

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

WASHINGTON COUNTY PLANNING COMMISSION REGULAR MEETING February 1, 2016, 7:00 PM WASHINGTON COUNTY ADMINISTRATION BUILDING 100 WEST WASHINGTON STREET 2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. January 4, 2016 regular Planning Commission meeting *

OLD BUSINESS

1. Hospice of Washington County Doey's House (SP-15-036) - Clarification of motion to approve

NEW BUSINESS

MODIFICATIONS

- <u>PR Valley Limited Partnership</u> (SV-16-001) Modification from section 405.11B(A) of the Washington County Subdivision Ordinance for the creation of a new commercial lot on private Valley Mall Road; Property is located on the northwest side of Massey Boulevard; Zoning: PB - Planned Business; Planner: Lisa Kelly *
- Seth and Annette Eby (SV-16-003) Modification from Section 405.2A of the Washington County Subdivision Ordinance for the reduction of access spacing requirement; Property is located on the south side of Reiff Church Road; Zoning: A(R) – Agricultural Rural; Planner: Lisa Kelly *

SUBDIVISIONS

1. <u>Freedom Hills Phase III, Lots 100-165</u> (S-15-022) Preliminary/Final plat for Lots 100-165, Freedom Hills, Phase III located along the north side of Gardenview Drive; Zoning: RT – Residential Transition; Planner: Lisa Kelly *

SITE PLANS

1. <u>Chili's Restaurant</u> (SP-15-046) Site plan for a proposed restaurant along the north side of Halfway Boulevard, south of Railway Lane; Zoning: BG – Business General; Planner: Lisa Kelly *

OTHER BUSINESS

- 1. Update of Staff Approvals Tim Lung
- 2. Comprehensive Plan Update Jill Baker

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, March 7, 2016, 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.

120 West Washington Street, 2nd Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

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WASHINGTON COUNTY PLANNING COMMISSION January 4, 2016

The Washington County Planning Commission held its regular meeting on Monday, January 4, 2016 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, Dennis Reeder, Clint Wiley, Andrew Bowen, David Kline, Jeremiah Weddle and Leroy Myers, Jr., BOCC ex-officio. Staff members present were: Washington County Department of Planning & Zoning - Stephen Goodrich, Director and Debra Eckard, Administrative Assistant; Washington County Department of Plan Review –Tim Lung, Deputy Director; Lisa Kelly and Cody Shaw, Senior Planners.

CALL TO ORDER

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

MINUTES

Motion and Vote: Mr. Bowen made a motion to approve the minutes of the December 7, 2015 Planning Commission regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

NEW BUSINESS

SITE PLANS

Big Spring Solar LLC (SP-15-043)

Ms. Kelly presented for review and approval a site plan for a proposed solar energy generating system located along the south side of Big Pool Road near its intersection with Ashton Road. The site is currently zoned A(R) – Agricultural Rural. The developer is proposing to lease 20.34 acres from a 145 acre farm for a solar energy generating system (SEGS). The SEGS will be comprised of 11,000 non-reflective modules covering the leased area. A control building and transformer pad will also be constructed on the site. Low growth grasses will be seeded underneath the SEGS. The modules will produce 3.5 megawatts of clean, renewable electricity, which is enough to power 750 homes. There will be an 8 foot high black vinyl chain link fence around the site. No signage is proposed. There will be emergency lights at the control building. A landscape buffer will be planted around the perimeter to predominantly screen the SEGS from view from the adjacent properties along the entire southern border of the system. The Board of Zoning Appeals required the screening as a condition of its approval. A special exception was granted by the Board of Zoning Appeals to allow the construction of the solar energy generating system in October 2015. The special exception was granted for 46 acres; however, the site plan indicates that currently 20.34 acres will be used. The project is exempt from Forest Conservation Ordinance requirements because it is a public utility. All agency approvals have been received.

Discussion and Comments: Mr. Tom Anderson, representing Community Energy Solar, stated that design changes were made to the site due to concerns expressed by neighboring property owners. The applicant has no plans to expand the SEGS beyond the 20 acres at the present time.

Mr. Kline asked where the interconnect would be located. Mr. Anderson explained that the interconnect would be along the west side of Ashton Road.

Commissioner Myers commended the applicant on their decision to make design changes in response to comments and concerns received from the neighboring property owners.

Mr. Weddle made an inquiry regarding the maintenance program inside the fence and around the panels. Mr. Anderson stated that the maintenance will be minimal because the grasses that are seeded will be a low-grow fescue mix that grows no more than 10 to 12 inches tall. There will be a noxious weed program. Routine site visits will be performed quarterly to check equipment and semi-annual to annual for panel washings. The systems are monitored via remote internet access. Mr. Weddle explained that he farms the neighboring property

next to the solar generating system at the prison. "Johnson grass", a common invasive species, can seed quickly from one site to another. It is his opinion that more frequent mowing will be needed to keep the spread of Johnson grass under control. Mr. Weddle expressed his opinion that this should be addressed in the maintenance agreement. He noted that the area around the SEGS at the prison is mowed three times per year.

Mr. Reeder asked if storm water management is required on this project. Mr. Anderson stated that storm water management and sediment control measures will be required during construction. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, explained that quantitative control is not required for pre-construction on the site.

Mr. Reiber asked if the Board of Zoning Appeals gave its approval with any conditions. Mr. Poffenberger presented a copy of the BZA's decision indicating two conditions for approval. Ms. Kelly read the conditions as follows: the special exception use is granted for only 46 acres of the farm property and buffering is required along the site next to residential properties. Mr. Reiber asked if the applicant would agree to a condition on the approval that if the system is expanded to include the additional 26 acres, the plans would come back before the Planning Commission. Mr. Anderson stated there would be no objection to that condition if desired by the Planning Commission.

Motion and Vote: Mr. Wiley made a motion to approve the site plan as presented with the condition that if the applicant plans to expand the system beyond the 20.34 acres, future plans must be approved by the Planning Commission. The motion was seconded by Commissioner Myers.

Discussion: Mr. Reeder noted that additional screening should be provided on the east side of the property.

Amended Motion and Vote: Mr. Wiley amended his motion to include additional screening along the east side of the property. The amended motion was seconded by Commissioner Myers and unanimously approved.

Cumberland Valley Veterinary Clinic (SP-15-034)

Mr. Shaw presented for review and approval a site plan for Cumberland Valley Veterinary Clinic located at 17747 Virginia Avenue, Hagerstown. The property is currently zoned BG (Business General). The site plan proposes an 825 square foot expansion to the existing building and a new 12,622 square foot building with a proposed dog runway area. The new building will be used for additional space for the veterinary clinic and dog kennels, including a dog play area and meeting room. The Board of Zoning Appeals granted an appeal (AP 2014-045) on February 6, 2015 for a special exception to add a kennel with an outside runway to an existing veterinary clinic with the following conditions: only the animals in recovery after surgery shall be outside and to the north of the new kennel building, and, all other dogs are to be boarded in the new kennel building. Fifty employees are proposed. Six to eight parking spaces are proposed. The hours of operation will be Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday, 7:30 a.m. to 1:00 p.m. All proposed landscaping and lighting shown on the plan meets all County requirements. All agency approvals have been received with the exception of the City of Hagerstown Water Department and Washington County Health Department. A subdivision plat and Forest Conservation Plan must be approved and recorded prior to the site plan being approved; therefore, staff is requesting that the Planning Commission give staff the authority to approve the site plan after all agency approvals have been received and the subdivision plat and Forest Conservation Plan has been approved and recorded.

Mr. Shaw noted that the applicant is requesting a waiver from the landscape island required after 15 consecutive parking spaces; the applicant is proposing a total of 17 consecutive parking spaces,

Discussion and Comments: Mr. Reiber made an inquiry regarding forest conservation requirements. Mr. Shaw stated that forest is being retained on site in order to meet Forest Conservation Ordinance requirements. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated that the Forest Conservation Plan has been approved but has not yet been recorded. He also noted that approval has been received from the City of Hagerstown Water Department.

Commissioner Myers expressed his opinion that the requirement for a landscape island for every 15 parking spaces should be reviewed with the possibility of staff being able to waive the requirement when it seems appropriate.

Mr. Bowen made an inquiry regarding storm water management for this site. Mr. Adam Hager stated that new MDE regulations will allow the use of two swales and rooftop and non-rooftop disconnections to address storm water management requirements on this site.

Motion and Vote: Mr. Bowen made a motion to approve the site plan contingent upon all agency approvals and the waiver of the parking island for the 17 parking spaces. The motion was seconded by Mr. Wiley.

Discussion: Mr. Larry Michaels, neighboring property owner, stated that when he purchased his property next to the veterinary clinic there were no kennels or runways. He expressed his concern that the outside runways will cause additional noise.

Vote: The motion was passed unanimously.

Hospice of Washington County Doey's House (SP-15-036)

Mr. Shaw presented for review and approval a site plan for the Hospice of Washington County Doey's House located at 11370 Caring Pathway Lane (off Medical Campus Road). The leased area for the site is 11.46 acres and the functional description of the site is "an end of life care center and grief support provider". The property is currently zoned ORI (Office, Research & Industry). Ten employees are proposed; hours of operation will be 24 hours per day 7 days per week. Parking required is 16 spaces and a total of 59 parking spaces will be provided after both phases 1 and 2 are completed. Landscaping and buffer requirements have been met via tree and vegetative plantings. Forest Conservation Ordinance requirements have been addressed via forest retention areas shown on Plat Folios 5813 and 6972. Storm water management requirements have been received with the exception of the City of Hagerstown Water and Sewer Departments and the Washington County Health Department. Mr. Shaw stated that the County is requiring the developer to install sidewalks from the proposed facility to Yale Drive; however, the developer is requesting a waiver from this requirement.

Discussion and Comments: Mr. Kline expressed his opinion that Hospice should use the money that would be spent to install sidewalks for patient care. He has no objection to waiving the sidewalk requirement. Mr. Bowen asked if Meritus has a master plan to show what is being proposed in this area in the future. Mr. Gordon Poffenberger of Fox & Associates, Inc., the consultant, stated that there is no master plan at this time for this area. There was a discussion with regard to the requirement for a sidewalk with most members believing that the sidewalk should be required in the future.

Motion and Vote: Mr. Bowen made a motion to approve the site plan as presented contingent upon all agency approvals being received and with sidewalks being required in the future. The motion was seconded by Mr. Reeder and unanimously approved.

Potomac Woodlands Cell Tower (SP-15-039)

Mr. Shaw presented for review and approval a site plan for Potomac Woodlands Cell Tower located on a 201.11 acre parcel with a leased area of 4.65 acres. The site is located at 14679 Big Bend Way in Williamsport. The property is currently zoned EC (Environmental Conservation). The maximum height of the tower is 199 feet and will have a galvanized steel finish. On October 15, 2014, the Board of Zoning Appeals granted a request for a special exception to permit the construction of a wireless cellular communication facility (AP 2014-036). Forest Conservation Ordinance requirements have been addressed using the payment-in-lieu fee. The site will be an unmanned facility and will not have any potable water or sanitary sewer services or parking facilities. The landscaping and buffering for the site has been met via retention of the trees and vegetation currently located on the site. The owner of the tower has reserved 10 feet of vertical space on the tower for use by Washington County, if needed in the future. All agency approvals have been received with the exception of the Washington County Soil Conservation District.

Discussion and Comments: Mr. Weddle asked why the payment in lieu of fee is being used to meet Forest Conservation requirements since this is the lowest acceptable form of mitigation outlined in the Forest Conservation Ordinance. Mr. Lung stated that this site is eligible to use the express procedure (or payment-inlieu) because the mitigation requirement for the site is less than 2 acres. Mr. Reiber asked if consideration was given to using a tree or silo style tower as opposed to a stealth tower. Mr. Lung stated that the Board of Zoning Appeals has the authority to require a specific style of tower; however, the BZA did not specify the style of tower to be used. There was a brief explanation regarding the use of the stealth tower as opposed to a tree or silo style tower.

Motion and Vote: Mr. Wiley made a motion to approve the site plan as presented. The motion was seconded by Mr. Reeder and unanimously approved.

Pinesburg Solar LLC (SP-15-040)

Mr. Shaw presented for review and approval a site plan for Pinesburg Solar LLC for property located at 18835 Schetrompf Lane in Williamsport, east of the Pinesburg Quarry. The developer is proposing to construct a solar energy generating system on a leased area of 57.70 acres. The property is currently zoned EC (Environmental Conservation). A special exception to construct the tower was granted by the Board of Zoning Appeals on July 15, 2015 (AP 2015-019). There will be no employees; therefore, no potable water, sanitary sewer services or parking facilities are required. The site is exempt from Forest Conservation Ordinance requirements per Section 3.2(J) of the Ordinance. Buffer and landscaping requirements have been met via the retention of existing vegetation and the proposed planting of 132 trees along the residential areas. Storm water management quantity control will not be required due to the small amount of proposed impervious area. Storm water management quality control will be addressed via disconnection of non-rooftop runoff credit and impervious area reduction via the use of reinforced turf access roads. All agency approvals have been received with the exception of the Washington County Soil Conservation District.

Discussion: Mr. Reiber made an inquiry regarding screening of the site. Mr. Tom Anderson of Community Energy Solar stated that the site is predominantly surrounded by woods; however, there are two areas that will be landscaped from neighboring residential properties.

Mr. Kline asked where the inter-connect will be located. Mr. Anderson stated it will be along Bottom Road. There is an existing pole line that runs along the farm lane where overhead lines can be located.

Commissioner Myers asked if the developer would submit another plan if they intend to expand this SEGS in the future. Mr. Anderson stated that this SEGS cannot be expanded.

Mr. Weddle reiterated his previous concerns regarding maintenance of weeds and grass inside the fenced area. There was a brief discussion regarding mowing of the site and the cost incurred by neighboring farmers to spray for weeds and grasses.

Motion and Vote: Commissioner Myers made a motion to approve the site plan as presented contingent upon all agency approvals. The motion was seconded by Mr. Wiley and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported there were 26 new submittals made to the Department of Plan Review including a site plan for improvements at Jellystone Campground and a site plan for a new sit down restaurant to be located off of Railway Lane near the Holiday Inn Express. There were 9 plan approvals issued in December. A site plan was approved by staff for the AMC Car Wash on Dual Highway, formerly the Sharrett Volkswagen site.

Comp Plan Update

Mr. Goodrich noted that staff is organizing and analyzing all comments received at the previously held public meetings. Comments included the following concerns: increasing the re-use and revitalization of land rather than expanding into undeveloped areas, protection and promotion of agricultural resources in the County, environmental regulation concerns and its impact on the economy, promotion of economic development that produces more job opportunities, and incorporation of new sustainable energy opportunities into local regulations. These comments will help mold the goals, objectives and recommendations of the Plan. Staff has begun drafting sections of the Plan based on the comments received. A mass e-mail was sent to large organizations, such as the Chamber of Commerce, asking for their help in spreading the word to their employees or members about the

Comp Plan Update. Several presentation meetings have been scheduled with various organizations throughout the County. The surveys on the Comp Plan website will remain active through the end of January.

There was a brief discussion regarding the re-use and revitalization of land including incentives that could be used to encourage developers to re-use or revitalize land and buildings. Members also discussed the impact of adjusting the urban growth area boundary. Mr. Goodrich stated that the Zoning Ordinance contains guidelines for the maintenance of empty buildings.

The Chairman called the Closed Session to order at 8:35 p.m.

CLOSED SESSION

To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, and/or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction.

The Chairman adjourned Closed Session at 8:47 p.m.

ADJOURNMENT

Commissioner Myers made a motion to adjourn the meeting at 8:50 p.m. and so ordered by the Chairman.

UPCOMING MEETINGS

 Monday, February 1, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 West Washington Street, Room 255, Hagerstown, Maryland

Respectfully submitted,

Terry Reiber, Chairman



DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT PLAN REVIEW DEPARTMENT 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

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SUBDIVISION MODIFICATION REPORT

Project No Type		SV-16-001 REG
Applicant Owner Location Parcel # Road name Zoning Land use	•••••	PR VALLEY LIMITED PARTNERSHIP NORTHWEST SIDE OF MASSEY BLVE AT THE VAL 04818094200004 INTERIOR MALL RO PB PLANNED BUSINESS Vacant

Proposal :

Lots : 1 Acres : 0.55 Remainder : 1.59 Panhandles : 0 Land use : Commercial

Applicable Restriction: Ordinance Section : 405.11BA Modification is to : CREATION OF A NEW COMMERCIAL LOT ON PRIVATE VALLEY MALL



DIVISION OF JAN 0 4 2015 ENGINEERING & CONSTRUCTION MANAGEMENT PLAN REVIEW & PERMITTING DEPARTMENT REVIEW & PERMITTING

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

APPLICANT

NAME PR Va	lley Limited Partne	ership, Attn: Nancy Kilj	patrick
MAILING ADDF	ESS 200 S. Broad	St, Suite 300, Philade	elphia, PA 19102-380
TELEPHONE	(home)	215-454-1293	
	(home)	(work)	(cell)
PROPERTY OV	VNER		
NAME PR Va.	lley Limited Partne	rship,	
MAILING ADDR	200 S. Broa	d St, Suite 300, Philad	elphia, PA 19102-3803
TELEPHONE		215-454-1293	
	(home)	(work)	(cell)
		Attn: Steve Cvijanovi agerstown, MD 21740	ch
TELEPHONE _	301-733-8503 Ext.	129	
DESCRIPTION	OF PROPERTY		
PARCEL REFER	RENCE: MAP48	GRID_0018PA	RCEL0942
PROPOSED LO	T ACREAGE	Ac TOTAL SITE ACRI	EAGE 1.59 Ac
ZONING DISTRI	CT	ROAD FRONTAGE	(FT)86'
	The generation with 24/24	015.040.040.040.040.0	3.2461 Hearing Impaired: 7-1

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17608 Valley Mall Rd, Hagerstown, MD 21740

EXISTING AND PROPOSED USE OF PROPERTY Lot 4 is currently undeveloped. The proposed land uses will be commercial or retail as the exact use of

revised Lot 4 and proposed Lot 4A is not known at this time.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER N/A

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.11.B

MODIFICATION IS TO ALLOW _____ Creation of a building lot not having direct

access to a road or street that has been dedicated to public use and accepted for public maintenance.

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

	See Att	tached	

(Attach additional sheets if necessary)

In addition, twelve (12) sketch plans, drawn to scale must accompany this application showing: the dimensions and shape of proposed lot with acreage; size and location of existing and/or future structures; existing/proposed roadways and associated access right-of-ways or easements; existing/proposed entrance/exit to property; natural or topographic peculiarities of the lot in guestion.

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

Applicant's Signature

Date

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Property Owner's Signature

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1 1	11ψ

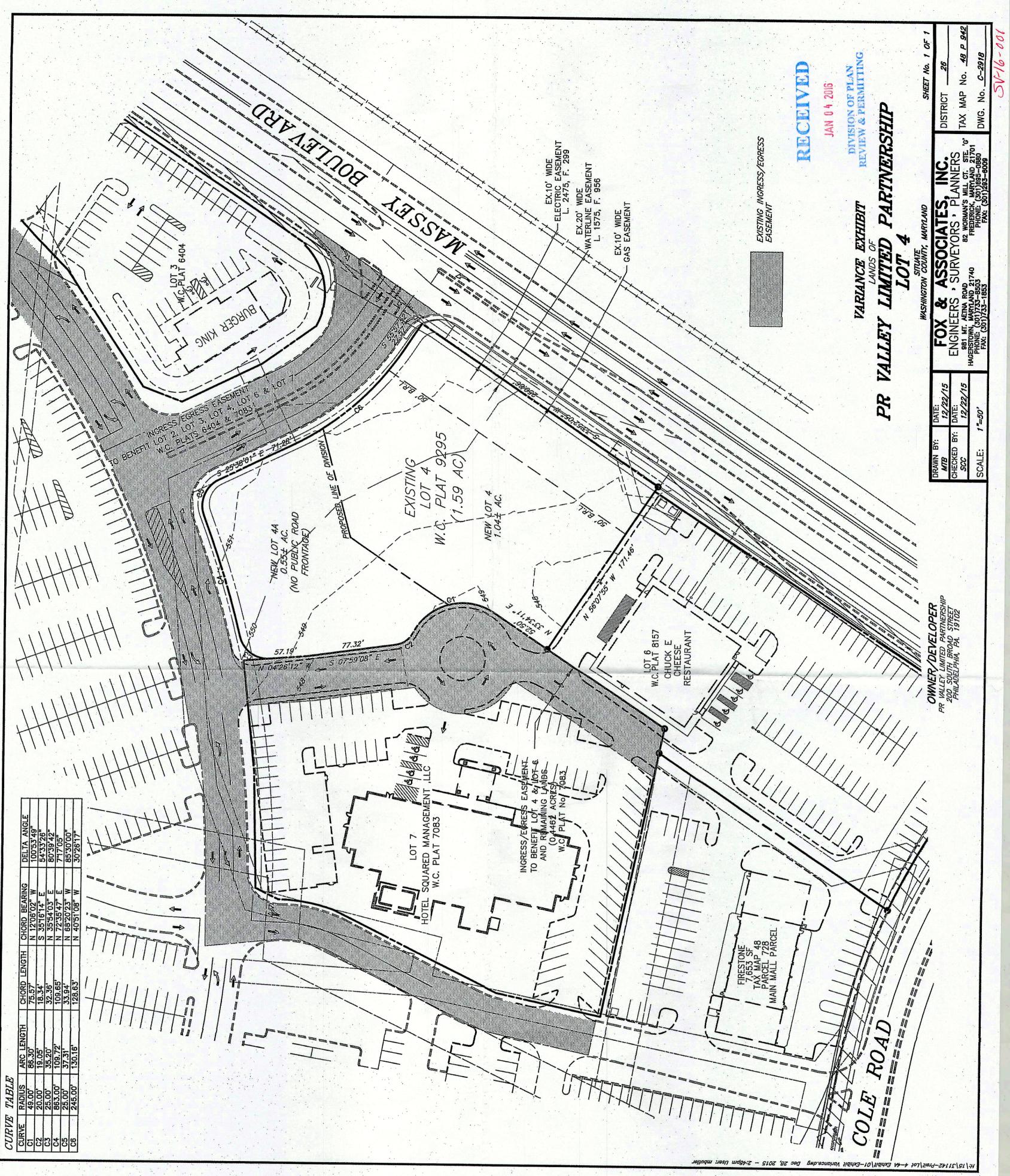
1/4

Date

STAFF USE ONLY:	
STAFF PLANNER:	DATE RECEIVED:
NUMBER:	
MEETING DATE:	

Lot 4 Variance Request Justification

Lot 4 is an existing lot that was platted via Washington County Plat Number 9295. Lot 4 contains 1.59 acres and was assigned the address 17608 Valley Mall Road. Lot 4 does front Massey Boulevard, but access to Lot 4 is via an existing ingress/egress easement encumbrance on Lot 7, the existing hotel lot. Although other lots that were platted previously do front Massey Boulevard and/or Cole Road, the use of the referenced ingress/egress easement has been the typical means of access to other lots of record on the mall property. These existing lots that are accessed via the referenced ingress/egress easement include lots 2,3,4,6, and 7. Direct access to Massey Boulevard and/or Cole Road has been denied via the respective final plats for lots 2, 3, and 6. The "no direct access" notation from Massey Boulevard was not a listed requirement of the final plat for Lot 4. A potential business is proposing to locate on a portion of lot 4. This business is requesting to purchase the property in fee. The business is proposing to purchase a portion, 1.04 +/- acres, of the 1.59 +/- acre lot 4 and therefore a subdivision is required. The final design of the potential user on "new" lot 4 has not been completed to date, so the lot acreage presented is approximate. The subdivision of Lot 4 to create this 1.04 +/- acre lot will result in a residue of 0.55 +/- acres. This residue will not have public road frontage and therefore a variance to Section 405.11.B to create a lot without public road frontage is being sought. The mall property, including the subject Lot 4 is unique as access is to other existing lots is via an ingress/egress easement over the remaining lands of PR Valley Limited Partnership and other entities and not via existing abutting public streets. The existing ingress/egress easement is improved with a two-direction internal private street complete with appropriate lane markings and signage. Therefore a variance is sought to Section 405.11.B allowing creation of a lot without public road frontage and justification for same is documented above.





DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT PLAN REVIEW DEPARTMENT

Washington County Administraitive 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

SUBDIVISION MODIFICATION REPORT

Project No : Type :	SV-16-003 REG
	FREDERICK SEIBERT & ASSOCIATES EBY SETH & ANNETTE
Location :	SOUTH SIDE OF REIFF CHURCH ROAD
Parcel # :	02407096200000
Road name :	REIFF CHURCH ROA
Zoning :	A(R) AGRICULTURAL (RURAL)
Land use :	Agricultural

Proposal :

Lots	:	1
Acres	:	2
Remainder	:	22.46
Panhandles	:	0
Land use	:	Institutional

Applicable Restriction: Ordinance Section : 405.2 A Modification is to : MODIFICATION FOR REDUCTION OF ACCESS SPACING REQUIREMENT

SV-16-003

WASHINGTON COUNTY PLANNING COMMISSION

APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

<u>APPLI</u>	CAN	T	
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NAME Seth	& Annette E	by,		
MAILING ADD	RESS 14612 Mat	ugansville Road, I	Hagerstown, MD 21740	
TELEPHONE _	301 739 09	736	<u>3019910</u> (cell)	740
	(nome)	(work)	(cell)	
PROPERTY OV				
NAME Same	e as Above			
MAILING ADD	RESS			
TELEPHONE				
	(home)	(work)	(cell)	
CONSULTANT				
NAME Fred	erick, Seibei	rt & Associat	es, do ED SCHE	PETRER
ADDRESS 12	8 S Potomac	: St, Hagerst	own, MD 21740	
TELEPHONE _	301 791 3	3650		-
	OF PROPERTY			
PARCEL REFER	ENCE: MAP 24	GRID 7	PARCEL_962	
PROPOSED LOT	ACREAGE 2.00	DTOTAL SIT	PARCEL 962 TE ACREAGE 2.00	
ZONING DISTRI	_{ICT} <u>А (R)</u>	_ ROAD FRON	TAGE(FT) 175'	

LOCATION / ADDRESS

South side of Reiff Church Road directly east and adjacent to Reiff Mennonite Church(#17433)

EXISTING AND PROPOSED USE OF PROPERTY _ Existing farm field.

LOT TO BE CONVEYED TO IMMEDIATE FAMILY MEMBER No

SUBDIVISION MODIFICATION INFORMATION

MODIFICATION TO SUBDIVISION ORDINANCE SECTION 405.2.A

MODIFICATION IS TO ALLOW Reduce the "Required Access Spacing" along a Major Collector as specified in the Highway Plan from 300' between proposed access points to 50' from an existing private lane access to a proposed private access.

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

The applicant, who is an elder at Reiff Mennonite Church and owns the adjacent land being subdivided, would like to create the 2.00 parcel for the church to accommodate occasional overflow parking. The initial plan was to utilize the existing access between the church and proposed 2 acre lot. Understandably each lot is to have its own access and frontage to a public street. We are proposing an access within 50' of the existing access because it would be the safest location as our lot is on the outside of curve in the road. The proposed frontage of the lot is only 175' therefore making it impossible to meet the 300' separation criteria without providing an additional 200' of frontage and additional acreage.

Undue hardship would be experienced in the form of lack of growth of the congregation if not permitted create the proposed 2 acre lot for occasional parking. We ask that you take the rural nature of the area and limited use an overflow parking lot for a church will receive and finally the limited direction for expansion the church has due to cemetery.

(Attach additional sheets if necessary)

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

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

ApplicANT SETH & ANNETTE EBY A Applicant's Signature EDWARD J.Settizeiizer For A3 ALENT FOR OWNER

Property Owner's Signature

Date

STAFF USE ONLY:

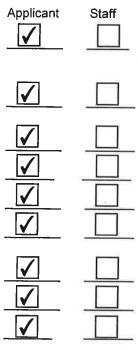
STAFF PLANNER: ______ DATE RECEIVED:_____

NUMBER: _____

MEETING DATE: _____

SUBDIVISION MODIFICATION APPLICATION CHECKLIST

The following items are required as part of the Subdivision Modification application:



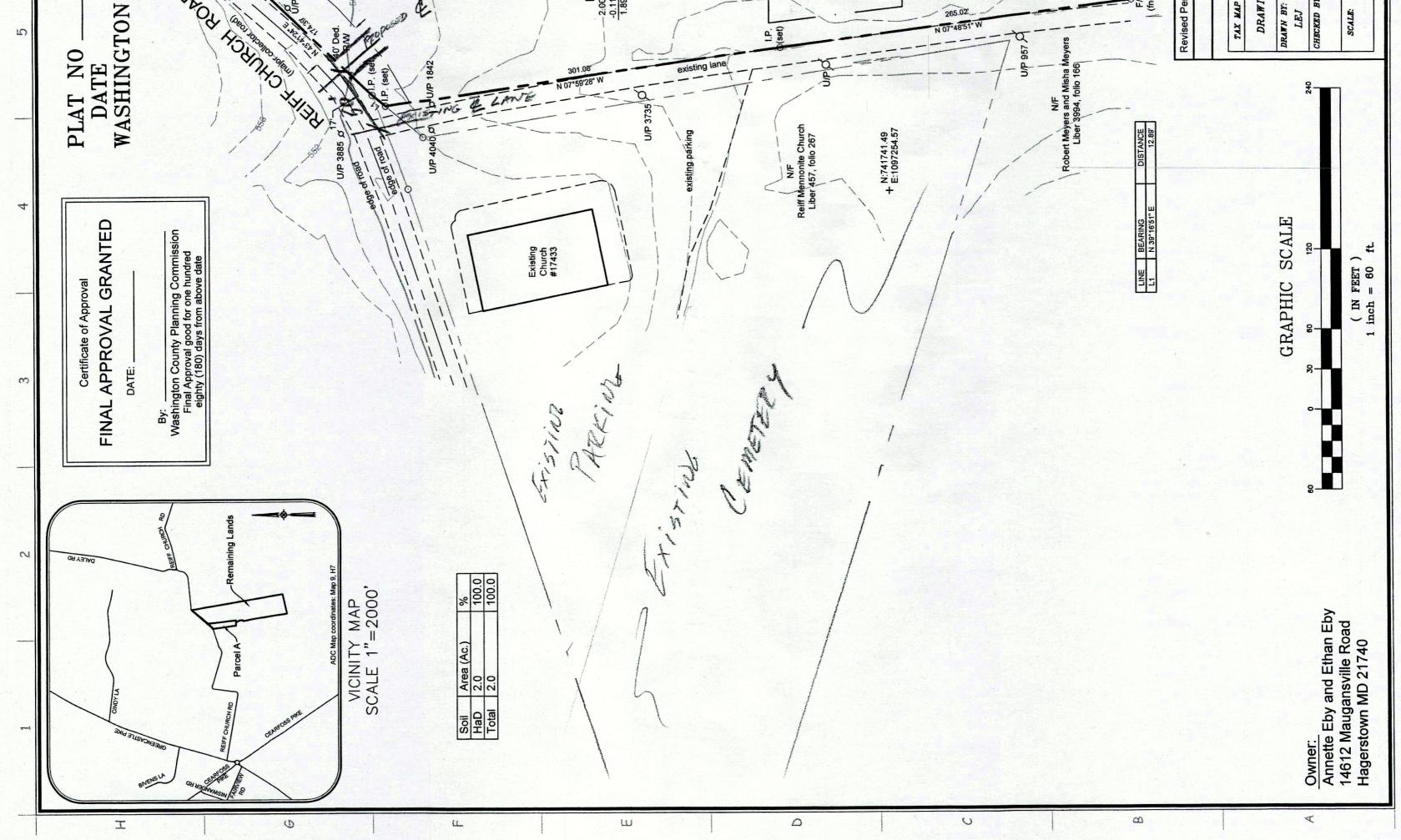
A complete Application Form, signed by the applicant, property owner, and consultant (if applicable). All information must be typed or clearly printed on the application. **Please include this checklist**.

A filing fee of \$115.00. Make check payable to: **Washington County Treasurer**. Include fee worksheet.

- Twelve (12) sketch plans, drawn to scale, showing:
 - a. dimensions & shape of proposed lot with acreage;
 - b. size & location of existing and/or future structures;
 - c. existing/proposed roadways and associated access right of way or easements;
 - d. existing/proposed entrance/exit to property;
 - e. natural or topographic peculiarities of the lot in question.

Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.

6 7 7		10
	Dedication for Individual Dedication for Individual rebr adort the plan of subdivision shown hereon, here shellsh the minimum b	scribed on this plat tic use all utility and
ON COUNTY	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 sho agree that said dedication shall not impose and responsibility on the Board of County Commissioners of Washington County regarding the subjects of such d 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, ur 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, ur of said easements and/or rights of way, hareby agree to convey the same to said Board for the use of said Washington County, without consideration, ur is 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.	Thereon and hereby ications until legal n areas and with in the legal acceptance
	There are no suites, actions at law, leases, liens, mortgages, frusts, easements, or rights of way affecting the property included on this plan of subdivision ex and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of subdivision. I/We do hereby assent to this plan of subdivision. Witness our hands and seals this. 4 day of 0.c.c	pt the following:
Port liet	CHer Ely (Seal)	
+ N:742210.40 + E:1097466.67	amothe Ely (Seal) Owner Amothe Ely (Seal)	
and a strength of the strength	Writhess Interview Compliance with C.O.M.A.R. 26.03.01.05 B.(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary intowners are advised that the individual systems serving the lot(s) indicated on this plat are of a temporary interview mature and that connection to a future component of the temporary interview of a temporary interview of the temporary interview of a temporary interview of a temporary interview of the connection to a future component of a temporary interview of a temporary interview of the temporary interview of the temporary interview of a temporary interview of the temporary interview of temporary interview of temporary interview of temporary interview of the temporary interview of temporary of temporary interview of temporary of temp	m basis. Future lot unity system shall be
WD GKID NO	made within one (1) year or less after the system become available.	
	amer Armete Eby [3001]	
Remaining Lands of Annette and Ethan Eby	Certificate of Approval of Individual Water Supply and Individual Sewage System I hereby certify that the minimum ownership area complex with the minimum width and minimum area requirements specified in C.O.M.A.R. 26 04.03.03. Such shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.A (2) until community severage and water have been made avails 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.A (2) until has been made available.	ch minimum ownership illable. Not more than il community sewerage
Parcel A Storage 22,46 Ac. Per Tax Records	Date. County Health Officer	
-0.11 Ac. Ded. RW 1.89 Ac. Net 1.89 Ac. Net	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 Ray Ewood Miller and Sarah Ellen Miller to E Eby, by deed dated October 16, 2003, and recorded in the Land Records of Washington County, Maryland in Liber No. 2162, folio 167 and that stones ma marked O have been placed as indicated. I hereby certify that thes documents were prepared by me or under my responsible charge and that I am a durfnensed Professional Land Surveyor under the text.	an Eby and Armette ad 🗆 and/or bars the Laws of the State of
25° E 78°	-10/31 Expiratio	1
	 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 is unless therwise shown hereon. Besince distances and coordinates are based on MD Grd NADR3. 	is hereby reserved
Possible Future Septic Area	accordinates are passed on more of acks. front yard-40°; side yard-15° be constructed in accordance wil 1 A(R) - Agricultural Rural. ed affecting this subdivision: is le in the 100 year food plain per FE	ning Ordinance. nt of the principal cone C.
	8. Contours based on Washington County Aerial ropography and boundary is based on a relid survey performed on 11.18.1 by FoA, more 3. There are no steep slopes, floodplains, streams and other reliade buffers, or habitat of threatened or endangered species identified by the U.S. Fish and 5. There are no steep slopes, floodplains, streams and other reliade buffers, or habitat of threatened or endangered species identified by the U.S. Fish and 5. There are no steep slopes, floodplains, streams and other reliade buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Cridinance. This subdivision is not within 1000° of the Appalachian Trail. 10. An additional right of way 40 feet in width as measured from the centerline of Reiff Church Road is hereby dedicated for the purpose of future road wid 1. No other wells or septics lie within 100 feet of the Lines.	Midlife Service per 50 County Zoning ing of said road.
	t, done either before or after the construction of a dwelling or their appurtenances, shall be the full respons tres (fences, sheds, play equipment, retaining wells, etc.) shall be permitted within any storm drainage eas viewed and approved per the A(R) Zoning District. Any development/construction shall be in accordance w is not a legally established lot under COMAR 26.04.03 and may not be considered for development until s.	sscribed, on the Final y Zoning Ordinance sel can be served by a
265.0Z	community sevage disposal systems or evaluations of the parcel demonstrates that the parcel meets the provisions set forth in the Code of Maryland Reg land in place at the time the proposal is submitted. Furthermore, development must be consistent with applicable State and County Codes, regulations and may not be serviced by non-conventional means of on-site sevage disposal. (6. Parcel A will be owned by Reiff Mennonite Church and used as a parking area for church functions. 17. Any development must compty with the Washington County Stormwater Management, Grading, Soil Erosion and Sediment Control Ordinance.	atons for supportsion of we and the parcel
+ N:741632.88 + E:1097567.09	MARY C	
LP. (set)	* HO RICK	
N 88°	730 ERE0 AND 50,44	
	Praliminary / Final Plat	at
RAWING NUMBER 1 OF1 SFIRERT &	of Subd	6
DATE: 11.13.15	X 91	
CED BY: DATE: CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740 20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225	Ethan & Annel situate along	Eby
1" = 60' (301) 791-3850 (301) 416-7478		MARYLAND





DIVISION OF ENGINEERING & C ONSTRUCTION DEPARTMENT PLAN REVIEW DEPARTMENT 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

SUBDIVISION STAFF REPORT

NAME..... FREEDOM HILLS PH III PRELIM/FINAL LOTS 100-165 NUMBER....: S-15-022 OWNER....: FREEDOM HILLS HOMES LLC LOCATION....: NORTH SIDE OF GARDENVIEW DRIVE IN MAUGAN DESCRIPTION .: PROPOSED PRELIMINARY/FINAL PLAT FOR LOTS 100-165 ZONING....: RT COMP PLAN...: LD PARCEL....: 02414051600REM SECTOR..... 1 DISTRICT.... 13 TYPE.... SF GROSS ACRES.: 20.01 DWEL UNITS..: 25 TOTAL LOTS ..: 57 68 DENSITY....: 1.25 UNITS PER ACRE PLANNER....: LISA KELLY SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES RECEIVED...: 05/08/2015 FOREST REVIEW FEE..... \$1,420.00 DEVELOPMENT REVIEW FEE... \$0.00 WATER & SEWER WATER SEWER METHOD..... С С SERVICE AREA..... ΗN CN PRIORITY..... 1 1 SCHOOLS ELEM MID HIGH NUMBER CODE 0 4 Ω PUPIL YIELD 10.25 4.25 5.75 ROAD NAMES 1 2 3 4 COUNTY HISTORIC INVENTORY SITE #: NOT HIST FIRE DISTRICT: 13 AMBULANCE DIST: M7 COMMENTS: PROPOSED PRELIMINARY/FINAL PLAT FOR LOTS 100-165 REV 4



November 2, 2015

4 . X

Washington County Tim Lung Deputy Director, Plan Review Department 80 West Baltimore Street Hagerstown, MD. 21740

107 de 1 - 1748

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Freedom Hills Phase 3 Re:

Dear Tim,

This is to confirm that we agree to pay the APFO fee of \$117,600 as follows:

We will pay before recordation of final plats	\$ 15,600
We will pay \$1,500 per lot at time of issuance or permit \$1,500 x 68 lots	<u>\$ 102,000</u>
Total	\$ 117,600

920 U

١,

Please call me if you have any questions.

Sincerely yours, Farhad Momarsadegh

Managing Partner

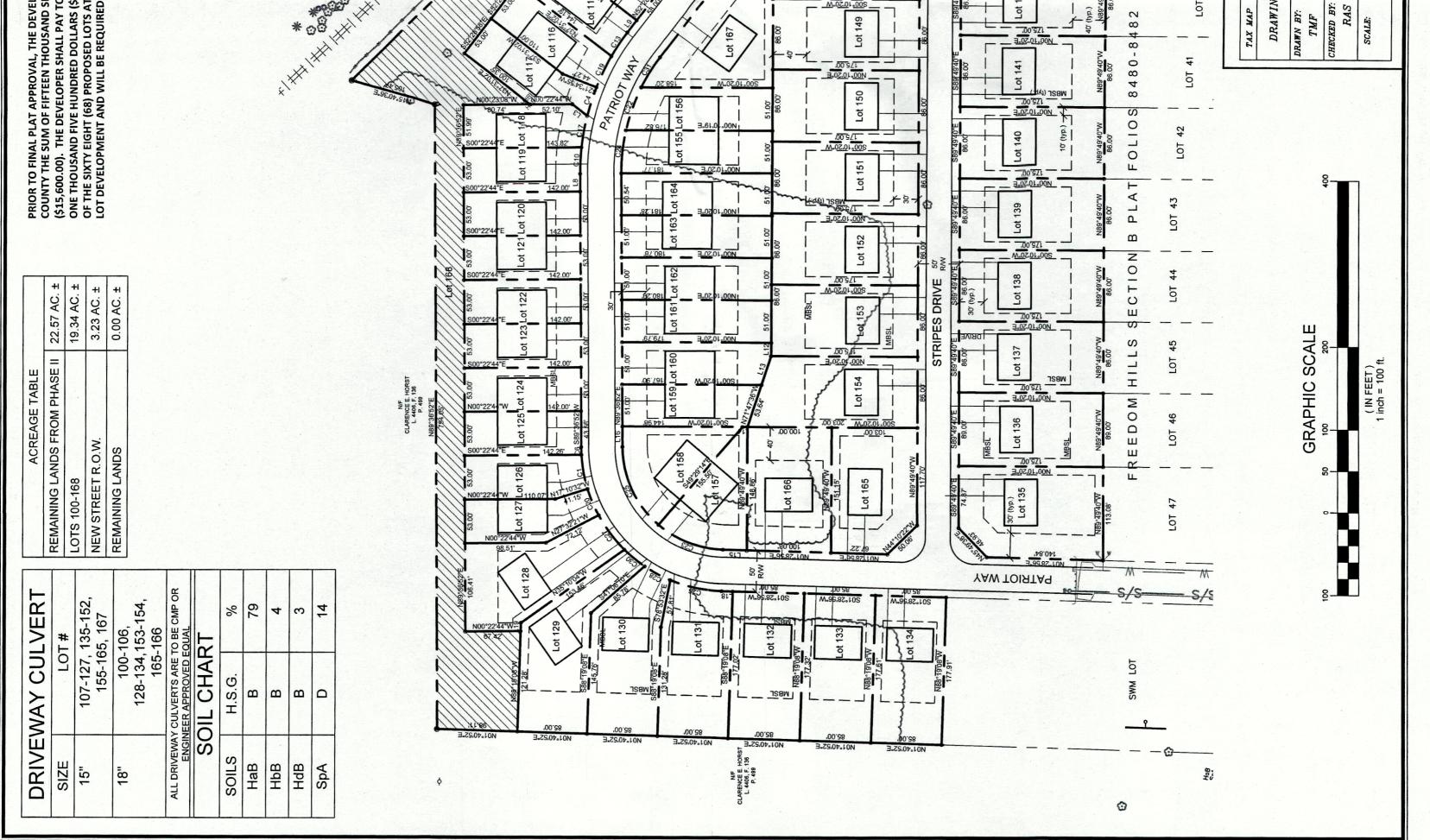
Trevor Frederick cc: Lisa Kelly Rebecca Calimer

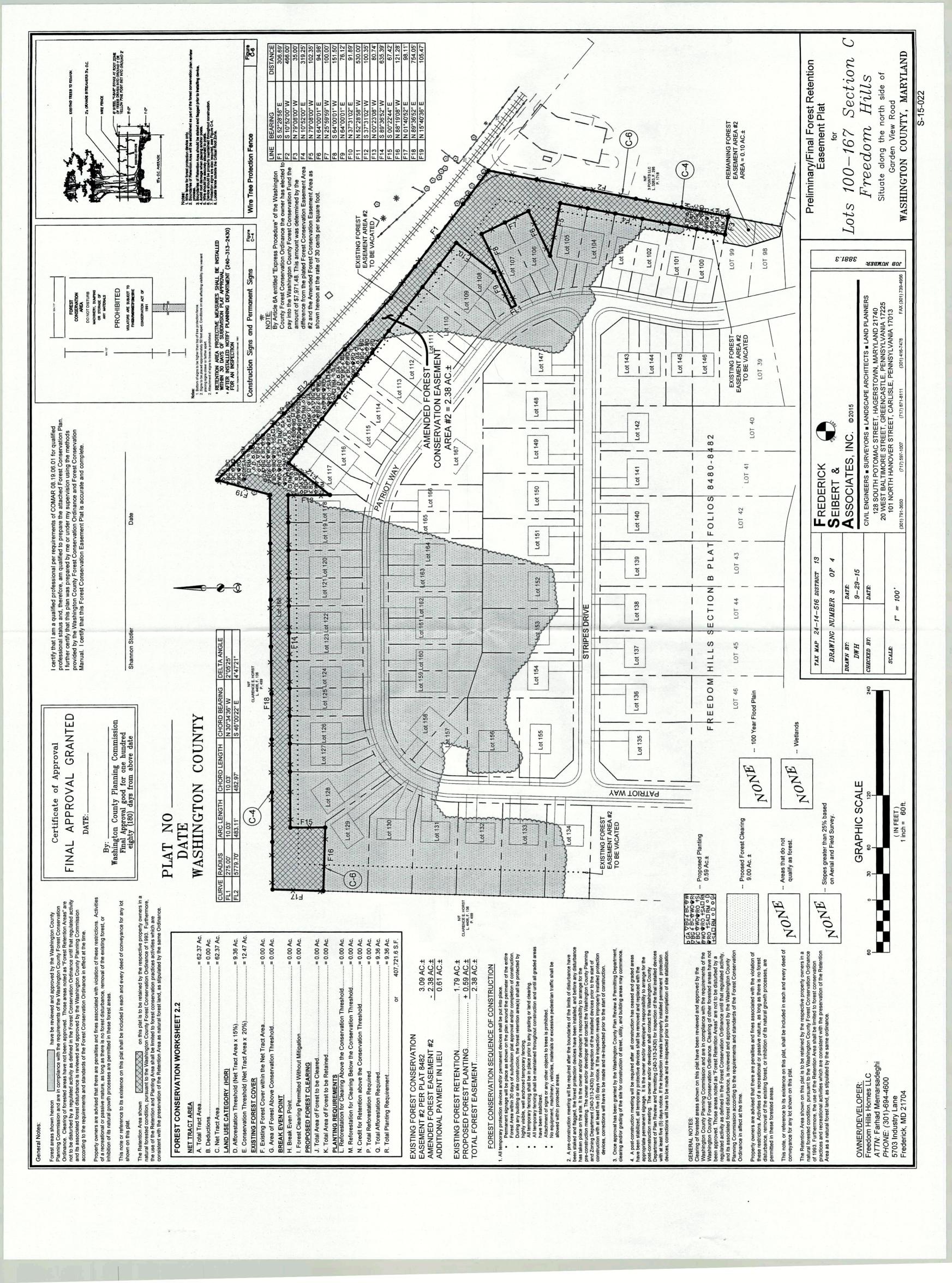
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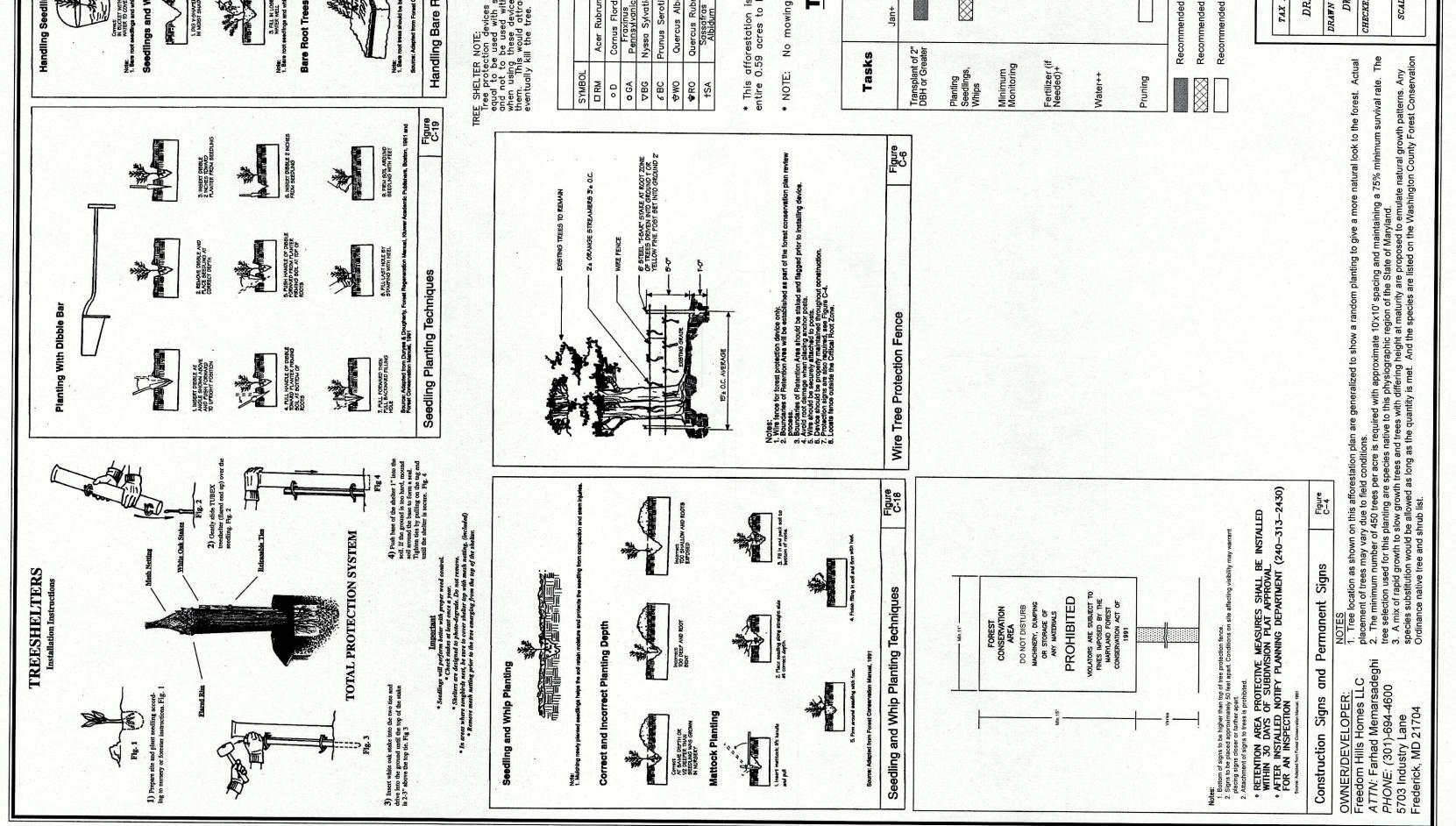
DIVISION OF PLAN REVIEW & FLRMITTING

LINE BEARING DISTANCE L1 \$64*0001"W 34.42" L2 N79*0800"W 35.72" L3 N37*31'02"E 22.92" L4 N10*52'00"E 38.71" L5 \$65*39'45"W 34.78" L6 N52*28'58"W 27.12" L1 \$10*52'00"E 38.71" L6 N52*28'58"W 27.12" L1 \$10*52'00"E 38.71" L1 \$10*52'00"E 38.71" L1 \$10*52'00"E 38.71" L1 \$10*52'00"E 38.71" L1 \$10*52'00"E 38.91" L11 \$10*52'00"W 35.81" L13 N71*47'36"W 36.81" L14 \$00*102"W 32.06" L15 N89*396'52"W 15.98" L16 N99*36'52"E 24.47" L17 \$10*52'00"W 35.00" L20 \$89*394940"E 33.84" L21 \$80*39*3940" 10.00"	18,855 0.43 15,575 0.36 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 11,551 0.27 8,085 0.17 7,560 0.17 7,560 0.17 7,560 0.17 7,560 0.17 7,560 0.17 7,560 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.35 15,050 0.21 9,099 0.21 9,216 0.21 9,223 0.21 9,284	-AREA GE EASEMENTCELVED JAN 11 2016 JAN 11 2016 DIVISION OF PLAN REVIEW & PERMITTING REVIEW & PERMITTING REVIEW & PERMITTING FLOTS 100-167 SECTION C	eedo e along Garden TON C(
CHORD LENGTH CHORD BEARING DELTA ANGLE 41.74 \$70°40'23'W 13°41'50" 54.88 N02°0943'E 11°27'13" 54.88 N02°0943'E 11°27'13" 54.96 N02°0943'E 11°27'13" 35.19 N16°04'20'W 6°02'46" 35.19 N02°0943'E 11°27'13" 9.45 \$880°2240'E \$720'15" 9.45 \$880°2240'E \$528'41" 9.45 \$880°2240'E \$528'41" 9.45 N49°47'00'W \$723'52" 25.90' N49°47'00'W \$73'52" 37.08' N36°28'15"W 7°43'52" 31.59' N87°05'33"W \$53'540" 37.08' N36°28'15"W 7°43'52" 34.49' N08°05'3"W \$7.43'52" 34.49' N08°05'33"W \$7.43'52" 34.49' N08°05'36" \$7°3'35'5" 31.59' N36'54" \$7°3'55'5" 31.65' N38°05'5" \$7°5'6'6" 31.67' \$36'60'F \$7°3'54'6"	AreaSq. FeetAcresLet 100 7.508 0.17 Let 101 7.524 0.17 Let 103 7.537 0.17 Let 103 7.537 0.17 Let 103 7.537 0.17 Let 103 7.537 0.17 Let 104 7.514 0.17 Let 105 7.549 0.17 Let 106 7.514 0.17 Let 108 7.537 0.17 Let 109 7.537 0.17 Let 109 7.537 0.17 Let 109 7.537 0.17 Let 111 7.526 0.17 Let 112 7.526 0.17 Let 113 7.526 0.17 Let 114 7.551 0.17 Let 113 7.526 0.17 Let 114 7.526 0.17 Let 112 7.526 0.17 Let 113 7.526 0.17 Let 113 7.526 0.17 Let 112 7.526 0.17 Let 112 7.526 0.17 Let 122 7.526 0.17 Let 123 16.121 0.35 Let 124 7.526 0.17 Let 125 7.526 0.17 Let 126 0.17 Let 128 16.122 0.17 Let 129 16.121 0.35 Let 129 16.122	SED FOREST RVATION EASEMENT RES SED STORM DRAINA	LAND PLANNERS RYLAND 21740 NSYLVANIA 17225 Fax (301) 739-4956
	Constrained by the second seco	FIGHT & CONTRACT OF THE CONTRA	3, INC. ©2015 VEYORS LANDSCAPE ARCHITE AC STREET, HAGERSTOWN, E STREET, GREENCASTLE, 1) 416-7478 (717) 597-1007
EVELOPER SHALL PAY TO THE ND SIX HUNDRED DOLLARS AY TO THE COUNTY THE SUM OF RS (\$1,500.00) PER LOT FOR EACH IS AT THE TIME OF INDIVIDUAL IRED PRIOR TO PERMIT ISSUANCE.		Miss Miss Miss Miss 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 163.34 131.50 10.0 10.145 149.40 146 1146 149.41 148.41 149.41 148.41 149.11 148.41 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 148.11 160 17.50 160 17.50 160 17.50 17.50 17.51 17.50 17.51 17.51 17.51 17.51 17.51 17.51 17.51 17.51	BY: DATE: DATE: DBY: DATE: CIVIL EN COI5 2015 128 SOU E: T''=100' (301) 791-3





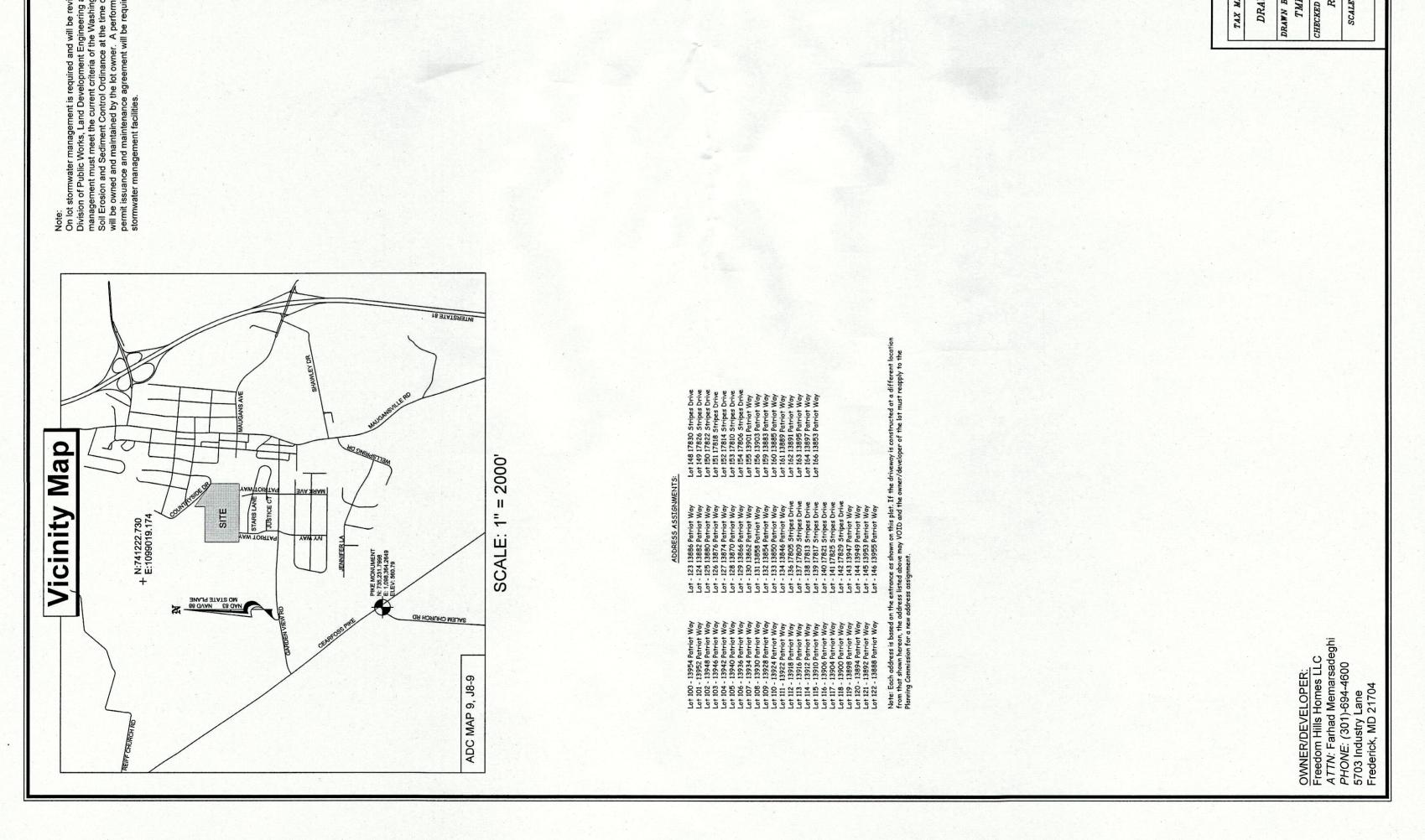
 LONG TERM PROTECTION NOTES: LONG TERM PROTECTION NOTES: Long term protection for lond shown hereon as Existing Forest or Afforestiction Areas wild be provided by way of a pepteutic conservation easement. This deed restriction areas to those areasto at this property. Imilits the use of the existing forest and afforestiction areas to those activities. To exist more and afforestiction areas to those activities. To easimption of the moregament, and afforestiction areas to those activities. To easimption of the moregament, and afforestiction areas to those activities. To easimption of the moregament, and afforestiction areast or this property limits the use of the forest areast of forest, or inhibition of its natural growth are permitted in the forest dranestic more and afforestiction areas. A Proposed 15 foot Right-of-way to a forest areas. The County or its openits are outhorized to inspect the Forest Conservation to serve as accesses for the purpose of ingress and egress of the Existing Forest. PLANING RDD MANITENANCE NOTES Plant material is to be purpose of ingress and egress of the Existing Forest areas. Plant material is to be purchased by the owner from a nursery within one nursery sources is: (717) 358-4955 B. Syka Molowel Rode S, A 1722 (717) 368-4955 J. The cost estimate for bonding purposes is \$7,770.12 this a based on 30 cents per application after active area overgroom with weeds or tail growstake and eveloped. B. Syka Molowel Rode S, A 1722 (717) 368-4955 B. Syka Rod (717) 227-0468 B. Syka Rod (717) 227-0468 B. Syka Rod (717) 227-0468 B. Syka Rod (717) 227-0458 B. De cost	 Undisturbed sites. Distribution of a should be limited to the planting field for each plant. As shown in Figure C-18. Distribution of the planting field for each plant. As shown in Figure C-18. The trees are to be protected with "Tubex" tree shelters or approved equil when plantid. "Tubex" tree shelters or approved equil when plantid. "Tubex" tree shelters or approved equil when plantid. "Tubex" tree shelters or approved equil when plantid to the protected with "Tubex" tree shelters or approved equily when plantid to the protected with "Tubex" tree shelters or approved equily more tree. B. The trees are to be protected with a socker hose to allow water tree planting are of the two year maintenance period. The trees are to be planting the "forest" planting are or the two year maintenance period. The two year maintenance period with begin when the planting planting the tree. The the owner of the worker of developer. The two year maintenance period with the planting planting are or apportent to the owner of developer. The two year maintenance determines that the planting planting and Zoning Department will make an inspection and lister to the owner or developer. The two year maintenance determines that the planting planting and Zoning Department. B. The owner or developer shall make an effort to maintenance determines that the planting and Zoning Department will make an effort to maintenance applied in accordance with the Forest conservation Ordinance requirements. B. The owner or developer's responsibility to correct the deficiencies and planting and the planting application and start to the owner or developer can replant in order to maintenance determines that the planting application and start to the owner or developer can replant in order to maintenance determines that the owner or developer can replant in order to maintenance determines that the owner or developer can replant in order to	Notes: 1. Addivies during November through Faustry depend on ground conditions. 2. No fail panting on cares and prine. 3. The planting and cares for thesis conditions and prine. 3. The planting and cares for basis processital when coordinated with the local conditions activities.	Image: Section Control of C
	the surface tree subtract of a subtract of the total with single stem trees. Core must be total with some to allow and insects that would surface as an of to allow and insects that would set. Core must be total insects that would surface and insects that would surface that would surface as not to allow and insects that would surface the surface to the surface that would surface that would surface that the begins of the surface to the surface of the surface to the surface of the surface to the	Months Months Months Months Months Months Months Months Months Months Months June July Aug Sep Oct Nov+ Dect Months Months Months Months	AX MAP $24-14-516$ DISTRICT13FREDERICKDRAWING NUMBER 4OF4SEIBERT & SEIBERT & \bigcirc DW H DW DTE \bigcirc \bigcirc DW H $9-30-15$ \bigcirc \bigcirc \bigcirc DW H $0-30-15$ \bigcirc \bigcirc \bigcirc DW H 0^{-15} \bigcirc \bigcirc \bigcirc DW H 0^{-15} \bigcirc \bigcirc \bigcirc DO' \bigcirc \bigcirc \bigcirc \bigcirc



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reviewed and approved by the Washington County ng at the grading permit stage. Stormwater hington County Stormwater Management, Grading, ne of grading permit application. All on lot facilities ormance bond will be required prior to grading puried between the lot owner and the County for	Dedicat live do hereby certify, for ourselves and our personal representatives, heirs an subdivision shown hereon, hereby establish the minimum building restriction in this plat, hereby agree to keep open all spaces and recreation areas shown he regarding the subjects of such dedications until legal acceptance thereof by as with regard to said easements and rights of way, hereby agree to convey the s by said Board. This deed and agreement of dedication shall be binding upon my/our grantees live also certify that the community water and/or community severage system community severage system facilities, including and necessary point of discha there are no suites, actions at law, leases, liens, mortgages, trusts, assement and all parties having an interest therein have here unto affixed their signature I/We do hereby assent to this plan of subdivision. Witness our hands and seals thisday of	The property shown and described on this plat and that I/we hereby adopt the plan of the plan of the and drainage easement areas and all alley, street, and road rights of way designated on pose and responsibility on the Board of County Commissioners of Washington County the land underlying said easements, rights of way, open spaces and recreation areas and try, without consideration, upon the legal acceptance of said easements and/or rights of way easements and/or rights of way easements. The land underlying said easements from the legal acceptance of said easements and/or rights of way easements and/or rights of way easements and or rights of way easement areas and and and the land underlying and the transformation areas and or offered for sale. If we also certify that plans for the community water supply and/or of the Environment.
	Owner: Freedom Hills, L.L.C., a Maryland Limited Liability Company (Seal) Owner:	
	Certificate of Approval of Community Water I hereby certify that the use of community water and sewerage for this su the County Water and Sewerage Plan.	y Water and Sewerage for this subdivision is in conformance with
	Date:	DT Freedom Hills, L.L.C., a Maryland Limited Llability Company, to Folio 319 among the Land Records of Washington County, Maryland.
	I hereby centry that these documents were prepared by me or under my responsible charge, and that I am a du Maryland, License No. LS-10950 Expiration Date 6/29/2016. Date:	y licensed Professional Land Surveyor under the Laws of the State of
	 These lots are to be served by the City of Hagerstown Water Division and Washington County Department of Water Quality. 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 reserved unless otherwise shown hereon. Bearings based on deed North. Soli types are as shown on the plat. Zoned R.T Residential Transition. Accessory Structures may be constructed in accordance with Section 4.10 and Section 23.5 (b), and r principal permitted structure. A corner lot shall maintain a specified front yard setback along both street frontages. Setbacks from the remainded and but the structure. 	epartment of Water Quality. inage and utilities easement along all side and rear lot lines hereby th Section 4.10 and Section 23.5 (b), and may not be placed without a street frontages. Setbacks from the remaining property lines shall be
	 measured as if they were side yard setbacks. 6. Total upstream watershed affecting this subdivision: 12.4 Ac.±. 7. There is no 100-year flood plain on this lot per FEMA flood plain map 240070-0080-A dated May 1, 1978. 8. Minimum Building Setbacks Front Yard Side Yard Lot Width Lot Size 8.1. Dwelling Single Family 30.1t. 10.1t. 40.1t. 85.1t. 15,000 sq.ft. 8.2. Dwelling Semi-Detached 30.1t. 10.1t. 40.1t. 42.1/2.ft. 7,500 sq.ft. 9. Lot owners are to take special caution in installation of driveways. Driveway culverts are to be installed at the same grade as the swale they are crossing and minimal disturbance is to be made to the roadside swales during this entrance construction. 10. There are no floodplains, steep slopes, streams and related buffers, on habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per Construction. 	1, 1978. ft. .L stalled at the same grade as the swale they are crossing and minimal indangered species identified by the U.S. Fish and Wildlife Service per
	 CLFK 17 as required to be shown by Sections 30b and 314 of the Washington County Subdivision Urdinance and Zoning Ordinance. The existing Forest Conservation area per plat 7475 has been revised. The previously approved plat showed 2.99 a lands. This plan proposes 2.39 acres of forest conservation area. The remaining 0.60 acres will be addressed via a 12. All grading on lot, either before or after construction of dwelling or appurtenances, shall be the full responsibility of th 13. No permanent structures (fences, sheds, play equipment, retaining walls) shall be permitted within any storm drainage subdivision. Stormwater management is provided within an existing SVM pond located along the west side of Patriot Way 15. All landscapes or driveway repairs within the proposed storm drainage area will be the responsibility of the lot owner 	sion Ordinance and Section 4.21 (C&U) of the Washington County I plat showed 2.99 acres of forest conservation area within the remaining be addressed via a payment in lieu. Il responsibility of the lot owner. In any storm drainage easement or described on this and the final of f Patriot Way ility of the lot owner.
		PLAT NO DATE WASHINGTON COUNTY
		Certificate of Approval FINAL APPROVAL GRANTED DATE:
		By: Washington County Planning Commission Final Approval good for one hundred eighty (180) days from above date
WAP 24-14-516 DISTRICT 13 RAWING NUMBER 2 OF4		Final Plat of Subdivision of Lots 100–167
	©2015) /
ED BY: DATE: RAS 2015 M.E	CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS 128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740 10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225	<i>FTEECOM HULLS</i> Situate along the north side of Garden View Road
1"=100°	FAX (301) 739-4956	JUNTY,
		S-15-022





DIVISION OF ENGINEERING & CONSTRUCTION MANAGEMENT PLAN REVIEW DEPARTMENT Washington County Administraitive 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

SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME...: CHILI'S RESTAURANT NUMBER.....: SP-15-046

OWNER.....: THE BOWMAN GROUP LLP LOCATION....: NORTHSIDE OF HALFWAY BLVD SOUTH OF RAILW DESCRIPTION.: SITE PLAN FOR PROPOSED RESTAURANT REV 1

ZONING.....: BG BUSINESS GENERAL COMP PLAN...: CM Commercial PARCEL.....: 04812078100000 SECTOR.....: 1 DISTRICT....: 26

TYPE.....: CM GROSS ACRES.: 2.1 DWEL UNITS..: 0 TOTAL LOTS..: 0 DENSITY....: 0 UNITS PER ACRE

PLANNER....: LISA KELLY SURVEYOR....: FOX & ASSOCIATES INC RECEIVED....: 12/08/2015

FOREST REVIEW FEE.......:\$0.00 DEVELOPMENT REVIEW FEE..:\$855.00

SITE ENGINEERING

METHOD SERVICE AREA PRIORITY NEW HYDRANTS. GALLONS PER DAY SEWAGE SEWER PLANT	HN 1 0 0	SEWER PUBLIC CN 1
STORM WATER MANAGMT TYPE.: DRAIN DIRECTION FLOOD ZONE: C WETLANDS: N TOPOGRAPHY: FLAT BEDROCK VEGETATION:	STORMWATER	POND

SITE DESIGN

IMPERVIOUS SURFACE PLANNED...: 0% BUFFER DESIGN MEETS REQUIREMENTS.: Y IMPERVIOUS MAXIMUM ALLOWED...: 08 LIGHTING PLAN MEETS REQUIREMENTS .: Y OPEN SPACE MINIMUM ALLOWED...: 0 TOTAL PARKING SPACES PLANNED.: 95 PARKING SPACES-MINIMUM REQRD.: 91 PARKING SPACES/DWELLING UNIT .: 0 RECREATIONAL VEHICLE PARKING .: N

LANDSCAPING MEETS REQUIREMENTS: Y OPEN SPACE AREA PLANNED-AC...: 0 PEDESTRIAN ACCESS IS ADEQUATE....: Y BUS ROUTE WITHIN WALKING DIST....: Y LOADING AREAS MEET PEOULDER LOADING AREAS MEET REQUIREMENTS..: Y

RESIDENTIAL AMENITY PLANS....: N/A

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

COMMUNITY FACILITIES

	ELEM	MID	ΗI
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 INTERIOR ROAD 3

2 3 4

5 6 7

8

9

10

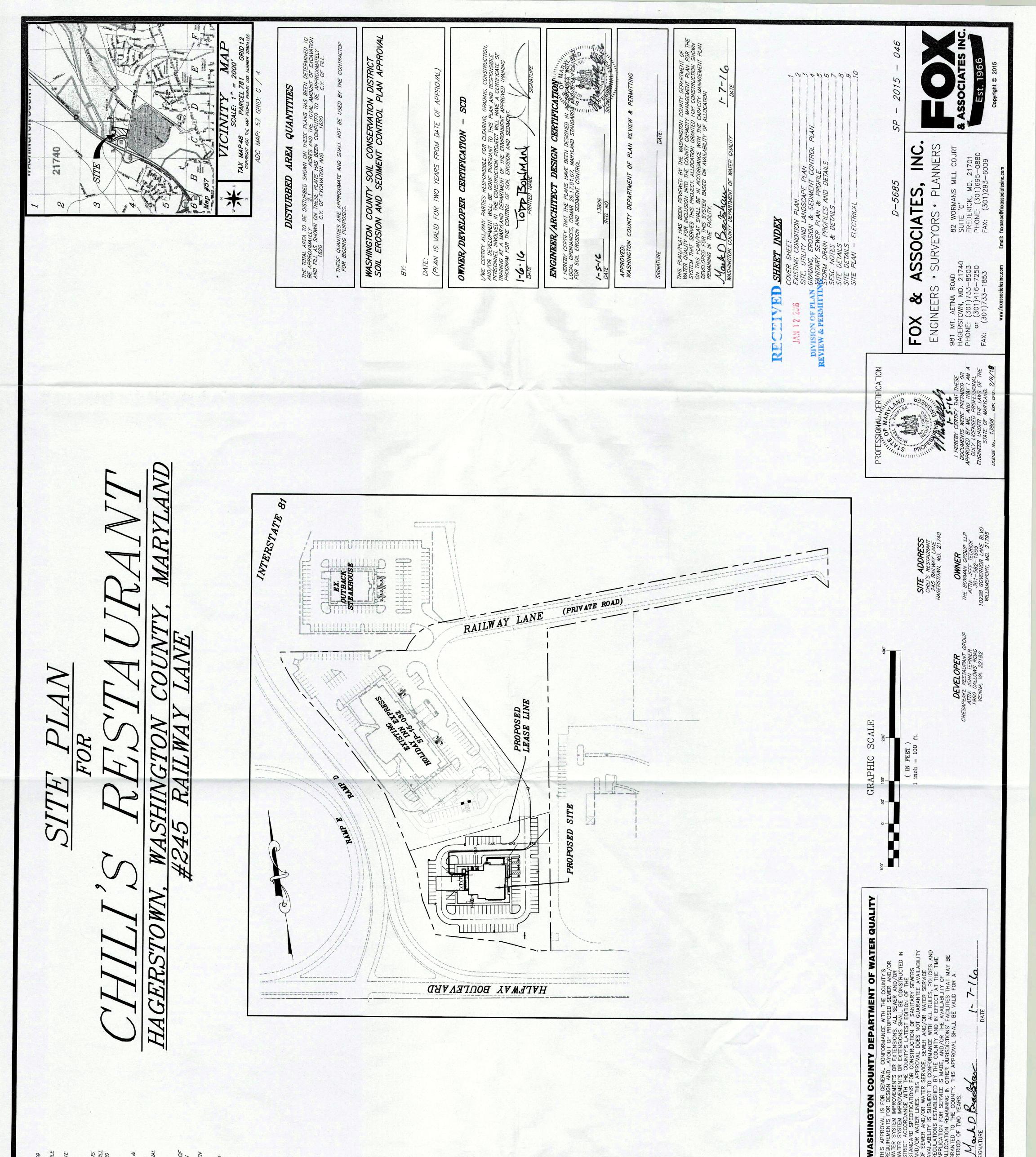
NUMBER OF ACCESS POINTS:0 COUNTY HISTORIC INVENTORY SITE #: NOT HIST ON NATIONAL HISTORIC REGISTER : N

MILES TO STATION: 0 FIRE DISTRICT: 26 AMBULANCE DIST: 26 MILES TO STATION: 0

COMMENTS:

SITE PLAN FOR PROPOSED RESTAURANT REV 1

A FOREST CONSERVATION PLAN FOR THIS SITE WAS APPROVED BY THE PLANNING COMMISSION IN 1996. OFF SITE MITIGATION WAS DONE ON OTHER BOWMAN LANDS (LIGHTNER PROPERTY) TO MEET FCO REQUIREMENTS (4+) ACRES WERE RESERVED.



STORMWATER MANAGEMENT AND ESD NARRATIVE

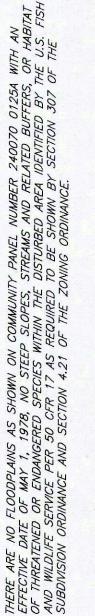
THE CHIL'S RESTAURANT PROJECT PROPOSES CONSTRUCTION OF A 6.233 SF RESTAURANT BULDING WITH A 569 WITL STE DEFELOMENT PROJECT PROPOSES DENOT THE MACLAN TWA ENVERTED BY MASHINGTON COUNTY WITH THE WITL STE DEFELOMENT PROJECT BERING THE HOLDAY TWA EXPRESS. THIS YORK MAS SESSORED COUNTY WITH THE WITL STE DEFELOMENT PROJECT DERING THE HOLDAY TWA EXPRESS. THIS YORK MAS SESSORED COUNTY WITH THE WITL STE DEFELOMENT PROJECT STEAD ON WHICH THE OHLS' RESTAURANT IS NOW WABER SP-00-022. THE FUTURE DEFELOMENT THE TO STEE STOMM DAWNS, WITELMENS, SAWITARY PROPOSED WAS AN AFEN THAT WAS ASSUMED TO BE DEFELOPED AS A COMMERCIAL USE WARE. SAVITARY FLAW NAD THEREFER PROJECTION WILE TO STEE STOMM DAWNS, WITELMENS, SAWITARY FALL THAT CURRENTLY SERVE THE HOLDA'T INNE TO STEE STOMM DAWNS, MITELMENS, SAWITARY FALLINES THAT CURRENTLY SERVE THE HOLDA'T INNE TO STEE STOMM DAWNS, MITELMENS, SAWITARY FALLINES THAT CURRENTLY SERVE THE HOLDA'T INNE FORDALE TO HULS' RESTAURANT IS AN AGLITTES THAT CURRENTLY SERVE THE AREA. THE RECOVAL STORMMATER AMAGEMENT FACLITTES TRAT CURRENTLY SERVE THE RECOVAL STORMMATER ANALITY LOCATED MATCH FACLITTES TRAT CURRENTLY SERVE THE RECOVAL STORMMATER ANALITY LOCATED MATCH FACLITTES TRAT CURRENTLY SERVE THE RECOVAL STORMMATER ANALITY TO ATTER MARKED SERVER AND SERVER STORM ATTER ANALOLITY LOCATED MATCH TO ATTER THE CURRE DAVIANCE ATTER THE ROWALT FORDANT ACTION THE CORPORATE INTER OF THE CITY OF THE CURVENTIES RANGENED AND ONSTRUCTURE LIES WITHIN THE CORPORATE TOWNED FOR ANY REPORTED IN A MARE AUGURT COMPONENT ACTION TO A THE PROJECT ON UNITES ASSCORTES. AND OWNER FILTER STRUCTURE MAN GENERAL THE FORDANT FOR A THE CORPORATE STOMMAN REPORTED IN A MARE AUGURT COMPONENT AND ASSCOATED CONSTRUCTOR DIMATER AUGURT TO ANY ASSCOATES AND AUGURT FOR ANALOR PROJECTION FOLLOW WAS STEED FOR UTIMALT AS A OLUMATICAL MANGEMENT ORDINANCE RESULTED WALL PROFINED AND AND AND ASSCOATES AND ASSCOATES AND ASSCOATES AND ASSCOATED CONSTRUCTOR AND ASSCOATES AND ASSCOATES AND ADALORY FOR THE REPROMED BY AND ASSCOATES AND ASSCOATES AND ASSCOATES

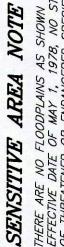
GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND THE STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION BOOK OF STANDARDS. 1.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES IN ADVANCE OF TRENCHING. N
- TOPOGRAPHY SHOWN HEREON IS FROM A TOPOGRAPHIC SURVEY PREFORMED BY FOX & ASSOCIATES INC. DATED AUG. 2015. m 4.
 - CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-B00-257-7777 AND ALL UTILITIES WITH FACILITIES WITHIN THE PROJECT AREA FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION. Ś
 - JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. è.
- ANY CHANGES TO THE APPROVED SITE PLAN LAYOUT MUST FIRST BE APPROVED BY FOX & ASSOCIATES INC. AND THEN APPROVED BY THE WASHINGTON COUNTY DEPARTMENT OF PLAN REVIEW AND PERMITTING. N
- FOX & ASSOCIATES INC. HAS NOT PERFORMED ANY SUBSURFACE INVESTIGATIONS TO DETERMINE LOCATION OF ROCK, DIFFERENT SOIL TYPES, WATER TABLES, UTILITIES, ETC. 60 0
- SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR THOSE CHANGES.
 - THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT THE FACILITIES AND OTHER UTILITIES DURING CONSTRUCTION. EXCAVATION AND CONSTRUCTION SHALL BE PREFORMED WITH EXTREME CARE TO DAMAGE TO FACILITIES. 10.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241, STANDARDS FOR SAFEGUARDING CONSTRUCTION, ALTERNATIVES AND DEMOLITION OPERATIONS AND CHAPTER 16 OF NFPA 1. UNIFORMED FIRE CODE. 11.
- THE FOREST CONSERVATION ORDINANCE REQUIREMENTS FOR THIS PROPERTY HAVE BEEN PREVIOUSLY ADDRESSED UNDER COUNTY SITE PLAN FILE NUMBER SP-00-022. 12.
 - 13. NO OUTSIDE STORAGE OF MATERIALS IS PROPOSED UNDER THIS PROVECT.

WASHINGTON COUNTY STANDARD NOTES

- J/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY AND THE POLICY ON CONSTRUCTION OF SUBDINSION INFRASTRUCTURE FOR ACCEPTANCE AND OWNERSHIP BY WASHINGTON COUNTY. (S-3).
- PLEASE BE ADVISED THAT ANY PROJECT WHICH CREATES A DISTURBANCE OF ONE (1) ACRE OR MORE WILL REQUIRE A "NOTICE OF INTENT TO COMPLY WITH THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" (NOI). THE NOI IS REQUIRED UNDED THE CLEAN WATER ACT AS STATED IN 40 CFR 122.26 AND CODE OF MARYLAND REQULATIONS COMAR 26.08.04.09A AND IS REGULATED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). THE NOI IS TO BE SUBMITTED WITH THE APPROPRIATE FEES DIRECTLY TO THE MDE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. NO LAND DISTURBING ACTIVITY THAT REQUIRES A GRADING PERMIT FROM WASHINGTON COUNTY CAN PROCEED UNTIL THE GENERAL PERMIT FOR STOR WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (MDRC) HAS BEEN ISSUED BY MDE. N
 - THIS PROJECT WILL REQUIRE A THIRD PARTY QUALIFIED PROFESSIONAL TO BE PRESENT AT THE PRE-CONSTRUCTION MEETING SCHEDULED WITH WASHINGTON COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT. CONSTRUCTION INSPECTION WILL BE REQUIRED FOR THIS PROJECT PER THE "ROADWAY AND STORMWATER MANAGEMENT CONSTRUCTION VERIFICATION PROCEDURES" DATED OCTOBER 17, 2008, IF APPLICABLE. m
 - PLEASE BE ADVISED THAT THE STORMWATER MANAGEMENT PLAN PROPOSED MUST MEET THE REQUIREMENTS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL SUPPLEMENT 1 IF FINAL APPROVAL FROM THE SCD FOR SOIL EROSION AND SEDIMENT CONTROL AND FINAL APPROVAL FOR STORMWATER MANAGEMENT FROM DPW HAS NOT BEEN OBTAINED BY MAY 4, 2010. 4.
- A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE GRADING PERMIT MUST BE ON SITE AND AVALABLE FOR USE BY THE INSPECTOR, OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY DIVISION OF PUBLIC WORKS. 5
 - 6
 - ALL GRADING ON LOT, EITHER BEFORE OR AFTER THE CONSTRUCTION OF A DWELLING OR APPURTENANCES, SHALL BE THE FULL RESPONSIBILITY OF THE LOT OWNER. N
- NO PERMANENT STRUCTURES (FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORM DRAINAGE EASEMENT EITHER SHOWN OR DESCRIBED ON THE FINAL PLAT OF SUBDINISION.



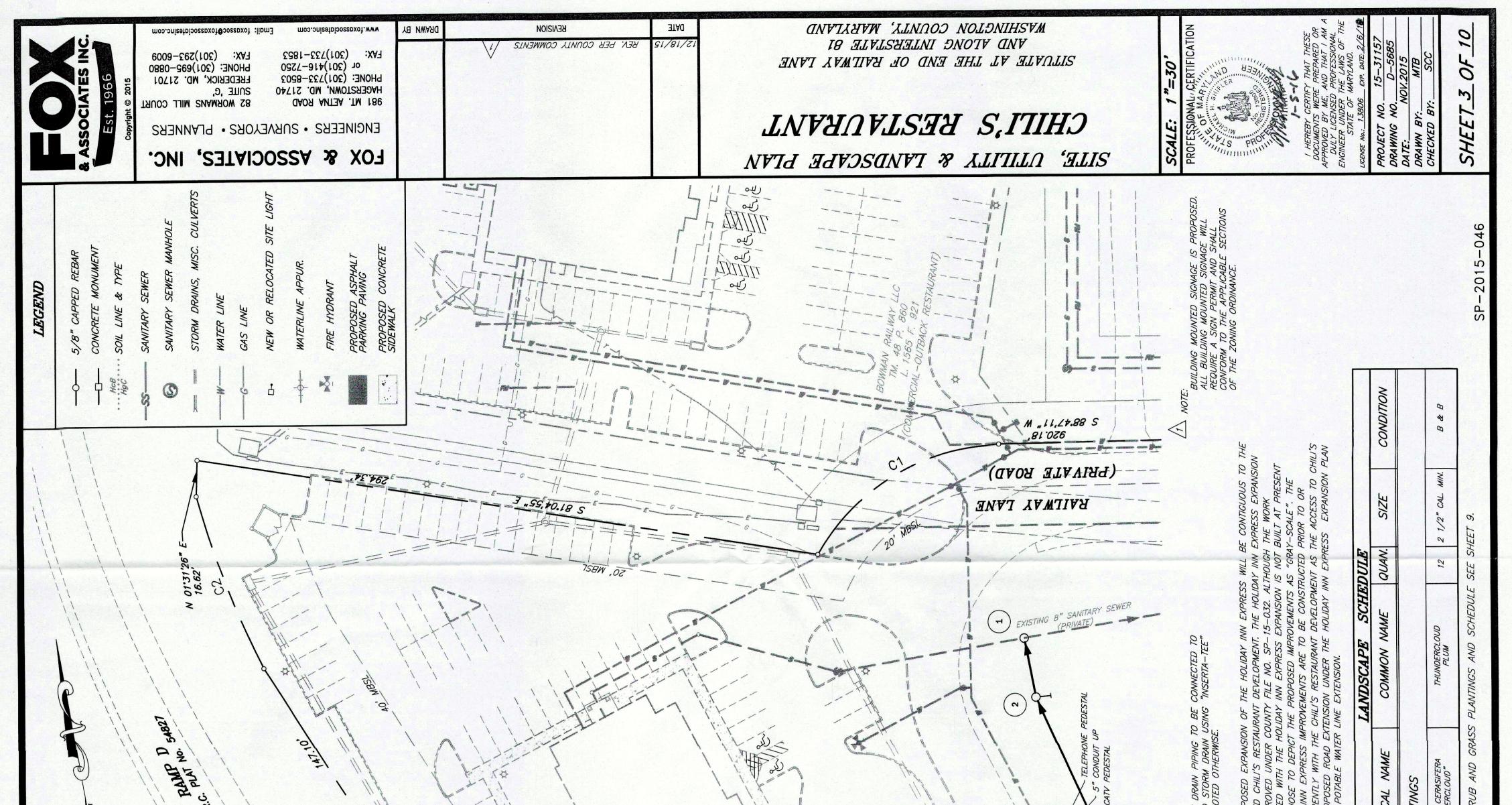




"THE SOIL CONSERVATION DISTRICT MAKES NO REPRESENTATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTLITTES AT THE CONSTRUCTION SITE. SHOWN ON THESE CONSTRUCTION DRAWINGS ARE THOSE UTLITTES WHICH HAVE BEEN IDENTIFIED. IT IS THE RESPONSIBILITY OF THE LANDOWNERS OR OPERATORS AND CONTRACTORS TO ASSURE THEMSELVES THAT NO HAZARD EXISTS OR DAMAGE WILL OCCUR TO UTLITTES. IT IS SUGGESTED THAT MISS UTLITY BE CONTACTED AT: PHONI NO. 1-B00-257-7777.

1960 May Restourant/SITE PLAN D-5665/01-COVERSHE WAY JAN 05, 2016 - 2:48pm User

UTILITY NOTIFICATION



HTHON ULT BILLY		M . 85.67.72 N	PEAR ASS		WATER LINE LOCATION)	NOTE: THE PROPOSED S UNLESS NOTE PROPOSED S PROPOSED (WAS APPROV ASSOCIATED WE'VE CHOS HOLIDAY INN CONCURREN IS A PROPO AS IS A PO	KEY BOTANICAL IREE PLANTIN PC PRUNUS CEI "THUNDERC FOR DETAIL
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IS SITUATED ON THE PARCEL THAT CURRENTLY CONTAINS THE IDAY INN EXPRESS PROPOSED AN EXPANSION UNDER COUNTY THIS EXPANSION HAS NOT YET BEEN CONSTRUCTED. THE PALLOCATION INCLUDES THE ANTICIPATED ALLOCATION E HOLIDAY INN EXPRESS EXPANSION AS WELL AS THE TED WITH THE RESTAURANT USE PROPOSED BY THIS SITE MITER ALLOCATION INFORMATION N- 12,045 GPD (AS REPORTED BY THE CITY OF	THE CITY OF HAGERSTOWN WATER DEPARTMENT - 7,763 GPD FROM HOLIDAY INV EXPRESS EXPANSION -2,400 GPD FROM HOLIDAY INV EXPRESS EXPANSION -2,400 GPD FROM ADTEL EXPANSION AND RESTAURANT USE -5,950 GPD SIGN AND RESTAURANT OF 5,950 GPD= 13,713 GPD-EXISTING SIGN AND RESTAURANT OF 5,950 GPD= 13,713 GPD-EXISTING SIGN AND RESTAURANT OF 5,950 GPD= 13,713 GPD-EXISTING SIGN AND RESTAURANT OF 5,950 GPD= 13,713 GPD-EXISTING OFD - 10,000 GPD (EXISTING USE OF 7,763 GPD-EXISTING ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON ROW - 10,000 GPD (AS REPORTED BY THE WASHINGTON COUNTY DEPARTMENT	R PROPOSED RESTAURANT USE - 3,288 GPD R USE AFTER CONSTRUCTION OF HOLIDAY INN EXPRESS ESTAURANT USE - 15,551 GPD R USE AFTER CONSTRUCTION OF HOLIDAY INN EXPRESS ESTAURANT USE - 15,551 GPD R 10,000 GPD OR 10,000 GPD OR 10,000 GPD ESTED - 12 EDU'S OR 2,400 GPD FOR HOLIDAY INN EXPRESS ESTED - 17 EDU'S OR 3,400 GPD FOR PROPOSED RESTAURANT REQUESTED - 29 EDU'S OR 5,800 GPD POSED -50-60 EMPLOYEES M TO 11:00 PM TO 12:00 AM	* 10.58 *	AS A PARKING "CONTRACTOR DISTALLATION BY CONTRACTOR SIGNAGE SIGN BY CHILL'S. MOUNTING BY AND CONTRACTOR BY AND CONTRACTO		PEDESIAL BENESIAL	ACTOR TO-FURNISH AND C FROM EXISTING PEDESTAL C FROM EXISTING PEDESTAL LDING FOR CATV. CONTACT BURGER WITH ANTIETAM FOR ADDITIONAL ATION 240-420-2084.
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SITE ANALYSIS

- 781 1341/1061 AREA: 7.908 48 MAP: PROPERTY GRID:12 PARCEL:

GEN BG BUSINESS DISTRICT: 26 ELECTION ZONING:

ICTION RESTI 40' BUILDING FRONT: SIDE: 20' REAR: MIN. LOT MIN. LOT

20' - AREA: 20,000 SF - WIDTH: 100' 107 <~

IMPERVIOUS SURFACE WITHIN PARCEL BOUNDARIES: 3.71 +/- ACRES IMPERVIOUS SURFACE COVERAGE AS A PERCENT OF PARCEL AREA: 46.9

CONSI TAIL RESTAURANT NON ENTIAL USE) OSED NO TION (PRC DESIGNATION DESCR EXCISE TAX USE FUNCTIONAL

6,233 SF TAX: TO EXCISE 8 BASED OF CONSTRUCTION SUBJECT S.F. 6,233 DING: BU SED FOOTAGE OF SQUARE SIZE

A CASUAL - SITE PLAN FOR THE CONSTRUCTION OF OPOSED BUILDING HEIGHT- 25' +/ OF PLAN PURPOSE

REQUIRED AREA (GFA) = SPACES FLOOR 91 - RESTAURANT: 1 SPACE PER 75 SF OF GROSS F1 BUILDING: 6,233 SF GFA + PATIO: 569 SF GFA = 6,808 SF OF GFA /1 SPACE PER 75 SF OF GFA= REQUIRED ARKING

HANDICAPPED SPACES TOTAL PARKING REQUIRED =91 SPACES TOTAL PARKING PROVIDED =95 SPACES ON SITE INCLUDING 4 TOTAL

NO STER LOCATED PRIVATE CONTRACTOR DUM CITY OF HAGERSTOWN - DUMPSTER -SUBJECT SITE SOLID WASTE DISPOSAL WATER:

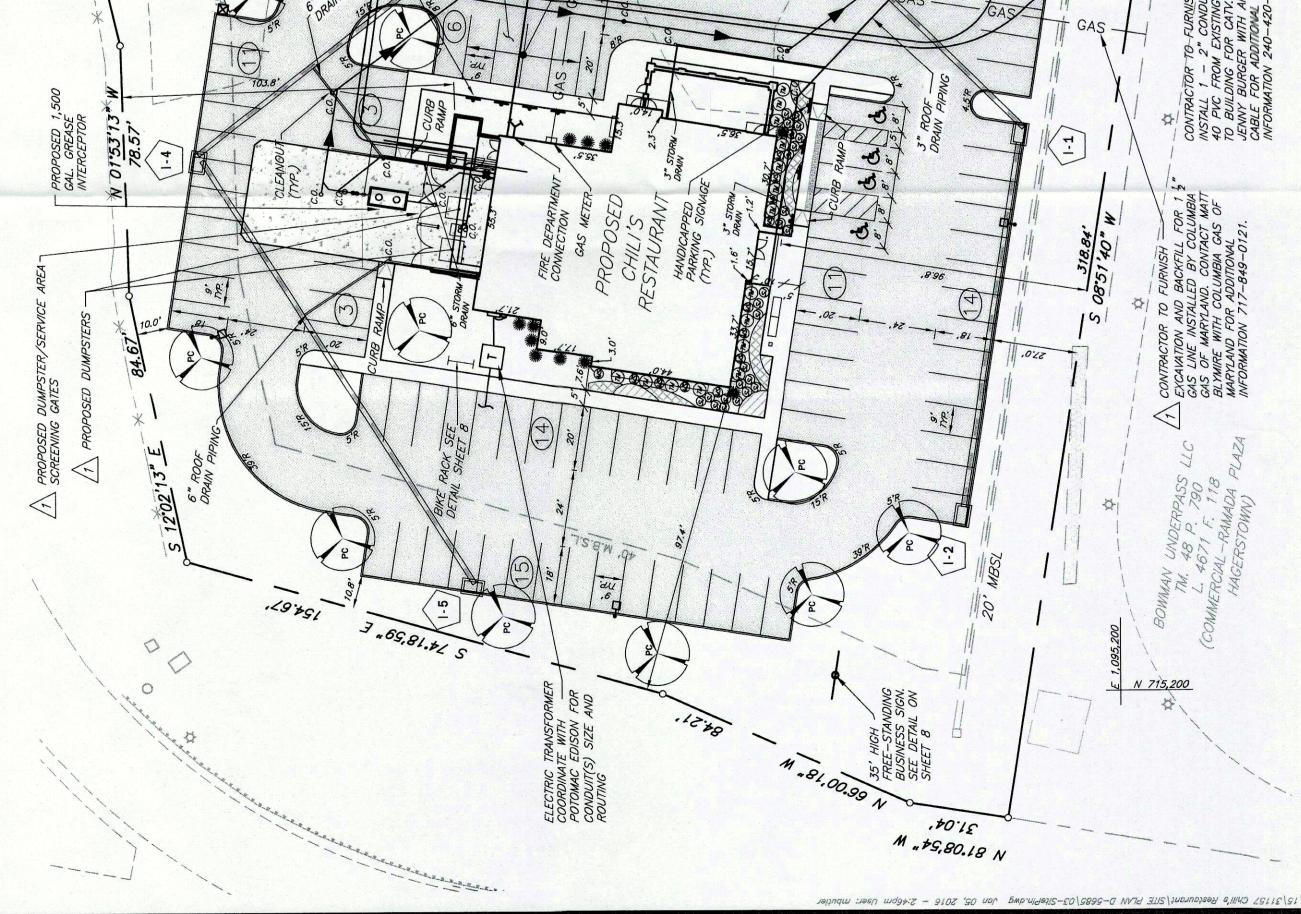
DEPARTMENT OF WATER QUALIT BLIC PROVIDED BY THE WASHINGTON COUNTY PUBLIC PROVIDED BY THE D SEWER: WATER

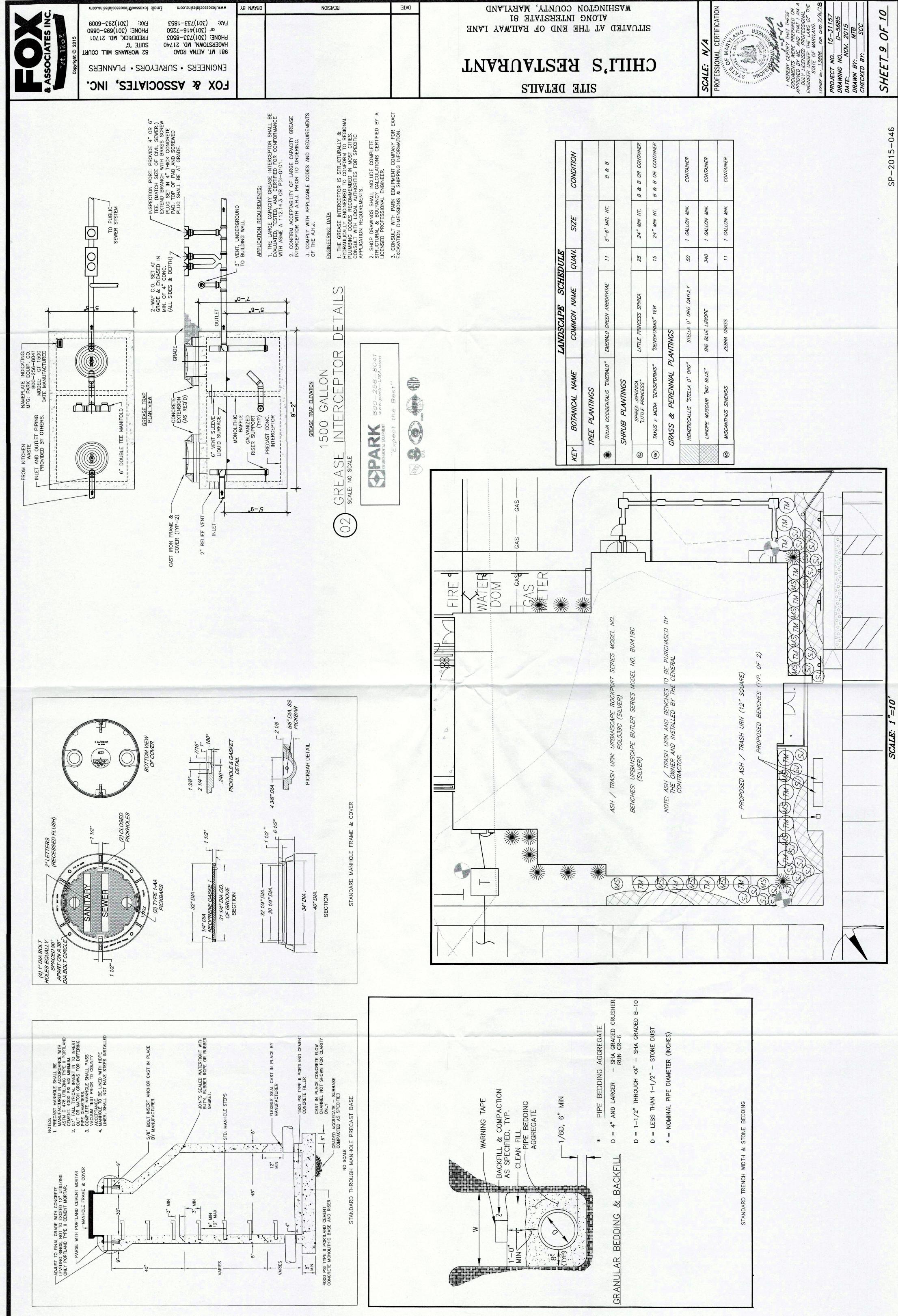
USAGE: (ANTICIPATED WATER USAGE FROM PROPOSED RESTAURANT USE BASED ON INFORMATION PROVDED BY PROJECT DEVELOPER)- 3,550 GPD (BASED ON 100,000 GALLONS PER MONTH DOMESTIC USE AND 8,000 GALLONS PER MONTH IRRIGATION USE)

(ANTICIPATED SEWER USAGE FROM PROPOSED RESTAURANT BASED ON INFORMATION PROVIDED BY PROJECT DEVELOPER)- 3,400 GPD (BASED ON 100,000 GALLONS PER MONTH OF DOMESTIC USE) USAGE: SEWER

2 PER DAY REMENTS -REQU DELIVERY AND FREIGHT

10 FOR DETAILS) SHEET (SEE L.E.D. TING TYPE SITE $\langle \cdot \rangle$





		LANDSCAPE SCHEDULE	DULE		
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
	TREE PLANTINGS				
*	THULA OCCIDENTALIS "EMERALD"	EMERALD GREEN ARBORVITAE	11	5'-6' MIN. HT.	B & B
	SHRUB PLANTINGS				
3	SPIREA JAPONICA "LITTLE PRINCESS"	LITTLE PRINCESS SPIREA	25	24" MIN HT.	B & B OR CONTAINER
(Ž)	TAXUS × MEDIA "DENSIFORMIS"	"DENSIFORMIS" YEW	15	24" MIN HT.	B & B OR CONTAINER
	GRASS & PERENNIAL PL	PLANTINGS			
	HEMEROCALLIS "STELLA D' ORO"	STELLA D' ORO DAYLILY	50	1 GALLON MIN.	CONTAINER
	LIRIOPE MUSCARI "BIG BLUE"	BIG BLUE LIRIOPE	340	1 GALLON MIN.	CONTAINER
\$	MISCANTHUS SINENSIS	ZEBRA GRASS	11	1 GALLON MIN.	CONTAINER

