



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

WASHINGTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
July 6, 2015, 7:00 PM  
WASHINGTON COUNTY ADMINISTRATION BUILDING  
100 WEST WASHINGTON STREET  
2<sup>ND</sup> FLOOR, ROOM 255

**CALL TO ORDER AND ROLL CALL**

**MINUTES**

1. June 1, 2015 regular Planning Commission meeting minutes \*

**OLD BUSINESS**

1. RZ-15-003 – Recommendation for an application request by the Washington County Department of Planning & Zoning for a proposed text amendment to add new Article 16A PUD and amend Article 16 MX – Mixed Use District of the Washington County Zoning Ordinance; Planners: Steve Goodrich

**NEW BUSINESS**

**PRELIMINARY PLAT/SITE PLAN**

1. Emerald Pointe PUD, Phase 3, Section 1 (PSP-14-001) Preliminary Plat/Site Plan for 17 dwelling units on 4.56 acres located along the east side of Marsh Pike; Zoning: RT(PUD) – Residential Transition Planned Unit Development; Planner: Lisa Kelly \*

**OTHER BUSINESS**

1. Comprehensive Plan Update – Planner: Jill Baker

**ADJOURNMENT**

**UPCOMING MEETINGS**

1. Monday, August 3, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

***\*attachments***

The Planning Commission reserves the right to vary the order in which the cases are called.  
Individuals requiring special accommodations are requested to contact the Washington County Planning Department at 240-313-2435 Voice/TDD, to make arrangements no later than ten (10) days prior to the meeting. Notice is given that the Planning Commission agenda may be amended at any time up to and including the Planning Commission meeting.



## **WASHINGTON COUNTY PLANNING COMMISSION**

### **June 3, 2015**

The Washington County Planning Commission held a rezoning public meeting and its regular meeting on Monday, June 3, 2015 at 7:00 p.m. at the Washington County Administration Building, 100 West Washington Street, Room 255, 2nd Floor, Hagerstown, Maryland.

Commission members present were: Chairman Terry Reiber, Clint Wiley, Dennis Reeder, David Kline, and Ex-officio Leroy E. Myers, Jr (arrived at 7:11 p.m.). Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director; Jill Baker, Chief Planner; Justin Lindley, Comprehensive Planner; and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review & Permitting - Terry Irwin, Deputy Director; Tim Lung, Chief Planner; and Lisa Kelly, Senior Planner.

#### **CALL TO ORDER**

The Chairman called the meeting to order at 7:00 p.m.

#### **MINUTES**

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the April 18, 2015 rezoning public meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

**Motion and Vote:** Mr. Reeder made a motion to approve the minutes of the May 4, 2015 meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

#### **REZONING PUBLIC MEETING**

##### **RZ-15-003 Text Amendment**

Mr. Goodrich presented a text amendment jointly prepared by the Washington County Department of Planning and Zoning and the County Attorney's Office to add new Article 16A and amend Article 16 of the Washington County Zoning Ordinance. He explained that a recent appeal of the approval of a PUD (Planned Unit Development) development plan change and a subsequent court decision on the appeal of the change highlighted a defect in the PUD zoning district; the defect is a lack of procedures to handle changes to a development plan. In 2012, during the Urban Growth Area rezoning, the County replaced the PUD text in the Zoning Ordinance with the MX (Mixed Use) district. Both the PUD and the MX zoning districts are floating zones; therefore, they are both approved based on a specific plan that is presented during the rezoning hearing. Both districts allow a mixed use type of development and both relax some specific design requirements in return for some flexibility in the plan the development will follow.

Mr. Goodrich explained that the PUD text was taken out of the Zoning Ordinance; however, the existing PUD designation was left on the zoning maps. It was believed that any future activity in a PUD would be covered by including an explanatory paragraph in the MX zoning district. He further explained that a process to approve changes to Development Plans had already been established several years ago. When Emerald Pointe, a pre-existing PUD, applied for a change in its development plan, the proposed change was approved and subsequently appealed. The Courts did not uphold the change and in its discussion of why the change was not upheld pointed to the fact that there was no defined process for addressing a change in a PUD development plan. The currently proposed text amendment would define a process for changes in a PUD development plan.

Mr. Goodrich stated that if the text amendment is adopted, it will not override the Court's decision and it will not relax or change any current allowances or restrictions in the PUD district. If the amendment is approved, language will be incorporated into the Zoning Ordinance that codifies a previously established administrative policy.

Mr. Goodrich briefly reviewed the proposed text and explained that part of the old PUD text that covers the design guidelines would be returned to the Zoning Ordinance and text describing the process to address a major change in a development plan that is to be added.



**Discussion and Comments:** There was a brief discussion relative to the appeal that was filed, the Court's decision to grant the appeal and the proposed text amendments as they relate to the Court's decision. Mr. Reeder and Mr. Reiber expressed concern with regard to the lack of a definition of a minor change and a major change. Mr. Goodrich stated that it is not defined in the proposed text amendment because it was not previously defined in the PUD text; and, in the past, the Planning Commission has been able to appropriately distinguish the difference between a minor and major change in the development plan.

### **Citizen Comments**

- Jason Divelbiss, 13424 Pennsylvania Avenue, Suite 302, Hagerstown, Maryland representing Emerald Pointe LLC – Mr. Divelbiss expressed his opinion that the proposed procedural text provides the major change option, which allows the applicant to request a major change and gives guidance on the approval process. However, if a major change is approved by the County Commissioners, the proposed text does not clarify the next step in the development process (i.e. the preliminary plan, the final development plan, and the site plan process). Mr. Divelbiss expressed his opinion that there is ambiguity created in what is meant by "commercial uses permitted in the BL". He explained the issues as they relate to the Emerald Pointe development. He believes the County should address the uses that are permitted by cross-reference in the BL zoning district; in particular, the requested use of a convenience store and what the Zoning Ordinance references as a neighborhood shopping center, which is not separately defined. Commissioner Myers asked Mr. Divelbiss to submit, in writing, his proposed changes to County staff for further consideration.

Commissioner Myers asked what would happen to the court case if this text amendment is approved. Mr. Divelbiss stated that the pending appeal of the previously submitted, ruled upon, and appealed PUD amendment is not affected by this proposed amendment. The appeal would proceed independently. If this text amendment is approved, it is likely that the applicant would submit a new development plan that would need to be considered by the Planning Commission and the County Commissioners.

The Chairman closed the rezoning public meeting at 7:35 p.m. and called to order the regular meeting of the Washington County Planning Commission.

### **NEW BUSINESS**

#### **PRELIMINARY CONSULTATIONS**

##### **Heritage Huyett LLC (PC-15-001)**

Ms. Kelly presented for review and approval a preliminary consultation for Heritage Huyett LLC. The applicant is proposing Industrial Commercial lots on property located along the west side of Greencastle Pike. The property is currently zoned RT (Residential Transition). The applicant is proposing to rezone a portion of the property (61.4 acres) to PI (Planned Industrial) and a portion (20.7 acres) to BL (Business Local). The site was formerly known as Powers Estates, a proposed residential development that did not come to fruition. Eleven lots are proposed; Lots 1-7 would be zoned BL and Lots 8-11 would be zoned PI. Forest retention areas were established during the approval process for Powers Estates and would remain virtually unchanged. A representative from the Washington County Soil Conservation District noted there were environmental conservation concerns on the site during its review as Powers Estates, including stream buffers and wetlands. These issues have been addressed and incorporated in the current concept plan. A representative from the Division of Environmental Management – Department of Engineering Services indicated that the developer will be required to extend public sewer to this site, at his expense, that would include the design, easement acquisition, construction permit, and inspection fees. Sewer from this site will flow into the Cedar Spring pump station; and, therefore, infrastructure fees will apply to this project. The Maryland State Highway Administration will not address any comments regarding access to this site until a traffic study has been submitted to the Washington County Department of Plan Review & Permitting and the State Highway Administration. A representative from the City of Hagerstown Utilities Department stated that according to the City's data, this out lot is not included in the approved Water Service Area, known as Powers Estates; therefore, the City would require documentation to confirm the current status of this site. A representative from the Washington County Department of Plan Review & Permitting – Engineering



section provided the following comments at the preliminary consultation: 1) a traffic impact study will be required for this development; 2) all proposed public roads must meet, or exceed, the County's geometric design criteria for the commercial/industrial street classification; 3) there should be redundant access provided for the lots currently shown to be accessed by a single road leading to a cul-de-sac [a loop road or a horseshoe design was suggested]; 4) add an 80-foot wide right-of-way reservation from the proposed public road in the PI zoned area to the Groh parcel property line; 5) the public road and its right-of-way terminating at Lot 1 should be reconfigured to allow for future extension of the public road to properties beyond Lot 1; 6) Lot 1 traffic flow would benefit by having a right-in only entrance on the public road that divides Lots 1 and 2; 7) a separate ESD (Environmental Site Design) storm water concept plan will be required at the appropriate construction phase for this project; and 8) the plan shows proposed storm water management facilities on the undeveloped lots; the purpose of these facilities and who will be responsible for their maintenance must be addressed. The Washington County Department of Plan Review & Permitting – Land Use section made the following comments: 1) in accordance with the Zoning Ordinance, prior to rezoning the property to PI, a preliminary consultation is required; 2) changes made to the concept plan deemed significant by the Planning Commission would require another public hearing; 3) following the approval of the final concept plan, sites plans and subdivisions for each lot would be required, which would include architectural drawings showing the façade of the building and buffers.

**Discussion and Comments:** Commissioner Myers made an inquiry regarding comments about a loop road. Mr. Lung stated that the Adequate Public Facilities Ordinance (APFO) requires a second entrance if the number of peak hour trips exceed 25; therefore, an APFO review would be required as part of the approval process for this site.

Mr. Reiber expressed his concern with regard to the future ingress and egress to the adjoining property. He believes this issue should be addressed now. Mr. Schreiber of Frederick, Seibert & Associates, the consultant representing the developer, stated that a T-turn around could be added in that area as this site is being developed.

**Motion and Vote:** Mr. Wiley made a motion to approve the preliminary consultation concept plan in order to allow the proposal to move through the Planned Industrial rezoning process. The motion was seconded by Mr. Reeder and unanimously approved.

## **OTHER BUSINESS**

### **Rosewood Planned Unit Development (PUD)**

Mr. Lung presented for review and approval a modification request of two design requirements for the Rosewood PUD Section II-B, Capitol Lane Townhouses located along the north side of Varsity Lane. Section 22.12 of the Zoning Ordinance establishes a minimum off-street parking requirement for residential multi-family units as 2 spaces per dwelling unit excluding garage space, plus overflow/visitor parking. Section 22.12(b).4 of the Zoning Ordinance requires that residential multi-family units provide overflow parking at 0.5 additional spaces per dwelling unit. The proposed design provides for 2 parking spaces in each driveway; however, the 0.5 space for overflow parking is not being provided. The applicant is requesting a modification to allow one parking space be counted in the garage; the townhouses are designed to have a two-car garage. Mr. Lung reminded Commission members that part of the plan includes an additional parking lot to provide overflow parking for the existing Varsity Professional Center. He believes this would be a prime opportunity to use the provision in the Zoning Ordinance for shared parking. The second modification request is related to Section 4.17 of the Zoning Ordinance which requires that play lots be provided within multi-family developments. The developer is proposing a 609 square foot tot lot at the end of the cul-de-sac. The Zoning Ordinance requires a minimum 50 foot setback from any street right-of-way; however, due to the design of this section of Rosewood, the play lot is located only 15 feet from the edge of the Capitol Lane right-of-way. There is forest conservation area located around the tot lot. Staff recommends that a fence be provided around the tot lot.

**Discussion and Comments:** Mr. Kline stated that he is not opposed to the request to use the garage as one of the two required parking spaces. He believes that if parking is a concern, people will not purchase the town homes. Commissioner Myers asked if there are "no parking" signs provided along the street. Mr. Lung stated there are no signs and the street is designed with a shoulder. Mr. Wiley believes there is not enough space for parking along the street without blocking a driveway. He agrees that the market will dictate these concerns. Mr.



Reeder expressed his opinion that the fence around the tot lot is a good idea if the setbacks are being changed. Mr. Reiber expressed his opinion that the tot lot needs to be fenced with an appropriate style of fencing with adequate gates for ingress and egress. Mr. Reiber asked how many cars per household is typical. Mr. Lung did not know but indicated he could investigate this issue for future reference.

**Motion and Vote:** Mr. Wiley made a motion to approve the two modification requests as presented. The motion was seconded by Commissioner Myers and unanimously approved.

Commissioner Myers left the meeting at 7:45 p.m.

### **Comprehensive Plan Update**

Ms. Baker presented a working draft of the website designed for the Comprehensive Plan, which is not "live" yet. She noted there is a Comprehensive Planning 101 section describing the Commission's responsibilities, how the plan is developed, what a comprehensive plan is and how it is used, why the Plan is being updated, and a graphic showing the update process. Staff is developing a master plan of surveys to be used over the next several months to gain the public's input. There will be a section describing "upcoming events", a calendar and a "what's new" section. She briefly reviewed the "elements" page outlining the nine sections discussed in the Plan. There will be a "Maps and Data" page, a "Participate" page where citizens can sign-up for e-mails, and a "Meet the Staff" page. Our new anticipated launch date is June 30<sup>th</sup>. Ms. Baker gave members the website address and asked them to review the information and contact staff if they have comments or suggestions.

**Discussion and Comments:** Mr. Reiber asked if the timeline presented to the Commission members would be available on the website as well. Ms. Baker noted that there will be a graphic included on the website but in a different format than the timeline presented to the Commission. She noted that staff will be speaking with the Board of County Commissioners on June 16<sup>th</sup> (tentatively) to discuss the website. Public Relations will devote an entire week to disseminate information to the media. Mr. Reiber expressed his opinion that we need to continue moving through the process in a timely manner.

Ms. Baker briefly discussed Stakeholder meetings and staff's plans on how to conduct these meetings. The stakeholder meetings would be invitation only meetings and general public meetings would be held separately in the evenings in different areas throughout the County. In addition, the Planning Commission previously indicated that they would like to meet with each municipalities' Planning Commission and the Maryland Municipal League. Mr. Reiber asked that Planning Commission members be notified by no later than the end of June when meetings have been scheduled so it can be discussed at the July meeting. Ms. Baker briefly described the procedures being proposed for use during stakeholder meetings. She reported that presentations have been made at the Boonsboro Middle, Boonsboro High and Williamsport High Schools that have been very well received. Staff will be making a presentation at Clear Spring High School on June 5<sup>th</sup>.

### **Rural Business Rezoning (RZ-14-002)**

Ms. Baker presented the text and map amendments for the Rural Business District. Mr. Goodrich reminded members that a public information meeting was previously held by the Planning Commission and a recommendation was forwarded to the Board of County Commissioners. Following a public hearing, the County Commissioners remanded the proposed amendments back to the Planning Commission. As a result of comments made during the public hearing, changes have been made to the proposed amendments.

**Motion and Vote:** Mr. Wiley made a motion to recommend approval to the Board of County Commissioners of the proposed map and text amendments as amended and presented. The motion was seconded by Mr. Reeder and unanimously approved.

### **Election of Officers**

Mr. Reeder made a motion to approve Mr. Reiber as Chairman. The motion was seconded by Mr. Kline and unanimously approved.



Mr. Reeder made a motion to approve Mr. Wiley as Vice-Chairman. The motion was seconded by Mr. Kline and unanimously approved.

### **ADJOURNMENT**

The Chairman ordered the meeting adjourned at 9:00 p.m.

### **UPCOMING MEETINGS**

1. Monday, July 6, 2015, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,

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Terry Reiber, Chairman





**WASHINGTON COUNTY  
DEPARTMENT OF PLAN REVIEW AND PERMITTING**

Washington County Administrative Annex  
80 West Baltimore Street  
Hagerstown, Maryland 21740-6003  
Telephone/TDD 240-313-2460  
Fax: 240-313-2461

Hearing Impaired CALL 7-1-1 for Maryland Relay

**PRELIMINARY PLAT/SITE PLAN STAFF REPORT**

**BASE INFORMATION**

SITE NAME...: EMERALD POINTE P.U.D.- PH.3 - SECT.1  
NUMBER.....: PSP-14-001

OWNER.....: EMERALD POINTE INC.  
LOCATION.....: EAST SIDE OF THE MARSH PIKE  
DESCRIPTION..: REV 1

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD  
COMP PLAN...: LD Low Density Residential  
PARCEL.....: 02519011800000  
SECTOR.....: 1  
DISTRICT....: 18

TYPE.....: PD  
GROSS ACRES.: 4.56  
DWEL UNITS..: 17  
TOTAL LOTS..: 0  
DENSITY.....: 73 UNITS PER ACRE

PLANNER.....: LISA KELLY  
SURVEYOR....: FOX & ASSOCIATES INC  
RECEIVED....: 10/31/2014

FOREST REVIEW FEE.....:\$1,079.60  
DEVELOPMENT REVIEW FEE..:\$0.00

**SITE ENGINEERING**

	WATER	SEWER
METHOD.....:	PUBLIC	PUBLIC
SERVICE AREA.....:	HN	HN
PRIORITY.....:	1	1
NEW HYDRANTS.....:	1	
GALLONS PER DAY SEWAGE...:	0	
SEWER PLANT.....:	Hagerstown	

STORM WATER MANAGMT TYPE.: SWM POND  
DRAIN DIRECTION.....:  
FLOOD ZONE.....: C  
WETLANDS.....: N  
TOPOGRAPHY....: FLAT  
BEDROCK.....:  
VEGETATION.....:



**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED...: 46%      BUFFER DESIGN MEETS REQUIREMENTS.: Y  
 IMPERVIOUS MAXIMUM ALLOWED...: 0%      LANDSCAPING MEETS REQUIREMENTS...: Y  
 LIGHTING PLAN MEETS REQUIREMENTS.: Y  
 OPEN SPACE AREA PLANNED-AC...: 0      PEDESTRIAN ACCESS IS ADEQUATE....: Y  
 OPEN SPACE MINIMUM ALLOWED...: 0      BUS ROUTE WITHIN WALKING DIST....: ?  
 TOTAL PARKING SPACES PLANNED.: 34      LOADING AREAS MEET REQUIREMENTS..  
 PARKING SPACES-MINIMUM REQ'D.: 0  
 PARKING SPACES/DWELLING UNIT.: 2  
 RECREATIONAL VEHICLE PARKING.:

RESIDENTIAL AMENITY PLANS....:

SOLID WASTE DISPOSAL PLANS...: N/A  
 MATERIALS STORED ON SITE.....: N/A

**COMMUNITY FACILITIES**

	ELEM	MID	HI
SCHOOL NUMBER CODE	0	0	0
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

## PROPOSED NEW ROAD NAMES

1 PEARL DRIVE 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10

NUMBER OF ACCESS POINTS:0  
 COUNTY HISTORIC INVENTORY SITE #: I242  
 ON NATIONAL HISTORIC REGISTER :

FIRE DISTRICT: ??      MILES TO STATION: 0  
 AMBULANCE DIST: 75      MILES TO STATION: 0

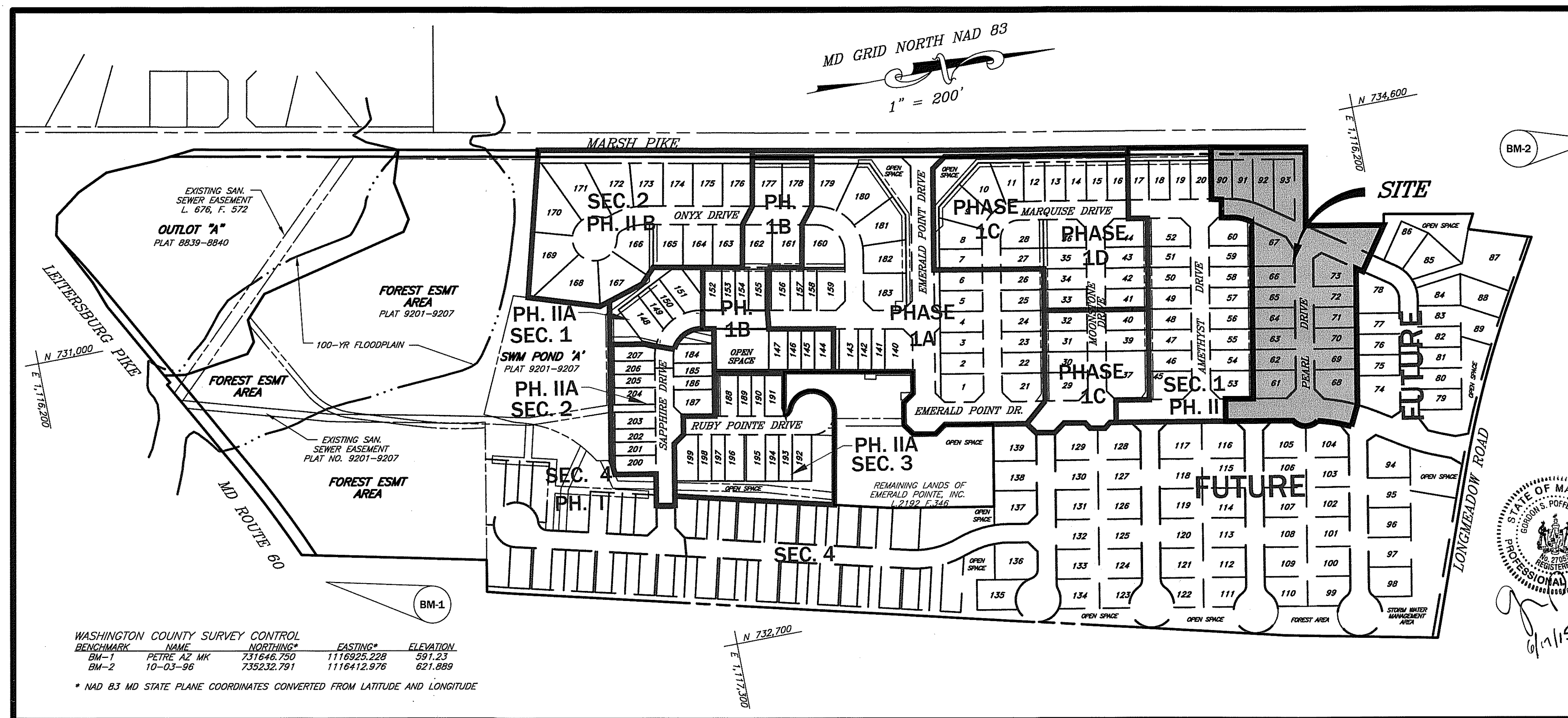
COMMENTS:  
 REV 1



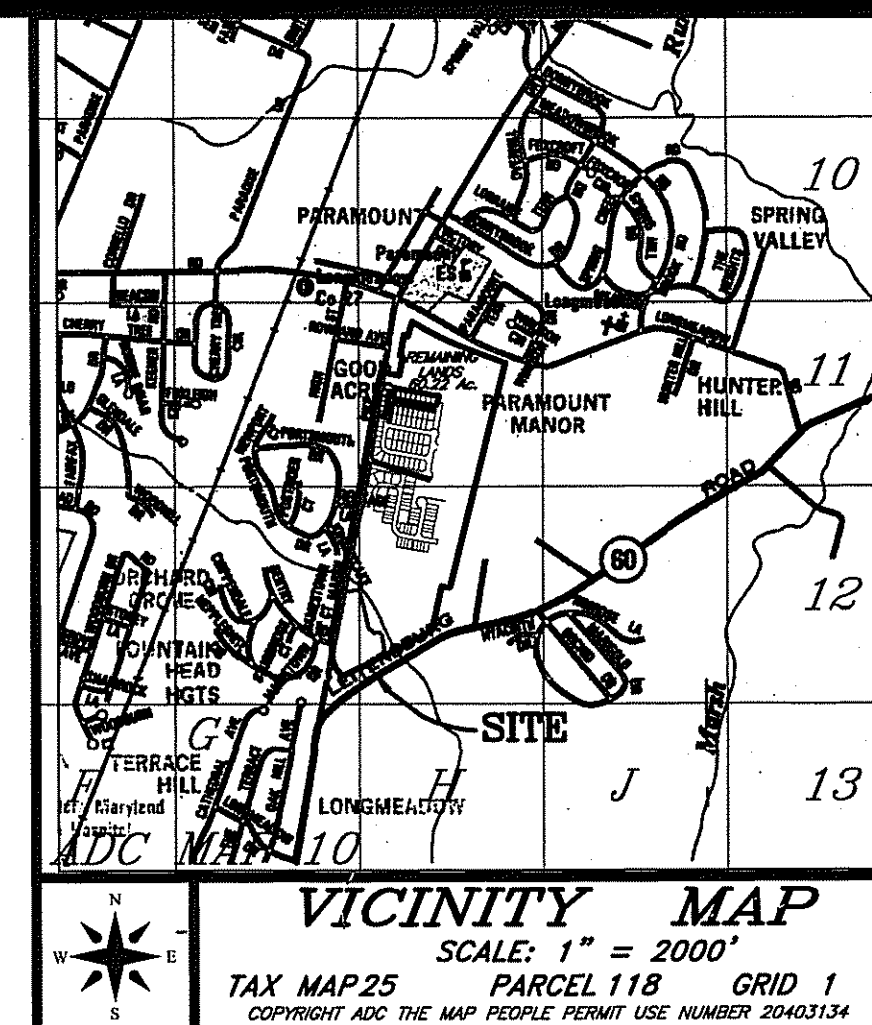
# GENERAL CONSTRUCTION NOTES :

1. THIS RESIDENTIAL SECTION IS PART OF THE EMERALD POINTE PUD ZONED RT WITH A PUD OVERLAY, REZONING CASE #R2-13-005.
2. TRASH COLLECTION FOR THESE RESIDENTIAL LOTS WILL BE BY CURBSIDE PICKUP BY A PRIVATE HAULER.
3. THIS PROJECT SERVED BY PUBLIC WATER BY THE CITY OF HAGERSTOWN AND SEWER COLLECTION BY WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY.
4. NO EXISTING VEGETATION ON SITE IS PLANNED TO BE SAVED.
5. THIS SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAP & THE AMERICANS WITH DISABILITIES ACT.
6. APPROVED SPRINKLER SYSTEMS TO BE INSTALLED IN THE COMMERCIAL BUILDINGS PER THE ANNOTATED CODE OF MARYLAND PUBLIC SAFETY TITLE 9, SUBTITLE 204.
7. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER, ROCK OR OTHER NATURAL OR MAN-MADE FEATURES. EXCEPT AS SPECIFICALLY INDICATED, NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
8. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT (1-800-257-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER. HAND PIT EXCAVATION SHALL BE PROVIDED AS NEEDED BY CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES.
9. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
10. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER MAN-MADE ITEMS ON OR ADJACENT TO THE SITE OR NOT SPECIFICALLY INDICATED FOR THE DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS. CONTRACTOR SHALL OBTAIN ANY BONDS REQUIRED BY COUNTY/STATE FOR WORK WITHIN COUNTY/STATE RIGHT-OF-WAYS.
12. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORESEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
13. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
15. NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO US BY OTHERS. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM DEED (S) OF RECORD AND NOT FIELD VERIFIED.
16. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL PROJECTS REGARDLESS OF THE AMOUNT OF DISTURBANCE. CONTACT THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION AT 240-313-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 301-797-6821 EXT. 3 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
17. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF A PERFORMANCE BOND AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
18. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
19. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EXECUTED MAINTENANCE AGREEMENT SHALL BE REQUIRED FROM THE DEVELOPER PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
20. WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAGERSTOWN STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CITY UTILITIES DEPT. WATER INSPECTOR WITH M.O.S.H. ASSISTANCE.
21. SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WASHINGTON COUNTY DEPARTMENT OF WATER QUALITY STANDARDS AND SPECIFICATIONS.
22. THIS SITE PLAN IS IN CONFORMANCE WITH THE APPROVED EMERALD POINTE PUD FINAL DEVELOPMENT PLAN (CO. FILE # DP-14-001) APPROVED xx/xx/xx.
23. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND THE COUNTY AT LEAST 5 DAYS PRIOR TO THE START OF THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
24. PROPOSED STORM DRAIN PIPE MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO AASHTO T180A STANDARDS.

# SITE PLAN / PRELIMINARY PLAT FOR EMERALD POINTE P.U.D. PHASE 3, SECTION 1 16 DUPLEX LOTS & SINGLE FAMILY LOT SITUATE ALONG THE EAST SIDE OF MARSH PIKE, WASH. CO., MD.



ADC MAP 10  
GRID H11 & H12



PREVIOUS PLAT RECORDECTION INFORMATION  
PLAT NO. 8839-8840  
COMMERCIAL TRACT 9253-9259  
PHASE 1A 9493-9494  
PHASE 1B 10043-10044 LOTS 7, 8, 27 & 28  
PHASE 1C 10075-10076 LOTS 9-12, 29-32, 39 & 40  
PHASE 1D 10058-10059 LOTS 37 & 38  
PHASE 1E 10134-10135 LOTS 13-16, 33-36 & 41-44  
PHASE IIA SEC 1 10080-10081  
PHASE IIA SEC 2 10184-10185

## DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 5.7 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 4,650 C.Y. OF EXCAVATION AND 16,600 C.Y. OF FILL.

\* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

## ENGINEER PROFESSIONAL CERTIFICATION

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

GORDON S. POTTENBERGER, P.E. LICENSE No. 27053 EXPIRATION DATE 1/25/16

## ENGINEER/ARCHITECT DESIGN CERTIFICATION

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

6/11/15 27053  
DATE REG. NO. SIGNATURE

## OWNER/DEVELOPERS CERTIFICATION FOR CO. DPW

I/WE CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY (S-3).

6-18-2015 Paul Crampton, Jr. SIGNATURE  
DATE PAUL CRAMPTON, JR.

## OWNER/DEVELOPER CERTIFICATION - SCD

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

6-18-2015 Paul Crampton, Jr. SIGNATURE  
DATE PAUL CRAMPTON, JR.

## WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

APPROVED: \_\_\_\_\_  
WASHINGTON COUNTY DIVISION OF PLAN REVIEW & PERMITTING  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## AGENCY & UTILITY CONTACTS

## UTILITY NOTIFICATION:

THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NONEXISTENCE OF ANY UTILITIES AT THE CONSTRUCTION SITE SHOWN ON THESE CONSTRUCTION DRAWINGS. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTILITIES. IT IS REQUIRED BY LAW THAT MISS UTILITY BE CONTACTED AT: PHONE NO. 1-800-257-7777.

MARK BRADSHAW (240) 313-2600  
WASH. CO. DEPT. OF WATER QUALITY  
COUNTY D.P.W. - ENGINEERING AND CONSTRUCTION  
CITY UTILITIES DEPT. WATER & SEWER DIV.  
POTOMAC EDISON  
WASH. CO. SCD  
ANTHEM CABLE  
VERIZON  
COLUMBIA GAS

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## ENGINEER'S STORMWATER MANAGEMENT CERTIFICATION

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

GORDON S. POTTENBERGER DATE

Project Name: E.P. Phase 3, Section 1  
County Project No. (SP, PP, GP): PSP-14-001  
ESD Practices (Chapter 5 - Structural & Non-Structural)

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (acres) (To Structure)	RCN	ESD <sub>1</sub> (ac.-ft.)	WQ <sub>1</sub> (ac.-ft.)	CP <sub>1</sub> (ac.-ft.)	CP <sub>2</sub> (cfs) (Discharge)	Rev (ac.-ft.)

ESD Practices (Chapter 3 - Structural Practices)

TYPE	No.	DA (ACRES) (To Structure)	IMPERVIOUS DA (acres) (To Structure)	RCN	STORAGE @DHW (ac.-ft.)	PRINCIPLE SPILLWAY TYPE	PRINCIPAL SPILLWAY Size (inches)	CP <sub>1</sub> (cfs) (Discharge)	Qp10 (cfs)	Q100 (cfs)
FILTERRA 1-3A	0.45	0.34				PVC	6"			
FILTERRA 1-7A	0.25	0.18				PVC	4"			
FILTERRA 1-8A	0.32	0.25				PVC	4"			
FILTERRA 1-9A	0.36	0.24				PVC	6"			
FILTERRA 1-10A	0.36	0.26				PVC	6"			

Total DA (Site)  
Construction Type (circle one) New Redevelopment Restoration

## LEGEND

- EXIST. FENCELINE
- PROPOSED BITUMINOUS PAVING
- FOREST CONSERVATION EASEMENT AREA
- PROPOSED POLE LIGHT
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRING
- PROPOSED CONCRETE
- EXIST. BUILDING
- PROP. BUILDING
- PROP. WATERLINE ESMT.

## OWNER/DEVELOPER

EMERALD POINTE INC.  
222 EAST OAK RIDGE DRIVE  
HAGERSTOWN, MARYLAND 21740  
PHONE: 301-790-0101  
C/O PAUL CRAMPTON

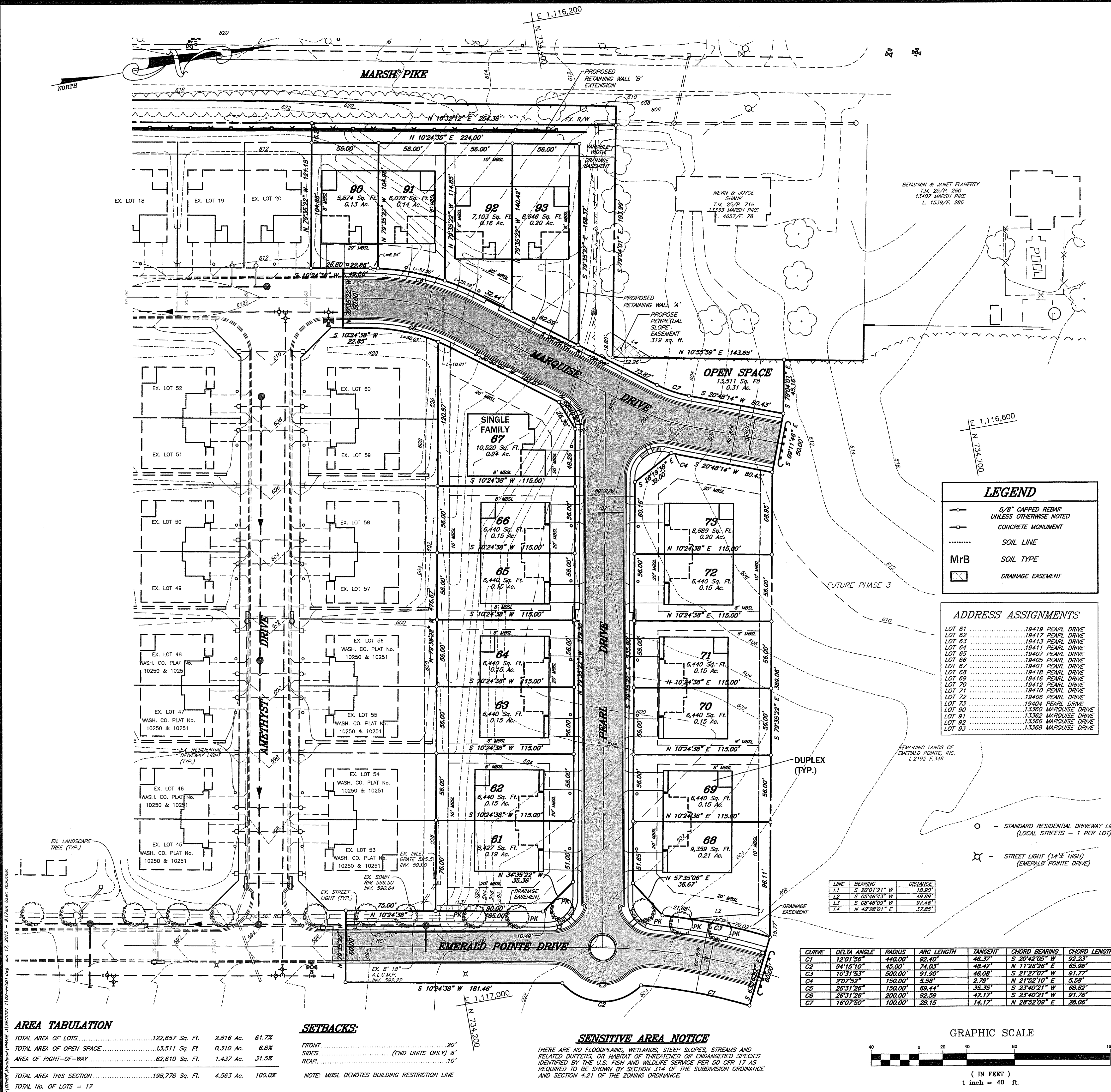
## FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD  
HAGERSTOWN, MD. 21740  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853  
www.foxassociatesinc.com email: foxassoc@foxassociatesinc.com

82 WORMANS MILL COURT  
FREDERICK, MD. 21701  
PHONE: (301)895-0880  
FAX: (301)293-6009





**SITE DATA**

TAX MAP/PARCEL	25/118
ELECTION DISTRICT	18
ZONING	RT W/ PUD OVERLAY
EXCISE TAX CLASSIFICATION	RESIDENTIAL
LAND USE	RESIDENTIAL (16 SEMI-DETACHED & 1 SINGLE-FAMILY)
BUILDING HEIGHT	24'±
WATER CLASSIFICATION	W-1
SEWER CLASSIFICATION	S-1
CONTOURS	PHOTOGRAMMETRY & FIELD RUN
WATER SERVICE	CITY OF HAGERSTOWN
SEWER SERVICE	WASHINGTON COUNTY
GROSS DWELLING UNIT DENSITY	3.6 UNITS / ACRE
PARKING REQUIRED	1.8 SPACES / UNIT
PARKING PROVIDED	2 CAR GARAGE UNITS - 2 SPACES / UNIT
PROJECTED DAILY SEWERAGE EFFLUENT	3,400 G.P.D.
EXISTING WATER ALLOCATION	0 G.P.D.
PROPOSED WATER ALLOCATION	3,400 G.P.D.
PROJECTED MARKETING METHOD	UNITS LOT SALES
TENTATIVE PROJECTED BUILDING SCHEDULE	2 - 3 YEARS
IMPERVIOUS AREA	2.14 AC.
% IMPERVIOUS	2.14 / 4.56 = 46.9%
DEVELOPMENT RESPONSIBILITIES LANDSCAPING & RECREATION FACILITIES	DEVELOPER

**NOTES**

1. MBSL DENOTES MINIMUM BUILDING SETBACK LINE.
2. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS TO BE DEDICATED ON THE INTERIOR OF EACH REAR LOT LINE AND AN EIGHT (8) FOOT WIDE EASEMENT FOR UTILITIES AND DRAINAGE IS TO BE DEDICATED ON THE INTERIOR OF THE SIDE ON LOTS WITH END UNITS. A TEN (10) FOOT WIDE EASEMENT FOR UTILITIES TO BE DEDICATED ALONG THE FRONT LINE.
3. CORNER LOTS SHALL MAINTAIN THE SPECIFIED FRONT YARD ALONG BOTH STREET FRONTAGES. SETBACKS FROM THE REMAINING PROPERTY LINES SHALL BE MEASURED AS IF THEY WERE SIDE YARDS.
4. MARSH PIKE - MINOR URBAN COLLECTOR
5. LOTS TO BE SERVED BY PUBLIC WATER & SEWER. SEWER WILL BE PROVIDED BY WASHINGTON COUNTY DEPT. OF WATER QUALITY. WATER WILL BE PROVIDED BY THE CITY OF HAGERSTOWN UTILITY DEPARTMENT.
6. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. PROJECTED BUILD OUT OF PHASE III, SECTION 1 IS 2-3 YEARS.
8. A PORTION OF THE PROPERTY HEREON IS LOCATED WITHIN THE 100 YR. FLOOD PLAN AS SHOWN FLOOD PLAIN. INSURANCE RATE MAP 240070 DOBBE. SECTION 1 IS LOCATED ENTIRELY OUTSIDE OF THE 100 YR. FLOOD PLAN.
9. THERE ARE NO STEEP SLOPES OR HABITAT OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE PER 50 CFR 17 AS REQUIRED TO BE SHOWN BY SECTION 307 OF THE SUBDIVISION ORDINANCE AND SECTION 4.21 OF THE ZONING ORDINANCE.
10. THE WASHINGTON COUNTY SOIL SURVEY, MAP 25, ISSUED 2002, IDENTIFIES SEVERAL THREE DOT INTERMITTENT STREAMS ON THE SUBJECT SITE. HOWEVER, AFTER FIELD VERIFICATION WITH A REPRESENTATIVE OF THE WASHINGTON COUNTY SCD ON DEC. 23, 2003, AND IN ACCORDANCE WITH THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT CRITERIA STREAM BUFFERS IN WASHINGTON COUNTY, MARYLAND, ONLY THE STREAM LOCATED WITHIN THE SHOWN FLOOD PLAN REQUIRES A STREAM BUFFER. THE STREAM BUFFER WILL BE EXPANDED TO THE LIMITS OF THE FLOOD PLAN. THE OTHER STREAMS SHOWN ON THE SOIL SURVEY DO NOT MEET THE REQUIREMENTS FOR A STREAM BUFFER AND A STREAM BUFFER IS NOT REQUIRED. THESE STREAMS ARE IN AN AREA OF UPLAND SOILS IN A LIMESTONE REGION AND HAVE DRAINAGE AREAS LESS THAN 100 ACRES. THESE STREAMS, AS FIELD VERIFIED, HAVE NO KNOWN SPRING HEADS OR DEFINED CHANNELS WITH PERSISTENT FLOW, WHICH MAY BE CONSIDERED AS AN INTERMITTENT OR PERENNIAL STREAM.
11. AN EASEMENT FOR USE AND MAINTENANCE OF THE PEDESTRIAN SIDEWALKS IS RESERVED WHERE THEY CROSS THE INDIVIDUAL LOTS.
12. WASHINGTON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR OR REPLACEMENT OF ANY SIDEWALK, STREET LIGHTS, AND CUSTOM SIGNAGE INSIDE OR OUTSIDE THE COUNTY RIGHT-OF-WAY.
13. ADDRESS ASSIGNMENTS ARE BASED ON THE ENTRANCE LOCATION SHOWN HEREON. IF DRIVEWAYS ARE CONSTRUCTED IN A DIFFERENT LOCATION, THE ADDRESS IS VOID AND THE OWNER/DEVELOPER OF THE LOT MUST REAPPLY TO THE WASHINGTON COUNTY PLANNING COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
14. RESIDENTIAL DEVELOPMENT SHOWN ON THE FINAL PLAT SHALL BE AGE RESTRICTED ACCORDING TO FEDERAL REGULATIONS RESTRICTING OCCUPANCY IN THESE DWELLING UNITS TO ELDERLY PERSONS. SUCH RESTRICTIONS ARE PROMULGATED BY A CRITICAL CONSTRUCTION OF A COLONY HOUSING ARE RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY AT LIBER 3553 FOLIO 461. THESE RESTRICTIONS ALLOW FOR APPLICABLE EXEMPTIONS FROM ARTICLE V, SCHOOLS OF WASHINGTON COUNTY ADEQUATE PUBLIC FACILITIES ORDINANCE AND THE BUILDING EXCISE TAX ORDINANCE FOR WASHINGTON COUNTY.
15. BUILDING RESTRICTIONS LINES SHOWN HEREON ARE IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN, CASE DP-06-002 APPROVED 4/03/07.
16. 13.78 AC. OF THE REQUIRED 14.20 AC. OF FOREST CONSERVATION REQUIREMENTS WERE SATISFIED BY THE FINAL PLAT FOR PHASE 1A RECORDED AT PLAT NO. 9201-9207. THE ADDITIONAL 0.42 AC. OF FOREST CONSERVATION AREA WILL BE DONE IN FUTURE SECTIONS OF THIS DEVELOPMENT.
17. TOPOGRAPHY SHOWN HEREON IS FROM PHOTOGRAMMETRY MAPPED IN SPRING 2000 BY KEDDAL AERIAL MAPPING.
18. ALL GRADING ON EACH LOT, DONE EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR ITS APPURTENANCE, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER.
19. NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS, ETC.) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENTS, EITHER SHOWN ON OR DESCRIBED ON THE FINAL PLAT OF SUBDIVISION.
20. RV PARKING WILL BE PROVIDED IN FUTURE SECTIONS OF THIS DEVELOPMENT.

LANDSCAPE SCHEDULE				
KEY	QUAN.	SCIENTIFIC/COMMON NAME	SIZE	CONDITION
PK	6	PYRUS CALLERYANA "BRADFORD"	1.5"-2" CAL.	B & B
		BRADFORD PEAR		N/A

**CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS**

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE CONSIDERED TO BE CRITICAL TO THE CONSTRUCTION OF THE PROJECT. THIS APPROVAL DOES NOT GUARANTEE AVAILABILITY OF WATER OR WASTEWATER SERVICE. WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL POLICIES AND STANDARDS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE. PAYMENT OF FEES AND APPROVAL OF THE WATER AND/OR WASTEWATER SERVICE APPLICATION, THE WATER DIVISION DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY METER OR FIRE HYDRANT. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

(SIGNATURE) (DATE)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY ROKANA LLC, A MARYLAND LIMITED LIABILITY COMPANY AND ROSALYN D. SHAWK, TO EMERALD POINTE, BY DEED DATED NOV. 21, 2003 AND RECORDED AT LIBER 2192, FOLIO 346 AMONG THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND.

DATE 6-23-15 MARYLAND REG. NO. 10812

*Russell T. Tamm*

14-50713 D-5542 JULY, 2014 R.L.B. G.S.P.

**SHEET 2 OF 14**

**FOX**

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82 WORMANS MILL COURT  
SUITE 'C'  
FREDERICK, MD. 21701  
PHONE: (301) 735-8503  
FAX: (301) 735-8503  
or (301) 735-1853  
Email: foxassoc@foxassoc.com  
www.foxassoc.com

**EMERALD POINTE P.U.D.**

**PHASE 3, SECTION 1**

SITUATE ALONG THE EAST SIDE OF MARSH PIKE  
ELECTION DISTRICT 18 (CHEWVILLE)  
WASHINGTON COUNTY, MARYLAND

**SCALE: 1"=40'**

**PROFESSIONAL CERTIFICATION**

STATE OF MARYLAND  
BOARD OF PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL ENGINEER  
6/1/15

14-50713 D-5542 JULY, 2014 R.L.B. G.S.P.

**SHEET 2 OF 14**