil Conservation District. The developed site will be located on a single new parcel that will be subdivided from one parcel owned by the Bowman Development Corp. The newly created parcel will be 7.8 acres. The development of this parcel will create 6.7 acres of disturbance, and 3.99 acres of impervious area. There is currently 0.02 acres of existing impervious on the site. These areas include the 0.35 acres of disturbance within the MDSHA Right-of-Way, which includes 0.02 acres of existing impervious and 0.09 acres of proposed impervious. The stormwater runoff generated by the proposed development will be treated, and controlled by a micro-bioretention, submerged gravel wetland, and a bioretention. The runoff will be conveyed to these areas by sheet flow and a stormdrain system within the MDSHA Right-of-Way.

Environmental Site Design:
The water quality (WQv) and Environmental Site Design (ESD) requirements for the site are shown in the table on page 5 of the SWM Report. One (1) Micro-Bioretention, One (1) Bioretention, and One (1) Submerged Gravel Wetland will provide 33,749 cf of ESDv for the site, which is more than the required 28,396 cf of ESDv.

Downstream Drainage Evaluation:
As mentioned previously, the developed site will drain to the pre-development discharge locations. The western watershed (Watershed #1) is discharges to a 36" HDPE culvert within the MDSHA right-of-way at the southwest corner of the site. The flows leaving this watershed have been designed to control the 2-year and 10-year storm events. The eastern watershed (Watershed #2) discharges directly into the 100-yr floodplain of Tributary No. 29, and the flows leaving this watershed in the post-developed condition have been designed to be less than or equal to the pre-development flow rates for the 2-year and 10-year storm events.

MDSHA ACCESS PERMIT NUMBER: 26APWA001XX ⚠1

The following standards (construction and temporary traffic control) are required for this project:

- a. **MD - 104.00-01 - MD-104.00-18 - General Notes**
- b. **MD - 104.01-01- MD- 104.01-88 - TTCT Applications**
- c. **MD - 104.02-01- Shoulder work/ 2-lane, 2-way, greater than 40 MPH**
- d. **MD - 104.02-13 - Intersection Flagging Operation 2-lane, 2-way, greater than 40 MPH**
- e. **MD - 368.01- Standard Concrete End Section Round Concrete Pipe**
- f. **MD - 370.01- Standard Metal End Section Round Metal Pipe**
- g. **MD - 374.51 - Precast or Cast in Place Square and Rectangular COG Inlets 5', 10', 15' & 20'**
- h. **MD - 374.68 - Precast or Cast in Place COG/COS Opening for 8" Curb 5' or 10' Only**
- i. **MD - 381.02 - Precast Yard Inlet**
- j. **MD - 620.02 - Standard Type A&B Concrete Curb and Combination Concrete Curb & Gutter**

For all standards referred to on the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at:

http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/index.asp

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

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

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PER AGENCY COMMENTS	06.22.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD — DATE 03-17-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE: COVER SHEET

C-001
SHEET 01 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 01-02 - COVER SHEET & GENERAL NOTES.DWG 2026-10-06

GENERAL NOTES ⚠1 ⚠3

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 Hillis-Carnes Engineering Associates for sub-surface findings.
3. 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 (Hagerstown)	(301) 733-1010
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
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. Benchmarks to be established by FSA prior to the start of construction.
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 Hillis-Carnes Engineering Associates dated May 6, 2026 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. The existing site contours shown hereon are a combination LIDAR 1' contours and survey points field checked by FSA in January 2026. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. The contractor shall provide MOSH safety assistance for City Utilities Department and Washington County Depart of Water Quality..
22. This project has a projected start date of January 2027 and a completion date of May 2027.
23. 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 or City of Hagerstown.
24. Proposed SWM will consist of an on-site Bioretention & Submerged Gravel Wetland & a Micro-Bioretention to treat MDSHA impervious area.
25. This project will require a third party qualified professional to be present at the preconstruction meeting scheduled with Washington County Division of Construction 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.
26. In fill areas, storm drain pipe shall be placed on 95% compacted fill according to AASHTO T-180A standard.
27. Developer/Contractor must contact the certifying engineer and Washington County at least 5 days prior to the start of construction of the stormwater management system to schedule and coordinate inspection time tables.
28. No permanent structures (e.g. fences, sheds, play equipment, retaining wall, etc) shall be permitted within any stormwater or storm drainage easement on the property.
29. A building permit is required for any retaining wall if it is greater than three (3) feet in height and a global stability analysis if it is greater than ten (10) feet in height.
30. A 6" soil layer shall be installed beneath all 30 mil PVC liners to protect liners from punctures.
31. 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."
32. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
33. All grading for this project shall be the full responsibility of the property owner.

ZONING DATA ⚠1

ZONING DISTRICT	HI - HIGHWAY INTERCHANGE
MINIMUM YARD SETBACK:	
FRONT	40 FT.
SIDE	10 FT.
REAR	10 FT.

SITE DATA ⚠1 ⚠3

TAX MAP - GRID - PARCEL	0048-003-001
ELECTION DISTRICT	24
ACCOUNT NUMBER	000265
LIBER / FOLIO	02355 / 00174
AREA SUMMARY:	
PARCEL	7.78 AC (LOT 6)
DISTURBED AREA	6.7 AC
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0%)
PROPOSED TOTAL IMPERVIOUS	173,932 SF / 3.99 AC (59.7%)
FUNCTIONAL DESCRIPTION	TRUCK TERMINAL TO BE USED AS AN OVERFLOW EMPTY BOX TRAILER PARKING AREA
EMPLOYEE SUMMARY	0*
PARKING REQUIRED	N/A**
PARKING PROVIDED	N/A**
HOURS OF OPERATION	7:00 AM TO 6:00 PM (Monday - Saturday)
PROJECTED DAILY USE	12 TRIPS PER DAY***
WATER & SEWER USAGE:	
WATER PROVIDED	N/A
SEWER PROVIDED	N/A
EXISTING WATER ALLOCATION	0 GPD
PROPOSED WATER ALLOCATION	0 GPD
EXISTING WASTEWATER ALLOCATION	0 GPD
PROPOSED WASTEWATER ALLOCATION	0 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	N/A
RECYCLE REMOVAL	N/A
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	NONE
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	NONE
ADDRESS ASSIGNMENT	TBD
FOREST CONSERVATION	ON-SITE AND OFF-SITE RETENTION
WATERSHED:	
NAME	CONOCOCHEAGUE CREEK
NUMBER	02-14-05-04
FEMA PANEL #	24043C0281D

*No Employees will be on site unless they are bringing or taking away trailers from the site area. All employees are at D.M. Bowman Trucking Terminal at 10038 Governor Lane Blvd. or at Bowman Sales and Equipment, Inc. at 10233 Governor Lane Blvd.

**No Parking will be required for the trailer storage area.

***This parking area will serve as and overflow empty truck box trailer parking area. Trailers will be shifted in and out to satisfy current demand. Actual precise lengths of stay are impossible to predict therefore the numbers shown hereon represent reasonable numbers.

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)	X X X	X X X
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX	MB	MB
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501	501
SPOTS ELEVATION	501.65	501.65
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS SS SS	SS SS SS
FORCE MAIN LINE	FM FM FM	FM FM FM
LATERAL		
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W W W W	W W W
HOT WATER LINE	HW HW HW	HW HW HW
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER	WM	WM
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE		
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G G G G	G G G G
ELECTRICAL LINE	UGE UGE UGE	UGE UGE UGE
FIBER OPTIC LINE		
COMMUNICATION LINE	COMM COMM	COMM
OVERHEAD LINES	OH OH OH	OH OH OH
MANHOLE	MH	MH
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER	GM	GM
GAS VALVE		

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	U/P	UTILITY POLE
NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
NTS	NOT TO SCALE	WL	WATERLINE
OAC	OR APPROVED EQUAL	WM	WATER METER
		WV	WATER VALVE

STATE OF MARYLAND · DAVID MOORE · NO. 20945 · REGISTERED PROFESSIONAL ENGINEER

10/06/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PER AGENCY COMMENTS	06.22.26
⚠3	REVISED PER AGENCY COMMENTS	10.02.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)

WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO.	4630.6
DWN BY: KODY WARD	DATE: 03-17-2026
PROJECT MANAGER:	DAVID TROSTLE
EMAIL:	DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0048 - 0003 - 0001
SCALE	NOT TO SCALE
SHEET TITLE	GENERAL NOTES

C-002

SHEET 02 OF 19

PSP-26-001

NOTES:

1. THE PARCEL DOES LIE IN THE 100 YEAR FLOOD PLAIN PER FEMA FL INSURANCE RATE MAP, COMMUNITY PANEL 24043C0118D EFFECTIVE DATE 8/15/2017
2. THERE ARE, STREAMS, AND OTHER RELATED BUFFERS LOCATED ON THE SITE.
3. THERE IS NO HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR17.
4. THERE ARE STEEP SLOPES AND HIGHLY ERODIBLE SOILS FOUND ON THE SITE.

Highly Erodible Soils & Steep Slopes (Slopes ≥25% or Slopes >15% and K_w >0.35)

Qualified Forest

NONE — Wetlands

NONE — Wetlands Buffer

Soils

Existing Stream

Stream Buffer

100-YR Floodplain

SOIL CHART			
SOILS	H.S.G.	Ratio (%)	Kw
HaB	B	28.2%	0.37
HbB	B	5.5%	0.37
HcB	B	32.1%	0.37
HcC	B	15.8%	0.37
HcD	B	11.2%	0.37
Ln	C	6.6%	0.37
SpB	D	0.6%	0.49



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650 | 11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007 | 505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111 | 15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
2	REVISED PER AGENCY COMMENTS	09.25.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)

WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6

DWN BY: KODY WARD | DATE: 03-17-2026

PROJECT MANAGER: DAVID TROSTLE

EMAIL: DTrostle@fsa-inc.com

TAX MAP - GRID - PARCEL: 0048 - 0003 - 0001

SCALE: 1" = 50'

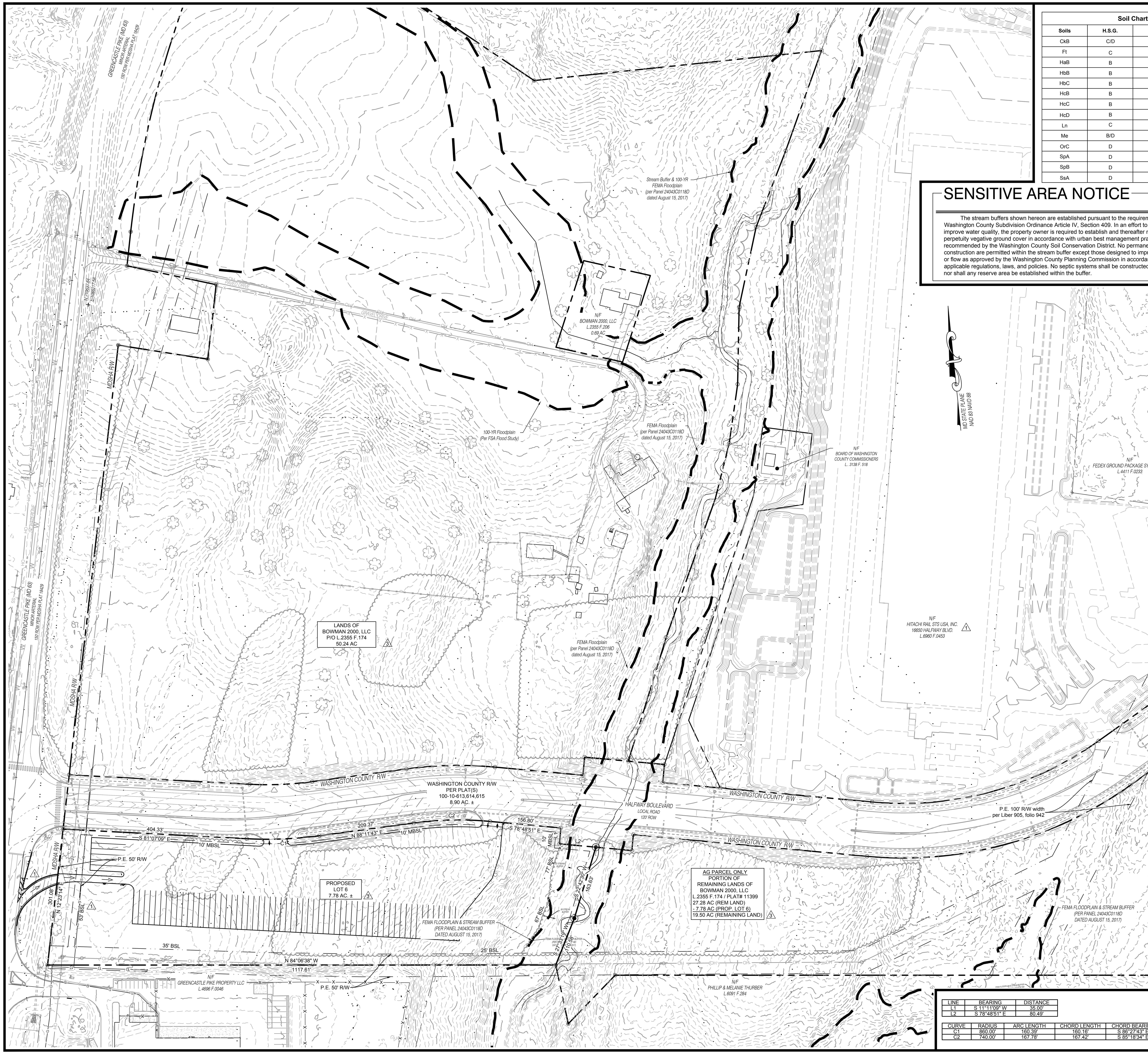
SHEET TITLE: EXISTING CONDITIONS

C-101

SHEET 03 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 03 - EXISTING CONDITIONS.DWG 2026-10-06



Soil Chart

Soils	H.S.G.	Ratio	Kw
CkB	C/D	0.6%	0.24
Ft	C	1.7%	0.37
HaB	B	37.8%	0.37
HbB	B	19.2%	0.32
HbC	B	1.7%	0.32
HcB	B	18.7%	0.32
HcC	B	37.4%	0.32
HcD	B	4.6%	0.32
Ln	C	15.3%	0.37
Me	B/D	12.1%	0.49
OrC	D	19.0%	0.32
SpA	D	16.3%	0.43
SpB	D	4.7%	0.43
SsA	D	1.6%	0.43

SENSITIVE AREA NOTICE

The stream buffers shown hereon are established pursuant to the requirements of the Washington County Subdivision Ordinance Article IV, Section 409. In an effort to preserve or improve water quality, the property owner is required to establish and thereafter maintain in perpetuity vegative ground cover in accordance with urban best management practices recommended by the Washington County Soil Conservation District. No permanent structures or construction are permitted within the stream buffer except those designed to improve water quality or flow as approved by the Washington County Planning Commission in accordance with all applicable regulations, laws, and policies. No septic systems shall be constructed within the buffer nor shall any reserve area be established within the buffer.

General Notes

1. There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
2. Bearings, distances and coordinates are based on MD Grid NAD83.
3. Minimum Building Setbacks for HI: front yard-40'; side yard-10'; rear yard-10'. Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory Structures are not permitted without the placement of the principal permitted structure. Zoned HI - Highway Interchange.
4. A portion of the Remaining Lands lie within the limits of the mapped 100 year floodplain as shown on FEMA Flood Insurance Rate Map, Community Panel No. 24043C0118D, dated August 15, 2017, and revised per LOMA #20-03-1003A, dated June 3, 2020, Flood Zone AE.
5. Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc..
6. There are no habitat of threatened or endangered species as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
7. No other wells or septics lie within 100 feet of the Lot Lines.
8. All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
9. 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.
10. This plat has been reviewed and approved per the HI Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
11. This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
12. Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
13. The remaining lands is not a legally established lot under COMAR 26.04.03 and may not be considered for development until such time as either the parcel can be served by a community sewage disposal system or evaluation of the parcel demonstrates that the parcel meets the provisions et forth in the Code of Maryland Regulations for subdivision of land in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County Codes, regulations, and laws, and the parcel may not be served by non-convention means of on-site sewage disposal.
14. The stream shown hereon is subject to buffers as shown. In most areas, this buffer is greater than required due to the existence of the 100 year floodplain.
15. Forest conservation for Lot 6 is being addressed via the Bowman Halfway - Lot 6 forest conservation plan.
19. There is an existing 50' Potomac Edison Right of Way along MD63, north of Halfway Blvd. per L. 349 f. 588, and an existing 40' Potomac Edison Right of Way along MD63 south of Halfway Blvd. and a 40' Allegheny Power Right of Way Recorded at L. 510 F. 389 and shown south of Halfway Blvd. along Parcel A as shown on Plat #7304. The Potomac Edison ROW shown hereon is an extension of those Right of Ways centering on surveyed utility poles. B.S.L.'S as shown are offset from the edge of Easement lines.
20. The designation of the remaining lands as an "Ag Parcel Only" does not infer it was created by means of the Simplified Plat process, it is only to emphasize that the remaining lands may not be developed until the Washington County Health Department has approved the appropriate health facilities. As Remaining Lands, a Development Plat is NOT required in order develop the property for permitted uses.Density and Exemption lot status in the A(R), EC and P districts became effective on October 29, 2002.

Land Surveyor's Certification

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Dorothy A. Beckley to Bowman 2000, LLC, a Maryland Limited Liability company, by deed dated June 3, 2004, recorded among the Land Records of Washington County, Maryland in Liber 2355, folio 174 ; and that stones marked ☐ and/or bars marked O have been placed as indicated.
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2028.

Date: Oct. 4. 2026 [signature] Professional Land Surveyor

STATE OF MARYLAND · FREDERICK MARK FREDERICK · LS 10731 REGISTERED · PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 11°11'09" W	35.00'
L2	S 78°48'51" E	80.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	160.39'	160.16'	S 86°27'43" E	10°41'08"
C2	740.00'	167.78'	167.42'	S 85°18'34" E	12°59'26"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: ________, License # ________, Expiration Date ________.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650 | 11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007 | 505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111 | 15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.22.26
3	REVISED PER AGENCY COMMENTS	10.05.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

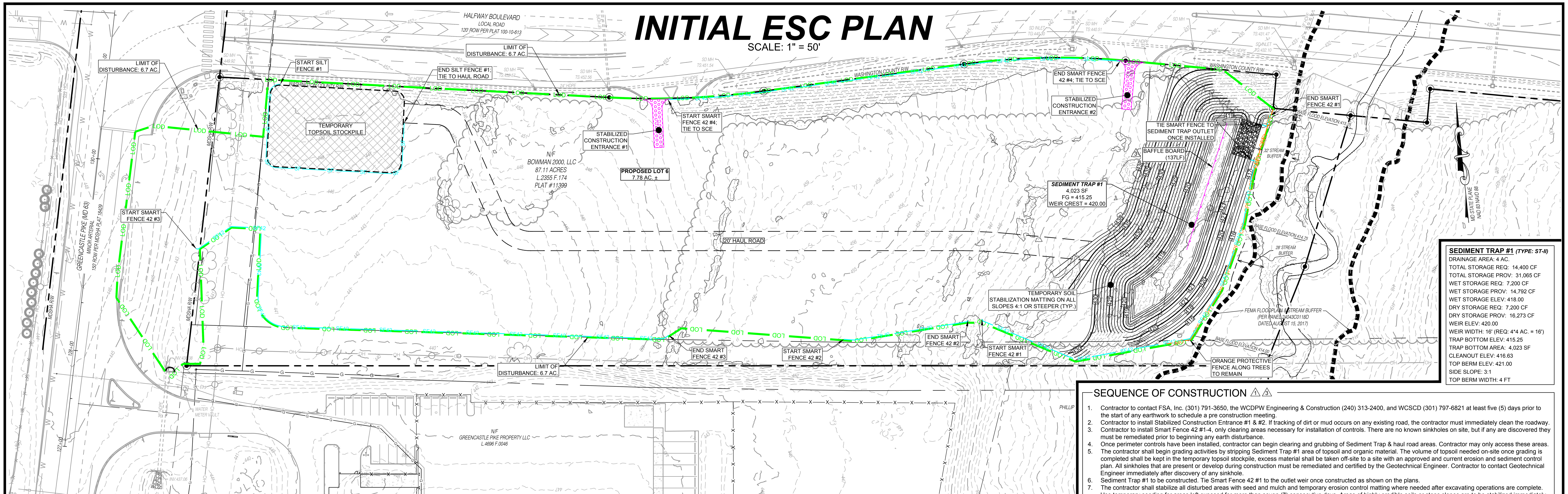
PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-17-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE 1" = 100'
SHEET TITLE
PRELIMINARY PLAT

C-102
SHEET 04 OF 19

PSP-26-001

INITIAL ESC PLAN

SCALE: 1" = 50'



SEDIMENT TRAP #1 *(TYPE: ST-II)*
DRAINAGE AREA: 4 AC.
TOTAL STORAGE REQ: 14,400 CF
TOTAL STORAGE PROV: 31,065 CF
WET STORAGE REQ: 7,200 CF
WET STORAGE PROV: 14,792 CF
WET STORAGE ELEV: 418.00
DRY STORAGE REQ: 7,200 CF
DRY STORAGE PROV: 16,273 CF
WEIR ELEV: 420.00
WEIR WIDTH: 16' (REQ: 4*4 AC. = 16')
TRAP BOTTOM ELEV: 415.25
TRAP BOTTOM AREA: 4,023 SF
CLEANOUT ELEV: 416.63
TOP BERM ELEV: 421.00
SIDE SLOPE: 3:1
TOP BERM WIDTH: 4 FT

SEQUENCE OF CONSTRUCTION ⚠1 ⚠3

1. Contractor to contact FSA, Inc. (301) 791-3650, the WCDPW Engineering & Construction (240) 313-2400, and WCSCD (301) 797-6821 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.
2. Contractor to install Stabilized Construction Entrance #1 & #2. If tracking of dirt or mud occurs on any existing road, the contractor must immediately clean the roadway.
3. Contractor to install Smart Fence 42 #1-4, only clearing areas necessary for installation of controls. There are no known sinkholes on site, but if any are discovered they must be remediated prior to beginning any earth disturbance.
4. Once perimeter controls have been installed, contractor can begin clearing and grubbing of Sediment Trap & haul road areas. Contractor may only access these areas.
5. The contractor shall begin grading activities by stripping Sediment Trap #1 area of topsoil and organic material. The volume of topsoil needed on-site once grading is completed shall be kept in the temporary topsoil stockpile, excess material shall be taken off-site to a site with an approved and current erosion and sediment control plan. All sinkholes that are present or develop during construction must be remediated and certified by the Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after discovery of any sinkhole.
6. Sediment Trap #1 to be constructed. Tie Smart Fence 42 #1 to the outlet weir once constructed as shown on the plans.
7. The contractor shall stabilize all disturbed areas with seed and mulch and temporary erosion control matting where needed after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days. Areas of highly erodible soils or steps slopes are to be stabilized immediately after grading with temporary matting.
8. Once the sediment trap is constructed & operational, strip the remainder of the site of topsoil and organic material. (Begin 'Final ESC Plan' phase)
9. Once the topsoil is stripped, the contractor may mass grade and construct the remainder of the site / parking lot (excluding new right-in entrance and MDSHA improvements). The contractor shall install matting and seed & mulch where necessary.
11. Contractor to fine grade remainder of site, spread topsoil, and stabilize per permanent seeding specifications. The contractor will have to mass-grade most of the site and spread topsoil, then complete grading in the stockpile area prior to placing gravel in this area. Silt fence #1 shall remain in place until final grading of the stockpile area has been completed.
12. Once the parking area is stabilized, the contactor shall begin MDSHA construction activities by installing Smart Fence 42 #5, then stripping the area of all topsoil and organic material. Once MDSHA limits of work are stripped, begin construction by excavating the footprint of Micro-Bioretention #1, then installing the stormdrain run from ES2-ES3, starting at the downstream end and working upstream.
13. Contactor shall complete MDSHA work, including construction of the new entrance.
14. Stormdrains shall be installed, starting at the downstream end and working upstream. As inlets are installed the contractor must immediately place inlet protection around the inlets, and install riprap outflow protection as the end-sections are installed. Contractor shall follow the Standard E&S Utility Notes for installation of all pipes where there are not perimeter controls directly downhill. The contractor shall regularly check and maintain all inlet protection, making repairs as-needed during the duration of construction activities until the site has been sufficiently stabilized and approval has been granted by the Washington County Soil Conservation District. A filter bag should be used for any dewatering that may need to occur, and contractor shall follow dewatering procedure as outlined in Detail 6-C-502.
15. Once the site (including MDSHA work) is stabilized the contractor is to contact FSA, Inc. (301) 791-3650, WCSCD (301) 797-6821, and the Washington Co. DPW - Engineering and Construction (240) 313-2400 for approval 5 days prior to the construction of SWM BMPs, installation of the liner,media, and prior to the placement of the temporary matting and/or riprap, and to schedule the required inspections.
16. Construct SWM BMPs and stabilize with seed, mulch and plantings upon completion. Note that construction vehicles are prohibited from traveling over the Bioretention & Submerged Gravel Wetland areas.
17. All excess debris or construction material to be taken offsite to approved site with an approved and current sediment & erosion control plan.
18. Contractor to contact FSA, Inc. (301) 791-3650 and WCSCD (301) 797-6821 at least 5 days prior to the removal of any sediment control features to schedule a final site close out review and meeting. Vegetation must meet the 95% overall stabilization requirement per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control prior to scheduling said meeting.
19. Once approval is granted and temporary sediment and erosion controls are removed, complete further stabilization in those areas.

GENERAL NOTES:

1. AREAS OF EXCAVATION IN STEEP SLOPES OR HIGHLY ERODIBLE SOILS SHALL BE STABILIZED IMMEDIATELY AFTER BROUGHT TO FINAL GRADE. SEED/MULCH AND MATTING SHALL BE APPLIED TO PROTECT THESE SLOPES FROM EROSION.
2. ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

General E&S 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 remove excavated materials to an approved location to waste materials.
3. All fill material should be brought from a location with an approved and current sediment erosion control plan.
4. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
8. All slopes 3:1 or greater to be stabilized with temporary matting.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed.
10. 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.
11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.

INLET PROTECTION TABLE ⚠1

INLET ID	DRAINAGE AREA (FINAL)	PROTECTION TYPE
SD 1	0.04 AC.	CURB INLET PROTECTION
SD 2	0.31 AC.	CURB INLET PROTECTION
SD 3	0.11 AC.	CURB INLET PROTECTION

OUTLET PROTECTION TABLE

ID	PIPE	Q10 (CFS)	V10 (FPS)	LENGTH (FT)	WIDTH (FT)	d50 (IN)	DEPTH (IN)	MDSHA CLASS
ES 1	18"	2.04	4.12	4.00	6.00	9.50	19.00	I
ES 2	15"	2.62	3.80	4.00	6.00	9.50	19.00	I

SMART-FENCE 42 TABLE ⚠1

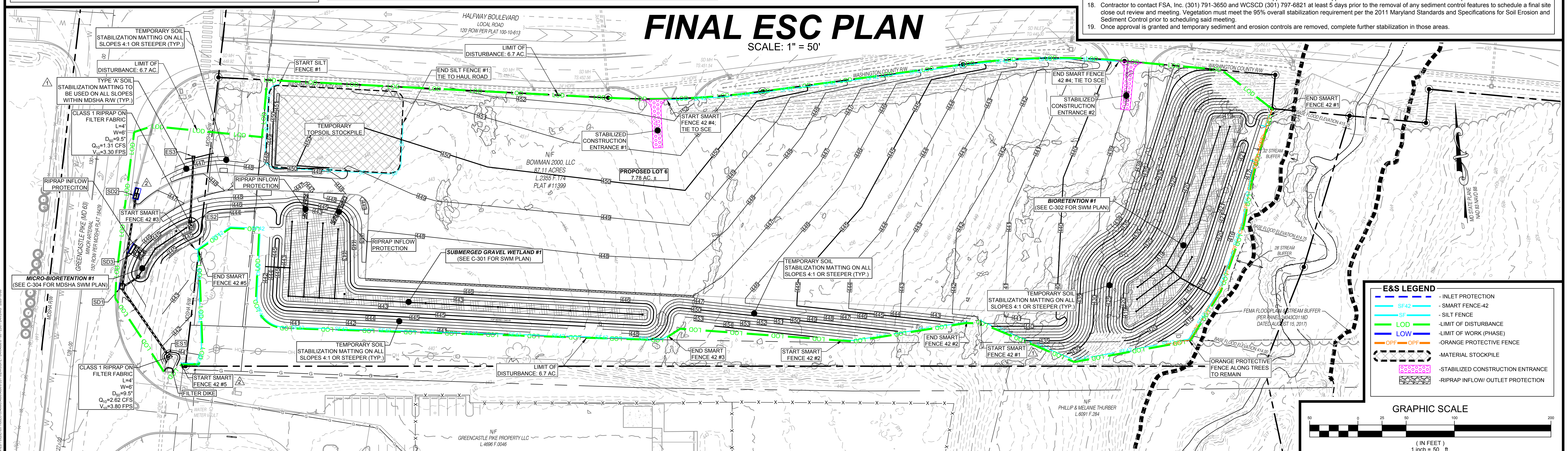
NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SMART-FENCE 42	449	33.33	32	100
2	SMART-FENCE 42	131	5.60	215	N/A
3	SMART-FENCE 42	598	6.40	498	N/A
4	SMART-FENCE 42	471	33.33	32	100
5	SMART-FENCE 42	138	33.33	32	100

SILT FENCE TABLE

NUMBER	TYPE	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)
1	SILT FENCE	285	N/A	N/A	N/A

FINAL ESC PLAN

SCALE: 1" = 50'



E&S LEGEND

- INLET PROTECTION
- SF42 - SMART FENCE-42
- SF - SILT FENCE
- LOD - LIMIT OF DISTURBANCE
- LOW - LIMIT OF WORK (PHASE)
- OPF - ORANGE PROTECTIVE FENCE
- MATERIAL STOCKPILE
- STABILIZED CONSTRUCTION ENTRANCE
- RIPRAP INFLOW/ OUTLET PROTECTION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PER AGENCY COMMENTS	06.22.26
⚠2	REVISED PER AGENCY COMMENTS	09.25.26
⚠3	REVISED PER AGENCY COMMENTS	10.05.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-17-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE 1" = 50'
SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

C-103
SHEET 05 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 05 - ESC PLAN.DWG 2026-10-06

Subgrade Preparation:

Prior to the construction of foundations, floor slabs, or pavements, or the placement of fill in any structural or pavement areas, all organic materials, frozen, wet, soft or loose soils, and other deleterious materials should be removed and wasted. If rock is encountered in the subgrade, remove an additional 6 inches below subgrade and backfill with compacted CR-6 crushed stone cushion.

After the subgrade in cuts and fills has been finally shaped to the specified cross section, it shall be carefully and thoroughly proof rolled with a 20 ton roller or equivalent to determine soft or unsuitable areas. Prior to paving soft or unsuitable areas shall be removed and backfilled with suitable material to the specified density. (Over-excavation to be monitored and approved by owner's geotechnical engineer prior to removal).

Fill in structural and pavement areas should be placed in lifts which are eight inches or less in loose thickness. Material 1 ft. below the top of subgrade shall be compacted to not less than 92% of the maximum dry density as specified in T 180. Material in the top 1 ft. shall be compacted to not less than 97% of the maximum dry density. in building areas, the fill should extend a minimum of ten feet beyond building lines where floor slabs are constructed on fill.

Notes:

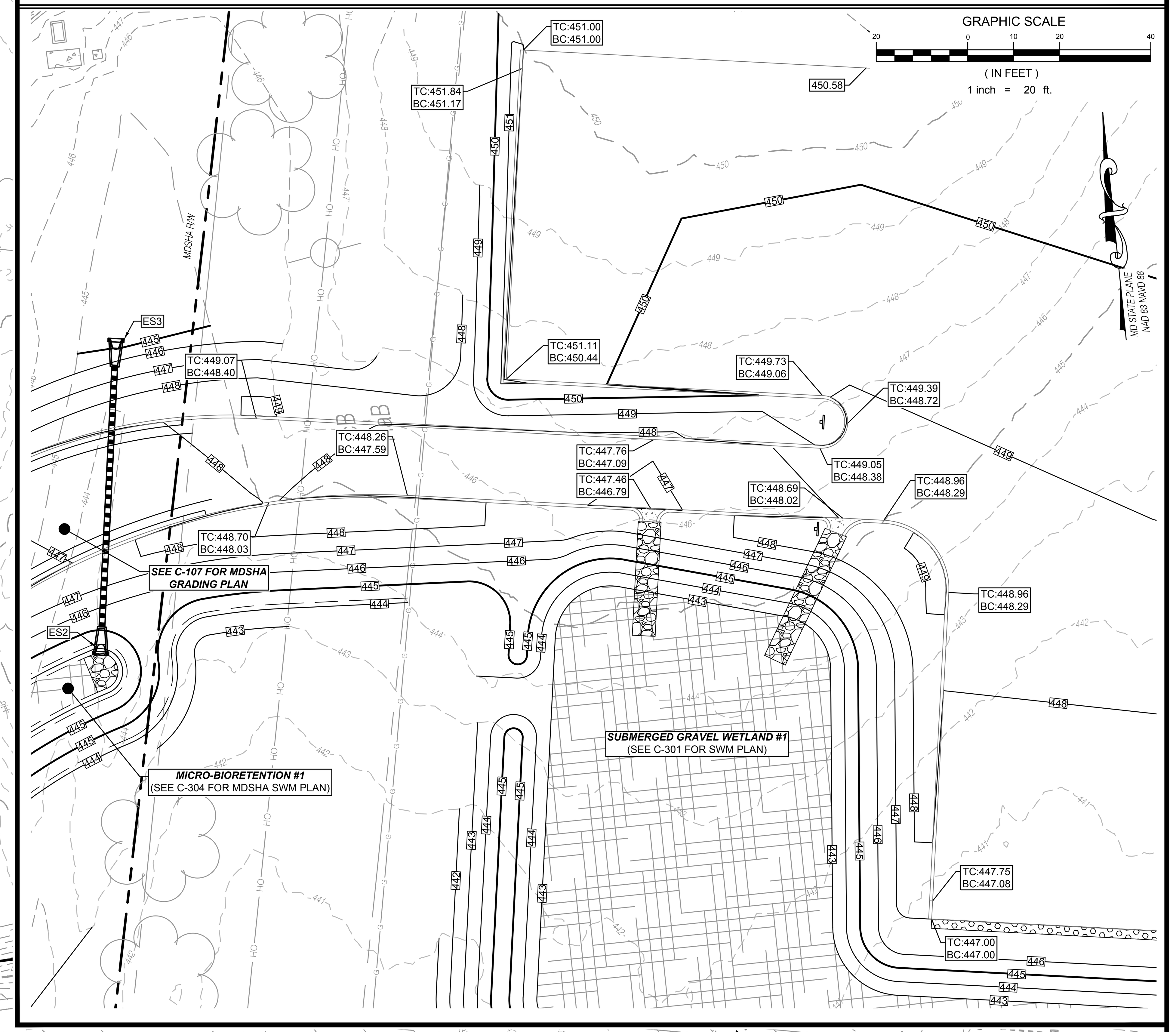
- All proposed storm drain pipes must be placed on 95% compacted fill according to AASHTO T180A standards.
- Due to karst soils on the site, there is increased risk of sinkhole development within the swm facility. if encountered, contact a Geotechnical Engineer to prepare remediation plan.
- Retaining walls greater than 3'-0" in height will require a building permit. It is also required that design details and calculations (signed and sealed by a Professional Engineer licensed in the State of Maryland) be submitted for review and approval at the time of building permit application.

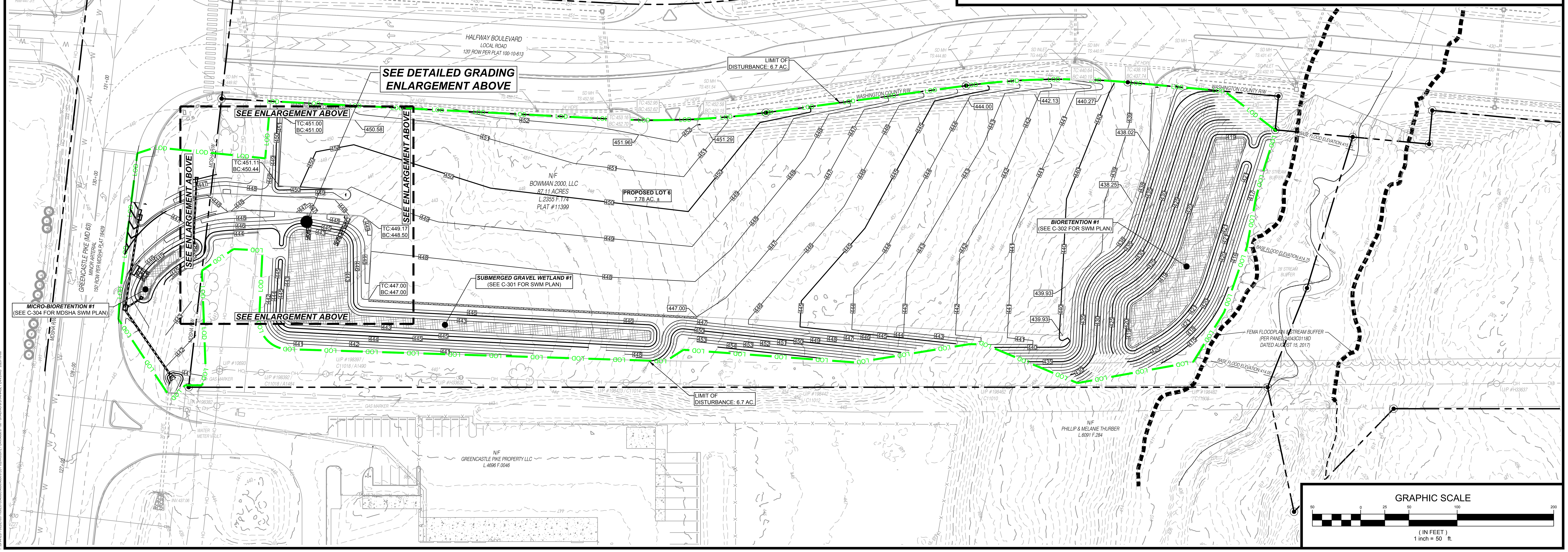
General Grading Notes:

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 remove excavated materials to an approved location to waste materials.
3. All fill brought to the site must come from a location with an approved and current sediment erosion control plan.
4. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
5. If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.
8. All slopes 3:1 or greater to be stabilized with temporary matting.
9. Place 4" minimum topsoil in all green areas before permanent seeding is performed. This includes HOA property.
10. 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.
11. All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.

DETAILED GRADING ENLARGEMENT

SCALE: 1"=20'





GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK: | DESCRIPTION: | DATE:

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)

WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6	
DWN BY KODY WARD	DATE 03-17-2026
PROJECT MANAGER: DAVID TROSTLE	
EMAIL: DTrostle@fsa-inc.com	
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001	
SCALE AS SHOWN	
SHEET TITLE	

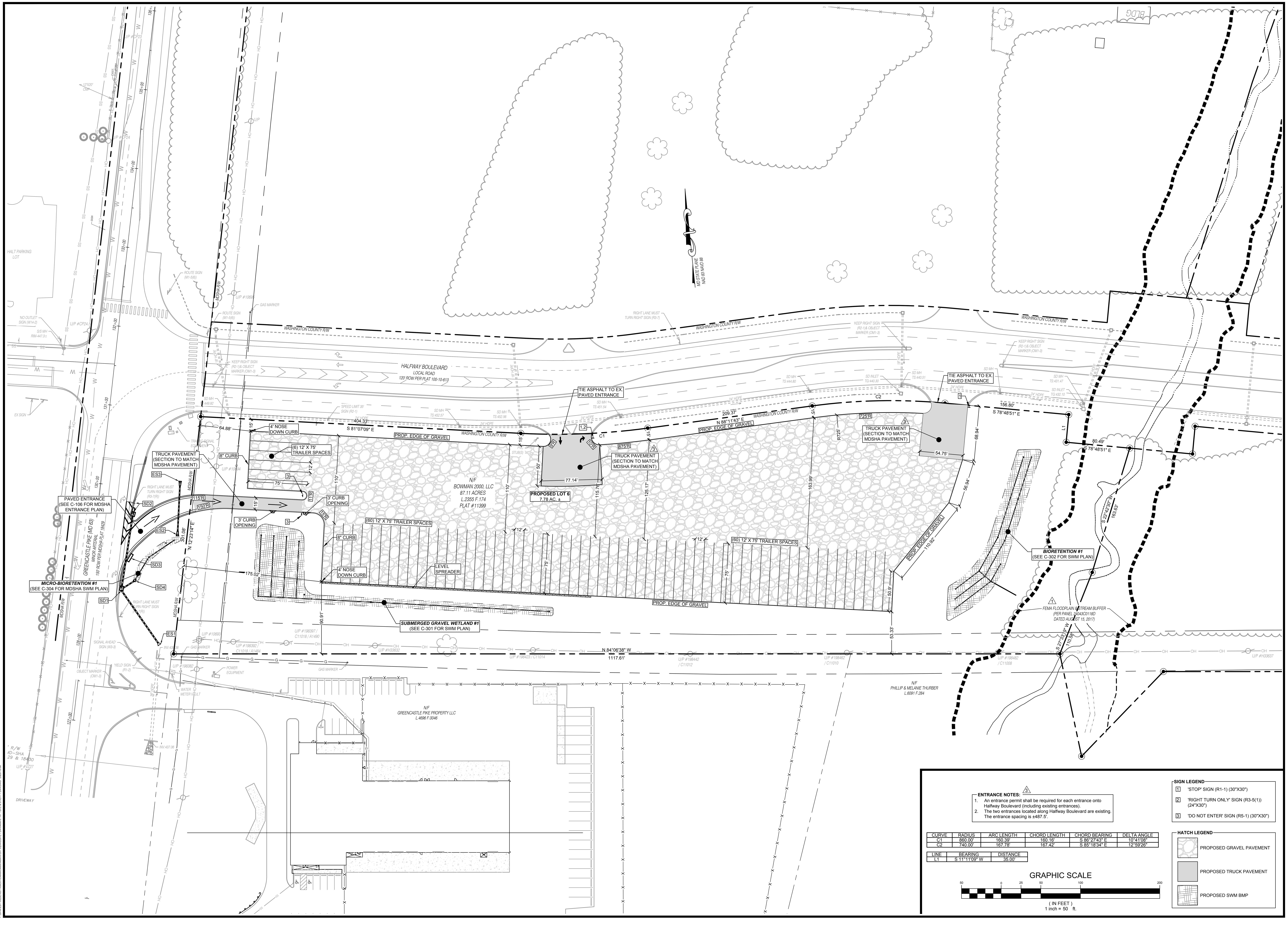
GRADING & DRAINAGE PLAN

C-104

SHEET 06 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 06 - GRADING & DRAINAGE PLAN.DWG 2026-10-06



ENTRANCE NOTES: △3

1. An entrance permit shall be required for each entrance onto Halfway Boulevard (including existing entrances).
2. The two entrances located along Halfway Boulevard are existing. The entrance spacing is ±487.5'.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	160.39'	160.16'	S 86°27'43" E	10°41'08"
C2	740.00'	167.78'	167.42'	S 85°18'34" E	12°59'26"

LINE	BEARING	DISTANCE
L1	S 11°11'09" W	35.00'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SIGN LEGEND

1. 'STOP' SIGN (R1-1) (30"X30")
2. 'RIGHT TURN ONLY' SIGN (R3-5(1)) (24"X30")
3. 'DO NOT ENTER' SIGN (R5-1) (30"X30")

HATCH LEGEND

- PROPOSED GRAVEL PAVEMENT
- PROPOSED TRUCK PAVEMENT
- PROPOSED SWM BMP

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650 | 11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007 | 505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111 | 15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.22.26
3	REVISED PER AGENCY COMMENTS	10.05.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-17-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE 1" = 50'
SHEET TITLE

SITE & UTILITY PLAN

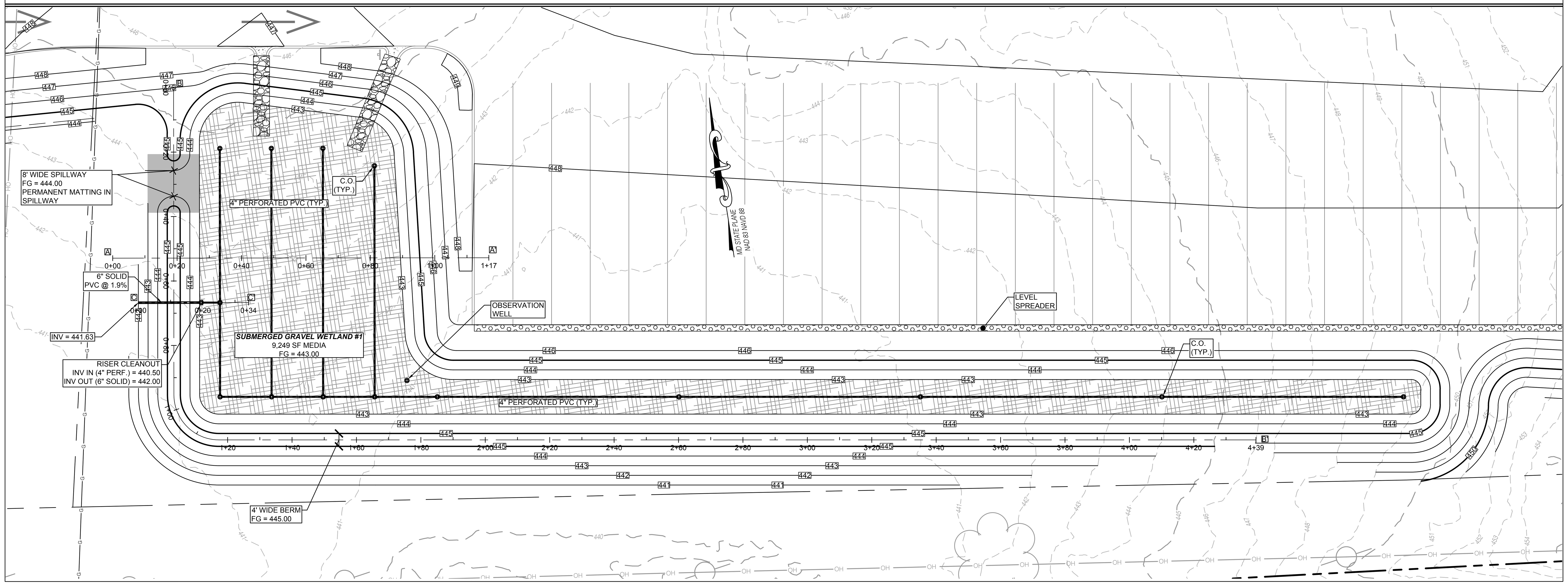
C-105
SHEET 07 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 07 - SITE & UTILITY PLAN.DWG 2026-10-06

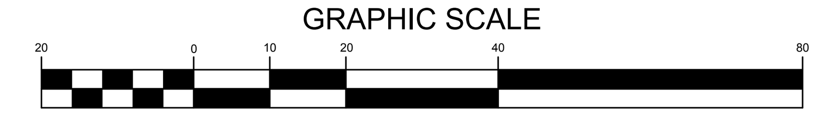
SUBMERGED GRAVEL WETLAND #1

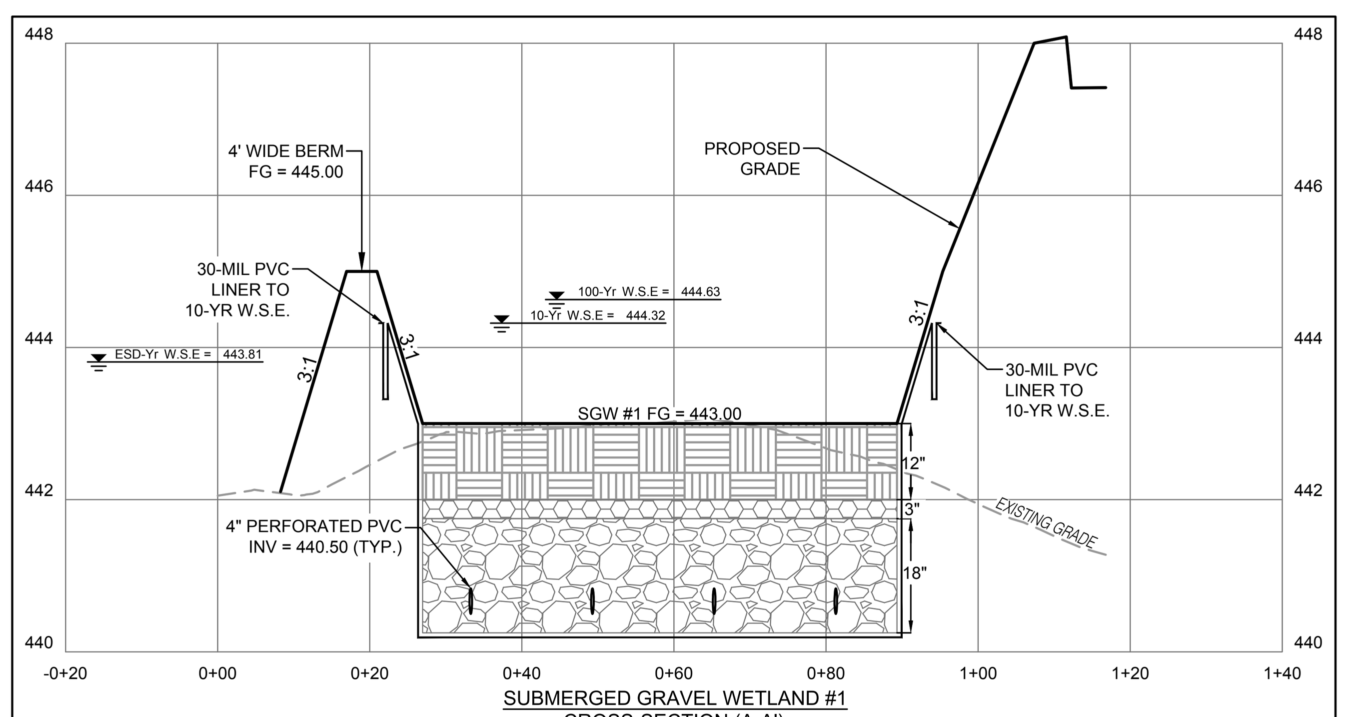
SCALE: 1" = 20'



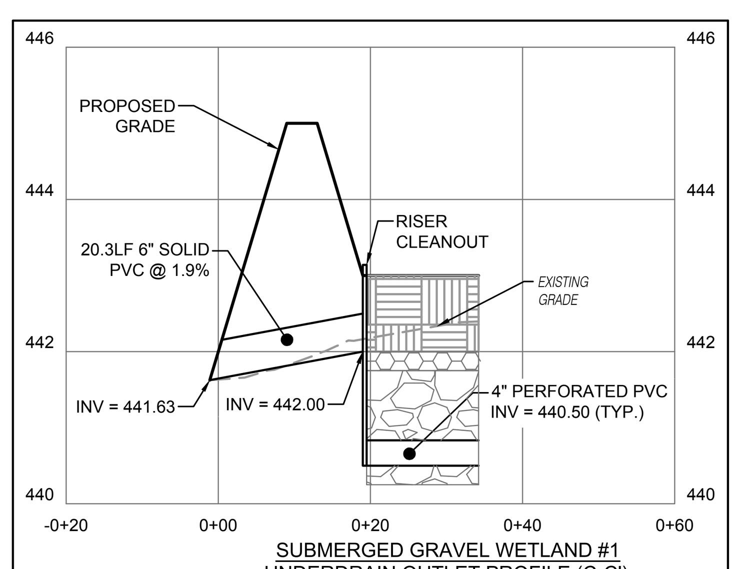
PLAN VIEW HATCH LEGEND

- Grass Forebay
- Filter Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

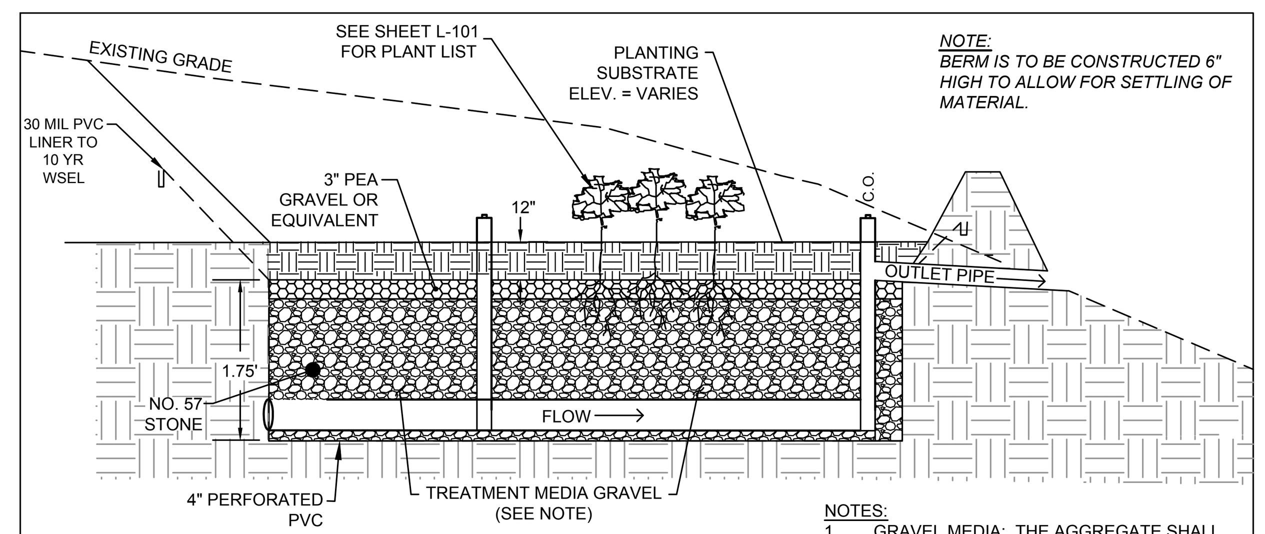




SUBMERGED GRAVEL WETLAND #1
CROSS-SECTION (A-A')
SCALE - H:1"=20';V:1"=2'



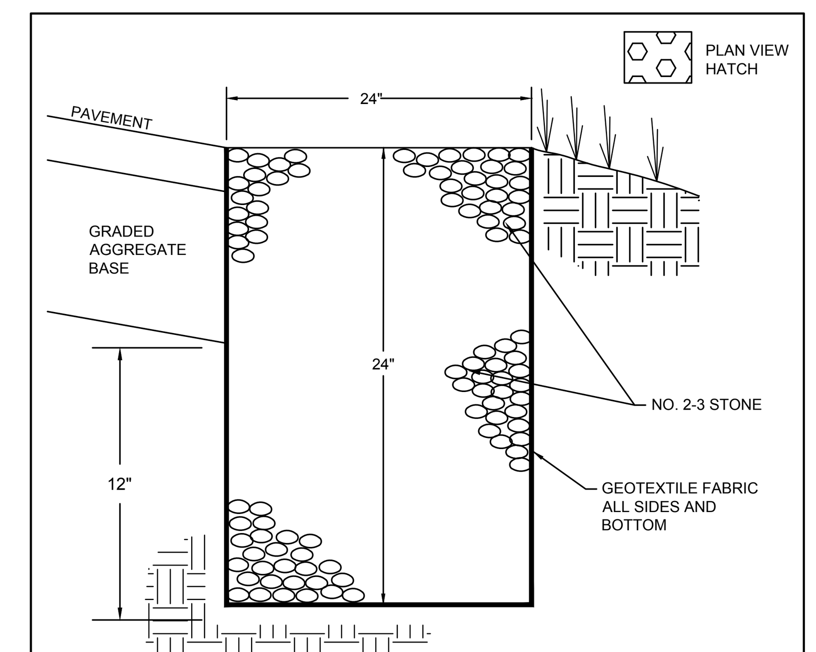
SUBMERGED GRAVEL WETLAND #1
UNDERDRAIN OUTLET PROFILE (C-C')
SCALE - H:1"=20';V:1"=2'



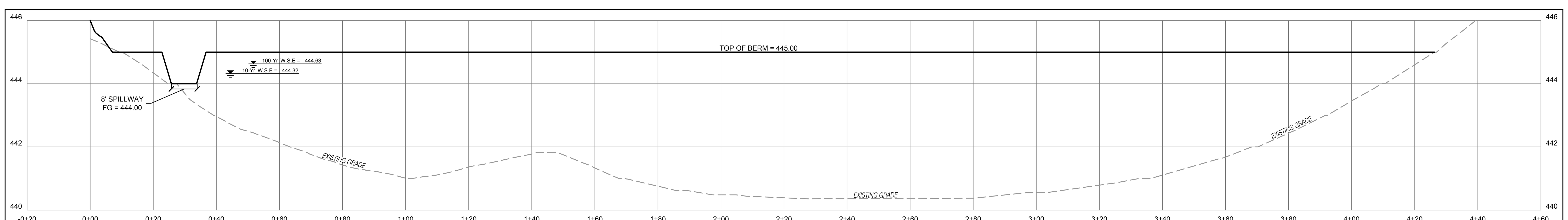
NOTE:
BERM IS TO BE CONSTRUCTED 6" HIGH TO ALLOW FOR SETTLING OF MATERIAL.

NOTES:
1. GRAVEL MEDIA: THE AGGREGATE SHALL BE COMPOSED OF A 30 INCH LAYER OF CLEAN WASHED, UNIFORMLY GRADED MATERIAL WITH POROSITY OF 40%.
2. A SIX INCH LAYER OF CLEAN COMPACTED SOIL MATERIALS SHALL BE PLACED BENEATH THE PVC LINER
3. ALL PIPE CONNECTIONS SHALL BE WATERTIGHT

1 / C-301 **SUBMERGED GRAVEL WETLAND**
NOT TO SCALE



2 / C-301 **LEVEL SPREADER**
NOT TO SCALE



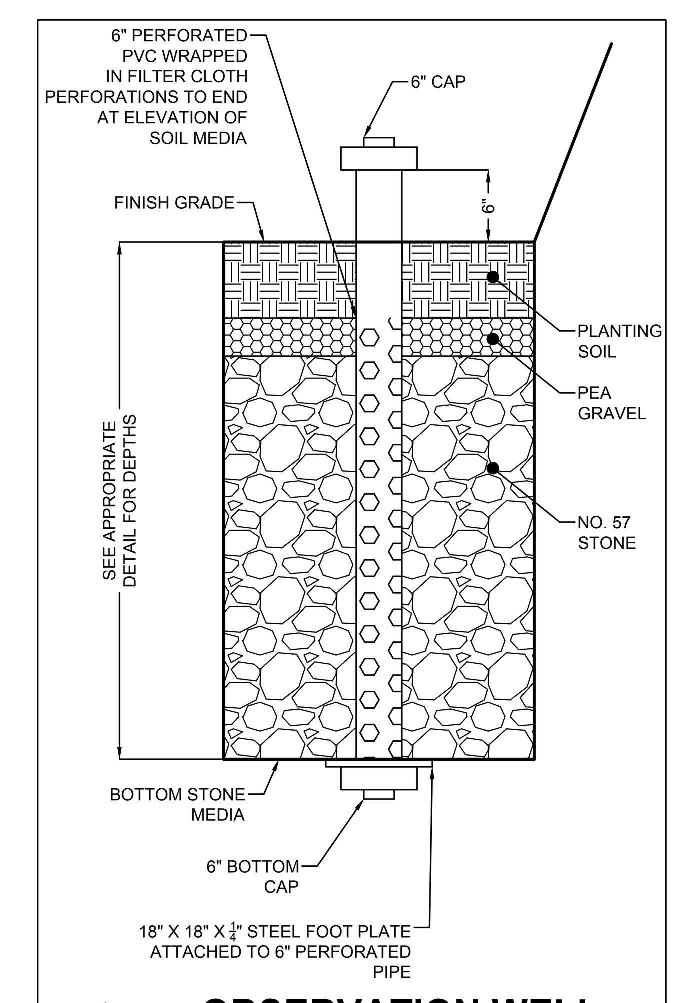
SUBMERGED GRAVEL WETLAND #1
BERM PROFILE (B-B')
SCALE - H:1"=20';V:1"=2'

Submerged Gravel Wetland Schedule

No.	Total Surface Area (SF)	Media Area (sf)	Ponding Depth (FT.)	Finish Grade Elev.	Bot. Stone Elev.	Section Depth	Top Berm	Berm Width	C.O.'s	Liner Required	10-Yr WSEL	100-Yr WSEL
SGW #1	9,249	9,249	1.0'	443.00	440.25	4'	445.00	4'	14	YES	444.32	444.63

PROFILE HATCH LEGEND

- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir



3 / C-301 **OBSERVATION WELL**
NOT TO SCALE

NOT APPROVED FOR CONSTRUCTION

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK: | DESCRIPTION: | DATE:

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

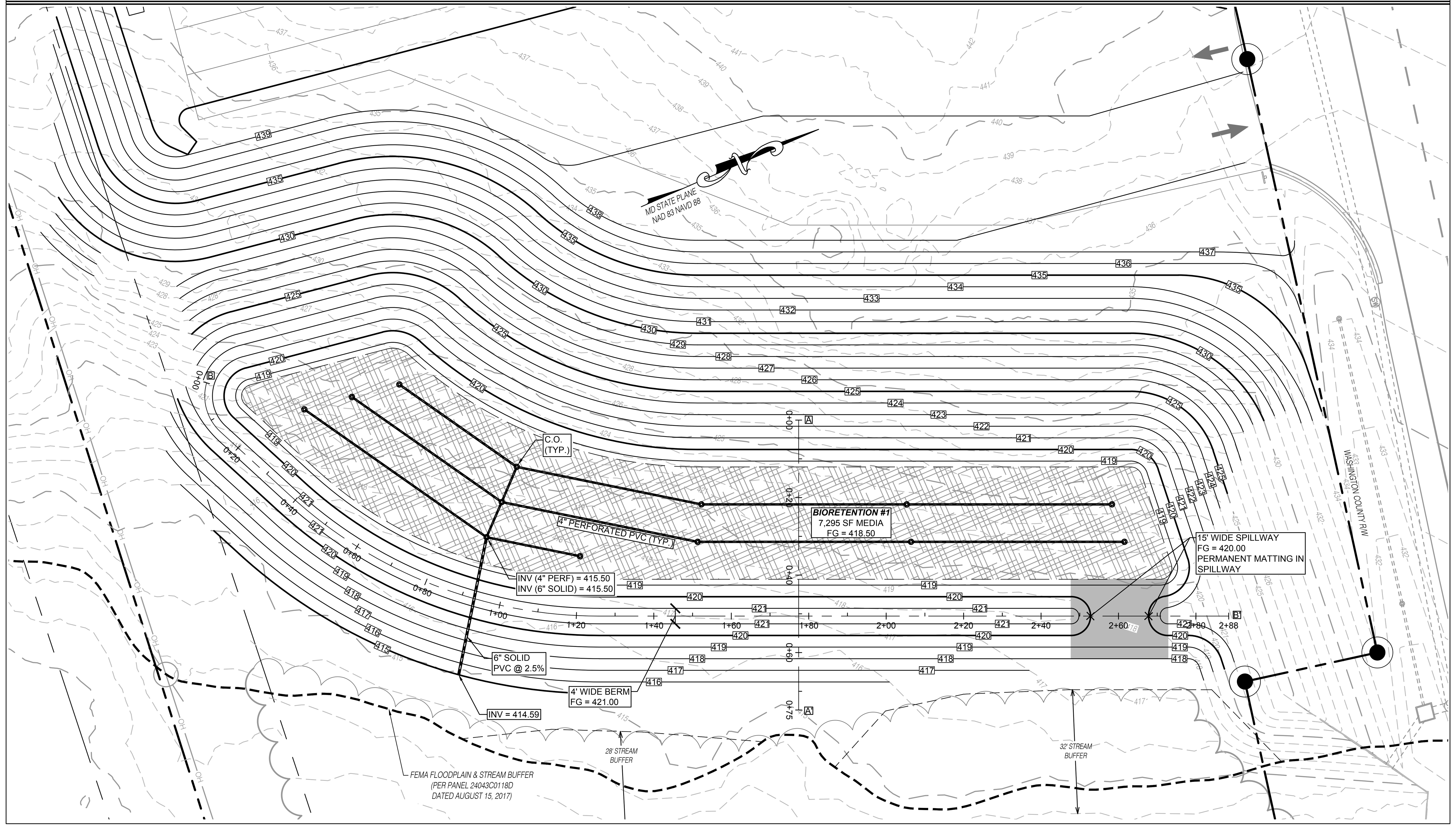
PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE
SWM PLAN, PROFILES & DETAILS - SGW #1

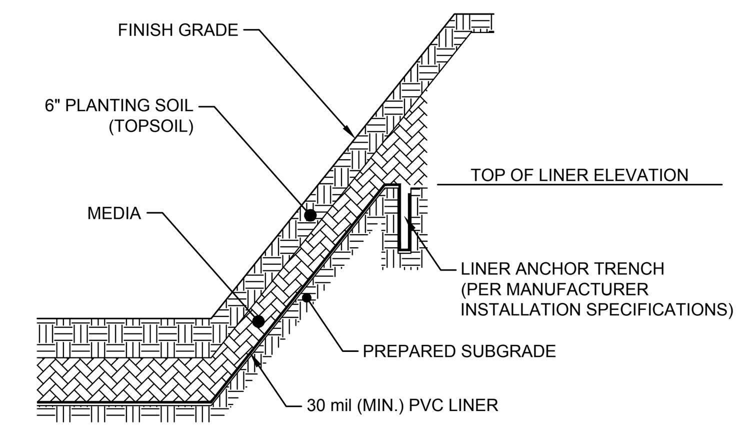
C-301
SHEET 08 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 08-10 - SWM PLAN PROFILES DETAILS NOTES.DWG 2026-10-06

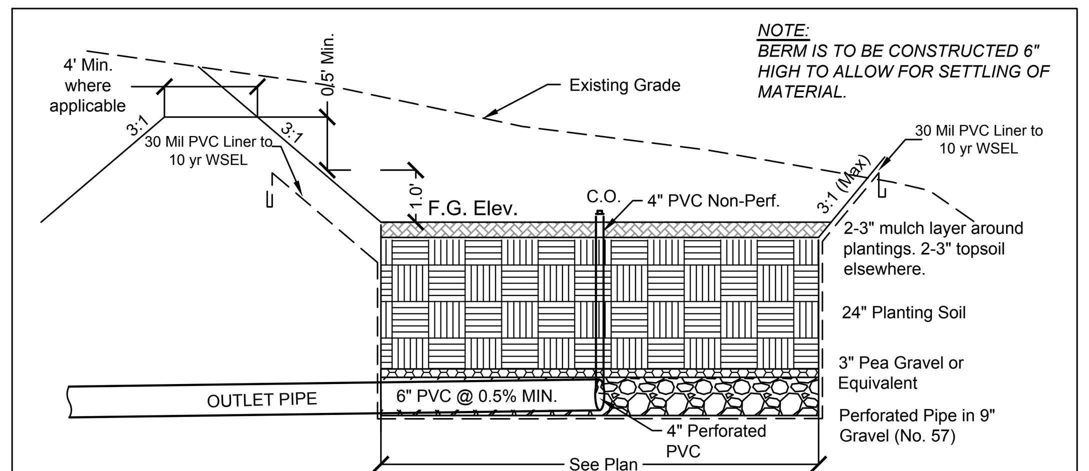
BIORETENTION #1
SCALE: 1" = 20'





1
C-302
LINER ANCHOR TRENCH
NOT TO SCALE

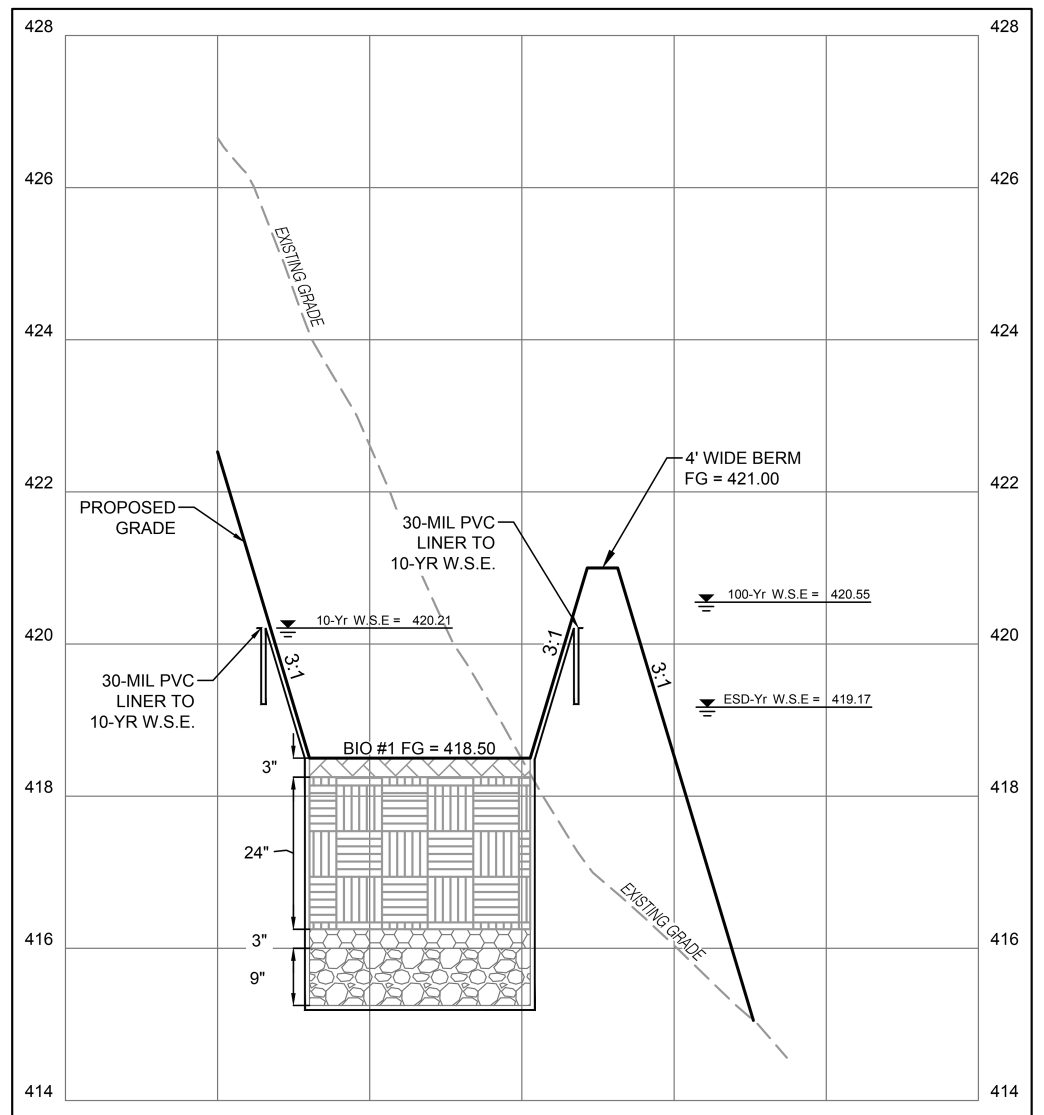
NOTE:
BERM IS TO BE CONSTRUCTED 6" HIGH TO ALLOW FOR SETTLING OF MATERIAL.



NOTE:
1. PER THE GEOTECHNICAL REPORT ALL SWM PONDS SHALL BE UNDERCUT A MINIMUM OF 6" AND BACKFILLED WITH SUITABLE FILL MATERIAL BENEATH THE PVC LINER.

2
C-302
BIORETENTION WITH LINER
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



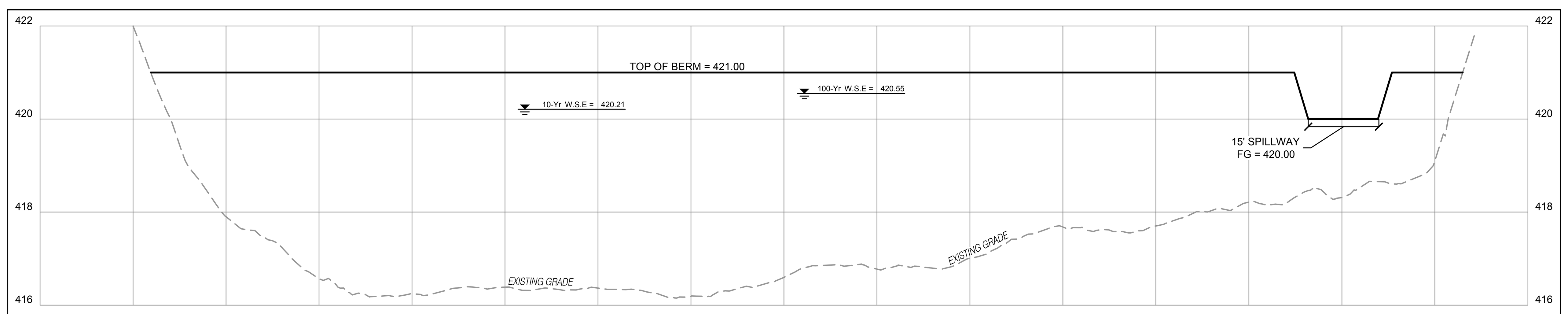
BIORETENTION #1
CROSS-SECTION (A-A')
SCALE - H:1"=20';V:1"=2'

PLAN VIEW HATCH LEGEND
- Grass Forebay
- Filter Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

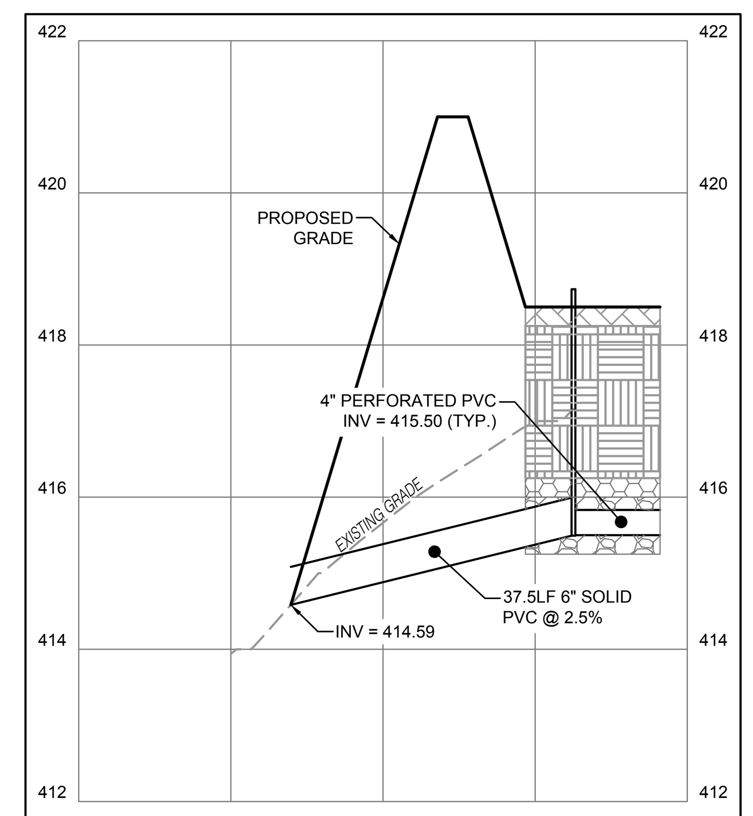
PROFILE HATCH LEGEND
- Topsoil
- Planting Media
- Pea Gravel
- #57 Stone
- Stone Weir

Bioretention Schedule

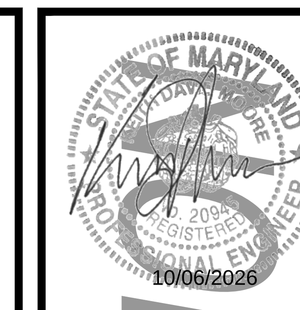
No.	Total Surface Area (SF)	Media Area (sf)	Ponding Depth (FT.)	Finish Grade Elev.	Bot. Stone Elev.	Bio Media	Top Berm	Berm Width	C.O.'s	Liner Required	10-Yr WSEL	100-Yr WSEL
Bio #1	7,295	7,295	1.5'	418.50	415.25	3.25'	421.00	4'	11	YES	420.21	420.55



BIORETENTION #1
BERM PROFILE (B-B')
SCALE - H:1"=20';V:1"=2'



BIORETENTION #1
UNDERDRAIN OUTLET PROFILE (C-C')
SCALE - H:1"=20';V:1"=2'



10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

DATE: | MARK: | DESCRIPTION:

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE
SWM PLAN, PROFILES, & DETAILS, BIO #1

C-302
SHEET 09 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 08-10 - SWM PLAN PROFILES DETAILS NOTES.DWG 2026-10-06

Specifications for Bioretention & Sand Filter

(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in bioretention areas are detailed in Table B.4.1

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 bioretention area 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:

- 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% to 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 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.

Compaction
It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoes to remove original soil. If bioretention areas area 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 compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention area 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 required 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 of 12 inches or greater. Do not use heavy equipment within the bioretention area. Heavy equipment may 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.

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

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. Root stock of the plant material shall be kept moist during transport and on-site storage. Planting pits shall follow LCA planting guidelines. 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 shall be tilled 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 is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains
Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (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 3" layer of pea gravel (⅛" to ⅜" 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".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

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

Bio-retention berms are to be constructed per the MD 378 small pond standards with respect to materials, placement, and compactions.

Pond MD-378
NRCS - MARYLAND JANUARY 2000
CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation
Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the em-bankment.
Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.
All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Earth Fill
Material - The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and cut off trench shall conform to Unified Soil Classification GC, SC, CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer. Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out. When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within ±2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

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 theviolation 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.

STORMWATER MANAGEMENT SEED MIX NOTES

SITE PREPARATION
Invasive species, particularly those that will adapt to wet conditions, should be removed or sprayed before they become incorporated into the site. Spot spray or hand pull problem weeds. Perennial weeds not addressed before establishment will be difficult to remove later.

SEEDING AND PLANTING METHODS
Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding. Broadcast seed evenly over each unit by hand seeding or hydroseeding. The use of native species can provide temporary vegetation to protect the soil in SWM facilities until permanent vegetation can become established. Straw mulch, or straw coconut mats are frequently used to control erosion and protect emerging seedlings from extreme temperatures and drying out. Mulch should be sparse in order to allow sunlight to reach the ground. Irrigating seeded areas is beneficial until seedlings become established.

FIRST GROWING SEASON MAINTENANCE
Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight, water and nutrients needed by slower growing, perennial natives. Mowing should not be done with a lawn mower as the mower height will be too low and native seedlings will be killed. Mowing should cease by mid-September.

SECOND AND SUBSEQUENT GROWING SEASON MAINTENANCE
Prior to new spring growth reaching a height of 2" trim any material standing from the previous year close to the ground (approximately 2"). This will allow the soil to warm more quickly which will stimulate emergence and growth of native seedlings.

SPECIAL CIRCUMSTANCES SECOND GROWING SEASON
If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease after mid-September.

Submerged Gravel Wetlands Maintenance Schedule

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. During the first year of operation, inspections shall be conducted after every major storm and poorly established areas revegetated.
3. Sediment accumulation in the pretreatment areas should be removed as necessary.
4. Signs of uneven flow distribution within the wetland may mean that the gravel or underdrain is clogged. The gravel and/or underdrain may need to be removed, cleaned, and replaced.
5. A dense stand of wetland vegetation should be maintained through the life of the facility with plantings replaced as needed.
6. Inlet and outlets to each submerged gravel wetland cell should be free from debris to prevent clogging.
7. Erosion at inflow points should be repaired. Flow splitters should be functional to prevent bypassing of the facility.

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		BIO #1
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.		

Operation and Maintenance Plan
Bioretention & Sand Filters

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 for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
Structural Components		
	Check for structural deterioration, spalling or cracking	Repair according to specifications on the approved plans

Field conditions may require a modification to the original approval in order to achieve 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).

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%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
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" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
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"-6" 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.
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 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 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	Sand substitution 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.
Compost	MSHA Standard Specifications for Construction and Materials, July 2008 920.02.05 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.

Notice of Required Stormwater Management Inspections
Submerged Gravel Wetland

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		SGW #1
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
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.	**Certifying Engineer**	
	Date	
	County Inspector	
	Date	
The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.		

Table B-4.1 Material Specifications for Submerged Gravel Wetland

Material	Specification	Size	Notes
Plantings	see planting list	n/a	plantings are site-specific
Planting Substrate [6" 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)		
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Gravely Treatment Media	Clean Washed uniformly graded material with a porosity of 40%	No. 57 or No. 6 Aggregate	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4"-6" 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.
Sand	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	Sand substitution 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.
Compost	MSHA Standard Specifications for Construction and Materials, July 2008 920.02.05 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.

Specifications for Submerged Gravel Wetland

(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in submerged gravel wetland areas are detailed in Table B.4.1

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 planting area 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..

Compaction
It is very important to minimize compaction of both the base of the planting area and the required backfill. When possible, use excavation hoes to remove original soil. If wetland areas area 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 compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the wetkabd area 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 wetland facility before backfilling the required 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 of 12 inches or greater. Do not use heavy equipment within the wetland area. Heavy equipment may be used around the perimeter of the basin to supply soils and sand. Grade wetland materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Installation

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. Root stock of the plant material shall be kept moist during transport and on-site storage. Planting pits shall follow LCA planting guidelines. 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 shall be tilled 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 submerged gravel wetland is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains
Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (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 3" layer of pea gravel (⅛" to ⅜" 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".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

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

Wetland berms are to be constructed per the MD 378 small pond standards with respect to materials, placement, and compactions.

NOT APPROVED FOR CONSTRUCTION

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 20945
10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6	
DWN BY KODY WARD	DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE	
EMAIL: DTrostle@fsa-inc.com	
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001	
SCALE NOT TO SCALE	

SHEET TITLE
SWM NOTES

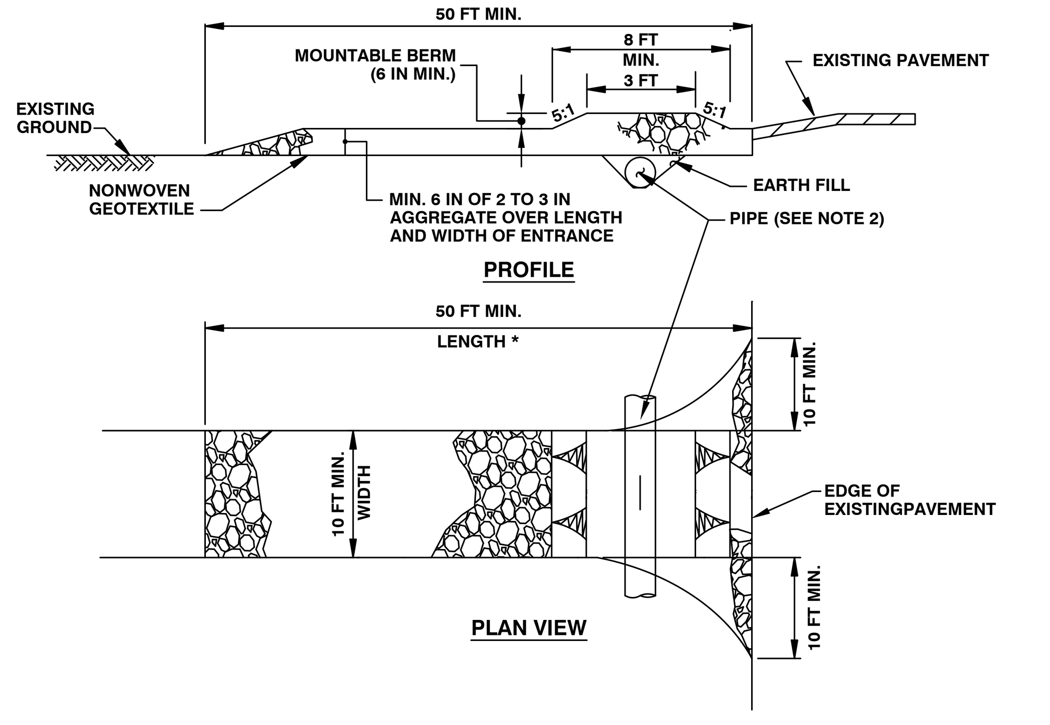
C-303
SHEET 10 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 08-10 - SWM PLAN PROFILES DETAILS NOTES.DWG 2026-10-06

1 / C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

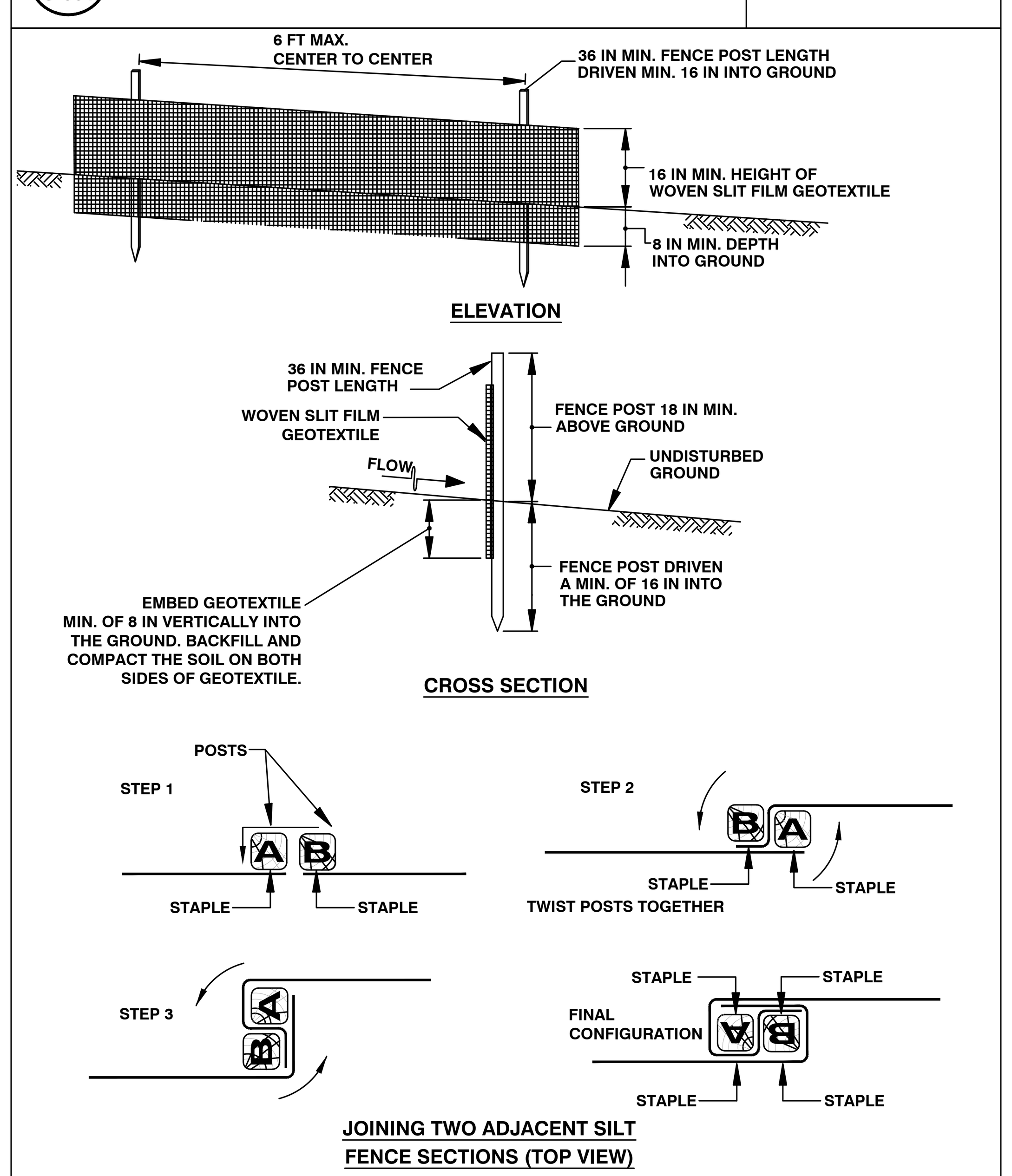
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING 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

2 / C-501 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

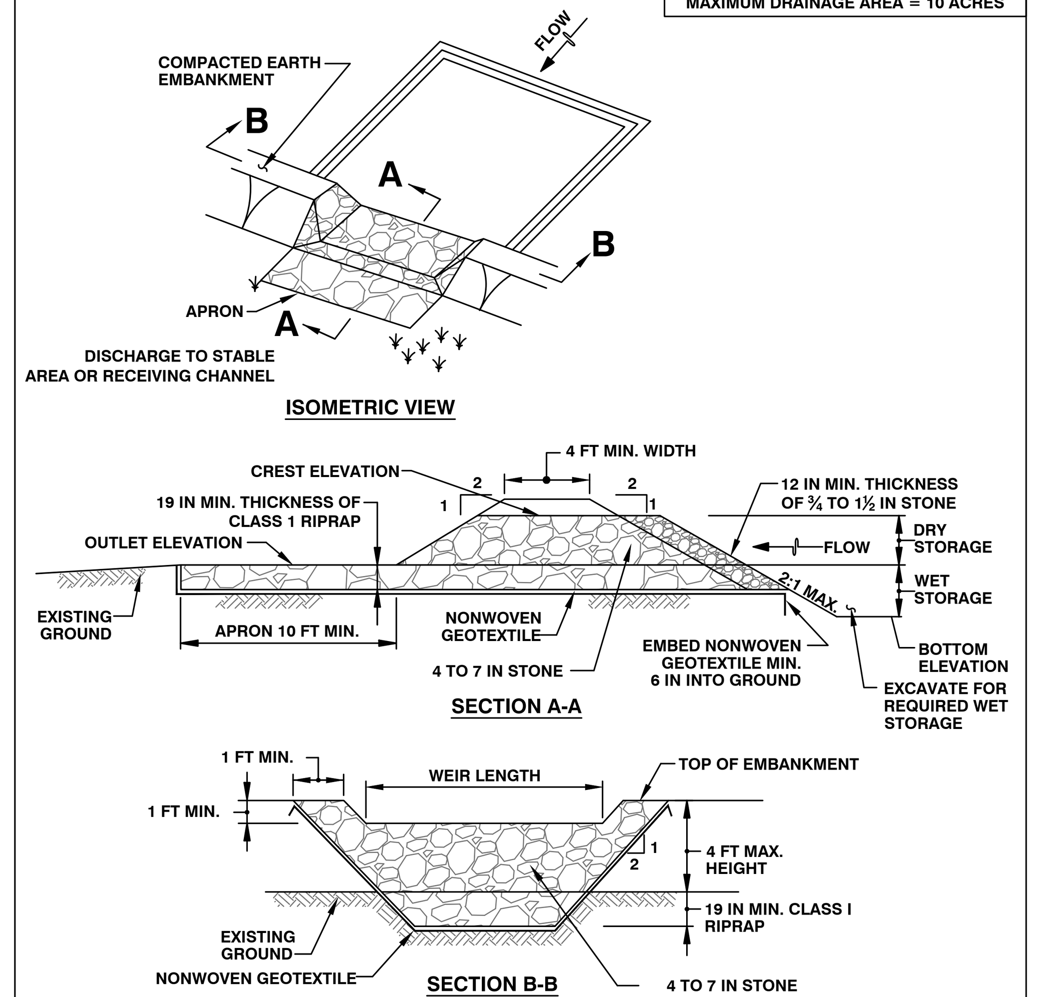
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 11-13 - CONSTRUCTION DETAILS & NOTES.DWG 2026-10-06

3 / C-501 DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST-II

MAXIMUM DRAINAGE AREA = 10 ACRES



CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
3. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
4. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WEIR CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
6. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR. USE CLASS I RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
8. PLACE 1 FOOT OF CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR.
9. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
10. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
11. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
12. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
13. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

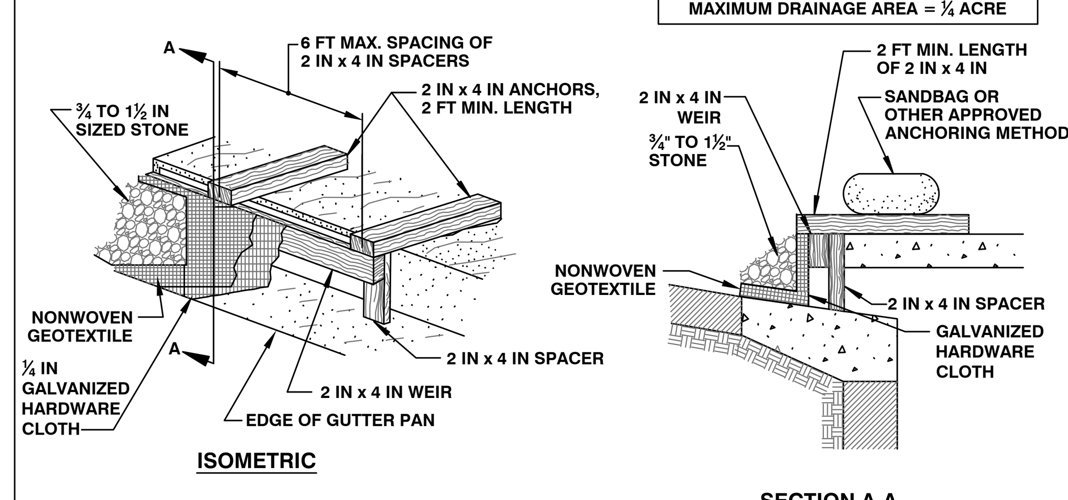
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

4 / C-501 DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



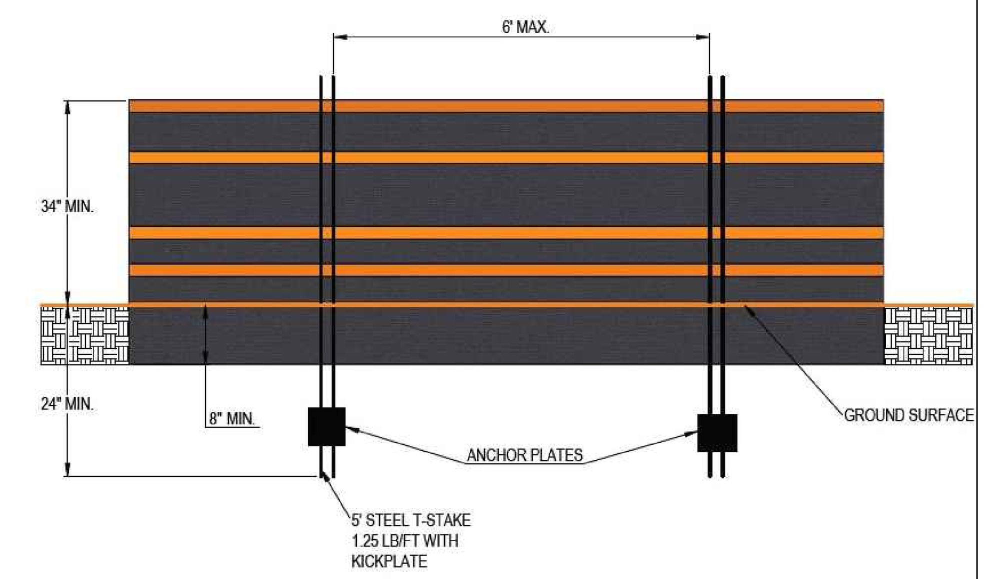
CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

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

5 / C-501 SMARTfence® 42 Detail:



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

SMARTFENCE 42" SEDIMENT & PERIMETER CONTROL
INSTALLATION INSTRUCTIONS

STEP 1: Excavate trench a maximum of 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 ft maximum.

STEP 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.

STEP 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.

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

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 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.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

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

STEP 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 as instructed in Step 4.

STEP 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 taut, then rotating 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 the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) 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 fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

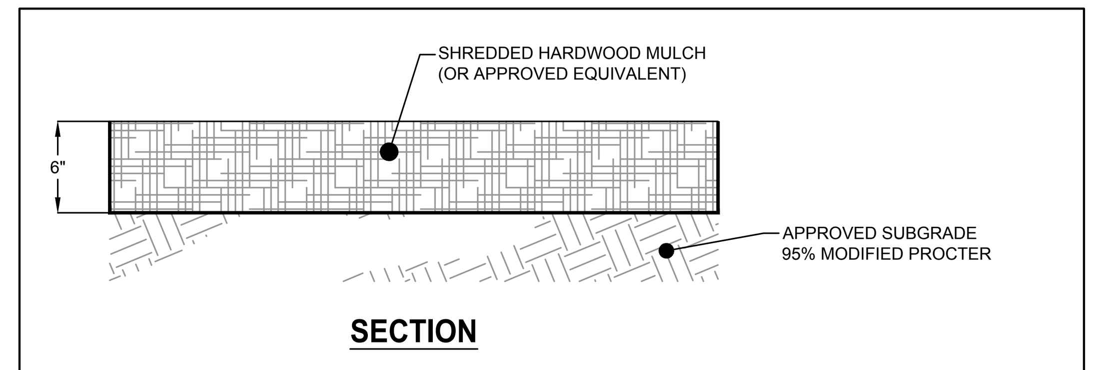
SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

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:

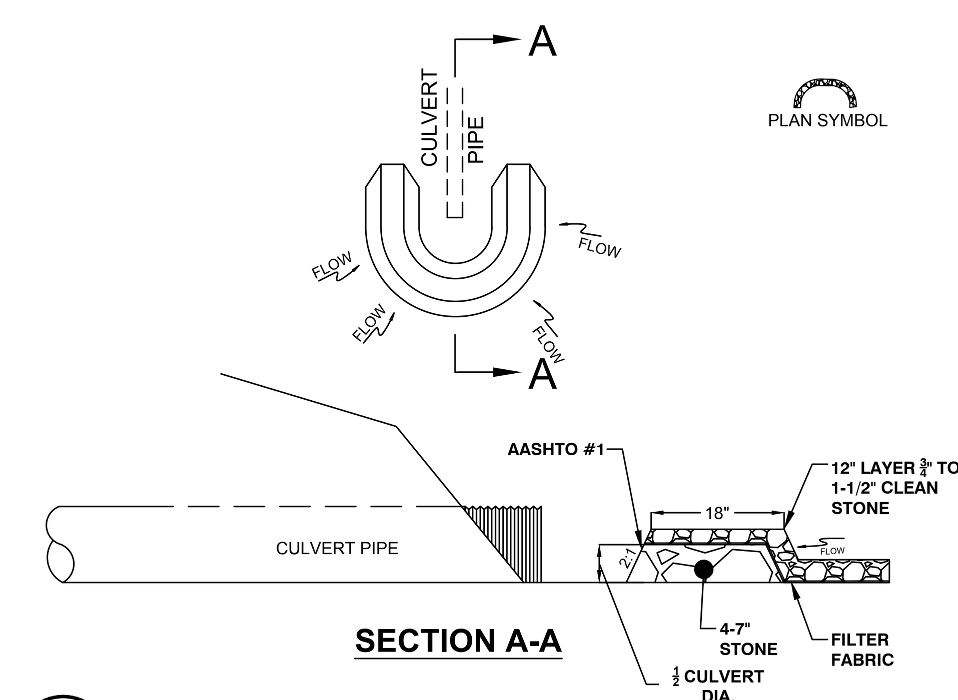
A. Maryland Department of the Environment, General Permit for Stormwater Associated with a Construction Activity, NPDES Permit Number MDRC, State Discharge Permit Number 20CP, or an Individual Permit.
B. The Maryland Department of the Environment (General/Individual Permit - Notice of Intent- NOI) application 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 site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

6 / C-501 HAUL ROAD



NOT TO SCALE

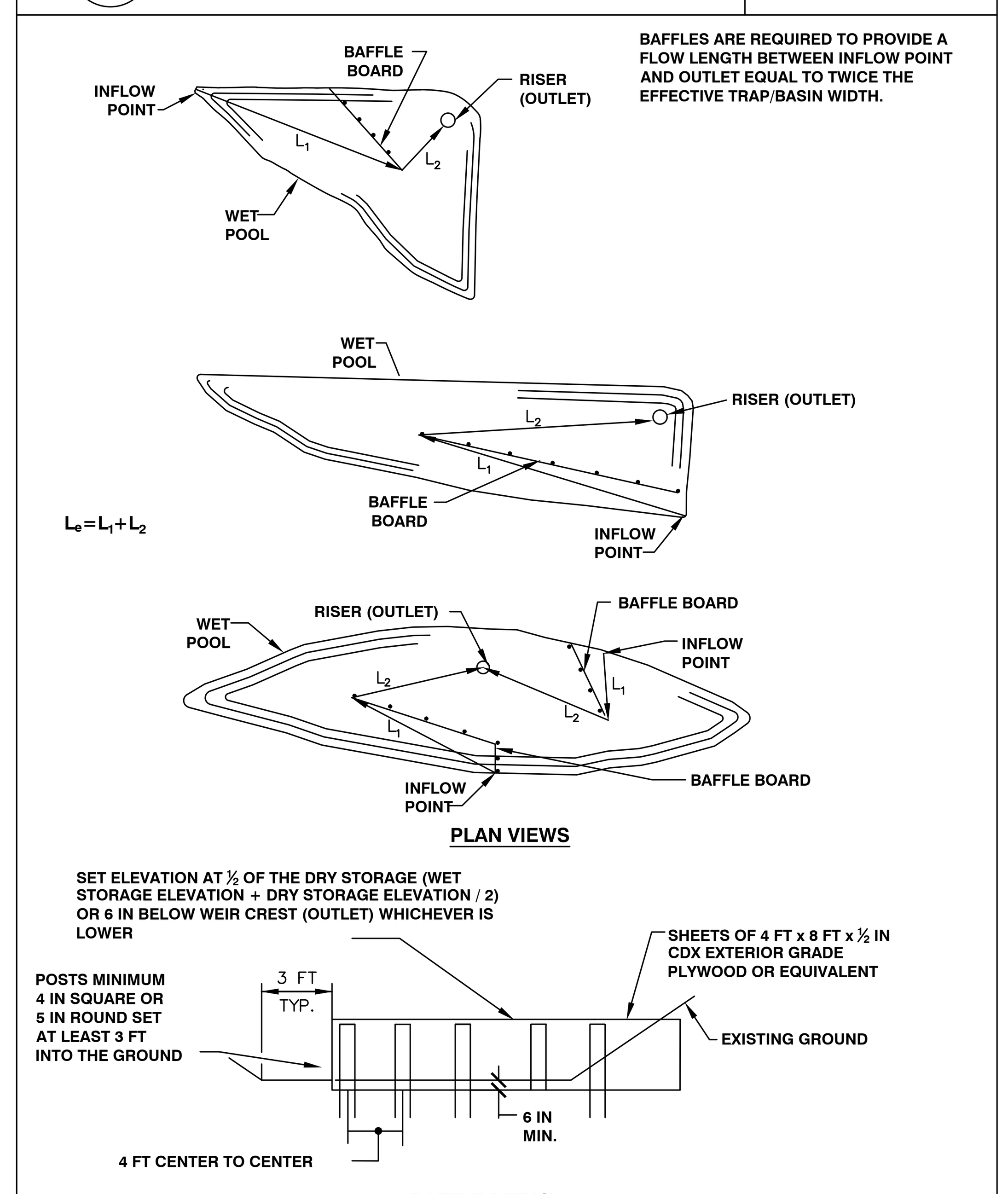
7 / C-501 FILTER DIKE



NOT TO SCALE

8 / C-501 DETAIL G-2-4 BAFFLE BOARDS

STANDARD SYMBOL: BB



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

STATE OF MARYLAND PROFESSIONAL ENGINEER NO. 20945 REGISTERED — 10/06/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 — fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
3	REVISED PER AGENCY COMMENTS	10.05.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-19-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE NOT TO SCALE
SHEET TITLE: CONSTRUCTION DETAILS & NOTES - ESC

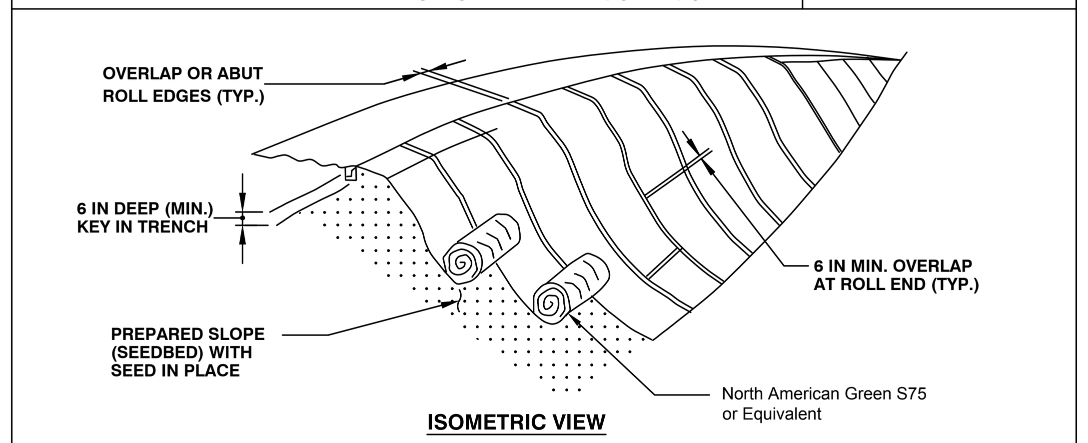
C-501
SHEET 11 OF 19

PSP-26-001

1 / C-502 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL

TSSMS – * lb/ft²
(* INCLUDE SHEAR STRESS)



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 SMOLDER 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 4 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, 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 & 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.

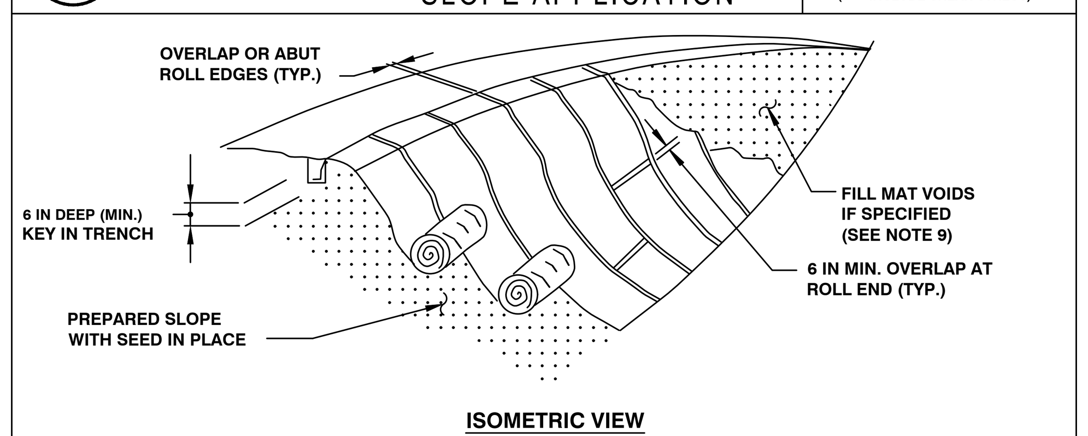
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2 / C-502 DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL

PSSMS - * lb/ft²
(* INCLUDE SHEAR STRESS)



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 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 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 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 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 MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 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 DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED 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 DOWNSLOPE 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

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6a & (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 6a: Mar 15-May 31/ Aug 1-Sept 30 (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

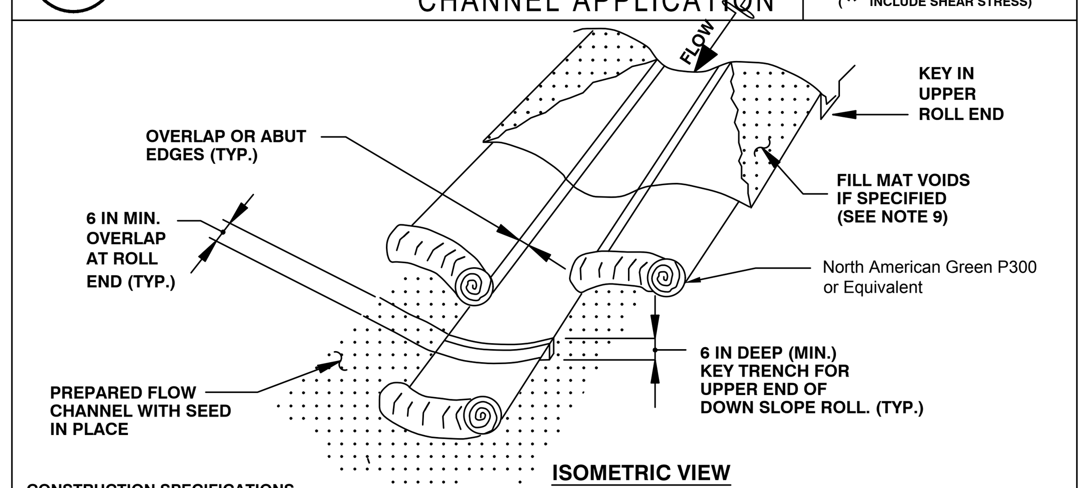
HARDINESS ZONE (FIGURE B.3): 6a & (6b); SEED MIXTURE (TABLE B.1)

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	FERTILIZER RATE (10-20-20) N	P205	K20	LIME RATE
6	Tall Fescue	40	Zone 6a: ~~Mar 15-May 31/Aug 1-Sept 30~~ (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						

3 / C-502 DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL

PSSMC - * lb/ft²
(* INCLUDE SHEAR STRESS)



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 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 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 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 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 MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 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 SEEDED 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

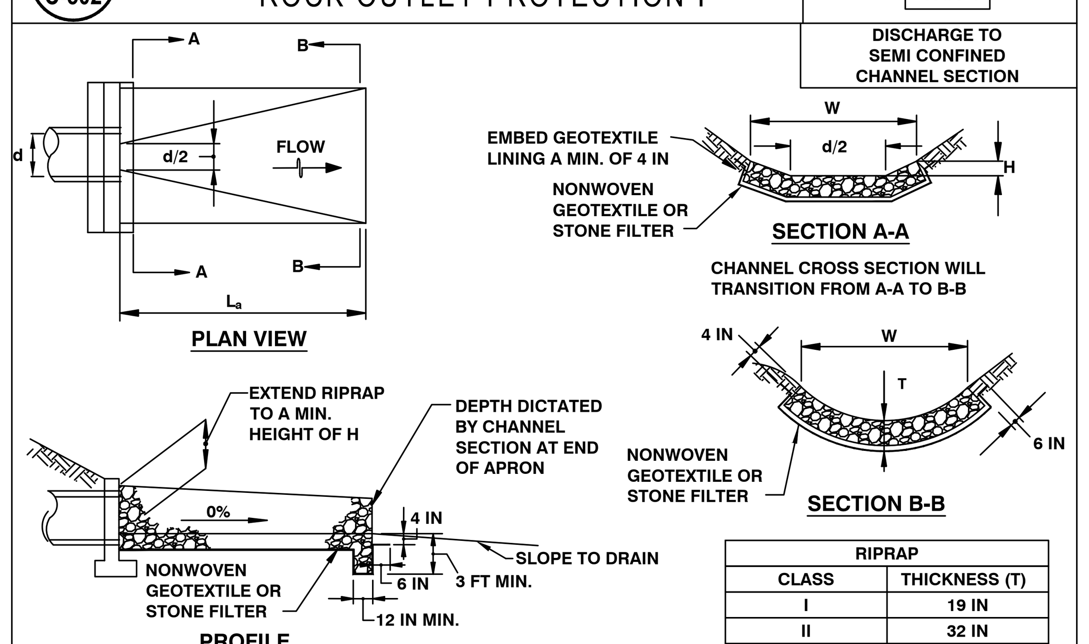
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

4 / C-502 DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL

ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

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 (⅜ TO 1½ INCH 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 THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE 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 HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE 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 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

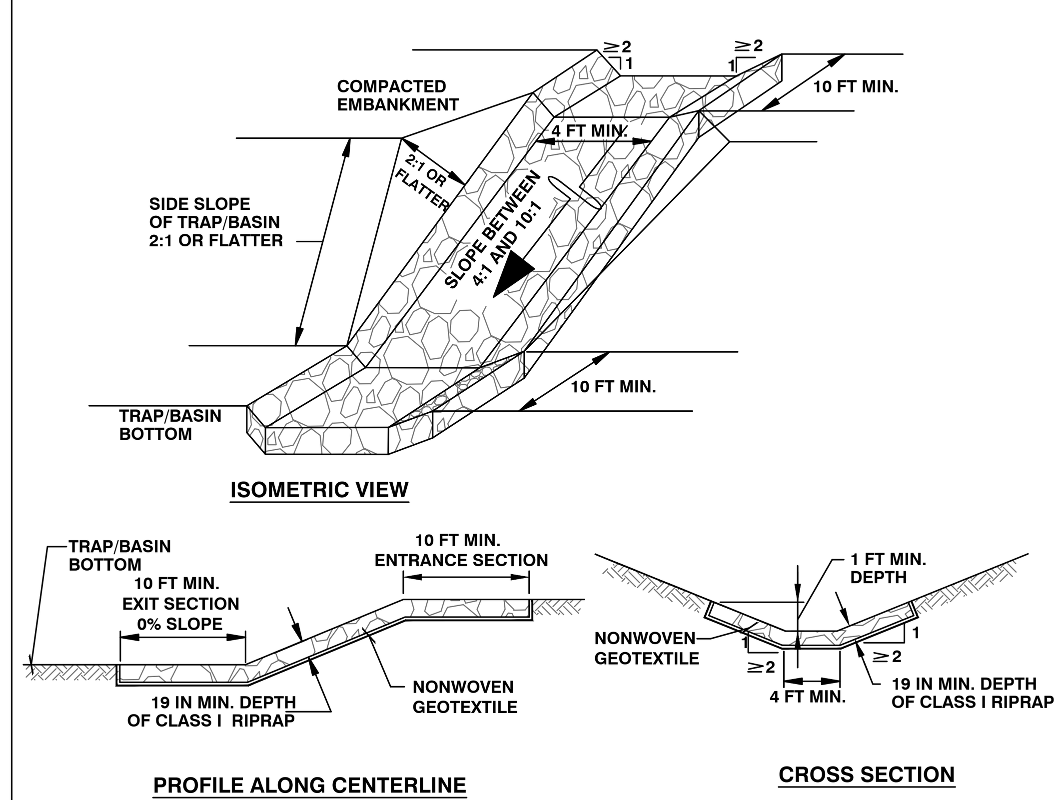
STANDARD UTILITY NOTES:

1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
4. In areas where the construction takes to place outside of the existing roadbed, Contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench 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.

5 / C-502 DETAIL D-3-1 RIPRAP INFLOW PROTECTION

STANDARD SYMBOL

RRP



CONSTRUCTION SPECIFICATIONS

1. PROVIDE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND ALONG SIDES OF ALL RIPRAP.
2. CONSTRUCT INFLOW CHANNEL WITH CLASS I RIPRAP OR EQUIVALENT RECYCLED CONCRETE LINING TO A MINIMUM DEPTH OF 19 INCHES (2 x D_{50}) AND A 1 FOOT DEEP FLOW CHANNEL. INFLOW RIPRAP PROTECTION CHANNEL MUST HAVE A TRAPEZOIDAL CROSS SECTION WITH 2:1 OR FLATTER SIDE SLOPES AND A 4 FOOT MINIMUM BOTTOM WIDTH.
3. INSTALL ENTRANCE AND EXIT SECTIONS AS SHOWN ON THE PROFILE.
4. BLEND RIPRAP INTO EXISTING GROUND.
5. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. KEEP POINTS OF INFLOW AND OUTFLOW FREE OF EROSION.

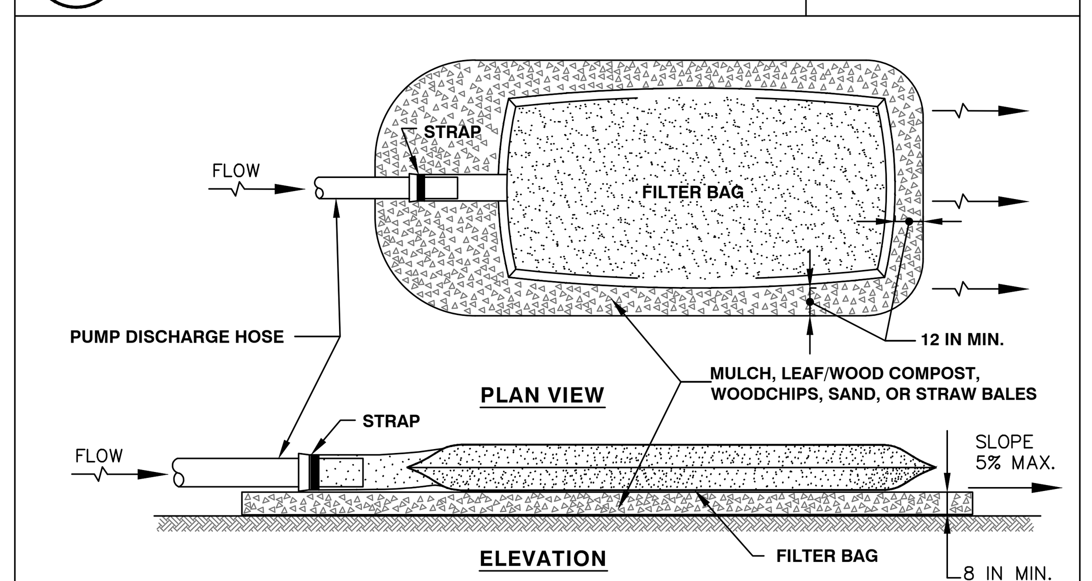
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

6 / C-502 DETAIL F-4 FILTER BAG

STANDARD SYMBOL

☒FB



CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D-4632
PUNCTURE	150 LB	ASTM D-4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D-4491
PERMITTIVITY (SEC^{-1})	1.2 SEC^{-1}	ASTM D-4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D-4355
APPARENT OPENING SIZE (AOS)	0.15-0.18 MM	ASTM D-4751
SEAM STRENGTH	90%	ASTM D-4632

6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

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

STATE OF MARYLAND — KEITH DAVID MOORE — No. 20945 — REGISTERED PROFESSIONAL ENGINEER
10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK: | DESCRIPTION: | DATE:

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND

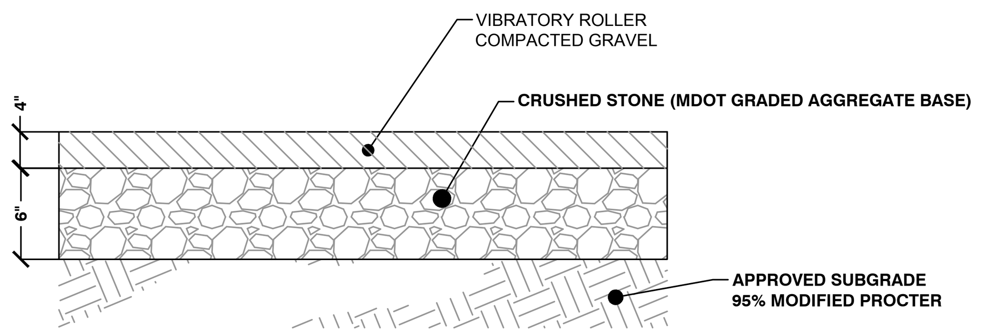
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-19-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE NOT TO SCALE
SHEET TITLE CONSTRUCTION DETAILS & NOTES - ESC

C-502
SHEET 12 OF 19

PSP-26-001

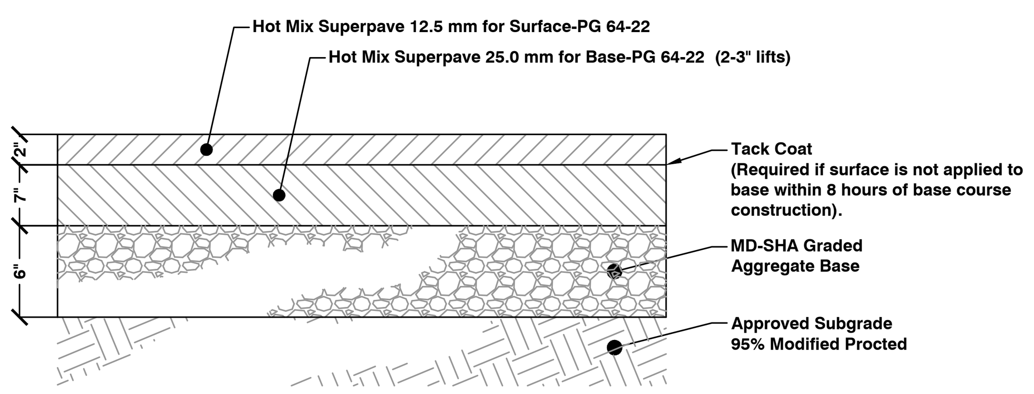
P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 11-13 - CONSTRUCTION DETAILS & NOTES.DWG 2026-10-06



SECTION

1 / C-503 Pavement - Gravel

NOT TO SCALE

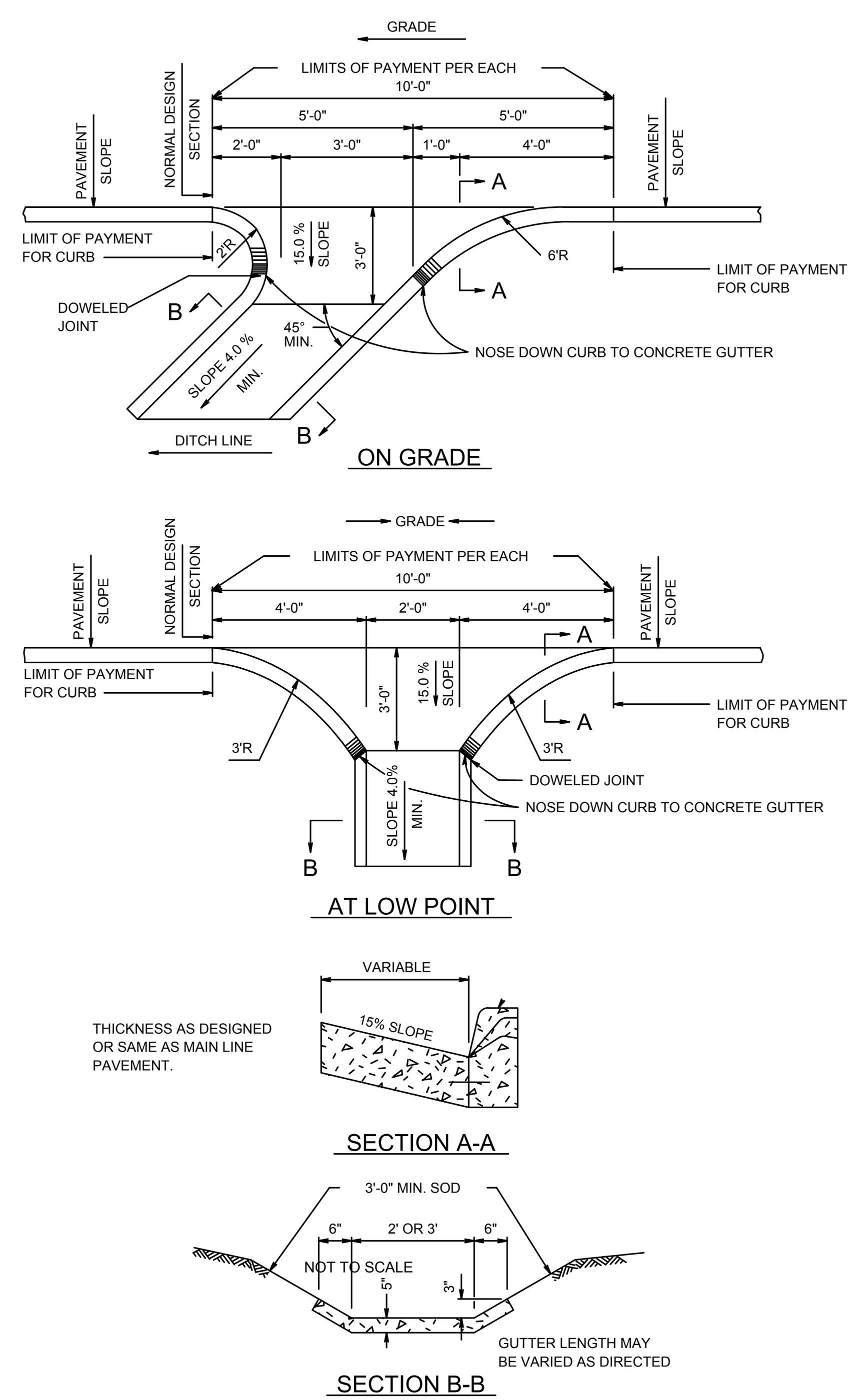


Section

Notes:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

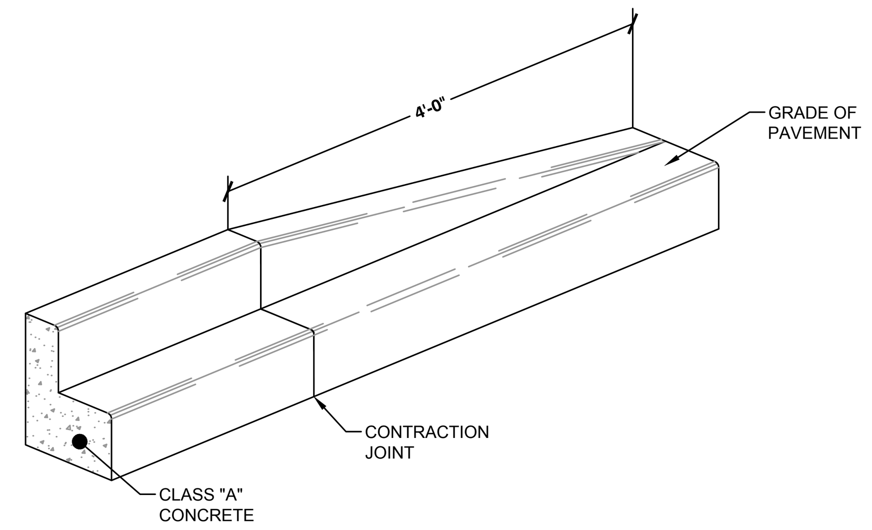
2 / C-503 Pavement - Truck

Not to Scale



3 / C-503 CURB - CONCRETE - OPENING

NOT TO SCALE



SECTION

NOTES:
1. Contractor to construct all concrete curb and gutter to specified requirements.
2. Place 20 (3/4" or 1/2") thick pre-molded expansion joint filler material at structures and at the end of the work day. Cut material to conform to the area adjacent to curb or to conform to cross sectional area of curb.

4 / C-503 CURB - END TREATMENT

NOT TO SCALE



SIGN SIZE	DIMENSIONS (INCHES)							
	A	B	C	D	E	F	G	H
STD	24	30	3/8	5/8	4	5D	3-1/2	1-1/2

5 / C-503

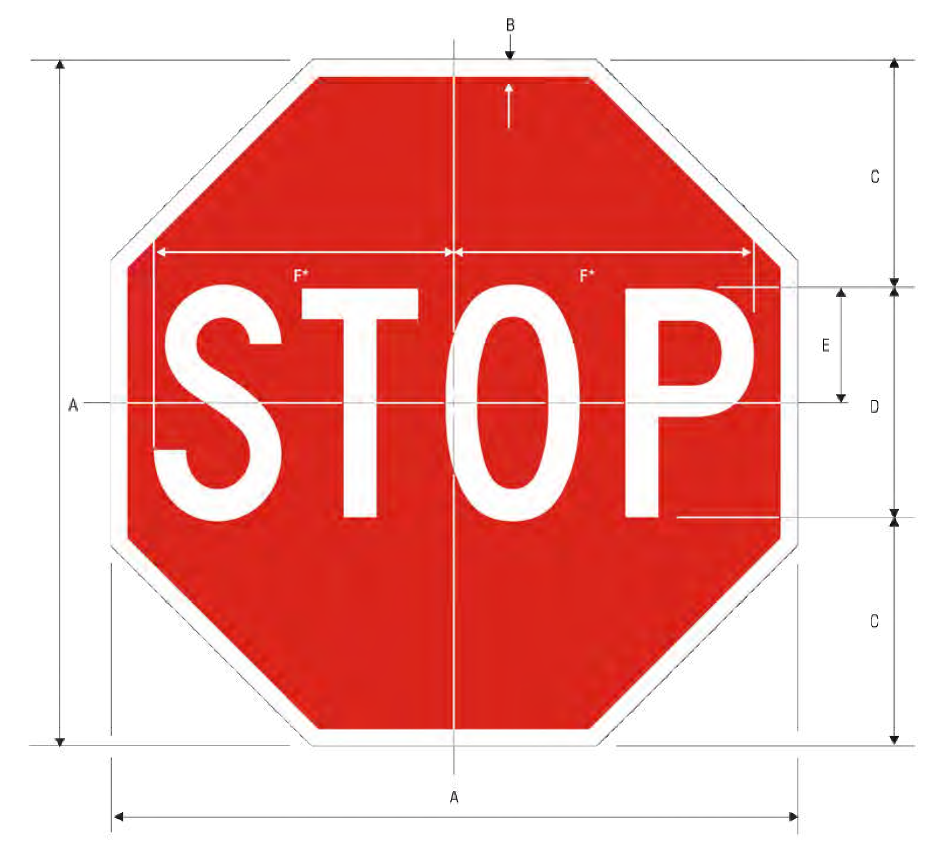
REFERENCES
MdMUTCD SECTION - 2B.20, 2B.21

COLORS
LEGEND - BLACK
BACKGROUND - WHITE

APPROVED Tom Hicks (signature on file)
DIRECTOR - OFFICE OF TRAFFIC AND SAFETY

SHA State Highway Administration	APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
	APPROVAL 03/02/2009	APPROVAL
	REVISED	REVISED
	REVISED	REVISED
	REVISED	REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
MARYLAND STANDARD HIGHWAY SIGNS
RIGHT TURN ONLY
SIGN NUMBER R3–5(1)



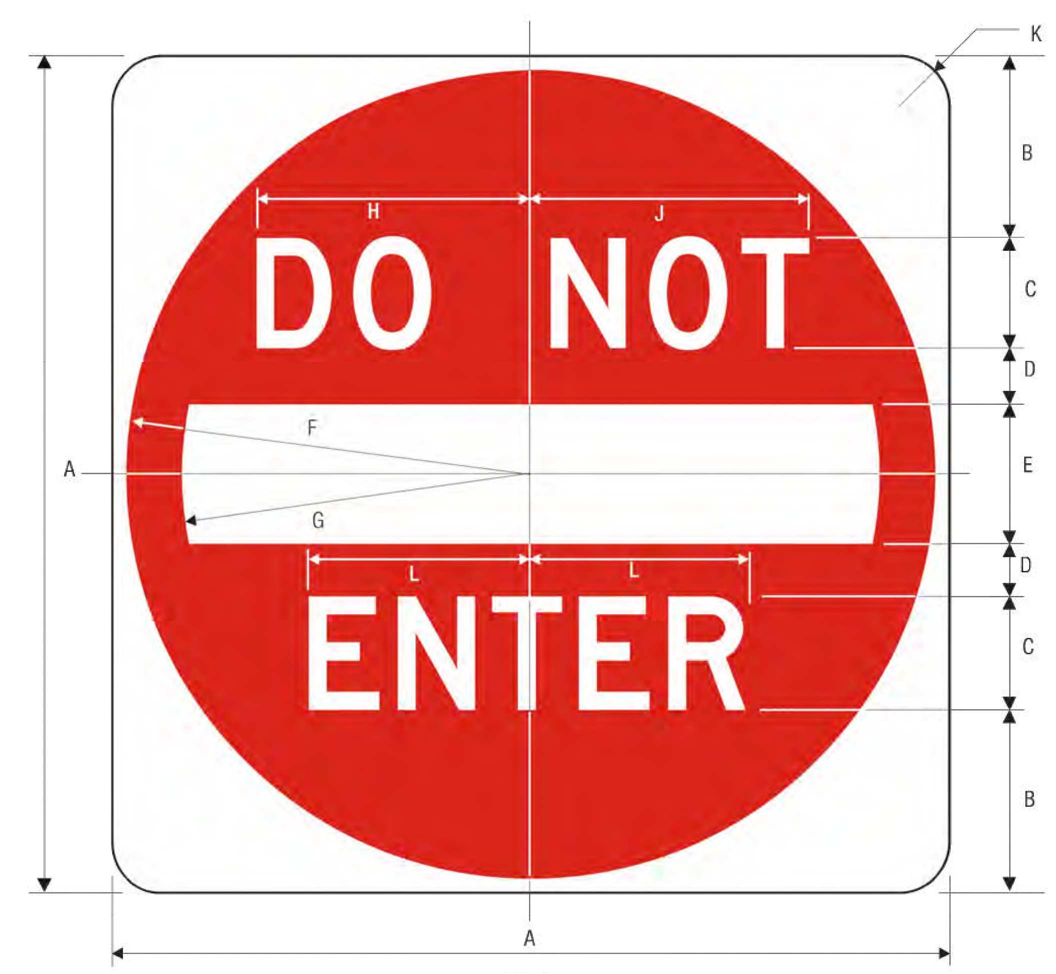
R1-1
STOP
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
c	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

SHA REFERENCES
MdMUTCD SECTION - 2B.04, 2B.05, 2B.06, 2B.07, 2B.10, 5B.02, 5F.04, 8B.03, 8B.08, 9B.03, 10C.02, 10C.04

COLORS: LEGEND — WHITE (RETROREFLECTIVE)
BACKGROUND — RED (RETROREFLECTIVE)

6 / C-503



R5-1
DO NOT ENTER

	A	B	C	D	E	F	G	H	J	K	L
c	30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
	36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
	48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

SHA REFERENCES
MdMUTCD SECTION - 2B.10, 2B.34, 2B.35, 5B.04, 10C.12, 2E.50

7 / C-503

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 11-13 - CONSTRUCTION DETAILS & NOTES.DWG 2026-10-06

NOT APPROVED FOR CONSTRUCTION

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

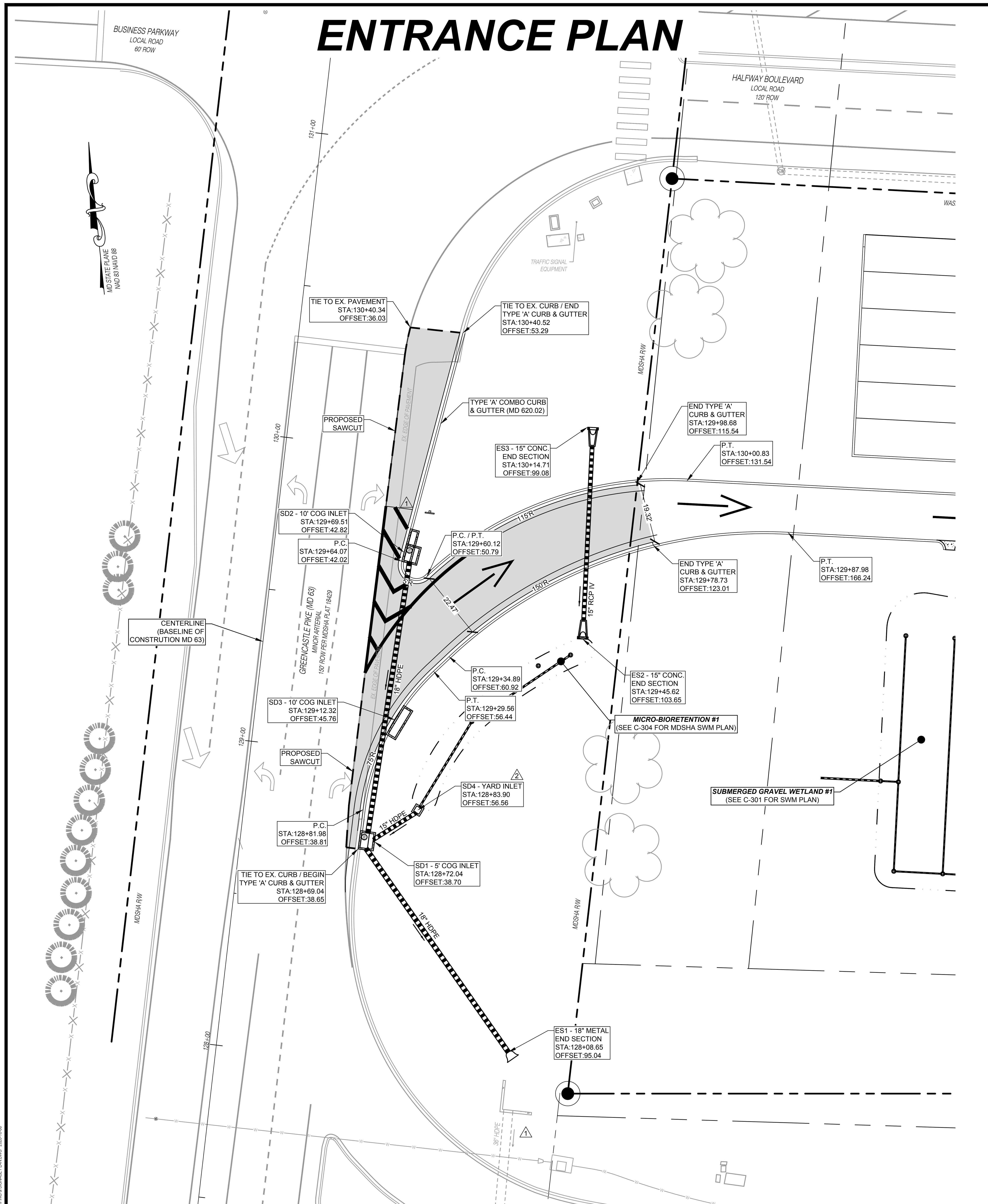
PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-19-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE NOT TO SCALE
SHEET TITLE

CONSTRUCTION DETAILS - SITE

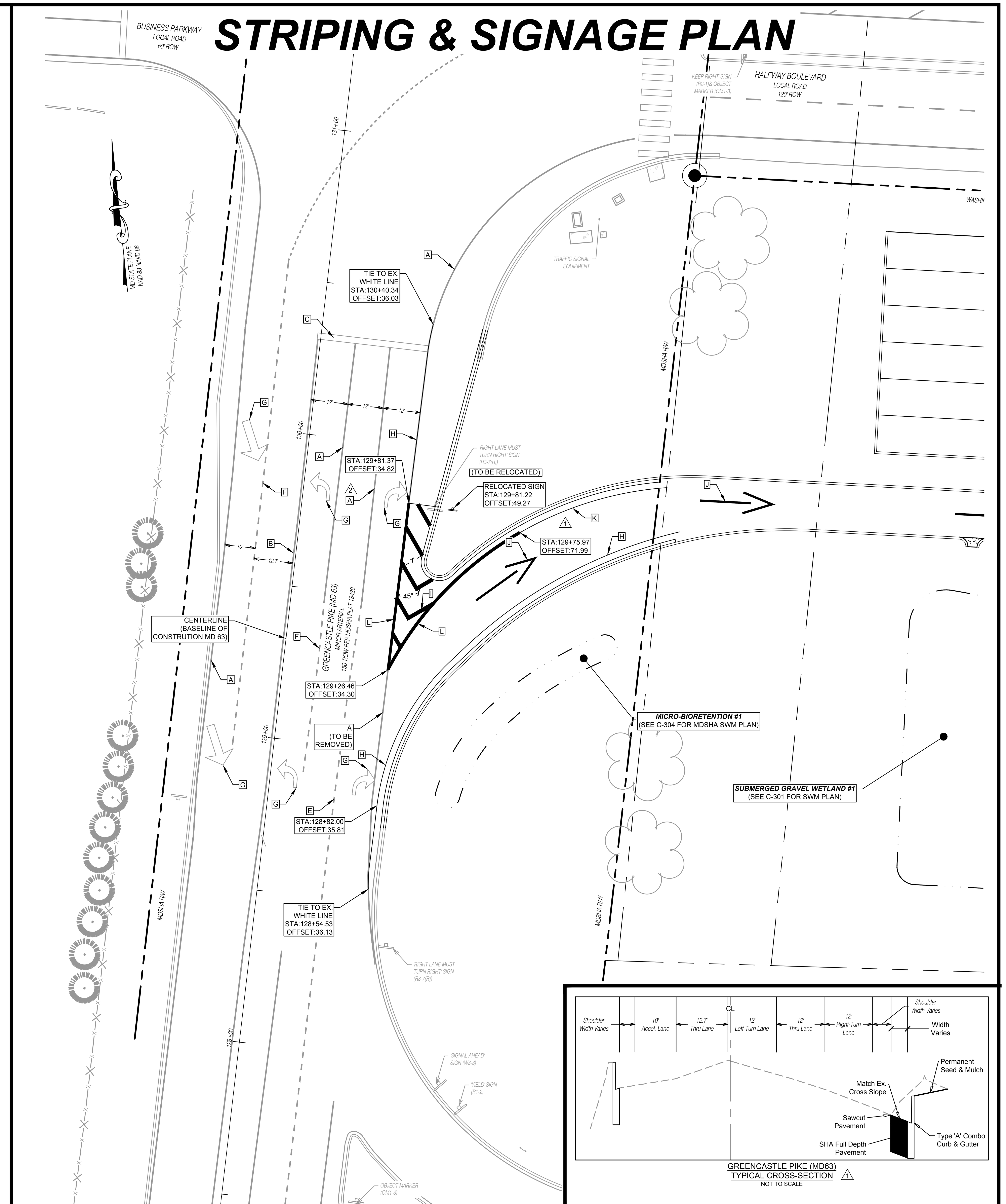
C-503
SHEET 13 OF 19

PSP-26-001

ENTRANCE PLAN



STRIPING & SIGNAGE PLAN



GREENCASTLE PIKE (MD63)
TYPICAL CROSS-SECTION △1
NOT TO SCALE

HATCH LEGEND

MD S.H.A. Pavement Section: △1
2" Superpave Asphalt Mix 12.5mm for Surface - PG 64S-22, Level 2
7" Superpave Asphalt Mix 19.0mm for Base - PG 64S-22, Level 2 (2-3.5" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

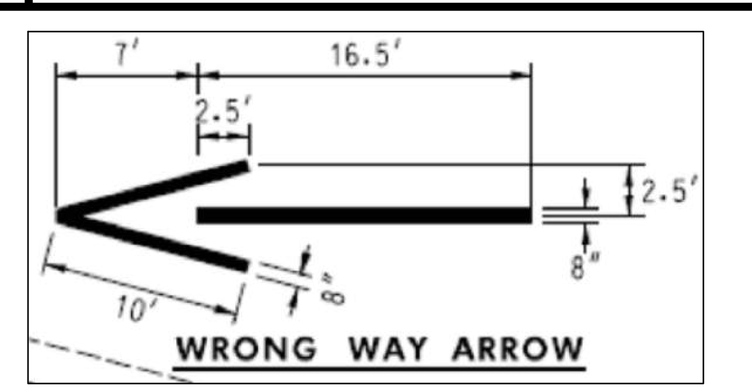
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

MDHSA STORM DRAIN STRUCTURE SCHEDULE △2

ID	RIM ELEV(FT)	INVERT-IN ELEV(FT)	INVERT-OUT ELEV(FT)	STATION	OFFSET	STRUCTURE ID	MDSHA STD. DETAIL REFERENCE
SD 1	446.20	441.70	441.50	128+72.04	38.70	5' Precast COG Inlet	MD 374.51
SD 2	447.55	N/A	442.75	129+69.51	42.82	10' Precast COG Inlet	MD 374.51
SD 3	446.58	N/A	N/A	129+12.32	45.76	10' COG Opening	MD 374.68
SD 4	444.25	N/A	N/A	129+83.90	38.70	Precast Yard Inlet	MD 381.02
ES 1	N/A	N/A	438.59	128+08.65	95.04	18" Metal End Section	MD 370.01
ES 2	N/A	N/A	443.75	129+45.62	103.65	15" Concrete End Section	MD 368.01
ES 3	N/A	444.07	N/A	130+14.71	99.08	15" Concrete End Section	MD 368.01

MDSHA STORM DRAIN PIPE SCHEDULE △2

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	SLOPE (%)	SIZE (IN.)	MATERIAL
SD 1	ES 1	81.3	0.50	18	HDPE
SD 2	SD 1	89.8	1.2	18	HDPE
SD 4	SD 1	16.6	0.50	15	HDPE
ES 3	ES 2	56.9	0.56	15	RCP IV



WRONG WAY ARROW

NOTE: SEE C-504 FOR MDSHA CONSTRUCTION & STRIPING / SIGNAGE NOTES.

General Notes:

1. Lane closures will only be permitted during the hours of 9am to 3pm MONDAY-FRIDAY or 9pm to 5am MONDAY-THURSDAY.
2. No weekend lane closures will be permitted.
3. During certain holidays, and the days before and after, SHA will restrict lane closure hours as determined by the SHA D6 Traffic Department. During these days, no lane closures will be allowed.
4. No long-term lane closures will be permitted. Any long-term closures, including shoulder closures, must be requested and approved through SHA D6 Traffic Department.
5. All shoulder drop-offs must be protected. Any drop-off not graded with safety slope per 104 standards must be protected by barrier wall. All drop-offs must be protected at the end of each shift.
6. Maintenance of traffic plans shall be submitted and approved by the SHA PE and SHA D6 traffic department.
7. All MOT must be per Maryland Standards for Highway and Incidental Structures 104 Standards.
8. All storm drains within SHA ROW must be an approved material per section 4.9.3 of the Highway Drainage Manual.

STRIPING LEGEND △1 △2

- A EXISTING 5" SOLD WHITE LINE
- B EXISTING 5" SOLID DOUBLE YELLOW LINE
- C EXISTING 24" WIDE SOLID WHITE STOP BAR
- D EXISTING 10" SOLID WHITE LINE
- E EXISTING 10" DASHED LINE
- F EXISTING 5" DASHED LINE
- G EXISTING WHITE DIRECTIONAL ARROW
- H PROPOSED 5" SOLID WHITE LINE - 40 MIL THERMOPLASTIC
- I PROPOSED 15" SOLID WHITE LINE - 40 MIL THERMOPLASTIC
- J PROPOSED WHITE WRONG WAY ARROW - 40 MIL THERMOPLASTIC
- K PROPOSED 5" SOLID YELLOW LINE - 40 MIL THERMOPLASTIC
- L PROPOSED 10" SOLID WHITE LINE - 40 MIL THERMOPLASTIC

STATE OF MARYLAND ... REGISTERED PROFESSIONAL ENGINEER
10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK	DESCRIPTION	DATE
△1	REVISED PER AGENCY COMMENTS	06.22.26
△2	REVISED PER AGENCY COMMENTS	09.25.26

NOT APPROVED FOR CONSTRUCTION

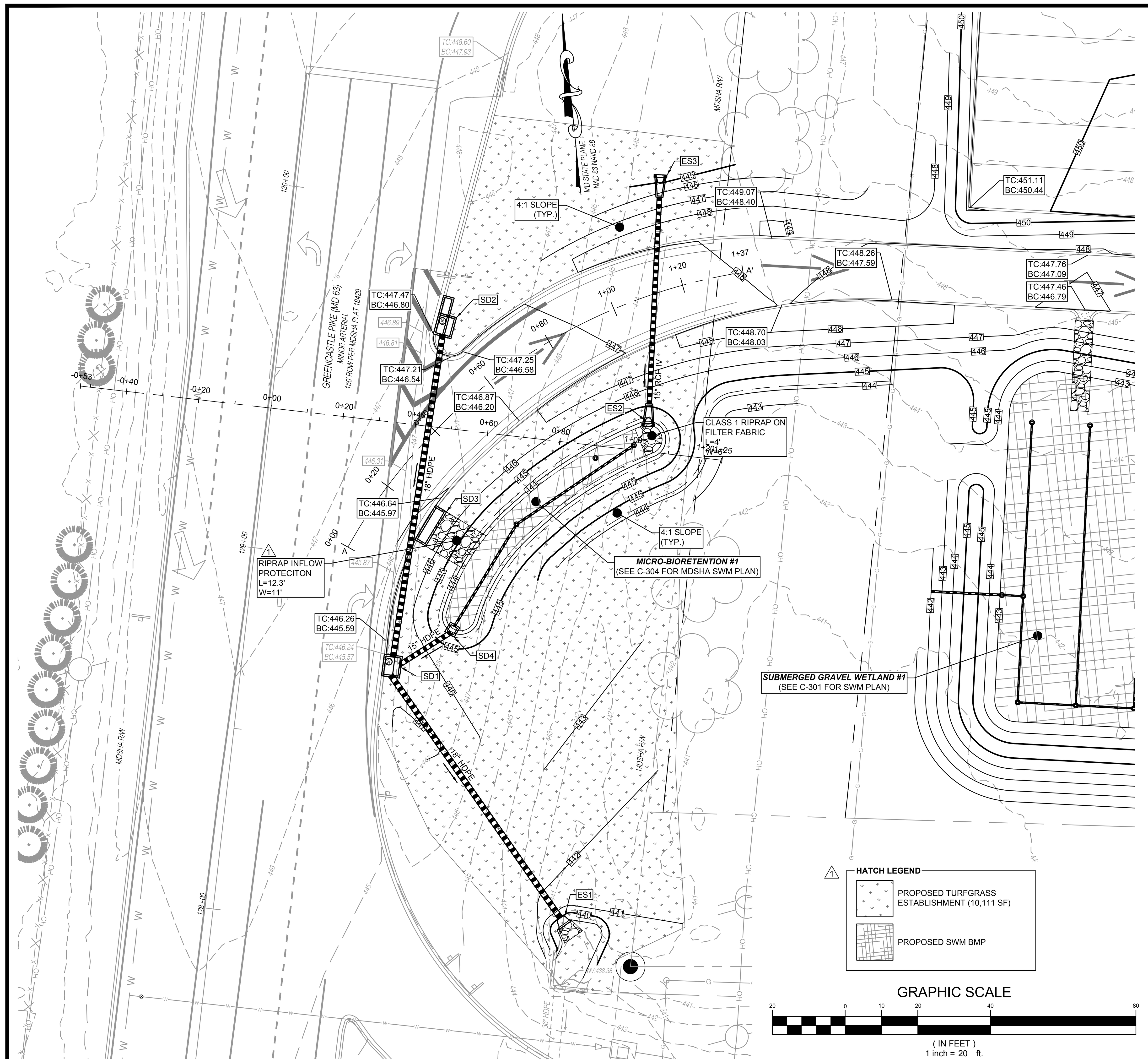
BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

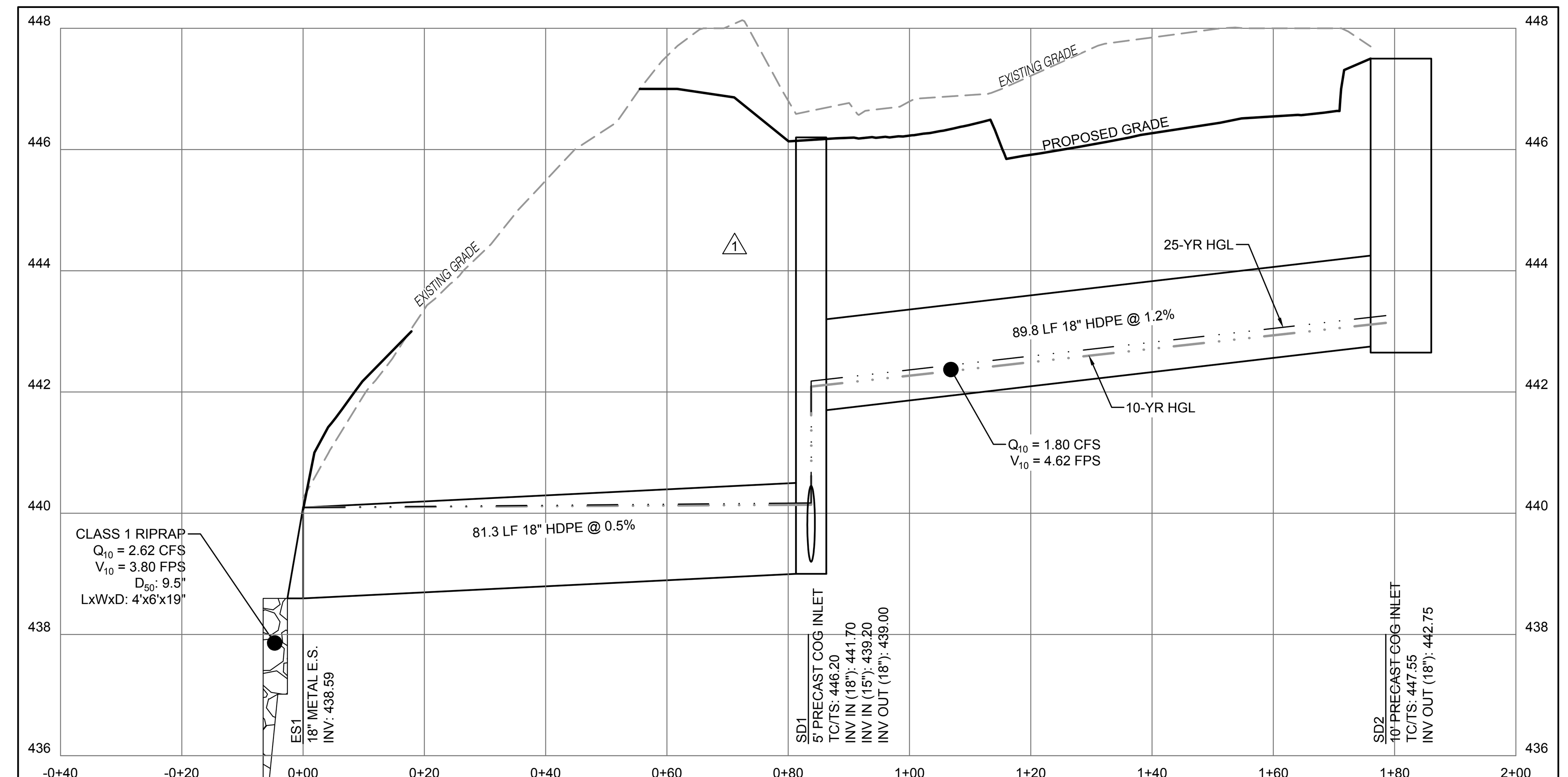
PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE 1" = 20'
SHEET TITLE
MDSHA ENTRANCE & STRIPING / SIGNAGE PLAN

C-106
SHEET 14 OF 19

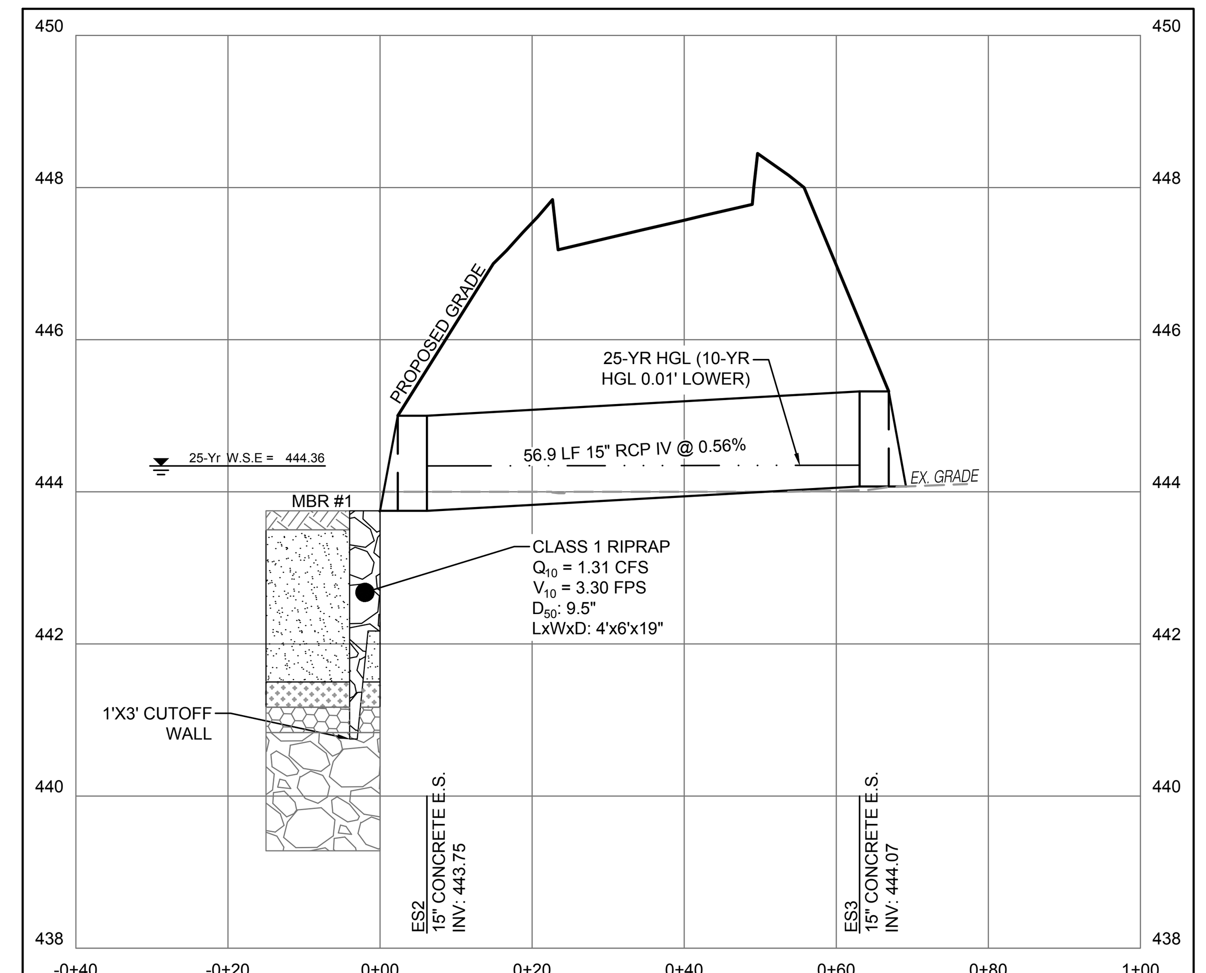
PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 14 - MDSHA ENTRANCE & STRIPING & SIGNAGE PLAN.DWG 2026-10-06

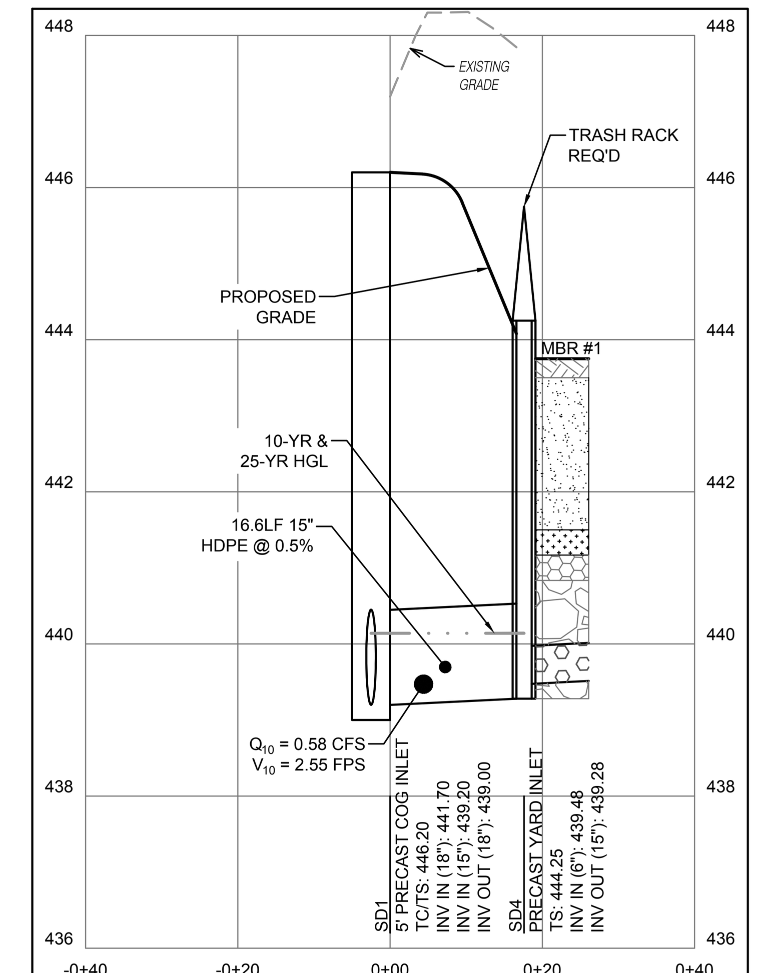




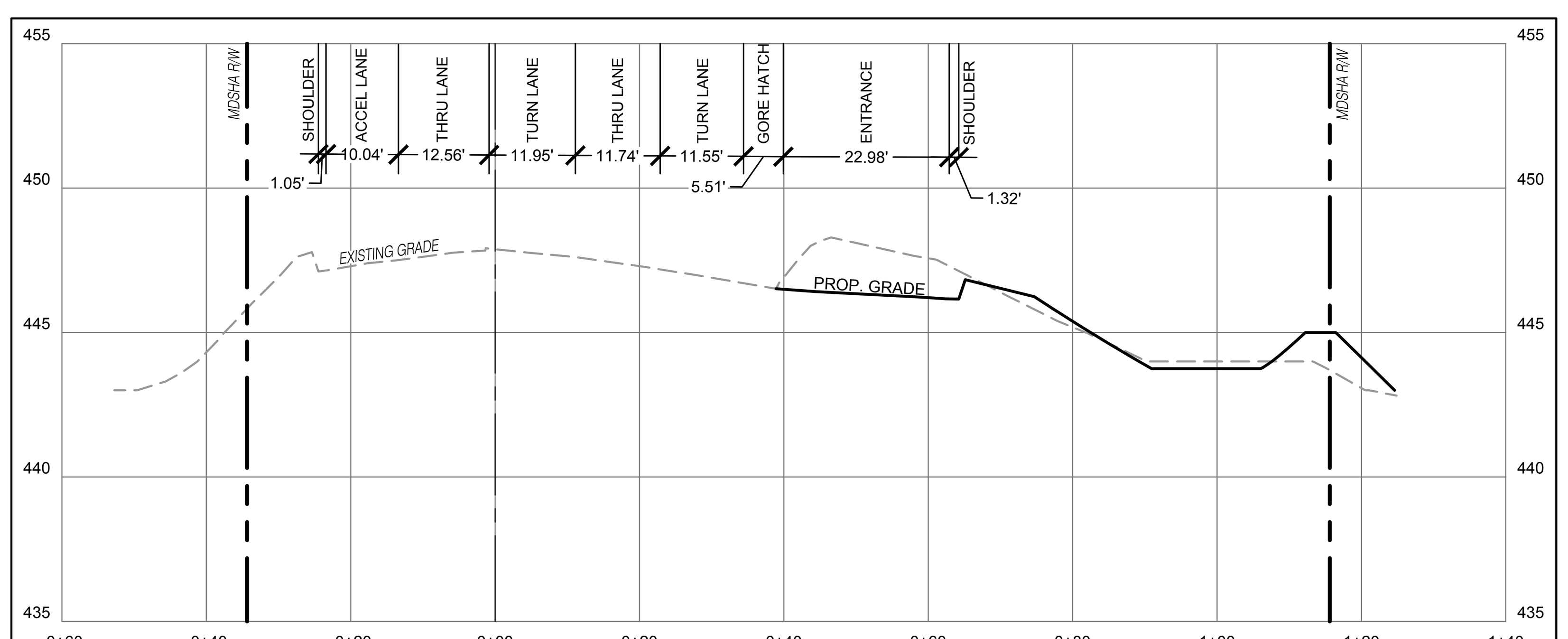
ES1 TO SD2
STORMDRAIN PROFILE 2
SCALE - H:1"=20';V:1"=2'



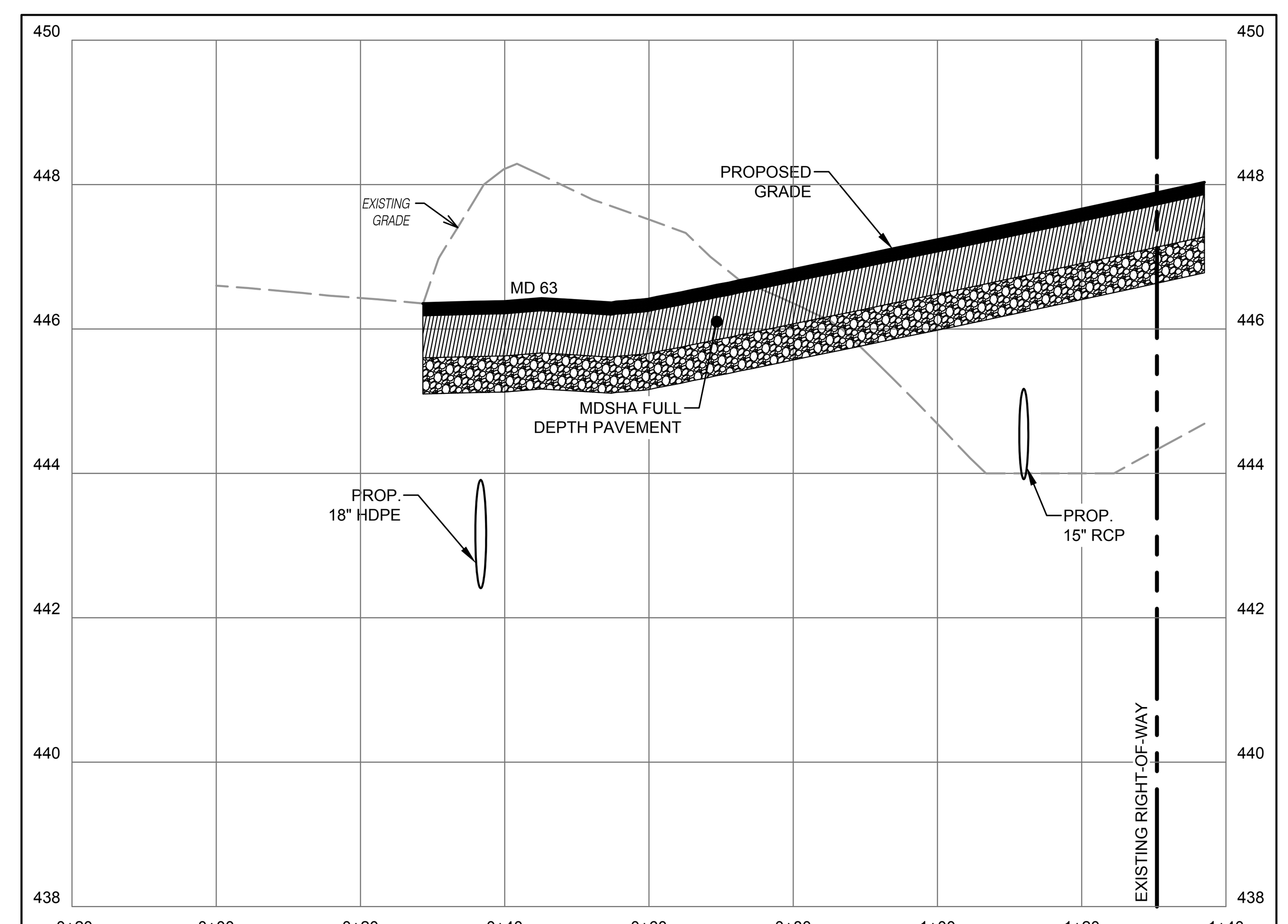
ES2 TO ES3
STORMDRAIN PROFILE
SCALE - H:1"=20';V:1"=2'



SD1 TO SD4
STORMDRAIN PROFILE 2
SCALE - H:1"=20';V:1"=2'



GREENCASTLE PIKE (MD 63) CROSS-SECTION
AT PROPOSED ENTRANCE (STA 129+38.68) (B-B') 2
SCALE - H: 1" = 20', V: 1" = 5'



GREENCASTLE PIKE
ENTRANCE PROFILE (A-A') 1
SCALE - H: 1" = 20', V: 1" = 2'

NOT APPROVED FOR CONSTRUCTION

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.22.26
2	REVISED PER AGENCY COMMENTS	09.25.26

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE

MDSHA GRADING PLAN & STORMDRAIN PROFILES

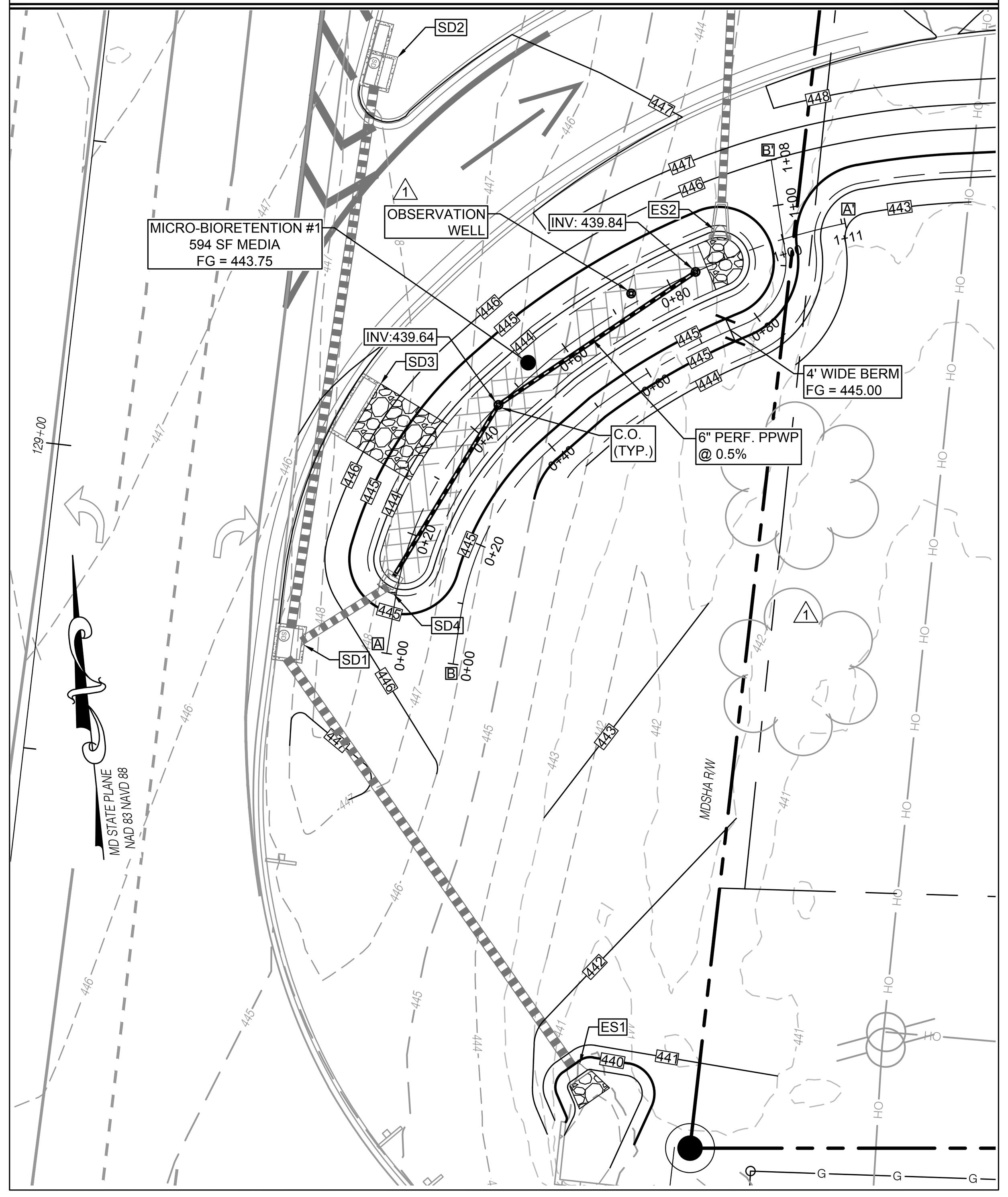
C-107
SHEET 15 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 15 - MDSHA GRADING PLAN & STORMDRAIN PROFILES.DWG 2026-10-06

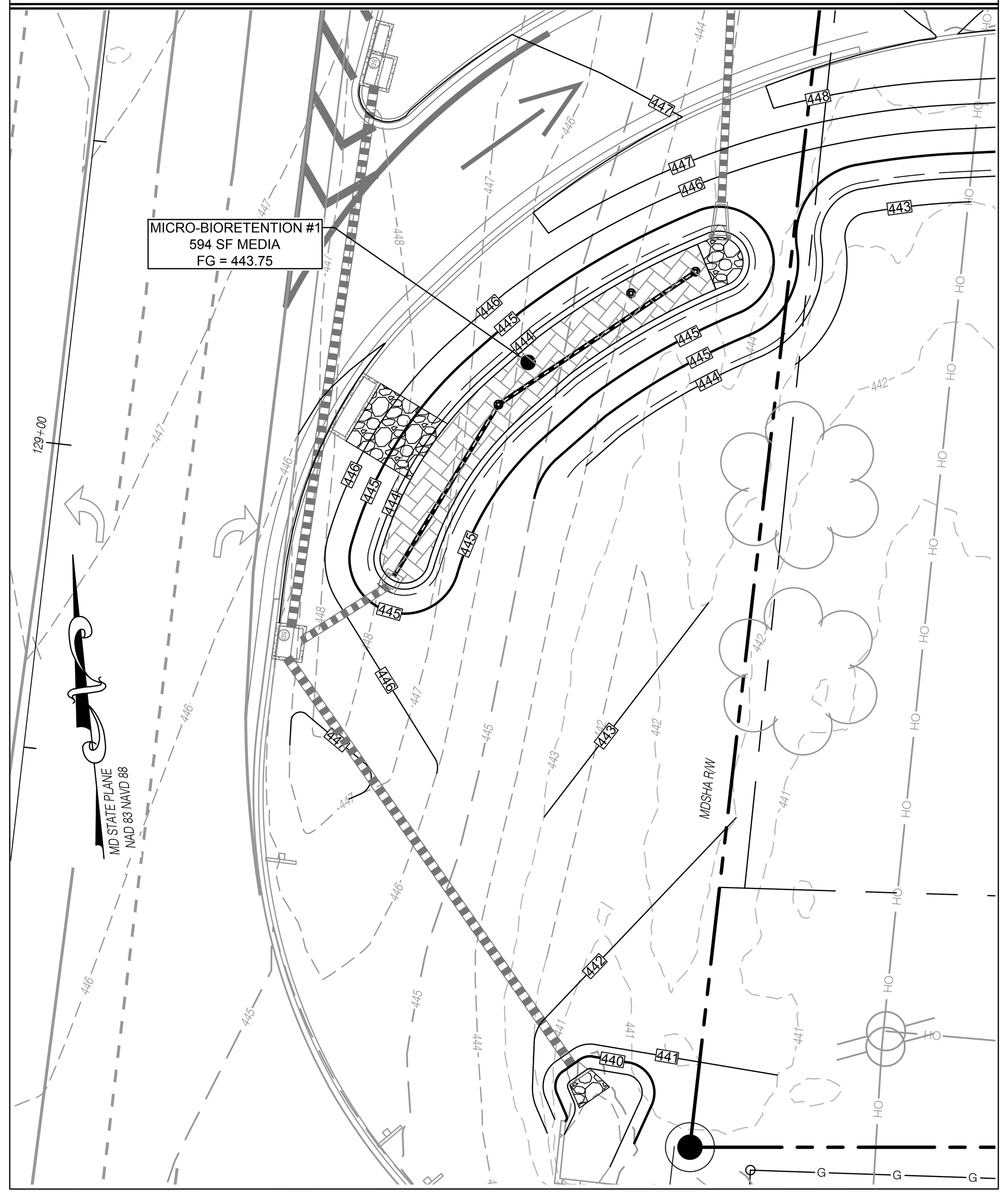
MICRO-BIORETENTION #1 - SWM PLAN *MDSHA BMP: XXXXXX*

SCALE: 1" = 20'



MICRO-BIORETENTION #1 - LANDSCAPE PLAN *MDSHA BMP: XXXXXX*

SCALE: 1" = 20'

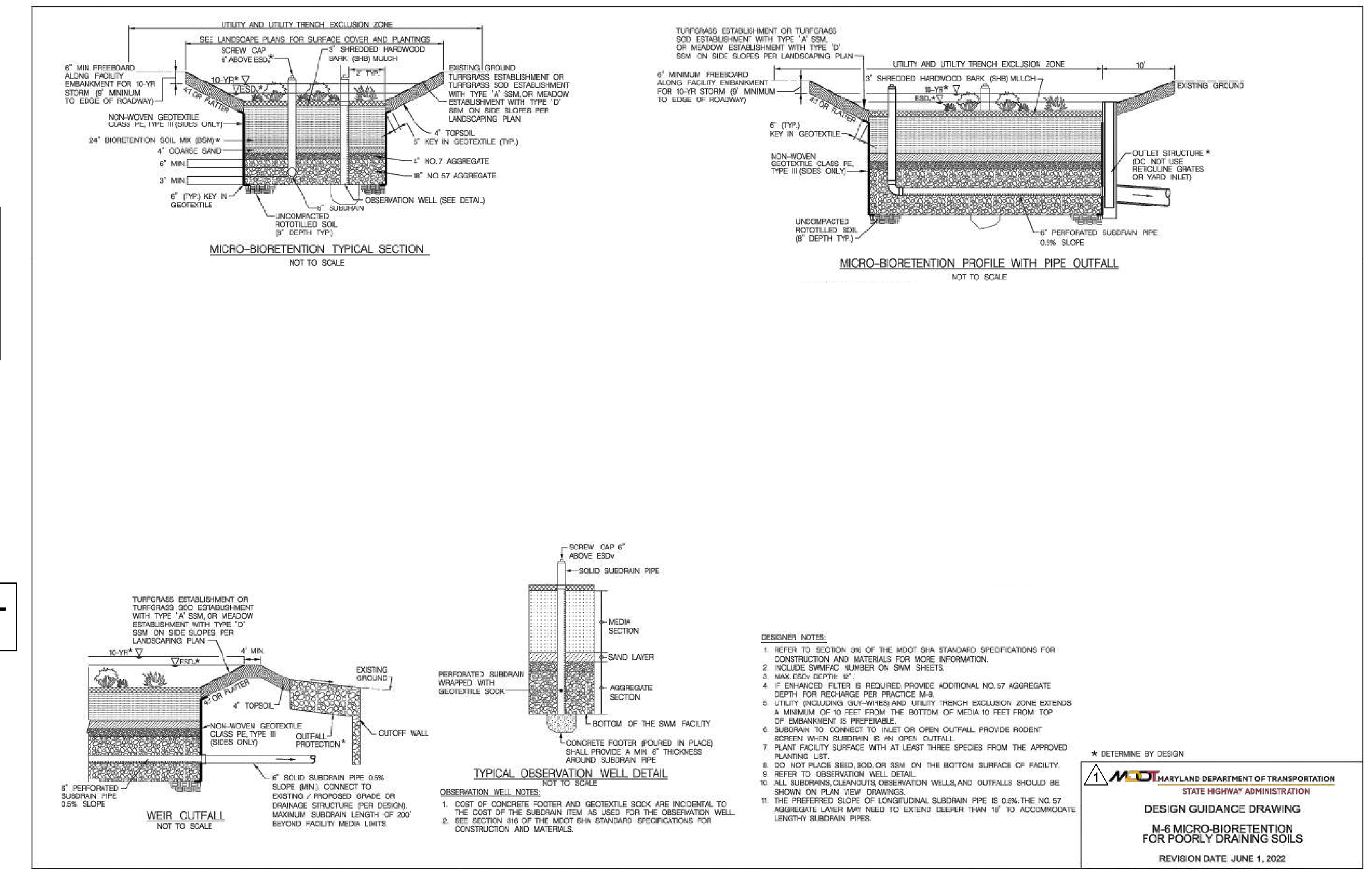


MICRO-BIORETENTION #1 SWM FACILITY INFORMATION
MDSHA TREATED PAVED AREA: 0.11 AC.
TOTAL DRAINAGE TO FACILITY: 0.50 AC.

NOTE: NO HEAVY EQUIPMENT SHALL BE PERMITTED IN THE CONSTRUCTED SWM BMP'S DURING AND AFTER THEY HAVE BEEN INSTALLED. THESE AREAS CANNOT BE COMPACTED BY HEAVY EQUIPMENT ONCE THE LINER IS INSTALLED.

EXISTING MDSHA IMPERVIOUS AREAS WITHIN SITE IMPROVEMENTS: 0.02 AC.
PROPOSED MDSHA IMPERVIOUS AREAS WITHIN SITE IMPROVEMENTS: 0.09 AC.
NEW MDSHA IMPERVIOUS AREAS WITHIN SITE IMPROVEMENTS: 0.07 AC.

NOTE: SEE C-504 FOR ADDITIONAL MDSHA SWM NOTES.



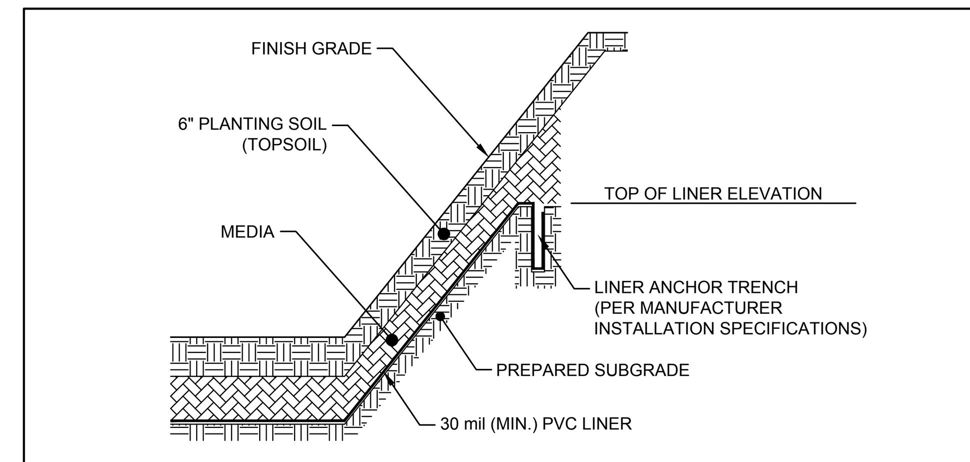
*** NOTE: THIS DRAWING IS ONLY TO BE USED AS A DESIGN GUIDE AND IS NOT A SUBSTITUTE FOR PROJECT-SPECIFIC PROFILES AND SECTIONS IN CONTRACT DOCUMENTS***

MICRO-BIORETENTION MIXED GRASSES PLANTING SCHEDULE

SYMBOL	QUANTITY (SF)				
	MBR #1		SPECIES TYPE	SIZE	REMARKS
	595 SF		MIXED GRASSES	2" PLUGS	PLANT 36" O.C. (SEE DETAIL 2/C-304)

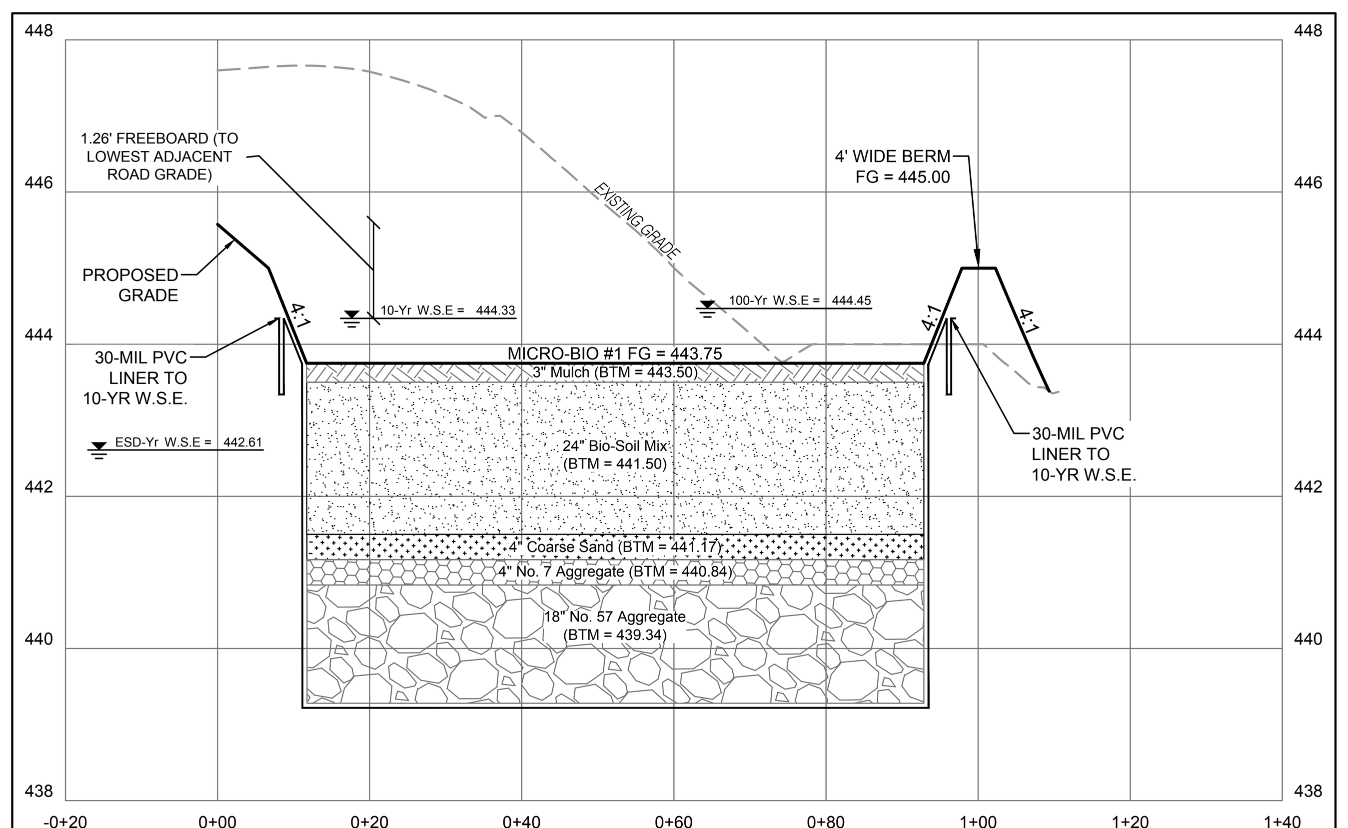
MIXED GRASSES

COMMON NAME	SCIENTIFIC NAME	
Rush, soft	Juncus effusus	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.
Sedge, broom	Carex scoparia	
Sedge, Pennsylvania	Carex pennsylvanica	
Switchgrass	Panicum virgatum	



1 / C-304 **LINER ANCHOR TRENCH**

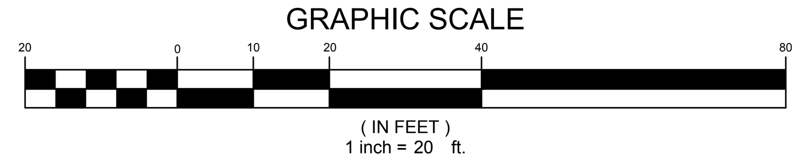
NOT TO SCALE



MICRO-BIORETENTION #1
CROSS-SECTION (A-A')
SCALE - H:1"=20';V:1"=2'

PLAN VIEW HATCH LEGEND
- Grass Forebay
- Planting Media
- Stone Weir / Riprap
- Permanent Erosion Control Matting

PROFILE HATCH LEGEND
- Mulch
- Planting Media
- Coarse Sand
- No. 7 Aggregate
- No. 57 Aggregate
- Stone Weir



SHA Specifications for Temporary & Permanent Stabilization. Refer to the Table of SHA Landscape Notes in this plan set for requirements related to topsoil, seed, fertilizer, plants, and other materials. SHA Standard Specifications for Construction and Materials shall supersede all other specifications for landscape construction within property of the Maryland State Highway Administration (SHA), and all landscape construction of SHA property shall conform to the requirements of the SHA Landscape Notes and current SHA Standards and Specifications.

BIO-RETENTION MAINTENANCE NOTES:
1. BIORETENTION AREAS SHALL BE INSPECTED AT A MINIMUM, BI-ANNUALLY.
2. OWNER SHALL REMOVE SILT/SEDIMENT IF THE ACCUMULATION OF SEDIMENT EXCEEDS ONE INCH WITHIN THE BIORETENTION AREA.
3. THE TOP FEW INCHES OF FILTER MEDIA SHALL BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.
4. TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.
5. MULCH SHALL BE REPLACED ON AN ANNUAL BASIS.
6. PLANT MATERIAL SHALL BE INSPECTED YEARLY AND DEAD AND/OR DISEASED VEGETATION SHALL BE REPLACED, AS NECESSARY. WATERING MAY BE REQUIRED DURING PROLONGED DRY SPELLS.

Stormwater Management Seed Mix Notes

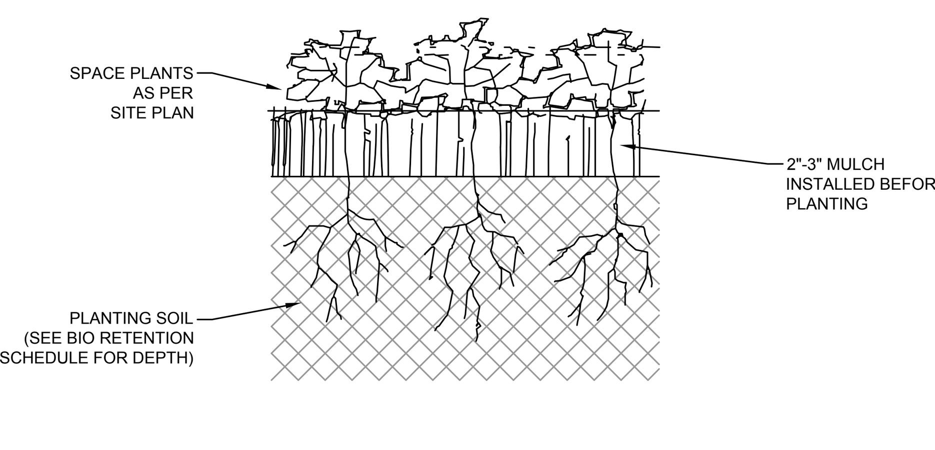
Site Preparation
Invasive species, particularly those that will adapt to wet conditions, should be removed or sprayed before they become incorporated into the site. Spot spray or hand pull problem weeds. Perennial weeds not addressed before establishment will be difficult to remove later.

Seeding and Planting Methods
Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding. Broadcast seed evenly over each unit by hand seeding or hydroseeding. The use of native species can provide temporary vegetation to protect the soil in SWM facilities until permanent vegetation can become established. Straw mulch, or straw coconut mats are frequently used to control erosion and protect emerging seedlings from extreme temperatures and drying out. Mulch should be sparse in order to allow sunlight to reach the ground. Irrigating seeded areas is beneficial until seedlings become established.

First Growing Season Maintenance
Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight, water and nutrients needed by slower growing, perennial natives. Mowing should not be done with a lawn mower as the mower height will be too low and native seedlings will be killed. Mowing should cease by mid-September.

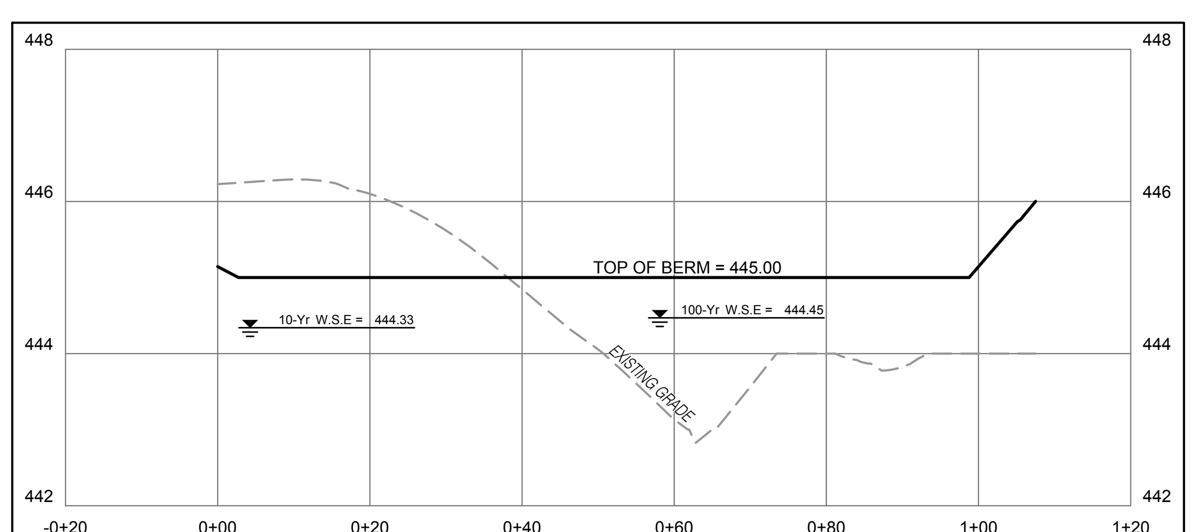
Second and Subsequent Growing Season Maintenance
Prior to new spring growth reaching a height of 2" trim any material standing from the previous year close to the ground (approximately 2"). This will allow the soil to warm more quickly which will stimulate emergence and growth of native seedlings.

Special Circumstances Second Growing Season
If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease after mid-September.

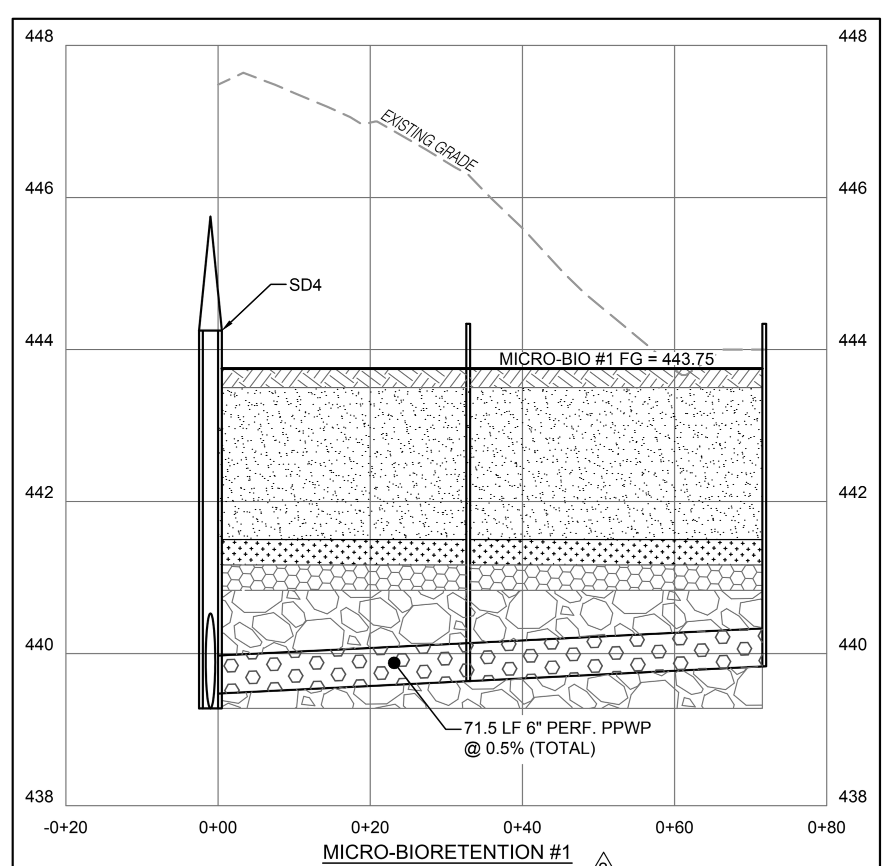


2 / C-304 **BIO RETENTION PLUG PLANTING DETAIL**

NOT TO SCALE



MICRO-BIORETENTION #1
BERM PROFILE (B-B')
SCALE - H:1"=20';V:1"=2'



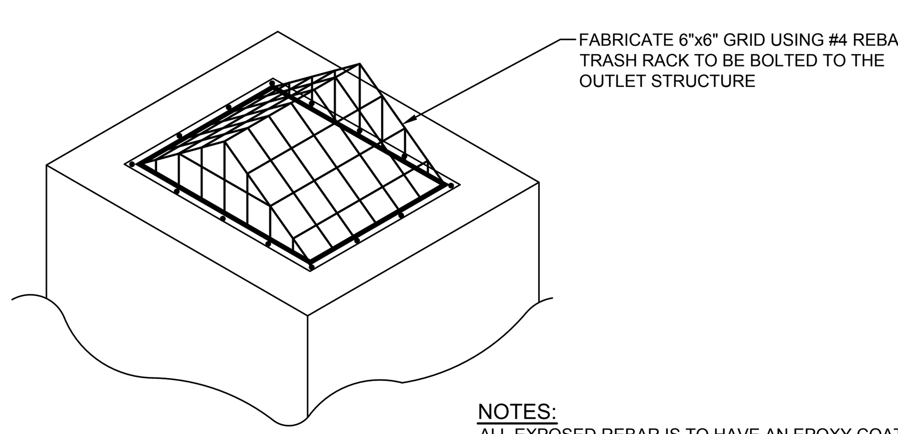
MICRO-BIORETENTION #1
UNDERDRAIN PROFILE (2)
SCALE - H:1"=20';V:1"=2'

Notice of Required Stormwater Management Inspections
Bioretention 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		MBR #1
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.



NOTES:
ALL EXPOSED REBAR IS TO HAVE AN EPOXY COAT.

3 / C-304 **TRASH RACK - SLANTED** (2)

NOT TO SCALE

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PER AGENCY COMMENTS	06.22.26
2	REVISED PER AGENCY COMMENTS	09.25.26

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO. 4630.6
DWN BY KODY WARD — DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE
MDSHA SWM PLAN, PROFILES, & DETAILS

C-304
SHEET 16 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 16-18 - MDSHA SWM PLAN PROFILES DETAILS NOTES & AS-BUILT TABLES.DWG 2026-10-06

SWM FACILITY AS-BUILT CERTIFICATION DATA TABLE (2)
MICRO-BIORETENTION #1
FOR M-6 MICRO-BIORETENTION

MAY ONLY BE CERTIFIED BY THE AS-BUILT ENGINEER (ABE) PER COMAR 26.17.02.10.

SWM FACILITY NUMBER	PRD NUMBER	SHA CONTRACT NUMBER
	00-PR-0000	XX0005000

ACTIVITY	ADDITIONAL SUPPORTING DOCUMENTATION (SUBMIT ALL OF THE FOLLOWING WITH SWM FACILITY AS-BUILT CERTIFICATION PACKAGE.)	DATE(S) OF INSPECTION
PRIOR TO SWM FACILITY EXCAVATION, OBSERVED ESC MEASURES ARE INSTALLED AROUND THE SWM FACILITY OR CONFIRMED SURROUNDING AREA IS STABILIZED	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED EXCAVATION OF SWM FACILITY	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED INSTALLATION OF GEOTEXTILE AND VERIFIED INSTALLATION PERFORMED AS SPECIFIED	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED INSTALLATION OF NO. 57 AGGREGATE BEDDING FOR SUB-DRAIN	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ NOT APPLICABLE	
OBSERVED INSTALLATION OF SUB-DRAIN, VERIFIED MATERIAL, AND HAS SLOTTED PERFORATIONS	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ NOT APPLICABLE PIPE MATERIAL: ☐ PPWP ☐ CPP-S	
OBSERVED INSTALLATION OF OBSERVATION WELL, VERIFIED MATERIAL, HAS SLOTTED PERFORATIONS, AND OBSERVED USE OF GEOTEXTILE SOCK	☐ INSPECTION REPORT ☐ PHOTOGRAPHS PIPE MATERIAL: ☐ PPWP ☐ CPP-S ☐ GEOTEXTILE SOCK	
OBSERVED INSTALLATION OF NO. 57 AGGREGATE AROUND AND ABOVE SUB-DRAIN	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ NOT APPLICABLE	
OBSERVED INSTALLATION OF NO. 7 AGGREGATE	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ NOT APPLICABLE	
OBSERVED INSTALLATION OF COARSE SAND	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ NOT APPLICABLE	
OBSERVED INSTALLATION OF BIORETENTION SOIL MIX (BSM) AND VERIFIED MATERIAL IS APPROVED	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ SHA OMT SOIL TEST REPORT FOR BSM	
OBSERVED FINAL GRADING OF SWM FACILITY	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED INSTALLATION OF RELEASE STRUCTURE	☐ INSPECTION REPORT ☐ PHOTOGRAPHS RELEASE STRUCTURE: ☐ INLET ☐ WEIR ☐ CHECK DAM ☐ OUTFALL ☐ NOT APPLICABLE ☐ OTHER (WRITE IN):________	
OBSERVED INSTALLATION OF SPECIFIED VEGETATION AND OBSERVED HARDWOOD BARK MULCH PLACEMENT IN SWM FACILITY. VERIFIED LOCATIONS AND SPECIES INSTALLED IN SWM FACILITY.	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ AS-BUILT LANDSCAPE PLANS	
OBSERVED ESTABLISHED VEGETATION ONE YEAR FOLLOWING INITIAL INSTALLATION IN SWM FACILITY AND OBSERVED REPLACEMENT OF FAILED VEGETATION.	☐ INSPECTION REPORT ☐ PHOTOGRAPHS ☐ SHA LPD LANDSCAPE ACCEPTANCE LETTER(S)	

FEATURE	DESIGN	AS-BUILT	DIFFERENCE
BOTTOM WIDTH (FT)	8		
BOTTOM LENGTH (FT)	81		
INTERIOR SIDE SLOPE (H:V) – MAY NOT BE STEEPER THAN 3:1	4:1		
EXTERIOR EMBANKMENT SIDE SLOPE (H:V) – MAY NOT BE STEEPER THAN 3:1	4:1		
OBSERVATION WELL PIPE DIAMETER (IN.) – MAY NOT DIFFER FROM VALUE SPECIFIED	6		
TOTAL THICKNESS OF NO. 57 AGGREGATE (IN.) – MAY NOT BE LESS THAN 18 IN.	18		
THICKNESS OF NO. 7 AGGREGATE (IN.) – MAY NOT BE LESS THAN 4 IN.	4		
THICKNESS OF COARSE SAND (IN.) – MAY NOT BE LESS THAN 4 IN.	4		
THICKNESS OF BSM (IN.) – MAY NOT BE LESS THAN 24 IN.	24		
SUB-DRAIN PIPE DIAMETER (IN.) – MAY NOT DIFFER FROM VALUE SPECIFIED	6		
SUB-DRAIN OUTLET INVERT ELEVATION (FT)	439.48		
THICKNESS OF SHREDDED HARDWOOD BARK MULCH (IN.) – MAY NOT DIFFER FROM VALUE SPECIFIED	3		

ONLY COMPLETE THE PORTION BELOW WHEN TOLERANCES ARE NOT MET. ALSO PROVIDE COMPUTATIONS AND SWM REPORT REVISIONS.

FEATURE	DESIGN	AS-BUILT	DIFFERENCE
ESDv WATER SURFACE ELEVATION (FT)			
ESDv PONDING DEPTH (IN.) – MAY NOT EXCEED 12 IN.			
2-YR WATER SURFACE ELEVATION (FT)			
10-YR WATER SURFACE ELEVATION (FT)			
10-YR FREEBOARD (IN.) – MEASURED VERTICALLY FROM 10-YR WATER SURFACE ELEVATION TO PAVEMENT EDGE/SHOULDER – WHEN APPLICABLE DUE TO PAVEMENT PROXIMITY	9		
100-YR WATER SURFACE ELEVATION (FT)			

REVISED 10/25/2021

SWM FACILITY AS-BUILT CERTIFICATION DATA TABLE (2)
SD4
FOR RELEASE STRUCTURES - INLETS

MAY ONLY BE CERTIFIED BY THE AS-BUILT ENGINEER (ABE) AS REQUIRED BY COMAR 26.17.02.10.

SWM FACILITY NUMBER	PRD NUMBER	SHA CONTRACT NUMBER
	00-PR-0000	XX0005000

ACTIVITY	SUPPORTING DOCUMENTATION AND INFORMATION (SUBMIT ALL OF THE FOLLOWING WITH SWM FACILITY AS-BUILT CERTIFICATION PACKAGE.)	DATE(S) OF INSPECTION
OBSERVED EXCAVATION FOR INLET, OUTFALL PIPE, AND OUTFALL STRUCTURE	☐ INSPECTION REPORT ☐ PHOTOGRAPHS OUTFALL STRUCTURE (CHECK ALL THAT APPLIES) ☐ HEADWALL ☐ END SECTION ☐ END SECTION ☐ OTHER (SPECIFY):________	
OBSERVED PLACEMENT AND COMPACTION OF BEDDING FOR INLET, OUTFALL PIPE, AND OUTFALL STRUCTURE	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED INSTALLATION OF INLET, OUTFALL PIPE, AND OUTFALL STRUCTURE	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	
OBSERVED PLACEMENT AND COMPACTION OF BACKFILL FOR INLET, OUTFALL PIPE, AND OUTFALL STRUCTURE INCLUDING AGGREGATE APRON AND PERMANENT STABILIZATION	☐ INSPECTION REPORT ☐ PHOTOGRAPHS	

FEATURES FOR INLETS	DESIGN	AS-BUILT	DIFFERENCE
TOP ELEVATION (FT)	446.20		
INVERT IN ELEVATION (FT)	439.48		
INVERT OUT ELEVATION (FT)	439.28		
SUB-DRAIN INVERT IN ELEVATION (FT)	439.48		
OUTFALL PIPE DIAMETER (IN.)	15		
OUTFALL PIPE SLOPE (FT/FT)	0.005		
OUTFALL STRUCTURE INVERT (FT)	439.20		
OUTFALL APRON LENGTH (FT)	N/A		
OUTFALL APRON WIDTH (FT)	N/A		
OUTFALL APRON CUT OFF WALL LENGTH (FT)	N/A		
OUTFALL APRON CUT OFF WALL DEPTH (FT)	N/A		

ONLY COMPLETE THE PORTION BELOW WHEN TOLERANCES ARE NOT MET. ALSO PROVIDE COMPUTATIONS AND SWM REPORT REVISIONS.

FEATURE	DESIGN	AS-BUILT	DIFFERENCE
ESDv WATER SURFACE ELEVATION (FT)			
2-YR WATER SURFACE ELEVATION (FT)			
10-YR WATER SURFACE ELEVATION (FT)			
10-YR FREEBOARD (IN.) – MAY NOT BE LESS THAN 9 IN. WHEN APPLICABLE FOR ROADSIDE DITCHES AND SWALES – MEASURED VERTICALLY FROM 10-YR WATER SURFACE ELEVATION TO PAVEMENT EDGE/SHOULDER	9		
100-YR WATER SURFACE ELEVATION (FT)			
OUTFALL VELOCITY (FT/S)			
OUTFALL FLOW RATE (CFS)			
OUTFALL 2-YR VELOCITY (FT/S)			
OUTFALL 2-YR FLOW RATE (CFS)			
OUTFALL 10-YR VELOCITY (FT/S)			
OUTFALL 10-YR FLOW RATE (CFS)			
OUTFALL 100-YR VELOCITY (FT/S)			
OUTFALL 100-YR FLOW RATE (CFS)			

REVISED 11/10/2022

10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
2	REVISED PER AGENCY COMMENTS	09.25.26

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE NOT TO SCALE
SHEET TITLE
MDSHA AS-BUILT TABLES

C-305

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 16-18 - MDSHA SWM PLAN PROFILES DETAILS NOTES & AS-BUILT TABLES.DWG 2026-10-06

MDSHA SWM NOTES

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 for trash and debris accumulation	Trash and debris shall be disposed of in an acceptable manner
Structural Components		
	Check for structural deterioration, spalling or cracking	Repair according to specifications on the approved plans

Field conditions may require a modification to the original approval in order to achieve 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).

Table B-3.2 Material Specifications for Bioretention

Material	Specification	Size	Notes
Plantings	see planting list	n/a	plantings are site-specific
Planting Soil [2.5' to 4' deep]	sand 35 - 60% silt 30 - 55% clay 10 - 25%	n/a	USDA soil types loamy sand, sandy loam or loam
Mulch	shredded hardwood	n/a	aged 6 months, minimum
pea gravel diaphragm and curtain drain	pea gravel: ASTM-D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
geotextile	Class "C" apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833)	n/a	for use as neccesary beneath underdrains only
underdrain gravel	AASHTO M-43	0.375" to 0.75"	
underdrain piping	F 758, Type PS 28 or AASHTO M-278	4-6" rigid sch. 40 PVC or SDR35	3/8" perf. @ 6" o/c, 4 holes/row; min. 3" of gravel over pipes; not necessary underneath pipes
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 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 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
sand [1' deep]	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	Sand substitution such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

Category 300
Drainage

Section 316 - Stormwater Filtration Facilities

316.01 Description - Construct stormwater filtration facilities including bioretention, micro-bioretention, organic filters, surface sand filters, submerged gravel wetlands, landscape infiltration, rain gardens, infiltration berms, wet swales, dry swales, and bio-swales.

Stormwater Filtration Facilities use vegetation, specific soil mixtures, and aggregate layers to filter stormwater and are highly susceptible to contamination by sediment. Therefore installation of vegetation immediately following the construction of each facility is essential.

316.02 Materials:

No. 57 Aggregate	901.01
No. 7 Aggregate	901.01
No. 2 Aggregate	M-43, No. 2
Topsoil	920.01.01 or .02
Bioretention Soil Mix (BSM)	920.01.05
Coarse Sand	920.01.05(a)(1)
Shredded Hardwood Bark (SHB) Mulch	920.04.03
Soil Stabilization Matting	920.05
Turfgrass	920.06
Turfgrass Sod	920.06
Plant Materials	920.07
Water	920.09.01
Geotextile, Class PE, Type III	921.09

Subdrain Pipe, Fittings and Geotextile Sock - 6 in. diameter thermoplastic pipe. Polyvinyl chloride Profile Wall Drain Pipe (PPWP) meeting F 949 or Corrugated Polyethylene Drainage Pipe (CPP-S) meeting M 252, Type S and Type SP. Perforated pipe shall have slotted perforations with an opening area of 1 in2/ft to 1.5 in2/ft. Pipe used for observation wells requires an appropriate geotextile sock as recommended and supplied by the pipe manufacturer.

316.03 Construction - Construct stormwater filtration facilities only after all contributing drainage areas are permanently stabilized and vegetation including turfgrass and turfgrass sod are established according to Sections 705 and 708. Do not construct stormwater filtration facilities in areas previously used as erosion and sediment control facilities. Do not stockpile materials nor store equipment in these areas.

Use methods of excavation that minimize the compaction of the underlying soil. Use excavators and backhoes operating on the adjacent ground. If the bottom width of the excavated area is greater than 15 ft, wide-track or marsh-track equipment, or light equipment with turf-type tires may be used to excavate, grade, and place fill materials. Do not use equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires.

Rototill the excavation pit bottom to a minimum depth of 6 in. to alleviate compaction from excavation activities. Remove any standing water from the excavation pit prior to rototilling. Only rototill soil that is friable. Do not rototill soil while in a muddy or frozen condition.

Geotextile - Place tightly against the vertical sides of the excavation pit, pull tight to eliminate wrinkles and folds, and pin securely. Eliminate any voids between the geotextile and the soil and avoid wrinkling and folding the geotextile. Maintain a minimum 6 in. overlap at the geotextile joint ends or breaks and pin joints and overlaps securely. Do not place geotextile on the bottom of the excavation pit.

Aggregate - Use aggregate that is clean and free of soil and fines. Prevent soil, fines, and other debris from intermixing with the aggregate. If aggregate become contaminated with soil or fines, remove and replace it with uncontaminated aggregate.

Subdrain - Cap the ends of all pipes not terminating in a cleanout, vent, or drainage structure unless otherwise specified.

Cleanouts - Install solid-wall pipe vertically and connect to horizontal subdrain with the appropriate manufactured connections. Provide a screw cap on the exposed ends.

Vents - Install solid wall pipe vertically and connect to the horizontal subdrain with the appropriate manufactured connections. Provide a ventilated screw cap on the exposed ends. Ventilation holes or slots shall be no larger than 1/4 in. in diameter or width. The sum total area of the openings shall be no less than 1 in2. Ensure that the ventilation openings are above the maximum specified water surface elevation.

Observation Wells - Place vertically using perforated and solid-wall pipe. Place an appropriate geotextile sock over the perforated pipe portion and secure on both ends. Provide a screw cap on the exposed end extending 2 in. above the surface. If a concrete collar is specified, trim the top of the well flush with the surface.

Coarse Sand - Place coarse sand in horizontal layers not to exceed 12 in. in thickness. After each lift, apply water by spraying or sprinkling to saturate the entire area of coarse sand until water flows from the subdrain. Use an appropriate sediment control device to capture any discharged sediment-laden water. Prevent soil, fines and other debris from intermixing with the coarse sand. Remove and replace any contaminated coarse sand.

Bioretention Soil Mixture (BSM) - Place BSM in horizontal layers not to exceed 12 in. in thickness. After each lift, apply water by spraying or sprinkling to saturate the entire area of BSM until water flows from the subdrain.

Use an appropriate sediment control device to capture any discharged. Prevent soil, fines, and other debris from intermixing with the BSM. Remove and replace any contaminated BSM.

Plant Materials - Install plant materials immediately after final grading according to Sections 710 and 711.

Shredded Hardwood Bark (SHB) Mulch - Place immediately after BSM placement according to 710.03.13.

Soil Stabilization Matting - Place according to Section 709.

Topsoil - Place according to Section 701.

Turfgrass - Install and maintain according to Section 705. Mow by hand cutting only.

Turfgrass Sod - Install and maintain according to Section 708. Prevent damage to check dams, observations wells, vents and other features.

Check Dams - Construct check dams using No. 7 aggregate.

Final Acceptance - Complete and submit a Stormwater Management (SWM) Facility As-Built Certification Package for each stormwater filtration facility. Approval of the SWM As-Built Certification Package will be included in the Punch List requirements for the project.

316.04 Measurement and Payment - The payment will be full compensation for all applicable excavation, sheeting, shoring, dewatering, hauling, storing, rehandling of material, removal and disposal of excess and unsuitable material, rototilling, grading and slope adjustments, and for all material, labor, equipment, tools, and incidentals necessary to complete the work.

Excavation - Excavation will be measured and paid for at the Contact unit price per cubic yard for the pertinent Class of Excavation.

Aggregate - Aggregate, including aggregate for check dams, will be measured and paid for at the Contract unit price for one or more of the following.

- **(a)** No. 2 Aggregate for Stormwater Management Facilities per cubic yard.
- **(b)** No. 7 Aggregate for Stormwater Management Facilities per cubic yard.
- **(c)** No. 57 Aggregate for Stormwater Management Facilities per cubic yard.

Removal of contaminated aggregate and replacement with uncontaminated aggregate will be at no additional cost to the Administration.

Geotextile - Geotextile, Class PE, Type III will not be measured but the cost will be incidental to the Excavation.

Subdrain, Cleanouts, Vents, and Observation Wells - Slotted-perforated and solid-wall pipe will be measured and paid for at the Contract unit price per linear foot for 6 Inch Subdrain Pipe. Fittings, caps, geotextile sock, and other incidentals will not be measured, but the cost will be incidental to the Subdrain Pipe.

Coarse Sand - Coarse Sand will be measured and paid for at the Contract unit price per cubic yard for Coarse Sand for Stormwater Management Facilities.

Removal of contaminated coarse sand and replacement with uncontaminated coarse sand will be at no additional cost to the Administration.

Bioretention Soil Mixture (BSM) - BSM will be measured and paid for at the Contract unit price per cubic yard for Bioretention Soil Mixture.

Removal of contaminated BSM and replacement with uncontaminated BSM will be at no additional cost to the Administration.

Water - Water used for saturation of course sand and BSM will not be measured but the cost will be incidental to the pertinent item.

Shredded Hardwood Bark (SHB) Mulch - SHB Mulch will be measured and paid for at the Contract unit price per square yard for Shredded Hardwood Bark Mulching, 3 in. Depth.

Discharge from Subdrain - Capture and treatment of any sediment laden water discharged from the subdrain will not be measured but will be incidental to the pertinent Erosion and Sediment Control items specified in the Contract Documents.

Plant Materials - Refer to 710.04 and 711.04.

Soil Stabilization Matting - Refer to 709.04.

Turfgrass - Refer to 705.04.

Turfgrass Sod - Refer to 708.04.

Topsoil - Refer to 701.04.

Category 300
Drainage

PVC Lined Ditches

Description - Furnish, place, and anchor a 30-mil PVC liner along designated ditch or swale areas, and in SWM facilities as shown and as directed.

Materials:

Furnished Topsoil	920.01.02
Furnished Subsoil	920.01.04
Type B Soil Stabilization Matting	920.05.01
Staples	920.05.02
Select Borrow	916.01
PVC Liner Material	As below

The minimum physical properties for the PVC liner are as follows:

PROPERTY	TEST METHOD	REQUIREMENT
Thickness	D 1593	+/- 5%
Specific Gravity (min.)	D 792	1.20
100% Modulus (psi, min.) (1b. force/in. width, min.)	D 882	1000 30
Tensile (psi, min.) (Lb. force/in. width, min.)	D 882	2300 69
Elongation at Break (%, min.)	D 882	325
Graves Tear (lb./in., min.) (1b. force/in. width, min.)	D 1004	325 8
Resistance to Soil Burial (% change max.) (a) Breaking Factor (b) Elongation At Break (c) Modulus at 100% Elongation	D 3083 (NSF Modified)	 5 20 20
Impact Cold Crack (/F)	D 1790	-20
Dimensional Stability (% change/max.)	D 120 (212/f/15 min.)	5
Water Extraction (%, max.)	D 3083	-0.25
Volatile Loss (%, max.)	D 1203	0.70
Hydrostatic Resistance (psi, min.)	D 751	82

PVC Liner Certification - Submit certification per TC 1.03 that the PVC liner material conforms to the physical properties. Include the following:

- **(a)** Polymer and composition of the PVC Liner; include additive composition of any coating materials.
- **(b)** Manufacturer's Quality Control plan; include properties, test methods, testing frequency, tolerances, and resolution methods for non-compliant material.
- **(c)** Laboratory test results.

Storage and Handling - Store the PVC liner in a dry area in its original container. Protect the liner from puncture, dirt, grease, water, mud, mechanical abrasions, or other damage. Document any damage to the PVC liner. Remove and replaced damaged PVC liners that cannot be repaired to comply with the specification at no additional cost.

Construction - Construct PVC Lined Ditches in conformance with the details as shown, as directed, and as follows:

Subgrade Preparation - Ensure subgrades to be lined are smooth and free of rocks, stones, sticks, sharp objects, or other debris. Prepare the subgrade to provide a firm, unyielding foundation for the liner; with no sudden or abrupt changes or break in grade. Completely remove standing water, mud, snow, or excess moisture prior to placement. Do not place the liner on frozen subgrade; or on subgrade that has been softened by water or overly dried until it has been properly reconditioned and compacted.

Take special care in maintaining the prepared soil surfaces. The soil surface will be monitored daily to evaluate the surface condition. Repair any damage to the surface caused by weather conditions, as directed.

Anchor Trench - Excavate the anchor trench to the line, grade, and width shown.

- **(a)** Excavate the anchor trench to a minimum of 1.5 ft wide and 2.5 ft high.
- **(b)** Excavate trench located in clay susceptible to desiccation to no more than the amount of trench required for anchoring the liner in one day.
- **(c)** Provide slightly rounded corners in the trench to avoid introducing sharp

bends in the liner. Ensure the leading edges of the trench are smooth and even.

Liner Placement:

- **(a)** Place the liner down gradient (upstream to downstream) to facilitate overlapping and prevent run-off from entering under the placed liner.
- **(b)** Use methods to place the liner panels that avoid excessive wrinkling (especially differential wrinkles between adjacent panels). Minimum wrinkling is allowed to insure the liner is installed in a relaxed condition. Stretching the liner is not allowed.
- **(c)** Panels may be repositioned after placement to conform to the overlap requirements. Use repositioning methods that prevent dragging or elongating the panels.
- **(d)** Provide a seam overlap of a minimum of 3 ft. and a maximum of 4 ft.
- **(e)** Place adequate ballast (e.g., cover soil, or similar measures that will not damage the liner) on the liner to prevent uplift by wind. Continuous loading is recommended along the edges of panels (if high winds are anticipated) to prevent wind flow under the panels.
- **(f)** Only equipment necessary for installation and testing of the liner is permitted to come in contact with the liner. Use rubber-tired equipment with a ground pressure not exceeding 5 psi; and a total weight not exceeding 750 lb.

Weather Conditions - Proceed with liner placement when the ambient temperature and material sheet temperature are between 60 and 105 F. Measure the sheet temperature of the liner surface with an infrared thermometer or a surface thermometer.

- **(a)** Do not place the liner during periods of precipitation, in the presence of excessive moisture (i.e., fog, dew, mud), or during excessive winds, as determined.
- **(b)** Provide a means of storing the liner in an area that maintains the liner temperature above 60 F, if liner placement is required at ambient temperatures below 60 F.

Unpacking the Liner - Notify the Engineer to witness the liner unpacking. Mark liners that are damaged or have suspect areas for testing and/or repair. Replace liners that are damaged when unpacked and that cannot be adequately repaired at no additional cost.

Backfilling the Anchor Trench - Backfill the anchor trench and compact as directed. Place backfill in 8 in. thick loose lifts and compact by wheel rolling with light, rubber_tired or other light compaction equipment.

Take care to prevent damage to the liner while backfilling the trench. Construction equipment is not allowed to come into direct contact with the liner at any time. Repair any damage to the liner that occurs while backfilling at no additional cost.

Backfilling the PVC Liner - Cover the liner with a 1 foot layer of soil. Use soil conforming to 920.01.04 as backfill for the first 8 inches. Use soil conforming to 920.01.02 as backfill for the top 4 inches. Tamp the backfill in place as directed. Place Type B Soil Stabilization Matting conforming to 920.05 over the topsoil in conjunction with permanent vegetation, as specified.

Do not allow heavy construction equipment to come into contact with the liner or to traverse the trench until adequately backfilled. Repair equipment damage as directed and at no additional cost.

Measurement and Payment - PVC Ditch Liner will be measured and paid for at the Contract unit price per square yard. Payment will be full compensation for the PVC liner, backfill, furnished subsoil and topsoil, and for all other material, labor, equipment, tools and incidentals necessary to complete the work.

- **(a)** Type B Soil Stabilization Matting and Turfgrass Establishment will be measured and paid for at the Contract unit price per square yard.
- **(b)** PVC liner overlap shall not be measured and paid for as a separate item. PVC liner overlap shall be incidental to the cost of PVC liner installation.
- **(c)** Excavation will be measured and paid for at the Contract unit price per cubic yard for Class 2 Excavation.

MDSHA CONSTRUCTION / STRIPING & SIGNAGE NOTES

Signage and Striping Notes:
1. All pavement markings shall be spotted by the permittee and approved by A.D.E. Traffic for district 6 S.H.A. engineer prior to actual placement of markings. SHA shall be notified 3 work days in advance of the permanent striping to review spotting.
2. All proposed signs are to be no less than the 'standard' size according to the S.H.A. sign book. No signs are to be placed using the minimum size. The permittee or contracting representative shall meet with the S.H.A. inspector prior to ordering and placing signs to ensure the proper size is used for the permit.
3. The S.H.A. permit inspector needs to be notified 3 work days in advance of the line striping to be placed.
4. Signs are to be ground mounted in 2"x2" posts at a minimum height of 7 feet measured from the bottom of the sign.
5. All pavement markings shall be removed by grind and overlay or by hydroblasting.
6. All pavement marking shall be 40-mil thermoplastic and all symbols shall be preformed thermoplastic unless otherwise indicated.
7. All striping and signage is to be provided and installed in accordance with MDSHA Standards and Specifications and the MD MUTCD Guidelines unless otherwise specified.
8. Worn and faded signs are to be replaced with new ones.

Construction Notes:
1. The Contractor shall be responsible for all coordination with all utility companies.
2. All line striping and sign modification will be done by the Developer/Contractor's expense.
3. Posted performance security will not be released until all work is completed to the satisfaction of the State Highway Administration.
4. HMA shall be milled into all adjoining existing paved sections a minimum 2" depth. Feathering of HMA will not be allowed.
5. All material incorporated into the work (ie, HMA, aggregate, seed, etc.) shall meet all applicable SHA specifications.
6. Contractor shall contact SHA according to access permit general provisions.
7. Contractor must get SHA approval before making any changes to approved plans.
8. The Contractor shall contact Miss Utility a minimum of 72 hours before starting work.
9. Contractor shall notify all adjoining property owners at least 2 business days before starting work.
10. Any damage to adjoining roads, utilities, private property, etc, caused by the Contractor will be repaired or replaced in kind by the Contractor to the satisfaction of the State Highway Administration.
11. Anything that needs to be removed or relocated to complete the work as shown will be the Contractor's responsibility.
12. Traffic control shall be the responsibility of the Contractor and shall be done in accordance with the approved plans and the latest MdMUTCD. Use MD -104.03-05 for traffic control.
13. All saw cuts shall be painted in the field by the Contractor and approved by SHA before any cutting is permitted.
14. All pavement markings shall be spotted by the permittee and approved by A.D.E. Traffic for district 6 S.H.A. engineer prior to actual placement of markings. SHA shall be notified 3 work days in advance of the permanent striping to review spotting.
15. All proposed signs are to be no less than the 'standard' size according to the S.H.A. sign book. No signs are to be placed using the minimum size. The permittee or contracting representative shall meet with the S.H.A. inspector prior to ordering and placing signs to ensure the proper size is used for the permit.
16. The S.H.A. permit inspector needs to be notified 3 work days in advance of the line striping to be placed.
17. Signs are to be ground mounted in 4"x4" posts at a minimum height of 7 feet measured from the bottom of the sign.
18. Work Zone Traffic Control shall conform to the latest version of the Maryland Manual on Uniform Traffic Control Devices (MdMUTCD) and the MDOT SHA Book of Standards for Highway and Incidental Structures - Temporary Typical Traffic Control Applications.
19. Work within and adjacent to the traveled way once initiated, shall be completed in successive days. No lane closures will be allowed during weekend days unless approved prior to permit issuance by the MDOT SHA Assistant District Engineer - Traffic.
20. A Lane Closure Permit must be submitted for all temporary lane or shoulder closures at least 48 hours before anticipated start of work.
21. All temporary warnings signs shall be completely covered and/or removed when not applicable.

MDSHA LANDSCAPE NOTES

1. ***SHA LANDSCAPE NOTES -*** Landscape construction within SHA property, including right-of-ways, easement areas and lands to be conveyed to SHA shall conform to these Notes. For guidance regarding design modifications during construction, refer to SHA Landscape Design Guide, SHA Landscape Estimating Manual, and SHA Environmental Guide for District, Access, and Utility Permit Applicants at https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=25 .
2. ***SHA Standard Specifications -*** Landscape construction shall conform to Category 700 - Landscaping, and landscape materials shall conform to Section 920, of the most recent revision of SHA Standard Specifications for Construction and Materials, including all revisions and supplements, and as specified in these Notes. The requirements of SHA Specifications shall supersede all other specifications for work on SHA property or property to be conveyed to SHA except as specifically indicated in the plans. Refer to https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=595 .
3. ***Erosion and Sediment Control Manager (ESCM) -*** Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an ESCM Manager with a valid "SHA Yellow Card" in conformance with SHA Standard Specifications and any applicable Erosion and Sediment Control Permit.
4. ***SHA Standard Details for Trees, Shrubs and Planting Beds -*** The installation of trees, shrubs, planting beds and other landscape construction related to Section 710 of the SHA Standard Specifications shall conform to the SHA Book of Standards for Highway & Incidental Structures - Category 7 at http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/toccat7.asp .
5. ***Temporary Stabilization*** shall be installed in conformance with Section 704 to ensure that areas of soil disturbance are protected from wind, rainfall and flowing water until permanent stabilization is installed.
   a. Temporary Mulch, either as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
   b. Temporary straw mulch shall be installed on areas and slopes flatter than 4:1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas within channels.
6. ***Turfgrass Sod Establishment*** shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 708 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 708. No fertilizer shall be applied from November 15 to March 1.
7. ***Turfgrass Establishment*** shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with Section 705 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 705. No fertilizer shall be applied from November 15 to March 1.
8. ***Soil Stabilization Matting*** shall be installed in conformance with Section 709 of the SHA Standard Specifications, in conjunction with Turfgrass Establishment per Section 705 or Meadow Establishment as follows:
   a. Areas Flatter than 6:1. Type A or Type E matting may be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment.
   b. Areas Steeper than 6:1 and Flatter than 4:1. Type A or Type E matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
   c. Channels, Stormwater Management Facilities, and Slopes 4:1 and Steeper. Type A Soil Stabilization Matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
9. ***Meadow Establishment or Shrub Seeding Establishment*** shall be performed in areas as indicated in the plans, in conformance with Sections 706 and 707 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 pounds per acre, or shall be equivalent fertilizer and application rate as specified in Section 706 or 707. No fertilizer shall be applied from November 15 to March 1.
10. ***Trees and Other Plant Material Installation.*** Trees, shrubs, perennials, annuals, bulbs, landscape beds, bark mulch and similar materials shall be installed in conformance with Section 710 and 711 of the SHA Standard Specifications. The SHA Landscape Programs Division will approve materials and layout, and perform other approvals and inspections in conformance with Standard Specifications. Trees and shrubs shall be pruned at the time of installation to ensure sidewalk clearance for pedestrians is maintained to a height of 8 feet. No tree or shrub shall be installed within 3 feet of curbs, sidewalks or pavement edges.

STATE OF MARYLAND · ... DAVID MOORE · No. 20945 · REGISTERED · PROFESSIONAL ENGINEER
10/06/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
1142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:

NOT APPROVED FOR CONSTRUCTION

BOWMAN HALFWAY - LOT 6
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)
WASHINGTON COUNTY, MARYLAND
BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

PROJECT NO.	4630.6
DWN BY: KODY WARD	DATE: 03-18-2026
PROJECT MANAGER: DAVID TROSTLE	EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL	0048 - 0003 - 0001
SCALE	NOT TO SCALE
SHEET TITLE	MDSHA NOTES

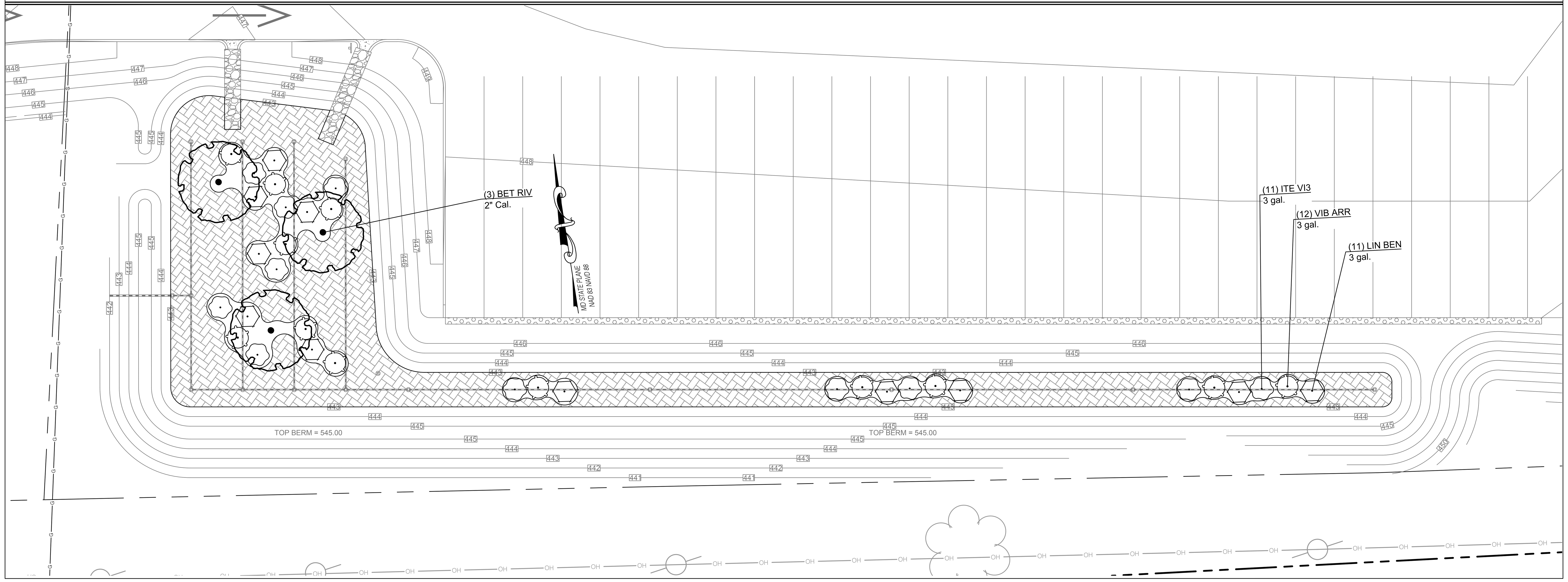
C-504
SHEET 18 OF 19

PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 16-18 - MDSHA SWM PLAN PROFILES DETAILS NOTES & AS-BUILT TABLES.DWG 2026-10-06

SUBMERGED GRAVEL WETLAND #1

SCALE: 1" = 20'

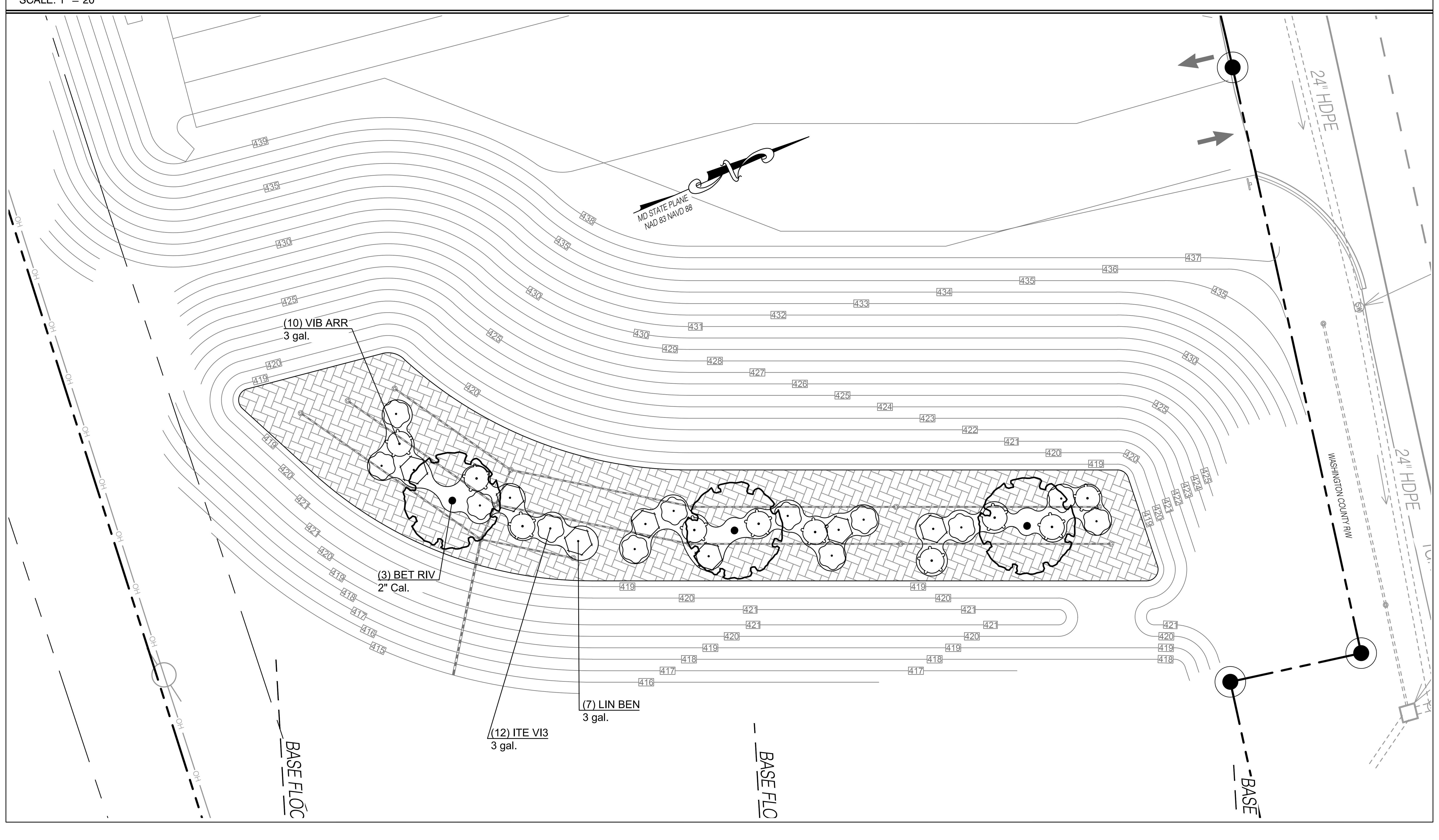


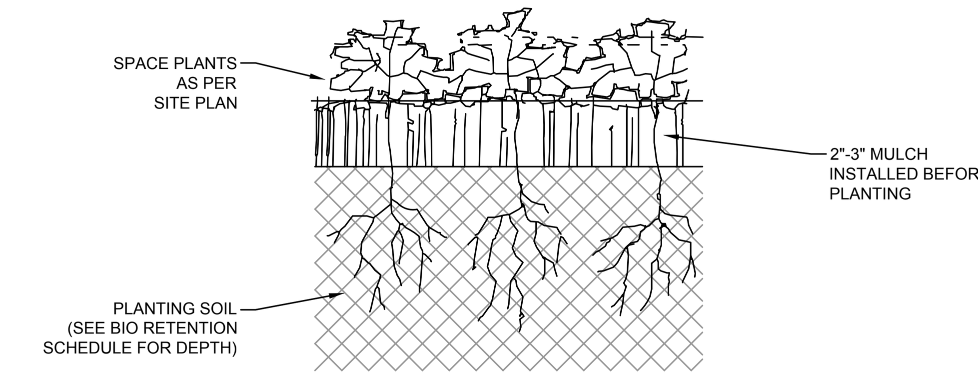
SWM MIXED GRASSES PLANTING SCHEDULE						
SYMBOL	QUANTITY (SF)					
	SGW #1	BIOR #1		SPECIES TYPE	SIZE	REMARKS
	7,175	5,600		MIXED GRASSES	2" PLUGS	PLANT 36" O.C. (SEE DETAIL 1/L-101)

LANDSCAPE TABULATIONS ⚠1		
TRAILER PARKING AREA	LANDSCAPE REQUIRED	LANDSCAPE PROPOSED
59,617 SF	NOT APPLICABLE DUE TO TRAILER PARKING	4 SCREEN TREES

BIORETENTION #1

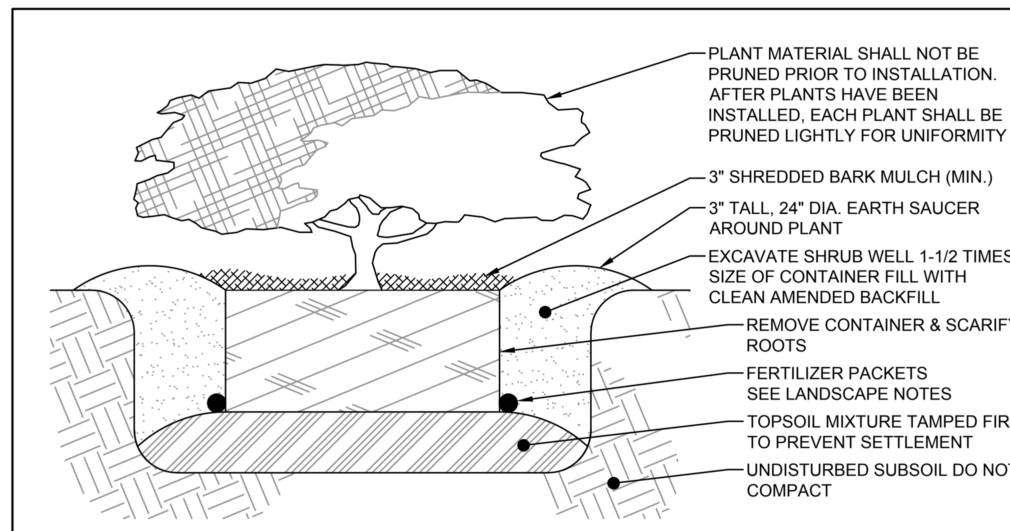
SCALE: 1" = 20'





1 L-101 BIO RETENTION PLUG PLANTING DETAIL

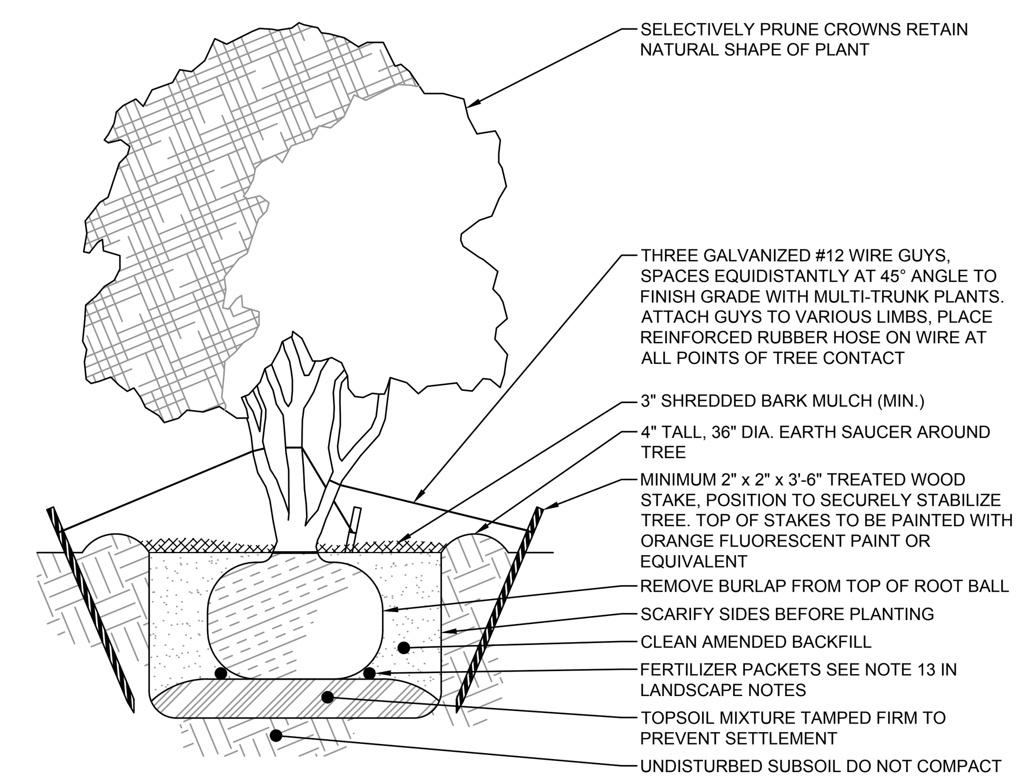
NOT TO SCALE



SECTION

2 L-101 CONTAINER PLANTING - SHRUB

NOT TO SCALE



SECTION

3 L-101 MULTI-TRUNK TREE PLANTING

NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	BET RIV	Betula nigra / River Birch	2" Cal.	B&B	6	3/L-101
SHRUBS						
	ITE VI3	Itea virginica `Virginia` / Virginia Sweetspire	3 gal.		23	2/L-101
	LIN BEN	Lindera benzoin / Spicebush	3 gal.		18	2/L-101
	VIB ARR	Viburnum dentatum / Viburnum	3 gal.		22	2/L-101

MIXED GRASSES		
COMMON NAME	SCIENTIFIC NAME	
Rush, soft	Juncus effusus	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.
Sedge, broom	Carex scoparia	
Sedge, Pennslyvania	Carex pennsylvanica	
Switchgrass	Panicum virgatum	

STATE OF MARYLAND
Brett Whorley
4163
LANDSCAPE ARCHITECT
09/29/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: Maryland, License # 4163, Expiration Date 10-19-2026.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2026
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK: | DESCRIPTION: | DATE:

BOWMAN HALFWAY - LOT 6

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION HALFWAY BLVD. EXTENDED AND GREENCASTLE PIKE (MD 63)

WASHINGTON COUNTY, MARYLAND

BOWMAN 2000 LLC
10228 GOVERNOR LANE BLVD, SUITE 3002, WILLIAMSPORT, MD 21795
ATTN: JEFF TEDRICK - (301) 582 -1555

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 4630.6
DWN BY KODY WARD | DATE 03-18-2026
PROJECT MANAGER: DAVID TROSTLE
EMAIL: DTrostle@fsa-inc.com
TAX MAP - GRID - PARCEL 0048 - 0003 - 0001
SCALE AS SHOWN
SHEET TITLE

LANDSCAPE PLAN

L-101

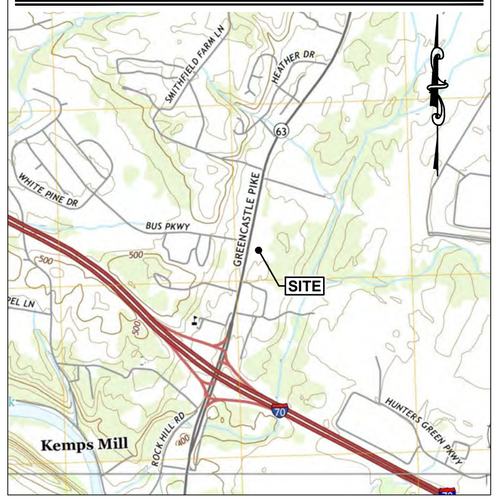
PSP-26-001

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\SITE PLAN\4630.6 - 19 - LANDSCAPE PLAN & DETAILS.DWG 2026-10-06

VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 20, B6
USGS MAP: MASON DIXON, PA



NOTE:
A total of 2.90 acres of forest is required to be locked up into a Forest Conservation Easement for the Preliminary Plat Site Plan (PSP-26-001).

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA
A. Total Tract Area..... = 7.78 Ac.
B. Deductions..... = 0.00 Ac.
C. Net Tract Area..... = 7.78 Ac.
LAND USE CATEGORY CIA
D. Afforestation Threshold (Net Tract Area x 15%)..... = 1.17 Ac.
E. Conservation Threshold (Net Tract Area x 15%)..... = 1.17 Ac.
EXISTING FOREST COVER
F. Existing Forest Cover within the Net Tract Area..... = 3.43 Ac.
G. Area of Forest Above Conservation Threshold..... = 2.26 Ac.
BREAK EVEN POINT
H. Break Even Point..... = 1.62 Ac.
I. Forest Clearing Permitted Without Mitigation..... = 1.81 Ac.
PROPOSED FOREST CLEARING
J. Total Area of Forest to be Cleared..... = 3.43 Ac.
K. Total Area of Forest to be Retained..... = 0.00 Ac.
PLANTING REQUIREMENTS
L. Reforestation for Clearing Above the Conservation Threshold..... = 0.57 Ac.
M. Reforestation for Clearing Below the Conservation Threshold..... = 2.33 Ac.
N. Credit for Retention above the Conservation Threshold..... = 0.00 Ac.
P. Total Reforestation Required..... = 2.90 Ac.
Q. Total Afforestation Required..... = 0.00 Ac.
R. Total Planting Requirement..... = 2.90 Ac.
or 126,324.0 S.F.

LONG TERM PROTECTION NOTES

Long term protection for land shown hereon as Existing Forest or Afforestation Areas shall be provided by way of a perpetual conservation easement. This deed restriction, recorded with the land records of this property, limits the use of the existing forest and afforestation areas to those activities which are consistent with the conservation of forest such as recreational activities, forest management, and wildlife management. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of forest, or inhibition of its natural growth are permitted in the forest areas. The County or its agents are authorized to inspect the Forest Conservation and Afforestation Easement Areas. A Proposed 15 foot Right-of-way to serve as access for the purpose of ingress and egress of the Existing Forest and Afforestation Areas.

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED

DATE:_____

BY:_____

WASHINGTON COUNTY PLANNING COMMISSION
FINAL APPROVAL GOOD FOR ONE HUNDRED
EIGHTY (180) DAYS FROM ABOVE DATE

This approval is given subject to the grandfathering provisions of the Dept. of Planning and Zoning Memorandum dated 9-22-2026.

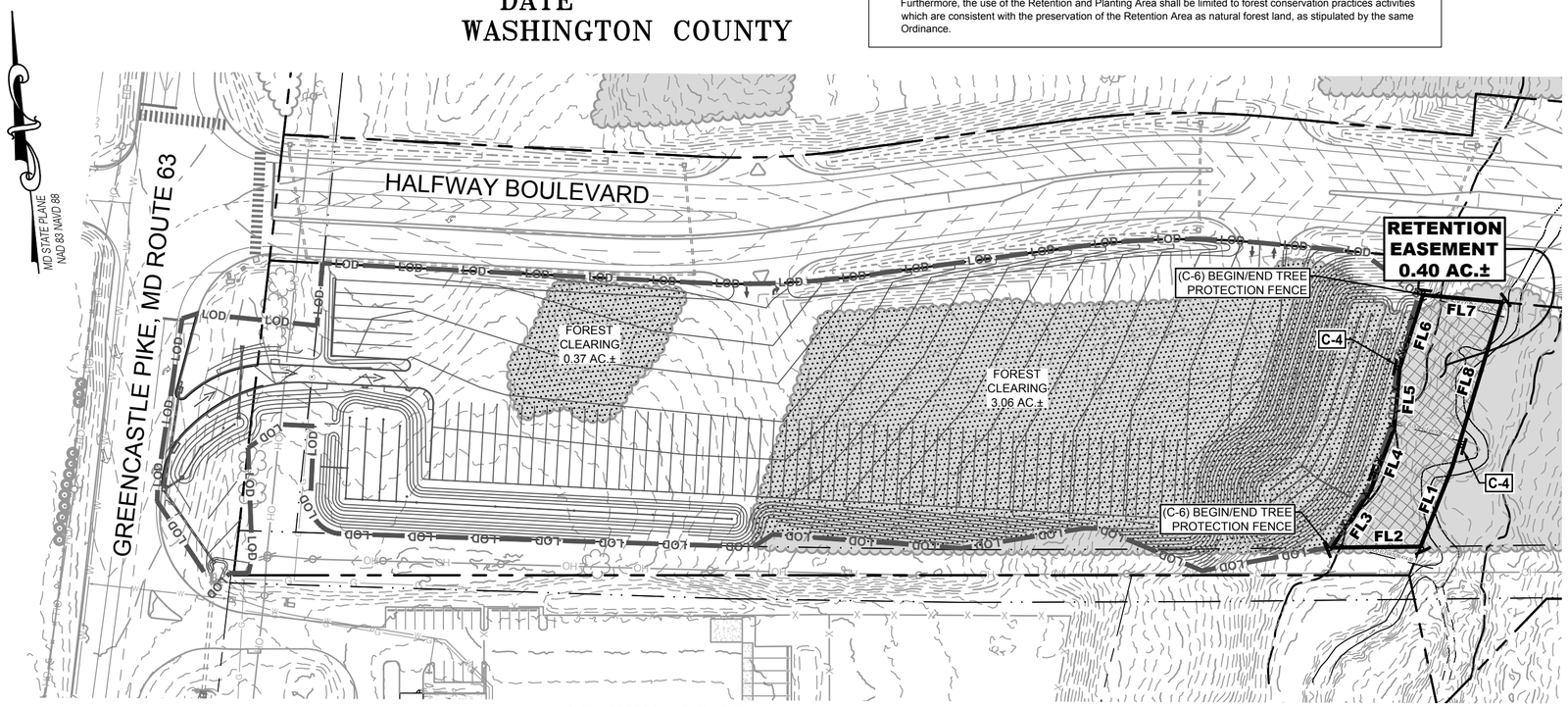
FORESTATION TABLE

FOREST REQUIRED	**2.90 AC.±**
FOREST PROVIDED	
EASEMENT	**0.40 AC.±**
REMAINING REQUIRED	**2.50 AC.±**
OR OFFSITE AT 2:1 RATIO	**5.00 AC.±**
OFFSITE EASEMENT	**5.00 AC.±**

FORESTATION NOTES

1. Forest areas shown hereon [ ] have be reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive mature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.
3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
4. The Retention Area shown [ ] on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

MISC PLAT NO _____
DATE
WASHINGTON COUNTY



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PROPOSED FOREST CLEARING = 3.43 AC.±

LINE	BEARING	DISTANCE
FL1	S 27°33'19" W	81.30'
FL2	N 84°45'10" W	84.38'
FL3	N 40°03'37" E	66.28'
FL4	N 26°33'24" E	62.62'
FL5	N 11°08'30" E	56.86'
FL6	N 23°27'08" E	73.47'
FL7	S 78°48'51" W	75.36'
FL8	S 22°42'30" W	163.63'

QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Forest Conservation Easement Plat is accurate and complete.

Dustin Horst — 10-07-2026
Dustin Horst — Date

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

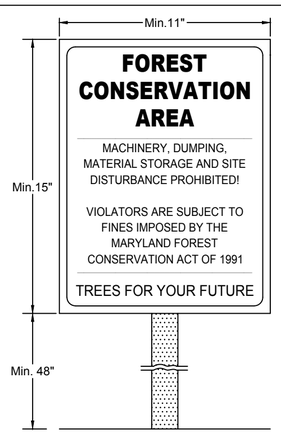
1. All temporary protection devices and/or permanent devices shall be put into place.
   - Permanent signage will be place as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
   - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
   - All temporary fencing shall be in place prior to any grading or land clearing.
   - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
   - Attachment of signs or any other objects to trees is prohibited.
   - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.

3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.

4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

Owner/Developer:
Bowman 2000, LLC
10228 Governor Ln. Blvd Ste. 3002
Williamsport, MD 21795

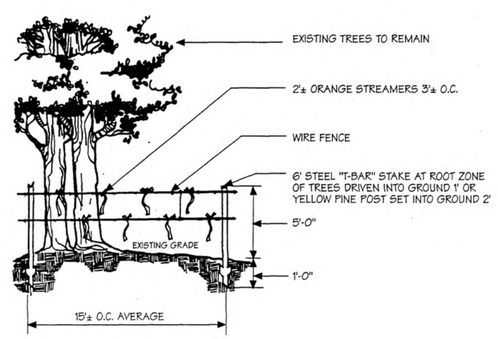


Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 100 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

- RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL
- AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs and Permanent Signs — Figure C-4



Notes:
1. Wire fence for forest protection device only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4.
8. Locate fence outside the Critical Root Zone.

Wire Tree Protection Fence — Figure C-6

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

© 2026

16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

BOWMAN HALFWAY - LOT 6

SITUATED ALONG THE SOUTHERN SIDE OF HALFWAY BOULEVARD
EAST OF GREENCASTLE PIKE, MD ROUTE 63, NORTH OF I-70

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP
10228 GOVERNOR LN. BLVD., STE. 2003 WILLIAMSPORT, MD 21795
ATTN: JEFF TERICK (301)-582-1555

PROJECT NO. 4630.6
DWN BY: DWH | DATE: 03-18-2026
PROJECT MANAGER: DAVE TROSTLE
EMAIL: DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL, ELECTION DISTRICT: 0048-0003-0001, 24
SCALE: 1" = 100'
SHEET TITLE:

FOREST CONSERVATION EASEMENT PLAT

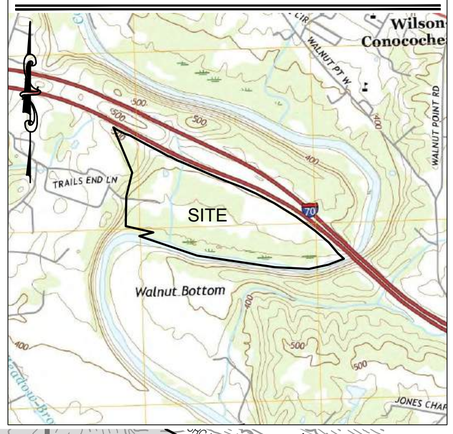
FC-101
SHEET 01 OF 02

P:\SHARED FOLDERS\PROJECTS\4000S\4630\4630.6 LOT 6\DWG\4630.6 FCP.DWG 2026-10-07

VICINITY MAP

SCALE: 1" = 2,000'

ADC MAP 19, G5
MASON DIXON, PENNSYLVANIA



LINE	BEARING	DISTANCE
FL1	S 74°18'19" E	744.85'
FL2	S 03°13'26" E	83.48'
FL3	S 22°49'18" W	140.97'
FL4	N 85°26'53" W	131.34'
FL5	N 03°12'38" W	123.28'
FL6	N 37°41'24" E	101.40'
FL7	N 67°56'26" W	63.46'
FL8	S 38°14'45" W	133.53'
FL9	S 71°09'16" E	68.87'
FL10	S 05°02'40" W	54.24'
FL11	S 79°41'22" W	104.32'
FL12	S 27°47'05" E	34.62'
FL13	S 88°13'44" W	478.03'
FL14	N 07°18'03" E	425.85'

FORESTATION TABLE

FOREST REQUIRED	**2.90 AC.±**
FOREST PROVIDED	
EASEMENT	**0.40 AC.±**
REMAINING REQUIRED	**2.50 AC.±**
OR OFFSITE AT 2:1 RATIO	**5.00 AC.±**
OFFSITE EASEMENT	**5.00 AC.±**

MISC PLAT NO _____
DATE
WASHINGTON COUNTY

NOTE: This Forest Conservation Plan is for the purpose of addressing the forestation requirements for the site plan SP-26-0XX. As this is being addressed offsite, a 2:1 ratio is required. The Washington County Planning Commission has granted the variance of off-site forest easements to satisfy forest mitigation requirements for the Site Plan, SP-26-0XX at the meeting on _____.

INTERSTATE 70 (EAST BOUND)
SRC PLAT 20983
L6 L7 L8 L9 L10 L11
683.39' S 66°43'50" E
SRC PLAT 20983

EXISTING FOREST RETENTION EASEMENT AREA = 11.59 AC.± PER MICS. PLAT 923

POND

MD STATE PLANE NAD 83 NAVD 88

EXISTING FOREST RETENTION EASEMENT AREA = 5.16 AC.± (UNDER REVIEW)

RETENTION EASEMENT 5.00 AC.±

FL1 FL2 FL3 FL4 FL5 FL6 FL7 FL8 FL9 FL10 FL11 FL12 FL13 FL14 C-4 C-4

S 02°18'03" W 104.76'

MATCHLINE

PART OF THE LANDS OF BOWMAN GROUP, LLC
SOUTHERN PORTION OF I-70
LIBER 6082 FOLIO 379
51.18 AC.±

FOREST RETENTION EASEMENT AREA = 1.53 AC.± PER PLAT 11752

EXISTING FOREST RETENTION EASEMENT AREA = 6.67 AC.± PER MICS. PLAT 923

EXISTING FOREST RETENTION EASEMENT AREA = 3.77 AC.±, PER PLAT 11752

N 75°23'19" E 271.65'

N 71°21'26" W 1140.73'

EXISTING FOREST RETENTION EASEMENT AREA = 1.84 AC.±, PER MISC. PLAT 1086

EXISTING FOREST RETENTION EASEMENT AREA = 7.18 AC.± PER MICS. PLAT 1060

EXISTING FOREST RETENTION EASEMENT AREA = 5.04 AC.± PER MICS. PLAT 1060

EXISTING DIRT LANE

EXISTING DWELLING

PART OF THE LANDS OF BOWMAN GROUP, LLC
SOUTHERN PORTION OF I-70
LIBER 6082 FOLIO 379
68.25 AC.±

C-4

FOREST RETENTION EASEMENT1.14 AC.± PER MISC. PLAT 1116

EXISTING FOREST RETENTION EASEMENT AREA = 1.14 AC.± (UNDER REVIEW)

EXISTING FOREST RETENTION EASEMENT AREA = 5.77 AC.± PER MICS. PLAT 1088

EXISTING FOREST RETENTION EASEMENT AREA = 2.93 AC.± PER MICS. PLAT 1088

SRC PLAT 20967

SRC PLAT 20968

100 YEAR FLOODPLAIN PER F.I.R.M. PANEL #24043C0114D

S 40°05'24" E 259.93'

S 69°14'38" W 310.40'

S 77°41'54" W 367.12'

N 87°06'30" W 635.40'

N 81°32'12" W 1463.82'

CONOCOCHEAGUE CREEK

N/F MD ROADS COMMISSION LIBER 427 FOLIO 676

100 YEAR FLOODPLAIN PER F.I.R.M. PANEL #24043C0114D

N/F MD ROADS COMMISSION LIBER 427 FOLIO 676

N/F
KEMPS MILL ACRES, INC.
LIBER 1307 FOLIO 193

N 13°54'07" E 461.90'

TRAILS END LANE (A PRIVATE ROAD)
12' WIDE PER PLAT FOLIO 5170

551.10'

N 00°57'12" E

N/F
WAYNE SHUE
LIBER 4252 FOLIO 433

EX. DIRT LANE

MATCHLINE

N 75°23'19" E 271.65'

GRAPHIC SCALE

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNER:
BOWMAN GROUP, LLC
10228 GOVERNOR LANE BLVD. SUITE 3002
WILLIAMSPORT, MD 21795

P:\SHARED FOLDERS\PROJECTS\6200S\6207\DWG\6207 FCP BOWMAN HALFWAY LOT 6.DWG 2026-10-07

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

15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.275.7531

505 SOUTH HANOVER STREET
CARLISLE, PA 17013
717.701.8111

20 WEST BALTIMORE STREET
GREENCASTLE, PA 17225
717.597.1007

128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3650

© 2026

BOWMAN HALFWAY - LOT 6

SITUATED ALONG THE SOUTHERN SIDE OF HALFWAY BOULEVARD
EAST OF GREENCASTLE PIKE, MD ROUTE 63, NORTH OF I-70

WASHINGTON COUNTY, MARYLAND

BOWMAN DEVELOPMENT CORP.
10228 GOVERNOR LN. BLVD., STE. 2003 WILLIAMSPORT, MD 21795
ATTN: JEFF TERICK (301)-582-1555

PROJECT NO.	6207
DWN BY	DWH
DATE	03-18-2026
PROJECT MANAGER:	DAVE TROSTLE
EMAIL:	DTROSTLE@FSA-INC.COM
TAX MAP-GRID-PARCEL, ELECTION DISTRICT	0048-0003-0001, 24
SCALE	1" = 200'
SHEET TITLE	

FOREST CONSERVATION EASEMENT PLAT

FC-102
SHEET 02 OF 02

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: November 2, 2026

RE: Forest Conservation Mitigation Review for Bowman Halfway – Lot 6 (PSP-26-001)

Attached you will find supporting documentation for a request to meet forest conservation requirements for this project. The applicant is requesting is to establish an offsite forest easement to satisfy the majority of the planting requirement for the Bowman Halfway – Lot 6 development located on Greencastle Pike south of Huyett's Crossroads.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the on and offsite easements proposed for establishment, and a justification letter from Qualified Professional Dustin Horst that makes their case for this request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of preferred techniques for forest mitigation ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

FREDERICK, SEIBERT & ASSOCIATES, INC.
128 South Potomac Street, Hagerstown, MD 21740
301-791-3650 fsa-md.com
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO —Offsite Mitigation Request

SUBJECT — Preliminary Plat / Site Plan for Bowman Halfway – Lot 6
PSP-26-001

TO — Washington County Planning Commission

DATE — July 1, 2026

FROM — Dustin Horst

REMARKS:

The total development is 6.7 on this parcel of 7.78 acres. The existing site consists of agricultural crop fields with some forest and a 100-floodplain to the east of the property. The proposed development is for a gravel parking area for tractor trailers. The required forest conservation for this project is 2.90 acres.

The entirety of the 6.7 acres is being developed with impervious area or being treated with stormwater management facilities (ponds, stormdrains). What forest remains on site is being locked up into an easement. All other areas not being developed are encumbered with utility easements to the west and south property lines. After exhausting all onsite forest retention and afforestation, additional forest is required. Undue hardship would fall upon the owner if unable to develop said property due to the limited size of the parcel and the need for the tractor trailer parking. The proposed offsite retention easement total is 5.00 acres and is based on the forest mitigation requirement at a ratio of 2:1.

On behalf of the property owner, I request the approval of a variance for offsite forest mitigation to meet the forest requirements for the development of Bowman Halfway – Lot 6.

Sincerely,

Dustin Horst

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: November 2, 2026

RE: Forest Conservation Mitigation Review for LDS Church (SP-25-014)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to utilize payment in lieu to satisfy the .08-acre planting requirement for the building addition and parking lot expansion at the LDS Church on Mt. Aetna Rd. The second request is to remove 1 specimen tree from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include the forest conservation plan; which shows the location of the specimen tree proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Joseph Gurney that make their case for the tree removal request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

The removal of specimen trees requires the approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

FIRST CAPITAL ENGINEERING

June 22, 2026

Travis Allen
Senior Planner
Washington County
747 Northern Avenue
Hagerstown, Maryland 21742

Re: Forest Conservation Variance Request
The Church of Jesus Christ of Latter Day Saints
1253 Mt. Aetna Road
Hagerstown, Washington County, Maryland
FCE # 1840-6

Dear Mr. Allen:

Based upon forest conservation plan comment number 4, we are requesting a variance for removing two (2) specimen trees during construction of improvements for the LDS church located at 1253 Mt. Aetna Road, Hagerstown, Washington County, Maryland. The church is proposing additional parking areas in order to meet the needs of their congregation, and to allow an inner site vehicular connection between the eastern parking area and the western parking area.

The two specimen trees are within the footprint of the proposed parking area. Specimen Tree #1 (31" DBH Oak Species) is dead and therefore a fall hazard and removal is recommended. Specimen Tree #4 (35" DBH Pin Oak) is in good condition. As required by Washington County Forest Conservation Ordinance Article 15 "Variances" item 15.1A:

> "A person may request and the Planning Commission may grant a variance where, owing to the special features of the applicant's property or other circumstances, the standards or requirements of this ordinance would result in unwarranted hardship to the applicant"

A variance is hereby requested by the property owner because there is no other location on site to place the proposed additional parking and vehicular connection between the east and west parking areas. Additionally, providing an inner site vehicular connection will reduce the traffic on Mt. Aetna Road, and reduce the likelihood of vehicular accidents on Mt. Aetna Road.

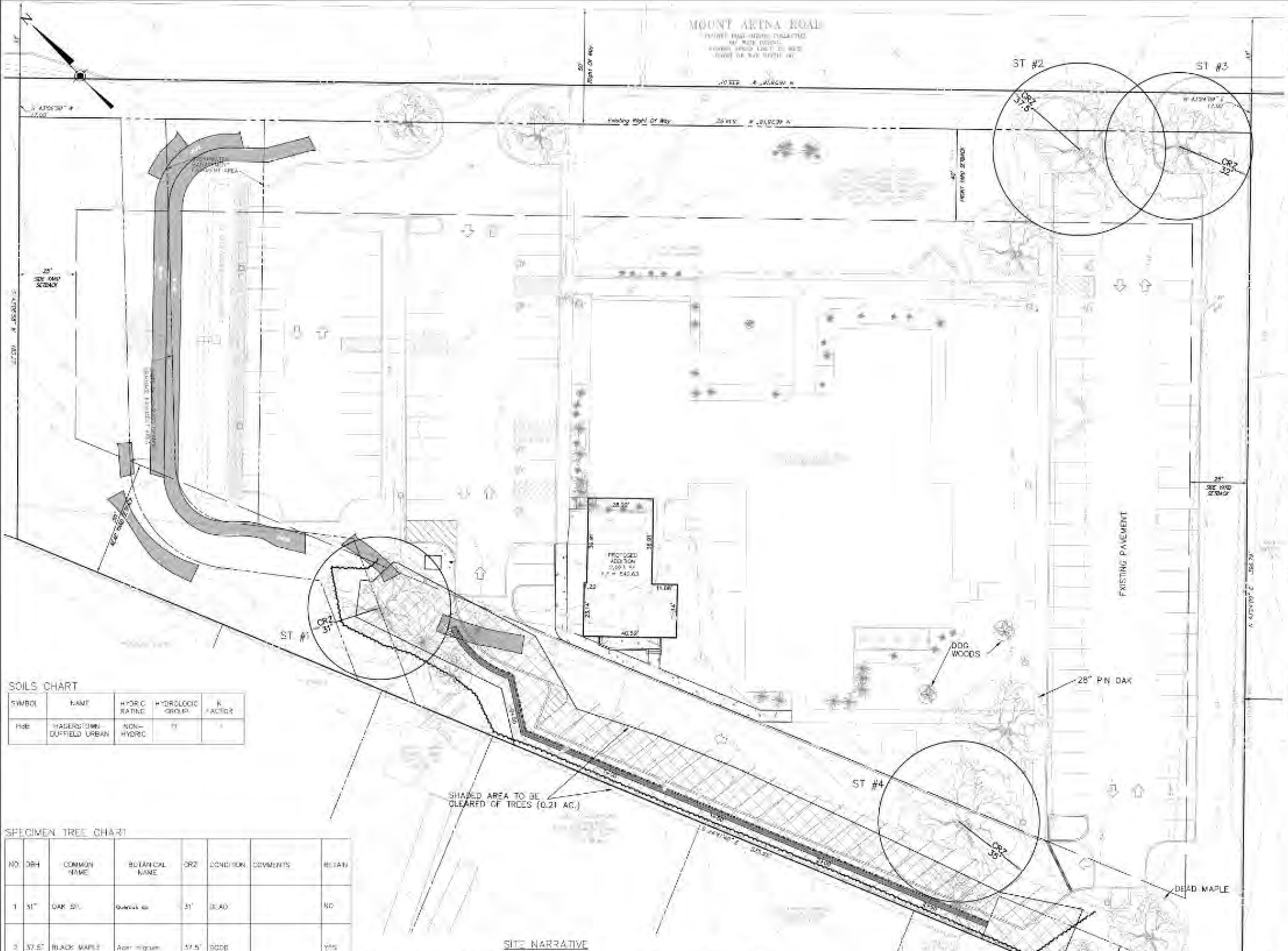
in order to mitigate for the loss of the two specimen trees, two (2) Red Maple "October Glory" trees of 2.5" caliper (DBH) are proposed to be planted on-site, please refer to Attachment "A" Proposed Landscape Plan.

48 South Richland Ave. ★ York, PA 17404 ★ 717-845-3227 ★ FAX: 717-852-7891
★ info@fcap.com

Please let us know if you have any questions.

Sincerely,
First Capital Engineering

Joseph M. Gurney, RLA, PLA, LLA
Director of Land Development



00132

LEGEND

EXISTING BOUNDARY LINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING CURB	
PROPOSED CURB	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
EXISTING VEGETATION	
EXISTING TREELINE	
STEEP SLOPES	
SPECIMEN TREE WITH CRITICAL ROOT ZONE	
FOREST TO BE CLEARED	

Forest Conservation Worksheet 2.2

Net Tract Area			
A.	Total Tract Area	A =	0.00
B.	Reductions	B =	0.00
C.	Net Tract Area	C =	0.00
Land Use Category	Input the number "1" under the appropriate land use, zoning, and limit to only one entry. ARA 0, MDR 0, IDA 1, HDR 0, MPD 0, CIA 0		
D.	Afforestation Threshold (Net Tract Area x 15%)	D =	0.00
E.	Conservation Threshold (Net Tract Area x 20%)	E =	0.00
Existing Forest Cover			
F.	Existing Forest Cover within the Net Tract Area	F =	0.00
G.	Area of Forest Above Conservation Threshold	G =	0.00
Break Even Point			
H.	Break Even Point	H =	0.00
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
Proposed Forest Clearing			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	0.00
Planting Requirements			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	0.00
R.	Total Planting Requirement	R =	0.00
FIL Calculation:	Convert Planting Requirement to Sq. Ft.		[illegible]
	If Project is Inside a Priority Funding Area		[illegible]
	If Project is Outside of a Priority Funding Area		[illegible]

FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT WILL BE SATISFIED THROUGH THE PAYMENT-IN-LIEU OPTION IN THE AMOUNT OF $1,045.44.

GENERAL NOTES

1. OWNER: CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
2. DEED REFERENCE: LIBER 583 FOLIO 783
3. TAX MAP: 50 GRID 13 PARCEL: 1279
4. THE OUTLINE SHOWN HEREON IS BASED ON A BOUNDARY SURVEY DONE BY SLSI ON NOVEMBER, 2024.
5. TOPOGRAPHY SHOWN HEREON WAS FIELD SHOT BY SLSI ON NOVEMBER 2024 AND SUPPLEMENTED BY COUNTY GIS.
6. SITE IS ZONED AS RESIDENTIAL SUBURBAN (RS)
7. TOTAL AREA OF SITE: 3.75 AC.

ENVIRONMENTAL SITE NOTES

1. WATERSHED DRAINAGE BASIN: ANTIETAM CREEK (WATERSHED NO. 02140502)
2. SOILS SHOWN ARE FROM USDA NRCS WEB SOIL SURVEY.
3. NO RARE, THREATENED OR ENDANGERED PLANT, ANIMAL SPECIES OR HABITAT WERE OBSERVED DURING THE FIELD VISIT; AN INQUIRY WITH MDNR IS PENDING.
4. NO FEMA FLOODPLAIN EXISTS WITHIN THE LIMIT OF DISTURBANCE.

NET TRACT CALCULATION

DISTURBED AREA:	0.55 AC.
NET TRACT:	0.55 AC.

SOILS CHART

SYMBOL	NAME	HYDRIC RATING	HYDROLOGIC GROUP	K FACTOR
HdB	HAGERSTOWN-DUFFIELD URBAN	NON-HYDRIC	[illegible]	[illegible]

SPECIMEN TREE CHART

NO.	DBH	COMMON NAME	BOTANICAL NAME	CRZ	CONDITION	COMMENTS	RETAIN
1	31"	OAK SP.	Quercus sp.	31'	DEAD		NO
2	37.5"	BLACK MAPLE	Acer nigrum	37.5'	GOOD		YES
3	32"	BLACK MAPLE	Acer nigrum	32'	GOOD		YES
4	35"	PIN OAK	Quercus palustris	35'			NO

SITE NARRATIVE

THIS FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE AND IN COMPLIANCE WITH THE SPECIFICATIONS OF THIS ORDINANCE. THERE ARE NO FOREST AREAS WITHIN THE SUBJECT PROXIMITY. SPECIMEN TREES WERE NOTED AND IDENTIFIED. THE SITE DOES NOT MEET THE REQUIREMENT OF A FOREST, BASED ON THE STATE FOREST CONSERVATION MANUAL DEFINITION OF A FOREST ("AREAS THAT HAVE AT LEAST 100 TREES PER ACRE"); NO PLOT SAMPLES WERE PERFORMED BECAUSE THE SITE DID NOT MEET THE REQUIREMENTS OF A FOREST AND THEREFORE DID NOT HAVE ANY STANDS. THIS SITE CONSISTS OF A (3.65 AC.), PRIMARILY MANICURED AREA, WITH SOME TREES AND SHRUBS. THE "HERBACEOUS LAYER" IS MOWED GRASS. THERE IS NO DOMINANT TREE SPECIES, DUE TO THE FACT THAT NO UNDERSTORY EXISTS. TREE SPECIES AND SIZES VARY. ALONG THE SOUTHERNMOST PERIMETER OF THE PROPERTY IS A TREELINE AREA, WHICH MERGES ONTO ADJACENT PROPERTIES, BEING SEPARATED BY A FENCE. AND ALONG THE EASTERNMOST PERIMETER OF THE PERIMETER OF THE PROPERTY IS A LINE OF MATURE EASTERN CEDAR TREES (Juniperus virginiana). AREAS OF EXTENSIVE DAMAGE FROM RECENT STORMS WERE NOTED AS PART OF THIS SITE INSPECTION. CLEARING ASSOCIATED WITH THIS DAMAGE IS NOT INCLUDED WITH MITIGATION FOR THIS PLAN, AS SHOWN.

PLAN VIEW

GRAPHIC SCALE

20' 10' 0' 20'

SCALE: 1" = 20'

OWNER/DEVELOPER

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
50 E. NORTH TEMPLE ST., RM 2225
SALT LAKE CITY, UTAH 84150
801-240-1000

County File No. SP-25-014

PROJ. MGR. –	JMG
DESIGN –	HGT
CHECKED –	JMG

FOREST CONSERVATION PLAN

FOR

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

10th ELECTION DISTRICT, WASHINGTON COUNTY, MARYLAND
SP-25-014

TAX MAP 50 GRID 13 PARCEL 1279

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland.
License No.: [illegible]
Expiration Date: 09-20-2027

Qualified DNR Professional

FIRST CAPITAL ENGINEERING

Job Number: 1840-5

DATE: 5/26/2025

SCALE: AS SHOWN

SHEET C-15

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: November 2, 2026

RE: Forest Conservation Mitigation Review for St. James Dormitory Pond Revision (SP-26-018)

Attached you will find supporting documentation for two requests to meet forest conservation requirements for this project. The first request is to payment in lieu to satisfy the .03-acre planting requirement for the stormwater management facility on the St. James campus on College Rd. The second request is to remove 1 specimen tree from the site as a part of its development.

Enclosed for your review are two documents in support of the applicant's request. These include a sheet from the site plan; which shows the location of the specimen tree proposed for removal within the project limits of disturbance, and the justification letter from Qualified Professional Tim Kellerman that make their case for the tree removal request.

Article 10.1 of the Washington County Forest Conservation Ordinance (FCO) describes the Preferred Sequence of Techniques for Mitigation for forest conservation plans. This list describes a hierarchy of of techniques ranging from onsite retention and planting to payment of fee in lieu. The overall intent of the FCO is to preserve or create as much forest onsite as is feasible within the constraints of each development project before meeting mitigation obligations offsite.

The removal of specimen trees requires the approval of a variance under Article 15 of the FCO. The applicant must demonstrate the conditions of hardship that exist to warrant the removal of the specimen trees and show that their removal would not adversely affect water quality.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

TRIAD ENGINEERING, INC.

September 22, 2026
Washington County Planning Commission
100 W. Washington Street, 2nd Floor
Hagerstown, MD 21740

Subject: FCO – Specimen Tree Removal Variance Request for St. James School Dormitory

Planning Commission Members,

The proposed development for the St. James School Dormitory will consist of the construction of a new dormitory building and a small parking lot for new student housing at the St. James School campus on a tract that is zoned A - Agricultural. The project area was expanded for a new SWM pond in the front of the property. There is no forest cover onsite and thus no forest area clearing with the project. However, within the study limits there are 8 specimen trees with 5 specimen trees within the project limits and 4 trees proposed to be removed. The project previously received approval for the removal of four trees and is seeking approval for the removal of the fifth tree. One of the previously approved trees to be removed is now proposed to remain for a net of four tree removals as previously approved.

The additional specimen tree is in a landscaped area with maintained lawn. The specimen tree to be removed is a silver maple and is reaching the end of its healthy life cycle with signs of poor health and evident trunk decay. With the individually located nature of the specimen tree, if it were to remain it would not be possible to develop this portion of the property and would be an unwarranted hardship for the owner.

In addition, silver maples are very common, soft wood and to find silver maples of this size is not unusual. Also, silver maple has a shallow root system making it more subject to windthrow. This, along with the susceptibility to decay and pests, makes it highly susceptible to storm damage.

The development will adhere to the Washington County Stormwater Management Ordinance along with the MDE Stormwater Management Manual. Adherence to these requirements allows for the site to be returned to the performance of a wooded land cover condition. As such, water quality conditions will not be adversely affected.

It is for the above reasons we believe the removal of the four specimen trees is not in conflict with the spirit and intent of the Ordinance. We request a variance for the removal of the four specimen trees.

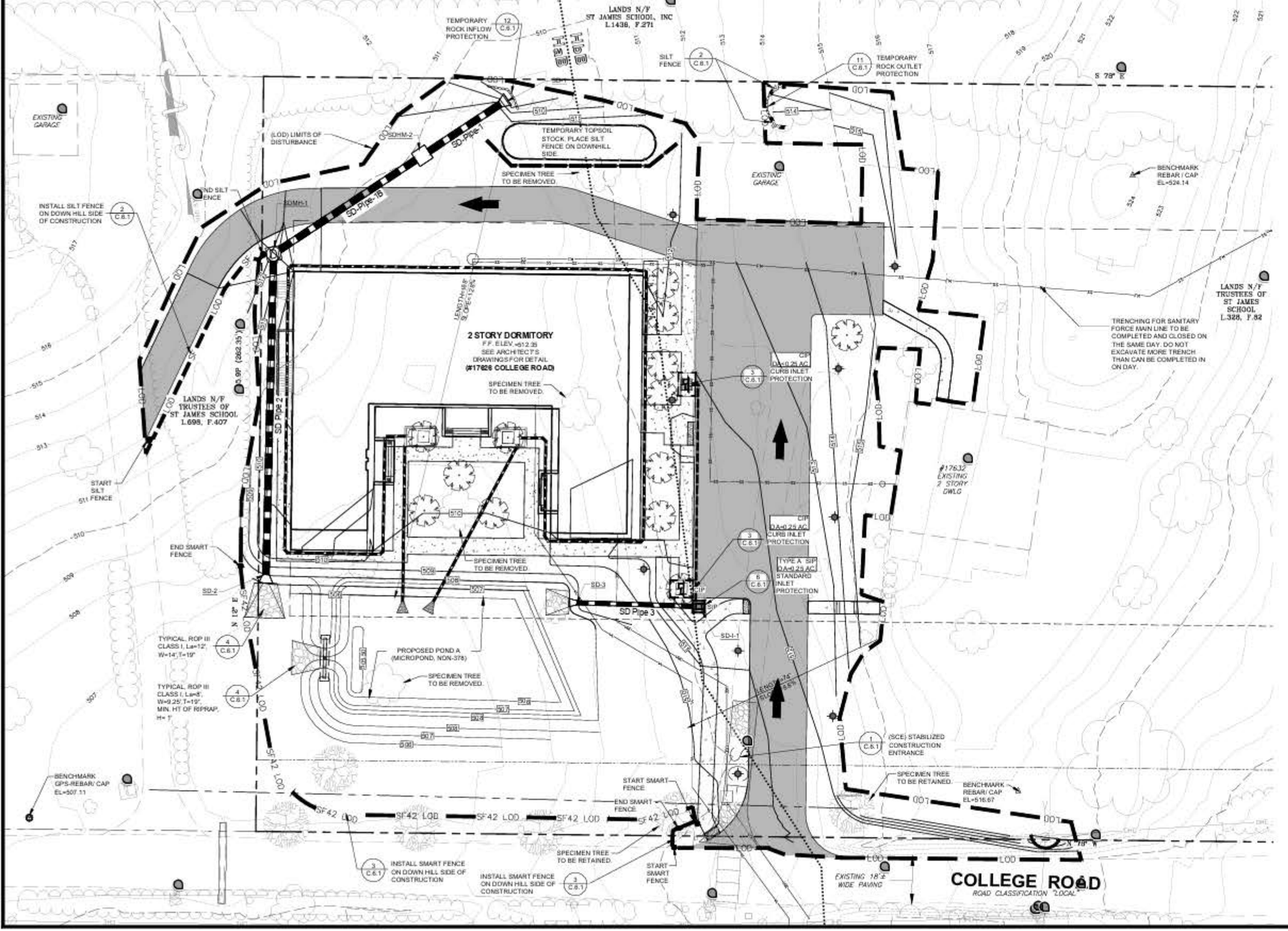
Respectfully Submitted,

Brendan Bishop

Brendan Bishop, Staff Engineer

Tim Kellerman

Tim Kellerman, Senior Environmental Scientist



III. SEDIMENT CONTROL DEVICE INSTALLATION

A. INSTALL SILT FENCE AND TEMPORARY ROCK INFLOW PROTECTION.
B. INSTALL TEMPORARY ROCK OUTLET PROTECTION.
C. INSTALL TEMPORARY TOPSOIL STOCK. PLACE SILT FENCE ON DOWNHILL SIDE.
D. INSTALL SILT FENCE ON DOWN HILL SIDE OF CONSTRUCTION.
E. INSTALL SMART FENCE ON DOWN HILL SIDE OF CONSTRUCTION.
F. INSTALL SILT FENCE AND SMART FENCE AS SHOWN ON PLAN.
G. INSTALL SDHM-1 AND SDHM-2 AND SD-PIPE-1 AND SD-PIPE-18 AND SD-PIPE-2 AND SD-PIPE-3 AND SD-1 AND SD-2 AND SD-3 AND ALL STORM DRAIN.
H. INSTALL FILTERRA BOX STRUCTURES AS SHOWN PER PLAN. INSTALL INLET PROTECTION AT FILTERRA BOX 1 & 4 AS PER PLAN.
I. INSTALL CONCRETE CURB, CONCRETE SIDEWALK ETC.
J. FINE GRADE SITE AND STABILIZE WITH PERMANENT SEED AND MULCH ANY REMAINING AREAS.
K. PAVE PARKING LOT AND PAINT STRIPE.
L. INSTALL LANDSCAPE AND ANY REMAINING AMENITIES AS SHOWN PER PLAN AND WITH NOTICE TO PROCEED FROM WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AND WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS HAVE FILTERRA MEDIA INSTALLED BY CERTIFIED INSTALLER AND PLANT PER LANDSCAPE PLAN.

IV. POND GRADING AND CONSTRUCTION

A. ONCE SITE IS STABILIZED, NOTIFY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-6821 AND THE WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT (240) 313-2400 OF INTENT TO PERFORM THE POND CONSTRUCTION.
B. WITH NOTICE TO PROCEED CONSTRUCT THE POND BERM AND OUTLET STRUCTURE WEIR.
C. STABILIZE SEED AND MULCH POND BERM, PONDING AREA AND ANY OTHER AREA DISTURBED FORM THE POND BERM CONSTRUCTION.

IV. SITE CLOSEOUT

A. WITH THE ENTIRE SITE FINAL GRADED AND 95% OVERALL VEGETATIVE COVER IN PLACE, NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301) 797-6821 AND THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS (ENGINEERING AND CONSTRUCTION) AT (240) 313-2400 AT LEAST FIVE (5) DAYS PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSEOUT REVIEW MEETING.
B. UPON APPROVAL BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT, REMOVE ALL SEDIMENT CONTROL DEVICES. STABILIZE, SEED AND MULCH ANY AREAS DISTURBED DURING CONTROL REMOVAL.

GENERAL NOTES

1. TAX MAP 0062. PARCEL 0056.
2. ELECTION DISTRICT 02.
3. TOTAL SITE AREA (PER REAL PROPERTY SEARCH) = 4 ACRES.
4. DEED REFERENCE: BEING ALL OF LANDS CONVEYED TO COLLEGE OF ST. JAMES SCHOOL FROM ADRIAN H. JR. AND MILDRED G. ONDERDONK, ET. AL., DEED DATED JULY 13,1967, AND RECORDED AMONG THE LAND RECORDS OF WASHINGTON COUNTY AT LIBER 328 FOLIO 82.
5. THE EXISTING PROPERTY LINES SHOWN HEREON ARE DERIVED FROM DEEDS AND /OR PLATS OF RECORD BEING OVERLAID ONTO EXISTING FIELD MONUMENTATION.
6. TOPOGRAPHY SHOWN HEREON IS BASED ON WASHINGTON COUNTY TOPOGRAPHIC MAPPING.
7. HORIZONTAL DATUM IS N.A.D. 83(2007) AND VERTICAL DATUM IS N.A.V.D. 88.
8. SITE IS ZONED "A(R)" - AGRICULTURAL (RURAL) DISTRICT.
9. USAGE - EXISTING USAGE OF THE SITE PROJECT IS CURRENTLY IS AN OPEN WITH HOUSES FOR SCHOOL STAFF ON EITHER SIDE. THE PROPOSED USAGE OF THE SITE WILL BE A NEW DORMITORY ADDITION FOR USE BY STUDENTS AND STAFF.
10. DIMENSIONAL RESTRICTIONS PER ARTICLE 5A, SECTION 5A.5, OF THE WASHINGTON COUNTY ZONING ORDINANCE:
    a. LOT AREA: 3 ACRES, FRONT YARD DEPTH: 50 FEET, REAR YARD DEPTH: 50 FEET MINIMUM WIDTH OF SIDE YARDS:50 FEET*
    b. MINIMUM LOT WIDTH: 300 FEET
    *A VARIANCE WAS APPROVED BY THE WASHINGTON COUNTY BOARD OF ZONING APPEALS TO REDUCE THE LEFT SIDE SETBACK TO 11' FEET PER ZONING APPEAL NUMBER AP2024-004.
11. WASHINGTON COUNTY DOES NOT HAVE SPECIFIC NUMBER OF PARKING SPACES REQUIREMENTS FOR SCHOOLS. THE PARKING REQUIREMENT IS BASED ON NEED. THE CURRENT NEED FOR THE EXISTING PARKING LOT IS MINIMUM OF 12. THE NEW PARKING LOT WILL ADD 12 SPACES INCLUDING 1 HANDICAP SPACE.
12. PARKING PROVIDED: 12 TOTAL SPACES (11 SPACES & 1 ADA ACCESSIBLE)
13. SITE IS SERVED BY PRIVATE SEWER. WATER IS SERVED BY A ONSITE SPRING AND CLEAN AND PURIFIED BY AN ONSITE WATER FILTRATION SYSTEM. THE PLAN WILL INCREASE THE NUMBER OF STUDENTS AND WOULD NECESSITATE THE NEED FOR 17 MORE EDUS.
14. THE PROPOSED SEWER LINE AND ASSOCIATED PUMP ARE OWNED BY THE PROPERTY OWNER, THUS THE OWNER IS RESPONSIBLE FOR MAINTENANCE.
15. NO NEW SIGNS PROPOSED FOR THIS PROJECT.
16. TRASH AND RECYCLABLES ARE COLLECTED ONSITE AND REMOVED FROM SITE BY STAFF.
17. NO FREIGHT DELIVERIES.
18. SITE LIGHTING PROPOSED WILL BE POLE AND BUILDING MOUNTED AS SHOWN ON THE ARCHITECTURAL PLANS.
19. PROPOSED BUILDING AREA = 7,864 S.F. PROPOSED BUILDING WILL BE A TWO STORY.
20. THERE ARE NO WETLANDS WITHIN THE PROJECT SITE AS SHOWN PER. U.S. FISH AND WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY MAPPING.
21. THERE ARE NO HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 WITHIN THE PROJECT LOD.
22. THERE ARE NO INTERMITTENT STREAM SYMBOLS ASSOCIATED WITHIN THE PROJECT SITE AS SHOWN ON SHEET NUMBER 35 OF 56 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND.
23. THERE ARE NO AREAS OF STEEP SLOPES (AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 28.631 OF THE WASHINGTON COUNTY ZONING ORDINANCE) WITHIN THE PROJECT SITE.
24. THIS PROJECT SITE IS NOT WITHIN THE LIMITS OF THE APPALACHIAN TRAIL CORRIDOR OR THE WATERSHEDS OF THE EDGEMONT-SMITHSBURG RESERVOIR OR THE UPPER BEAVER CREEK DRAINAGE BASIN.
25. THIS SITE PROJECT IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 24043 C0284D, WITH EFFECTIVE DATE OF AUGUST 15, 2017.
26. THE PROJECT WILL COMPLY WITH THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE REQUIREMENTS VIA PAY-IN-LIEU.

TOTAL TRACT AREA	0.22	ACRE	TO ADDRESS THE PLANTING REQUIREMENT, THE APPLICANT PROPOSES A FEE IN LIEU OF PLANTING IN ACCORDANCE WITH ARTICLE 11 OF THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE. THE FEE IN LIEU AMOUNT IS CALCULATED BELOW
LESS DEDUCTIONS	0.00	ACRE	
NET TRACT AREA	0.22	ACRE	
NET TRACT AREA OF FOREST COVER	0.00	ACRE	
BREAK EVEN POINT	0.00	ACRE	REQUIRED PLANTING IS 0.03 AC. OR 1,436 SQ. FT.X $0.30/SQ. FT. = $392.04
PROPOSED FOREST CLEARING	0.00	ACRE	NET TRACT AREA USED AS 0.22 ACRES AS THE PREVIOUS FCA REQUIREMENTS FOR THE LOD OF 1.01 ACRES WAS PREVIOUSLY
TOTAL FOREST TO BE RETAINED	0.00	ACRE	ACCOUNTED FOR UNDER SITE PLAN SP-23-015.
REQUIRED PLANTING FROM WORKSHEET	0.03	ACRE	

27. ON - SITE IMPERVIOUS AREA BASED ON LOD:

PRE-CONSTRUCTION:		
BUILDINGS	0 S.F. OR	0 AC.
PARKING, DRIVE AREAS, ETC.	7,405 S.F. OR	0.17 AC.
TOTAL	7,405 S.F. OR	0.17 AC./1.24 AC. = 13.8% OF L.O.D.
POST CONSTRUCTION:		
BUILDING	7,765 S.F. OR	0.18 AC.
PARKING, DRIVE AREAS, ETC.	12,632 S.F. OR	0.29 AC.
TOTAL	20,397 S.F. OR	0.47 AC/1.24 AC. = 38.2% OF L.O.D.

28. EACH ADDRESS IS BASED ON THE ENTRANCE LOCATION AS SHOWN ON THIS PLAN. IF DRIVEWAYS ARE CONSTRUCTED AT A DIFFERENT LOCATION, THE ADDRESS FOR THAT LOT IS VOID, AND THE OWNER/ DEVELOPER OF THE LOT MUST REAPPLY TO THIS OFFICE FOR A NEW ADDRESS ASSIGNMENT.
29. THERMOPLASTIC TRAFFIC STRIPING MARKINGS SHALL BE USED FOR ALL STRIPING WITHIN THE COUNTY RIGHT OF WAY AND ADJOINING IT.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

OWNER:
SAINT JAMES SCHOOL, INC.
C/O WILLIAM WIVELL
17641 COLLEGE ROAD
ST. JAMES, MD 21740
PHONE: 301-671-2603

SP-26-008

REV.#	DATE	DESCRIPTION
1	6-26-2026	RESPONSES PER WACO COMMENT LETTER
2	6-04-2026	RESPONSES PER WASH.CO. AGENCY COMMENTS

CADD FILE: 2831-2022-DORMITORY | DRAWN BY: STAFF | CHECKED BY: BJS | DATE: 01/12/2026 | SCALE: 1"=20'

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. 34690 EXPIRATION DATE: 7-09-27

01-12-2026

MINOR SITE PLAN
SAINT JAMES SCHOOL - DORMITORY POND REVISION
17626 COLLEGE ROAD HAGERSTOWN, MD, 21740
EROSION & SEDIMENT CONTROL AND GRADING PLAN

ZONING: AR	WATERSHED CODE: 02140503 - MARSH RUN	ELEC. DIST: 02
TAX MAP: 0062	GRID: 0001	PARCEL: 0056

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
C.6.0
JOB NO.: 03-22-0521

Washington County MARYLAND

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

MEMORANDUM

TO: Washington County Planning Commission

FROM: Travis Allen, Senior Planner

DATE: November 2, 2026

RE: Vinny's Towing Forest Conservation Easements Relocation Request (GP-25-025)

Attached you will find documentation for two requests to meet forest conservation requirements for this project. The first is to relocate 3 existing onsite forest conservation easements totaling 3.27 acres offsite, and to provide all other required mitigation offsite as well. The second request is to remove 1 specimen tree from the site as part of its development. The requested conversion is a part of a multi-phase grading plan for future development.

Enclosed for your review are three documents accompanying the applicant's request. These include the grading and forest conservation plan; which shows the easements requested for relocation and intended offsite mitigation location; a justification letter from Qualified Professional Dustin Horst which makes their case for this request; and a future development concept plan.

Forest easements are intended to be permanent in the location that they were originally established unless special circumstances require reevaluation. Offsite retention is a less preferred mitigation technique in the County's Forest Conservation Ordinance.

If you have questions or comments regarding this request, please contact me using the information provided below.

Travis Allen
Senior Planner
(240) 313-2432
tallen@washco-md.net

FREDERICK, SEIBERT & ASSOCIATES, INC.
128 South Potomac Street, Hagerstown, MD 21740
301-791-3650 fsa-md.com
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO — Specimen Tree Removal & Offsite Mitigation Request

SUBJECT — Grading Plan for Vinny's Towing & Recovery
GP-25-025

TO — Washington County Planning Commission

DATE — February 11, 2026

FROM — Dustin Horst

REMARKS:

The total tract area of parcel 119 consists of 18.76 acres. Within the parcel, two areas have previously been developed consisting of 3.9 acres and 2.6 acres respectfully. Forest mitigation was provided by onsite retention easements for both developments and found at Misc. Plat 758-759 and 889. The proposed development is for the remaining 12.3 acres of undisturbed parcel area and removing the existing onsite retention easements to offsite easements at a ratio of 2:1. The required forest mitigation for the entire parcel is 8.92 acres.

There is a single specimen tree located directly in the middle of the parcel proposed for removal. If said tree remains, development on this property would be severely limited due to its proximity of future development. Water Quality will not be negatively affected by the removal of the specimen tree due to the site being developed and treated by ways of environmental site design practices and stormwater management facilities.

The proposed development by the owner is to do a mass grading plan for the future expansion of the existing business. The business requires additional vehicle storage, and this plan proposes to clear, grub, and mass grade the entire parcel. Undue hardship would fall upon the owner if unable to clear remaining area for development due to the expanding business and the limited acreage of the parcel. The proposed offsite retention easement total is 17.84 acres and is based on the forest mitigation requirement at a ratio of 2:1.

On behalf of the property owner, I request the approval of a variance for the removal of a specimen tree and for offsite forest mitigation to meet the forest requirements for the development for Vinny's Towing & Recovery.

Sincerely,

Dustin Horst

Vinny's Towing

Concept Plan

Washington County, Maryland

March, 2023

0' 50' 100' 150'

N

FSA

ZONING DATA

ZONING	HI (HIGHWAY INTERCHANGE)
REGULATED USE	PERMITTED USE (AS ALLOWED UNDER IR DISTRICT)
SETBACKS	
FRONT	40'
SIDE	25'
REAR	25'

CONCEPT DATA

PROJECT AREA	18.7 ACRES ±
BUILDING AREA	102,000 SF
REQUIRED PARKING	
MANUFACTURING / INDUSTRIAL PLANTS	1 SPACE PER EMPLOYEE ON THE MAIN SHIFT PLUS 1 SPACE PER 350 SF OF OFFICE AND/OR SALES SPACE
	100 SPACES REQUIRED
PROPOSED PARKING	107 AUTO SPACES
	63 TRAILER DROPS

INTERSTATE 70

PROPOSED ACCESS CONNECTION

EXISTING DEVELOPMENT

PROPOSED BUILDING
40,000 SF ±

PROPOSED BUILDING
42,000 SF ±

PROPOSED BUILDING
20,000 SF ±

PROPOSED SEPTIC AREA

EXISTING SEPTIC AREA

PROPOSED SEPTIC AREA

SWM AREA

SWM AREA

SWM AREA

SWM AREA

SWM AREA

SWM AREA

BEAVER CREEK ROAD

EXISTING DRIVEWAY

CONCEPT NOTES

1. NO ENVIRONMENTAL PHASE 1 STUDIES WERE COMPLETED FOR THIS PROJECT.
2. THIS LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE.
3. NO UTILITY AND/OR GRADING STUDIES HAVE BEEN COMPLETED AS PART OF THIS STUDY.
4. STORMWATER MANAGEMENT IS CONCEPTUAL IN SIZE AND LOCATION.

GRADING PLAN

FOR

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

CLIENT/OWNER/DEVELOPER:
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST.
FREDERICK, MD 21701

ATTN: VINCE FLOOK
PHONE: (301)-663-7777

CIVIL ENGINEER / SURVEYOR:
FREDERICK, SEIBERT, & ASSOC. INC.
128 S. POTOMAC ST.
HAGERSTOWN, MD 21740

PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
PHONE: (301)-791-3650

LEGEND

EXISTING | PROPOSED

- SUBJECT BOUNDARY
- BUILDING SETBACK LINE
- RIGHT OF WAY
- EASEMENT LINE
- ADJOINER BOUNDARY
- FENCE (METAL)
- FENCE (WOODEN)
- DITCH (STREAM)
- EDGE OF WATER
- WETLAND
- FLOODPLAIN
- SOIL BOUNDARY
- RAILWAY
- CENTERLINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CURB
- WALL
- GUARD RAIL
- EDGE OF CONCRETE
- BUILDING
- MAIL BOX
- SIGN (ROAD)
- SIGN (SITE)
- TRAFFIC SIGNAL

TOPOGRAPHIC FEATURES
- CONTOUR (INDEX)
- CONTOUR (INTERMEDIATE)
- SPOTS ELEVATION

VEGETATION AREAS
- TREELINE
- DECIDUOUS TREES — SEE LANDSCAPE SHEET FOR LEGEND
- EVERGREEN TREES — SEE LANDSCAPE SHEET FOR LEGEND

SANITARY SEWER
- GRAVITY LINE
- FORCE MAIN LINE
- LATERAL
- MANHOLE
- CLEANOUT
- VALVE

WATER
- COLD WATER LINE
- HOT WATER LINE
- MANHOLE
- FIRE HYDRANT
- VALVE
- METER
- WELL

STORM DRAINAGE
- STORM SEWER LINE
- ROOF DRAIN LINE
- MANHOLE
- INLETS
- CLEANOUT

UTILITIES
- GAS LINE
- ELECTRICAL LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- OVERHEAD LINES
- MANHOLE
- PEDS, BOX, & ETC
- POLE
- LIGHT POLE
- GAS METER
- GAS VALVE

LEGEND - ABBREVIATIONS

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

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 Hillis-Carnes Engineering for sub-surface findings.
3. 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
Verizon	(301) 790-7124
Antietam Cable	(240) 420-2082
Washington County Division of Permits and Inspections	(240) 313-2460
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. Benchmarks to be established by FSA prior to the start of construction.
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 Hillis-Carnes Engineering 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. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in April 2025. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. This project has a projected start date of March 2026 and a completion date of July 2026.
22. There are no Board of Zoning Appeals Cases for this property.
23. Proposed SWM will consist of on-site infiltration berms and a submerged gravel wetland.
24. There are no known floodplains, streams and related buffers, or habitat 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 4.21 of the Washington County Zoning Ordinance. This site is not within 1,000 feet of the Appalachian Trail.
25. ⚠1 The purpose of this Grading Plan is to clear the existing forest to prepare for future development consisting of trucking related uses and to improve stormwater management for unpermitted imprevious areas.

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. 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.
3. 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.
4. This development plan must comply with the current Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control. Ordinance.
5. All grading for this project shall be the full responsibility of the property owner.
6. No permanent structures (e.g., fences, sheds, play equipment, retaining walls) shall be permitted within any stormwater or storm drainage easement on this property.
7. Please be advised that any project which creates a disturbance of one (1) acre or more will require a "notice of intent to comply with the general permit for storm water discharges associated with construction activity" (NOI). The NOI is required under the Clean Water Act as stated in 40 CFR 122.26 and code of Maryland Regulations COMAR 26.08.04.09A and is regulated by the Maryland Department of Environment (MDE). The NOI is to be submitted with the appropriate fees directly to the MDE prior to commencement of construction activity. No land disturbing activity that requires a grading permit from Washington County can proceed until the general permit for storm water discharges associated with construction activity (MDRC) has bee issued by MDE.
8. This project will require a third-party qualified professional to be present at the preconstruction meeting scheduled with Washington County Division of Construction 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.
9. 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.
10. In conformance with the stormwater management ordinance of Washington County, a performance security and executed maintenance and access agreement shall be required from the developer prior to issuance of any building or grading permit for construction per these plans.
11. Any development or construction, including but limited to: filling, grading, erecting or installing a temporary structure, or alteration of a watercourse, which is wholly within, partially within, or in contact with any flood hazard area requires a floodplain permit from Washington County.

ZONING DATA

ZONING DISTRICT	HI - HIGHWAY INTERCHANGE DISTRICT
BUILDING HEIGHT	75 FT.
MINIMUM YARD SETBACK:	
FRONT	40 FT.
*SIDE	10 FT. [1,2,3]
*REAR	10 FT. [1,2,3]

[1]EXCEPT AS REQUIRED IN SECTION 19.8
[2]EXCEPT AS REQUIRED IN SECTION 19.3(c) AND 19.3(i)
[3]EXCEPT WHEN ADJACENT TO RESIDENTIAL DEVELOPMENT, IT SHALL BE 25 FEET.

BOARD OF ZONING APPEALS' CASE____NONE

SITE DATA

TAX MAP - GRID - PARCEL	0058-0008-0119
ELECTION DISTRICT	10
ACCOUNT NUMBER	018366
LIBER / FOLIO	05784 / 00195
PLAT NUMBER	MISC. 758, 759 & 889
AREA SUMMARY:	
PARCEL	18.76 AC.
DISTURBED AREA	12.1 AC.
EXISTING IMPERVIOUS	169,288 S.F. / 3.89 AC. (21%)
PROPOSED ADDITIONAL IMPERVIOUS	16,697 S.F. / 0.38 AC. (2%)
PROPOSED TOTAL IMPERVIOUS	185,985 S.F. / 4.27 AC. (23%)
EXISTING USE	OFFICE/TRUCK SERVICE/TOWING & REPAIR
ROAD CLASSIFICATION:	
LOCAL	BEAVER CREEK ROAD
WAIVER AND/OR VARIANCE	NONE
FOREST CONSERVATION	OFFSITE FOREST RETENTION, PER MISC. PLAT ________
WATERSHED:	
NAME	ANTIETEM CREEK
NUMBER	02-14-05-02
FEMA PANEL #	24043C0306D

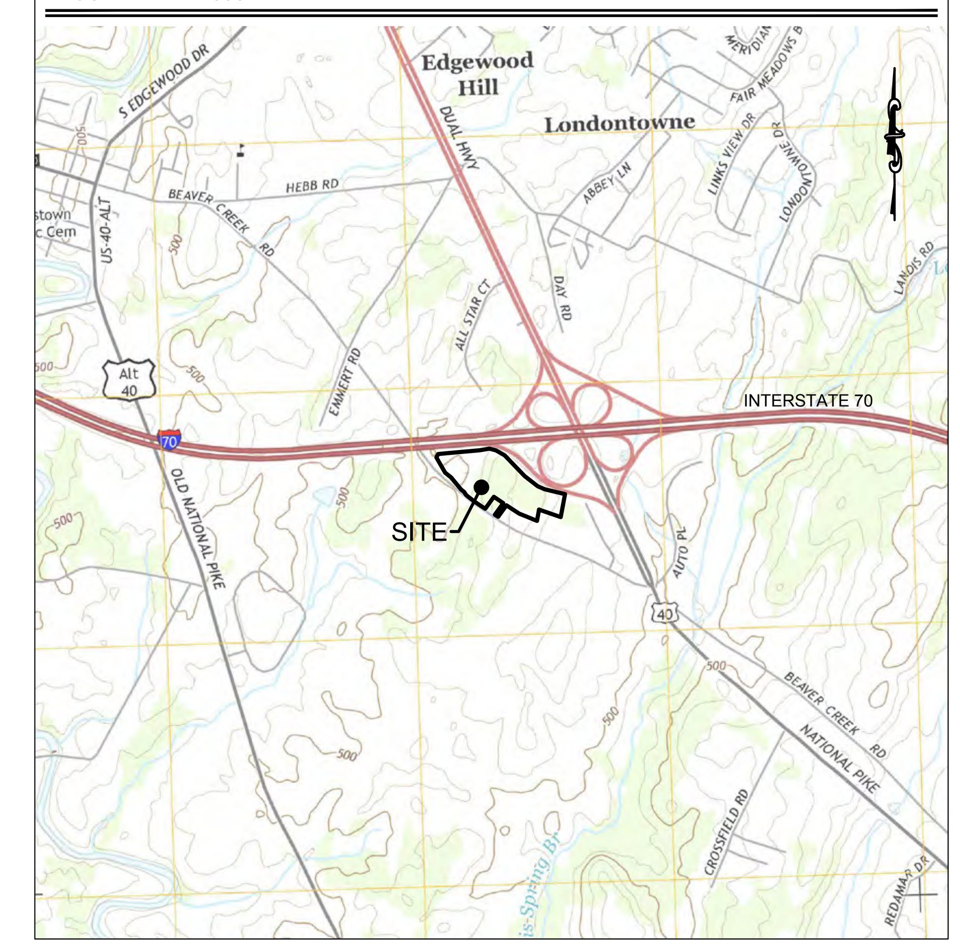
⚠1 ESD Practices (Chapter 5 - Structural & Non-Structural)

TYPE	DA (ACRES) (To Structure)	IMPERVIOUS DA (ACRES) (To Structure)	RCN	WQv (ac-ft)	ESDv (ac-ft)	Pe Addressed (In)
Submergered Gravel Wetland	3.34 ac.	1.81 ac.	55	0.346 acft	0.346 acft	1.80
Infiltration Berm #1	3.40 ac.	0.00 ac.	55	0.093 acft	0.093 acft	1.00
Infiltration Berm #2	0.51 ac.	0.00 ac.	55	0.014 acft	0.014 acft	1.00
Infiltration Berm #3a	2.13 ac.	0.07 ac.	61	0.039 acft	0.039 acft	1.00
Infiltration Berm #3b	2.13 ac.	0.07 ac.	61	0.039 acft	0.039 acft	1.00
Infiltration Berm #4a	5.23 ac.	0.04 ac.	60	0.046 acft	0.046 acft	1.00
Infiltration Berm #4b	5.23 ac.	0.04 ac.	60	0.046 acft	0.046 acft	1.00
Infiltration Berm #5	0.92 ac.	0 ac.	58	0.026 acft	0.026 acft	1.00
Infiltration Berm #6	1.06 ac.	0 ac.	58	0.026 acft	0.026 acft	1.00
Infiltration Berm #7	0.80 ac.	0 ac.	58	0.020 acft	0.020 acft	1.00

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, J13
USGS MAPS (FUNKSTOWN, MD)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-101	SHEET 02	EXISTING CONDITIONS
C-102	SHEET 03	EROSION, & SEDIMENT CONTROL PLAN OVERALL
C-103	SHEET 04	GRADING, EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C-104	SHEET 05	GRADING, EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C-105	SHEET 06	GRADING, EROSION & SEDIMENT CONTROL PLAN - PHASE 3
C-106	SHEET 07	GRADING, EROSION & SEDIMENT CONTROL PLAN - PHASE 3
C-107	SHEET 08	GRADING, EROSION & SEDIMENT CONTROL PLAN - PHASE 4
C-301	SHEET 09	STORMWATER MANAGEMENT PLAN
C-302	SHEET 10	STORMWATER MANAGEMENT DETAILS & NOTES
C-303	SHEET 11	STORMWATER MANAGEMENT DETAILS & NOTES
C-501	SHEET 12	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS

APPROVALS

MD-ENG-6A — USDA
1/89 — SCS

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 12.1 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 1,127 CU. YDS. OF EXCAVATION AND APPROXIMATELY 116 CU. YDS. OF FILL.

WASHINGTON COUNTY
DIVISION OF ENGINEERING

APPROVED BY:________________

DATE:________________

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

By: ________________

Date: ________________

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

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."

SIGNATURE ________ DATE ________ SEAL

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."

8-27-25 — DATE; Vince Flook — PRINTED NAME
[signature] — SIGNATURE

OWNER / DEVELOPERS CERTIFICATION

"I/we hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan and in accordance with the Stormwater Management Ordinance of Washington County and the policy on construction of subdivision infrastructure for acceptance and ownership by Washington County (S-3)."

8-27-25 — DATE; Vince Flook — PRINTED NAME
[signature] — SIGNATURE

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.

09/30/2026 — DATE; 20945 — REG. NO.; [signature] — SIGNATURE

Know what's **below.** **Call** before you dig. 811

STATE OF MARYLAND — KEITH DAVID MOORE — No. 20945 — REGISTERED PROFESSIONAL ENGINEER — 09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PLANS PER COUNTY COMMENTS	02-05-2026

VINNY'S TOWING & RECOVERY
SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO.	4373.VR3
DWN BY	DWH
DATE	08-14-2025
PROJECT MANAGER:	ADAM HAGER
EMAIL:	AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL	0058-0008-0119
SCALE	NONE
SHEET TITLE	COVER SHEET

C-001
SHEET 01 OF 12

GP-25-025

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-01-C001-COVER SHEET.DWG 2026-09-29



LINE	BEARING	DISTANCE
L1	N 56°16'40" W	50.10'
L2	N 56°16'40" W	51.98'
L3	N 30°46'52" W	52.81'
L4	N 49°33'33" W	50.00'
L5	N 26°37'01" E	51.15'

Area *does* qualify as Forest

Steep Slopes
(Slopes≥25% or Slopes>15% and K_w≥0.35)

Highly Erodible Soils
(Slopes>15% or Slopes>5% and K_w>0.35)

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-02-C101-EXISTING CONDITIONS.DWG 2026-09-29

STATE OF MARYLAND KEITH DAVID MOORE No. 20945 REGISTERED PROFESSIONAL ENGINEER
09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945,
Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PLANS PER COUNTY COMMENTS	02-05-2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY DWH
DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE 1" = 60'
SHEET TITLE

EXISTING CONDITIONS

C-101
SHEET 02 OF 12

GP-25-025

I-70 (EAST BOUND)

I-70 EXIT RAMP

BEAVER CREEK ROAD

EROSION & SEDIMENT CONTROL PHASE 2 SHEET C-104

EROSION & SEDIMENT CONTROL PHASE 3 SHEET C-105, C-107

EROSION & SEDIMENT CONTROL PHASE 1 SHEET C-103, C-107

EROSION & SEDIMENT CONTROL PHASE 4 SHEET C-106, C-107

LIMIT OF DISTURBED AREA = 12.1 AC/±

EXISTING FOREST CONSERVATION EASEMENT TO BE VACATED

EXISTING FOREST CONSERVATION EASEMENT TO BE VACATED

EXISTING FOREST CONSERVATION EASEMENT TO BE VACATED

EX. BUILDING #19530

EX. GRAVEL

EX. GRAVEL

EX. GRAVEL

EX. GRAVEL

EX. SWM BMP

EX. SEPTIC AREA

ACCESS TO ENTER/EXIT SITE

MD STATE PLANE NAD 83 NAVD 88

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE OF MARYLAND
ADAM MICHAEL HAGER
21985
REGISTERED
PROFESSIONAL ENGINEER

09/30/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21985
Expiration Date: 08-23-2027

FSA

FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
© 2025
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 (301) 739-8866
1114 2 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.263.1900
555 SOUTH HANOVER STREET CARLISLE, PA 17013 717.218.1811
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7844

MARK	DESCRIPTION:	DATE:
1	REVISED PER COUNTY COMMENTS	5/8/2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301) 865-7777

PROJECT NO: 4373.VR3
DWN BY: DWH
DATE: 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL: 0058-0008-0119
SCALE: 1" = 60'
SHEET TITLE:

EROSION, & SEDIMENT CONTROL PLAN OVERALL

C-102
SHEET 03 OF 12

P:\SHARED FOLDERS\PROJECTS\4300\4373.VR3 BASE DRAWING\PLANS\DRAWINGS\GRADING PLANS\4373.VR3-C-102 EROSION & SEDIMENT CONTROL PLAN OVERALL.DWG 2025-09-29

EROSION & SEDIMENT CONTROL LEGEND

- SILT FENCE
- SMART FENCE 42
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- RIPRAP INFLOW / OUTFLOW PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONTROL MATTING
TYPE: CURLEX TYPE CL-II
- PERMANENT CONTROL MATTING
TYPE: NORTH AMERICAN GREEN P300

NOTE: ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

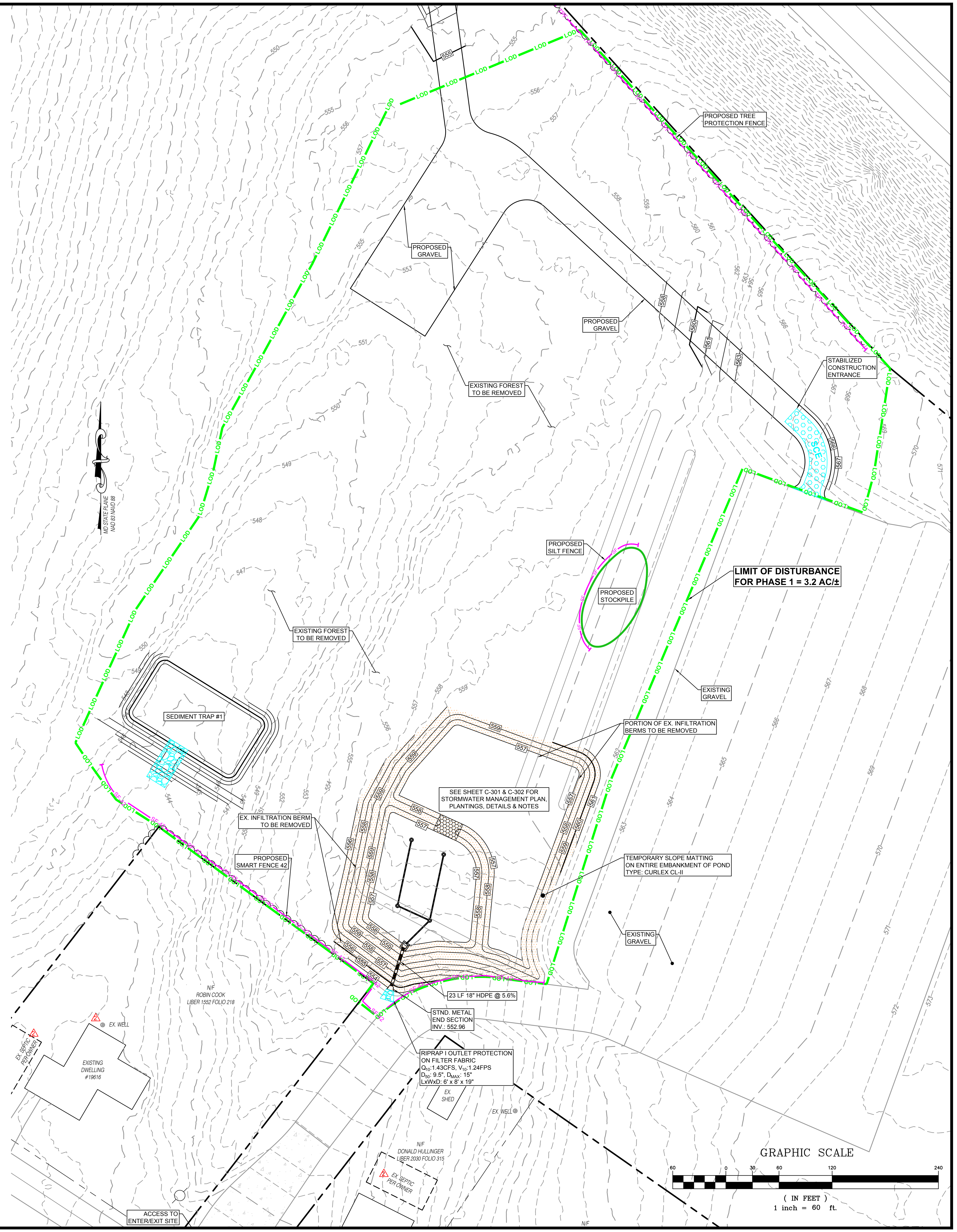
⚠1 **THE PURPOSE OF PHASE 1 IS TO INSTALL THE SUBMERGED GRAVEL WETLAND, SEDIMEN TRAP #1, GRASS AREAS AND INFILTRATION BERM #3.**

⚠1 **SEQUENCE OF CONSTRUCTION (PHASE 1) 3.2 AC**

1. Contractor shall contact Frederick, Seibert, & Assoc., Inc. (301)-791-3650, Washington County Soil Conservation District (301)-797-6821, and the Washington County Division of Engineering (240)-313-2460 at least five (5) days prior to the start of any earthwork to schedule a pre construction meeting.
2. Contractor shall use the existing gravel drive to enter/exit site. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tracked sediment before construction may resume. If tracking of sediment continues to occur, contractor shall stop work and install a stabilized construction entrance before work may resume.
3. Contractor shall install Phase 1 smart fence 42, as shown hereon. Some trees may need to be cut down to stumps and areas brush hogged in order for machinery to access and install all smart fence 42. Earth disturbance shall not commence until perimeter controls have been installed.
4. Install sediment trap #1. Some trees may need to be cut down and areas brush hogged in order for machinery to access and install earth dikes.
5. Once sediment trap has been installed, remaining forest within the disturbance of Phase 1, as shown hereon, may be cleared and removed.
6. Contractor shall strip topsoil, and place on stockpile on the uphill side of the silt fence and seed and mulch.
7. After perimeter controls have been installed, tree clearing and stump removal may begin.
8. After Phase 1 tree clearing has been completed, stabilize all disturbed areas with seed and mulch, and control matting as shown on the plans after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
9. Contact the Washington County Soil Conservation District (301)-797-6821 and the Washington County Division of Engineering (240)-313-2460 to verify site is adequately stabilized for construction of the infiltration berm #3.
10. Contact Frederick, Seibert, & Assoc., Inc. (301)-791-3650 2 days prior to infiltration berm construction. Note that construction vehicles are prohibited from traveling over infiltration berms.
11. After installation of infiltration berm #3, contractor shall finalize grading then seed and mulch.
12. After the infiltration berms have been installed, the contractor shall contact the Washington County Soil Conservation District (301-797-6821) and Washington County D.P.W. Engineering & Construction (240-313-2400) to verify site is adequately stabilized before construction of the submerged gravel wetland.
13. Contractor shall use light-weight equipment to avoid compaction of the filtering media during construction. No equipment shall be permitted on the BMP after the soil layer has been installed.
14. After Phase 1 site has 95% vegetated cover, contractor to contact WCSCD (301)-797-6821 and Washington County Division of Engineering (240)-313-2460 at least 5 days prior to the removal of any sediment control feature to schedule an interim site close out review and meeting. Contractor to gain approval from WCSCD prior to removal of erosion and sediment controls.
15. Remove sediment and erosion control measures of Phase 1, and stabilize accordingly.

SEDIMENT TRAP DESIGN TABLE

SEDIMENT TRAP #	#1
TYPE	ST-II
DRAINAGE AREA INITIAL	1.88 AC.
DRAINAGE AREA FINAL	1.88 AC.
TOTAL STORAGE REQUIRED	6,768 C.F.
TOTAL STORAGE PROVIDED	10,937 C.F.
WET STORAGE REQUIRED	3,384 C.F.
WET STORAGE PROVIDED	4.020 C.F.
DRY STORAGE REQUIRED	3,384 C.F.
DRY STORAGE PROVIDED	6,917 C.F.
WEIR WIDTH	8 FT.
WEIR ELEVATION	547.00
TRAP BOTTOM DIMENSION	2,311 S.F.
STORAGE DEPTH	3.0 FT.
EMBANKMENT ELEVATION	548.00
CLEAN OUT ELEVATION	545.50
TRAP BOTTOM ELEVATION	544.00
SIDE SLOPE	2:1



09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK:	DESCRIPTION:	DATE:
1	REVISED PLANS PER COUNTY COMMENTS	02-09-2026
2	REVISED PER COUNTY COMMENTS	5/8/2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND

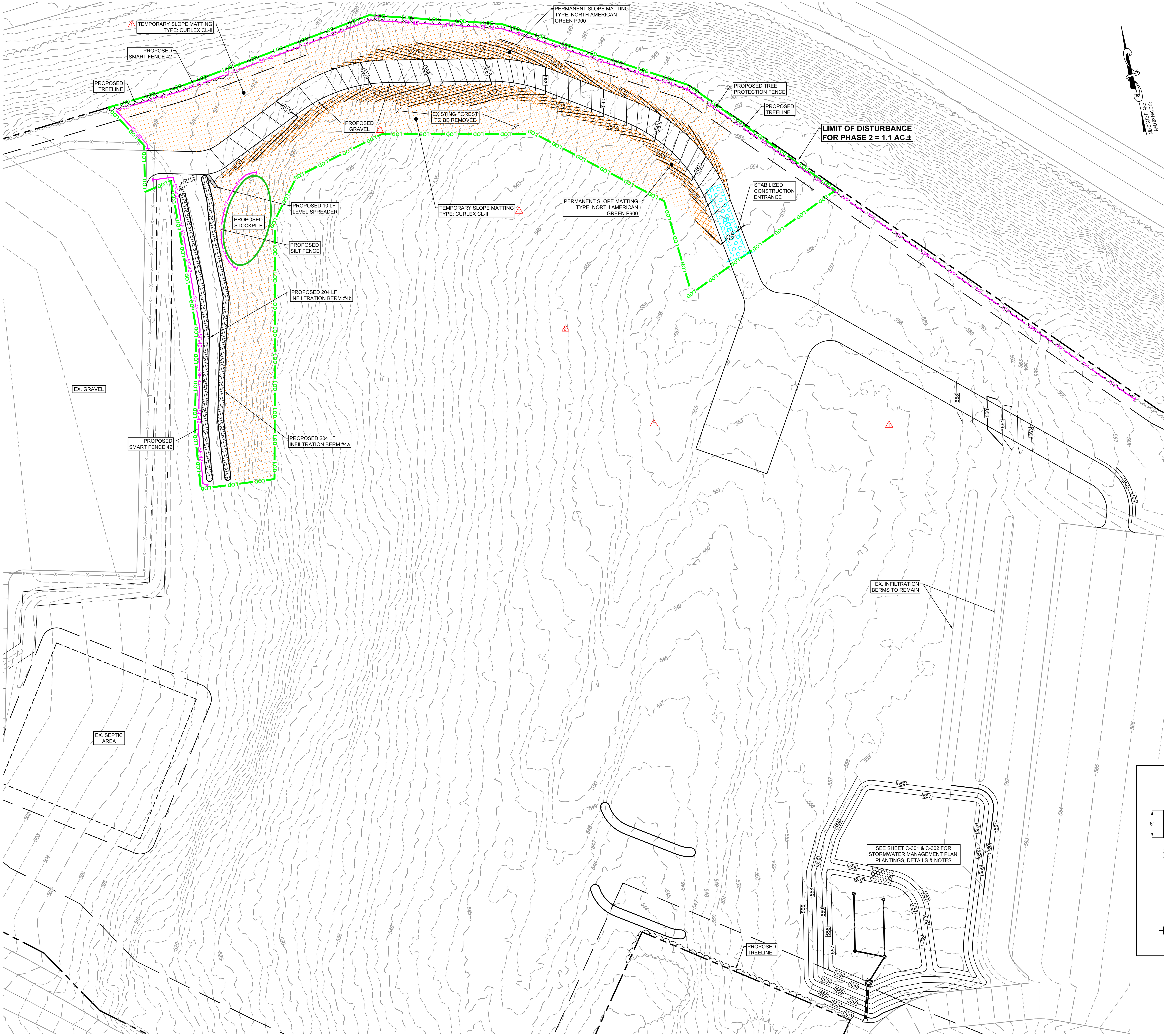
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY DWH | DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE 1" = 60'
SHEET TITLE
GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 1

C-103
SHEET 04 OF 12

GP-25-025

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-04-C103-GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 1.DWG 2026-09-29



EROSION & SEDIMENT CONTROL LEGEND

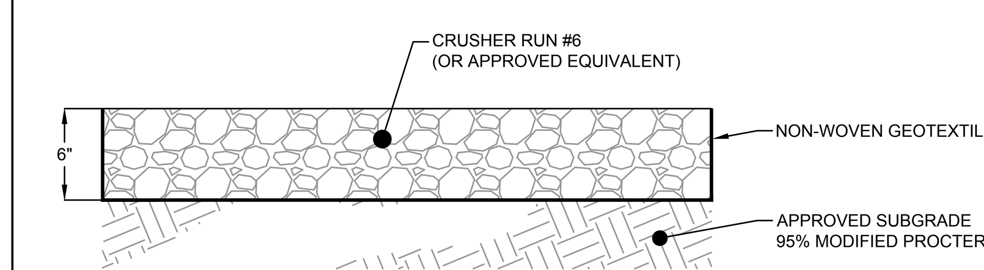
Symbol	Description
SF — SF	SILT FENCE
SF-42	SMART FENCE 42
TPF — TPF	TREE PROTECTION FENCE
LOD — LOD	LIMIT OF DISTURBANCE
	RIPRAP INFLOW / OUTFLOW PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY CONTROL MATTING TYPE: CURLEX TYPE CL-II
	PERMANENT CONTROL MATTING TYPE: NORTH AMERICAN GREEN P300

SEQUENCE OF CONSTRUCTION (PHASE 2) 1.1 AC

1. Contractor shall use the existing gravel drive to enter/exit site. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tracked sediment before construction may resume. If tracking of sediment continues to occur, contractor shall stop work and install a stabilized construction entrance before work may resume.
2. Install stabilized construction entrance, as shown on Phase 2.
2. Contractor shall install Phase 2 smart fence 42 and tree protection fencing, as shown hereon. Some trees may need to be cut down to stumps and areas brush hogged in order for machinery to access and install all smart fence 42. Earth disturbance shall not commence until perimeter controls have been installed.
3. After forest has been removed, and all perimeter controls have been installed, contractor to start grading the proposed gravel area.
4. Stabilize all disturbed areas with seed and mulch, and control matting as shown on the plans after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
5. Contact the Washington County Soil Conservation District (301)-797-6821 and the Washington County Division of Engineering (240)-313-2460 to verify site is adequately stabilized for construction of infiltration berms #4a & #4b.
6. Contact Frederick, Seibert, & Assoc., Inc. (301)-791-3650 2 days prior to infiltration berm construction. Note that construction vehicles are prohibited from traveling over infiltration berms.
7. After installation of infiltration berms #4a & #4b, contractor shall finalize grading then seed and mulch.
8. After Phase 2 site has 95% vegetated cover, contractor to contact WCSCD (301)-797-6821 and Washington County Division of Engineering (240)-313-2460 at least 5 days prior to the removal of any sediment control feature to schedule a final site close out review and meeting. Contractor to gain interm approval from WCSCD prior to removal of erosion and sediment controls.
9. Remove sediment and erosion control measures of Phase 2, and stabilize accordingly.

NOTE: ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

THE PURPOSE OF PHASE 2 IS TO INSTALL THE GRAVEL AREAS AND INFILTRATION BERMS 4a & 4b.



SECTION

01 / C-104 **PAVEMENT - GRAVEL**

NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND — KEITH DAVID MOORE — No. 20945 — REGISTERED PROFESSIONAL ENGINEER — 09/30/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025 — fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK	DESCRIPTION	DATE
1	REVISED PLANS PER COUNTY COMMENTS	02-09-2026
2	REVISED PLANS PER COUNTY COMMENTS	5/8/2026

VINNY'S TOWING & RECOVERY
SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY DWH — DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE 1" = 30'
SHEET TITLE: GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 2

C-104
SHEET 05 OF 12

GP-25-025

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-05-C104-GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 2.DWG 2026-09-29

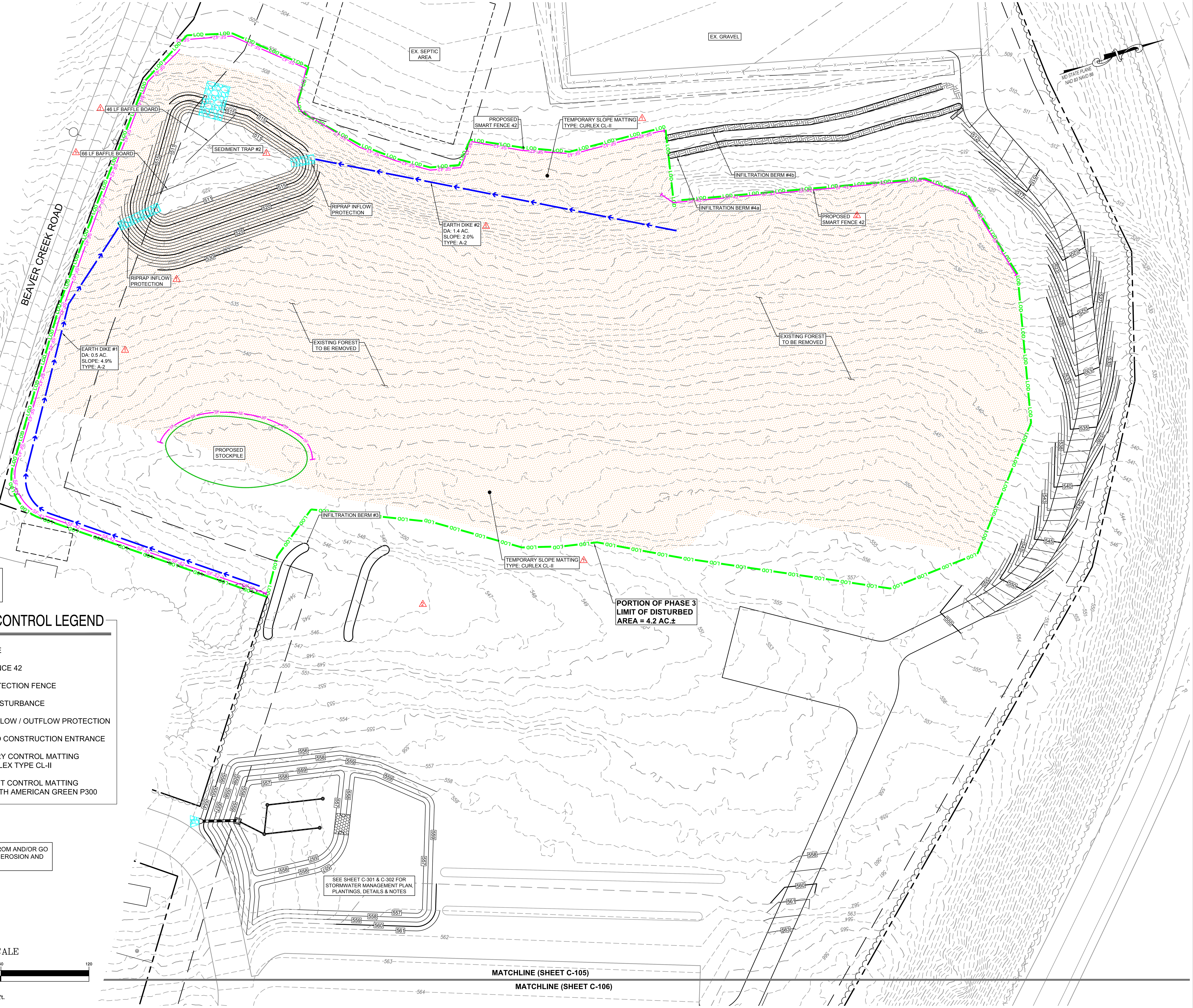
SEQUENCE OF CONSTRUCTION (PHASE 3) 4.2 AC ⚠1

1. Contractor shall use the existing gravel drive to enter/exit site. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tracked sediment before construction may resume. If tracking of sediment continues to occur, contractor shall stop work and install a stabilized construction entrance before work may resume.
2. Contractor shall install Phase 3 smart fence 42 and tree protection fencing, as shown hereon. Some trees may need to be cut down to stumps and areas brush hogged in order for machinery to access and install all smart fence 42. Earth disturbance shall not commence until perimeter controls have been installed.
3. Install sediment trap #2, baffle boards, and earth dikes #1 & #2. Some trees may need to be cut down and areas brush hogged in order for machinery to access and install earth dikes.
4. Once sediment trap and earth dikes have been installed, remaining forest within the disturbance of Phase 3, as shown hereon, may be cleared and removed.
5. Stabilize all disturbed areas with control matting as shown on the plans after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
6. Contact the Washington County Soil Conservation District (301)-797-6821 to verify site is adequately stabilized.
7. Remove sediment and erosion control measures, and stabilize accordingly.

SEDIMENT TRAP DESIGN TABLE

SEDIMENT TRAP #	#2 ⚠2
TYPE	ST-II
DRAINAGE AREA INITIAL	2.93 AC.
DRAINAGE AREA FINAL	2.93 AC.
TOTAL STORAGE REQUIRED	10,548 C.F.
TOTAL STORAGE PROVIDED	12,384 C.F.
WET STORAGE REQUIRED	5,274 C.F.
WET STORAGE PROVIDED	6,192 C.F.
DRY STORAGE REQUIRED	5,274 C.F.
DRY STORAGE PROVIDED	6,192 C.F.
WEIR WIDTH	12 FT.
WEIR ELEVATION	514.00
TRAP BOTTOM DIMENSION	3,668 S.F.
STORAGE DEPTH	3.0 FT.
EMBANKMENT ELEVATION	515.00
⚠2 CLEAN OUT ELEVATION	512.50
TRAP BOTTOM ELEVATION	511.00
SIDE SLOPE	2:1

⚠1 **THE PURPOSE OF PHASE 3 IS TO INSTALL SEDIMENT TRAP #2, GRASS AREAS AND REMOVE REMAINING FOREST.**



EROSION & SEDIMENT CONTROL LEGEND

Symbol	Description
—SF—SF—	SILT FENCE
—SF-42—	SMART FENCE 42
—TPF—TPF—	TREE PROTECTION FENCE
—LOD—LOD—	LIMIT OF DISTURBANCE
	RIPRAP INFLOW / OUTFLOW PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY CONTROL MATTING TYPE: CURLEX TYPE CL-II
	PERMANENT CONTROL MATTING TYPE: NORTH AMERICAN GREEN P300

NOTE: ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-06-C105-GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 3.DWG 2026-09-29

STATE OF MARYLAND KEITH DAVID MOORE No. 20945 REGISTERED PROFESSIONAL ENGINEER 09/30/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA FREDERICK, SEIBERT & ASSOCIATES, INC. © 2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PLANS PER COUNTY COMMENTS	02-09-2026
⚠2	REVISED PLANS PER COUNTY COMMENTS	5/8/2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO.	4373.VR3
DWN BY: DWH	DATE: 08-14-2025
PROJECT MANAGER:	ADAM HAGER
EMAIL:	AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL	0058-0008-0119
SCALE	1" = 30'

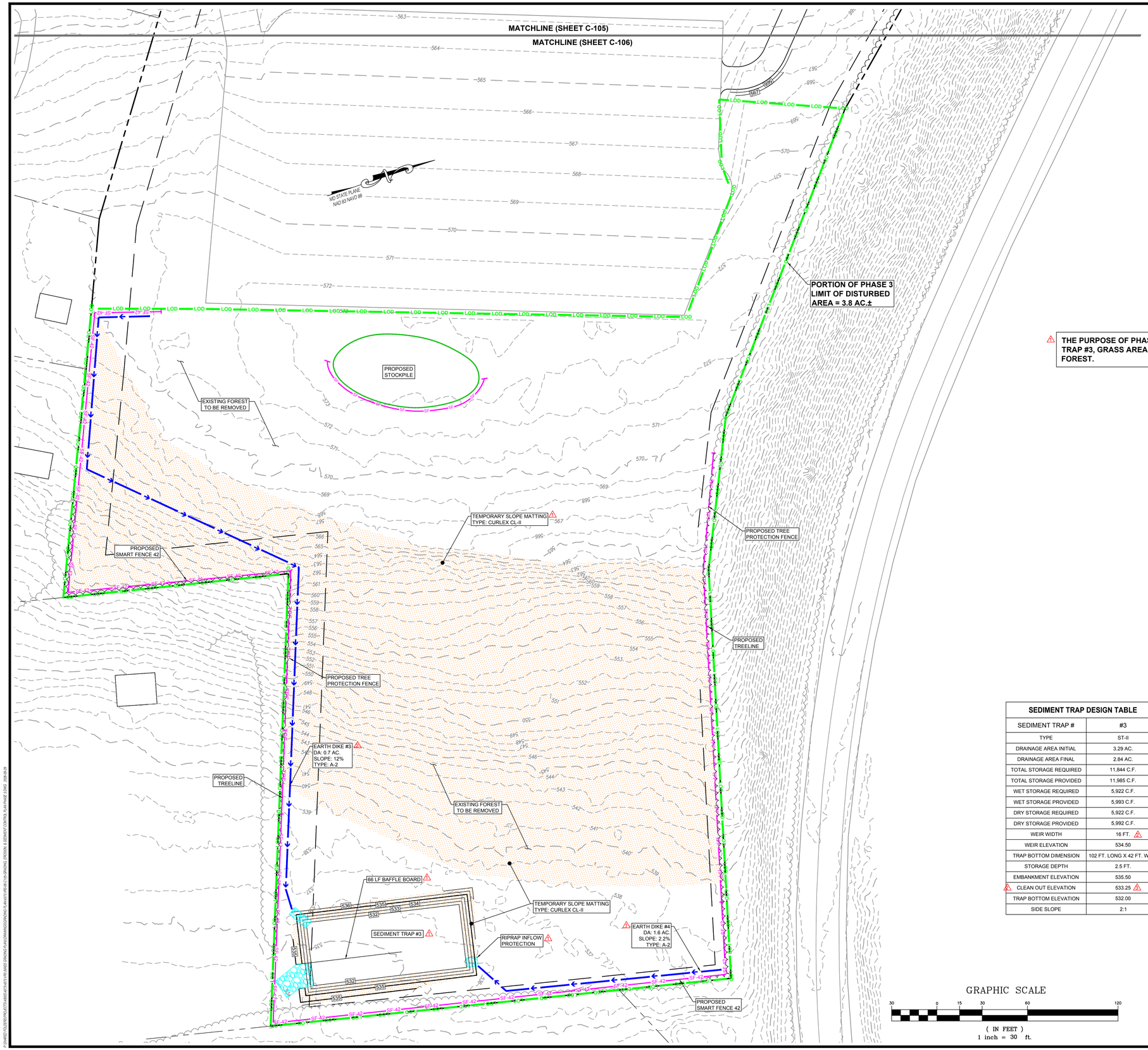
SHEET TITLE

GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 3

C-105

SHEET 06 OF 12

GP-25-025



EROSION & SEDIMENT CONTROL LEGEND

- SF — SF — SILT FENCE
- SF-42 — SMART FENCE 42
- TPF — TPF — TREE PROTECTION FENCE
- LOD — LOD — LIMIT OF DISTURBANCE
- RIPRAP INFLOW / OUTFLOW PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONTROL MATTING
  TYPE: CURLEX TYPE CL-II
- PERMANENT CONTROL MATTING
  TYPE: NORTH AMERICAN GREEN P300

NOTE: ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

THE PURPOSE OF PHASE 3 IS TO INSTALL SEDIMENT TRAP #3, GRASS AREAS, AND REMOVE REMAINING FOREST.

SEQUENCE OF CONSTRUCTION (PHASE 3) 3.8 ac

1. Contractor shall use the existing gravel drive to enter/exit site. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tracked sediment before construction may resume. If tracking of sediment continues to occur, contractor shall stop work and install a stabilized construction entrance before work may resume.
2. Contractor shall install Phase 3 smart fence 42 and tree protection fencing, as shown hereon. Some trees may need to be cut down to stumps and areas brush hogged in order for machinery to access and install all smart fence 42. Earth disturbance shall not commence until perimeter controls have been installed.
3. Install sediment trap #2, baffle boards, and earth dike #3 & #4. Some trees may need to be cut down and areas brush hogged in order for machinery to access and install earth dikes.
4. Once sediment trap and earth dikes have been installed, remaining forest within the disturbance of Phase 3, as shown hereon, may be cleared and removed.
5. Stabilize all disturbed areas with control matting as shown on the plans after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
6. Contact the Washington County Soil Conservation District (301)-797-6821 to verify site is adequately stabilized.
7. Remove sediment and erosion control measures, and stabilize accordingly.

SEDIMENT TRAP DESIGN TABLE

SEDIMENT TRAP #	#3
TYPE	ST-II
DRAINAGE AREA INITIAL	3.29 AC.
DRAINAGE AREA FINAL	2.84 AC.
TOTAL STORAGE REQUIRED	11,844 C.F.
TOTAL STORAGE PROVIDED	11,985 C.F.
WET STORAGE REQUIRED	5,922 C.F.
WET STORAGE PROVIDED	5,993 C.F.
DRY STORAGE REQUIRED	5,922 C.F.
DRY STORAGE PROVIDED	5,992 C.F.
WEIR WIDTH	16 FT.
WEIR ELEVATION	534.50
TRAP BOTTOM DIMENSION	102 FT. LONG X 42 FT. WIDE
STORAGE DEPTH	2.5 FT.
EMBANKMENT ELEVATION	535.50
CLEAN OUT ELEVATION	533.25
TRAP BOTTOM ELEVATION	532.00
SIDE SLOPE	2:1

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND License #: 21045
Expiration Date 08-23-2027

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8666
11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3647
555 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-9411
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-275-7444
fsa-inc.com

MARK	DESCRIPTION:	DATE:
1	REVISED PLANS PER COUNTY COMMENTS	5/8/2026
2	REVISED PLANS PER COUNTY COMMENTS	

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301) 865-7777

PROJECT NO. 4373.VR3
DWN BY DWH
DATE 08-14-2025
PROJECT MANAGER ADAM HAGER
EMAIL AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE 1" = 30'
SHEET TITLE

GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 3

C-106
SHEET 07 OF 12

GP-25-025



SEQUENCE OF CONSTRUCTION (PHASE 4) 8.5 AC ⚠2

1. Contractor shall use the existing gravel drive to enter/exit site. If tracking of sediment occurs onto the road, the contractor must stop work immediately and clean up the tracked sediment before construction may resume. If tracking of sediment continues to occur, contractor shall stop work and install a stabilized construction entrance before work may resume.
2. ⚠3 After all remaining forest has been removed on site and has been stabilized with 95% vegetated cover, contact the Washington County Soil Conservation District (301)-797-6821 to verify site is adequately stabilized. Then both sediment traps and all earth dikes can be removed with site being brought back to existing grade.
3. Stabilize all disturbed areas with seed and mulch, and control matting as shown on the plans after excavating operations are complete. Use temporary seeding for areas left exposed for more than seven (7) consecutive days.
4. Contact the Washington County Soil Conservation District (301)-797-6821 and the Washington County Division of Engineering (240)-313-2460 to verify site is adequately stabilized for construction of infiltration berms #1, #5a, #5b, #6a, #6b, #7a & #7b.
5. Contact Frederick, Seibert, & Assoc., Inc. (301)-791-3650 2 days prior to infiltration berm construction. Note that construction vehicles are prohibited from traveling over infiltration berms.
6. After installation of the infiltration berms, contractor shall finalize grading then seed and mulch.
7. After Phase 4 site has 95% vegetated cover, contractor to contact WCSCD (301)-797-6821 and Washington County Division of Engineering (240)-313-2460 at least 5 days prior to the removal of any sediment control feature to schedule a final site close out review and meeting. Contractor to gain final approval from WCSCD prior to removal of erosion and sediment controls.
8. Remove sediment and erosion control measures, and stabilize accordingly.

THE PURPOSE OF PHASE 1 IS TO REMOVE SEDIMENT TRAP AND INSTALL INFILTRATIONS BERMS #3a & #3b.

THE PURPOSE OF PHASE 3 IS TO REMOVE SEDIMENT TRAPS AND INSTALL INFILTRATIONS BERMS #5, #6, & #7.

⚠1 **THE PURPOSE OF PHASE 4 IS TO REMOVE SEDIMENT TRAPS AND INSTALL INFILTRATIONS BERMS #1 & #2.**

NOTE: ANY SPOIL AND/OR BORROW, MUST COME FROM AND/OR GO TO, A SITE WITH AN APPROVED AND CURRENT SOIL EROSION AND SEDIMENT CONTROL PLAN.

EROSION & SEDIMENT CONTROL LEGEND

Symbol	Description
—SF—SF—	SILT FENCE
—SF-42—	SMART FENCE 42
—TPF—TPF—	TREE PROTECTION FENCE
—LOD—LOD—	LIMIT OF DISTURBANCE
	RIPRAP INFLOW / OUTFLOW PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY CONTROL MATTING TYPE: CURLEX TYPE CL-II
	PERMANENT CONTROL MATTING TYPE: NORTH AMERICAN GREEN P300

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-08-C107-GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 4.DWG 2026-09-29

STATE OF MARYLAND KEITH DAVID MOORE No. 20945 REGISTERED PROFESSIONAL ENGINEER
09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

©2025

MARK:	DESCRIPTION:	DATE:
⚠2	REVISED PER COUNTY COMMENTS	5/8/2026
⚠3	REVISED PER SCD COMMENTS	9/24/2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

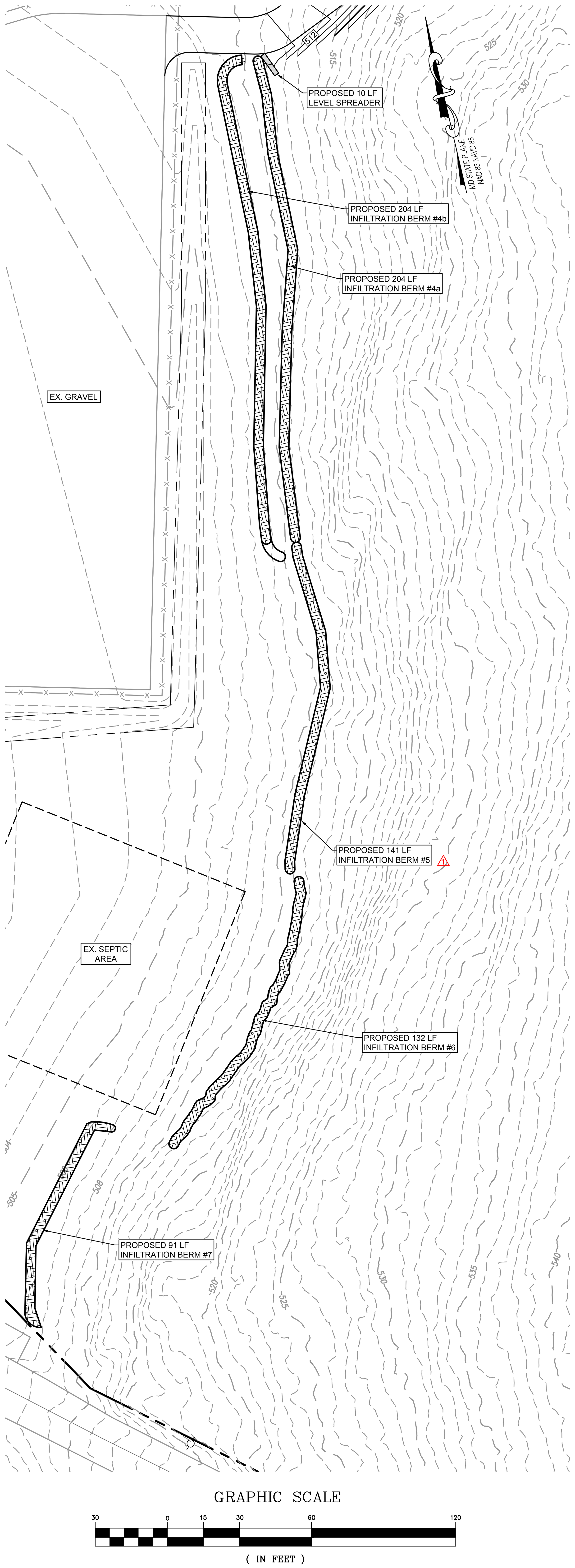
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY DWH | DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE 1" = 60'

SHEET TITLE
GRADING, EROSION, & SEDIMENT CONTROL PLAN PHASE 4

C-107
SHEET 08 OF 12

GP-25-025



MD-378 POND SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD–378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots, and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. Any trees shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25 foot radius around the inlet structure shall be cleared.

All cleared and grubbed material shall be disposed of outside and below the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

Material– *The fill material shall be taken from approved designated borrow areas. It shall be free of roots, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment and cut off trench shall conform to Unified Soil Classification GC,SC,CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if design and construction are supervised by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.*

Placement– *Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.*

Compaction – *The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble yet not be so wet that water can be squeezed out.*

The minimum required density shall not be less than 95% of maximum dry density with a moisture content within +/–2% of the optimum. Each layer of fill shall be compacted as necessary to obtain obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T–99 (Standard Proctor.)

Notice of Required Stormwater Management Inspections
Sand Filters, Bioretention and Rain Garden Facilities

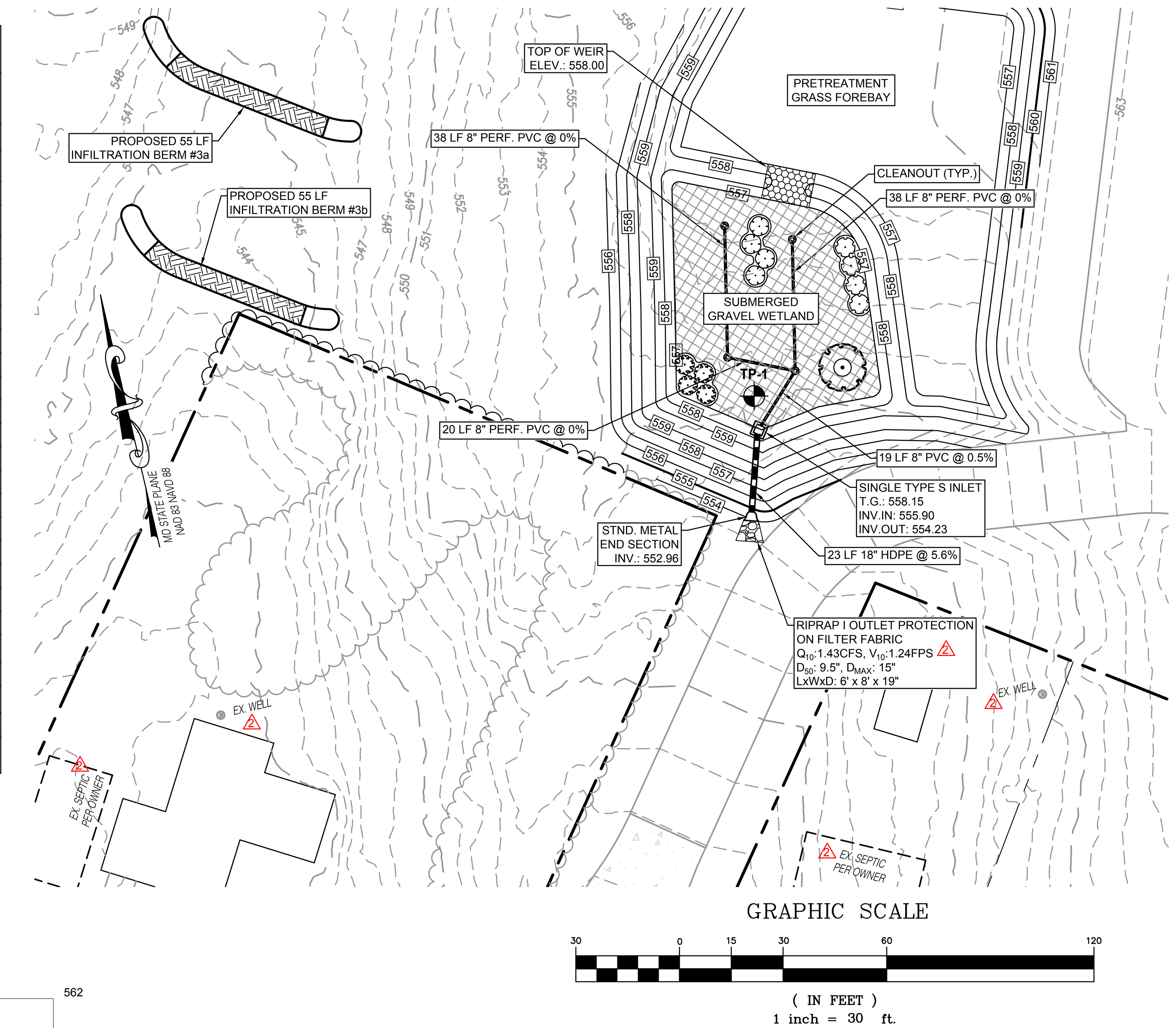
The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

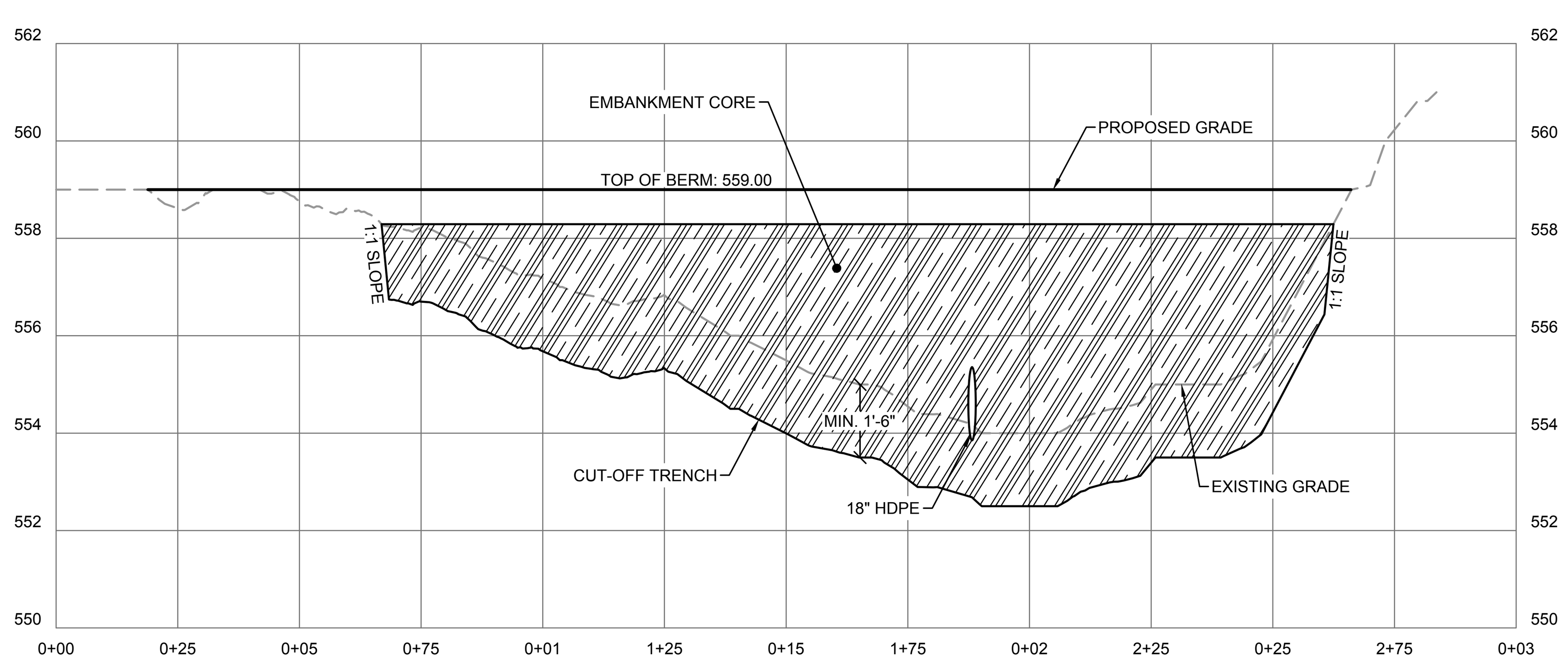
Inspection Item		Submerged Gravel Wetland
Excavation of Facility - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as 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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
Placement of Sand Filter Layer or Gravel Diaphragm - Verify depth and width of sand and/or diaphragm layer. Verify fill material.	Certifying Engineer	
	Date	
	County Inspector	
	Date	
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.	Certifying Engineer	
	Date	
	County Inspector	
	Date	

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

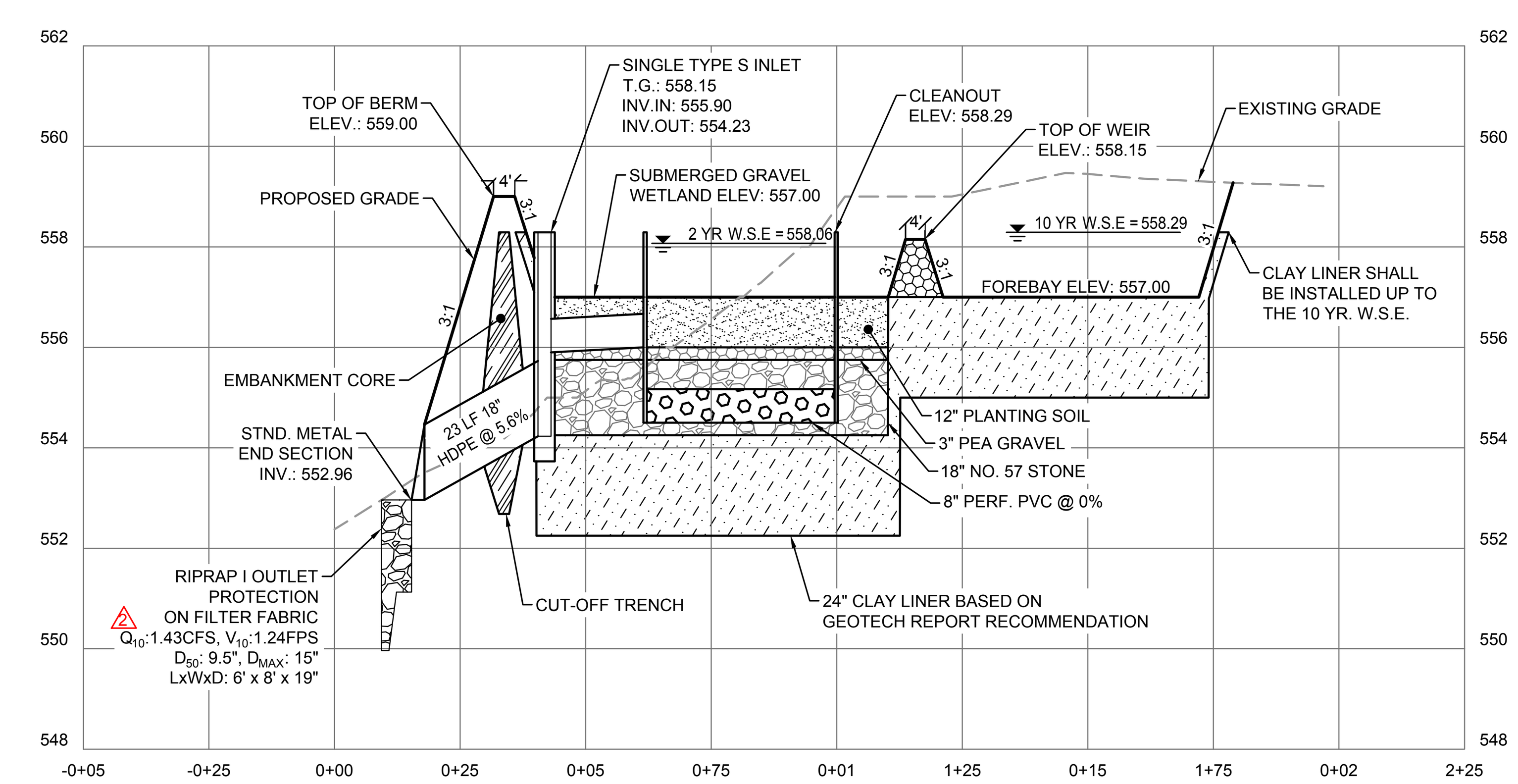
SUBMERGED GRAVEL WETLAND STRUCTURE TABLE

SUBMERGED GRAVEL WETLAND	AREA	FINISH GRADE	PONDING DEPTH	STONE BOTTOM	C/O	TOP BERM	2 YR. WSE	10 YR. WSE
#1	3,405 S.F.	557.00	1.15'	554.25	4	559.00	558.06	558.29





BERM PROFILE



OUTLET PROFILE FOR SUBMERGED GRAVEL WETLAND

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS
INFILTRATION FACILITIES

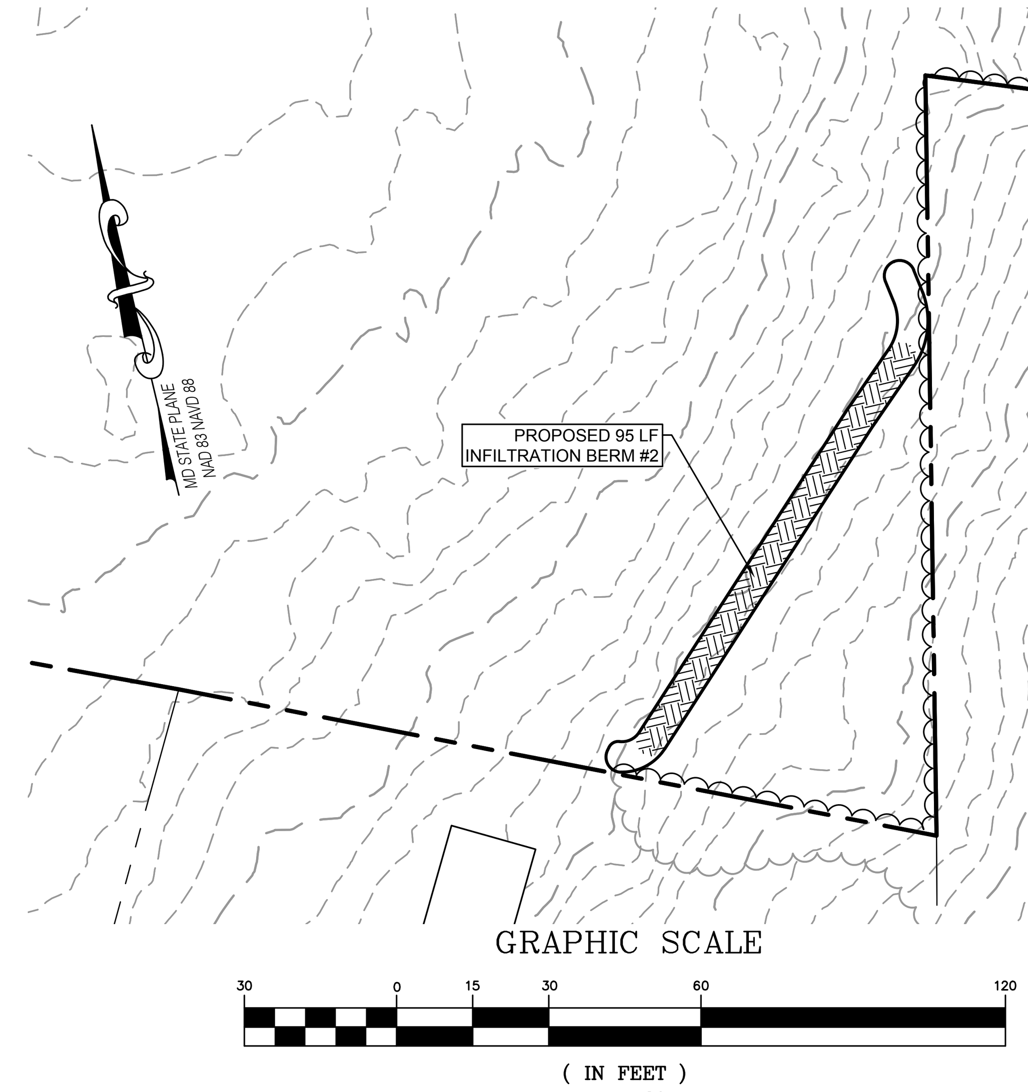
The following inspections are required to be performed by the Qualified Professional for the construction of any Infiltration Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage.

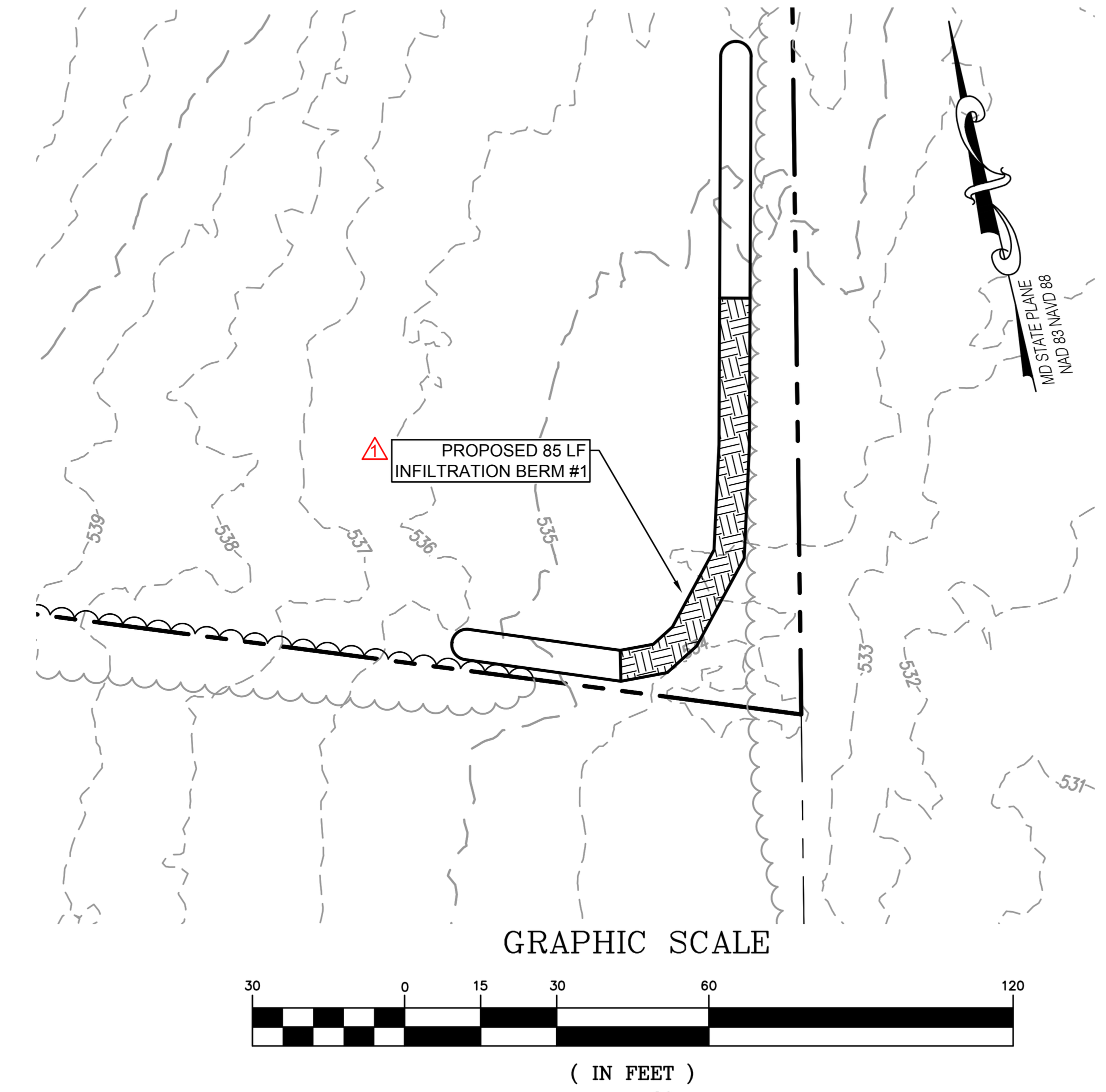
Inspection Item		Infiltration Berm #1	Infiltration Berm #3	Infiltration Berm #4a	Infiltration Berm #4b
EXCAVATION OF FACILITY – Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area for sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. For infiltration ponds, the initial excavation should be carried to not less than two (2) feet above the final elevation of the facility floor. Final excavation shall occur only when area draining to facility is permanently stabilized.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
PLACEMENT OF FILTERING MEDIA – Verify bottom layer material and thickness. Verify stone aggregate layer material and thickness. Verify stone placement in 12 inch loose lifts. Verify top filter media layer.	Certifying Engineer				
	Date				
	County Inspector				
	Date				
INSTALLATION OF FINAL COVER – Verify cover and capping of observation well. Verify permanent stabilization of basin floor.	Certifying Engineer				
	Date				
	County Inspector				
	Date				

The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance by calling 240-313-2400.

PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	BET RIV	Betula nigra	River Birch	2" Cal.	6
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	ITE VI3	Itea virginica `Virginia`	Virginia Sweetspire	5 gal	3
	LIN BEN	Lindera benzoin	Spicebush	3 gal	16
	VIB ARR	Viburnum dentatum	Viburnum	3 gal	13





STATE OF MARYLAND – KEITH DAVID MOORE – No. 20945 – REGISTERED PROFESSIONAL ENGINEER – 09/30/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA – FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650 | 11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007 | 505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111 | 15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

MARK	DESCRIPTION	DATE
1	REVISED PLANS PER COUNTY COMMENTS	02-09-2026
2	REVISED PLANS PER COUNTY COMMENTS	09-24-2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND

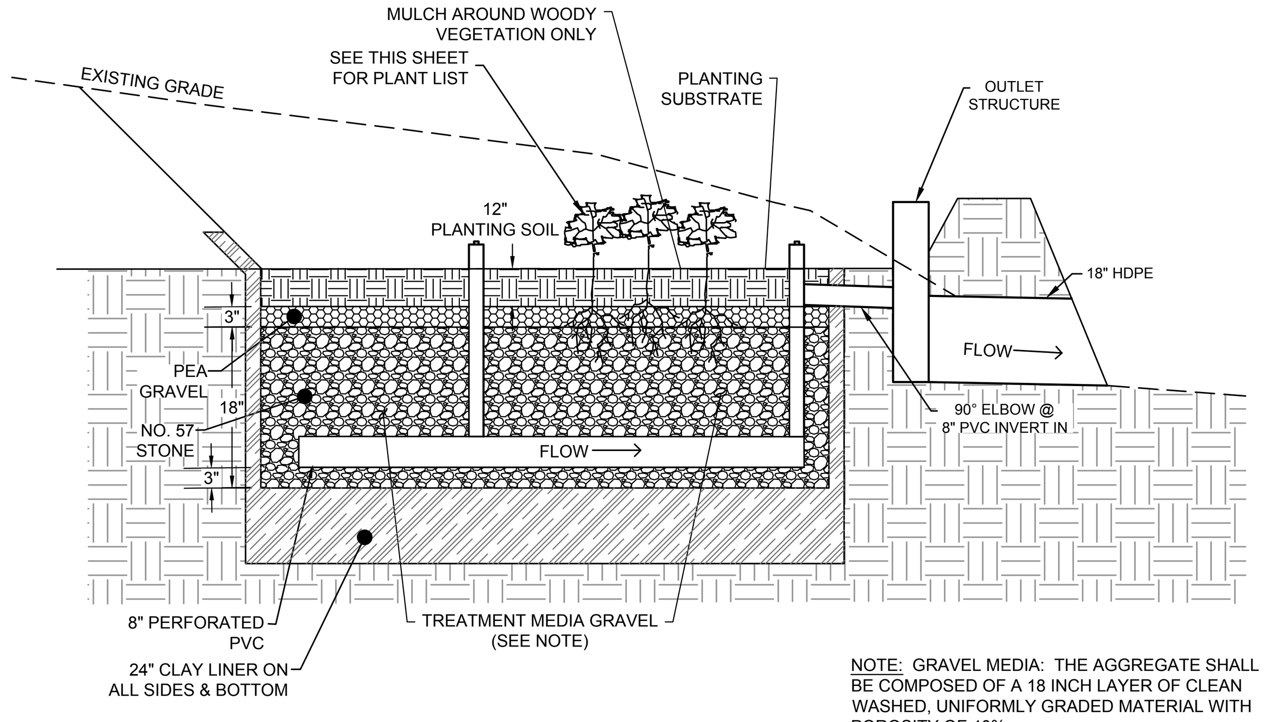
BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY: DWH | DATE: 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL: 0058-0008-0119
SCALE: 1" = 30'
SHEET TITLE: STORMWATER MANAGEMENT PLAN

C-301
SHEET 09 OF 12

GP-25-025

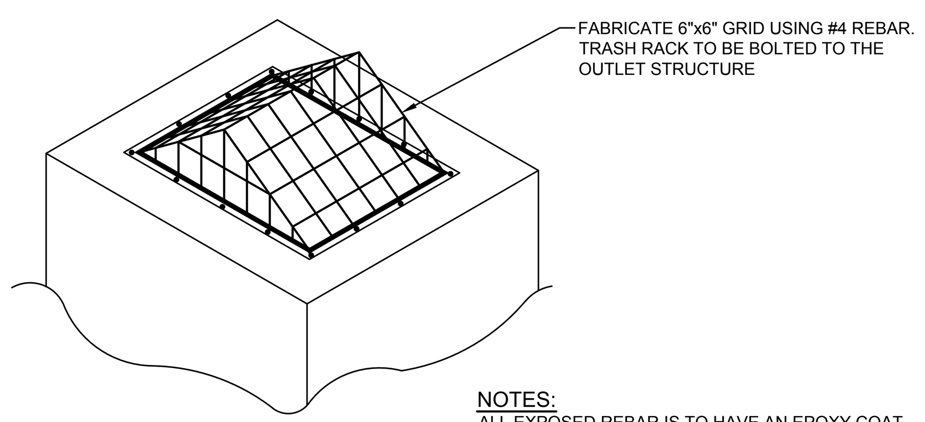
P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-09-C301-STORMWATER MANAGEMENT PLAN.DWG 2026-09-29



NOTE: GRAVEL MEDIA: THE AGGREGATE SHALL BE COMPOSED OF A 18 INCH LAYER OF CLEAN WASHED, UNIFORMLY GRADED MATERIAL WITH POROSITY OF 40%.

1 C-302 SUBMERGED GRAVEL WETLAND

NOT TO SCALE



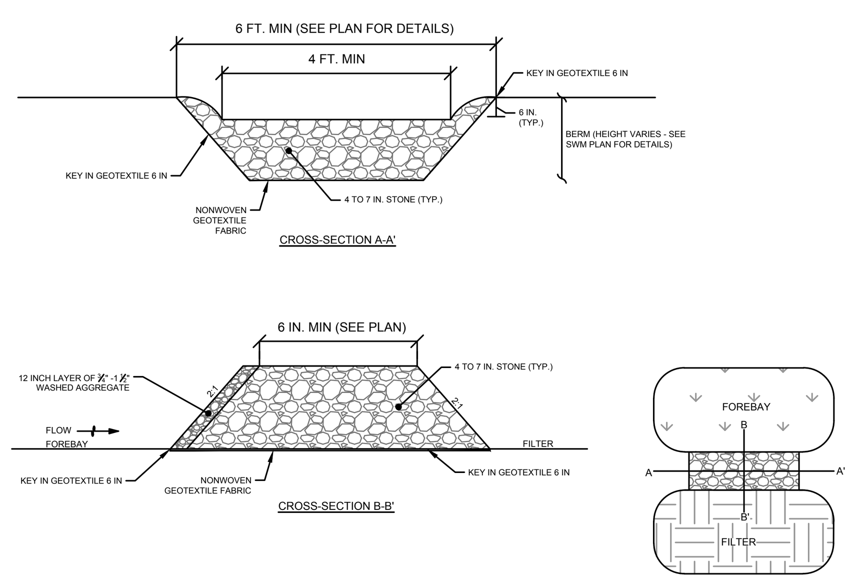
NOTES:
ALL EXPOSED REBAR IS TO HAVE AN EPOXY COAT.

2 C-302 TRASH RACK - SLANTED

NOT TO SCALE

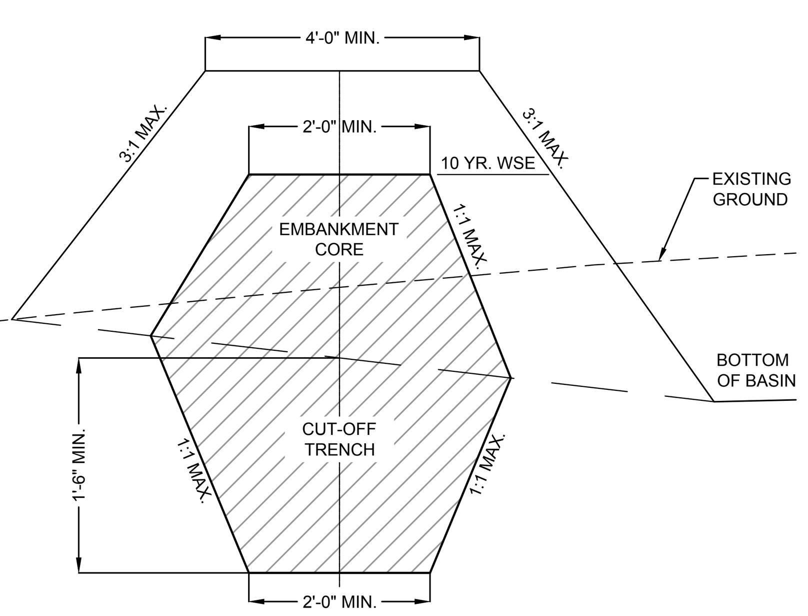
3 C-302 STONE WEIR (FOREBAY STONE WINDOW)

PLAN VIEW HATCH LEGEND



CONSTRUCTION SPECIFICATIONS

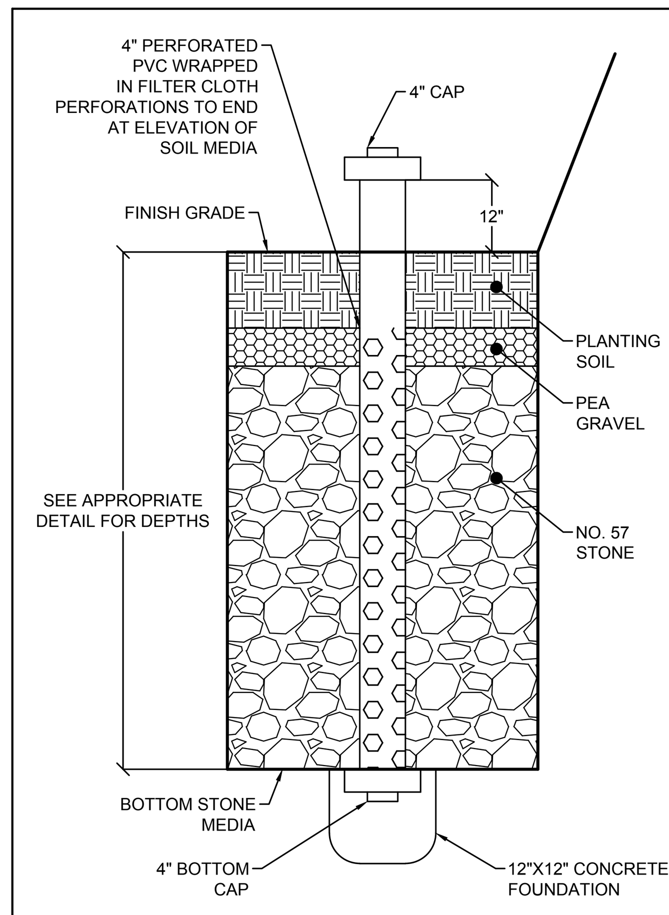
1. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE WEIR PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE WIER WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 6 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (¾ TO 1½ INCH).
2. STONE WEIR TO BE USED ON EVERY SEDIMENT FOREBAY SPILLWAY.



4 C-502 CUT-OFF TRENCH - BIO-RETENTION

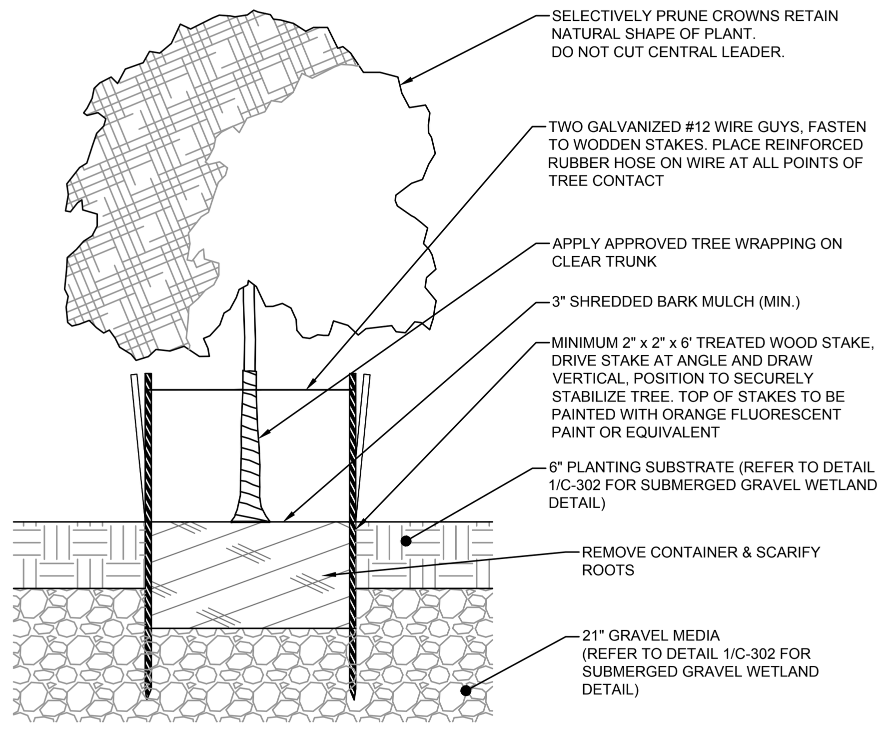
NOT TO SCALE

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-09-C301-STORMWATER MANAGEMENT PLAN.DWG 2026-09-29



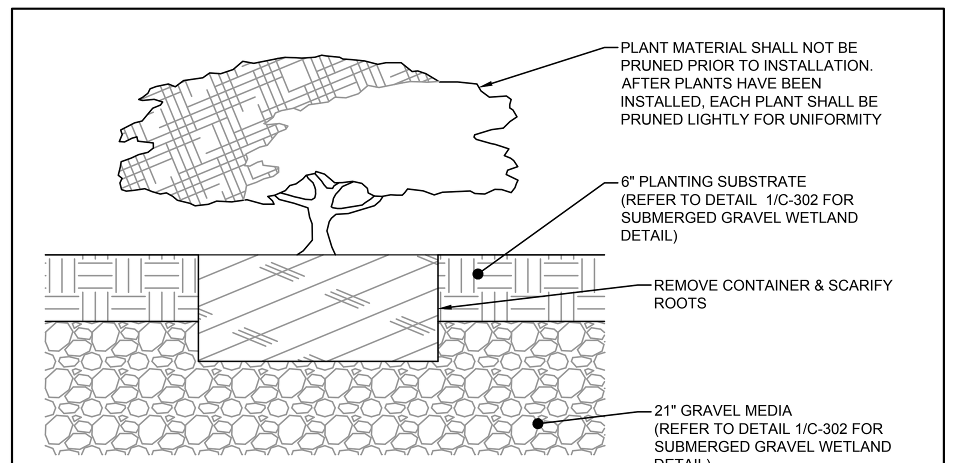
5 C-302 OBSERVATION WELL

NOT TO SCALE



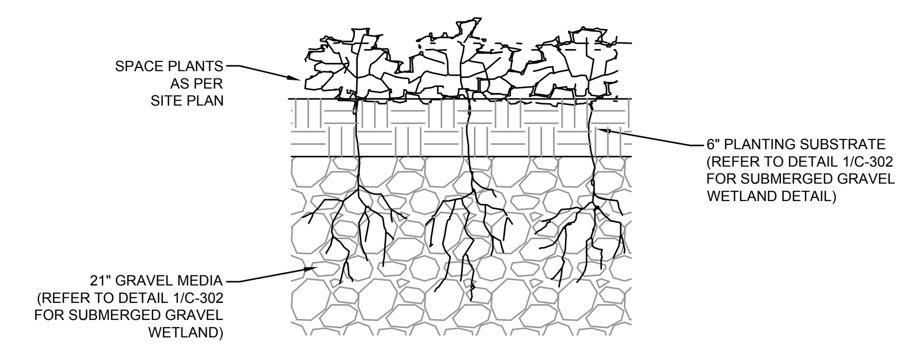
6 C-302 GRAVEL WETLANDS - TREE

NOT TO SCALE



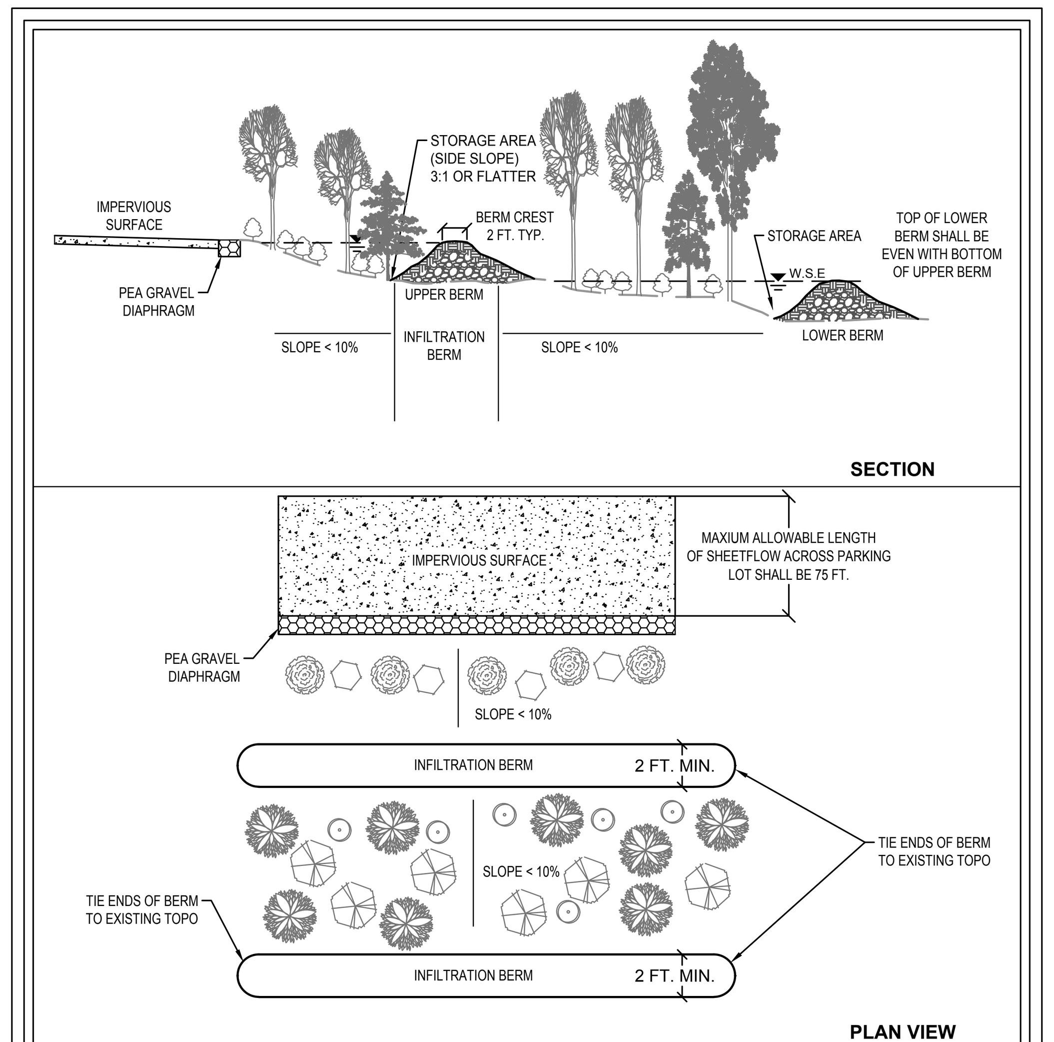
7 C-302 GRAVEL WETLAND - SHRUB

NOT TO SCALE



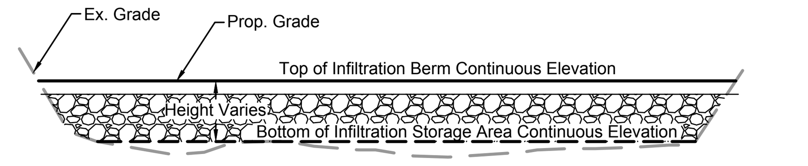
8 C-302 SUBMERGED GRAVEL WETLANDS PLUG PLANTING DETAIL

NOT TO SCALE



NOTES:
1. INSTALL BERM ALONG CONTOUR AT CONSTANT ELEVATION.
2. MINIMUM BERM CREST WIDTH IS 2 FEET.
3. PROVIDE CONCAVE SHAPE AT UP-GRADIENT TOE OF BERM.
4. BERM TO BE 6 INCHES OF COMPACTED TOPSOIL OVER AGGREGATE.
5. BERM SURFACE TO BE SEEDED AND MULCHED.
6. BERM SIDE SLOPED 3:1 OR FLATTER.

APPROVED / DATE / DRAWN	Washington County, MD Division of Public Works	INFILTRATION BERMS	N.T.S. SCALE DWG. # ESD-(R)M-4

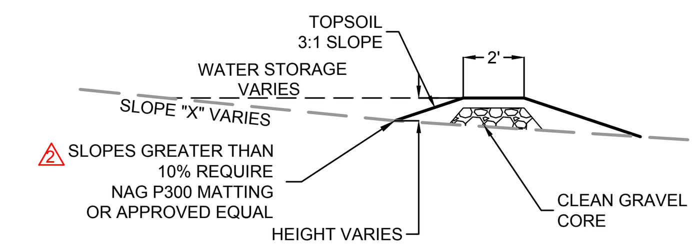


10 C-302 INFILTRATION BERM (PROFILE)

NOT TO SCALE

INFILTRATION BERM TABLE (⚠1)

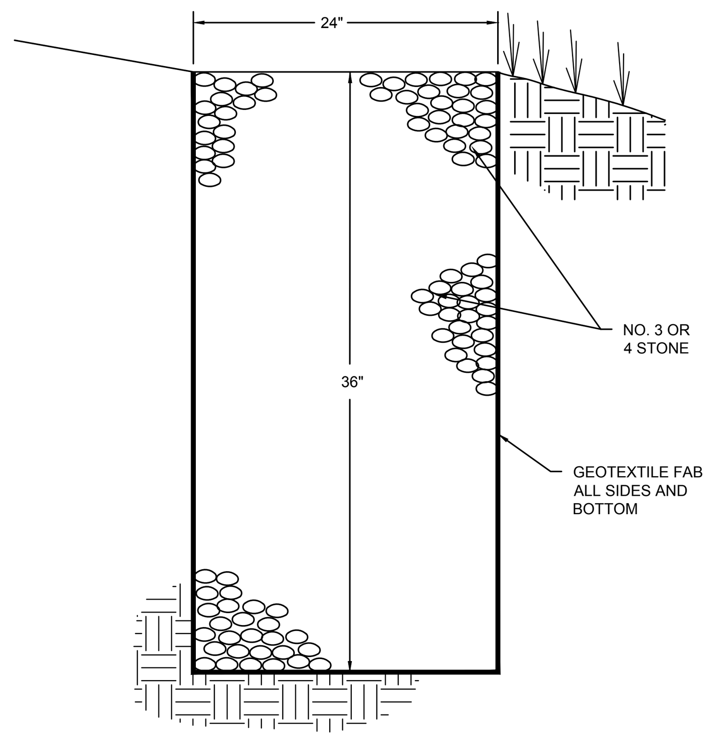
	BERM #1	BERM #2	BERM #3a	BERM #3b	BERM #4a	BERM #4b	BERM #5	BERM #6	BERM #7
STORAGE VOLUME REQUIRED	2,163 CF	370 CF	1,546 CF		1,779		668 CF	770 CF	581 CF
STORAGE VOLUME PROVIDED	4,038 CF	595 CF	1680 CF	1680 CF	2,024 CF	2,024 CF	1,148 CF	1,136 CF	869 CF
BOTTOM BERM ELEVATION	534.00	560.00	546.00	544.00	509.75	508.00	509.00	511.00	506.00
TOP BERM ELEVATION	535.16	561.58	548.00	546.00	511.50	509.75	510.58	512.75	507.25
BERM HEIGHT	23"	19"	24"	24"	21"	21"	19"	21"	15"
BERM LENGTH	85 LF	95 LF	50 LF	50 LF	204 LF	204 LF	141 LF	132 LF	91 LF
⚠2 SLOPE "X"	4%	21%	5.5%	5.5%	16%	16%	14%	20%	15%



⚠2 NOTE: INFILTRATION BERMS SHALL TIE BACK INTO THE SLOPE ON BOTH ENDS THIS IS TO MAINTAIN STORAGE VOLUMES THAT REQUIRED AND PREVENT WATER FROM DISCHARGING AROUND THE ENDS.

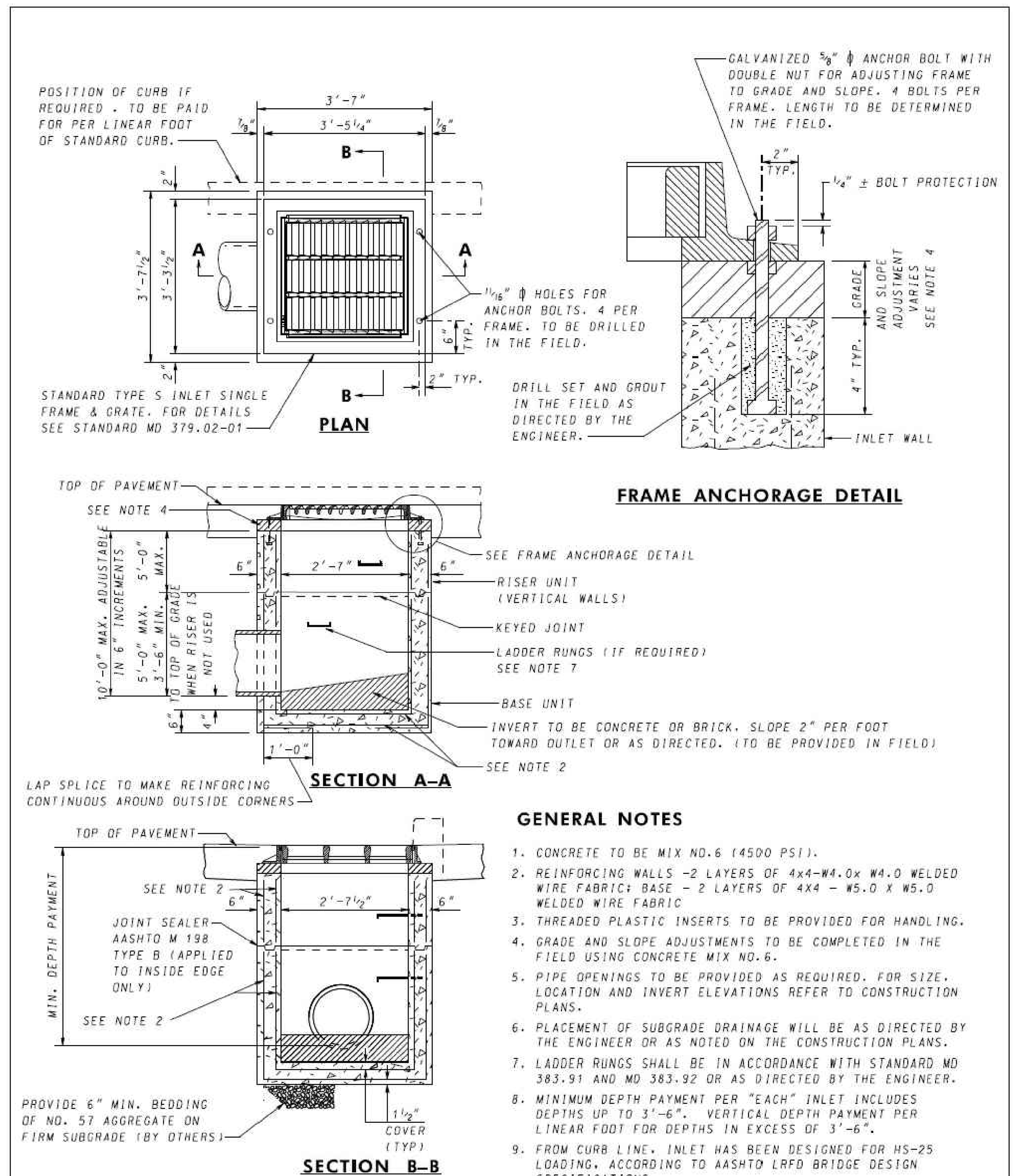
11 C-302 INFILTRATION BERM

NOT TO SCALE



12 C-302 LEVEL SPREADER

NOT TO SCALE



GENERAL NOTES

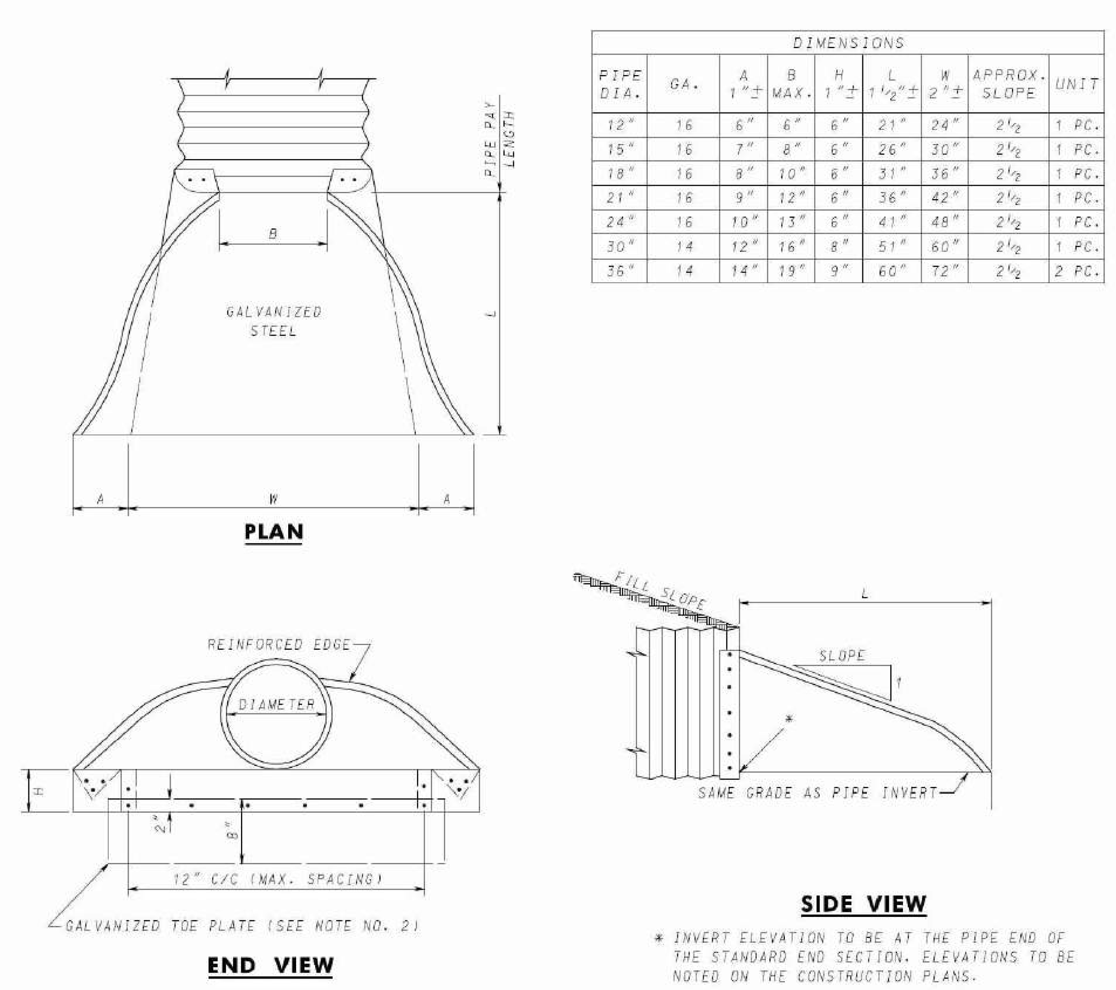
1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING WALLS -2 LAYERS OF 4x4-W4.0x W4.0 WELDED WIRE FABRIC; BASE - 2 LAYERS OF 4X4 - W5.0 X W5.0 WELDED WIRE FABRIC
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6". VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING, ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

SPECIFICATION 305	CATEGORY CODE ITEMS	
APPROVED	DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT	
APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL 4-15-87	APPROVAL 6-23-87	
REVISED 8-3-10	REVISED 7-26-10	
REVISED 10-7-14	REVISED 9-29-14	
REVISED –	REVISED	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

PRECAST STANDARD TYPE S INLET SINGLE GRATE

STANDARD NO. MD 374.73



DIMENSIONS								
PIPE DIA.	GA.	A 1"±	B MAX.	H 1"±	L 1½"±	W 2"±	APPROX. SLOPE	UNIT
12"	16	6"	6"	6"	21"	24"	2½	1 PC.
15"	16	7"	8"	6"	26"	30"	2½	1 PC.
18"	16	8"	10"	6"	31"	36"	2½	1 PC.
21"	16	9"	12"	6"	36"	42"	2½	1 PC.
24"	16	10"	13"	6"	41"	48"	2½	1 PC.
30"	14	12"	16"	8"	51"	60"	2½	1 PC.
36"	14	14"	19"	9"	60"	72"	2½	2 PC.

* INVERT ELEVATION TO BE AT THE PIPE END OF THE STANDARD END SECTION. ELEVATIONS TO BE NOTED ON THE CONSTRUCTION PLANS.

NOTES

1. METAL END SECTIONS SHALL BE GAGE 16 FOR PIPES RANGING FROM 15" THRU 24", AND GAGE 14 FOR PIPES RANGING FROM 30" THRU 36" . MULTIPLE PANEL UNITS TO HAVE LAP SEAMS WHICH ARE TO BE TIGHTLY JOINED BY ⅜" DIAMETER GALVANIZED RIVETS OR BOLTS.
2. TOE PLATES SHALL BE USED WHEN SPECIFIED ON THE PLANS. THICKNESS OF END PLATE TO BE SAME AS END SECTION. COST OF TOE PLATE TO BE INCIDENTAL TO THE BID PRICE PER EACH OF METAL END SECTION.

SPECIFICATION 303	CATEGORY CODE ITEMS	
APPROVED	Kirk G. McClelland — DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT	
APPROVAL • SHA REVISIONS	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION	
APPROVAL 8-28-86	APPROVAL 12-12-86	
REVISED 10-1-01	REVISED 7-27-09	
REVISED 7-1-09	REVISED	
REVISED	REVISED	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD METAL END SECTION ROUND METAL PIPE

STANDARD NO. MD 370.01

STATE OF MARYLAND — KEITH DAVID MOORE — No. 20945 — REGISTERED PROFESSIONAL ENGINEER — 09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
©2025 fsa-inc.com
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:
⚠1	REVISED PLANS PER COUNTY COMMENTS	02-06-2026
⚠2	REVISED PER COUNTY COMMENTS	5/8/2026

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3	
DWN BY DWH	DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER	
EMAIL: AHAGER@FSA-INC.COM	
TAX MAP-GRID-PARCEL 0058-0008-0119	
SCALE NTS	

SHEET TITLE
STORMWATER MANAGEMENT DETAILS & NOTES

C-302

GP-25-025

Specifications for Submerged Gravel Wetland
(Reference - Maryland Stormwater Design Manual, Volume Two, Appendix B.4)

Material Specifications
The allowable materials to be used in submerged gravel wetland areas are detailed in Table B.4.1

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 planting area 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..

Compaction
It is very important to minimize compaction of both the base of the planting area and the required backfill. When possible, use excavation hoes to remove original soil. If wetland areas area 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 compaction resulting in reduced infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the wetkabd area 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 wetland facility before backfilling the required 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 of 12 inches or greater. Do not use heavy equipment within the wetland area. Heavy equipment may be used around the perimeter of the basin to supply soils and sand. Grade wetland materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

Plant Installation

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. Root stock of the plant material shall be kept moist during transport and on-site storage. Planting pits shall follow LCA planting guidelines. 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 shall be tilled 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 submerged gravel wetland is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch is used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

Underdrains
Underdrains should meet the following criteria:

- Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (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 (⅛" to ⅜" 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".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

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

Wetland berms are to be constructed per the MD 378 small pond standards with respect to materials, placement, and compactions.

WETLAND AND WET POOL SEED MIX NOTES

SITE PREPARATION

Eradicate existing invasive vegetation by having a licensed spray technician apply an approved herbicide, such as glyphosate (Rodeo®), triclopyr (Garlon® 3A) or other aquatic herbicide formulation, to control undesirable vegetation, such as multiflora rose, honeysuckle and woody species.

CAUTION: Some persistent species, such as purple loosestrife, phragmites or reed canarygrass, may need multiple applications of glyphosate or triclopyr. Perennial weeds not addressed before establishment will be more difficult to remove later. The soil is often too wet to till.

Newly constructed wetlands, retention basins and wet construction sites should be seeded as soon after construction as possible. Leaving the surface rough by creating mounds and kettles for an undulating microtopography can be very beneficial in obligate wetlands.

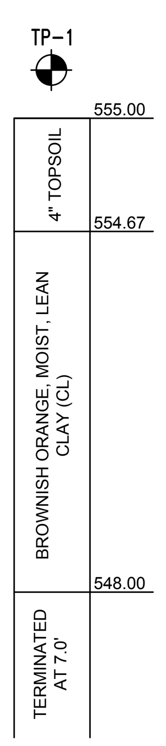
NOTE:
It is important that the basin be drained during the first 1-2 months that seed needs to establish, otherwise there will be a high risk of seed washout.

GROWING SEASON MAINTENANCE
First Growing Season
- When feasible (the ground isn't too slippery or mucky to safely walk), post-planting maintenance will provide the best results for wet meadows and wetlands. Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight and nutrients needed by slow-growing perennial natives. Mowing should cease by mid-September.
- Problem weeds should be hand pulled or spot sprayed with an approved aquatic herbicide (such as Rodeo® or Garlon® 3A).

Second Growing Season
- Problem weeds, such as phragmites, reed canarygrass and purple loosestrife, should be hand pulled or spot sprayed with an approved aquatic herbicide (such as Rodeo® or Garlon® 3A).

Submerged Gravel Wetlands Maintenance Schedule
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. During the first year of operation, inspections shall be conducted after every major storm and poorly established areas revegetated.
3. Sediment accumulation in the pretreatment areas should be removed as necessary.
4. Signs of uneven flow distribution within the wetland may mean that the gravel or underdrain is clogged. The gravel and/or underdrain may need to be removed, cleaned, and replaced.
5. A dense stand of wetland vegetation should be maintained through the life of the facility with plantings replaced as needed.
6. Inlet and outlets to each submerged gravel wetland cell should be free from debris to prevent clogging.
7. Erosion at inflow points should be repaired. Flow splitters should be functional to prevent bypassing of the facility.

SOIL LOGS



NOTE:
THESE SOIL LOGS ARE BASED SOLELY ON FIELD OBSERVATION, AND ARE VALID ONLY FOR THE LOCATIONS INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED TESTING AND CLASSIFICATION TO DETERMINE THE EXTENT OF SOILS ON SITE THAT MEET THE REQUIREMENTS OF MD-378. FOR SOIL LOG DESCRIPTIONS AND RECOMMENDATIONS REFER TO THE GEOTECHNICAL REPORT.

BMP MAINTENANCE NOTES:
1. BMP AREAS SHALL BE INSPECTED AT A MINIMUM, BI-ANNUALLY.
2. OWNER SHALL REMOVE SILT/SEDIMENT IF THE ACCUMULATION OF SEDIMENT EXCEEDS ONE INCH WITHIN THE BMP AREA.
3. THE TOP FEW INCHES OF FILTER MEDIA SHALL BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.
4. TRASH AND DEBRIS SHALL BE REMOVED AS NECESSARY.
5. MULCH SHALL BE REPLACED ON AN ANNUAL BASIS.
6. PLANT MATERIAL SHALL BE INSPECTED YEARLY AND DEAD AND/OR DISEASED VEGETATION SHALL BE REPLACED, AS NECESSARY. WATERING MAY BE REQUIRED DURING PROLONGED DRY SPELLS.

SEED MIX LEGEND

BMP PRACTICE	SIZE	SEEDING RATE	REMARKS
SUBMERGED GRAVEL WETLAND	42,058 S.F.	20 POUNDS / ACRE OR 1/2 POUND / 1,000 SF	SEE NOTES FOR SWM SEED PREPARATION AND ESTABLISHMENT.

SEED MIX DETAILS

ERNX-127 RETENTION BASIN WILDLIFE MIX
30 % Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
22% Deertongue, 'Tioga' (Panicum clandestinum)
20% Virginia Wildrye, PA Ecotype (Elymus virginicus)
10.3% Lurid (Shallow) Sedge, PA Ecotype (Carex lurida)
4% Autumn Bentgrass, PA Ecotype (Agrostis perennans)
4% Blue Vervain, PA Ecotype (Verbena hastata)
3% Soft Rush (Juncus effusus)
3% Green Bulrush, PA Ecotype (Scirpus atrovirens)
2% Hop Sedge, PA Ecotype (Carex Lupulina)
1% Woolgrass, PA Ecotype (Scirpus cyperinus)
0.3% Flat Topped White Aster, PA Ecotype (Aster Umbellatus)
0.3% Square Stemmed Monkeyflower, PA Ecotype (Mimulus ringens)
0.1% Swamp Milkweed, PA Ecotype (Asclepias incarnata)

STORMWATER MANAGEMENT SEED MIX NOTES

SITE PREPARATION
Invasive species, particularly those that will adapt to wet conditions, should be removed or sprayed before they become incorporated into the site. Spot spray or hand pull problem weeds. Perennial weeds not addressed before establishment will be difficult to remove later.

SEEDING AND PLANTING METHODS
Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding. Broadcast seed evenly over each unit by hand seeding or hydroseeding. The use of native species can provide temporary vegetation to protect the soil in SWM facilities until permanent vegetation can become established. Straw mulch, or straw coconut mats are frequently used to control erosion and protect emerging seedlings from extreme temperatures and drying out. Mulch should be sparse in order to allow sunlight to reach the ground. Irrigating seeded areas is beneficial until seedlings become established.

FIRST GROWING SEASON MAINTENANCE
Whenever canopy (overall vegetation) reaches a height of 18"-24", use a string trimmer to trim the meadow to a height of 8". This will reduce competition by fast-growing weeds for sunlight, water and nutrients needed by slower growing, perennial natives. Mowing should not be done with a lawn mower as the mower height will be too low and native seedlings will be killed. Mowing should cease by mid-September.

SECOND AND SUBSEQUENT GROWING SEASON MAINTENANCE
Prior to new spring growth reaching a height of 2" trim any material standing from the previous year close to the ground (approximately 2"). This will allow the soil to warm more quickly which will stimulate emergence and growth of native seedlings.

SPECIAL CIRCUMSTANCES SECOND GROWING SEASON
If you notice a heavy infestation of ragweed or foxtail in the second growing season, trim the meadow to a height of 8". Trimming should cease after mid-September.

GENERAL LANDSCAPE NOTES:
1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. 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.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. 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 commune on the date of initial acceptance by the owner.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

Table B-4.1 Material Specifications for Submerged Gravel Wetland

Material	Specification	Size	Notes
Plantings	see planting list	n/a	plantings are site-specific
Planting Substrate [6" 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)		
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Gravely Treatment Media	Clean Washed uniformly graded material with a porosity of 40%	No. 57 or No. 6 Aggregate	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4"-6" 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.
Sand	AASHTO M-6 or ASTM C-33	0.02" to 0.04"	Sand substitution 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.
Compost	MSHA Standard Specifications for Construction and Materials, July 2008 920.02.05 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.

CLAY LINER NOTES:
1. Remove 12 inches of the SWM facilities subgrade.
2. Place soil materials that meet the minimum requirements.
   2.1. The materials shall have a maximum dry density of at least 100 PCF as per ASTM D-698
   2.2. Acceptable materials shall be ml, cl, mh, ch with no rock greater than 1-inch in diameter and constituting no more than 15% of the matrix
   2.3. Materials are to be placed in 6-inch lifts and properly compacted to at least 98% of the maximum dry density value as determined by ASTM D-698 (Standard Proctor) at a moisture content in the range of optimum to 3 percent above optimum moisture as determined by the same standard. A sufficient number of in-place density tests should be performed by an experienced engineering technician to verify that the proper degree of compaction is being obtained.
3. Any rock encountered within the SWM ponds shall be undercut at least 12 inches and covered and controlled and compacted clay liner soils.

NOTES:
1. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND WASHINGTON COUNTY DIVISION OF PERMITS AND INSPECTIONS AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
2. ALL PIPE JOINTS SHALL BE WATERTIGHT. (HDPE PIPE JOINTS SHALL MEET THE 10.8 PSI WATER-TIGHT REQUIREMENTS OF ASTM D3212.)
3. ALL PROPOSED STORM DRAIN PIPES MUST BE PLACED ON 12" PREPARED SUBGRADE 95% COMPACTED FILL ACCORDING TO AASHTO T180A STANDARDS OR 12" GRAVEL OR SAND BED UNLESS OTHERWISE SPECIFIED BY MANUFACTURER OR GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR IS TO CONTACT MISS UTILITY A MINIMUM OF 2 DAYS PRIOR TO ANY DIGGING ON THE SITE. (1-800-257-7777).

MAINTENANCE:
1. Owner to remove silt/sediment if the accumulation of sediment exceeds one inch over the biorentention area.
2. All trash and debris should be removed from the top of the bioretention area as necessary.
3. Areas devoid of mulch shall be re-mulched on an annual basis.

NOTE: ANY ROCK ENCOUNTERED WITHIN THE SWM FACILITIES SHOULD BE UNDERCUT AT LEAST 12 INCHES AND COVERED WITH CONTROLLED AND COMPACTED CLAY LINER SOILS. IF A SYNTHETIC LINER IS USED, ANY ROCK ENCOUNTERED WITHIN THE SWM FACILITIES SHOULD BE UNDERCUT AT LEAST 6 INCHES (OR DEPTHS AS RECOMMENDED BY THE MANUFACTURER) AND COVERED WITH CONTROLLED FILL.

09/30/2026

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025 fsa-inc.com
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301.791.3650
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717.597.1007
505 SOUTH HANOVER STREET CARLISLE, PA 17013 717.701.8111
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717.275.7531

MARK:	DESCRIPTION:	DATE:

VINNY'S TOWING & RECOVERY
SITUATED AT 19530 BEAVER CREEK ROAD
WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY DWH | DATE 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL 0058-0008-0119
SCALE NTS
SHEET TITLE
STORMWATER MANAGEMENT DETAILS & NOTES

C-303
SHEET 11 OF 12

GP-25-025

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-09-C301-STORMWATER MANAGEMENT PLAN.DWG 2026-09-29

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

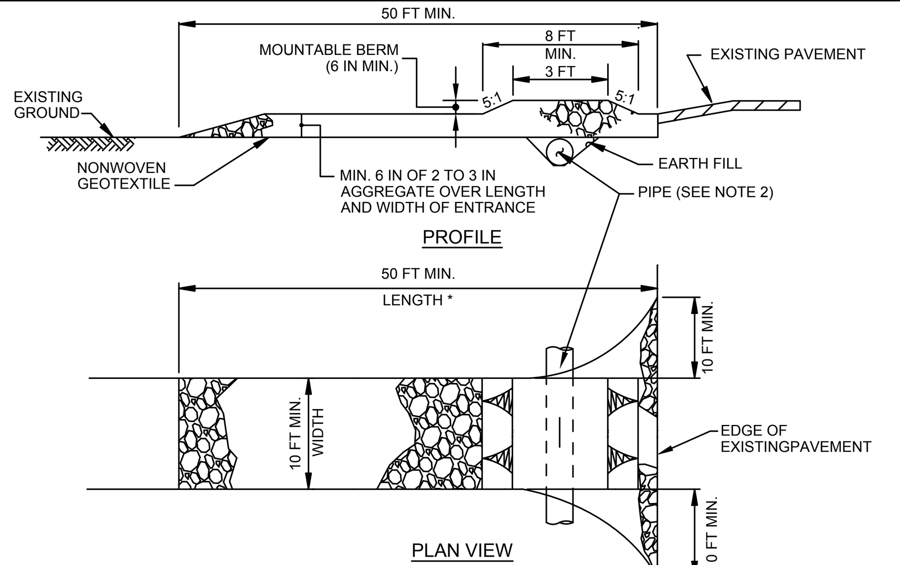
1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion 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 site for soil erosion and sediment control by the Washington County Soil Conservation District, i.e., all portions of a site have been permanently stabilized, and all stormwater discharges from construction sites that are authorized by the permit are eliminated, the authorized permittee shall submit the Maryland Department of the Environment, General/Individual Permit - Notice of Termination-NOT.

1 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE

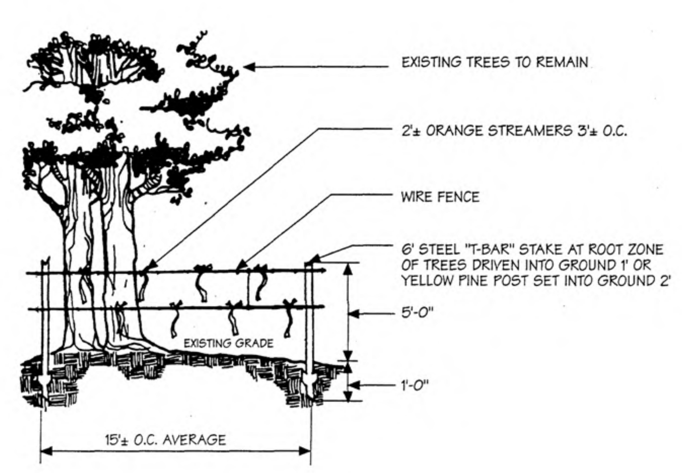


CONSTRUCTION SPECIFICATIONS

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 (*30 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

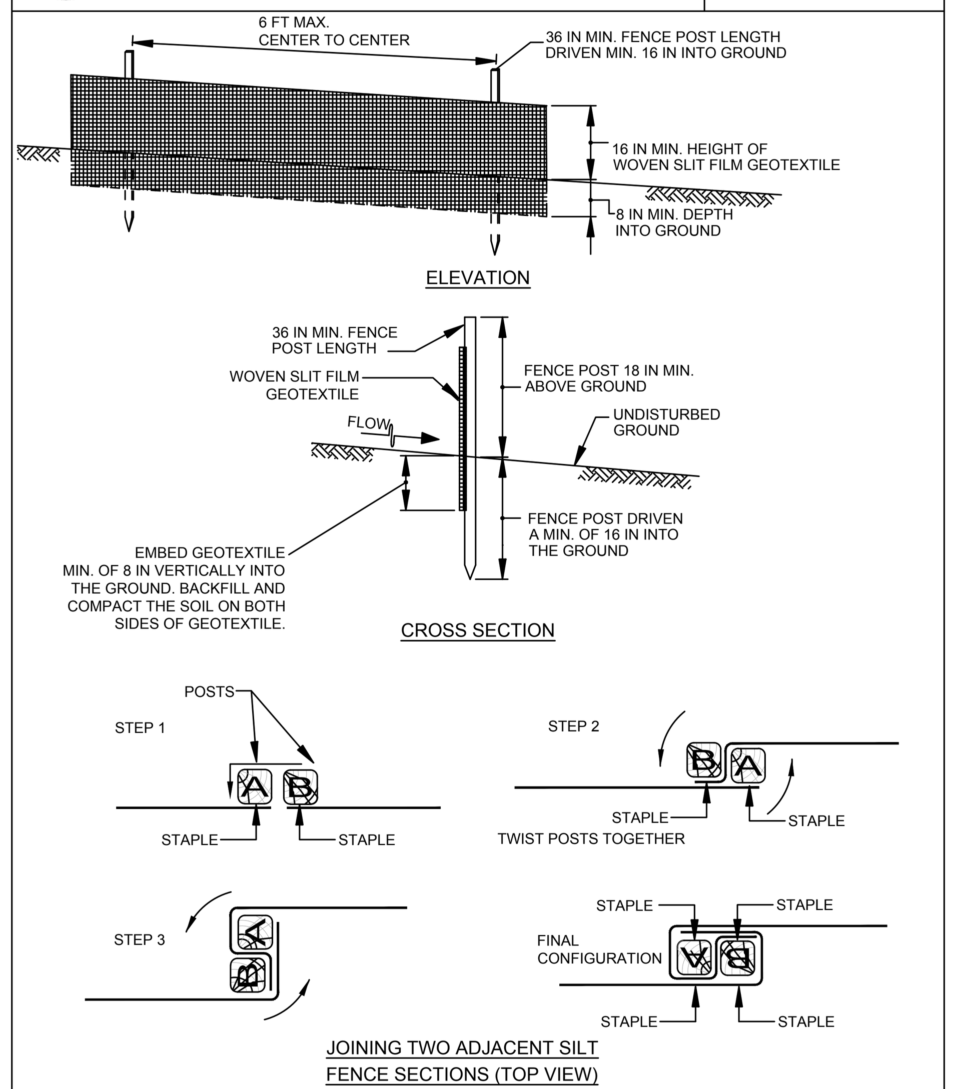


Notes:
1. Wire fence for forest protection device only.
2. Boundaries of Retention Area will be established as part of the forest conservation plan review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Wire should be securely attached to posts.
6. Device should be properly maintained throughout construction.
7. Protection signs are also required, see Figure C-4.
8. Locate fence outside the Critical Root Zone.

Wire Tree Protection Fence — Figure C-6

2 C-501 DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF



CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

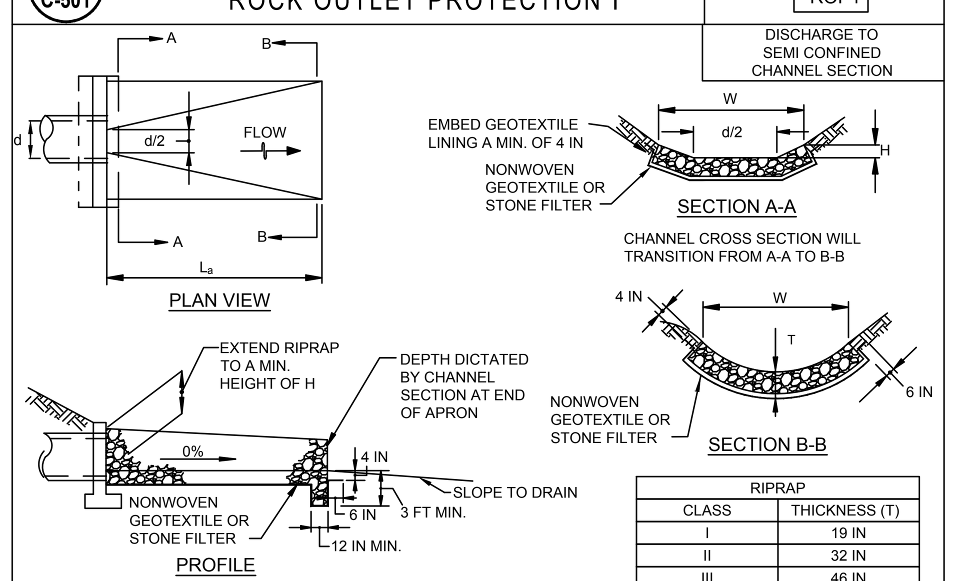
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

3 C-501 DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

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 (⅜ TO 1½ INCH 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 THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE 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 HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE 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 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

SMARTFENCE 42" — SEDIMENT & PERIMETER CONTROL
INSTALLATION INSTRUCTIONS

STEP 1: Excavate trench a maximum of 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 ft maximum.

STEP 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.

STEP 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.

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

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 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.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

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

STEP 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 as instructed in Step 4.

STEP 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 taut, then rotating 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 the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) 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 fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

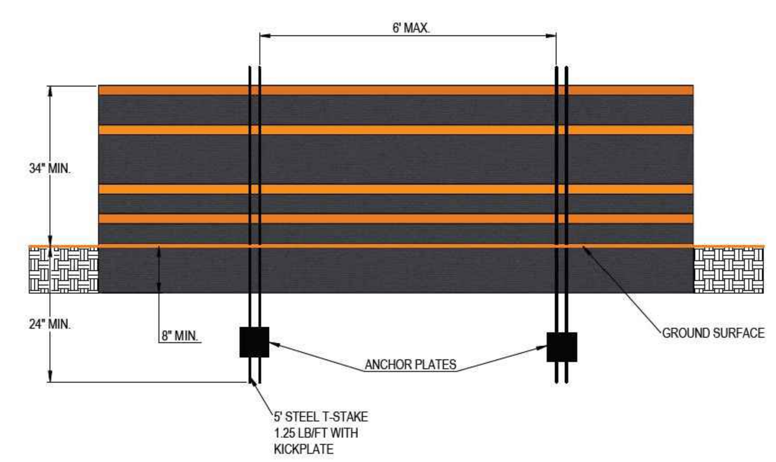
LET'S GET IT DONE!™

SMARTfence

For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

LET'S GET IT DONE

SMARTfence® 42 Detail:



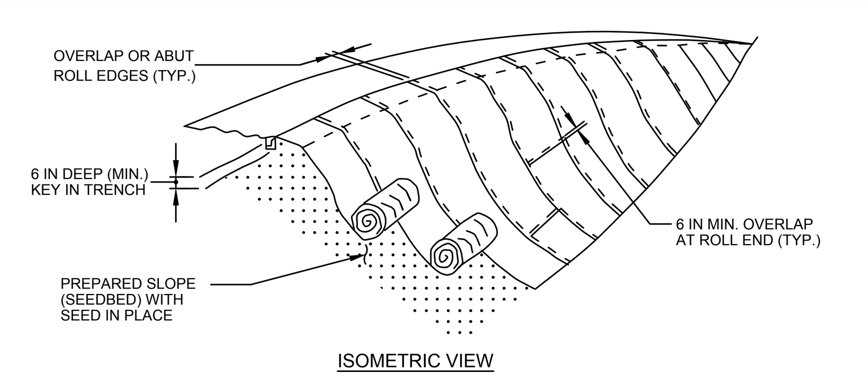
SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

ACF ENVIRONMENTAL — LET'S GET IT DONE® — 800.448.3636 — acfenvironmental.com

4 C-501

5 C-501 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS

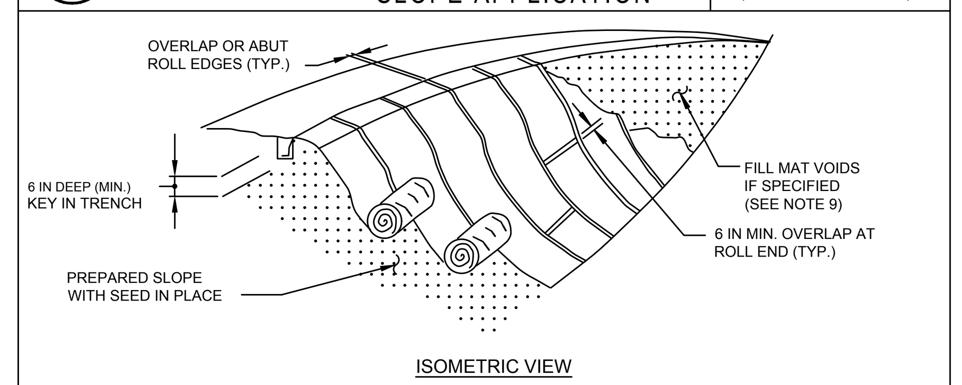
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER 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 4 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, 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 & 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

6 C-501 DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: PSSMS - * lb/ft² (* INCLUDE SHEAR STRESS)



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 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 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 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 MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 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 DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED 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 DOWNSLOPE 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.

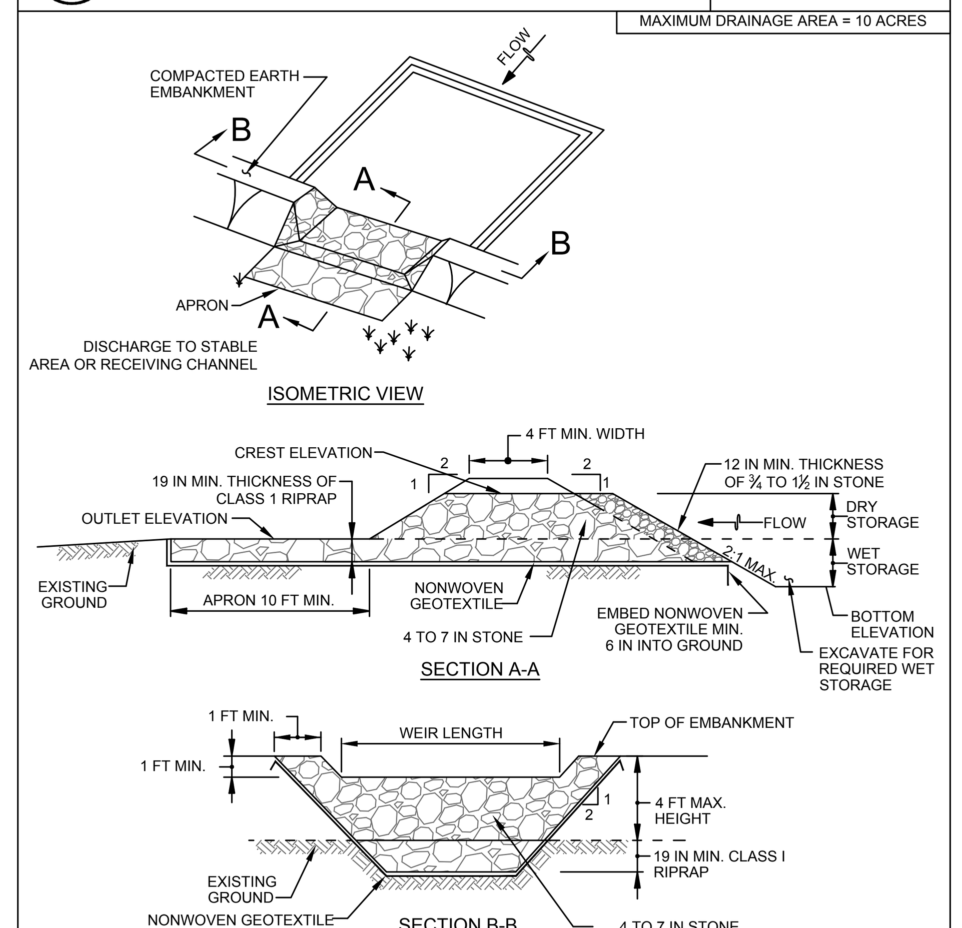
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

7 C-501 DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II

STANDARD SYMBOL: ST-II

MAXIMUM DRAINAGE AREA = 10 ACRES



CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
2. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
3. USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
4. CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WEIR CREST. COMPACT THE EMBANKMENT BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. MAKE ALL CUT AND FILL SLOPES 2:1 OR FLATTER.
6. PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEARER TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WEIR. USE CLASS I RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
8. PLACE 1 FOOT OF CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WEIR.
9. CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT EROSION AT OR BELOW THE OUTLET DOES NOT OCCUR.
10. STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED INFLOW AS SHOWN ON APPROVED PLAN.
11. REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANOUT ELEVATION (50% OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY. MAINTAIN LINE, GRADE, AND CROSS SECTION.
12. WHEN DEWATERING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
13. UPON REMOVAL, GRADE AND STABILIZE THE AREA OCCUPIED BY TRAP.

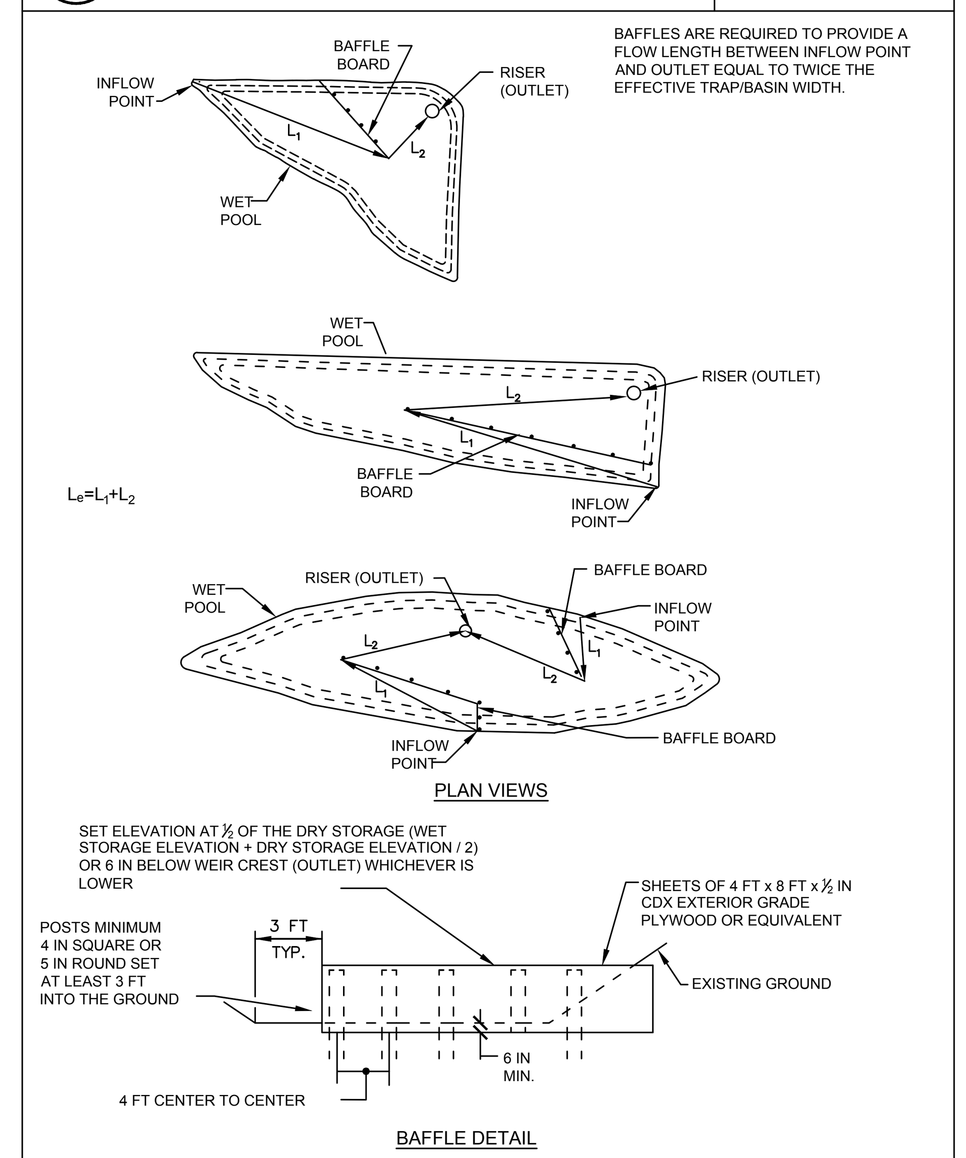
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

8 C-501 DETAIL G-2-4 BAFFLE BOARDS

STANDARD SYMBOL: BB

BAFFLES ARE REQUIRED TO PROVIDE A FLOW LENGTH BETWEEN INFLOW POINT AND OUTLET EQUAL TO TWICE THE EFFECTIVE TRAP/BASIN WIDTH.

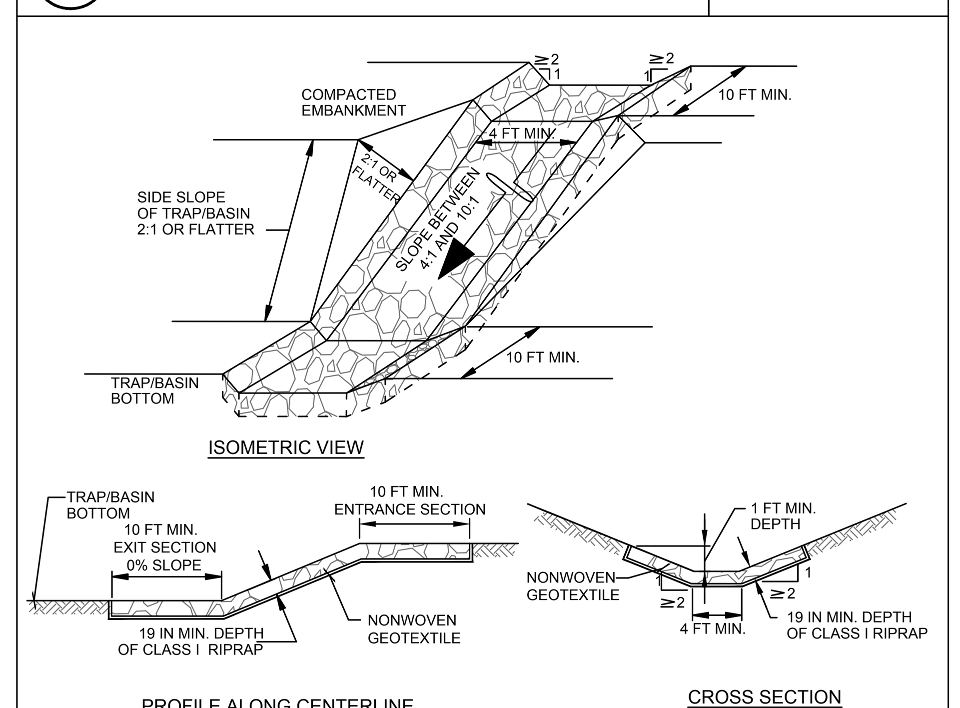


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

9 C-501 DETAIL D-3-1 RIPRAP INFLOW PROTECTION

STANDARD SYMBOL: RRP



CONSTRUCTION SPECIFICATIONS

1. PROVIDE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND ALONG SIDES OF ALL RIPRAP.
2. CONSTRUCT INFLOW CHANNEL WITH CLASS I RIPRAP OR EQUIVALENT RECYCLED CONCRETE LINING TO A MINIMUM DEPTH OF 19 INCHES (2 x D_{50}) AND A 1 FOOT DEEP FLOW CHANNEL. INFLOW RIPRAP PROTECTION CHANNEL MUST HAVE A TRAPEZOIDAL CROSS SECTION WITH 2:1 OR FLATTER SIDE SLOPES AND A 4 FOOT MINIMUM BOTTOM WIDTH.
3. INSTALL ENTRANCE AND EXIT SECTIONS AS SHOWN ON THE PROFILE.
4. BLEND RIPRAP INTO EXISTING GROUND.
5. MAINTAIN LINE, GRADE, AND CROSS SECTION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. KEEP POINTS OF INFLOW AND OUTFLOW FREE OF EROSION.

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): 6a &(6b) SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	Barley	96	Zone 6a: Mar 15-May 31/ Aug 1-Sept 30; 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): 6a &(6b) SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	
6	Tall Fescue	40	Zone 6a: Mar 15-May 31/Aug 1-Sept 30; 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 — KEITH DAVID MOORE — No. 20945 — REGISTERED PROFESSIONAL ENGINEER — 09/30/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: MARYLAND, License # 20945, Expiration Date 08-23-2027.

FSA — FREDERICK, SEIBERT & ASSOCIATES, INC. ©2025
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

DATE:	MARK:	DESCRIPTION:

VINNY'S TOWING & RECOVERY

SITUATED AT 19530 BEAVER CREEK ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701
ATTN: VINCE FLOOK (301)-663-7777

PROJECT NO. 4373.VR3
DWN BY: DWH — DATE: 08-14-2025
PROJECT MANAGER: ADAM HAGER
EMAIL: AHAGER@FSA-INC.COM
TAX MAP-GRID-PARCEL: 0058-0008-0119
SCALE: 1" = 60'

SHEET TITLE: CONSTRUCTION DETAILS NOTES - EROSION & SEDIMENT CONTROL

C-501
SHEET 12 OF 12

GP-25-025

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\GRADING PLAN\4373.VR3-12-C501-CONSTRUCTION DETAILS & NOTES - EROSION & SEDIMENT CONTROL.DWG 2026-09-29

MISC PLAT NO_____
DATE
WASHINGTON COUNTY

N 82°33'13" E
131.77'
S 13°00'59" E
88.13'
S 58°40'41" E
130.37'
S 42°07'52" E
379.44'
S 50°22'14" E
718.06'
S 65°09'17" E
102.22'
S 74°42'30" E
271.39'
N 50°19'34" W
94.72'
S 37°42'08" W
193.56'
N 53°51'52" W
150.00'
N 37°42'08" E
187.22'
S 37°42'08" W
185.11'
N 55°03'52" W
200.30'
N 66°36'52" W
100.00'
N 65°49'52" W
152.11'
S 12°30'08" W
150.00'
N 69°18'52" W
300.00'
M.B.S.L.

MD STATE PLANE
NAD 83 NAVD 88

Existing Gravel

Existing Septic

Forest Retention Easement Area #1
1.03 Ac.±
(to be Vacated)

Forest Retention Easement Area #3
1.30 Ac.±
(to be Vacated)

Forest Retention Easement Area #2
0.94 Ac.±
(to be Vacated)

31" PIGNUT HICKORY
(TO BE REMOVED)

Lands of Beaver Creek Investments, LLC
Liber 5784 Folio 195
18.76 Ac.±

N/F
Robin Cook
Liber 1552 Folio 218

N/F
Donald Hullinger
Liber 2030 Folio 315

N/F
Robert & Violet Monninger
Liber 1988 Folio 194

N/F
Dennis & Teresa Mowery
Liber 4988 Folio 24

N/F
Dianna Moy & Dale Graves
Liber 4953 Folio 269

N/F
Jason Kuykendall & Sarah Longshore
Liber 4894 Folio 93

BEAVER CREEK ROAD

L1

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA
A. Total Tract Area..... = 18.76 Ac.
B. Deductions..... = 0.00 Ac.
C. Net Tract Area..... = 18.76 Ac.
LAND USE CATEGORY CIA
D. Afforestation Threshold (Net Tract Area x 15%)..... = 2.81 Ac.
E. Conservation Threshold (Net Tract Area x 15%)..... = 2.81 Ac.
EXISTING FOREST COVER
F. Existing Forest Cover within the Net Tract Area..... = 16.00 Ac.
G. Area of Forest Above Conservation Threshold..... = 13.19 Ac.
BREAK EVEN POINT
H. Break Even Point..... = 5.45 Ac.
I. Forest Clearing Permitted Without Mitigation..... = 10.55 Ac.
PROPOSED FOREST CLEARING
J. Total Area of Forest to be Cleared..... = 16.00 Ac.
K. Total Area of Forest to be Retained..... = 0.00 Ac.
PLANTING REQUIREMENTS
L. Reforestation for Clearing Above the Conservation Threshold..... = 3.30 Ac.
M. Reforestation for Clearing Below the Conservation Threshold..... = 5.63 Ac.
N. Credit for Retention above the Conservation Threshold..... = 0.00 Ac.
P. Total Reforestation Required..... = 8.92 Ac.
Q. Total Afforestation Required..... = 0.00 Ac.
R. Total Planting Requirement..... = 8.92 Ac.
or 388,555.20 S.F.

CERTIFICATE OF APPROVAL

FINAL APPROVAL GRANTED

DATE:_____

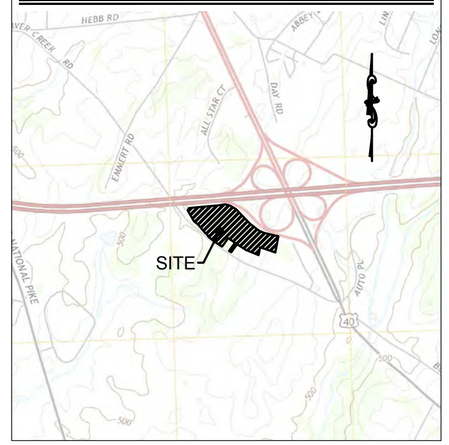
BY:_____
Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

This approval is given subject to the grandfathering provisions of the Dept. of Planning and Zoning Memorandum dated 9-22-2026.

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP ___, ___
USGS MAPS (USGS MAP NAME)



QUALIFIED PROFESSIONAL

I certify that I am a qualified professional per requirements of COMAR 08.19.06.01 for qualified professional status and, therefore, am qualified to prepare the attached Forest Conservation Plan. I further certify that this plan was prepared by me or under my supervision using the methods provided by the Washington County Forest Conservation Ordinance and Forest Conservation Manual. I certify that this Amended Forest Conservation Plat is accurate and complete.

Dustin Horst — 09-30-2026
Dustin Horst — Date

FORESTATION TABLE

FOREST REQUIRED	**8.92 AC.±**
OR OFFSITE AT 2:1 RATIO	**17.84 AC.±**
RETENTION AREA (SHEET 2)	**13.48 AC.±**
RETENTION AREA (SHEET 3)	**4.36 AC.±**
TOTAL OFFSITE FOREST MITIGATION PROVIDED	**17.84 AC.±**

FOREST CONSERVATION SEQUENCE OF CONSTRUCTION

1. All temporary protection devices and/or permanent devices shall be put into place.
   - Permanent signage will be place as shown on the plan around the perimeter of the entire Forest Area within 30 days of subdivision plat approval and/or completion of construction.
   - During any building or site construction, the forest retention area(s) shall be protected by highly visible, well anchored temporary fencing.
   - All temporary fencing shall be in place prior to any grading or land clearing.
   - All temporary fencing shall be maintained throughout construction and until all graded areas have been stabilized.
   - Attachment of signs or any other objects to trees is prohibited.
   - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.

2. A pre-construction meeting will be required after the boundaries of the limits of disturbance have been staked and flagged, the forest protection devices have been installed, and before any disturbance has taken place on the site. It is the owner and/or developer's responsibility to arrange for the pre-construction meeting. The owner and/or developer shall contact the Washington County Planning and Zoning Department (240-313-2430) for inspection of the installed devices prior to the start of construction with at least five (5) days notice. If the inspection reveals improperly installed protection devices, corrections will have to be made and re-inspected prior to the start of construction.

3. Once approval has been granted by the Washington County Plan Review & Permitting Department, clearing and/or grading of the site for construction of street, utility, and building areas may commence.

4. A post-construction meeting will be required after all construction has ceased and graded areas have been stabilized, all temporary protective devices shall be removed and replaced with the appropriate permanent signage. It is the owner and/or developer's responsibility to arrange for the post-construction meeting. The owner and/or developer shall contact the Washington County Department of Plan Review and Permitting (240-313-2430) for inspection of the final installed devices with at least five (5) days notice. If the inspection reveals improperly installed permanent protection devices, corrections will have to be made and re-inspected prior to the completion of site stabilization.

Owner:
Beaver Creek Investments, LLC
801 Highland St.
Frederick, MD 21701

ALL EXISTING FOREST TO BE REMOVED, 16.00 AC.±

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

1. The purpose of this plat is to vacate and relocate the forest conservation easements and provide forest mitigation for the remaining parcel, as shown hereon, to off-site locations.
2. A total of 8.92 acres shall be mitigated for this parcel as shown on the Forest Conservation Worksheet. As the mitigation for this parcel is being provided by off-site retention easements, mitigation shall be at a ratio of 2:1 (17.84 Ac.), as shown within the Forestation Table.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD. 21740, 301.791.3650
20 WEST BALTIMORE STREET, GREENCASTLE, PA. 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA. 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

© 2021

VINNY'S TOWING & RECOVERY

SITUATE ALONG THE NORTHERN SIDE OF BEAVER CREEK ROAD SOUTH OF THE INTERSECTION OF INTERSTATE 70 AND US ROUTE 40

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701

PROJECT NO.	4373.VR2
DWN BY	DWH
DATE	08-28-2025
PROJECT MANAGER	A. HAGER
EMAIL	ahager@fsa-inc.com
TAX MAP–GRID–PARCEL	0058-0008-0119
SCALE	1" = 100'
SHEET TITLE	

AMENDED FOREST CONSERVATION PLAT

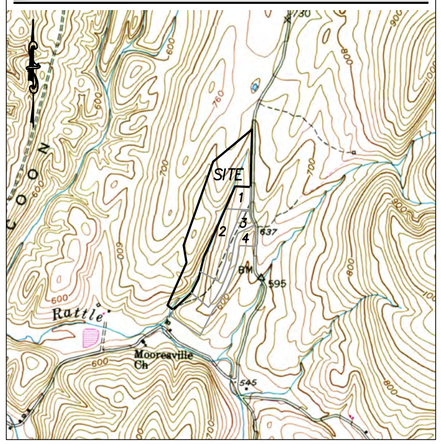
C-101
SHEET 01 OF 03

P:\SHARED FOLDERS\PROJECTS\4000S\4373\4373.VR3 (MASS GRADING PLAN)\DRAWINGS\4373.VR3 FCP.DWG 9/30/2026

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 5, K8
USGS MAPS (CHERRY RUN, WV)



MISC PLAT NO_____
DATE
WASHINGTON COUNTY

FORESTATION TABLE

FOREST REQUIRED	8.92 AC.±
OR OFFSITE AT 2:1 RATIO	17.84 AC.±
RETENTION AREA (SHEET 2)	13.48 AC.±
RETENTION AREA (SHEET 3)	4.36 AC.±
TOTAL OFFSITE FOREST MITIGATION PROVIDED	17.84 AC.±

OWNERS' STATEMENT

I/we do hereby certify, for ourselves, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the forest retention easement plat as shown hereon. The forest retention easement as shown hereon shall be perpetual, run with the property, and shall bind the owner(s) and its respective personal representatives, heirs, assigns, and successors to the conditions and restrictions set forth on this plat and within the Washington County Forest Conservation Ordinance.

Owner: Rowland on Properties, Inc. Date

LINE	BEARING	DISTANCE
FL1	N 21°04'05" E	351.50'
FL2	N 86°49'27" W	239.19'
FL3	N 19°25'17" E	470.74'
FL4	S 80°43'12" E	224.33'
FL5	N 80°37'51" E	70.34'
FL6	S 78°18'45" E	100.00'
FL7	N 42°47'57" E	116.80'
FL8	N 78°18'45" W	100.00'
FL9	S 42°47'57" W	100.50'
FL10	S 80°37'51" W	76.08'
FL11	N 24°00'04" E	241.47'
FL12	N 28°13'14" E	478.19'
FL13	N 27°41'02" E	198.82'
FL14	N 22°09'29" E	80.85'
FL15	N 50°20'26" E	286.83'
FL16	S 01°49'08" W	638.55'
FL17	S 00°59'18" W	404.13'
FL18	N 87°23'27" W	287.93'
FL19	S 23°48'52" W	389.57'
FL20	N 87°23'27" W	255.94'
FL21	S 24°32'56" W	507.97'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Owner:
Rowland on Properties, Inc.
14703 Indian Springs Rd.
Hancock, MD 21750

FORESTATION NOTES

1. Forest areas shown hereon ▭ have been reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.
2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.
3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.
4. The Retention Area shown ▨ on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

Notes:
1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 100 feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
3. Attachment of signs to trees is prohibited.

◊ RETENTION AREA PROTECTIVE MEASURES SHALL BE INSTALLED WITHIN 30 DAYS OF SUBDIVISION PLAT APPROVAL
◊ AFTER INSTALLED NOTIFY PLANNING DEPARTMENT (240-313-2430) FOR AN INSPECTION

Source: Adapted from Forest Conservation Manual, 1991

Construction Signs and Permanent Signs | Figure C-4

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717.597.1007
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531

© 2021

VINNY'S TOWING & RECOVERY

SITUATE ALONG THE WESTERN SIDE OF INDIAN SPRINGS ROAD NORTH OF MOORESVILLE ROAD AND EAST OF KUHNS RIDGE ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701

PROJECT NO. 6586

DWN BY	DATE
DWH	08-28-2025
PROJECT MANAGER	EMAIL
A. HAGER	ahager@fsa-inc.com

TAX MAP-GRID-PARCEL: 0020-0001-0001

SCALE: 1" = 100'

SHEET TITLE

FOREST RETENTION EASEMENT PLAT

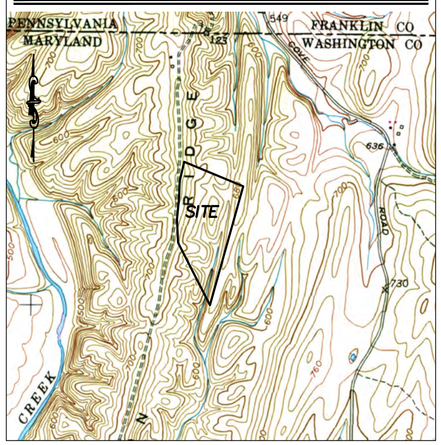
C-102
SHEET 02 OF 03

P:\SHARED FOLDERS\PROJECTS\6000\6586\DWG\6586 FCP VINNYS TOWING.DWG 8/30/2206

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 5, H5
USGS MAPS (CHERRY RUN, WV)



HATCH LEGEND

-- Existing tree line

-- Areas that do not qualify as forest

-- Areas that qualify as forest

-- Steep Slopes

-- Stream Buffers

FORESTATION NOTES

1. Forest areas shown hereon [ ] have be reviewed and approved by the Washington County Planning Commission and are in compliance with the requirements of the Washington County Forest Conservation Ordinance. Clearing of forested areas have not been approved. Those areas noted as "Forest Retention Areas" are not to be disturbed by a regulated activity as defined in the Forest Conservation Ordinance until that regulated activity and its associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and standards of the Forest Conservation Ordinance in effect at the time.

2. Property owners are advised that there are penalties and fines associated with violation of these restrictions. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of the existing forest, or inhibition of its natural growth processes are permitted in these forest areas.

3. This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.

4. The Retention Area shown [ ] on this plat is to be retained by the respective property owners in a natural forested condition, pursuant to the Washington County Forest Conservation Ordinance of 1993. Furthermore, the use of the Retention and Planting Area shall be limited to forest conservation practices activities which are consistent with the preservation of the Retention Area as natural forest land, as stipulated by the same Ordinance.

OWNERS' STATEMENT

I/we do hereby certify, for ourselves, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the forest retention easement plat as shown hereon. The forest retention easement as shown hereon shall be perpetual, run with the property, and shall bind the owner(s) and its respective personal representatives, heirs, assigns, and successors to the conditions and restrictions set forth on this plat and within the Washington County Forest Conservation Ordinance.

_____ _____

Owner: Rowland on Holdings, LLC Date

FORESTATION TABLE

FOREST REQUIRED	**8.92 AC.±**
OR OFFSITE AT 2:1 RATIO	**17.84 AC.±**
RETENTION AREA (SHEET 2)	**13.48 AC.±**
RETENTION AREA (SHEET 3)	**4.36 AC.±**
TOTAL OFFSITE FOREST MITIGATION PROVIDED	**17.84 AC.±**

MISC PLAT NO_____
DATE
WASHINGTON COUNTY

LINE	BEARING	DISTANCE
FL1	S 74°19'06" E	346.27'
FL2	S 15°40'54" W	736.02'
FL3	N 27°01'54" W	510.47'
FL4	N 15°40'54" E	360.95'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Owner:
Rowland on Holdings, LLC
14703 Indian Springs Rd.
Hancock, MD 21750

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW EL DORADO, PA 17088, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3600

© 2021

VINNY'S TOWING & RECOVERY

SITUATE ALONG THE EASTERN SIDE OF KUHNS RIDGE ROAD
WEST OF INDIAN SPRINGS ROAD AND NORTH OF MOORESVILLE ROAD

WASHINGTON COUNTY, MARYLAND

BEAVER CREEK INVESTMENTS, LLC
801 HIGHLAND ST. FREDERICK, MD 21701

PROJECT NO.	5741
DWN BY	DWH
DATE	08-28-2025
PROJECT MANAGER	A. HAGER
EMAIL	ahager@fsa-inc.com
TAX MAP-GRID-PARCEL	0005-0024-0018
SCALE	1" = 100'
SHEET TITLE	FOREST RETENTION EASEMENT PLAT

C-103
SHEET 03 OF 03

P:\SHARED FILDERS\PROJECTS\5XXX\5741\DWG\5741 FCP VINNY'S TOWING.DWG 9/8/2026

Plan Review Projects Initialized - September 01, 2026 - September 30, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
FP-26-008	Forest Conservation Plan	In Review	09/10/2026	9/11/2026	THE PRESERVE AT FOX GAP		R LEE ROYER & ASSOCIATES	PRESERVE AT FOX GAP LLC
FS-26-025	Forest Stand Delineation	Approved	09/15/2026	9/20/2026	SIMPLIFIED FOREST STAND DELINEATION FOR FREEDOM TRAILERS	20521 LEITERSBURG PIKE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	TESTA DAVID P JOHNSON JESSICA N
SIM26-047	IMA	Active	09/14/2026		CCBCC WAREHOUSE EXPANSION	100 WESTERN MARYLAND PARKWA HAGERSTOWN, MD 21740	FREDERICK SEIBERT & ASSOCIATES	CCBCC OPERATIONS LLC
SIM26-049	IMA	Active	09/22/2026		MCDONALDS - BOONSBORO	1 TIGER WAY BOONSBORO, MD 21713	MATTHEW SENENMAN	BOONSBORO WEST 8486 LLC
SIM26-046	IMA	Active	09/10/2026		JAMISON DOOR		FREDERICK SEIBERT & ASSOCIATES	HAGERSTOWN WASHINGTON CO INDUSTRIA
SIM26-048	IMA	Active	09/16/2026		20874 GINGER LANE BO	20874 GINGER LANE BOONSBORO, MD 21713	FREDERICK SEIBERT & ASSOCIATES	ANDERSON ENTERPRISES LLC
SIM26-045	IMA	Active	09/02/2026		14085 ORCHARD RIDGE ROAD HK	14085 ORCHARD RIDGE ROAD HANCOCK, MD 21750	FREDERICK SEIBERT & ASSOCIATES	LONGERBEAM DARIN D LONGERBEAM TRACEY D
S-26-037	Preliminary-Final Plat	Revisions Required	09/10/2026	9/15/2026	PRELIMINARY/FINAL PLAT		FOX & ASSOCIATES INC	HOPWOOD WILLIAM HOPWOOD JAYNE
S-26-036	Preliminary-Final Plat	In Review	09/02/2026	9/11/2026	CLARK SUBDIVISION	14533 MERCERSBURG ROAD CLEAR SPRING, MD 21722	R LEE ROYER & ASSOCIATES	CLARK BILLY LYNN CLARK DOROTHY LOUISE
SP-25-011.R01	Redline Revision	Approved	09/04/2026	9/4/2026	REDLINE REVISION FOR FIRE HYDRANT	11842 MAPLEVILLE ROAD SMITHSBURG, MD 21783	FREDERICK SEIBERT & ASSOCIATES	BOWMAN CAVETOWN LLC
SP-22-032.R03	Redline Revision	Approved	09/24/2026	9/24/2026	REDLINE TO WIDEN ENTRANCE LANE	16965 VIRGINIA AVENUE WILLIAMSPORT, MD 21795	FREDERICK SEIBERT & ASSOCIATES	VA AVE LLC C/O TED SHANK
SI-26-017	Simplified Plat	Approval Letter Issued	09/02/2026	9/10/2026	LANDS OF SNURR TMP 47 & 411	21348 LEITERS MILL ROAD HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SNURR JAMES O SNURR LOUISE C
SI-26-018	Simplified Plat	Revisions Required	09/03/2026	9/10/2026	SIMPLIFIED PLAT, PARCEL A, EUGENE ROBERT AND ROSENE SHIRK ESHLEMEN	12831 BECK ROAD HAGERSTOWN, MD 21742	TRIAD ENGINEERING	ESHLEMAN EUGENE ROBERT ESHLEMAN ROSENE S
SI-26-019	Simplified Plat	In Review	09/22/2026	9/28/2026	KOONTZ PARCEL A TO BOCC	10659 BOWER AVENUE WILLIAMSPORT, MD 21795	WASHINGTON CO ENGINEERING	KOONTZ JACK W & MARGARET J
SI-26-021	Simplified Plat	In Review	09/29/2026	10/1/2026	"A CHEVEL", PARCEL A	12343 ITNYRE ROAD SMITHSBURG, MD 21783	TRIAD ENGINEERING	JESSOP CHARLES W
SI-26-020	Simplified Plat	In Review	09/29/2026	10/1/2026	COSTOPOULOS CONSOLIDATION	16922 SNYDERS LANDING ROAD SHARPSBURG, MD 21782	R LEE ROYER & ASSOCIATES	COSTOPOULOS DAVID R COSTOPOULOS CATHERINE M
SP-26-046	Site Plan	In Review	09/11/2026	10/1/2026	FREEDOM TRAILERS	20521 LEITERSBURG PIKE HAGERSTOWN, MD 21742	R LEE ROYER & ASSOCIATES	TESTA DAVID P JOHNSON JESSICA N
SGP-26-068	Standard Grading Plan	In Review	09/02/2026	9/9/2026	DAVID GOUFF - MAYFAIR AVE	12016 MAYFAIR AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SEMLER CHARLES R
SGP-26-069	Standard Grading Plan	In Review	09/15/2026	9/25/2026	KYLE PHILLEO			Kyle Philleo
SGP-26-072	Standard Grading Plan	In Review	09/18/2026	9/28/2026	RON ELLIS	11704 CAMDEN ROAD WILLIAMSPORT, MD 21795		ELLIS RONALD W
SGP-26-073	Standard Grading Plan	In Review	09/29/2026	10/2/2026	19231 LONGMEADOW ROAD	19221 LONGMEADOW ROAD HAGERSTOWN, MD 21742	C.S. DAVIDSON, INC.	CML LLC

Plan Review Projects Initialized - September 01, 2026 - September 30, 2026

Land Development Reviews								
Record #	**Type**	**Status**	**Opened Date**	**Accepted Date**	**Title**	**Location**	**Consultant**	**Owner**
SGP-26-074	Standard Grading Plan	In Review	09/29/2026	10/5/2026	ANGUS MACDONALD JR		FREDERICK SEIBERT & ASSOCIATES	MACDONALD ANGUS W JR
SWCP26-018	Stormwater Concept Plan	In Review	09/22/2026	9/25/2026	ESD & STORMWATER CONCEPT PLAN FOR RIDGETOP ROOFING	21612 JEFFERSON BOULEV SMITHSBURG, MD 21783		RIDGETOP REAL ESTATE LLC
SSWP26-057	Stormwater Standard Plan	In Review	09/29/2026	10/5/2026	ANGUS MACDONALD JR		FREDERICK SEIBERT & ASSOCIATES	MACDONALD ANGUS W JR
SSWP26-055	Stormwater Standard Plan	Revisions Required	09/04/2026	9/9/2026	DAVID GOUFF - MAYFAIR AVE	12016 MAYFAIR AVENUE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	SEMLER CHARLES R
SSWP26-056	Stormwater Standard Plan	In Review	09/15/2026	9/25/2026	KYLE PHILLEO			Kyle Philleo
TYU-26-022	Two Year Update	Approved	09/08/2026	9/8/2026	PROPOSED IL COTTAGES AT FAHRNEY KEEDY HOME & VILLAGE	20716 FORTE WAY, UNIT# 200 BOONSBORO, MD 21713	FOX & ASSOCIATES INC	FAHRNEY KEEDY MEMORIAL HOME INC.
GPT-26-038	Type 2 Grading Plan	Approved	09/17/2026	10/2/2026	REGENT PARK LOT 11	20126 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC
GPT-26-037	Type 2 Grading Plan	Approved	09/17/2026	10/2/2026	REGENT PARK LOT 20	20115 REGENT CIRCLE HAGERSTOWN, MD 21742	FREDERICK SEIBERT & ASSOCIATES	LAH CARRIAGE FORD LLC

Plan Review Projects Initialized - September 01, 2026 - September 30, 2026

Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-03953	Entrance Permit	In Progress	09/17/2026	STICK BUILT HOME	S-08-022 20126 REGENT CIRCLE, LOT 11		LAH CARRIAGE FORD LLC
2026-04121	Entrance Permit	In Progress	09/29/2026	SEMI-DETACHED HOME	S-23-045 19554 TURQUOISE DRIVE, LOT 219		EMERALD POINTE INC
2026-04070	Entrance Permit	Review	09/24/2026	COMMERCIAL	LOR 19419 AIR VIEW ROAD		HORST DEAN J HORST ETHEL R
2026-03832	Entrance Permit	Approved	09/09/2026	STICK BUILT HOME	S-24-042 18904 JULIET PLACE, LOT 155		PARADISE HEIGHTS LAND
2026-03827	Entrance Permit	Approved	09/09/2026	STICK BUILT HOME	SP-24-042 13659 ALICE AVENUE, LOT 136	NVR, INC. T/A NV HOMES AND RYAN HOMES	PARADISE HEIGHTS LAND
2026-03973	Entrance Permit	Approved	09/17/2026	STICK BUILT HOME	S-24-042 13654 ALICE AVENUE, LOT 160		PARADISE HEIGHTS LAND
2026-04109	Entrance Permit	Review	09/28/2026	FARM BUILDING	LOR 12424 BIG POOL ROAD		BLACK DOUGLAS W BLACK CHRISTOPHER MATTHEW
2026-03950	Entrance Permit	In Progress	09/17/2026	STICK BUILT HOME	S-08-022 20115 REGENT CIRCLE, LOT 20		LAH CARRIAGE FORD LLC
2026-04124	Entrance Permit	In Progress	09/29/2026	SEMI-DETACHED HOME	S-23-045 19550 TURQUOISE DRIVE, LOT 220		EMERALD POINTE INC
2026-03778	Entrance Permit	In Progress	09/04/2026	STICK BUILT HOME	LOR 12016 MAYFAIR AVE		GOUFF DAVID E
2026-04127	Grading Permit	In Progress	09/29/2026	ANGUS MACDONALD JR	LOR SHEPHERDSTOWN PIKE		MACDONALD ANGUS W JR
2026-03811	Grading Permit	In Progress	09/08/2026	STICK BUILT HOME	SP-23-007 8439 SYMPHONY DRIVE	PAUL CRAMPTON CONTRACTORS INC	FAHRNEY KEEDY MEMORIAL HOME INC.
2026-03779	Grading Permit	In Progress	09/04/2026	STICK BUILT HOME	LOR 12016 MAYFAIR AVE		GOUFF DAVID E
2026-03828	Grading Permit	Approved	09/09/2026	PARADISE HEIGHTS LOT 136 GRADING	SP-24-042 13659 ALICE AVENUE, LOT 136	NVR, INC. T/A NV HOMES AND RYAN HOMES	PARADISE HEIGHTS LAND
2026-04122	Grading Permit	In Progress	09/29/2026	SEMI-DETACHED HOME	S-23-045 19554 TURQUOISE DRIVE, LOT 219 & 220		EMERALD POINTE INC
2026-03738	Grading Permit	In Progress	09/01/2026	COMMERCIAL	SP-25-048 10326 SHARPSBURG PIKE		SHARPSBURG PIKE REAL ESTATE LLC
2026-03974	Grading Permit	Approved	09/17/2026	PARADISE HEIGHTS LOT 160 GRADING	S-24-042 13654 ALICE AVENUE, LOT 160		PARADISE HEIGHTS LAND
2026-03833	Grading Permit	Approved	09/09/2026	PARADISE HEIGHTS LOT 155 GRADING	S-24-042 18904 JULIET PLACE, LOT 155		PARADISE HEIGHTS LAND
2026-03952	Grading Permit	In Progress	09/17/2026	TROVINGER MILLS 20	S-08-022 20115 REGENT CIRCLE, LOT 20		LAH CARRIAGE FORD LLC
2026-03955	Grading Permit	In Progress	09/17/2026	TROVINGER MILLS 11	S-08-022 20126 REGENT CIRCLE, LOT 11		LAH CARRIAGE FORD LLC
2026-04016	Grading Permit	Pending	09/22/2026	ADDITION-ALTERATION	LOR 11704 CAMDEN ROAD	SCHILDTKNECHT RONALD T/A SUN VALLEY CONSTRUCTION	ELLIS RONALD W
2026-04123	Grading Permit	In Progress	09/29/2026	2 FAMILY DWELLING	LOR 17324 LEXINGTON AVE, RIGHT SIDE & LEFT SIDE	FACELIFT REMODELING INC	RAB RENTALS LLC
2026-03795	Grading Permit	Pending Information	09/07/2026	BRANDON GREEN	19223 MANOR CHURCH ROAD BOONSBORO, MD 21713		THE BRANDON A GREEN REVOCABLE TRUS GREEN BRANDON A TRUSTEE
2026-03847	Grading Permit	In Progress	09/09/2026	COMMERCIAL	TWN-25-011 6720 OLD NATIONAL PIKE, BUILDING 1		ANDERSON ENTERPRISES LLC
2026-03822	Grading Permit	Review	09/09/2026	COMBINED ESD CONCEPT/GRADING/SESC PLAN FOR WILLIAM ALLEN	S-88-179 17848 BAKERSVILLE ROAD, LOT 1		ALLEN WILLIAM ERIK
2026-03898	Grading Permit	Review	09/14/2026	PHASE 2 - QUIET MEADOWS	GP-21-012 20310 FIELDING COURT, LOTS 14-31		QUIET MEADOWS LLC
2026-03755	Non-Residential New Construction Permit	Approved	09/02/2026	COMMERCIAL	SP-20-014 12520 GREENCASTLE PIKE		CREEKSIDE LOGISTICS CENTER OWNER LLC

Plan Review Projects Initialized - September 01, 2026 - September 30, 2026

Permits Reviews							
Record #	**Type**	**Status**	**Opened Date**	**Title**	**Location**	**Consultant**	**Owner**
2026-03791	Non-Residential New Construction Permit	Review	09/05/2026	COMMERCIAL	SP-23-029.R01 132 OLD NATIONAL PIKE, BUILDING 2		CM INVESTMENTS AND HOLDINGS LLC
2026-00790.R03	Revision	Approved	09/02/2026		LOR 9740 DOWNSVILLE PIKE		9738 DOWNSVILLE PIKE LLC
2026-01523.R01	Revision	Review	09/03/2026	RON SCHILDTKNECHT	LOR 11704 CAMDEN ROAD	SCHILDTKNECHT RONALD T/A SUN VALLEY CONSTRUCTION	ELLIS RONALD W
2026-03761	Utility Permit	Review	09/02/2026	CLEARWAVE FIBER	11272 JOHN F KENNEDY DRIVE	CLEARWAVE FIBER	ROSEWOOD VILLAGE PHASE II B LLC
2026-04153	Utility Permit	Approved	09/30/2026	POTOMAC EDISON	2205 BACK ROAD		SMALLWOOD RICHARD LEE JR & SMALLWOOD AMY CATHERINE
2026-03998	Utility Permit	Approved	09/21/2026	ANTIETAM BROADBAND	15719 SHINHAM ROAD	ANTIETAM CABLE TELEVISION INC	FATH TYLER FATH KATHLEEN
2026-03808	Utility Permit	Approved	09/08/2026	VERIZON	5901 SENSEL ROAD	VERIZON	SNOW WANDA L SNOW GRAHAM D
2026-03765	Utility Permit	Approved	09/03/2026	COMCAST	100 FORD DRIVE	COMCAST	FORD DRIVE LLC

Plan Review Projects Initialized - September 01, 2026 - September 30, 2026

	Type	Total
LandDev Total by Group: 29	**Forest Conservation Plan**	1
	Forest Stand Delineation	1
	IMA	5
	Preliminary-Final Plat	2
	Redline Revision	2
	Simplified Plat	5
	Site Plan	1
	Standard Grading Plan	5
	Stormwater Concept Plan	1
	Stormwater Standard Plan	3
	Two Year Update	1
	Type 2 Grading Plan	2
Permits Total by Group: 35	**Entrance Permit**	10
	Grading Permit	16
	Non-Residential New Construction Permit	2
	Revision	2
	Utility Permit	5
Total		**64**