

Lloyd Yavener, Chair
Justin Bedard, Vice Chair
Ann Aldrich
Brianna Candelaria



Washington County

M A R Y L A N D

Michael Lushbaugh
Tyler Milam
Gregory Smith
Randal Leatherman,
BOCC Rep

HISTORIC DISTRICT COMMISSION OF WASHINGTON COUNTY, MARYLAND

AGENDA

December 3, 2025

Regular Meeting - 6:00 p.m.

Washington County Administration Complex, 100 West Washington Street, Room 2001,
Hagerstown, MD 21740

CALL TO ORDER AND ROLL CALL

MINUTES

1. Minutes of the November 5, 2025, meeting *

NEW BUSINESS

1. **Residential Demolition Permit (2025-05388) - 20313 Locust Grove Road - (WA-III-179 and WA-III-071)** - (Discussion/Support) - Demolition (Deconstruction) of 3,900 sq. ft. single family dwelling including foundation and detached garage *

OLD BUSINESS

1. **Residential Demolition Permit (2025-04522) - 11416 Hanging Rock Road, Clear Spring (WA-V-176, Forsythe Rural Village)** - (Information/Status update to withdrawn) - Demolition of existing 1, 182 sq. ft. two story, metal clad log home structure and accessory sheds, no existing foundation

OTHER BUSINESS

1. **Correspondence**
 - a. **Request for Comment Update** - Telecommunications Tower - Rohrsersville, MD - Trileaf #771285
 - b. **Request for Comments - Smithsburg High School Tower Update** - Proposed Telecommunications Project - Trileaf #766917 *
2. **Staff Report**
 - a. Staff Reviews *
 - b. Legislative authority updates from County Attorney regarding Historic Overlay Yearly Tax Credit potential
 - c. Update on Town adoption of MOU's for Tax Credit
 - i. Boonsboro and Sharpsburg tentatively scheduled for 12/9/25
3. **Discussion of demolition resources** - Discuss the visibility of the HDC's demolition resources and if there are any updates to be made to existing website materials or guidelines and outreach to disseminate
4. **Discussion of ruins and their rehabilitation/reuse** - Discuss updates to the Design Guidelines or creation of a supplemental handout regarding ruins

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

ELECTION OF OFFICERS

1. Membership Roster *
2. By-Laws *

ADJOURNMENT**UPCOMING MEETING**

1. Wednesday, January, 7, 2026 at 6:00 p.m.

***attachments**

**MINUTES OF THE
HISTORIC DISTRICT COMMISSION
FOR WASHINGTON COUNTY
November 5, 2025**

The Washington County Historic District Commission held its regular monthly meeting on Wednesday, November 5, 2025 at 6:00 p.m. in the Washington County Administrative Complex, 100 W. Washington Street, Room 2001, Hagerstown, Maryland

CALL TO ORDER AND ROLL CALL

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

Commission members present were: Lloyd Yavener, Chairman; Justin Bedard, Ann Aldrich, Tyler Milam, Greg Smith, Brianna Candelaria and Ex-officio County Commissioner Randal Leatherman. Staff members present were: Washington County Department of Planning & Zoning: Meghan Jenkins, GIS Coordinator and HDC Staff member and Debra Eckard, Office Manager.

Also in attendance were Charles Dunn (contractor for Demo Permit 2025-04522) and Nida and Philip Bikle (property owners – HTC-25-003).

MINUTES

Motion and Vote: Ms. Aldrich made a motion to approve the minutes of the October 1, 2025 regular meeting as presented. The motion was seconded by Mr. Smith and unanimously approved.

NEW BUSINESS

Residential Demo Permit (2025-04486) – Wolfsville Road

Ms. Jenkins presented a demolition permit application for an old grist mill that has partially collapsed. The current property owner acquired the property in 2022 and is proposing a new structure on the property but not directly at this site. The owner has provided plans to recycle any steel roofing and may reuse the stone for landscaping as practicable. The owner has also evaluated the demolition alternatives and provided justification to reuse the materials on site or recycle, where possible. Staff contacted the County Engineering office to determine the site's susceptibility to flood risks. Engineering staff indicated there is potential for this site to flood which would make it difficult to rebuild or rehabilitate the structure in its current location and given its current deteriorated status. Staff recommends support for the demolition permit.

Discussion and Comments: There was a brief discussion regarding the stabilization of the ruins that could be used as a stone wall garden. Members would like to discuss, at a future date, ways to encourage the rehabilitation and reuse of old ruins. Suggestions included adding a section in the Design Guidelines pertaining to ruins, promote the idea of stabilization and reuse during Preservation month next May, and finding ways to incentivize.

Motion and Vote: Mr. Smith made a motion to support the demolition permit as presented. The motion was seconded by Mr. Milam and unanimously approved.

Residential Demo Permit (2025-04522) – 11416 Hanging Rock Road, Clear Spring

Ms. Jenkins presented a demolition permit application for an existing 1,182 sq. ft. two-story metal clad log home and accessory shed with no existing foundation. The property is located at 11426 Hanging Rock Road in the Forsythe Rural Village. The topography of the property includes a steep hill to the rear of the property with the dwelling on a mostly flat cleared area; therefore, flooding is a concern. The structure has been heavily altered over time and the condition of the structure under the metal siding is unknown. The electrical and plumbing systems are outdated as well as many other building code issues were cited. The owner has indicated that it is not economically feasible to convert or relocate the structure. The owner is amenable to keeping the original log structure to be used as a workshop/storage facility. The outbuildings also have condition issues; however, the roofs are intact. These structures are not great workmanship examples of their construction type. This property is likely associated with the Forsythe family with a nearby example of an intact log structure and the Forsythe family cemetery.

Staff recommends support of the demolition permit in consideration of the details provided in the staff analysis with the following comments: 1) the applicant is encouraged to perform a selective demolition of the main dwelling and to utilize the mothballing methods detailed by the National Park Service Preservation Brief #31; and 2) the property owner should be cautious in demolition as they may find resources in and around the dwelling.

Discussion and Comments: Mr. Dunn, the contractor for the owner, briefly discussed the conditions of the house, the cost for rehabilitation, and the many issues associated with rehabilitation. The owner is interested in keeping the 14x26 foot main structure, which he believes is log construction under the siding, and remove several of the additions that were constructed over the years. He is also interested in retaining the 10x14 foot timber structure for a shed. Both structures are located within the septic reserve area. Ms. Jenkins asked if the Health Department has advised the owner to remove the structures from the septic reserve area. Mr. Dunn stated they have not.

There was a brief discussion regarding the complete or partial demolition of the two structures in question. Mr. Dunn stated that the property owner would like to keep the structures, if possible, for reuse on the site. There is a question as to whether the Health Department will allow these structures to remain in the septic reserve area.

Motion and Vote: Ms. Aldrich made a motion to table the demolition permit until additional guidance is received from the Health Department regarding the structures within the septic reserve area. The motion was seconded by Mr. Bedard and unanimously approved.

Residential Demolition Permit (2025-04487) – 14219 Maugansville Road

Ms. Jenkins presented a demolition permit application for a County-owned property located at 14219 Maugansville Road on the northern end of the Urban Rural Village of Maugansville. This property is inside one of the imaginary FAA surfaces. The Airport has stated that conversion of the structure or the continued lease/use of the property is not feasible. In the past, there have been documented issues with the rental of the property. While the Airport does handle commercial leasing of other structures, the zoning of this property does not permit the structure to be used for commercial purposes. The demolition contractor has provided documentation for the salvage of certain materials.

Staff recommends support of the demolition permit in consideration of the documentation provided by the Airport staff with the following comments: 1) there are other structures which the Airport leases in the vicinity of this structure; staff recommends a thorough assessment of the Airport's building which have been or will be acquired to ensure they are properly secured at all times and utilize the mothballing methods detailed by the National Park Service Preservation Brief #31, especially for buildings older than 50 years; and 2) the Airport should pursue rezonings of property they acquire to ensure that adaptive reuse is feasible by zoning or that residential uses can continue as a non-conforming use if there is an intent to phase out residential leasing.

Motion and Vote: Mr. Bedard made a motion to support the demolition permit with the conditions stipulated in the staff report. The motion was seconded by Ms. Candelaria and unanimously approved.

HTC-25-003 – 102 W. Irvin Avenue

Ms. Jenkins presented a tax credit application for property located at 102 West Irvin Avenue. The applicants are proposing an interior and exterior chimney repair project on their 1933 dwelling. The structure is located in a contributing area, has been well-maintained and still has all of its character features. Ms. Jenkins showed photographs of the existing chimney and explained the proposed work to be completed and materials to be used.

OTHER BUSINESS

Correspondence

Ms. Jenkins explained that a letter was received from Trileaf for a proposed 146-foot monopole communications tower to be located at 7116 Houser Road in Sharpsburg. Trileaf is requesting information regarding the tower's potential effect on historic properties. This project will be presented to the Board of Zoning Appeals at its second meeting in November and comments will be submitted on behalf of the HDC. Ms. Jenkins stated she has provided comments to Trileaf and requested a visual simulation specifically showing the viewshed from the tower at Antietam Battlefield.

Discussion and Comments: Mr. Bedard suggested that the visual simulation should also include the vegetation and topography of the viewshed from the top of the tower as well as from the C&O Canal.

Staff Report

- A written report was provided to members in the agenda packet.
- Legislative Priorities Update – Last year staff proposed a grant program which was sent to the County Attorney's office for review. The County Attorney's Office believed that legislative authority was needed. Staff listed the grant program as part of the Legislative Priorities for the coming year; however, the County Attorney's Office has changed its opinion and believes that the current Land Use Article provides the authority. This program would need to be self-sustaining. In discussing the proposal with the Budget & Finance Department, they suggested a slight increase in the recordation tax. Ms. Baker, the Director of Planning & Zoning, is planning to discuss this again during the upcoming budget season. The program would not be available until 2027 to ensure there is enough money in the dedicated grant program.
- Update of Town adoption of MOUs for Tax Credits
 - The MOU with the Town of Keedysville has been approved by the BOCC
 - A presentation was made to the Smithsburg Council by Ms. Baker and Ms. Jenkins. The Council was amenable to the MOU and a signed MOU should be coming soon.
 - The Town of Sharpsburg has approved the MOU; we are awaiting the signed document.
 - A presentation was made to the Boonsboro Council on October 27th, which went very well.
- Workshops will be conducted locally by Presentation Maryland using CLG grant funding. They are seeking suggestions for workshop sites.
- The Historic Advisory Committee has scheduled, on November 18th, a work day at the Reichard property to remove vegetation around the barn.
- The HAC will be discussing nominations for the Frey awards at its next meeting.

UPCOMING MEETING

The next meeting of the Historic District Commission is scheduled for Wednesday, December 3, 2025 at 6:00 p.m. The Election of Officers will be held.

ADJOURNMENT

Ms. Aldrich made a motion to adjourn the meeting at 7:30 pm. The motion was seconded by Ms. Candelaria, unanimously approved and so ordered by the Chairman.

Respectfully submitted,

Lloyd Yavener, Chairman



HISTORIC DISTRICT COMMISSION

MEMORANDUM

To: Washington County Historic District Commission
From: Meghan Jenkins, GISP, GIS Coordinator - Historic District Commission Staff
Date: November 19, 2025
Subj: Residential Demolition Permit/Ted Lapkoff, 2025-05388

Staff Report and Analysis

Property Owner: LAPKOFF THEODORE, LAPKOFF SHARON

Applicant: Ted Lapkoff

Location: 20313 LOCUST GROVE Road

Tax Account ID: 08008906

Map/Grid/Parcel/Lot: 0077/0022/0028/5

Legal Description: LOT 5 4.41 ACRES 20313 LOCUST GROVE RD

Zoning: Preservation

Rural Village: Park Hall (MHT) Historic Rural Village

MD Inventory of Historic Places (MIHP): III071

Project Description: Demolition (Deconstruction) of 3,900 sq. ft. single family dwelling including foundation and detached garage Theodore & Sharon Lapkoff, Lot 5

Applicable Law and Review Criteria:

The HDC is enabled through [Article 20 of the Zoning Ordinance for Washington County, MD](#). Specifically Section 20.3.a states: *"The Commission shall act upon all applications as required by Section 20.6, Historic Preservation district, Section 5D.4, Rural Village District and Article 20A, Antietam Overlay District of this Ordinance."*

The HDC shall consider only exterior features of a structure that would affect the historic, archeological, or architectural significance of the site or structure, any portion of which is visible or intended to be visible from a public way. It does not consider any interior arrangements, although interior changes may still be subject to building permit procedures.

1. The application shall be approved by the HDC if it is consistent with the following criteria:
 - A. The proposal does not substantially alter the exterior features of the structure.
 - B. The proposal is compatible in character and nature with the historical, cultural, architectural, or archeological features of the site, structure, or district and would not be detrimental to achievement of the purposes of [Article 20 of the County Zoning Ordinance](#).
 - C. The proposal would enhance or aid in the protection, preservation and public or private utilization of the site or structure, in a manner compatible with its historical, archeological, architectural, or cultural value.
 - D. The proposal is necessary so that unsafe conditions or health hazards are remedied.

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- E. The [*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*](#) and subsequent revisions are to be used as guidance only and are not to be considered mandatory.
2. In reviewing the plans for any such construction or change, the HDC shall give consideration to and **not disapprove** an application except with respect to the factors specified below.
- A. The historic or architectural value and significance of the site or structure and its relationship to the historic or architectural value and significance of the surrounding area.
 - B. The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.
 - C. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.
 - D. Any other factors, including aesthetic factors, that the Commission deems to be pertinent.
3. The HDC shall be strict in its judgment of plans for those structures, sites, or districts deemed to be valuable according to studies performed for districts of historic or architectural value. The HDC shall be lenient in its judgment of plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures.

Demolition Section – Design Guidelines (pg. 14)

Demolition Alternatives

- Redesigning the project to avoid any impact to the structures or its setting;
- Incorporating the structures into the overall design of the project;
- Converting the structures into another use (adaptive reuse);
- Relocating the structure on the property;
- Relocating the structure to another property.

Demolition Mitigation

- Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. This documentation should follow the Standards and Guidelines for Architectural and Historical Investigations in Maryland and be completed by a professional as listed in those Standards;
- Salvaging from the structure historically significant architectural features and building materials.

Full Demolition Guidance – Design Guidelines for Historic Structures in Washington County, MD

Staff Report:

This complex of structures is located on the south side of Locust Grove Road. This complex is on the Washington County Historic Sites Survey (MIHP# WA-III-071) and contributes to the Park Hall/Locust Grove Rural Historic Landscape documented at MIHP#WA-III-179. The topography of the site slopes down from the southern and eastern edges of the property toward the northern and western side. This topography supports an existing bank barn immediately east of the dwelling which has been restored. The property includes an additional storage barn to the east of the bank barn. A summer kitchen sits directly to the rear (south) of the dwelling. A small covered well also sits to the east of the dwelling. All these structures mentioned are to be retained. The cinder block garage to the south east of the dwelling and the dwelling itself are the subject of this permit. A recent plat of this property (Lapkoff, Theodore and Sharon, Lot 5, Parcel A, Plat 11782) shows the septic reserve area, forest conservation

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and buildings located on this site as well as providing an idea of the slope of the property. The dwelling consists of log construction with a framed addition to the rear. The windows are aluminum clad replacement windows. The roof is metal with the property owner noting there are points of failure they have tried unsuccessfully to address. There is a 2-story porch on the eastern side of the dwellings rear addition. The frame addition rests on a log foundation with no basement and partial stone foundation on the west side. There is a brick chimney on the southern façade of the rear addition. The front of the dwelling rests on a stone foundation with basement. The stone foundation has had cement added to the exterior stones in many places. The structure has had various levels of wood and vinyl siding over both the log and frame walls. There is a chimney on the southwest corner of the log portion of the dwelling. There appear to have been several attempts over time to manage the runoff of water from the steep slopes and driveway adjacent to the dwelling. This includes concrete and terracotta guttering/pipes in the ground which have been compromised. According to the owners, the water has been running directly underneath the log foundation at the point where it rests on the ground. There is evidence of groundhogs under the addition portion as well. The walls of the structure have had damage from window replacements where framing was added and not properly insulated. This has caused water intrusion around the windows. There is significant damage to the bottom most logs of the dwelling as well as those logs which are adjacent to the chimney. The damage appears to be a combination of water and insects making the logs in these areas very brittle and in some cases just sawdust. There are many elements of the structure including doors, logs and stone which are original to the structure. There is a date of 1915 in the concrete of the basement indicating the age of that concrete. The front door is rather ornate for the structure which is of note. The owners granted access to portions of the interior which included some original trim, doors and hardware.

The garage which is also subject to this demolition permit, is not mentioned in either inventory record. The owners have previously re-sided the garage with wood siding to stabilize it, however, water intrusion continues to be an issue due to its siting into the hill and its failing roof. The structure is mainly cinderblock with other portions showing a combination of foundation materials. The remainder of the walls are wood frame. There is a chimney which has a base of stone and then again, cinderblock used. It should be noted that several of the buildings on this site have had cinderblocks incorporated but there appears to be a base of the stone/brick. The previous property owners may have rebuilt these structures in place, reusing what was they could or expanding existing structures.

Staff Analysis:

The dwelling does have integrity of location and setting within the Park Hall/Locust Grove area. Several exterior elements have been updated including windows, where others remain such as the front door. Some of these updates have caused damage to the structure through water intrusion such as the windows. The configuration of the structure is generally intact as well as the remaining materials. The property owner has provided a detailed explanation of their attempts to rehabilitate the property and the setbacks that have occurred. The owners have also analyzed the demolition alternatives in detail. During the site visit, staff did observe that the site has topographic constraints and building conditions as detailed by the owner which would make conversion of the structure difficult. The owners have already contracted with Second Chance to ensure reuse of as many materials as possible from the structure. The owners intend to retain stone for use in landscaping. The regrading of the site to accommodate a new structure will also be necessary to mitigate the water issues present on this site which is prohibitive of keeping the structure in place.



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Staff Recommendation:

Recommend support of the demolition/deconstruction permit, 2025-05388, in consideration of the demolition alternative analysis provided by the owners and the details of the staff analysis.

Respectfully Submitted,

Meghan Jenkins, GISP
Historic District Commission Staff

Attachments:

- Photos provided by Staff
- Permit Submission Packet
- Owner statement and documentation
- Plat of the property

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Front Façade, northern side

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Side elevation, East façade, facing southwest

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Rear elevation, facing northwest

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West façade of addition, facing northeast

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Rear addition meeting Log main structure and its chimney, facing northeast

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Western façade, facing southeast

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Log detail for main dwelling

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Front door detail of log dwelling

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Addition floor beam condition



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Addition log foundation/stone (western façade) condition

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Front Façade of garage, facing south

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Side elevation of garage, facing southwest (re-sided portion)

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Rear elevation of garage, facing north

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Chimney detail of garage

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West façade of garage, facing northeast



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DIVISION OF PERMITS AND INSPECTIONS

Demolition Permit Application

Required Documents for Demolition:

- ☒ Plot plan/Site Plan showing location of structure being demolished
- ☐ Affidavit (if applicant differs from Property Owner)
- ☒ \$50.00 Flat fee

Job Address: 20313 Locust Grove Rd
Rohrersville, md 21779
Property Owner Name: Theodore + Sharon Lapkoff

Property Owner Address: 330 East 3rd St.
Frederick, md 21701

Property Owner Contact #: 301-639-1234

Applicant: Theodore + Sharon Lapkoff
Applicant Address: same as above

Applicant Contact #: 301-639-1234
Applicant Email: dynamicduo@RCN.com

Contractor Name: Second Chance Inc.

License Number: see attached

Contractor Contact #: see attached

Contractor Email: ryanm@secondchance
inc.org

Field Notification Name: Ryan Mariman

Field Notification Contact #: 410-385-1700^{x119}

Field Notification Email: ryanm@secondchance
Note: The field notification contact will receive all automatic inc. notifications in relation to the permit such as issuance and org inspection notifications

Upon issuance, would you like this permit mailed or issued for pickup? ☒ Mail ☐ Pick up

If mailing, to what address: 330 E 3rd Street
Frederick, md 21701

Please provide a detailed description of work being performed:

See attached detailed description of work to be performed.

Square Footage of Structure: 3900 Present use of structure: Residential Prior use of structure: Residential

Will the foundation of structure remain: Yes ☒ No

Applicant Signature: [Signature]

Date: 12/13/25

NOTE:
Please email to
demo.mde@maryland.gov
or fax to 410-537-3924

MARYLAND DEPARTMENT OF THE ENVIRONMENT
Air and Radiation Management Administration / Asbestos Division
1800 Washington Boulevard, STE 725 Baltimore, MD 21230-1720
Phone (410) 537-3200 • Fax 410-537-3924
www.mde.state.md.us/asbestos
demo.mde@maryland.gov

FOR MDE USE ONLY

Notification # _____

Postmark Date: _____

Date Received _____

Notification of Intent to Demolish Project Information

Structure Owner

Name: Theodore + Sharon Lapkoff
Address: 330 East 3rd Street
City: Frederick, State: md Zip: 21701
Contact Name: Ted Lapkoff
Phone Number: 301-639-1234
Fax Number: _____

Structure Information

Building Name: Residential Home + Garage
Address/Location: 20313 Locust Grove Road
City: Rohrerstown State: md Zip: 21779
Age (years): 125 Size (sq. ft.):
Present Use of Building: Residential
Prior Use of Building: Residential

☒ Deconstruction

Type of Operation (check one): ☒ Demo ☐ Ordered Demo ☐ Fire Training

Demolition Contractor: Second Chance

Address: 1700 Ridgely Street

City: Baltimore

State: md Zip: 21230

Contact Name: Ryan Mariman

Phone Number: 410-810-2419 Fax Number: 410-385-0435

Dates of renovation, demolition or fire training burn:

Start Date: On or about 12/1/25

End Date: 12/12/25 on or about

Hours of Operation: 8-4

Means of Demolition: Being deconstructed + materials are being reused.
Dismantling piece by piece.

Emergency Demolition (complete only if this project is an Emergency Demo.)

1. Attach a copy of the Order to this notice:

2. Name of Authority Issuing Order: _____

Title: _____

3. Authority of Order (Citation of Code): _____

4. Date of Order (MM/DD/YY): _____

Date Ordered to Begin

Description of procedures to be followed in the event that unexpected RACM is found or non-friable ACM becomes crumbled, pulverized, or reduced to powder.

Note: Federal regulations prohibit the intentional burning of any structure, including single-family homes, which have asbestos containing materials (ACMs), including floor tiles and exterior shingles.

Date of Inspection: 9/15/25

Note: You must inspect the structure for the presence of ACMs prior to demolition.

Are any ACMs present? ☐ Yes ☒ No

Friable materials (can be crumbled under ordinary hand pressure), usually associated with thermal systems or fire-proofing, must be removed by a licensed asbestos contractor before demolition. You may remove exterior shingles, with care, on your own. Call your local Health Department or landfill for disposal instructions.

MDE Sign-Off & Date:

Thanks for all of your time and help through this. It was a true pleasure to meet you Monday the 17th. .

1. The property at 20313 Locust Grove Road Rohrersville, Md 21779 is a late 19th century farmhouse with a rear addition that is probably early 20th century. We are sad to say that the house is currently in a state of disrepair with no working indoor plumbing. There is no kitchen. The kitchen and the entire back section had to be torn out to address the frozen pipes issue. The front section also experienced frozen pipes at the same time, just not to the same degree as the rear.

At this point the entire rear of the home is structurally unsound. There is no foundation. It is built on the ground. The rear section is not safe and unsound and must be removed.

The metal roof leaks in different areas allowing water to infiltrate structure. We have had the roof painted and patched but that did not totally remedy the leaks. The original attic windows are not weathertight, water runs down the interior walls on a driving rain causing plaster damage and creating other water related health issues.

The house is situated on a downhill slope. The water coming off the mountain runs directly towards the home. The water runs like a river through the basement of the log section (front section) at times. There was an attempt to deal with the lack of grading when the back addition was built. (photos attached) The water runoff is channeled into a trough that drains/runs under the addition from the east side of the house and is supposed to exit on the west side of house. The water does not exit out the west side. The drain is terra cotta and has a break/malfunction somewhere under the addition. The drain does not function, the water runs out under the addition and into that crawl space and then flows down the foundation wall and into the front section of homes basement. This flowing water is deteriorating the basement foundation in the front section. The continual moisture issue is creating Black mold and causing unsafe health issues. The ground hogs use this drain/ tunnel to enter and exit under the rear section where they have made their residence for years.

We are both senior citizens. Although we have loved living in the home, The home has low ceilings, narrow doorways, and an upstairs hallway that is only 24" wide. This can present a problem navigating through the house if one of us becomes wheelchair bound in the future. Also, there is no area for a bedroom on the main level. The bathrooms are not designed with safety in mind for senior living.

Here is the timeline of how we got to the point of needing to deconstruct and rebuild.

On December 24, 2022 the temperatures dipped down to zero and subzero for a few days. The house sits on a hillside and the winds were ferocious. The pipes burst in many locations in both the front and rear sections of the home. The kitchen was located in the rear section with no basement or crawl space to get to the plumbing. In order to make repairs to the plumbing we would have to pull up the kitchen floor to locate and repair the leaks. We would also have to gut a lot of the walls to get to the plumbing for the second level bathrooms. A lot of the plumbing was in the exterior walls, with little to no insulation. There were so many burst pipes the entire back section of the home was like an indoor shower.

At this time we met with contractors to figure out a gameplan. We also needed to find housing elsewhere. The home was not habitable at that time, and is still not habitable. The last thing we wanted was to have to move out of our home. We had livestock and animals to take care of. We applied for a building permit and the contractor started work to the rear section. The permit was to gut the rear and repair/replace plumbing as necessary. The permit also called for replacement of windows in rear, new bathroom, and insulation of rear section. The first level is where the kitchen would be replaced. The upstairs is where the bedroom and bath were to be replaced. We soon discovered that there was no way to restore the home to a livable condition. While we were doing that work many other issues began to present themselves. Many of the walls had lots of plaster damage. Many of the walls were gutted where the plaster needed to be removed in order to get to the plumbing and mold was found in these areas. We were shocked that there was little to no insulation.

When the kitchen floor was removed we discovered that there was no real foundation under the rear section of the home. What was there was bug infested beams with termites and carpenter ants. Much of the structure also had water damage as the house was built on the ground. There was also no insulation under the floor. No wonder my wife was always so chilly in the back section of the home. At this time we also found that the groundhogs had taken up residence under the rear section and had many tunnels.

We also found that the construction of the rear was lacking sufficient size beams, floor and ceiling joists to provide adequate support to the second floor and roofline. The spacing of these were also 24" on center. Today's code calls for 16" on center. That would explain the bounce and spring/sag in the flooring. One of the contractors stated that if you were to fill up the bathtub to take a bath there could be a chance the floor could not support all that weight and you could fall through.

After all of these new found issues, Our contractor recommended that the smart thing would be to tear down rear section or all???? and completely rebuild from ground up

We called upon other contractors and a structural engineer to get other opinions and perspectives. At this time we decided to see what we would be dealing with on the front section, now and in the future. We now had to base our renovation plans on the entire front and rear sections. We do not care for vinyl siding, especially yellow, which was also wavy and loose. We knew that one day we would replace the vinyl siding with something else and would need to replace the old and drafty windows. We picked a 12' x12' section on the log section facing west of the and removed the vinyl siding. Under the siding was another siding, wood and in rough shape. We removed that and looked at the log beams. Some of the log beams had apparently been spliced and replaced in some areas. Others needed repair/replacement. I did search the internet and called various vintage lumber dealers and check the availability of vintage logs. Finding logs of similar size and dimension would be another BIG Chore. The chinking between the logs was crumbling and deteriorating. We also discovered colonies of Carpenter Ants and Termites that had been feasting for years on the wood timbers.. Remember

we only pulled off a 12 x 12 section and this is what we found. Who knows what other surprises would be lurking when we would remove the rest of the siding and got deeper into the project. We also pulled up some of the attic boards to check for insulation. There was none. The project had become too overwhelming, and very cost prohibitive. And the end result would still be a home with no first floor bedroom or handicap accessible bathroom. The water issues would be a constant problem. We didn't of course want to live in a home with a basement that was wet and nasty.

Taking down the existing structure in its entirety was the general consensus of all of the contractors we had spoken with. This was from an economic standpoint, as well as a practical standpoint.

Our final determination was that this was going to be a lifelong and extremely expensive project then originally thought. This was a huge setback and hardship for us.

And so many more challenges and expenses to come that we have not thought of or discovered then we could possibly deal with.

And at the end of the project we would still have an old home that was continuing to deteriorate. A wet basement, with mold issues due to the continual moisture, narrow hallways and doors. No main level bedroom and no walk/roll in shower. The front section of the house would still be drafty, and no insulation in any of the walls, or a leaky roof. We are ready for a new home that is not drafty, that we can affordably heat and cool.

Although the home is not habitable and has suffered a lot of weathering and unseen deterioration over the years, many of the materials and components are salvageable and can be repurposed. We have contracted Second Chance Inc. to handle the deconstruction. The costs is \$33,000 to have dismantled piece by piece. This is far more costly then a tear down and demolition, but is the right thing to do so others can benefit, and we also helping to save the planet. See hand written letter attached and agreement with Second Chance Inc.

We will be using the many of the stones from the foundation for walkways and landscaping.

Almost forgot to mention, The detached garage which is being deconstructed is a block building with no significant historic value. The roof has been leaking for years. The roof trusses are rotted. The foundation is poor. The garage takes on water at the foundation and is wet after every rain. The metal roof and cinder block are being deconstructed by Second Chance Inc as well and being repurposed.

2. No detailed drawings, such as construction or trim details. Meghan Jenkins may have documentation.

3. See attached hand drawn floorplan on graph paper attached, approximate scale.

4. Although the home is not habitable and has suffered a lot of weathering and unseen deterioration over the years, many of the materials and components are salvageable and can be repurposed. We have contracted Second Chance Inc. to handle. The costs is \$33,000 to have dismantled piece by piece. This is far more costly then a tear down and demolition, but is the right thing to do so others can benefit, and we also helping to save the planet. See hand written letter attached and agreement with Second Chance Inc.

Our intention is to build a new home on the same site. The site will be regraded in such a fashion as to shed water away from the new homesite. The new home will have all amenities on the main level, bedroom, bath, kitchen. Also, wide doorways and halls, a roll in shower and other features should one of us need something wheelchair accessible.

5. The parcel of land that the existing home and garage are built on is the best suitable for the new home and garage due to topography. Much of the upper parcel of land is affected by wet weather springs and rock outcroppings. The remainder of the parcel has 19th century bank barn which we have restored and other buildings that are remaining. The old hand dug well house is remaining, as well as the existing summer kitchen. See attached in demolition permit.

Addressing Alternatives below

(a) Redesigning the project to avoid any impact to the structures or its setting;

In regards to redesigning project to build elsewhere that is not possible. Several factors preclude us from building anywhere else on the property.. On the upper end of the parcel there are wet weather springs that would prohibit any type of building or disturbance. There are several other structures already built on the property that would be remaining. The large 19th century bankbarn we have previously restored, the original well house with its hand dug well, and the old summer kitchen which we still use, and the tractor shed and stable. We have the new septic area and the septic reserve area on the north and west side of the property which would prohibit any type of building on that 10,000 square foot area. The wooded area is in forest conservation and not buildable. The existing fenced in area for livestock with its steep slope is the only area remaining and it is our intention to continue to use that area for that purpose. The existing homesite is the best and most practical place to build. There is no other option.

The structure is in disrepair and cannot be incorporated into project. To do so would be time and cost prohibitive. The existing home design is functionally obsolescent. For all of the reasons stated in the letter, the continual deuteriation of home and the wet musty basement would still be the biggest issues. The new home will be built in the same beautiful setting.

(b) Incorporating the structures into the overall design of the project;

The structure is in disrepair and cannot be incorporated into project because it is cost prohibitive. The existing home design is functionally obsolescent. The new home will be built in the same beautiful setting.

(c) Converting the structures to another use (adaptive reuse);

Structures deteriorated state and the continued abuse by water issues, and bug infestation, and further deterioration by the elements and mother nature make that not feasible. The mold will continue to accelerate making it unhealthy for any other use.

There is no other spot on the parcel that is conducive to building new home and garage due to wet weather springs and rock outcroppings.

(d) Relocating the structures on the property;

There are wet weather springs on the property which keep it from being built upon. The remainder of the property is pasture and fenced in for livestock. Also cost prohibitive.

(e) Relocating the structure to another property;

Cost prohibitive

(f)Salvaging from structures historically significant architectural features and building materials;

Although the home is not habitable and has suffered a lot of weathering and unseen deterioration over the years, many of the materials and components are salvageable and can be repurposed. We have contracted Second Chance Inc. to handle. The costs is \$33,000 to have dismantled piece by piece. This is far more costly then a tear down and demolition, but is the right thing to do so others can benefit, and we also helping to save the planet. See hand written letter and agreement with Second Chance Inc. in demolition permit.

(g)Documenting the structures as a whole and its individual architectural features in photographs, drawings, and or text;

It is my understanding that Photographs of architectural features have been taken by Meghan Jenkins of Washington County and are documented by Meghan. Also see handwritten letter by Sharon Lapkoff is attached.

6.Site Plan. New construction to be on approximately same footprint as deconstructed home. Same with new garage on approximate footprint as deconstructed garage.

We will continue to add landscaping as we have done in the past. No formal written landscaping plan. Over the past years we have planted trees along the driveway, worked with Washington County and planted seedlings on and around the property. We intend to reuse existing foundation stones for walkways and patio area. Planning on making some benches for patio out of some of the log timbers.

We will be attending the meeting to answer any other questions. Please feel free to reach out sooner if there is any other information needed or requested.

In closing, Thank you for your time and consideration in this matter.
Sincerely, Ted and Sharon Lapkoff
Property owners

The permit we are applying for is a "deconstruction" permit. The entire home and garage will be disassembled (not knocked over or demolished). The standing seam metal roof, heart pine floors and staircases, doors and hardware, windows, siding (excluding the vinyl siding), all lumber, porches + railings, electrical wiring, bathroom fixtures, faucets, oil tank, cabinets and countertops, vanities, water heater, furnaces, well pressure tank, and other materials in the home and garage that can be re-utilized shall be removed. The process may take about two weeks to complete. The materials will be transported to Second Chance, Inc. in Baltimore, MD where the materials will be sold for reuse. There will be dumpsters onsite for debris. The foundation stones will remain for re-use by owners. We're very excited and pleased to make this donation of materials from our home to Second Chance, Inc. One of the greatest qualities of Second Chance Inc. is their ability to use this program of deconstruction to train those who may not have a skill or trade. It's a win for everyone.

Thank you,
Sharon and Theodore
Lapko

Helping to save our planet by reducing waste.

November 3, 2025

Board of Directors

Sharon & Theodore Lapkoff
330 E 3rd Street
Frederick, MD 21701

Richard Bradley
Advisory Board

Sharon & Ted,

Lou Dibos
Advisory Board

Thank you for donating the improvements at 20313 Locust Grove Rd in Rohrsersville, MD 21779 to our training programs.

David Epstein
Emeritus

As you are aware, Second Chance, Inc. provides job training and workforce development opportunities in the areas of architectural salvage and deconstruction. Your project offers an excellent opportunity to further these goals. We very much appreciate your commitment of \$33,000.00 to our organization, in addition to your donation of the contents and landscaping surrounding the structure, as specified by the materials appraiser.

Mary Foster
Secretary

John Fred Kohler
Advisory Board

Per our mutual understanding, you will honor your pledge of \$33,000.00 on or before May 31, 2026. Second Chance relies on these pledges to help offset the costs associated with mobilizing and executing our program at your site.

Mark Lavelle
Advisory Board

John Leahy
Past President

We acknowledge that you will receive no goods or services in exchange for your donation. The sole benefit from your gift is the knowledge that you're helping Second Chance create jobs, reduce waste, and preserve the regions architectural heritage. Please sign below to acknowledge that you agree to this format and return one copy to Second Chance.

Perry Reifler
Advisory Board

Clayton Shelhoss
Vice President

Thank you for moving forward with this program. It is through efforts like yours that very positive outcomes for society at large can result from the need, although tragic, to remove historic structures from the landscape.

Jim Strott
Past President

Sincerely,

Andrew Todtz
Past President


Ryan Mariman
Deconstruction Sales Manager

Accepted:  (SEAL)
Theodore Lapkoff

Mark S. Foster
President

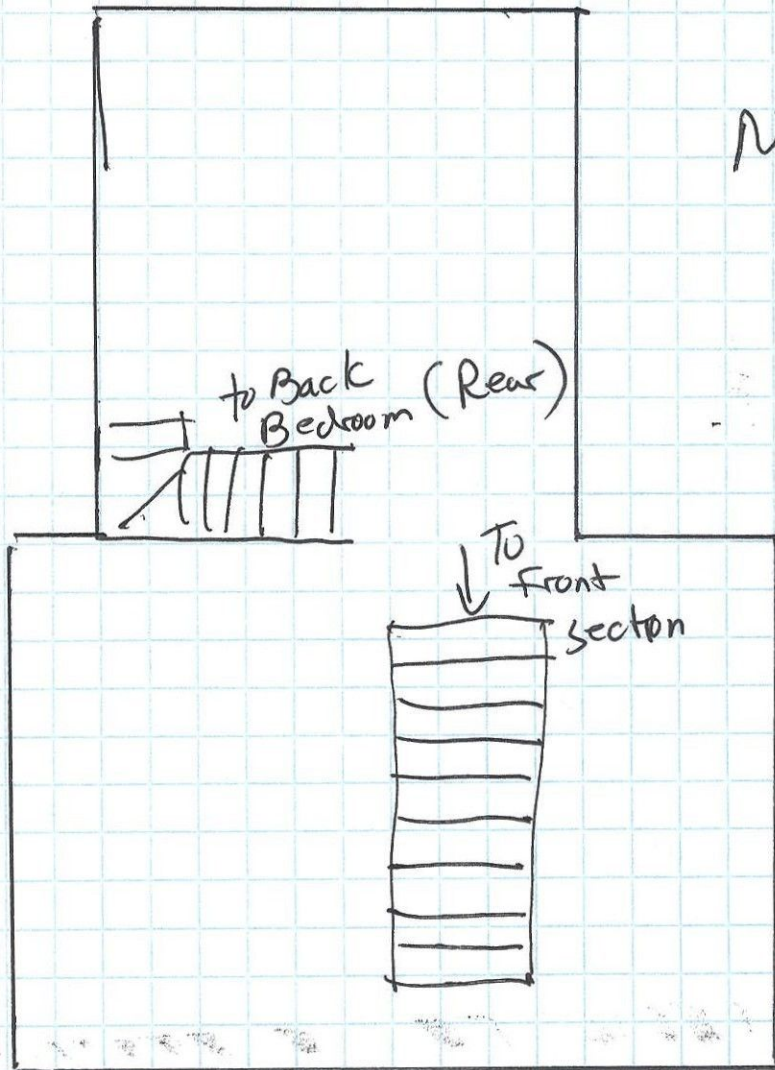
Accepted:  (SEAL)
Sharon Lapkoff

November 3, 2025

Attic

$\frac{1}{4}'' = 1 \text{ Block}$
2 Feet

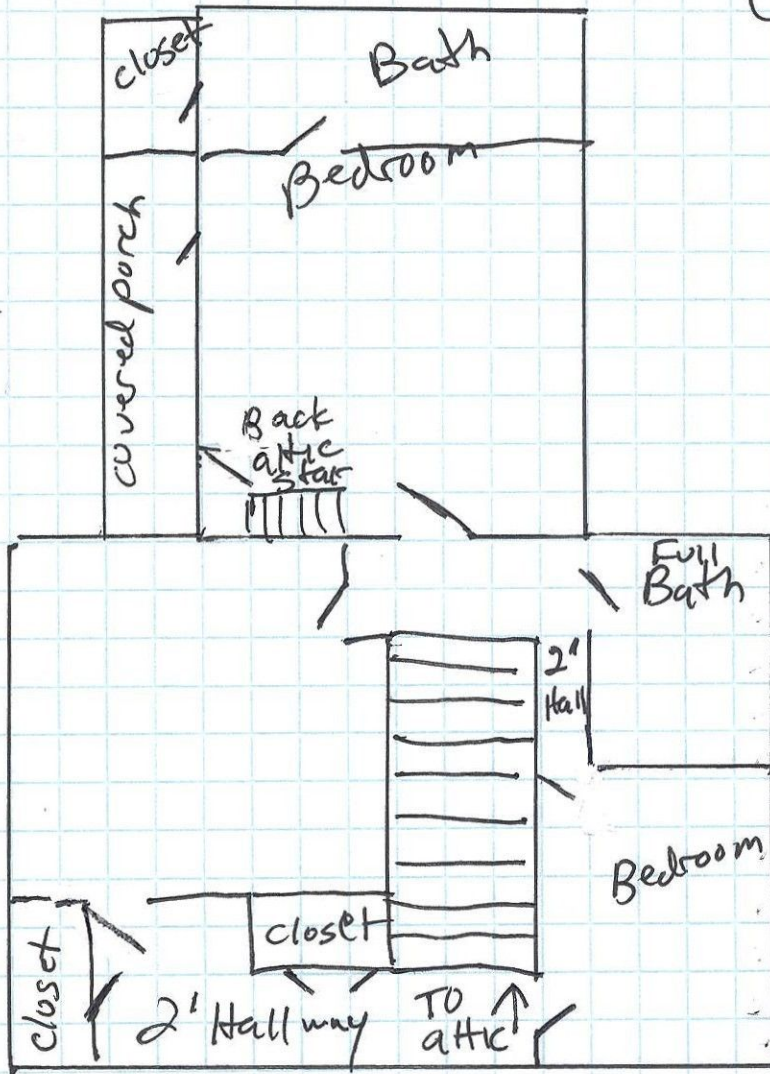
Not to scale



Upper Level

$1\frac{1}{4}" = 2\text{ feet}$
(1 Block)

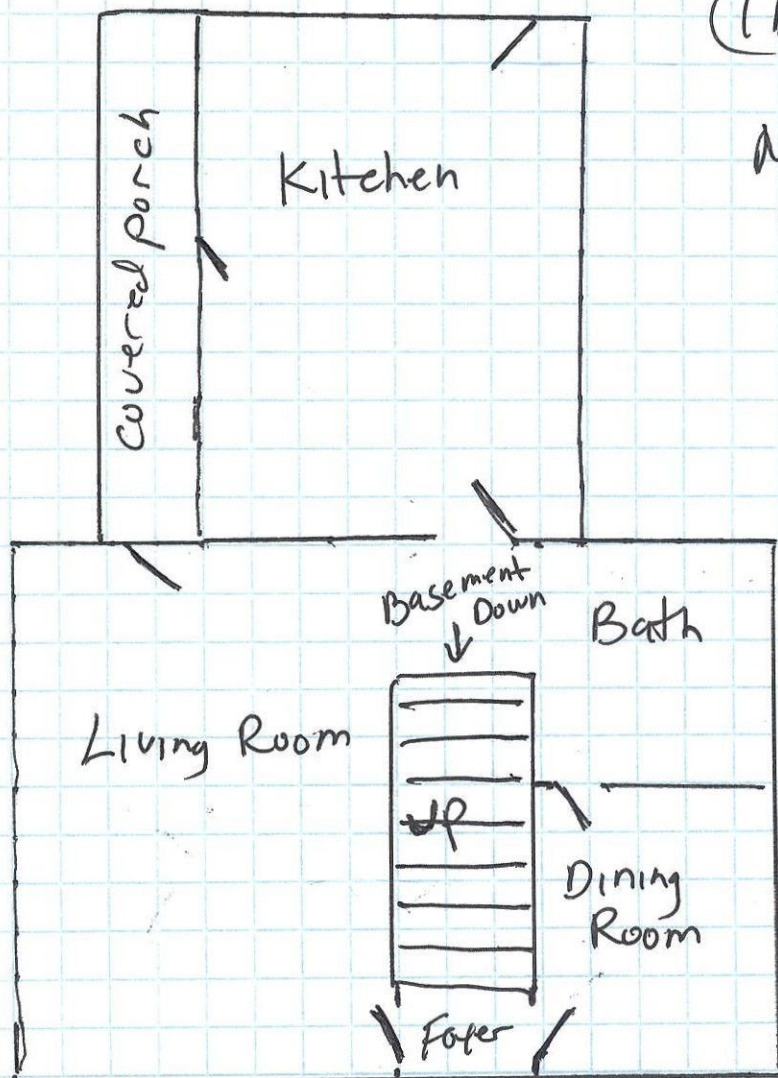
Not exactly
to Scale



Main level

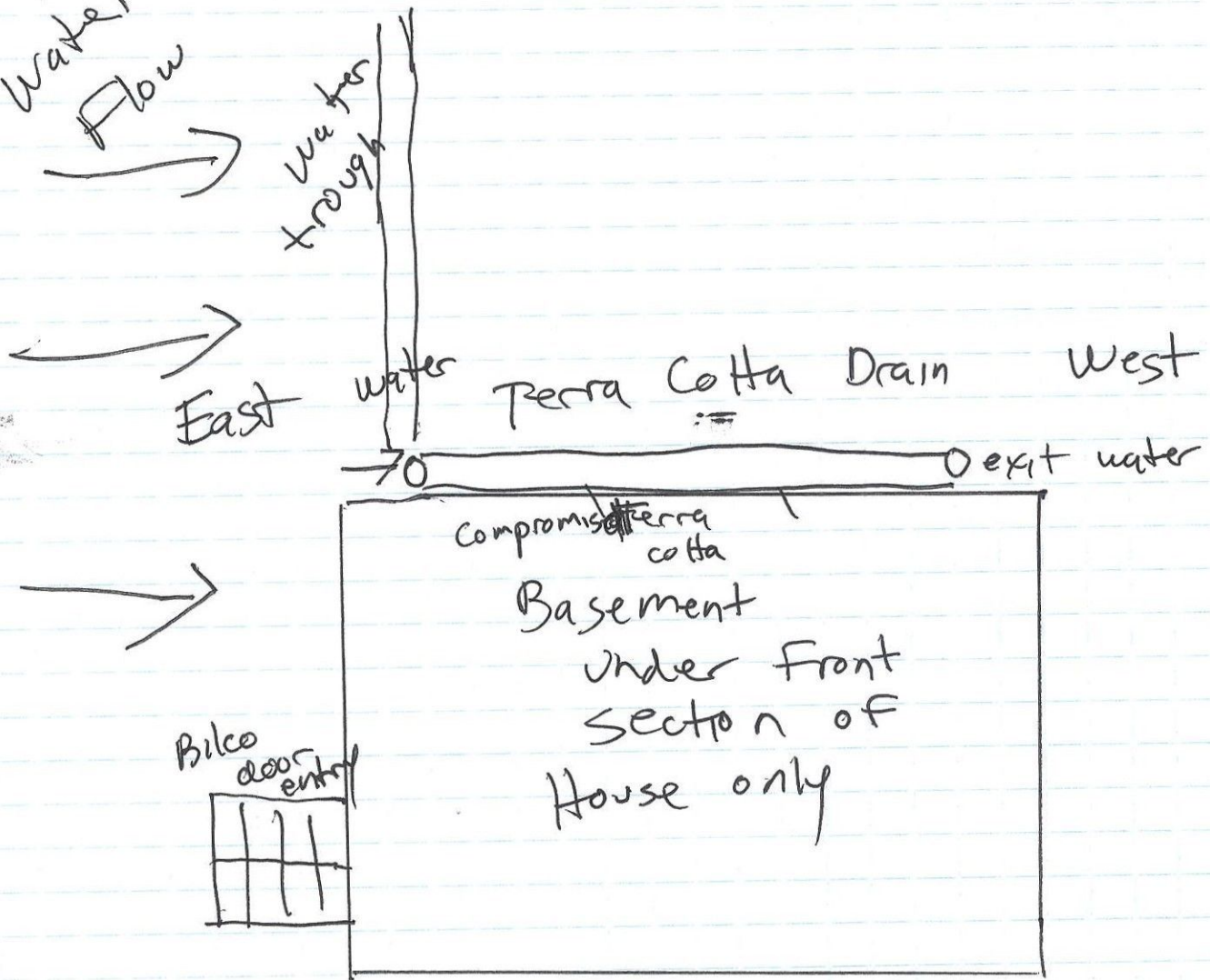
$\frac{1}{4}" = 2 \text{ Feet}$
(1 Block)

Not exactly
to scale



natural Downhill
Water Flow

No rear
Basement



8:37

◀ Camera



Rohrersville

June 13 2:17 PM



📷 LIVE ▾

Carpenter Ants Tunnels next
to house.



8:37

◀ Camera



Rohrersville

June 13 2:17PM



📷 LIVE ▾

Carpenter ants active on
logs visible





8:35

◀ Camera



Home

January 16, 2023 2:43PM

Example of
Black mold discovered in
Back section of home
when exploring burst / Frozen
pipe repair. Note timeline
of 12/24/22 when pipes initially
froze.



7:54



◀ Camera

Rohrersville

January 24, 2023 11:28 AM

more mold discovered in
Bathroom in front
Section of home.



Zimbra

IMG_0671.jpg



IMG_0672.jpg

An Example of the rotted
and bug infested Floor joists
in rear addition.
Take note of dirt floor and no Foundation.
This is why rear addition is
structurally unsound.



Same

This Beam originally
was much larger.

IF I stepped on that beam
now it would Break.

Zimbra

IMG_0664.jpg



IMG_0663.jpg

Rotted log in
exterior wall.



IMG_0662.jpg

more log rot
the original chinking
between the logs has
completely deteriorated and
not seen in photo



more log rot

Zimbra

IMG_0660.jpg



IMG_0661.jpg

East Side

This is where an attempt was made to divert water away from house under new rear addition when that section was added early 1900's.

This system is failing and that water runs directly into front section

Basement



West side

As you can see the
water does not exit
on the west side.
It all runs into
basement causing
cracking foundation walls, mold
and decay of structure.

Zimbra

IMG_0669.jpg



IMG_0668.jpg

Basement wall where
water infiltrates at
top of wall & runs down.
take note of white splotchy fungus
on floorboards above.
this is creating unsafe health
environment. Not to mention
the wall is decaying



IMG_0665.jpg

More water + wall decay



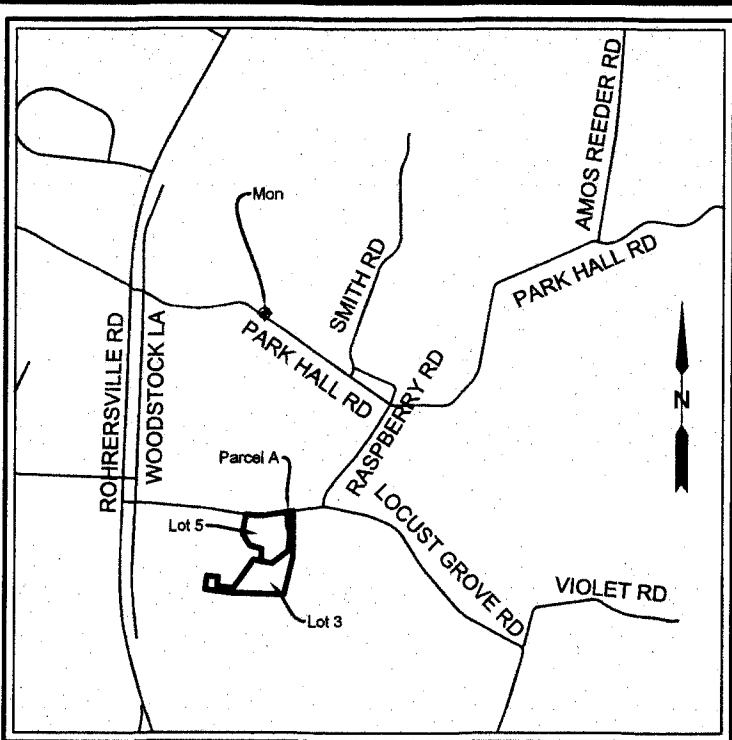
IMG_0666.jpg

water causing
wall decay



This picture is taken one week after I swept Basement Floor. Look at all the decay that has accumulated on Basement Floor in one week.

WASHINGTON COUNTY CIRCUIT COURT (Subdivision Plats, WA) Plat 11782, MSA_51255_9269. Date available 2024/06/26. Printed 11/21/2025.



LEGEND

- = PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- ... = PROPERTY LINE TO BE VACATED
- - - = RIGHT OF WAY
- = PROPERTY CORNER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	23.99'	19.55'	19.01'	S 59°03'58" E	46°42'04"
C2	47.08'	24.30'	24.04'	S 19°58'01" E	29°34'51"
C3	159.71'	82.71'	81.79'	S 09°44'31" E	29°40'15"
C4	204.78'	87.21'	86.56'	S 09°48'07" E	24°24'04"

NEW LINE OF DIVISION
NEW LINE OF DIVISION
NEW LINE OF DIVISION
NEW LINE OF DIVISION

LINE	BEARING	DISTANCE
L1	N 78°47'07" W	81.40'
L2	N 06°53'35" E	97.69'
L3	S 81°11'20" W	25.27'
L4	S 88°15'53" W	94.59'
L5	S 09°28'05" W	31.11'
L6	S 81°11'20" W	80.28'
L7	S 61°50'56" E	27.82'
L8	S 02°54'42" W	43.51'

NEW LINE OF DIVISION
NEW LINE OF DIVISION

OWNER'S STATEMENT: PARCEL A

Application is hereby made for approval of the indicated transfer of land for enlargement purposes only and not for development except as indicated hereon. Any development of this land other than for permitted accessory uses or any future separation of the parcels combined hereon will be submitted in the regular manner for approval in accordance with the provisions of the existing Subdivision Ordinance.

Date 4/6/24 Owner / Purchaser, Sharon Lapkoff

Date _____ Owner / Purchaser, Sharon Lapkoff

Dedication for Individuals

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

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives.

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

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

Witness our hands and seals this date 4-6-2024

Owner / Purchaser, Theodore Lapkoff (Seal)

Owner / Purchaser, Sharon Lapkoff (Seal)

Witness _____

Certificate of Approval of Individual Water Supply and Individual Sewage System

I hereby certify that the minimum ownership area complies with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum ownership shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.03 (2) until community sewerage and water have been made available. Not more than one principle building may be erected or constructed on a lot or lots contained in the minimum ownership areas established by C.O.M.A.R. 26.04.03.03 (2) until community sewerage has been made available.

Date 4/16/24 Earl E. Shuman
County Health Officer

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. Moser and Donald C. Mason, Sr. Personal representative of the Estate of Martha R. Snyder, to Theodore Lapkoff and Sharon Lapkoff, by deed dated September 20, 1999, and recorded in the Land Records of Washington County, Maryland in Liber No. 1537, folio 898; and that stones marked □ and/or bars marked ○ have been placed as indicated. I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/18/2028.

Date 4/16/24 Frederick Seibert
Professional Land Surveyor

- General Notes**
- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
 - There is a 10 ft. wide drainage and utilities easement along all front lot lines and an 8 ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
 - Bearings, distances and coordinates are based on MD Grid NAD83.
 - Soil types are as shown hereon.
 - Minimum Building Setbacks: front yard-40'; side yard-15'; rear yard-50'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.10 and Section 23.5 (b). Accessory structures are not permitted without the placement of the principal permitted structure. Zoned P.
 - Total upstream watershed affecting this subdivision: is less than 400 Acres.
 - This parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 24043C0100D dated August 15, 2017, Flood Zone X.
 - Contours based on Washington County Aerial Topography and boundary is based on a field survey performed by FSA, Inc. on 02-27-2024 under the direct supervision of Fred M. Frederick.
 - There are no floodplains, streams, steep slopes, or other related buffers, or habitat of threatened or endangered species as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
 - This subdivision is not within the Edgemont Reservoir Watershed, Smithsburg Reservoir Watershed, or the Upper Beaver Creek Drainage Basin per Washington County Watershed Mapper. Site is within the Antietam Watershed # 02140502.
 - No other wells or septic systems lie within 100 feet of the Lot Lines except as shown hereon.
 - All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
 - No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
 - This plat has been reviewed and approved per the P Zoning District. Any development/construction shall be in accordance with the Washington County Zoning Ordinance currently being enforced.
 - This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on this property.
 - Any development must comply with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.
 - The existing buildings located on Lot 5 are listed on the Washington County Historical Sites Survey.
 - The purpose of this replat is for the following: (A) Adjust the common line between Lots 3 and 5 to better follow the existing lane serving Lot 3. (B) Adjust the MBSL's on Lot 5 to meet current zoning ordinance. (C) Reconfigure the 10,000 SF Septic Reserve Area on Lot 5.
 - Lot 5 contains historic resources documented on the Maryland Inventory of Historic Properties (WA-III-071 and WA-III-178). The design Guidelines for Historic Properties should be referenced prior to exterior work on existing buildings or property grading to ensure disturbance of historic resources is limited.

**PARCEL A
CERTIFICATE OF APPROVAL
FINAL APPROVAL GRANTED**

Date 6/5/2024

By Joe L. Bar

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

Approved as a division of land, not for development, with the stipulation that the foregoing Owner's Statement be made a part of the deed conveyance

**Certificate of Approval: Lot 5
FINAL APPROVAL GRANTED**

Date: 6/5/2024

By: Joe L. Bar

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

PLAT NO 11782
DATE 6/24/24
WASHINGTON COUNTY

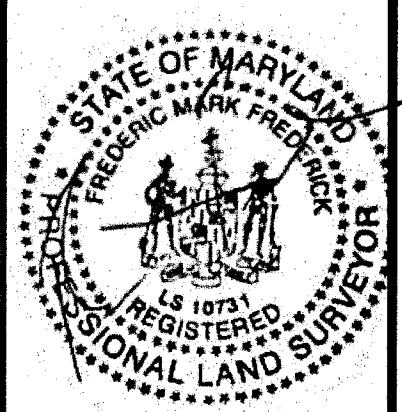
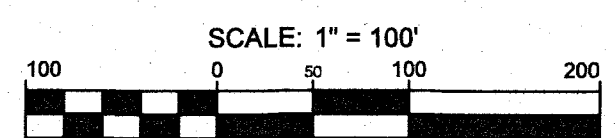
VICINITY MAP
SCALE 1"=2000'

Soil Table: Lot 3

Soil	Area (Ac.)	%
BrB	1.84	35.52
ThC	0.14	2.70
DaC	2.84	54.83
BrC	0.36	6.95

Soil Table: Lot 5

Soil	Area (Ac.)	%
BrB	4.21	95.46
BrC	0.20	4.54



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

15 EAST MAIN STREET
NEW BLOOMSBURY, MD 21778
717.270.5051

505 SOUTH HANOVER STREET
COLUMBIA, MD 21046
717.701.8111

20 WEST BALTIMORE STREET
GREENBELT, MD 21740
717.587.1001

128 SOUTH POTOMAC STREET
FARGO, ND 58103
701.781.3800

REPLAT OF SUBDIVISION
LOT 5 & PARCEL A, THEODORE & SHARON LAPKOFF
20313 LOCUST GROVE ROAD
ROHRSVILLE, MARYLAND 21779
WASHINGTON COUNTY
FOR
THEODORE & SHARON LAPKOFF
330 E 3RD STREET, FREDERICK MD 21701
301-584-3425

PROJECT NO.	5853
DWN BY	MTJ
DATE	03-21-2024
PROJECT MANAGER	FFrederick
EMAIL	FFrederick@fai-inc.com
PROPERTY INFORMATION / ACCT #	77-22-28 / 08-008906, 08-014639
SCALE	1" = 100'
SHEET TITLE	

**SUBDIVISION
REPLAT**

S-24-014
SHEET 01 OF 01

P26485

MSA 51255-9269



RE: Local Government Consultation: Telecommunications Tower - Rohrsersville, MD - Trileaf #771285

From Katelyn Belzner <k.belzner@trileaf.com>
Date Wed 11/19/2025 11:55 AM
To Jenkins, Meghan <mjenkins@washco-md.net>

 1 attachment (15 MB)

CLG - 771285- easement update.pdf;

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

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Greetings,

Our client is continuing to work to provide the requested historic documentation. Since the time of your initial review of the project, the client has added an underground utilities easement, attached are the updated maps and drawings depicting the changes. Once the requested images and documentation are received from the client they will be forwarded to you.

Please let me know if you have any additional questions or requests.

Thank You,

Katelyn Belzner
Senior Project Scientist

303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128, ext.906

From: Katelyn Belzner
Sent: Friday, September 5, 2025 11:16 AM
To: 'Jenkins, Meghan' <mjenkins@washco-md.net>
Subject: RE: Local Government Consultation: Telecommunications Tower - Rohrsersville, MD - Trileaf #771285

Good morning Meghan,

The request to be a consulting party and for additional historic property information in relation to the proposed undertaking has been received. Our Archaeological team is working to conduct a review/site visit of the historic properties and resources within the Area of Potential Effect. Once the report and photos are received, I will provide them to you.

Thank You,

Katelyn Belzner
Senior Project Scientist

303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128, ext.906

From: Jenkins, Meghan <mjenkins@washco-md.net>
Sent: Wednesday, September 3, 2025 4:21 PM
To: Katelyn Belzner <k.belzner@trileaf.com>
Subject: RE: Local Government Consultation: Telecommunications Tower - Rohrsersville, MD - Trileaf #771285

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katelyn,

Staff looked at this application and would request to participate in any further discussions. This was reviewed and determined that there may be some visibility from the Appalachian Scenic Trail and Crampton's Gap National Register sites. There are also several surveyed properties/districts within view of this tower using MEDUSA records from Maryland Historical Trust. A GIS visibility/viewshed map and photos of view points from nearby historic sites within the inventory is requested.

Thank you.
Meghan

Meghan Jenkins, GISP
Geographic Information Systems (GIS) Coordinator | Historic District Commission (HDC)
747 Northern Avenue
Hagerstown, MD 21742
P: (240) 313-2439 | F: (240) 313-2431
www.washco-md.net
(Pronouns: she/her/hers)

Get Connected and See Updates

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Thank you.

[Book time to meet with me](#)

From: Katelyn Belzner <k.belzner@trileaf.com>**Sent:** Monday, August 25, 2025 4:55 PM**To:** Jenkins, Meghan <mjenkins@washco-md.net>**Subject:** Local Government Consultation: Telecommunications Tower - Rohrsersville, MD - Trileaf #771285

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

WARNING!! This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. Any claims of being a County official or employee should be disregarded.

Good afternoon,

I am contacting you regarding a NEPA review on a proposed telecommunications project in **Washington County, MD**. As part of our property consultation, we invite the local government to comment, if desired, on the potential effects the project might have on **historic properties**, as required by Section 106 of the National Historic Preservation Act. If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. Please let me know if you have any questions or comments.

Thank you,

Katelyn Belzner
Senior Project Scientist

303 International Circle, Suite 150
Hunt Valley, MD 21030
Office: (410) 853-7128, ext.906



303 International Circle Suite #150, Hunt Valley, MD 21030 – 410.853.7128 – www.trileaf.com

November 19, 2025

Washington County Historic District

Mr. Meghan Jenkins - Senior Planner
100 West Washington Street Suite 2600
Hagerstown, Maryland 21740
Phone: 240-313-2430
Email: mjenkins@washco-md.net

RE: **The Towers, LLC – Rohrsersville / Project# US-MD-5101 – Trileaf Project #771285**
3417 Rohrsersville Road, Rohrsersville, MD 21779
Washington County, Keedysville Quadrangle (USGS)
Latitude: 39° 24' 28.67" N, Longitude: 77° 39' 35.00" W

Dear Mr. Jenkins:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. This project was originally submitted to your office for review on August 25, 2025. Since that time the projects utilities routes have undergone revisions. The Towers, LLC proposes to construct a 195-foot monopole communications tower with an overall height of 199 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) fenced compound in an overall 70-foot by 70-foot (4,900 square feet) lease area. The project includes a 20-foot-wide access easement that extends approximately 30 feet west of the compound, a 10-foot-wide utility easement extending west, then northwest away from the lease area approximately 110 feet toward Rohrsersville Road, and a 10-foot-wide utility easement extending east then north away from the lease area approximately 140 feet to an existing transformer. The proposed location is currently an agricultural field. The antenna will be licensed by the Federal Communications Commission (FCC).

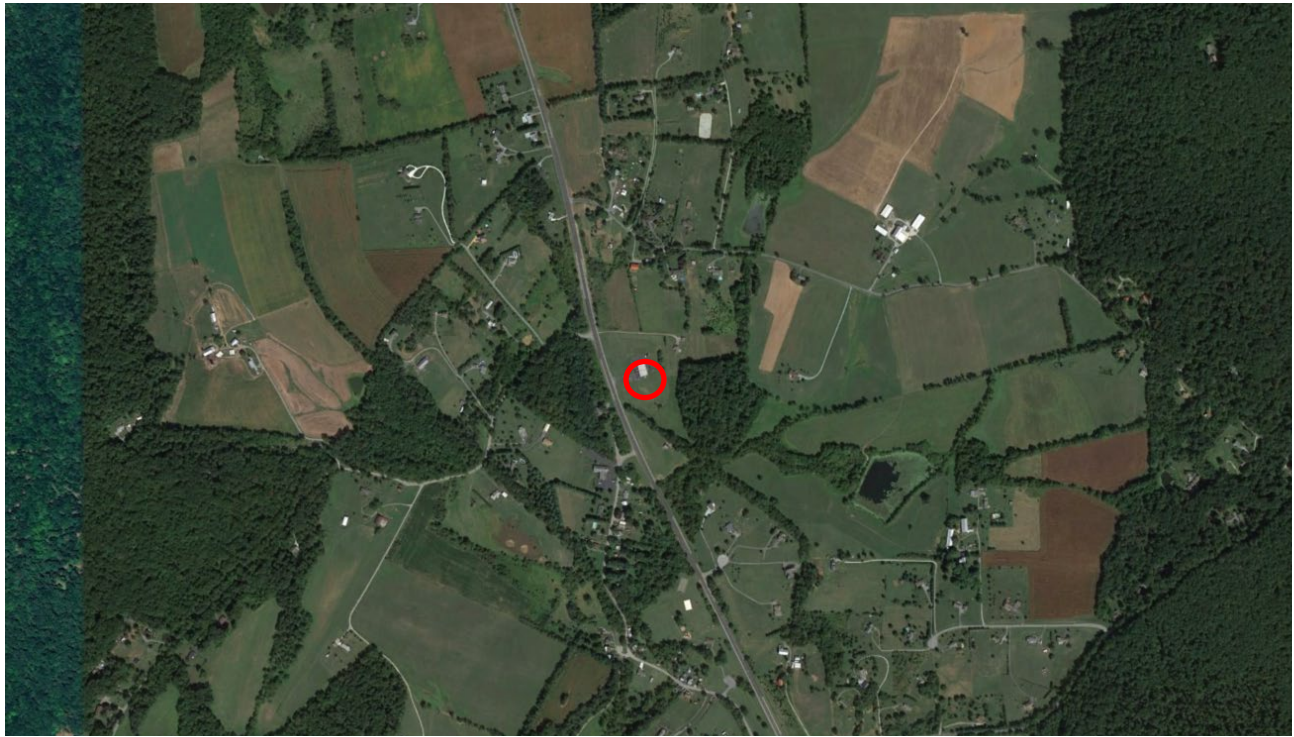
The project now includes the addition of a 10-foot-wide underground utilities easement extending east then north away from the lease area approximately 140 feet toward an existing transformer. The tower type and height, address and coordinates have not changed. No other revisions are proposed.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.

This information is for your records only and no additional response is required. Revised documents including an aerial map, topographic map, and site plans are attached. Please call me at (410) 853-7128 or email k.belzner@trileaf.com if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,

Katelyn Belzner
Senior Project Scientist



Site Location & Surrounding Properties



Site Location



Underground Utilities

Aerial Photographs (2023)

The Towers, LLC – Rohrsersville
 3417 Rohrsersville Road
 Rohrsersville, MD 21779



Keedysville Quadrangle, Maryland (2023)

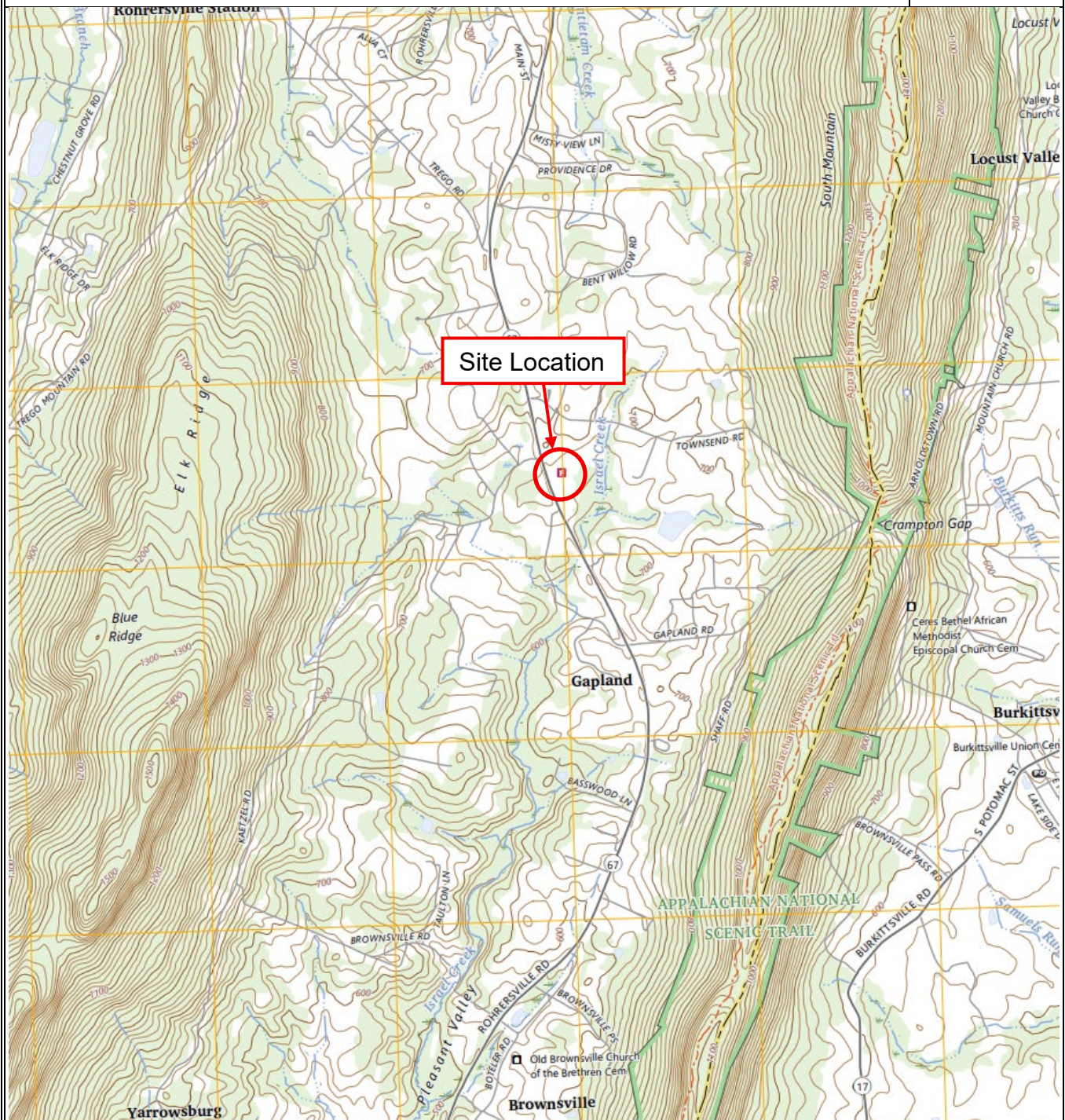
Contour Interval = 20 Feet

Scale 1 Inch = ~2,000 Feet

Latitude: 39° 24' 28.67" N, Longitude: 77° 39' 35.00" W



North



Site Vicinity Map

The Towers, LLC – Rohrsville
3417 Rohrsville Road
Rohrsville, MD 21779

 **TRILEAF**
environmental architecture engineering

GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE VERIZON REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE EXISTING CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S OR VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, TRASH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. DETAILS OF EQUIPMENT TO BE INCLUDED IN REMEDIATION PREPARED SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE VERIZON REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE VERIZON REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
- ALL UNISTRUT, HARDWARE, AND OUTDOOR JUNCTION BOXES SHALL BE GALVANIZED STEEL. FOR FIELD CUTS OF GALVANIZED ITEMS, FIRST COAT SHALL BE COLD GALVANIZED AND SECOND COAT SHALL BE MARINE GRADE GALVANIZED.
- GENERAL CONTRACTOR TO PROVIDE PORTABLE BATHROOM FACILITIES DURING CONSTRUCTION.
- RETURN ANY UNUSED MATERIALS WITH REQUIRED DOCUMENTATION TO THE VERIZON WAREHOUSE WITHIN 14 DAYS OF PROJECT COMPLETION. RETURNED MATERIAL NEEDS TO BE ACCOMPANIED WITH AN RMA FORM AND PACKAGING REQUIREMENTS STIPULATED BY THE VERIZON CONSTRUCTION ENGINEER.
- WITHIN 24 HOURS, CONTRACTOR SHALL OPEN A REMEDY TICKET WITH THE VERIZON NOCC AND PERFORM DAILY VISUAL MONITORING, OR PROVIDE A WIRELESS MONITORING DEVICE UNTIL THE SITE IS ON AIR.
- FILL OUT THE PROVIDED ENVIRONMENTAL EVALUATION SUMMARY (EES) AND SUBMIT WITHIN 24 HOURS OF COMPLETION OF THE WORK OUTLINED IN ATTACHMENT 'A' OF THE FORM.
- CONTRACTOR IS RESPONSIBLE FOR STORAGE OF ALL MATERIALS PROVIDED BY VERIZON, AND IS LIABLE FOR THOSE MATERIALS ONCE PICKED UP FROM THE WAREHOUSE.
- CONTRACTOR SHALL PERFORM A PUNCH WALK WITH VERIZON CONSTRUCTION & OPERATION REPRESENTATIVE PRIOR TO DECLARING CONSTRUCTION COMPLETE.
- GENERAL CONTRACTOR SHALL PROVIDE A 10LB. DRY-CHEMICAL FIRE EXTINGUISHER ON SITE DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE FIRE EXTINGUISHER FROM SITE.

INDEX OF DRAWINGS

- | | |
|------|--|
| C5-1 | SITE LOCATION AND VICINITY PLAN, INDEX OF DRAWINGS |
| C-1 | SITE PLAN |
| C-2 | SITE DETAILS |
| C-3 | ANTENNA DETAILS & ELEVATION |
| C-4 | PARKING LOT STRIPING PLAN |
| C-5 | CURB, PAVING & SIGNAGE DETAILS |
| C-6 | COMPOUND SIGNAGE |
| C-7 | GRADING PLAN & SOIL EROSION & SEDIMENT CONTROL PLAN |
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| E-8 | DETAILS |
| E-9 | RAYCAP DETAILS |
| E-10 | HYBRIFLEX DETAILS AND DIAGRAM |

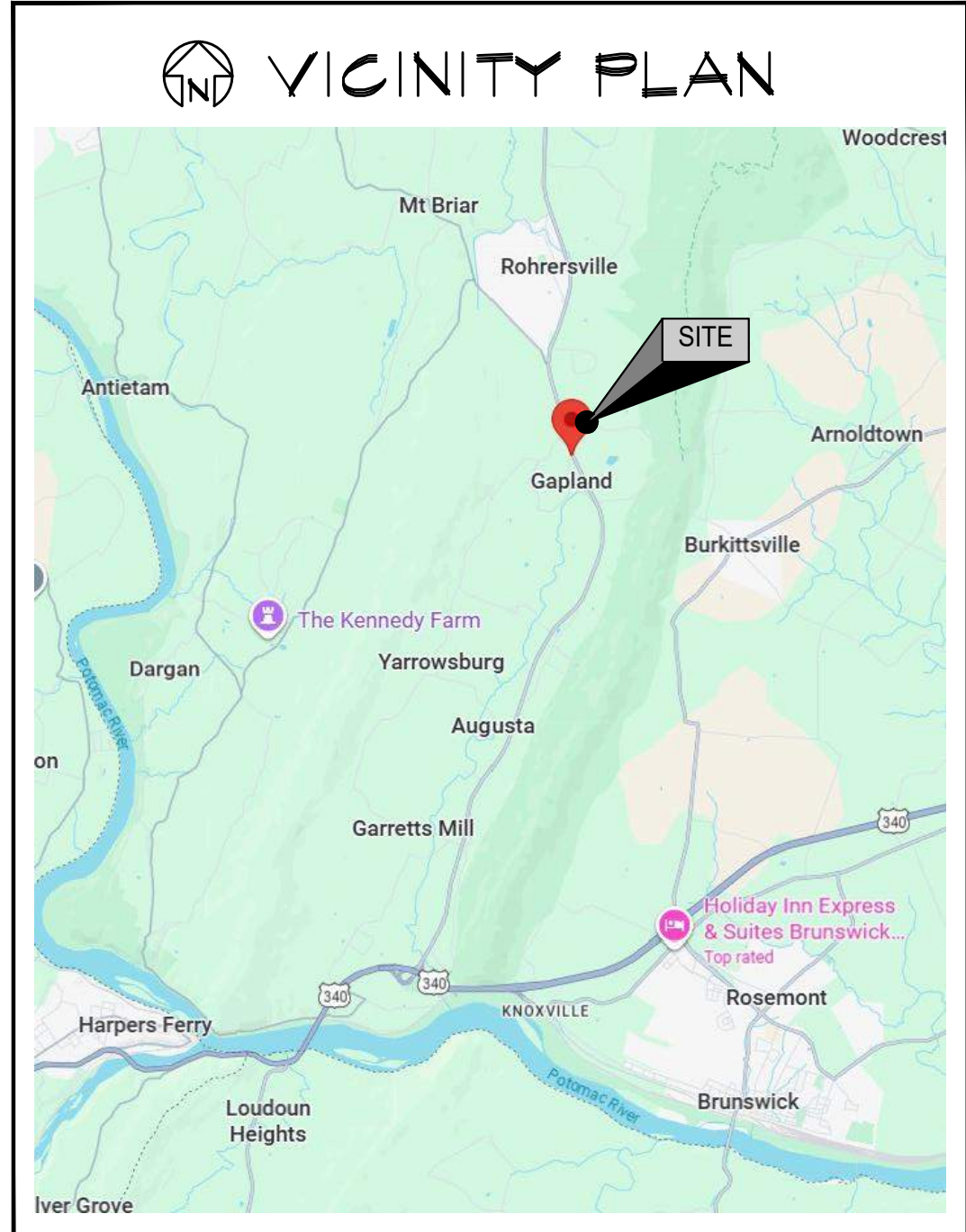
CODE ANALYSIS

APPLICABLE BUILDING CODES:	IBC 2021
USE GROUP:	UTILITY (U)
CONSTRUCTION TYPE:	II-B
PROPOSED COMPOUND AREA:	2,500 SQ. FT.
PAD AREA: (VERIZON EQUIPMENT PAD)	33 SQ. FT.
PAD AREA: (VERIZON GENERATOR PAD)	28 SQ. FT.
PAD AREA: (VERIZON PROPANE TANK PAD)	18 SQ. FT.
ELECTRIC UTILITY COMPANY:	FIRST ENERGY

GENERATOR USE

THE PROPOSED VERIZON GENERATOR IS AN OPTIONAL STAND-BY UNIT AND DOES NOT SUPPLY LIFE SAFETY EQUIPMENT. THE GENERATOR IS USED TO BACKUP THE TELEPHONE EXCHANGE EQUIPMENT IN ORDER TO KEEP THE CELL SITE IN FULL OPERATION IN THE EVENT OF NORMAL UTILITY POWER FAIL. THEREFORE, NFPA 110 DOES NOT APPLY.

RAND McNALLY LICENSE # RL04-S-47



VERTICAL BRIDGE CONTACTS

PROJECT MANAGER:	LAURA HUGHES
	OFFICE NUMBER: 201-681-6183 EMAIL: Laura.Hughes@verticalbridge.com
CONSTRUCTION MANAGER:	BRIAN BELSKI
	OFFICE NUMBER: 561-223-8934 MOBILE NUMBER: 803-237-2451 EMAIL: Brian.Belski@verticalbridge.com

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW CELLULAR COMPOUND AND MONOPOLE TOWER WITH VERIZON CONCRETE PADS FOR MOUNTING OF VERIZON EQUIPMENT, STAND-BY GENERATOR, AND PROPANE TANK. THE ASSOCIATED NINE (9) ANTENNAS WILL BE MOUNTED ON THE PROPOSED 145'-0" MONOPOLE TOWER AT A RAD CENTER OF 190'-0".

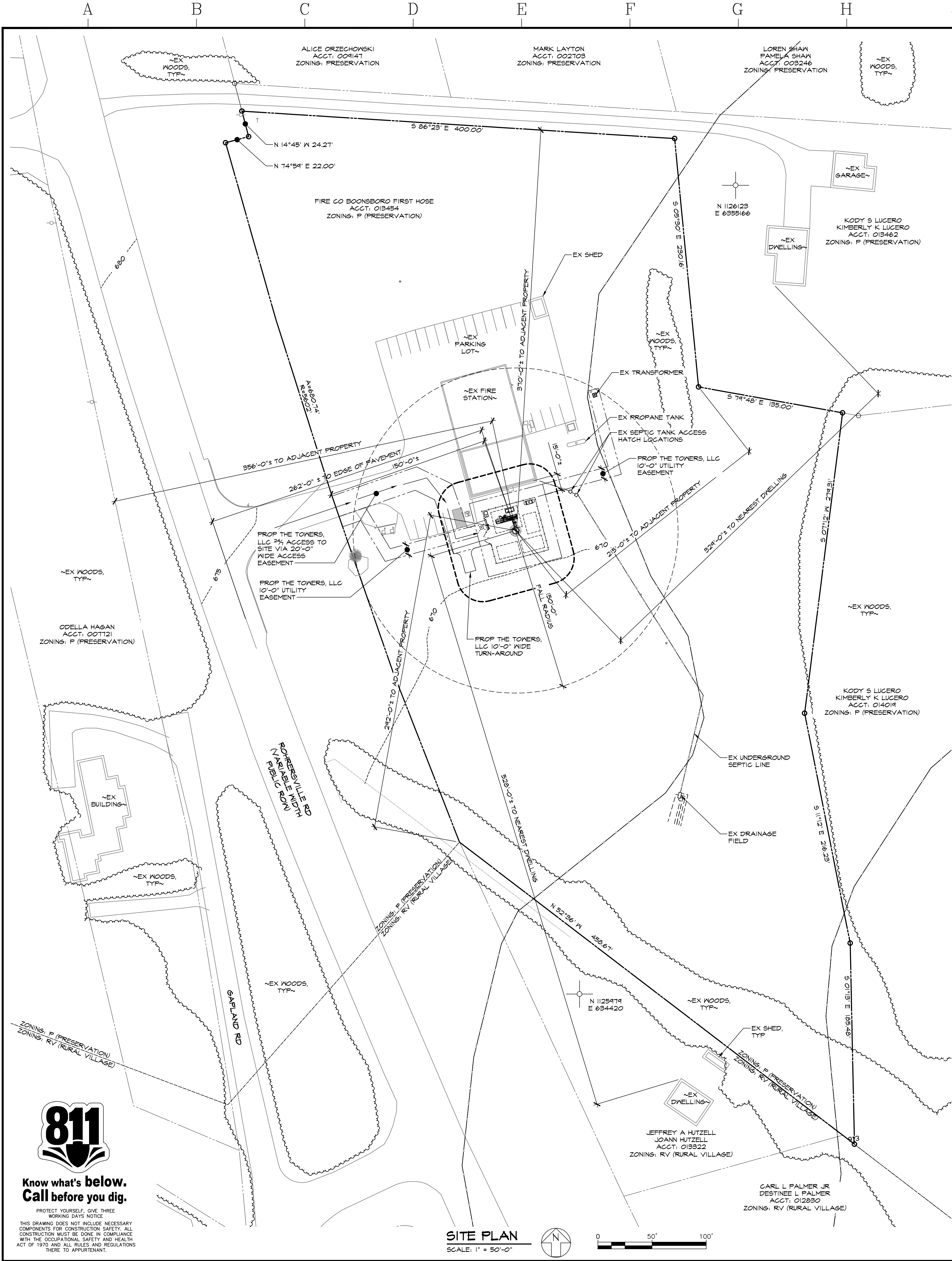
DIRECTIONS TO SITE

FROM JUNCTION DRIVE:
- MERGE ONTO MD-32 W
- TURN LEFT TO MERGE ONTO I-70 W/US-40 W
- CONTINUE TO FOLLOW I-70 W
- TAKE EXIT 52 TO MERGE ONTO US-15 S/US-340 W
- CONTINUE TO FOLLOW US-340 W
- EXIT ONTO MD-67 N
- MERGE ONTO MD-67 N
- DESTINATION WILL BE ON THE RIGHT

VERTICAL BRIDGE / VERIZON REVIEW

BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE

REVISIONS:		
NO.	DESCRIPTION	DATE
LAST REV.: PROJECT NO: 24057B		
DATE:		
SCALE: AS NOTED		
TITLE: SITE LOCATION AND VICINITY PLAN, INDEX OF DRAWINGS, AND CODE ANALYSIS		
SHEET: CS-1		



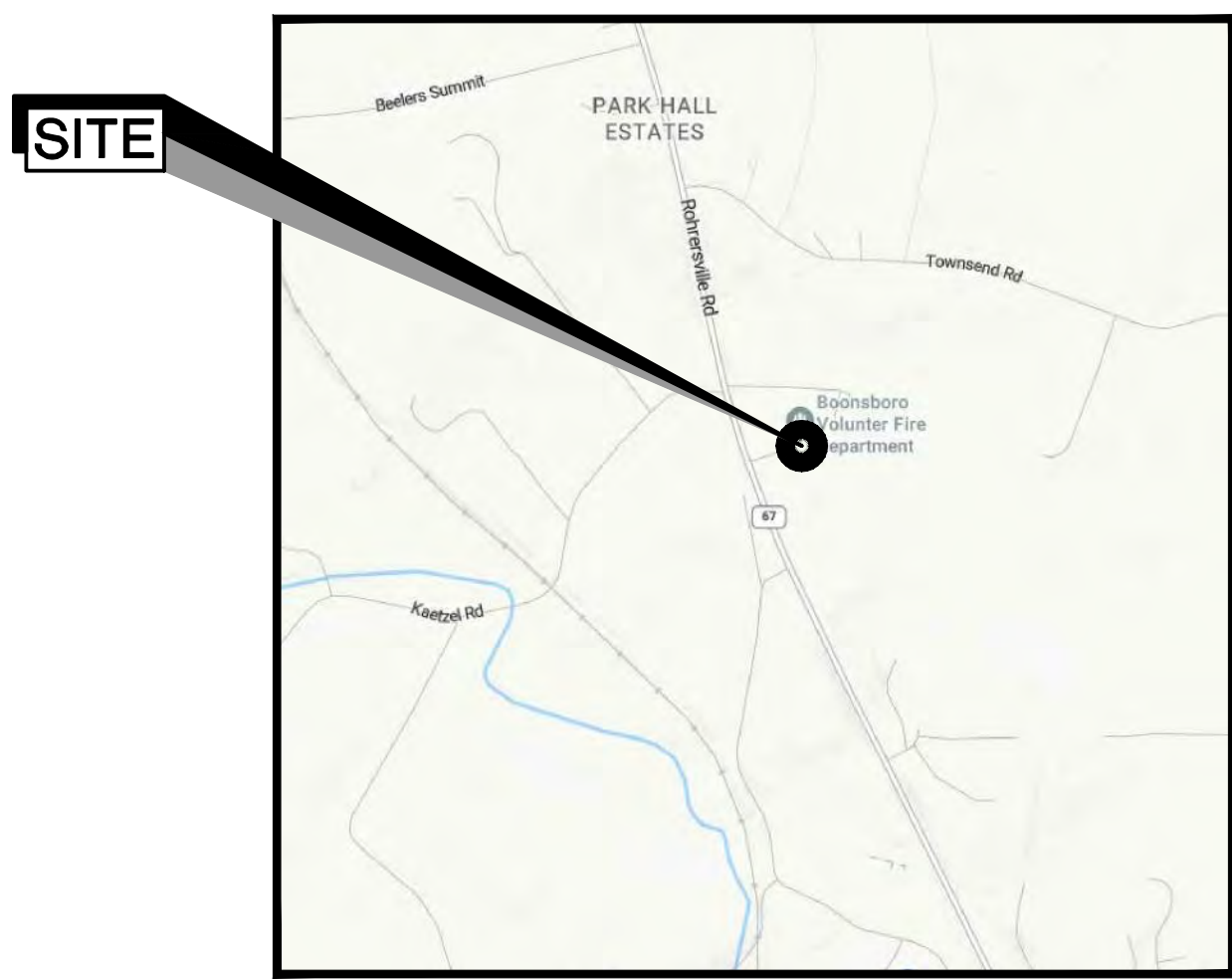
- SITE NOTES:**
1. APPLICANT: THE TOWERS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOGA RATON, FLORIDA
TEL. (561) 448-6367
 2. TENANT: VERIZON WIRELESS
10170 JUNCTION DRIVE, STE 300
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186
 3. PROPERTY OWNER: FIRE CO BOONSBORO FIRE HOSE
5 SAINT PAUL STREET
BOONSBORO, MARYLAND 21153-1914
 4. SITE DATA: MAP: 0084, 6RD, 0001, PARCEL: 0929
DEED BOOK: 01354, PAGE: 00485
PARCEL ID: 013454
TRACT AREA: 1.26 ACRES
DISTRICT: 08
ADDRESS: 3411 ROHRERSVILLE ROAD
ROHRERSVILLE, MARYLAND 21114
EXISTING USE: EXEMPT COMMERCIAL
 5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED NOVEMBER 2024.
LATITUDE: N 84° 24' 28.61" (84.407964°) GROUND ELEVATION (AMSL): 612.5' AMSL
LONGITUDE: W 71° 34' 35.00" (-71.574122°) PROPOSED MONOPOLE HEIGHT: 195.0' ASL
TOP OF LIGHTNING ROD (HIGHEST POINT): 199.0' ASL
TOTAL ELEVATION (AMSL): 811.5' AMSL
 6. TOTAL DISTURBED AREA = 4,500 SF
 7. THE PROPOSED FACILITIES WILL CONSIST OF TOWER AND FOUNDATION WITHIN A 50x50' FENCED COMPOUND. VERIZON WIRELESS WILL INSTALL A 5x11' EQUIPMENT PAD, 5x6'x8' GENERATOR PAD, & 5x6' PROpane TANK. PAD, NINE (9) ANTENNAS SHALL BE MOUNTED ON A PROPOSED 195'-0" MONOPOLE WITH A RAD CENTER ELEVATION OF 190'-0" ABOVE GRADE.
 8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
 9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
 10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
 11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
 12. STORMWATER MANAGEMENT NOTE: STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
 13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, SEPTEMBER 2024.
 14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 15. ALL DETAILS SHOWN ARE 'STANDARD' OR 'TYPICAL' FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL OR CONSTRUCTION PLANS BY OTHERS.
 16. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
 17. THE COMMUNICATION SITE SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HAND/CAPE ACCESS IS NOT REQUIRED.
 18. THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
 19. WIRELESS TRANSMITTING DEVICES MUST COMPLY WITH ANSI STANDARD C95-1982.
 20. THERE IS NO FLOOD PLAN DESIGNATION FOR THIS PROPOSED TELECOM SITE.
 21. THERE ARE NO STREAMS WITHIN 500' OF THIS SITE.
 22. VERTICAL BRIDGE SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCESS ROAD TO THE SITE AS NEEDED.
 23. THE PROPOSED TOWER SHALL BE DESIGNED WITH A FALL RADIUS OF 150' OR LESS.
 24. THIS SITE HAS BEEN APPROVED FOR A SPECIAL EXCEPTION BY THE BOARD OF APPEALS FINAL ORDER #55580394-VI, DATED 05/01/2025.

SETBACK & SITING REQUIREMENTS TABLE		
LOCATION	PROVIDED	REQUIRED
NEAREST DWELLING	324'-0"	400'
SETBACK FROM RURAL VILLAGE (RV) ZONING	242'-0"	400'
SETBACKS TO ADJACENT PROPERTIES		
NORTH PROPERTY	310'-0"	200'
EAST PROPERTY	215'-0"	200'
SOUTH PROPERTY	242'-0"	200'
WEST PROPERTY	356'-0"	200'

ABBREVIATIONS	
AC	ACRES
ASL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
C	CENTERLINE
CLR	CLEAR
DIA	DIAMETER
DWG	DRAWING
EX	EXISTING
ETC	ETCETERA
FT	FEET
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
NO / #	NUMBER
ROM	RIGHT OF WAY
SF	SQUARE FEET
TYP	TYPICAL
W	WITH

SOIL TYPES PRESENT IN DISTURBED AREA	
MAP UNIT SYMBOL	MAP UNIT NAME
MVB	MYERSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES

LEGEND	
PROPOSED GRAVEL AREA	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' CONTOUR LINE (EXISTING)	
5' CONTOUR LINE (EXISTING)	
1' CONTOUR LINE (PROPOSED)	
5' CONTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	
SUPER SILT FENCE	
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	
GAS VALVE	
WATER VALVE	
MAILBOX	



VICINITY MAP
SCALE: 1" = 1000'

- GENERAL NOTES:**
1. CONTRACTOR SHALL NOTIFY 'MISS UTILITY' (800-281-1177) 12 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHERS BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
 3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASKING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
 4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
 5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
 6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES.
 8. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 1 DAYS OF REACHING FINISHED GRADE OR THE SITE BEING IDLE.
 9. FILL SHALL BE COMPACTED TO PREVENT EROSION.
 10. EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO MSHTO 1950) AS SHOWN BELOW:
A. ROADWAYS 98%
B. BUILDING PADS 100%
C. PARKING LOTS FOR PASSENGER VEHICLES 95%
D. PARKING LOTS FOR HEAVY TRUCKS 98%
E. UTILITY TRENCHES 98%
 11. ALL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN EIGHT (8) INCHES FOR BUILDINGS AND TWELVE (12) INCHES FOR ROADWAYS AND PAVEMENT.
 12. THE ENTIRE AREA INCLUDED WITHIN THE NEW LIMITS OF CUT AND FILL SHALL BE STRIPPED OF ALL ROOT MATTER, TRASH AND OTHER ORGANIC AND OTHERWISE OBJECTIONABLE, NON-COMPLYING AND UNSUITABLE SOILS AND MATERIALS.
 13. GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO A PROPERTY OF ANOTHER LANDOWNER.
 14. EXCAVATION OR FILL SHALL NOT ENDANGER ADJOINING PROPERTIES.
 15. NATURAL AND/OR EXISTING SLOPES STEEPER THAN 5:1 SHALL BE BENCHED OR CONTINUOUSLY STEPPED INTO COMPETENT MATERIALS PRIOR TO PLACING FILL.
 16. NO FILL OR CUT SHALL BE MADE WHICH CREATES AN EXPOSED SURFACE STEEPER IN SLOPE THAN 5:1.
 17. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 18. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE COUNTY ENGINEER AND OTHER APPROPRIATE SERVICES.
 19. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION OF PROJECT.
 20. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ESTABLISH A DATUM ELEVATION OF D'-0". IT SHALL BE THE TOP OF THE SILO FOUNDATION.
 21. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

- SEQUENCE OF CONSTRUCTION OPERATION**
1. LOCATE ALL UTILITIES. CONTRACTOR SHALL NOTIFY MISS UTILITY (800-281-1177) 12 HOURS PRIOR TO THE START OF CONSTRUCTION.
 2. OBTAIN GRADING PERMIT FROM COUNTY ENGINEERING DEPARTMENT.
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 4. INSTALL SILT FENCE AROUND PERIMETER OF COMPOUND.
 5. CONTACT COUNTY ENGINEERING DEPARTMENT TO INSPECT AND APPROVE ALL EROSION AND SEDIMENT CONTROLS PRIOR TO ADDITIONAL SITE WORK.
 6. CONSTRUCTION OPERATIONS SHALL BE SUCH THAT EROSION, AIR AND WATER POLLUTION WILL BE MINIMIZED, COMPLY WITH STATE AND FEDERAL LAWS CONCERNING POLLUTION ABATEMENT.
 7. ALL UNSUITABLE MATERIAL (LOGS, BRUSH, VEGETATIVE MATTER, ETC.) WHICH WILL INTERFERE WITH THE GRADING AND/OR STABILITY OF FILL AREAS SHALL BE REMOVED AND DISPOSED OF AT A SITE CURRENTLY APPROVED BY THE MDCSD. ANY SPOIL AND / OR BORROW MUST COME FROM OR GO TO A SITE THAT HAS A CURRENT AND APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
 8. VERIFY ELEVATIONS OF ALL CROSSEVER AND CONNECTIONS OF UTILITIES.
 9. EXCAVATE AND ROUGH GRADE ACCESS DRIVE AND CELL TOWER COMPOUND.
 10. DRESS FINAL GRADE OF SUB-BASE.
 11. STABILIZE ALL DENOTED AREAS AS GRADING OPERATIONS ARE COMPLETED.
 12. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SEEDING IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
 13. CONTACT COUNTY ENGINEERING DEPARTMENT FOR THE PROOF ROLL PROVIDED WHEN ALL OF THE ABOVE IS COMPLETED.
 14. INSTALL CRUSHER RUN BASE IN TWO (2) LAYERS.
 15. PLACE PAVING TO DEPTHS AND LIMITS INDICATED, IF APPLICABLE.
 16. SEDIMENT CONTROL MUST REMAIN UNTIL THE SITE REACHES 45% VEGETATIVE TO ALLOW PROGRESSION TO WATER QUALITY.
 17. PERFORM FINAL STABILIZATION ON ALL REMAINING DENOTED AREAS.
 18. REMOVE STABILIZED CONSTRUCTION ENTRANCE.
 19. SUBMIT AS-BUILTS TO AND SCHEDULE FINAL INSPECTION WITH COUNTY ENGINEERING DEPARTMENT.
 20. INSPECTIONS WILL BE DONE ONLY ON WORK PERFORMED IN THE ABOVE SEQUENCE.



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. 23803, EXPIRATION DATE: 07/07/2026.

US-MD-5101
ROHRERSVILLE
3413 ROHRERSVILLE ROAD
ROHRERSVILLE, MD 21114 WASHINGTON CO.

verticalbridge
THE TOWERS, LLC

REVISIONS:

NO.	DESCRIPTION	DATE

COUNTY COMMENTS 10/17/25

DESIGNED BY: BES

DRAWN BY: CJS

REVIEWED BY: BES

PROJECT NO: 19847.015

DATE: 10/15/2024

TITLE:

Site Plan

5P-25-021

SHEET:

C-1

CASE # (##-##-###)

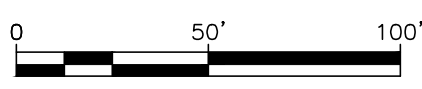


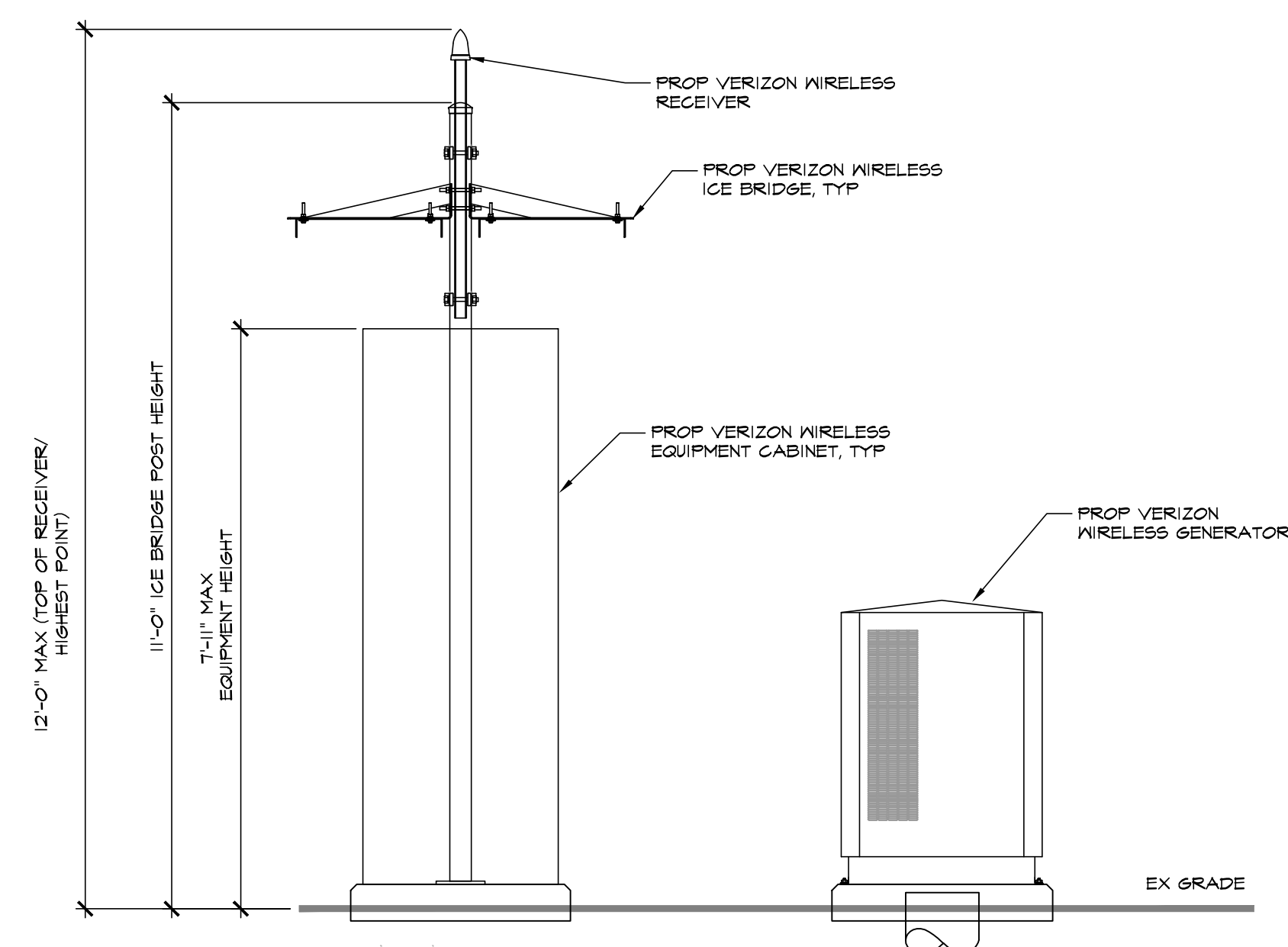
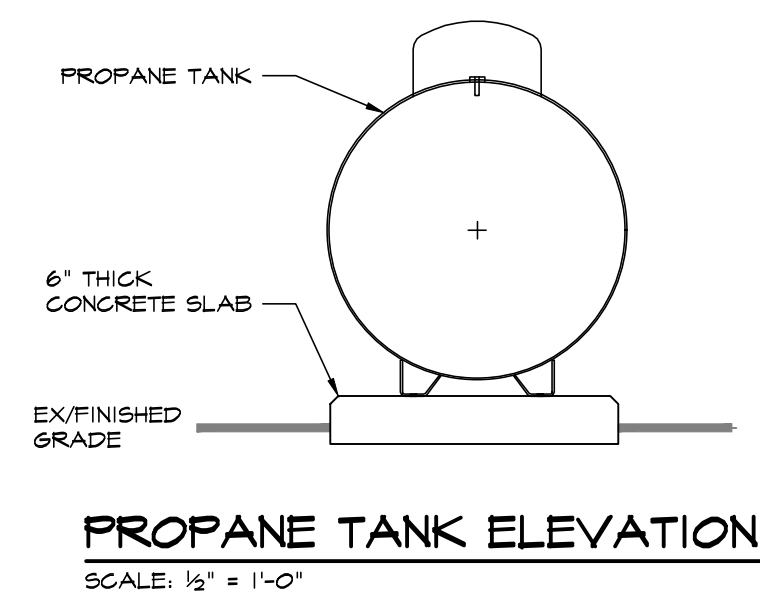
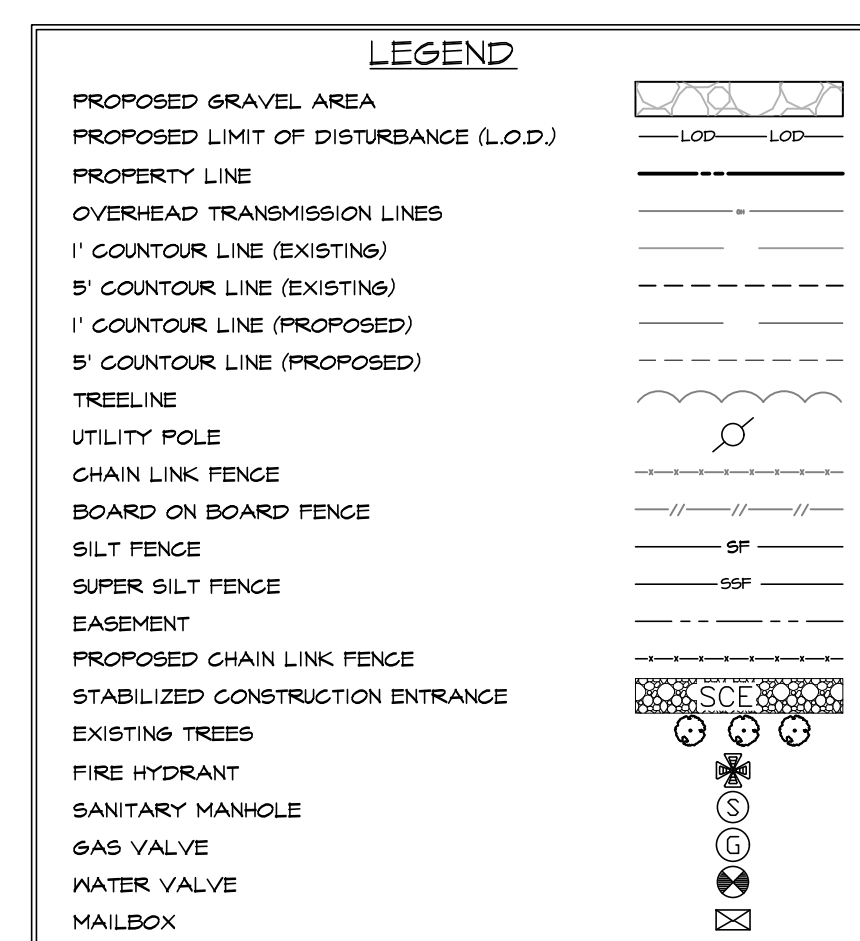
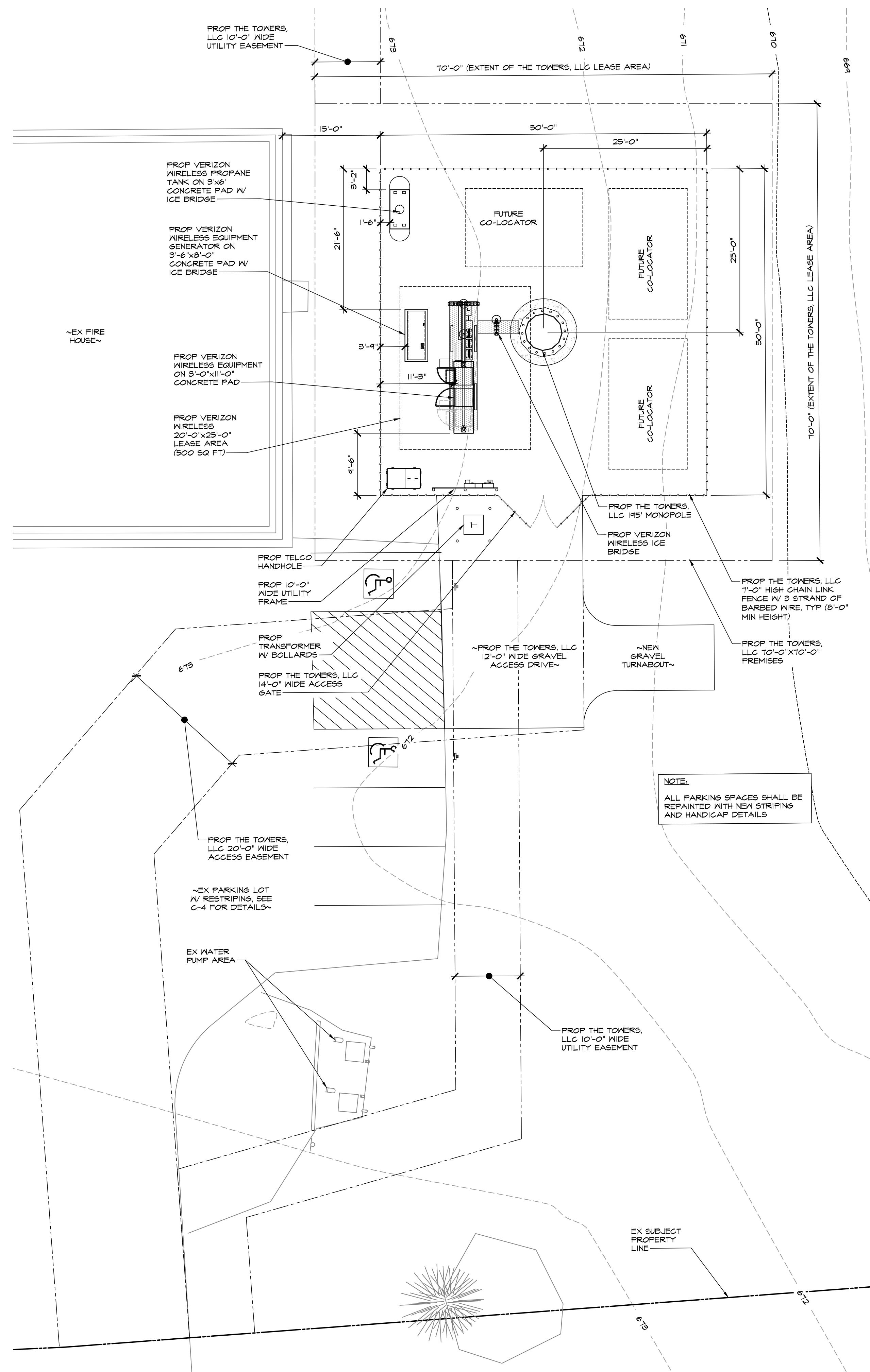
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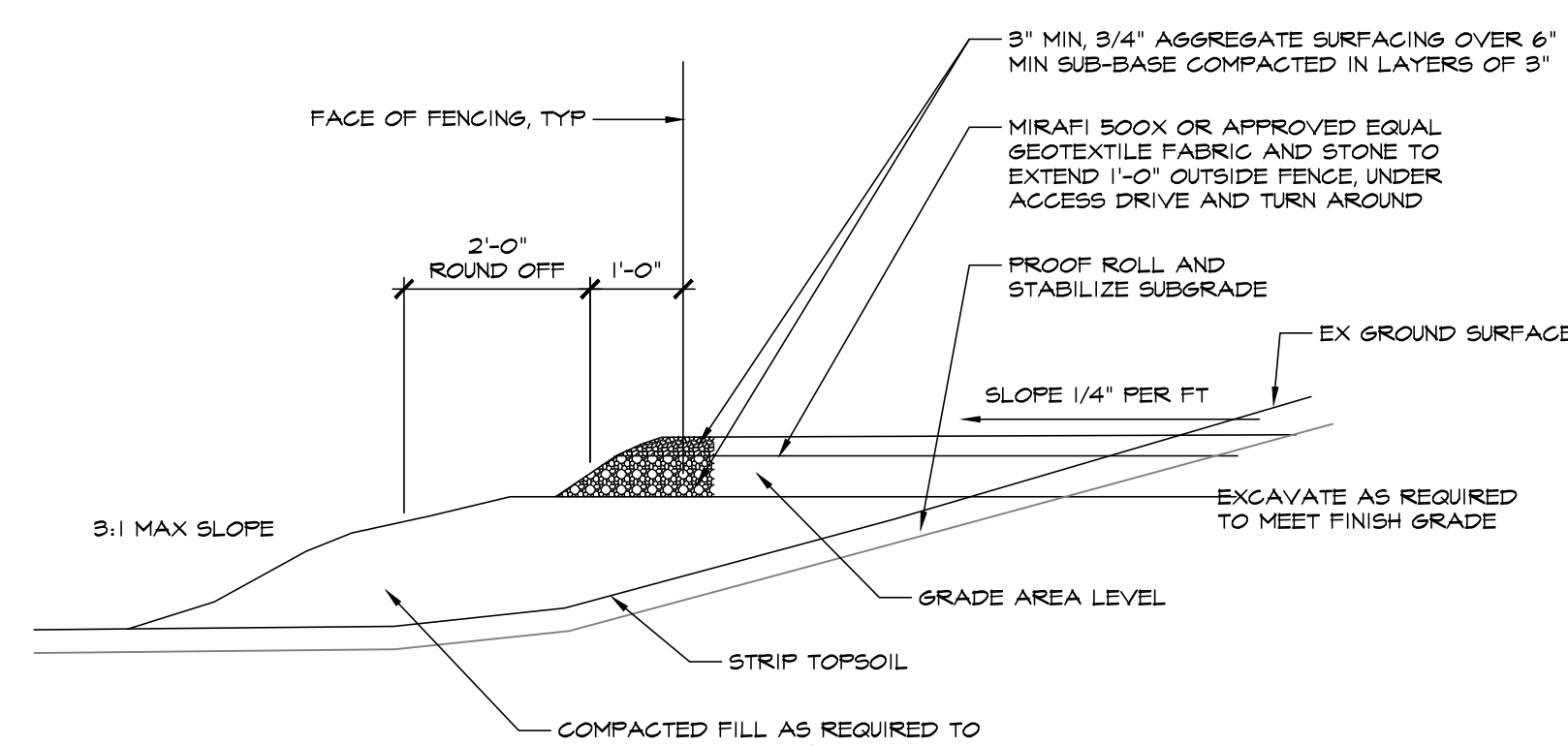
THIS DRAWING DOES NOT INCLUDE NECESSARY
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ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

SITE PLAN
SCALE: 1" = 50'-0"





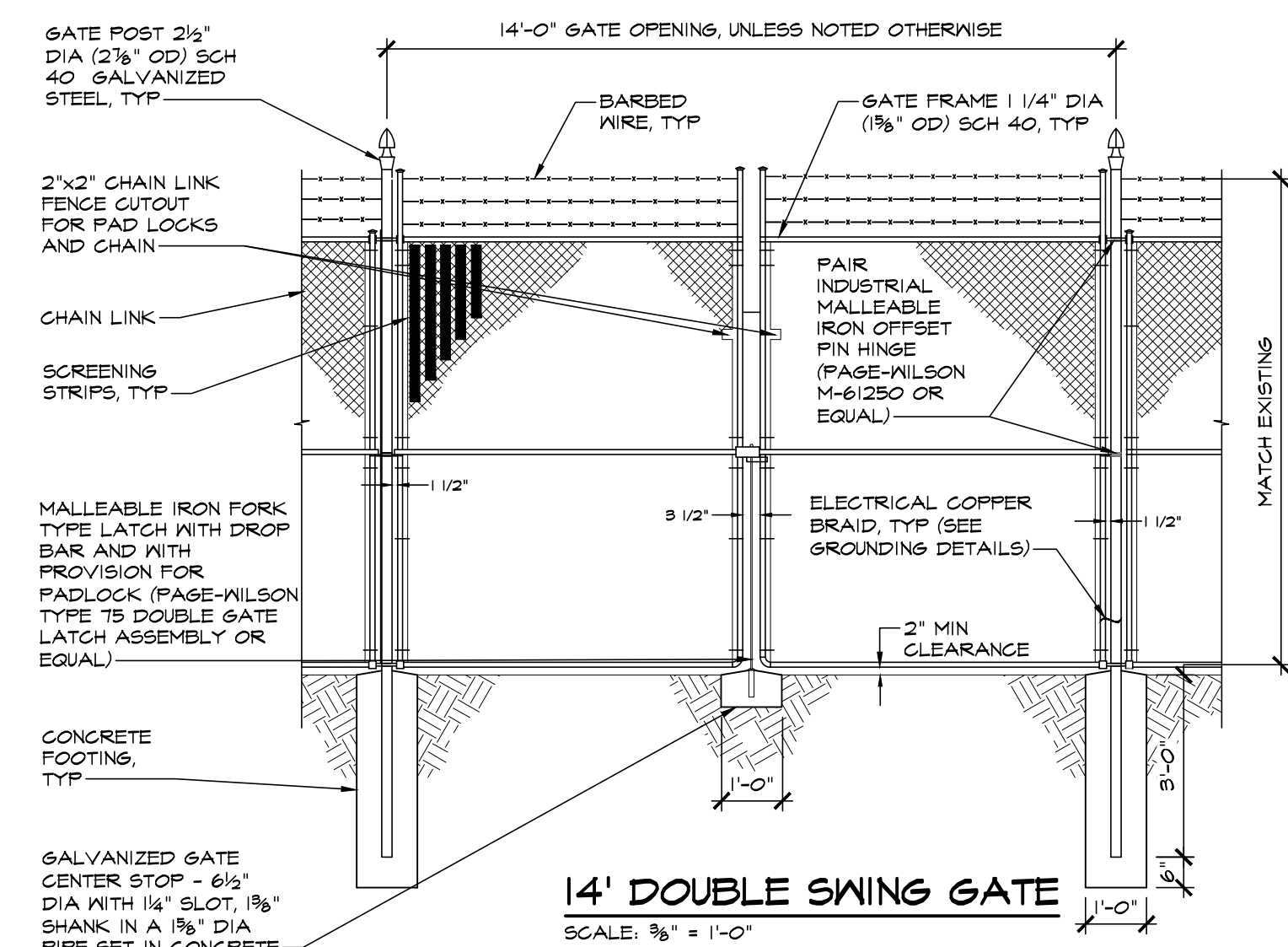
EQUIPMENT PAD ELEVATION w/ GAS GENERATOR



CONSTRUCTION NOTES:

1. CLEAR AND GRUB THE LAND ALONG THE ACCESS DRIVE.
2. REMOVE ALL EXISTING ORGANIC MATERIAL TO SUITABLE SUBGRADE.
3. PLACE GEOTEXTILE FABRIC OVER SUBGRADE AND THEN PLACE AGGREGATE BASE.
4. GRAVEL SUBBASE SPECIFICATION:
 MARYLAND DOT: SECTION 304 GRADED AGGREGATE BASE COURSE
 VIRGINIA DHT: SECTION 210 AGGREGATE BASE COURSE

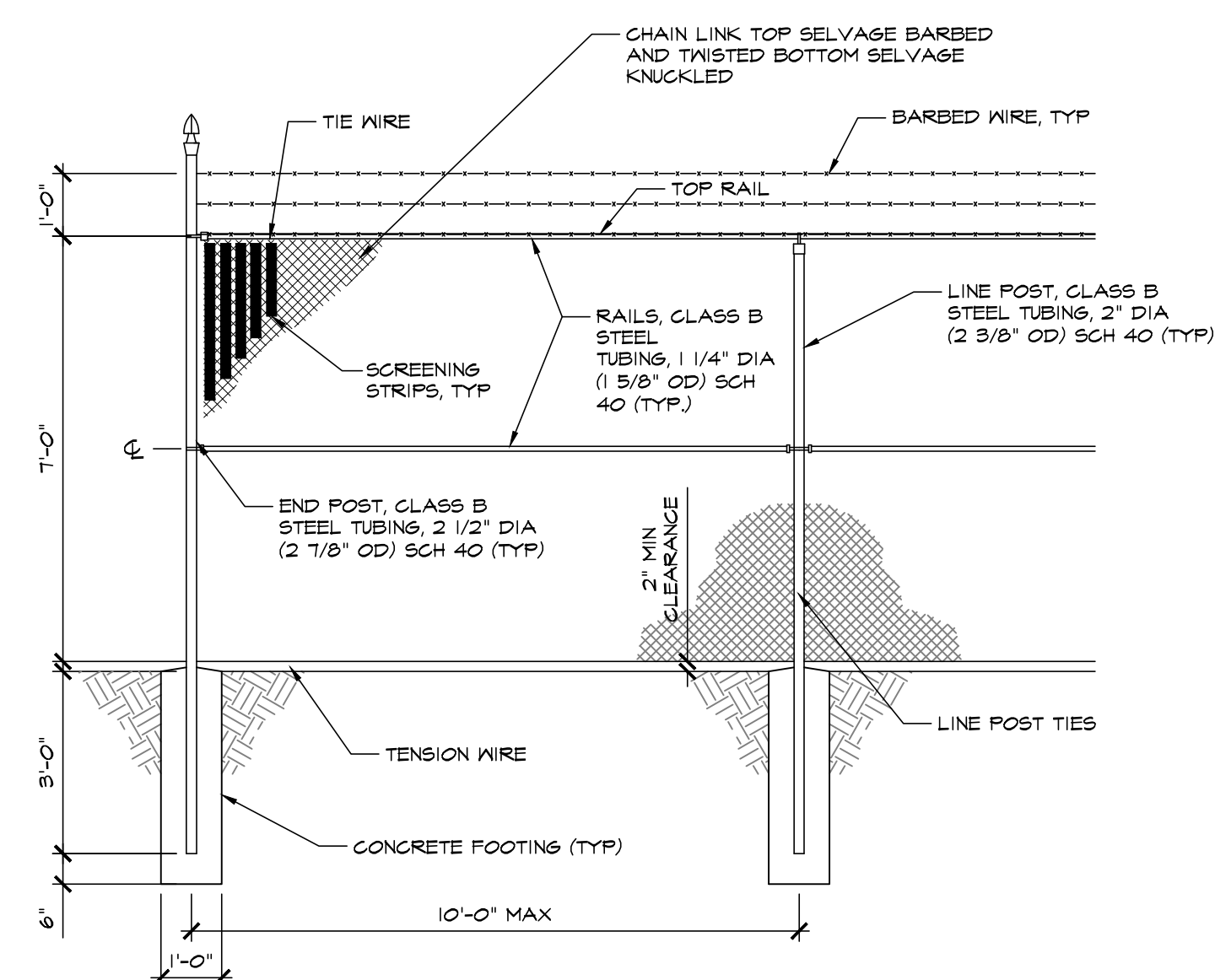
LEASE AREA, ACCESS DRIVE & TURN AROUND AREA SURFACING



14' DOUBLE SWING GATE

TYPICAL WOVEN WIRE FENCE NOTES

1. GATE POST, CORNER, TERMINAL OR PULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. TOP RAIL 2" BRACE RAIL 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME 1/4" DIA (1/2" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. LINE RAIL 2" BRACE RAIL 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. TIE RAIL 2" BRACE RAIL 1 1/4" DIA (1 5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
6. TIE NRIE, MINIMUM II GA. GALVANIZED STEEL AT POSTS AND RAILS, A SINGLE WRAP OF FABRIC TIE AND AT TENSION NRIE BY HOG RINGS SPACED MAX. 24" INTERVALS.
7. BARBED WIRE: MANUFACTURED TO MEET THE FOLLOWING REQUIREMENTS:
 - A. BARBED WIRE: DOUBLE STRAND 12-2 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC, 14 GA. 4 FT.
 - B. BARBS SPACED ON APPROXIMATELY 4" CENTERS.
8. FENCE JOINTS: 1/2" MIN. OVERLAP WITH HOG RING ENDS MATCH AND LOCK, KEYED ALIKE FOR ALL SITES IN A GIVEN NTA
9. THE DIMENSIONS OF BARBED NRIE PERMIT REQUIREMENTS SHALL BE COMPLIED WITH IF REQUIRED.



CHAIN LINK FENCE DETAIL

TYPICAL WOVEN WIRE FENCE NOTES

- I. GATE POST, CORNER/TERMINAL OR FULL POST 2 1/2" DIA (2 7/8" OD) SCHEDULE 40 FOR GATE WIDTHS UP THRU 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST, 2" DIA (2 3/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME, 2" DIA (5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL, 4 BRACE RAIL, 1 1/4" DIA (5/8" OD) SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: .9 GA CORA CURE WIRE SIZE, 2" MESH, CONFORMING TO ASTM-A942.
6. TIE WIRE: MINIMUM STRENGTH STEEL, 1/4" DIA, 100,000 PSI, SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOS RINGS SPACED MAX 24" INTERVALS.
7. TENSION WIRE: 7 GA GALVANIZED STEEL.
8. BARBED WIRE: 12 GA GALVANIZED STEEL, 2" TWISTED WIRE TO MATCH WITH FABRIC, 14 GA, 4 PT BARBS SPACED ON APPROXIMATELY 4" CENTERS.
9. GATE LATCH: 1-5/8" OD FLINGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEYS TO MATCH FOR ALL GATES, 100,000 PSI MIN. YIELD.
10. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED WITH, IF REQUIRED.
- II. CHANNEL FENCE SHALL INCLUDE VERTICAL PVC SCREENING SLATS, ALL SIDED. (COLOR: DARK GREEN OR BLACK)



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**MORRIS & RITCHIE
ASSOCIATES, INC.**
Civil / Structural Engineers
1220-B East Joppa Rd, Suite 400B
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29309, EXPIRATION DATE: 07/01/2026.

US-MD-5101
ROHRERSVILLE
3413 ROHRERSVILLE ROAD
ROHRERSVILLE MD 21779 WASHINGTON CO.

verticalbridge
THE TOWERS, LLC

REVISIONS:		
NO.	DESCRIPTION	DATE

COUNTY COMMENTS	10/17/20
-----------------	----------

DESIGNED BY: BEC

DESIGNED BY:	DES
DRAWN BY:	1-10

DRAWN BY: CJS

REVIEWED BY: BES

PROJECT NO: 19847.015

DATE: 10/15/2024

DATE: 10/15/2024

TITLE:

2.

Site

Details

1000

CB 25 036

SP-25-029

SHEET:

10

C-2

C2

A

B

C

D

E

F

G

H

J

K

L

M

N

P

Q

R



MORRIS & RITCHIE ASSOCIATES, INC.
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US-MD-5101
ROHRSVILLE
3413 ROHRSVILLE ROAD
ROHRSVILLE, MD 21774 WASHINGTON CO.

verticalbridge
THE TOWERS, LLC

REVISIONS:

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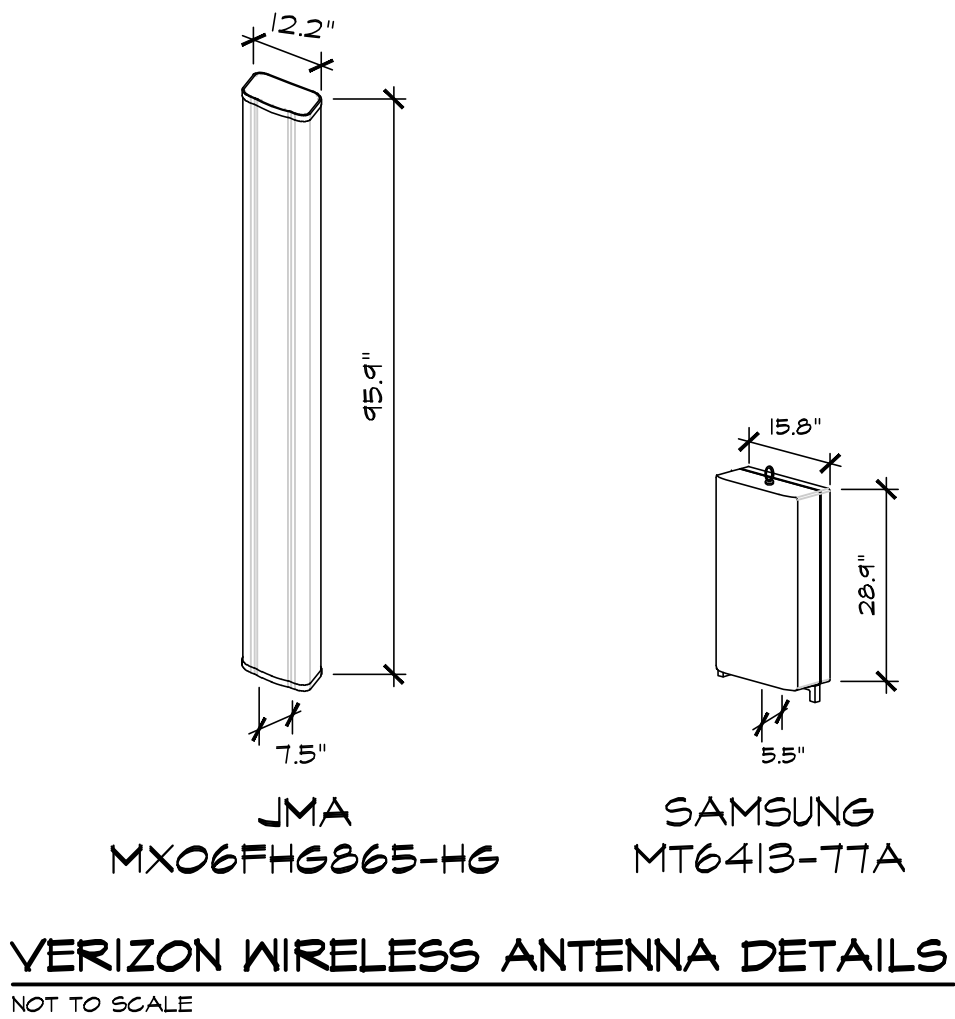
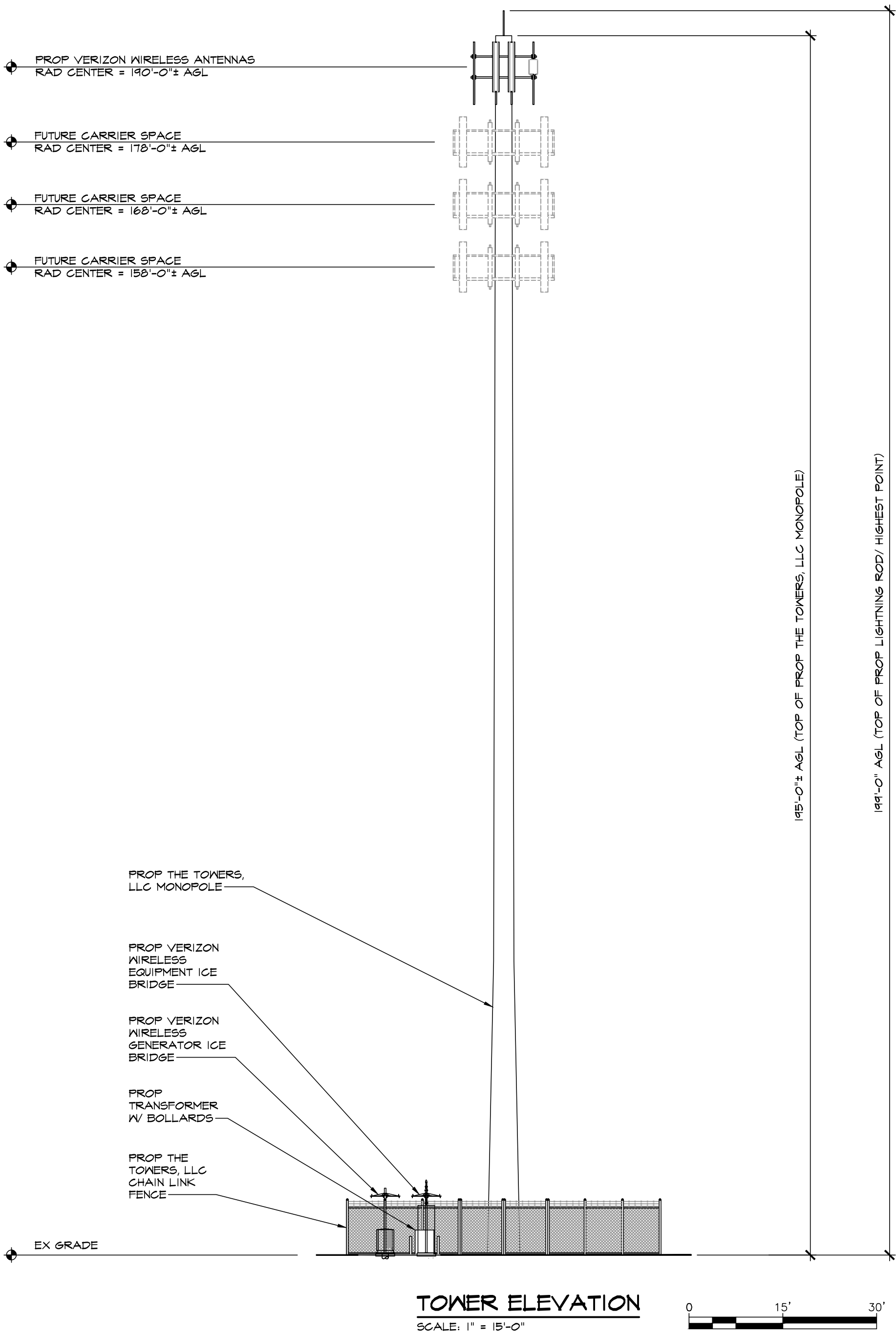
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**Antenna
Details &
Elevation**

SHEET:

C-3

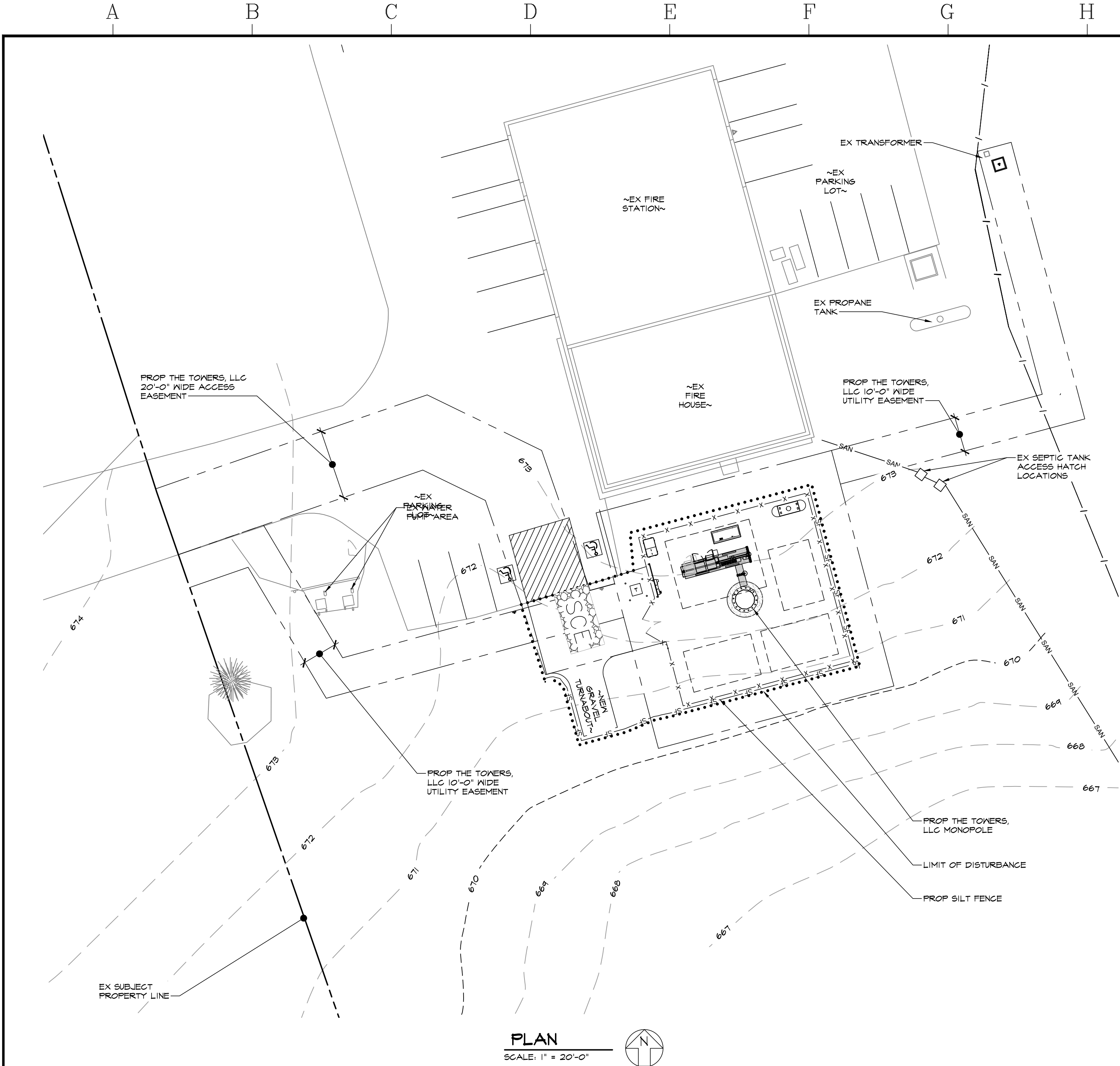
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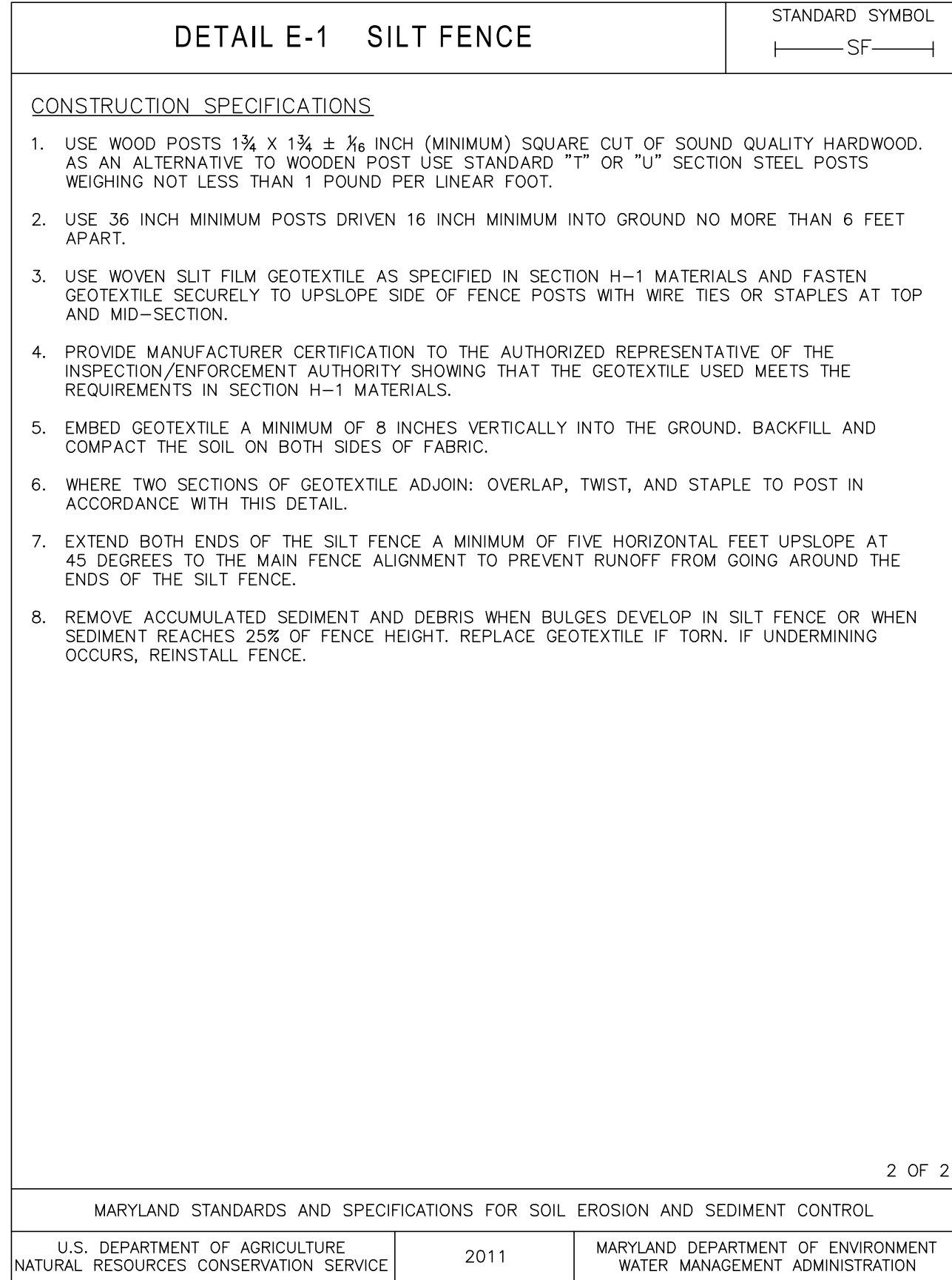
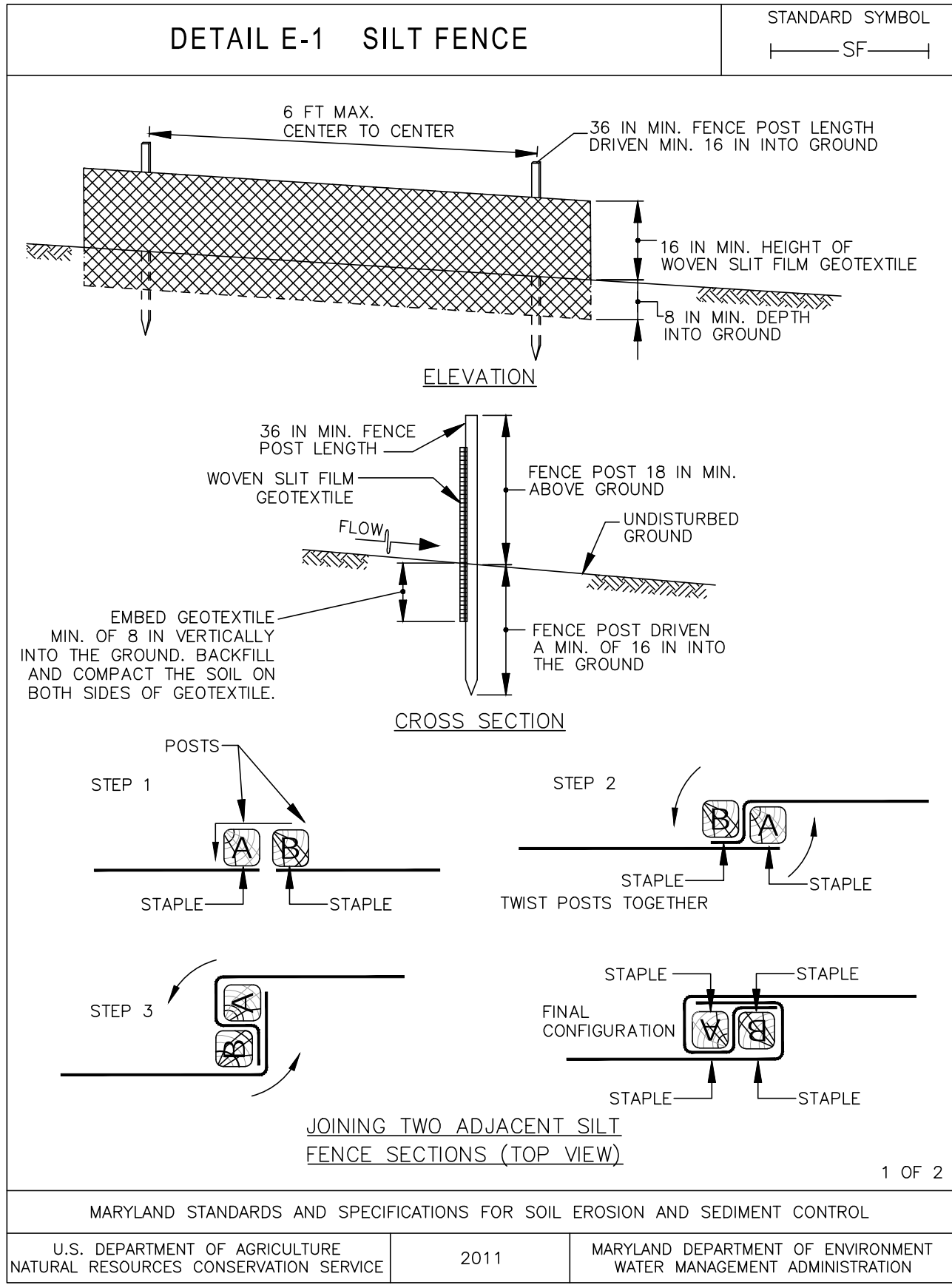


SOIL TYPES PRESENT IN DISTURBED AREA	
MAP UNIT SYMBOL	MAP UNIT NAME
MVB	MYERSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES

TEMPORARY SEEDING SUMMARY					
HARDNESS ZONE (FROM FIGURE B.3): 6B SEED MIXTURE (FROM TABLE B.3): 6				FERTILIZER RATE (10 - 20 - 20)	LIME RATE
NO	SPECIES	APPLICATION RATE (LB / AC)	SEEDING DATES	SEEDING DEPTHS	
1	BARLEY (HORDEUM VULGARE)	96 LB / AC 2.2 LB / 1000 SF	MAR 15 - MAY 31 / AUG 1 - SEPT 30	1/2"	436 LB / AC (10 LB / 1000 SF)
					2 TONS / AC (90 LB / 1000 SF)

PERMANENT SEEDING SUMMARY					
HARDNESS ZONE (FROM FIGURE B.3): 6B SEED MIXTURE (FROM TABLE B.3): 6				FERTILIZER RATE (10 - 20 - 20)	
NO	SPECIES	APPLICATION RATE (LB / AC)	SEEDING DATES	SEEDING DEPTHS	N
6	PERENNIAL RYEGRASS	25	MAR 15 - MAY 31 / AUG 1 - SEPT 30	1/4" - 1/2"	45 LB / AC (10 LB / 1000 SF)
	WHITE CLOVER	5	MAR 15 - MAY 31 / AUG 1 - SEPT 30	1/4" - 1/2"	90 LB / AC (2 LB / 1000 SF)
	TALL FESCUE	40	MAR 15 - MAY 31 / AUG 1 - SEPT 30	1/4" - 1/2"	90 LB / AC (2 LB / 1000 SF)
					2 TONS / AC (90 LB / 1000 SF)

LEGEND	
PROPOSED GRAVEL AREA	
PROPOSED LIMIT OF DISTURBANCE (L.O.D.)	
PROPERTY LINE	
OVERHEAD TRANSMISSION LINES	
1' CONTOUR LINE (EXISTING)	
5' CONTOUR LINE (EXISTING)	
1' CONTOUR LINE (PROPOSED)	
5' CONTOUR LINE (PROPOSED)	
TREELINE	
UTILITY POLE	
CHAIN LINK FENCE	
BOARD ON BOARD FENCE	
SILT FENCE	
SUPER SILT FENCE	
EASEMENT	
PROPOSED CHAIN LINK FENCE	
STABILIZED CONSTRUCTION ENTRANCE	
EXISTING TREES	
FIRE HYDRANT	
SANITARY MANHOLE	
GAS VALVE	
WATER VALVE	
MAILBOX	



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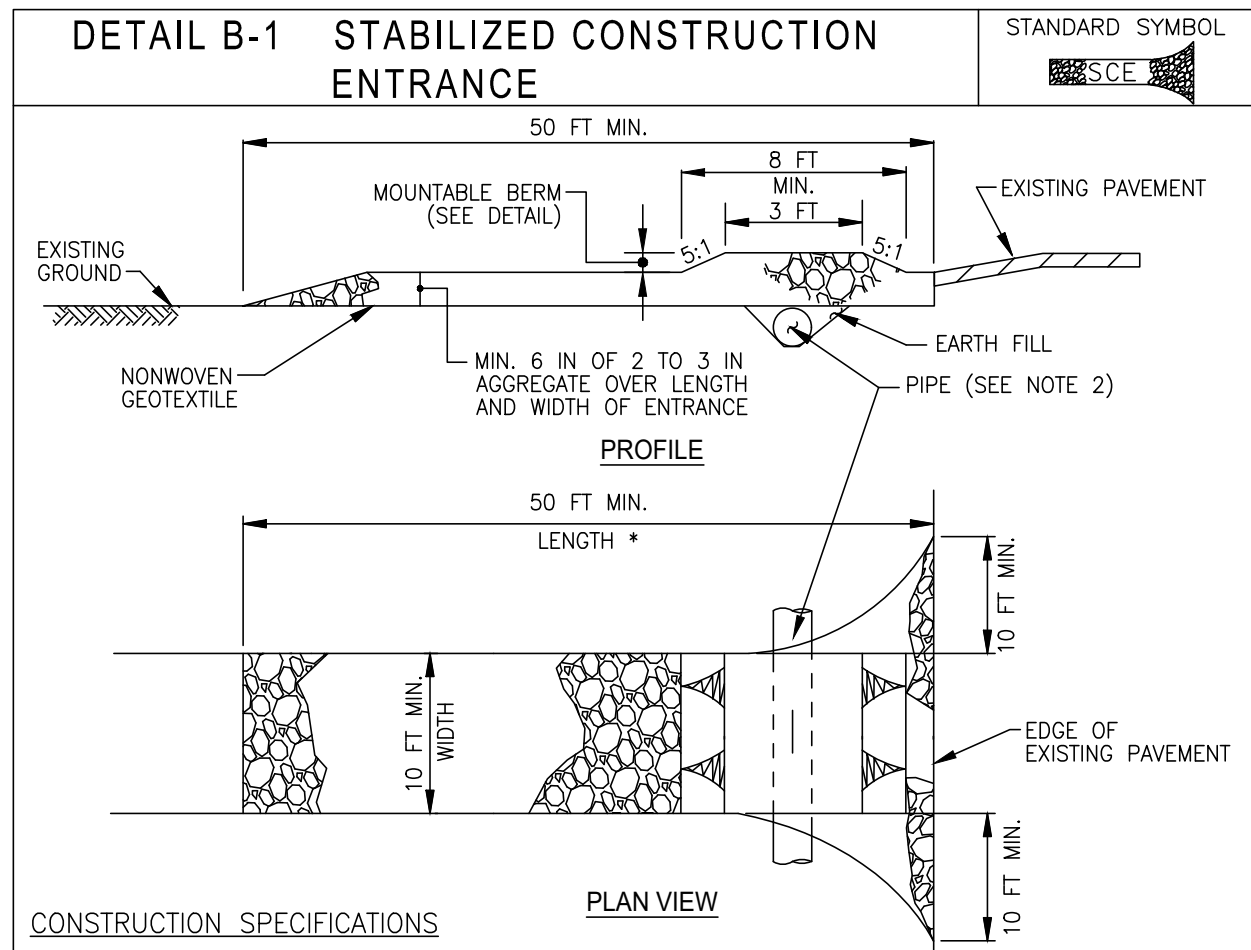
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DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88

SEQUENCE OF OPERATIONS

- NOTIFY WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301)-747-6821 AND THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240)-313-2460 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF ANY EARTHWORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- CONTACT MISS UTILITY 72 HOURS PRIOR TO THE START OF CONSTRUCTION AT 1-800-251-7777 OR 811.
- WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, CLEAR, GRUB AND DEMO AS NECESSARY TO INSTALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES.
- INSTALL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES.
 - INSTALL MOUNTABLE BERM.
 - INSTALL SILT FENCE.
- WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN ROUGH GRADING PER OF PROPOSED GRAVEL ROAD AND STORMWATER MANAGEMENT FACILITIES.
- NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301)-747-6821 AND THE WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240)-313-2460 AT LEAST (5) DAYS PRIOR TO THE CONSTRUCTION OF WATER QUALITY PRACTICES TO SCHEDULE AN INTERIM INSPECTION (COUNTY MONITORS CONSTRUCTION/DISTRICT AUTHORIZES THIS PROGRESSION).
- BEGIN WORK STARTING AT THE NORTHERN PORTION OF THE SITE, CONSTRUCTING THE SHALE AND MICRO-BIORETENTION FACILITY #1 FOLLOWED BY THE SOUTHERN MICRO-BIORETENTION FACILITY #2.
- INSTALL GRAVEL DRIVE, CONCRETE PADS, FENCINGS, BUILDINGS, AND TOWER.
- REPAIR AND RE-GRASS ALL ERODED AREAS. MAINTAIN ALL DISTURBED AREAS UNTIL STABILIZED WITH NEW GROUND COVER.
- NOTIFY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT AT (301)-747-6821 AND WASHINGTON COUNTY ENGINEERING DEPARTMENT AT (240)-313-2460 AT LEAST (5) DAYS PRIOR TO THE REMOVAL OF ANY SOIL EROSION AND SEDIMENT CONTROL FEATURES TO SCHEDULE A FINAL SITE CLOSEOUT REVIEW MEETING.
- ONCE THE SITE IS STABILIZED TO A UNIFORM 45% VEGETATIVE COVER OVER THE DISTURBED AREA AND HAS BEEN ESTABLISHED AND PERMISSION FROM THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT INSPECTOR IS GIVEN, REMOVE FINAL SEDIMENT CONTROL DEVICES.
- GRADE REMAINING PORTIONS OF SITE AND STABILIZE ANY REMAINING DISTURBED AREAS.

GRADING & EXCAVATING NOTES

- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE LEVEL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DRAINERS FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH HIGH-STRENGTH GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
 - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND
 - BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
 - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRAVEL/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR
- REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, NET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS, FLOP, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL. SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAUNAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUPTIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH OR ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS ARE REMOVED. PRIOR TO REUSE, FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.



CONSTRUCTION SPECIFICATIONS

- 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.
- 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.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- 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.
- 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.
- ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY. A 6" MINIMUM WILL BE REQUIRED.

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



MORRIS & RITCHIE ASSOCIATES, INC.
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US-MD-510
ROHRSVILLE
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verticalbridge
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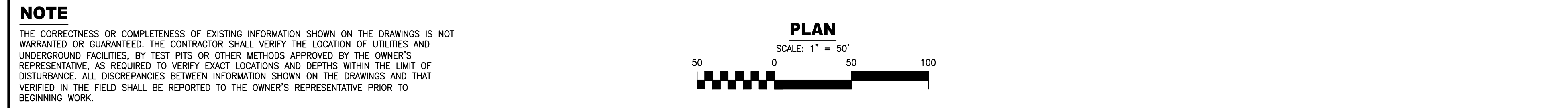
TITLE:

**Grading Plan
& Soil Erosion
& Sediment
Control Plan**

5P-25-029

SHEET:

C-7



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





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DESIGN & DRAWING BASED
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HORIZONTAL NAD 83/91
VERTICAL NAVD 88

		
MORRIS & RITCHIE ASSOCIATES, INC. <i>Civil / Structural Engineers</i> 1220-B East Joppa Rd., Suite 400K Towson, Maryland 21286 410-821-1890 410-821-1746 Fax		
DNR QUALIFIED PROFESSIONAL COMAR 08.19.06.01 NAME: _____ ZACH BROWN SIGNATURE: <u>Zach Brown</u> DATE: <u>10-17-2025</u>		
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL, APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES UNDER COMAR 08.19.06.01.		
<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">US-MD-5101</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 2em; font-weight: bold;">ROHRSVILLE</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> 3415 ROHRSVILLE ROAD ROHRSVILLE, MD 21116 WASHINGTON CO. </div> </div> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;">  <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 3em; font-weight: bold;">verticalbridge</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 1.5em; font-weight: bold;">THE TOWERS, LLC</div> </div>		
REVISIONS:		
NO.	DESCRIPTION	DATE
COUNTY COMMENTS:		10/17/25
DESIGNED BY: ZWB/LJC		
DRAWN BY: ZWB/LJC		
REVIEWED BY: ZWB		
PROJECT NO: 19847.015		
DATE:		07/17/2025
TITLE:		
SIMPLIFIED FOREST STAND DELINEATION PLAN		
SP-25-024		
SHEET:		
F-1		



303 International Circle, Suite 150, Hunt Valley, Maryland 21030 - 410.853.7128 - www.trileaf.com

September 23, 2025

Washington County Historic District

Attn: Meghan Jenkins – Senior Planner

100 West Washington Street, Suite 2600

Hagerstown, Maryland 21740

Phone: (240) 313-2430

Email: mjenkins@washco-md.net

RE: **Milestone Towers – Smithsburg High School / Trileaf Project #766917**

66 North Main Street, Smithsburg, MD 21783

Washington County, Smithsburg Quadrangle (USGS)

Latitude: 39° 39' 35.298" N, Longitude: 77° 34' 22.321" W

Greetings:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Our client proposes to construct a 195-foot-tall monopole communications tower, with an overall height of 199 feet including attachments, and associated ground-based equipment, within a new 60-foot by 40-foot (2,400 square feet) fenced compound. The project also includes a proposed 12-foot-wide gravel access drive that will extend approximately 150 feet generally southeast and connect with an existing asphalt drive. The site is currently manicured grass-covered lawn. The antennas will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (410) 853-7128 ext. 902 or email e.boone@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Elsie Boone
Assistant Project Manager

Smithsburg Quadrangle, Maryland (2023)

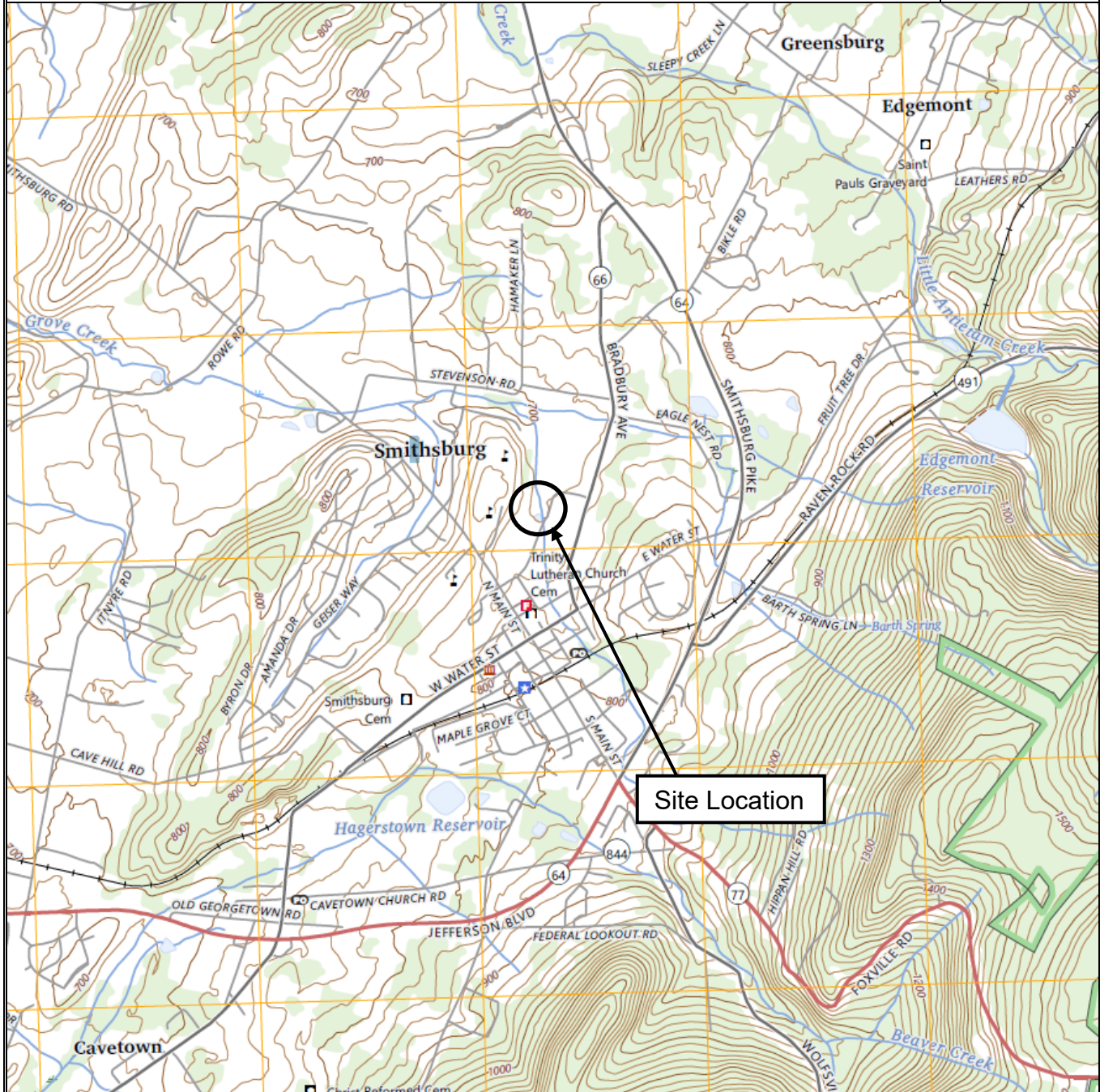
Contour Interval = 20 Feet

Scale 1 Inch = ~2,000 Feet

Latitude: 39° 39' 35.298" N, Longitude: 77° 34' 232.321" W



North

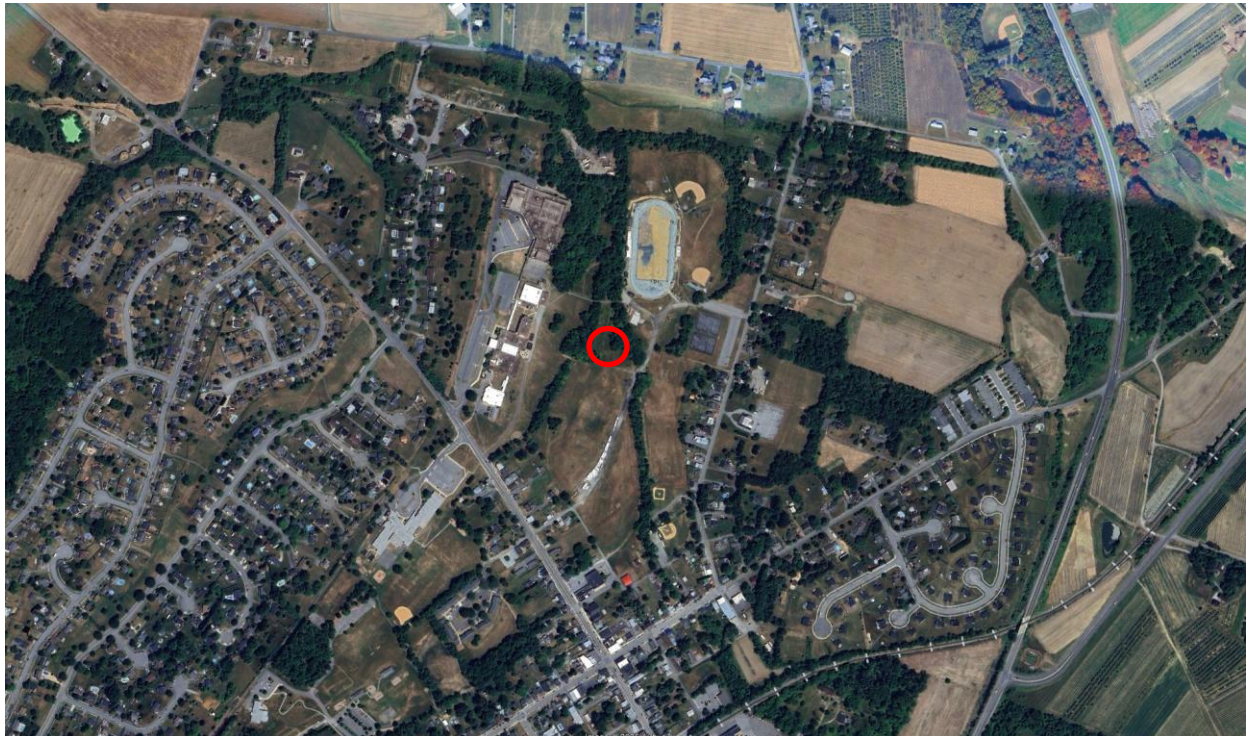


Site Vicinity Map

Milestone Towers – Smithsburg High School

66 North Main Street
Smithsburg, MD 21783

 **TRILEAF**
environmental architecture engineering



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2023)

Milestone Towers – Smithsburg High School
 66 North Main Street
 Smithsburg, MD 21783





SMITHSBURG HIGH SCHOOL

66 N MAIN STREET

SMITHSBURG, MD 21783

NEW 199' MONOPOLE


communication services, inc.

6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



SITE INFORMATION

SCOPE OF WORK:

1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

PROPERTY INFORMATION:

JURISDICTION: TOWN OF SMITHSBURG
PARCEL: 0040/0007/0019
PARCEL AREA: 69.58 A.C.
PARCEL OWNER: BOARD OF EDUCATION
PREMISES ADDRESS: 66 N MAIN ST, SMITHSBURG, MD 21783
MAILING ADDRESS: 10435 DOWNSVILLE PIKE, HAGERSTOWN, MD 21740
TAX ACCOUNT NUMBER: 07-023111
NEIGHBORHOOD: 10000.22
ZONING: TOWN RESIDENTIAL (TR)
STRUCTURE TYPE: NEW MONOPOLE
GROUND ELEVATION: 719.2' NAVD88
LATITUDE: N 39° 39' 35.298" (N 39.659756°)
LONGITUDE: W 77° 34' 22.321" (W 77.572830°)

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

VICINITY MAP



SHEET INDEX

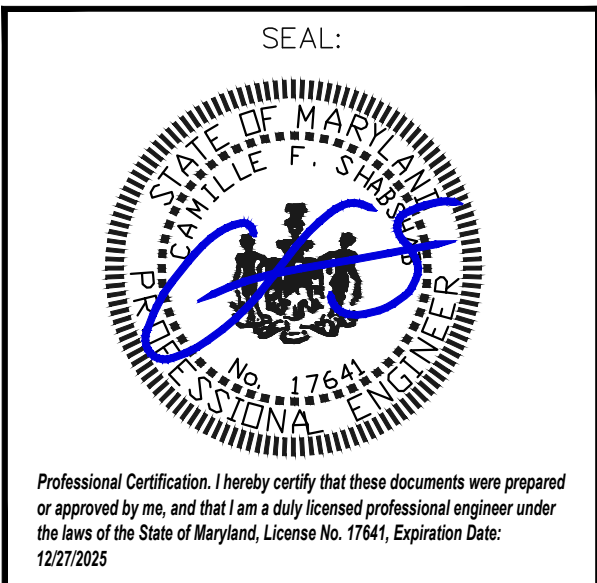
- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-1A SITE LOCATION PLAN WITH ARIAL IMAGE
- Z-2 PROPERTY ADJOINERS
- Z-3 ENLARGED SITE PLAN
- Z-4 COMPOUND PLAN
- Z-5 MONOPOLE ELEVATION
- Z-6 EROSION AND SEDIMENT CONTROL DETAILS
- Z-7 SITE DETAILS
- Z-8 SIGNAGE DETAILS
- L-1 LANDSCAPE PLAN & DETAILS

SMITHSBURG HIGH SCHOOL

66 N MAIN STREET

SMITHSBURG, MD 21783

WASHINGTON COUNTY



SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT TEAM

APPLICANT:

MILESTONE TOWERS LIMITED PARTNERSHIP-V
12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190
MR. LEN FORKAS (703) 620-2555

ARCHITECT/ENGINEER:

ENTREX COMMUNICATION SERVICES, INC.
6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852
CAMILLE SHABSHAB (202) 408-0960

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE

- 2021 INTERNATIONAL EXISTING BUILDING CODE

- 2020 NATIONAL ELECTRICAL CODE

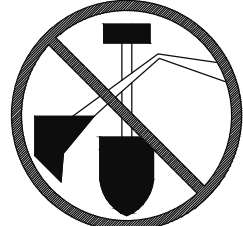

- 2021 NFPA 101, LIFE SAFETY CODE

- AMERICAN CONCRETE INSTITUTE

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION

- ANSI/TIA-222-H

DRAWING APPROVALS

	SIGNATURE	DATE
OWNER REPRESENTATIVE		
SITE ACQUISITION		
CONSTRUCTION MANAGER		
ZONING		
RF ENGINEER		
<div><div>CALL UTILITIES NOTIFICATION MISS UTILITY 1-800-257-7777 3 WORKING DAYS PRIOR TO DIGGING</div></div>		

PROJECT NO: 1050.463

DESIGNER: C.S.

ENGINEER: M.A.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
1/2
GRAPHIC SCALE IN INCHES

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP

SCALE: 1" = 1,000'



SITE INFORMATION & NOTES

JURISDICTION:	TOWN OF SMITHSBURG, MARYLAND
ZONING:	TOWN RESIDENTIAL (TR)
TAX ACCOUNT NUMBER:	07-023111
MAP/GRID PARCEL:	0040/0007/0019
PARCEL AREA:	69.5800 ACRES
PARCEL OWNER:	BOARD OF EDUCATION
OWNER ADDRESS:	10435 DOWNSVILLE PIKE, HAGERSTOWN MD 21740
GROUND ELEVATION:	719.3' NAVD88
LATITUDE:	N 39° 39' 35.298"
LONGITUDE:	W 77° 34' 22.321"

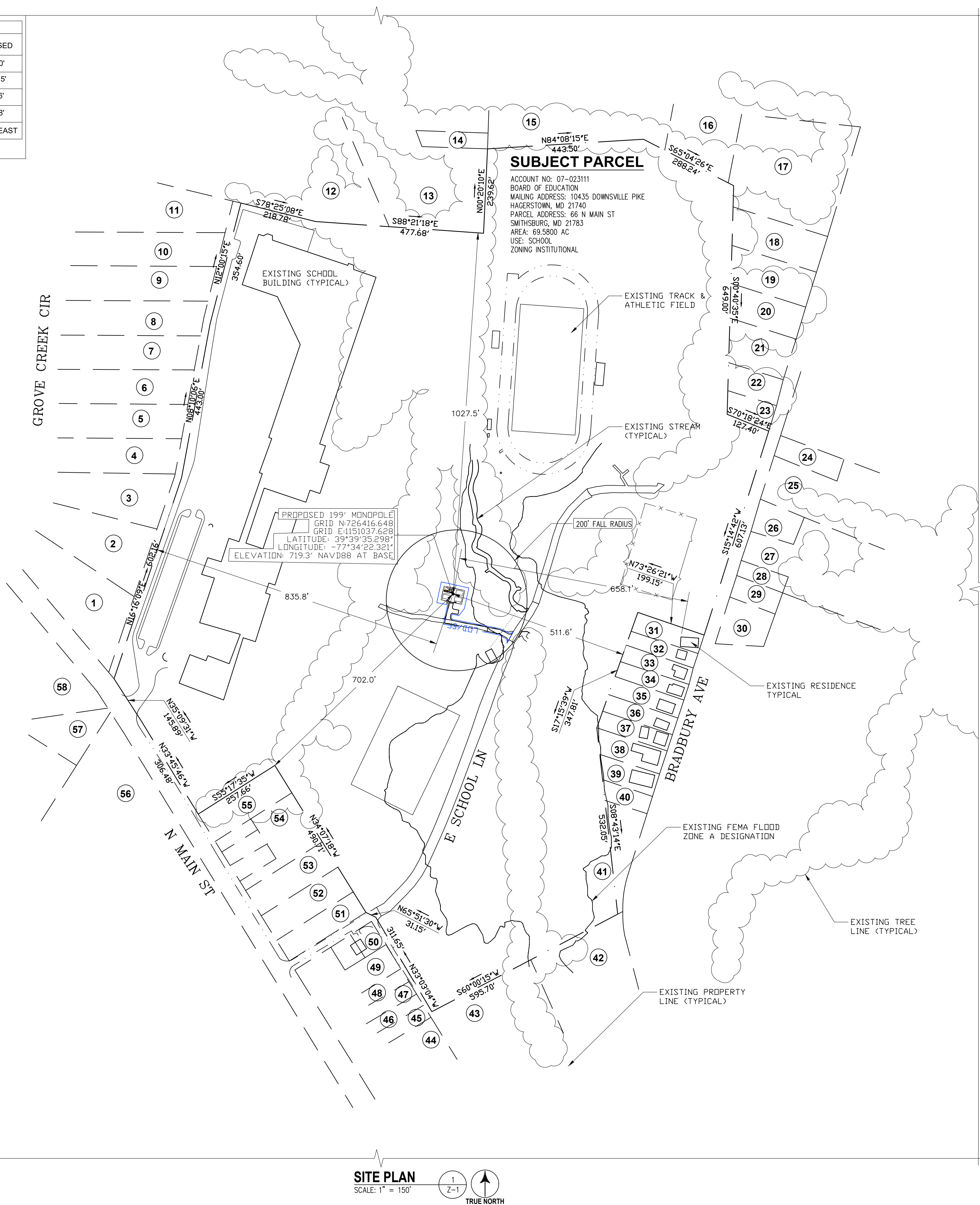
LEGEND

	FOUND PROPERTY CORNER
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	CULVERT

LINE TYPES

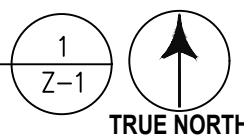
	BOUNDARY LINE - SUBJECT PARCEL
	UNSURVEYED LINE - BOUNDARY OF ADJOINERS
	EASEMENT BOUNDARY
	RIGHT OF WAY BOUNDARY
	EDGE OF ASPHALT
	EDGE OF GRAVEL
	CURB
	FENCE LINE - CHAIN
	OVERHEAD UTILITY LINE
	TREE OR VEGETATION LINE

MONOPOLE SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD R.O.W. (SOUTH)	199.0'	702.0'
REAR YARD (NORTH)	199.0'	1,027.5'
SIDE YARD (EAST)	199.0'	511.6'
SIDE YARD (WEST)	199.0'	835.8'
CLOSEST HOUSE	199.0'	±658.1' EAST



SITE PLAN

SCALE: 1" = 150'



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT NO: 1050.463

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

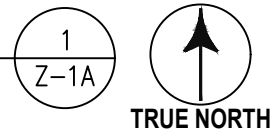
SITE PLAN

SHEET NUMBER:

Z-1



SITE LOCATION PLAN WITH ARIAL IMAGE
SCALE: 1" = 20'



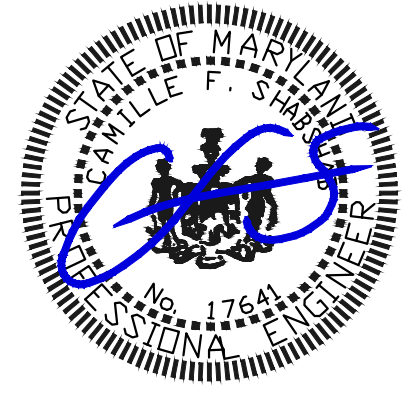
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



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. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE LOCATION
PLAN WITH
ARIAL IMAGE

SHEET NUMBER:

Z-1A

SUBJECT PARCEL

ACCOUNT NO: 07-023111
N/F
BOARD OF EDUCATION
MAILING ADDRESS: 10435 DOWNSVILLE PIKE
HAGERSTOWN, MD 21740
PARCEL ADDRESS: 66 N MAIN ST
SMITHSBURG, MD 21783
AREA: 69.58 AC
PRESENT USE: SCHOOL
ZONING INSTITUTIONAL

ADJOINERS

1

ACCOUNT NO: 07-021925
N/F
HAWKINS KEVIN & HILLARY
MAILING ADDRESS: 2 GROVE CREEK CIR
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 1,3600 AC
PRESENT USE: RESIDENTIAL

8

ACCOUNT NO: 07-022018
N/F
BAILE BARCLAY, CAMPBELL JENNIFER
MAILING ADDRESS: 18 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

15

ACCOUNT NO: 07-014031
N/F
REYNOLDS RENTALS LLC
MAILING ADDRESS: 22823 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14,9000 AC
PRESENT USE: AGRICULTURAL

22

ACCOUNT NO: 07-025831
N/F
MADDOCK, DAVID & CHRISTA
MAILING ADDRESS: 12604 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 12,371 SF
PRESENT USE: RESIDENTIAL

29

ACCOUNT NO: 07-001029
N/F
KINT, PAMELA S
MAILING ADDRESS: 12535 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 6,534 SF
PRESENT USE: RESIDENTIAL

36

ACCOUNT NO: 07-015836
N/F
TRACEY, EARL L
MAILING ADDRESS: 12518 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,800 SF
PRESENT USE: RESIDENTIAL

43

ACCOUNT NO: 07-023340
N/F
FIRE CO SMITHSBURG COMMUNITY VOLUNTEER
MAILING ADDRESS: PO BOX 32
SMITHSBURG, MD 21783
PARCEL ADDRESS: 22 N MAIN ST
SMITHSBURG, MD 21783
AREA: 0,9200 AC
PRESENT USE: EXEMPT COMMERCIAL

50

ACCOUNT NO: 07-022085
N/F
BENNETT, DOROTHY
MAILING ADDRESS: PO BOX 192
SMITHSBURG, MD 20783
PARCEL ADDRESS: 8 E SCHOOL LN
SMITHSBURG, MD 21783
AREA: 5,873 SF
PRESENT USE: RESIDENTIAL

57

ACCOUNT NO: 07-028768
N/F
NEE, BRAD & MARY
MAILING ADDRESS: 100 VOYDS CT
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 22,959 SF
PRESENT USE: RESIDENTIAL

2

ACCOUNT NO: 07-021933
N/F
PALIYENKO SHERMAN
MAILING ADDRESS: 4 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 1,1300 AC
PRESENT USE: RESIDENTIAL

9

ACCOUNT NO: 07-022026
N/F
DONNELLY JOSEPH & CHRISTINA
MAILING ADDRESS: 18 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 42,253 SF
PRESENT USE: RESIDENTIAL

16

ACCOUNT NO: 07-014007
N/F
REYNOLDS RENTALS LLC
MAILING ADDRESS: 22823 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14,9000 AC
PRESENT USE: AGRICULTURAL

23

ACCOUNT NO: 07-0258578
N/F
LOWE, AMANDA L
MAILING ADDRESS: 12602 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,454 SF
PRESENT USE: RESIDENTIAL

30

ACCOUNT NO: 07-007469
N/F
STEVENSON, JEFFREY & POLLY
MAILING ADDRESS: 12533 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 11,761 SF
PRESENT USE: RESIDENTIAL

37

ACCOUNT NO: 07-008333
N/F
DAVIS, JASEN
MAILING ADDRESS: 12516 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 11,000 SF
PRESENT USE: RESIDENTIAL

44

ACCOUNT NO: 07-023367
N/F
FIRE CO SMITHSBURG COMMUNITY VOLUNTEER
MAILING ADDRESS: PO BOX 32
SMITHSBURG, MD 21783
PARCEL ADDRESS: PENNSYLVANIA AVE
SMITHSBURG, MD 21783
AREA: 1,6700 AC
PRESENT USE: EXEMPT COMMERCIAL

51

ACCOUNT NO: 07-008554
N/F
CLARK, DALE & JUDY
MAILING ADDRESS: PO BOX 474
SMITHSBURG, MD 20783
PARCEL ADDRESS: 42 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,780 SF
PRESENT USE: RESIDENTIAL

58

ACCOUNT NO: 07-028776
N/F
LYONS, JOHN & CYNTHIA
MAILING ADDRESS: 102 VOYDS CT
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 29,611 SF
PRESENT USE: RESIDENTIAL

3

ACCOUNT NO: 07-021941
N/F
FELENT, ALTAN & CHERYL
MAILING ADDRESS: 6 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

10

ACCOUNT NO: 07-022034
N/F
LACHAPELLE, JERRY & KELLY TRUSTEES
MAILING ADDRESS: 20 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 41,818 SF
PRESENT USE: RESIDENTIAL

17

ACCOUNT NO: 07-016522
N/F
ROBERTS, GERALD W
MAILING ADDRESS: 12630 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2,6900 AC
PRESENT USE: RESIDENTIAL

24

ACCOUNT NO: 07-004621
N/F
DAVIS, DENNIS L
MAILING ADDRESS: PO BOX 45
SMITHSBURG, MD 21783
PARCEL ADDRESS: 12601 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 10,454 SF
PRESENT USE: RESIDENTIAL

31

ACCOUNT NO: 07-010265
N/F
MILLER, DAVID & JESSICA
MAILING ADDRESS: 12528 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 15,708 SF
PRESENT USE: RESIDENTIAL

38

ACCOUNT NO: 07-015631
N/F
RIFLE, JAMES E
MAILING ADDRESS: 12514 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 114,196 SF
PRESENT USE: RESIDENTIAL

45

ACCOUNT NO: 07-014198
N/F
GATZ, JAMES & BAKER, BENJAMIN
MAILING ADDRESS: PO BOX 548
SHEPHERDSTOWN, WV 25443
PARCEL ADDRESS: 26 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,624 SF
PRESENT USE: RESIDENTIAL

52

ACCOUNT NO: 07-037392
N/F
SEEDERS, DONALD & APRIL
MAILING ADDRESS: 46 N MAIN ST
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 11,761 SF
PRESENT USE: RESIDENTIAL

4

ACCOUNT NO: 07-021968
N/F
SMITH, ROBERT & MICHELLE
MAILING ADDRESS: 8 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 35,264 SF
PRESENT USE: RESIDENTIAL

11

ACCOUNT NO: 07-022042
N/F
SHAY, JOHN & HUMM, JENNIFER
MAILING ADDRESS: 22 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 1,200 AC
PRESENT USE: RESIDENTIAL

18

ACCOUNT NO: 07-021267
N/F
SNIVELY, TIMOTHY & LORI
MAILING ADDRESS: 12620 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 36,670 SF
PRESENT USE: RESIDENTIAL

25

ACCOUNT NO: 07-003471
N/F
TIBBENS, ALEXANDER & WINEBRENNER, KENNETH
MAILING ADDRESS: 12526 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,175 SF
PRESENT USE: RESIDENTIAL

32

ACCOUNT NO: 07-020511
N/F
REDER, KYLE EDWARD
MAILING ADDRESS: 7615 ERIE ST
ANNANDALE, VA 22003
PARCEL ADDRESS: 12512 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 8,861 SF
PRESENT USE: RESIDENTIAL

39

ACCOUNT NO: 07-011490
N/F
GROVE, RICHARD & JOYCE
MAILING ADDRESS: 70 MAPLE GROVE CT
SMITHSBURG, MD 21783
PARCEL ADDRESS: 28 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,824 SF
PRESENT USE: RESIDENTIAL

46

ACCOUNT NO: 07-008171
N/F
SIGGLER, LLOYD
MAILING ADDRESS: PO BOX 173
SMITHSBURG, MD 20783
PARCEL ADDRESS: 50 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,829 SF
PRESENT USE: RESIDENTIAL

53

ACCOUNT NO: 07-014643
N/F
SEEDERS, DONALD & APRIL
MAILING ADDRESS: 46 N MAIN ST
SMITHSBURG, MD 20783
PARCEL ADDRESS: SAME
AREA: 11,761 SF
PRESENT USE: RESIDENTIAL

5

ACCOUNT NO: 07-021976
N/F
KENNEDY, JERRY JOSEPH
MAILING ADDRESS: 10 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 37,0268 SF
PRESENT USE: RESIDENTIAL

12

ACCOUNT NO: 07-022069
N/F
SMITH EARLEEN K
MAILING ADDRESS: 24 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2,8300 AC
PRESENT USE: RESIDENTIAL

19

ACCOUNT NO: 07-019716
N/F
GOODRICH, CASEY & COLLINS, CLAIRE
MAILING ADDRESS: 12616 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 25,531 SF
PRESENT USE: RESIDENTIAL

26

ACCOUNT NO: 07-003501
N/F
GEISER CURTIS
MAILING ADDRESS: 12547 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 13,808 SF
PRESENT USE: RESIDENTIAL

33

ACCOUNT NO: 07-000677
N/F
DICK, STEVEN MICHAEL
MAILING ADDRESS: 12524 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,150 SF
PRESENT USE: RESIDENTIAL

40

ACCOUNT NO: 07-004532
N/F
BALL, KYLE & CARLY
MAILING ADDRESS: 11324 PLEASANT WALK RD
MEYERSVILLE, MD 21773
ADDRESS: 12510 BRADBURY AVE
SMITHSBURG, MD 21783
AREA: 4,988 SF
PRESENT USE: RESIDENTIAL

47

ACCOUNT NO: 07-010354
N/F
A&L PROPERTIES LLC
MAILING ADDRESS: 13630 POPLAR GROVE RD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 30 N MAIN ST
SMITHSBURG, MD 21783
AREA: 10,800 SF
PRESENT USE: RESIDENTIAL

54

ACCOUNT NO: 07-007310
N/F
HESSONG, PAUL & BEATRICE
MAILING ADDRESS: 57 E WATER ST
SMITHSBURG, MD 20783
PARCEL ADDRESS: 52A N MAIN ST
SMITHSBURG, MD 21783
AREA: 22,960 SF
PRESENT USE: RESIDENTIAL

6

ACCOUNT NO: 07-021984
N/F
MILES DEANNE NANCY
MAILING ADDRESS: 12 GROVE CREEK CIR
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 38,768 SF
PRESENT USE: RESIDENTIAL

13

ACCOUNT NO: 07-014015
N/F
JERNIGAN, TROY & ELIZABETH
MAILING ADDRESS: 22725 STEVENSON RD
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14,9000 AC
PRESENT USE: AGRICULTURAL

20

ACCOUNT NO: 07-016905
N/F
SHAFER, REBECCA
MAILING ADDRESS: 12612 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 21,511 SF
PRESENT USE: RESIDENTIAL

27

ACCOUNT NO: 07-014074
N/F
BABYLON, MICHAEL & MECHELL
MAILING ADDRESS: 12543 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 2,5000 AC
PRESENT USE: RESIDENTIAL

34

ACCOUNT NO: 07-000502
N/F
QUICK, CHRISTOPHER & LISA
MAILING ADDRESS: 12522 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 10,000 SF
PRESENT USE: RESIDENTIAL

41

ACCOUNT NO: 07-007531
N/F
EUDY, ELIZABETH ANN
MAILING ADDRESS: 12508 BRADBURY AVE
SMITHSBURG, MD 21783
PARCEL ADDRESS: SAME
AREA: 14,790 SF
PRESENT USE: RESIDENTIAL

48

ACCOUNT NO: 07-09917
N/F
CEPHAS RIDGE ENTERPRISES I LLC
MAILING ADDRESS: 49 E WATER ST
SMITHSBURG, MD 21783
PARCEL ADDRESS: 34 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,145 SF
PRESENT USE: RESIDENTIAL

55

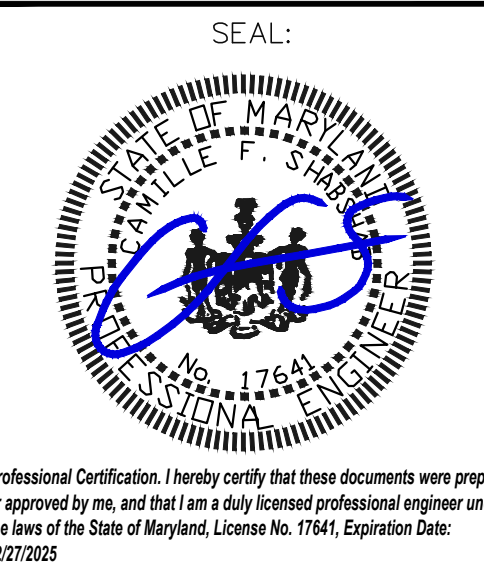
ACCOUNT NO: 07-010591
N/F
MOATS, DALE & BETTY JANE
MAILING ADDRESS: PO BOX 194
SMITHSBURG, MD 20783
PARCEL ADDRESS: 58 N MAIN ST
SMITHSBURG, MD 21783
AREA: 21,145 SF
PRESENT USE: RESIDENTIAL



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY



SUBMITTALS		
DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	O

PROJECT NO: 1050.463

DESIGNER: R.S.

ENGINEER: C.S.

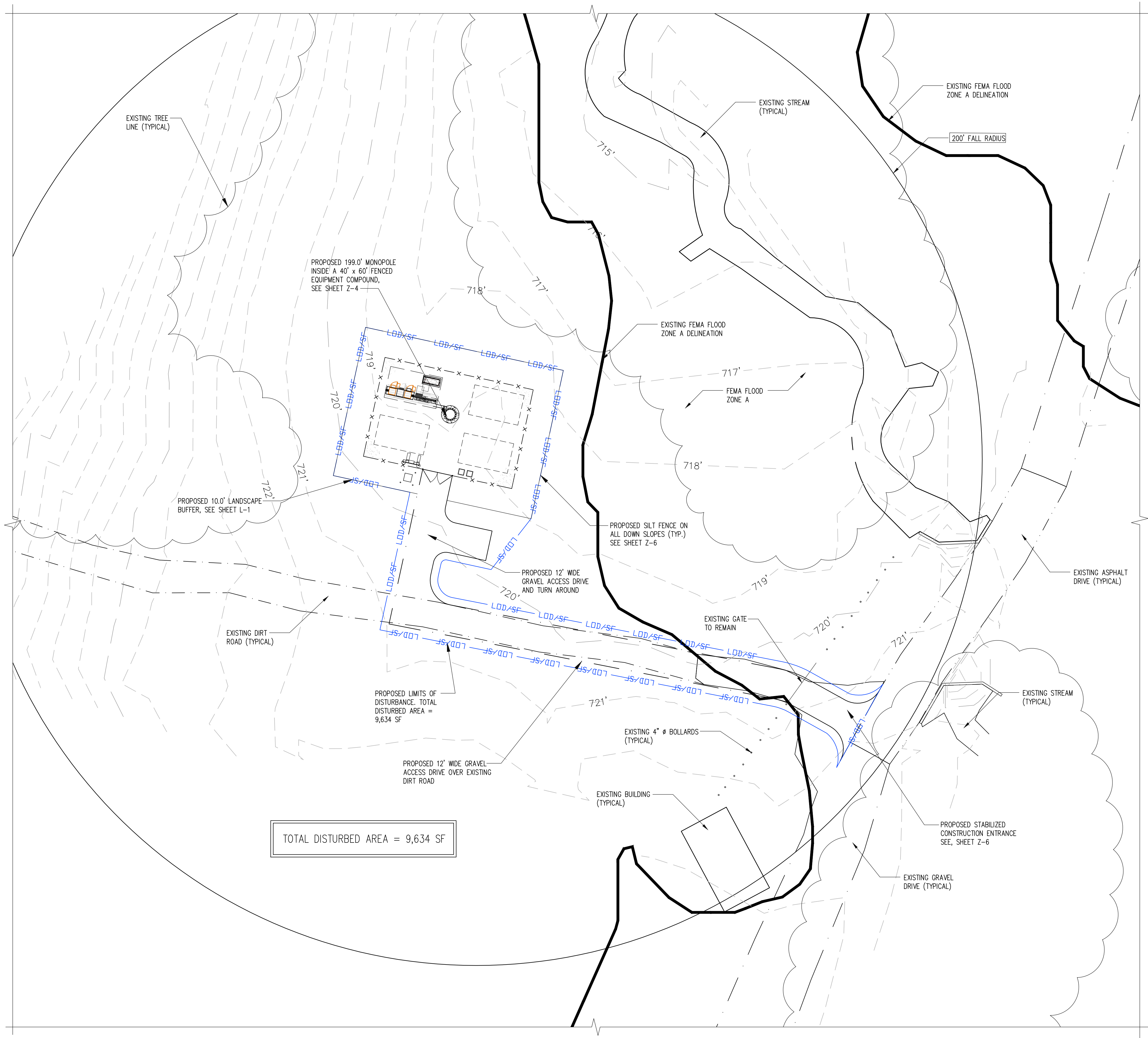
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

PROPERTY ADJOINERS

SHEET NUMBER:

Z-2



LINE TYPES

BOUNDARY LINE - SUBJECT PARCEL

UNSURVEYED LINE - BOUNDARY OF ADJOINERS

EASEMENT BOUNDARY

RIGHT OF WAY BOUNDARY

EDGE OF ASPHALT

EDGE OF GRAVEL

CURB

FENCE LINE - CHAIN

1' CONTOUR LINE

5' CONTOUR LINE

OVERHEAD UTILITY LINE

SWALE

TREE OR VEGETATION LINE

PROPOSED EDGE OF ASPHALT

PROPOSED EDGE OF CONCRETE

PROPOSED EDGE OF GRAVEL

FENCE LINE - CHAIN

PROPOSED 1' CONTOUR LINE

PROPOSED 5' CONTOUR LINE

LIMITS OF DISTURBANCE

SILT FENCE

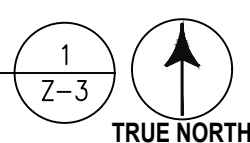
LOD/ SILT FENCE

TREE PROTECTION FENCE

TPF

ENLARGED SITE PLAN

SCALE: 1" = 20'



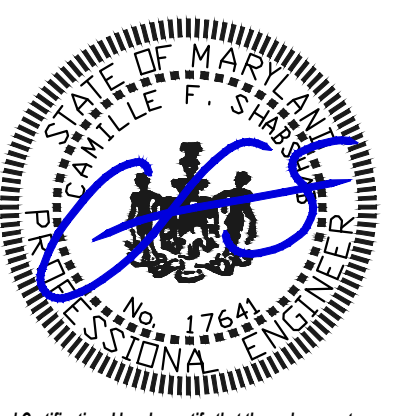
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



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. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT NO: 1050.463

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

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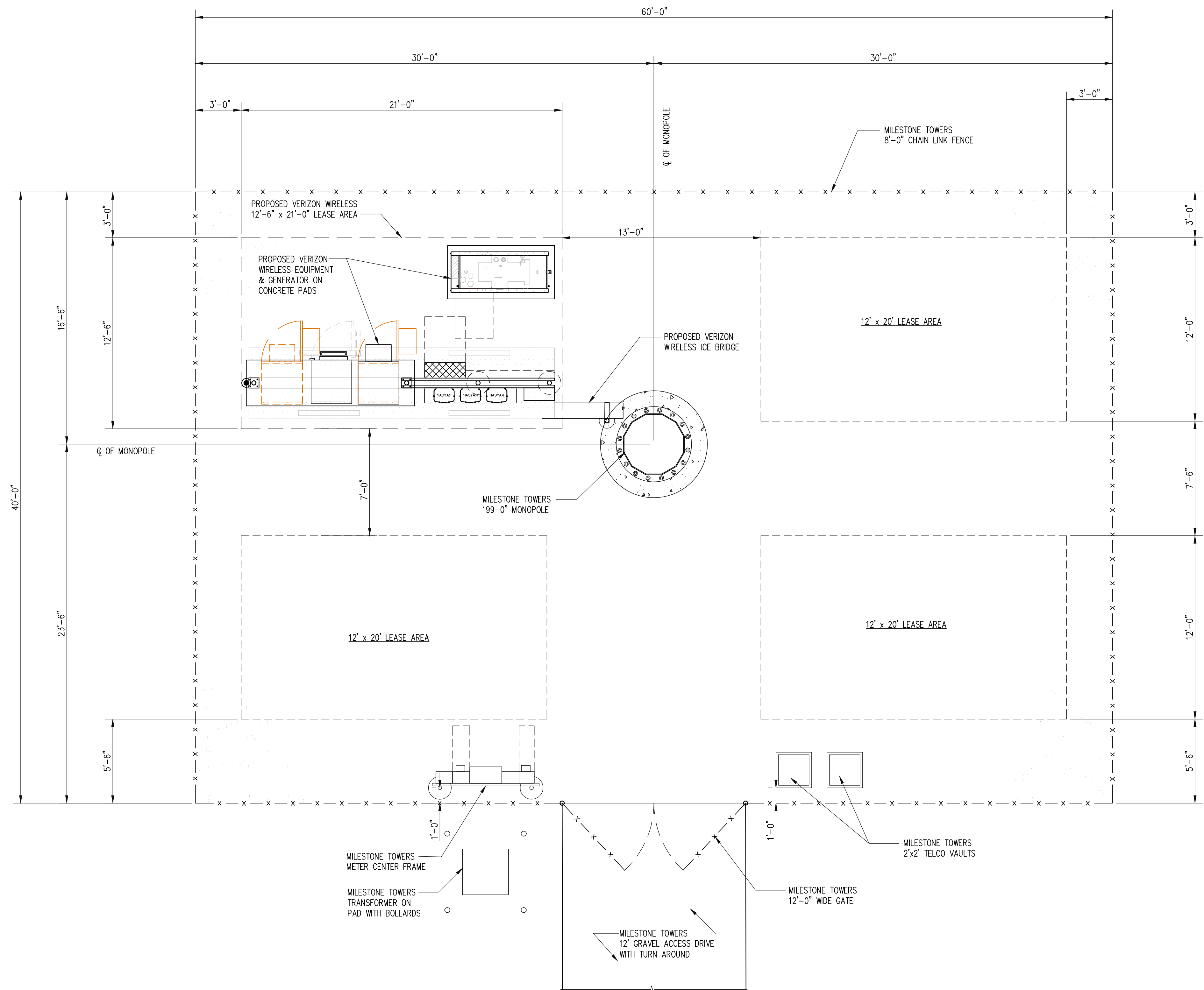
GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

Z-3



COMPOUND PLAN
SCALE: 1/4" = 1'-0"

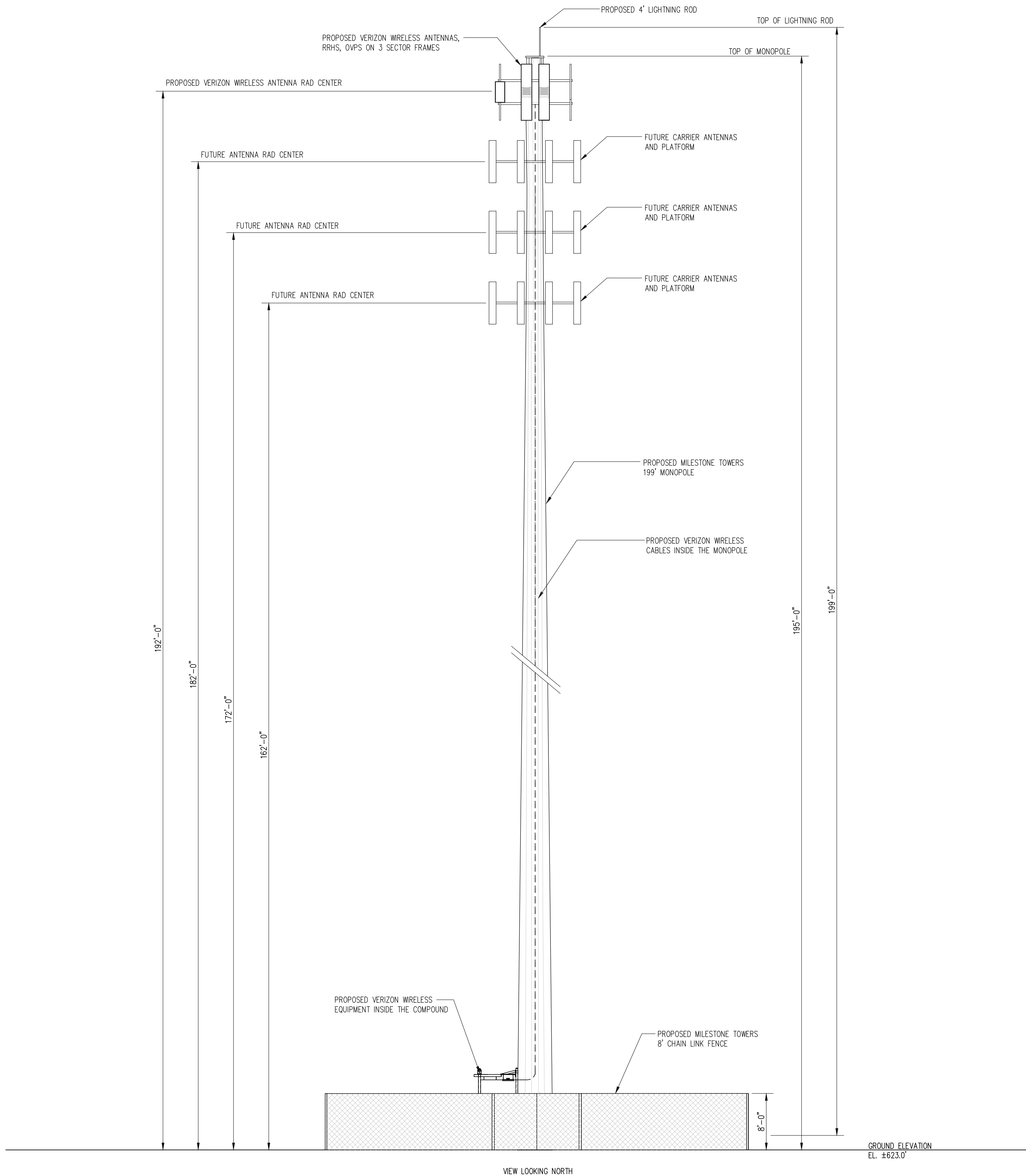
SUBMITTALS		
DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT NO: 1050.463
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
1/2" = 1'-0"
GRAPHIC SCALE IN INCHES

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
Z-4



MONOPOLE ELEVATION

SCALE: 1/8"=1'-0"

1
Z-5



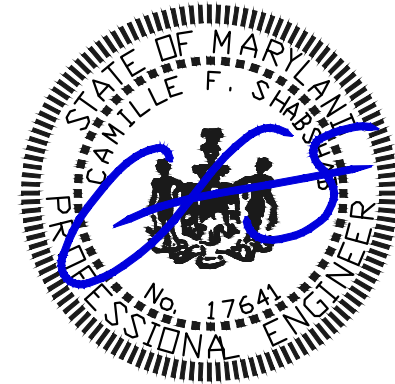
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

SMITHSBURG HIGH SCHOOL
66 N MAIN STREET
SMITHSBURG, MD 21783
WASHINGTON COUNTY

SEAL:



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. 17641, Expiration Date: 12/27/2025

SUBMITTALS

DATE	DESCRIPTION	REV.
03-31-2025	ZONING REVIEW	A
04-29-2025	ZONING REVIEW	B
08-20-2025	RELOCATE COMPOUND	C
09-03-2025	ADD ACCESS ROAD & ARIAL	D

PROJECT NO: 1050.463

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

MONOPOLE
ELEVATION

SHEET NUMBER:

Z-5

Historic Review Activity 10/23/2025 thru 11/20/2025											
Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
2025-04486	Residential Demolition Permit	IV078	Approved	17-Sep-25	19-Sep-25	SMITHSBURG/WOLFSVILLE ROAD	DEMOLITION OF OLD STONE MILL, WILL INVOLVE TEARING DOWN AN ALREADY COLLAPSED STONE MILL, COMPRISED OF A SINGLE STORY AND NO WINDOWS OR FRAMING	Folder Status	Status Date	Task Name	Comments
								Approved	06-Nov-25	Historical Review	HDC reviewed at their 11/5 meeting and supported this permit with the stipulation that staff provide a suggestion for a stone garden with the walls/foundation remaining. Letter is attached in the documents.
								Days in Review:	48		
2025-04487	Residential Demolition Permit	I697	Approved	17-Sep-25	01-Oct-25	LOR 14219 MAUGANSVILLE ROAD	DEMOLITION OF DWELLING AND (3) DETACHED ACCESSORY STRUCTURES	Folder Status	Status Date	Task Name	Comments
								Note	06-Nov-25	Historical Review	reviewed at the 11/5 HDC meeting. HDC supported permit with comments. Comments are provided in letter attached in documents.
								Approved	06-Nov-25	Historical Review	Updated by Script from EPR.
								Days in Review:	36		
2025-04522	Residential Demolition Permit		Void	19-Sep-25	19-Sep-25	LOR 11416 HANGING ROCK ROAD	DEMOLITION OF EXISTING 1,182 SQ. FT, TWO STORY METAL CLAD LOG HOME STRUCTURE AND ACCESSORY SHED, NO EXISITNG FOUNDATION	Folder Status	Status Date	Task Name	Comments
								Note	06-Nov-25	Historical Review	HDC Reviewed this permit at their 11/5 meeting. The permit was tabled pending information from the Health Department and permitting office as to whether the structures can remain for workshop/storage purposes when there is a septic reserve drawn around them.
								Void	14-Nov-25	Historical Review	
								Days in Review:	56		
2025-04561	Residential Addition-Alteration Permit	I207	Approved	22-Sep-25	23-Oct-25	SI-08-003 20026 LEHMANS MILL ROAD	REPLACE EXISTING FRONT PORCH WITH 513 SQ. FT. COVERED FRONT PORCH, ROOF RAFTERS SI-08-003 RALPH HORST	Folder Status	Status Date	Task Name	Comments
								Note	23-Oct-25	Historical Review	HDC has no comment on new construction on this property. Passing.
								Passed - Info	23-Oct-25	Historical Review	Updated by Script from EPR.
								Days in Review:	0		
2025-04936	Non-Residential New Construction Permit		Review	15-Oct-25	21-Oct-25	SP-24-032 21546 LEITERSBURG SMITHSBURG ROAD	155 FT. IN HEIGHT MONOPOLE TELECOMMUNICATIONS TOWER, (1) 33 SQ. FT. CONCRETE PAD FOR EQUIPMENT CABINET, (1) 28 SQ. FT. CONCRETE PAD FOR GENERATOR, RELATED GROUND EQUIPMENT, 9 FT. HIGH SECURITY FENCE FOR MILESTONE TOWERS, ZONING CERTIFICATION FOR "VERIZON WIRELESS" TO CO LOCATE	Folder Status	Status Date	Task Name	Comments
								Note	23-Oct-25	Historical Review	HDC has reviewed this tower previously as part of the 106 process. Corresponding site plan had minimal changes from that review process. No HDC review for the permit as review is completed through other process.
								Approved	23-Oct-25	Historical Review	
								Days in Review:	2		
SP-25-043	Site Plan	I471; I866	In Review	22-Oct-25	23-Oct-25	13850 CRAYTON BOULEV, SUITE# A HAGERSTOWN, MD 21742	THIS SITE PLAN IS FOR THE CONSTRUCTION OF A CONVENIENCE STORE/GAS STATION WITH AUTO AND DIESEL FUELING ISLANDS. THE PROPOSED SITE DISTURBED AREA IS 9.8 ACRES, AND THE PROPOSED IMPERVIOUS AREA IS 6.38	Folder Status	Status Date	Task Name	Comments
								Revisions Required	23-Oct-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	0		
2025-05066	Residential Addition-Alteration Permit	I207	Approved	23-Oct-25	23-Oct-25	SI-08-003 20026 LEHMANS MILL ROAD	240 SQ. FT. COVERED PORCH TO LEFT SIDE OF WASH HOUSE, ROOF RAFTERS, DEMOLISH TWO CAR CARPORT TO RIGHT OF WASH HOUSE RALPH HORST	Folder Status	Status Date	Task Name	Comments
								Note	23-Oct-25	Historical Review	Customer is only demo'ing the right portion which is pole construction and is leaving the wash house detailed in the inventory as having architectural features relevant to the farm complex. New construction attached is not reviewable. HDC does not need to review this permit since its only the pole construction portion. Customer sent description via email to me which is now attached to the permit.
								Passed - Info	23-Oct-25	Historical Review	
								Days in Review:	0		
SI-25-021	Simplified Plat	I336	In Review	24-Oct-25	27-Oct-25	12465 LOGISTICS BOULEV HAGERSTOWN, MD 21740	SIMPLIFIED PLAT TO INCREASE THE SIZE OF LOT 1	Folder Status	Status Date	Task Name	Comments
								Approved	31-Oct-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	3		

Historic Review Activity 10/23/2025 thru 11/20/2025											
Record #	Type	MIHP#	Record Status	Open Date	Date Assigned	Location	Description	Workflow Info			
2025-05191	Residential New Construction Permit		Review	31-Oct-25	13-Nov-25	LOR 7818 SHARPSBURG PIKE	960 SQ. FT. ONE STORY DETACHED GARAGE ON GRAVEL BASE, TO REAR OF DWELLING, POLE CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES	Folder Status	Status Date	Task Name	Comments
								Note	14-Nov-25	Historical Review	Staff applied the HDC's Pole Building Policy on this property. As a non-contributing structure to the Tilghmanton area, the construction of the pole building is subject to staff review and there are no additional comments from staff on this construction.
								Approved	14-Nov-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
SP-25-044	Site Plan	I044	In Review	05-Nov-25	07-Nov-25	21320 CHEWSVILLE ROAD SMITHSBURG, MD 21783	CONSTRUCT A CATTLE BARN WITH ASSOCIATED GRAVEL AREAS	Folder Status	Status Date	Task Name	Comments
								Revisions Required	14-Nov-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	6		
S-25-034	Preliminary-Final Plat	V132	In Review	06-Nov-25	07-Nov-25	12158 OREBANK ROAD CLEAR SPRING, MD 21722	REMAINDER LOT FROM PLAT 11874 INTO A DWELLING LOT.	Folder Status	Status Date	Task Name	Comments
								Revisions Required	14-Nov-25	Historic District Commission	Updated by Script from EPR.
								Days in Review:	6		
WI2025-0022	Town of Williamsport Residential Building Permit	WIL268; WIL268; WIL268	Approved	07-Nov-25	07-Nov-25	125 NORTH ARTIZAN STREET	128 SQ. FT. FREESTANDING COVERED FRONT PORCH, COMPOSITE DECKING/RAILING, PORCH ROOF EXTENDS ANOTHER 72 SQ. FT. TO COVER FRONT OF DWELLING, ROOF RAFTERS	Folder Status	Status Date	Task Name	Comments
								Note	10-Nov-25	Historical Review	Not in a HDC review area/no HTC
								Passed - Info	10-Nov-25	Historical Review	Updated by Script from EPR.
								Days in Review:	3		
2025-05388	Residential Demolition Permit	III071	Review	12-Nov-25	14-Nov-25	S-24-014 20313 LOCUST GROVE ROAD, LOT 5	DEMOLITION OF 3,900 SQ. FT. SINGLE FAMILY DWELLING INCLUDING FOUNDATION AND DETACHED GARAGE THEODORE & SHARON LAPKOFF, LOT 5	Folder Status	Status Date	Task Name	Comments
								Note	14-Nov-25	Historical Review	Added to 12/3 HDC meeting
								Days in Review:	0		
WI2025-0023	Town of Williamsport Residential Building Permit	WIL320	Review	13-Nov-25	13-Nov-25	29 SOUTH VERMONT STREET	108 SQ. FT. INTERIOR RENOVATIONS TO CONVERT SECOND FLOOR BEDROOM INTO A FULL BATHROOM	Folder Status	Status Date	Task Name	Comments
								Note	14-Nov-25	Historical Review	Interior renovations and not in a review area for the HDC.
								Passed - Info	14-Nov-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
2025-05465	Residential New Construction Permit		Review	17-Nov-25	18-Nov-25	S-19-004 5415 AMOS REEDER ROAD	1,494 SQ. FT. FINISHED SPACE ONE STORY SINGLE FAMILY DWELLING ON FULL UNFINISHED WELLED EXIT BASEMENT, COVERED FRONT PORCH, ATTACHED TWO CAR SIDE LOAD GARAGE, FRAME CONSTRUCTION, PRE-ENGINEERED ROOF TRUSSES, MODEL: EMERSON	Folder Status	Status Date	Task Name	Comments
								Note	19-Nov-25	Historical Review	Not in a review area for new construction.
								Passed - Info	19-Nov-25	Historical Review	Updated by Script from EPR.
								Days in Review:	1		
WI2025-0024	Town of Williamsport Residential Building Permit		Review	17-Nov-25	17-Nov-25	LOR 41 E. FREDERICK STREET, PARCEL F	540 SQ. FT. METAL DETACHED ONE CAR GARAGE ON CONCRETE SLAB TO REAR OF DWELLING, PRE-ENGINEERED ROOF TRUSSES	Folder Status	Status Date	Task Name	Comments
								Passed - Info	18-Nov-25	Historical Review	
								Days in Review:	1		
Activity Count:	16										

Review Activities Summary

Application Type	Application Number	Approved	Note	Passed - Info	Revisions Required	Void	Total
Non-Residential New Construction Permit	Total	1	1	0	0	0	1
Preliminary-Final Plat	Total	0	0	0	1	0	1
Residential Addition-Alteration Permit	Total	0	2	2	0	0	2
Residential Demolition Permit	Total	2	3	0	0	1	4
Residential New Construction Permit	Total	1	2	1	0	0	2
Simplified Plat	Total	1	0	0	0	0	1
Site Plan	Total	0	0	0	2	0	2
Town of Williamsport Residential Building Permit	Total	0	2	3	0	0	3
Total		5	10	6	3	1	16



Historic District Commission

Membership

Full Name	Elected (or assigned) Position	Serving As (if req)	Date Expires	Term Number
Aldrich, Ann			8/31/2027	3
Baker, Jill (Liaison)	Non-Voting / Ex-Officio	Director, Planning & Zoning	N/A	N/A
Bedard, Justin			7/31/2027	1
Candelaria, Brianna			7/31/2027	1
Leatherman, Randy	Non-Voting / Ex-Officio	County Commissioner	N/A	N/A
Lushbaugh, Michael			6/30/2026	2
Milam, Tyler			8/31/2027	1
Smith, Gregory			6/30/2026	2
Yavener, Lloyd			7/31/2027	2

For additional information, please contact Dawn L. Marcus, County Clerk, at 240.313.2204 or email at dlmarcus@washco-md.net

100 West Washington Street, Suite 1101 Hagerstown, Maryland 21740

HISTORIC DISTRICT COMMISSION
OF WASHINGTON COUNTY

BY-LAWS

ARTICLE I Name of Commission

The name of this organization shall be The Historic District Commission of Washington County, hereinafter referred to as the Commission.

ARTICLE II Authorization

The authorization for the establishment of this organization is set forth in Md Code (2012), § 8-201 of the Land Use Article ("LU").

ARTICLE III Membership

- Section 1 The Commission shall consist of seven (7) members, appointed by the Board of County Commissioners of Washington County. In addition to these seven (7) members, a member of the Board of County Commissioners shall serve as an eighth (8th) member of the Historic District Commission in an ex officio capacity concurrent with that member's Board of County Commissioners official term. The ex officio member does not count towards a quorum, and the member similarly lacks voting rights.
- Section 2 The term of each member shall be three (3) years, or until a successor takes office. The composition of the Commission shall be as specified in Article 20.1 (b) of the Zoning Ordinance.
- Section 3 Members may, after a public hearing, be removed by the local legislative body for inefficiency, neglect of duty, or malfeasance in office. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term by the local legislative body.
- Section 4 All members of the Commission shall reside in Washington County.
- Section 5 Each member of the Commission shall be entitled to one (1) vote.

Section 6 All members shall serve with such compensation as the local legislative body deems appropriate.

ARTICLE IV Officers

Section 1 The Commission shall elect a Chairman and a Vice-Chairman from the appointed members of the Commission and may create and fill such other offices as it deems appropriate.

Section 2 The term of the Chairman shall be for one (1) year, with eligibility for re-election for no more than two (2) additional terms.

Section 3 The Chairman shall preside at all meetings and hearings of the Commission and shall have the duties normally conferred by parliamentary procedure.

Section 4 The Vice-Chairman shall act for the Chairman in his absence.

ARTICLE V Election of Officers

Section 1 At the regular meeting in December of each year, the Commission shall elect from its membership a Chairman and a Vice-Chairman, and these elected persons shall take office at the regular meeting in January.

Section 2 Nominations shall be made from the floor of the annual organizational meeting and election of officers shall immediately follow.

Section 3 A candidate receiving a majority vote of the entire membership of the Commission shall be declared elected and shall serve for one (1) year or until his successor shall take office.

Section 4 Vacancies in office shall be filled by the adopted election procedure at the first regular meeting of the Commission following notification of the vacancy.

ARTICLE VI Meetings

- Section 1 Regular meetings shall be held on the first Wednesday of each month at 7:00 p.m. or at such other time as deemed appropriate by the Commission. In the event of a conflict with holidays or other events, a majority vote shall determine the alternate meeting date.
- Section 2 A quorum shall consist of four (4) members of the Commission. A motion to approve any matter before the Commission, or to recommend approval of any request requiring action by the Board of County Commissioners, shall require affirmative votes of a majority of those present and voting. Whenever a quorum is not present at a regular or special meeting, those present may adjourn the meeting or may hold the meeting to discuss the matters on the agenda without taking any action on those or other matters. This section shall apply to public hearings as well as to all meetings.
- Section 3 A member shall be disqualified from any matter under consideration by the Commission that may affect that member's personal or financial interest. A member may announce disqualification when an applicant, either directly or through another party, has privately sought to influence that member's action in a matter before the Commission.
- Section 4 Special meetings may be called by the Chairman with concurrence of the majority of the Commission. It shall be the duty of the Chairman to call a special meeting, when requested to do so by a majority of the Commission. The Chairman shall notify all members of the Commission three (3) days in advance of such special meeting. Special meetings shall be held at such times and places as determined by a majority of the members.
- Section 5 Both Regular and Special meetings may occur by video conference, available and accessible to the public and in accordance with the following provisions, herein. Such meetings are permissible where the Chairman deems inclement weather or other circumstances make meeting in person impractical or unsafe. In such circumstances, the Commission must provide sufficient notice to the public that the next-scheduled meeting will occur by video conference, to allow public participation and observation. If

a meeting is held virtually, the contents of such a meeting must be documented in the Minutes of the next regularly scheduled meeting.

Section 6 All meetings or portions of meetings at which official action is taken shall be open to the general public.

Section 7 Unless otherwise specified, Robert's Rules of Order shall govern the proceedings at the meetings of the Commission.

Section 8 Any provision of these rules not governed by State or County law may be temporarily suspended by a favorable two-thirds vote of all members of the Commission, which vote shall be entered in the minutes.

Article VII Order of Business

Section 1 An agenda shall be prepared and shall be approved by the Chairman for all regular meetings. The agenda, along with any supporting documents, shall be sent to all Commission members by no later than the Thursday preceding the regular Wednesday meeting. Agendas for special meetings shall be prepared as deemed necessary by the Commission.

Section 2 The order of business, set forth on the agenda, shall be:

- A. Call to Order
- B. Roll Call
- C. Reading of the Minutes of the previous meetings and action thereof
- D. New Business
- E. Unfinished Business
- F. Other Business
- G. Communications and bills
- H. Reports
- I. Adjournment

Section 3 A motion from the floor must be made and passed in order to dispense with any item on the agenda.

ARTICLE VIII Hearings

- Section 1 In addition to those required by law, the Commission may hold public hearings when it finds that they will be in the public interest.
- Section 2 Notice of the time and place of such hearings on matters of general public interest shall be published once a week for two consecutive weeks in at least one newspaper of general circulation in Washington County, but not earlier than three weeks prior to the hearing. For matters of limited public interest, notice shall be given in such manner as deemed appropriate by the Commission.
- Section 3 The matter before the Commission shall be presented in summary by a member of the staff and parties of interest shall have the right to be heard.
- Section 4 A record shall be kept of those speaking before the Commission at such hearings and a transcript or recording of all comments shall be made.

ARTICLE IX Amendments

Proposed amendments to these bylaws may be made by a majority vote of the entire membership of the Commission provided such amendments are proposed at a prior meeting and made available to all Commission members, in writing, at least three days prior to the meeting at which it is to be considered. Final approval of amendments to these bylaws requires resolution from the Board of County Commissioners.

ARTICLE X Recordation


A copy of these By-laws and any amendments thereto shall be filed in the Office of the Clerk of the Circuit Court for Washington County within ten (10) days following the date of adoption.

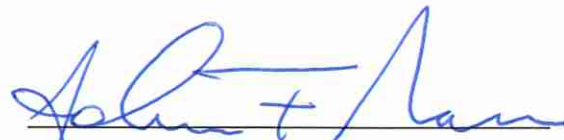
ARTICLE XI Repealing Clause

All previously adopted By-laws and all amendments thereto are, upon adoption of these By-laws, repealed.

Restated with amendments, this 23rd day of July 2024

ATTEST:


Dawn L. Marcus, *County Clerk*


John F. Barr, *President*
Board of County Commissioners of
Washington County, Maryland