



# Washington County

M A R Y L A N D

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  
2<sup>ND</sup> 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

1. PR Valley Limited Partnership (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 \*
2. 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. Freedom Hills Phase III, Lots 100-165 (S-15-022) Preliminary/Final plat for Lots 100-165, Freedom Hills, Phase III located along the north side of Gardenvue Drive; Zoning: RT – Residential Transition; Planner: Lisa Kelly \*

#### SITE PLANS

1. Chili's Restaurant (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, 2<sup>nd</sup> Floor | Hagerstown, MD 21740 | P: 240.313.2430 | F: 240.313.2431 | TDD: 7-1-1

WWW.WASHCO-MD.NET

**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 addressed via the Yale Drive Extended storm water management pond. All agency approvals 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-in-lieu) 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**

1. 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,

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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

**SUBDIVISION MODIFICATION REPORT**

Project No : SV-16-001  
Type : REG

Applicant :  
Owner : PR VALLEY LIMITED PARTNERSHIP  
Location : NORTHWEST SIDE OF MASSEY BLVE AT THE VAL  
Parcel # : 04818094200004  
Road name : INTERIOR MALL RO  
Zoning : PB PLANNED BUSINESS  
Land use : 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



SV-16-001

RECEIVED

JAN 04 2016

DIVISION OF  
ENGINEERING & CONSTRUCTION MANAGEMENT  
PLAN REVIEW & PERMITTING DEPARTMENT

## DIVISION OF PLAN REVIEW & PERMITTING

**WASHINGTON COUNTY PLANNING COMMISSION**

# APPLICATION FOR SUBDIVISION ORDINANCE MODIFICATION

**APPLICANT**

NAME PR Valley Limited Partnership, Attn: Nancy Kilpatrick

MAILING ADDRESS 200 S. Broad St, Suite 300, Philadelphia, PA 19102-380

TELEPHONE 215-454-1293

(home) (work) (cell)

**PROPERTY OWNER**

NAME PR Valley Limited Partnership,

MAILING ADDRESS 200 S. Broad St, Suite 300, Philadelphia, PA 19102-3803

TELEPHONE 215-454-1293

(home) (work) (cell)

## CONSULTANT

NAME Fox & Associates, Inc. Attn: Steve Cvijanovich

ADDRESS 981 Mt. Aetna Rd, Hagerstown, MD 21740

TELEPHONE 301-733-8503 Ext. 129

## DESCRIPTION OF PROPERTY

PARCEL REFERENCE: MAP 48 GRID 0018 PARCEL 0942

PROPOSED LOT ACREAGE 0.55 Ac TOTAL SITE ACREAGE 1.59 Ac

ZONING DISTRICT PB ROAD FRONTAGE (FT) Existing 250.86'

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

**LOCATION / ADDRESS**

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 Attached

(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 question.

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

Julie M Rohm  
Applicant's Signature

1/4/16  
Date

Julie M Rohm  
Property Owner's Signature

1/4/16  
Date

**STAFF USE ONLY:**

STAFF PLANNER: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

NUMBER: \_\_\_\_\_

MEETING DATE: \_\_\_\_\_

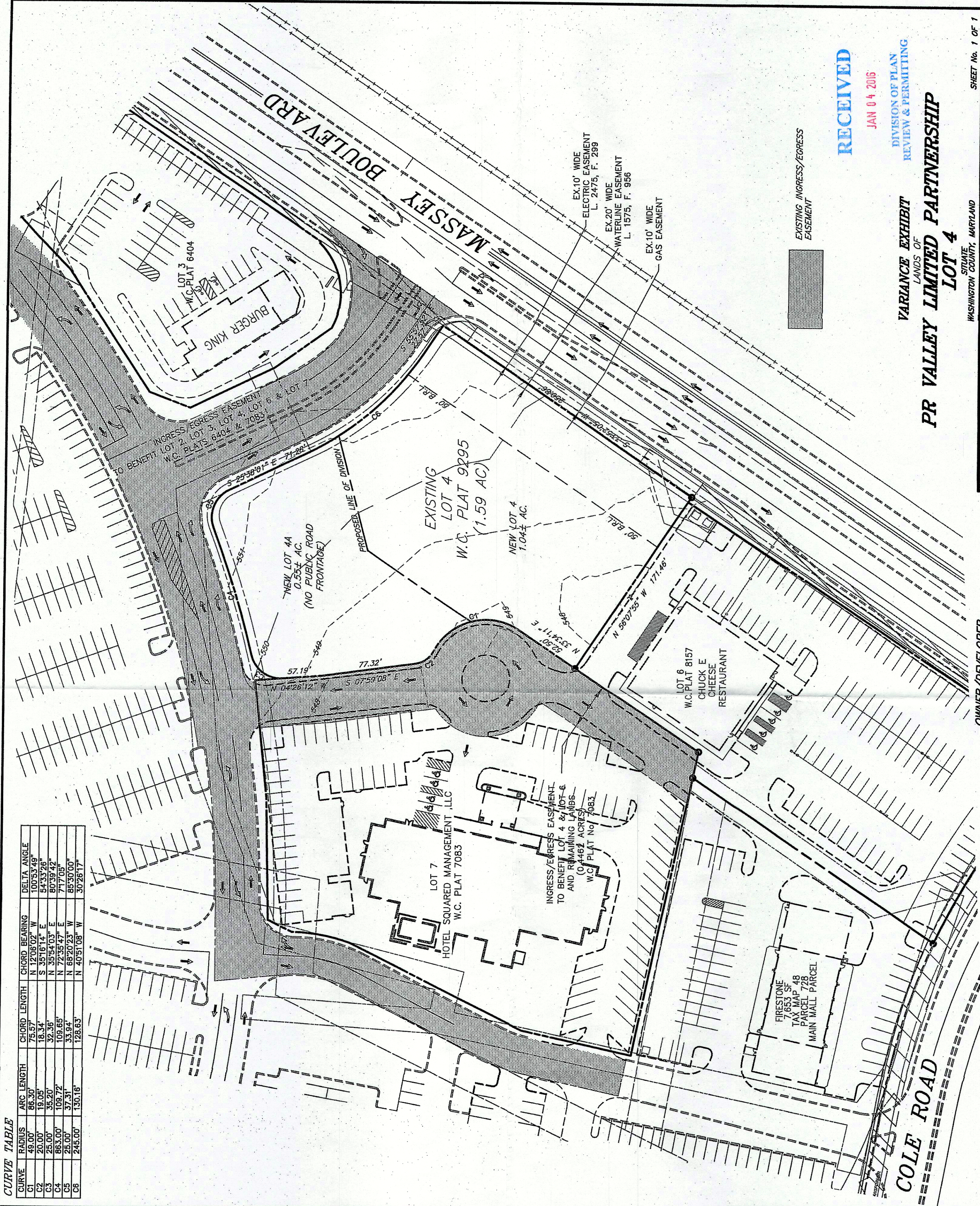
#### **Lot 4 Variance Request Justification**

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.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	49.00'	86.30'	75.57'	N 12°06'02" W	100°53'49"
C2	20.00'	19.05'	18.34'	S 35°16'14" E	54°33'26"
C3	25.00'	35.20'	32.36'	N 35°54'03" E	80°39'42"
C4	863.00'	109.72'	109.65'	N 72°35'47" E	71°7'08"
C5	25.00'	37.31'	33.94'	N 68°20'23" W	85°30'00"
C6	245.00'	130.16'	128.63'	N 40°51'08" W	30°26'17"



EXISTING INGRESS/EGRESS  
EASEMENT

RECEIVED

JAN 04 2015

DIVISION OF PLAN  
REVIEW & PERMITTING

VARIANCE EXHIBIT  
LANDS OF  
**PR VALLEY LIMITED PARTNERSHIP**  
**LOT 4**

SITUATE  
WASHINGTON COUNTY, MARYLAND

DRAWN BY: MTB	DATE: 12/22/15	OWNER/DEVELOPER PR VALLEY LIMITED PARTNERSHIP 2900 SOUTH BROAD STREET PHILADELPHIA, PA. 19102	SHEET No. 1 OF 1
CHECKED BY: SCC	DATE: 12/22/15	<b>FOX &amp; ASSOCIATES, INC.</b> ENGINEERS • SURVEYORS • PLANNERS 881 MT. AIRY ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301) 333-8553 FAX: (301) 333-1853	DISTRICT 26
SCALE: 1"=50'			TAX MAP No. 48 P. 942
			DWG. No. C-2918

SV-16-001





**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

**SUBDIVISION MODIFICATION REPORT**

Project No : SV-16-003  
Type : REG  
  
Applicant : FREDERICK SEIBERT & ASSOCIATES  
Owner : 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**

**APPLICANT**

NAME **Seth & Annette Eby,**

MAILING ADDRESS **14612 Maugansville Road, Hagerstown, MD 21740**

TELEPHONE **301 739 0936** **301 991 0940**  
(home) (work) (cell)

**PROPERTY OWNER**

NAME **Same as Above**

MAILING ADDRESS

TELEPHONE  
(home) (work) (cell)

**CONSULTANT**

NAME **Frederick, Seibert & Associates, 140 ED SEIBERTER**

ADDRESS **128 S Potomac St, Hagerstown, MD 21740**

TELEPHONE **301 791 3650**

**DESCRIPTION OF PROPERTY**

PARCEL REFERENCE: MAP **24** GRID **7** PARCEL **962**

PROPOSED LOT ACREAGE **2.00** TOTAL SITE ACREAGE **2.00**

ZONING DISTRICT **A (R)** ROAD FRONTAGE(FT) **175'**

S-15-050

**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

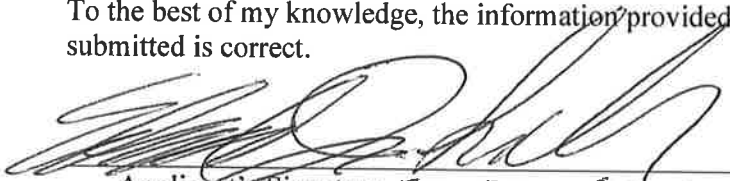
The applicant, who is an elder at Reiff Mennonite Church and owns the adjacent land being subdivided, would like to create the 2.00 parcel for the church to accommodate occasional overflow parking. The initial plan was to utilize the existing access between the church and proposed 2 acre lot. Understandably 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.

 1/14/2016  
Applicant's Signature EDWARD J. SCHREIBER Date

A3 AGENT FOR OWNER/APPLICANT SETH & ANNETTE EBY

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:

Applicant	Staff	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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. <b>Please include this checklist.</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A filing fee of \$115.00. Make check payable to: <b>Washington County Treasurer</b> . Include fee worksheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Twelve (12) sketch plans, drawn to scale, showing:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. dimensions & shape of proposed lot with acreage;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. size & location of existing and/or future structures;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. existing/proposed roadways and associated access right of way or easements;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. existing/proposed entrance/exit to property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. natural or topographic peculiarities of the lot in question.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any additional drawings, pictures, or information that will assist the Planning Commission in making its decision.









**DIVISION OF ENGINEERING & CONSTRUCTION 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..: *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.....:	C	C
SERVICE AREA.....:	HN	CN
PRIORITY.....:	1	1

SCHOOLS	ELEM	MID	HIGH
NUMBER CODE	4	0	0
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

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

Re: Freedom Hills Phase 3

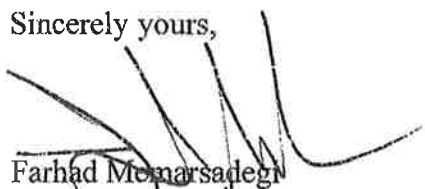
Dear Tim,

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

Please call me if you have any questions.

Sincerely yours,

  
Farhad Mohammadsadeqi  
Managing Partner

cc: Trevor Frederick  
Lisa Kelly  
Rebecca Calimer

**RECEIVED**

NOV 10 2015

DIVISION OF PLAN  
REVIEW & PERMITTING



DRIVEWAY CULVERT

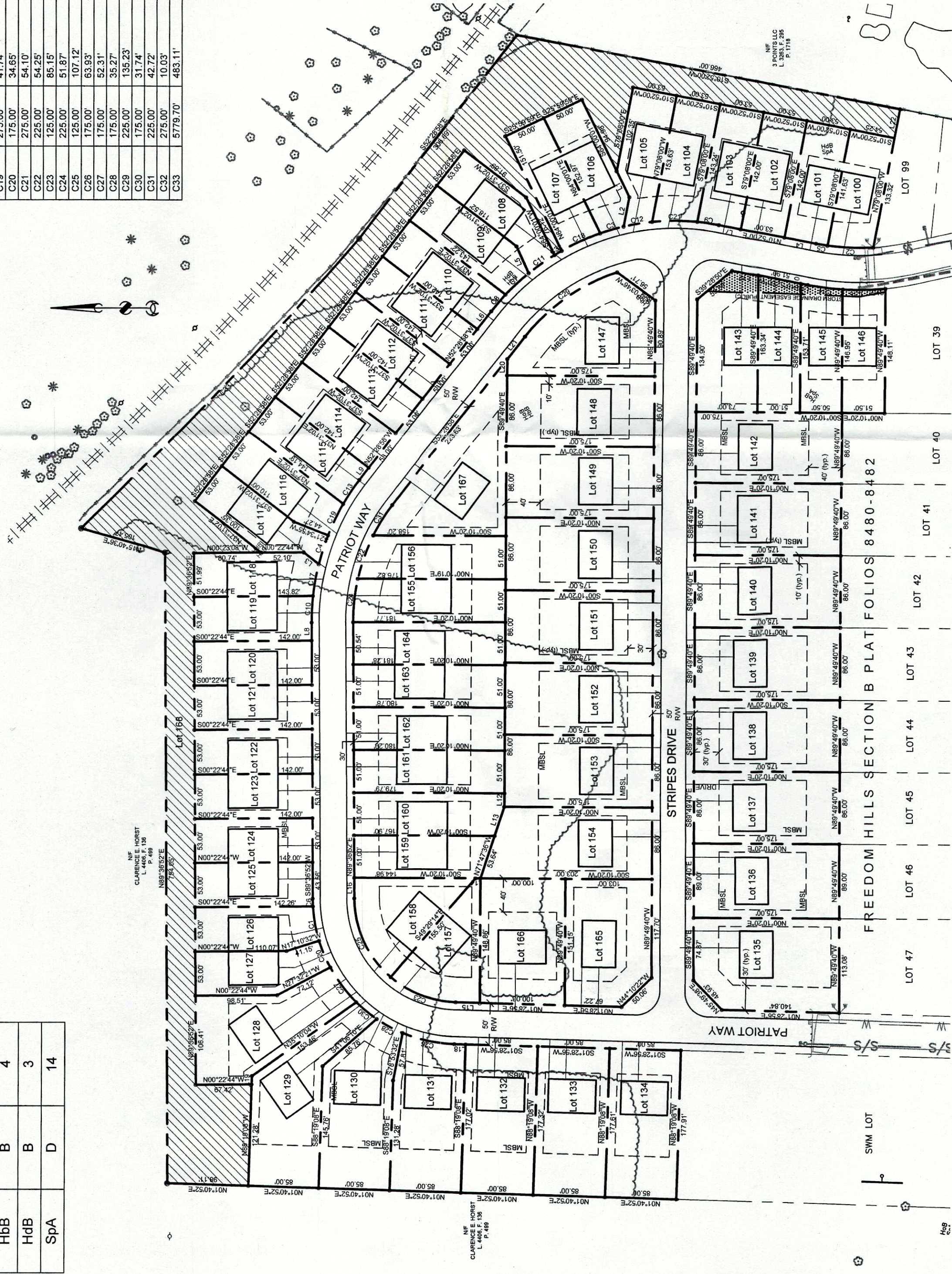
SIZE	LOT #	
15"	107-127, 135-152, 155-165, 167	
18"	100-106, 128-134, 153-154, 165-166	
ALL DRIVEWAY CULVERTS ARE TO BE CMP OR ENGINEER APPROVED EQUAL		
SOIL CHART		
SOILS	H.S.G.	%
HaB	B	79
HbB	B	4
HdB	B	3
SpA	D	14

ACREAGE TABLE	
REMAINING LANDS FROM PHASE II	22.57 AC. ±
LOTS 100-168	19.34 AC. ±
NEW STREET R.O.W.	3.23 AC. ±
REMAINING LANDS	0.00 AC. ±

PRIOR TO FINAL PLAT APPROVAL, THE DEVELOPER SHALL PAY TO THE COUNTY THE SUM OF FIFTEEN THOUSAND SIX HUNDRED DOLLARS (\$15,600.00). THE DEVELOPER SHALL PAY TO THE COUNTY THE SUM OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) PER LOT FOR EACH OF THE SIXTY EIGHT (68) PROPOSED LOTS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT AND WILL BE REQUIRED PRIOR TO PERMIT ISSUANCE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	41.84'	41.74'	S79°40'23"W	13°41'50"
C2	275.00'	54.97'	54.88'	N02°09'43"E	11°27'13"
C3	275.00'	29.02'	29.01'	N16°04'20"W	6°02'46"
C4	275.00'	35.22'	35.19'	N72°05'12"W	7°20'15"
C5	275.00'	14.29'	14.29'	N05°22'40"E	2°58'41"
C6	175.00'	9.45'	9.45'	S88°04'05"W	3°05'34"
C7	275.00'	37.11'	37.08'	N43°13'05"W	7°43'52"
C8	275.00'	25.91'	25.90'	N49°47'00"W	5°23'56"
C9	275.00'	26.18'	26.17'	N08°08'23"E	5°27'13"
C10	275.00'	31.61'	31.59'	N87°05'33"W	6°35'10"
C11	275.00'	37.11'	37.08'	N35°29'15"W	7°43'52"
C12	275.00'	34.52'	34.49'	N09°27'12"W	7°11'30"
C13	275.00'	34.75'	34.72'	N55°06'09"W	7°14'22"
C14	325.00'	42.17'	42.14'	S07°08'59"W	7°28'02"
C15	325.00'	19.74'	19.74'	S03°55'06"E	3°28'47"
C16	325.00'	31.83'	31.82'	S00°37'38"W	5°36'40"
C17	275.00'	38.61'	38.58'	N79°46'39"W	8°02'38"
C18	275.00'	50.09'	50.02'	N24°18'48"W	10°26'11"
C19	275.00'	41.74'	41.70'	N64°04'13"W	8°41'14"
C20	175.00'	34.65'	34.60'	S67°09'05"W	11°20'45"
C21	275.00'	54.01'	54.01'	N00°13'20"W	11°16'15"
C22	225.00'	54.25'	54.12'	S70°16'13"E	13°48'57"
C23	125.00'	85.15'	85.51'	N20°59'51"E	39°01'50"
C24	225.00'	51.87'	51.75'	S83°46'55"E	13°12'27"
C25	125.00'	107.12'	103.88'	N65°03'49"E	49°06'06"
C26	175.00'	63.93'	63.57'	S11°56'50"W	20°55'49"
C27	175.00'	52.31'	52.11'	S52°54'58"W	17°07'31"
C28	175.00'	35.27'	35.21'	S28°11'11"W	11°32'53"
C29	225.00'	135.23'	133.20'	S35°15'53"E	34°26'11"
C30	175.00'	31.74'	31.70'	S39°09'25"W	10°23'35"
C31	225.00'	42.72'	42.68'	S57°58'22"E	10°52'46"
C32	275.00'	10.03'	10.03'	N30°34'36"W	2°05'25"
C33	5779.70'	483.11'	482.97'	S46°00'22"E	4°47'21"

LINE	BEARING	DISTANCE
L1	S64°00'01"W	34.42'
L2	N79°08'00"W	35.72'
L3	N37°31'02"E	22.92'
L4	N10°52'00"E	38.71'
L5	S85°39'45"W	34.78'
L6	N52°28'55"W	27.12'
L7	N10°52'00"E	26.86'
L8	S89°36'52"W	21.46'
L9	N52°28'58"W	18.35'
L10	S79°01'31"E	0.00'
L11	S10°52'00"W	8.83'
L12	N89°49'40"W	16.00'
L13	N71°47'36"W	36.81'
L14	S00°10'20"W	5.62'
L15	N01°28'55"E	28.43'
L16	N89°36'52"E	24.47'
L17	S10°52'00"W	32.06'
L18	S01°28'56"W	12.98'
L19	N88°19'08"W	10.00'
L20	S89°49'40"E	20.00'
L21	S32°28'58"E	33.84'
L22	N79°08'00"W	35.00'



Area	Sq. Feet	Acres
Lot 100	7,508	0.17
Lot 101	7,524	0.17
Lot 102	7,526	0.17
Lot 103	7,537	0.17
Lot 104	7,519	0.17
Lot 105	7,549	0.17
Lot 106	7,514	0.17
Lot 107	7,524	0.17
Lot 108	7,546	0.17
Lot 109	7,531	0.17
Lot 110	7,537	0.17
Lot 111	7,526	0.17
Lot 112	7,526	0.17
Lot 113	7,526	0.17
Lot 114	7,526	0.17
Lot 115	7,551	0.17
Lot 116	7,534	0.18
Lot 117	7,514	0.17
Lot 118	7,567	0.17
Lot 119	7,545	0.17
Lot 120	7,526	0.17
Lot 121	7,526	0.17
Lot 122	7,526	0.17
Lot 123	7,526	0.17
Lot 124	7,526	0.17
Lot 125	7,504	0.17
Lot 126	7,504	0.17
Lot 127	7,726	0.18
Lot 128	15,208	0.35
Lot 129	16,121	0.37
Lot 130	15,658	0.36
Lot 131	15,112	0.35
Lot 132	15,080	0.35
Lot 133	15,085	0.35
Lot 134	15,110	0.35
Total	842,421	19.34

Lot 135	18,855	0.43
Lot 136	15,575	0.36
Lot 137	15,050	0.35
Lot 138	15,050	0.35
Lot 139	15,050	0.35
Lot 140	15,050	0.35
Lot 141	15,050	0.35
Lot 142	15,050	0.35
Lot 143	11,551	0.27
Lot 144	8,085	0.19
Lot 145	7,560	0.17
Lot 146	7,563	0.17
Lot 147	15,807	0.36
Lot 148	15,050	0.35
Lot 149	15,050	0.35
Lot 150	15,050	0.35
Lot 151	15,050	0.35
Lot 152	15,050	0.35
Lot 153	15,050	0.35
Lot 154	16,254	0.37
Lot 155	9,224	0.21
Lot 156	8,589	0.20
Lot 157	9,069	0.21
Lot 158	9,909	0.23
Lot 159	8,127	0.19
Lot 160	9,957	0.23
Lot 161	9,182	0.21
Lot 162	9,207	0.21
Lot 163	9,233	0.21
Lot 164	9,216	0.21
Lot 165	15,049	0.35
Lot 166	15,001	0.34
Lot 167	17,409	0.40
Lot 168	103,578	2.38
Total	842,421	19.34

PROPOSED FOREST  
CONSERVATION EASEMENT AREA  
-2.39 ACRES

PROPOSED STORM DRAINAGE EASEMENT

RECEIVED  
JAN 11 2016  
DIVISION OF PLAN  
REVIEW & PERMITTING

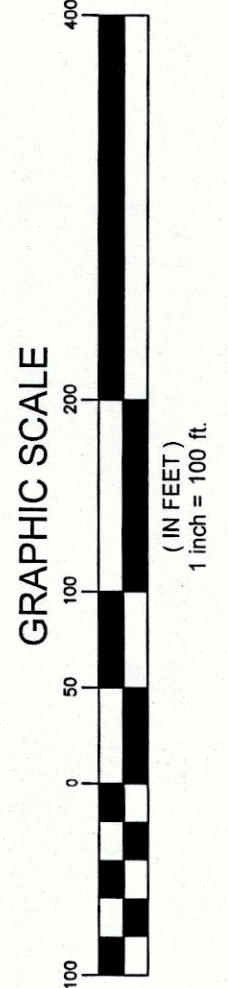
Final Plat of Subdivision  
of Lots 100-167  
SECTION C

Freedom Hills  
Situate along the north side of  
Garden View Road  
WASHINGTON COUNTY, MARYLAND

FREDERICK  
SEIBERT &  
ASSOCIATES, INC. ©2015

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
(301) 781-3550 (301) 416-7478 (717) 597-1007 FAX (301) 735-4956

TAX MAP 24-14-516 DISTRICT 13
DRAWING NUMBER 1 OF 4
DRAWN BY: T.M.P.
CHECKED BY: R.A.S.
DATE: 09/28/15
DATE: 2015
SCALE: 1"=100'



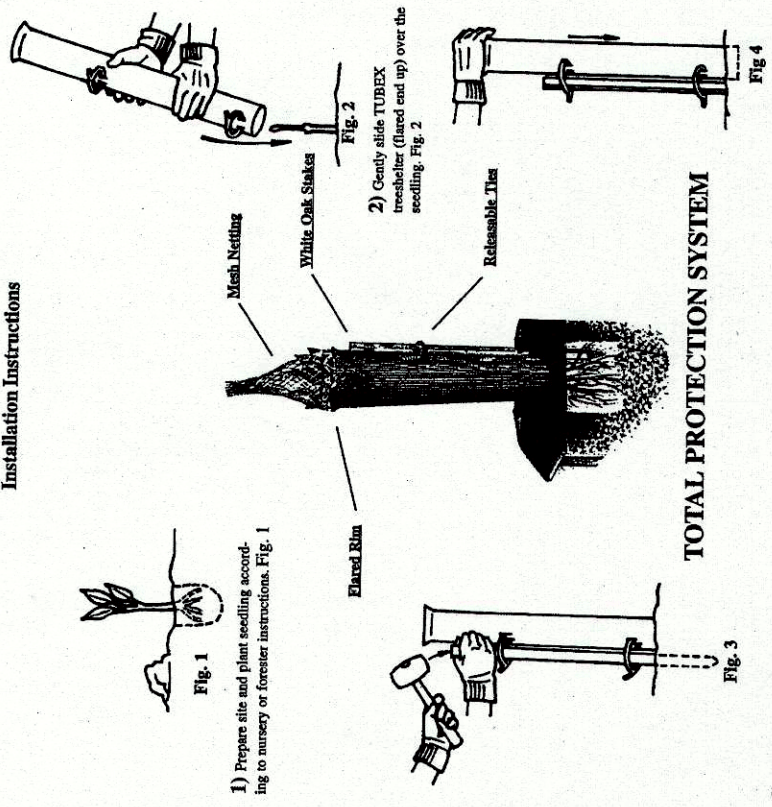






## TREESHelters

### Installation Instructions

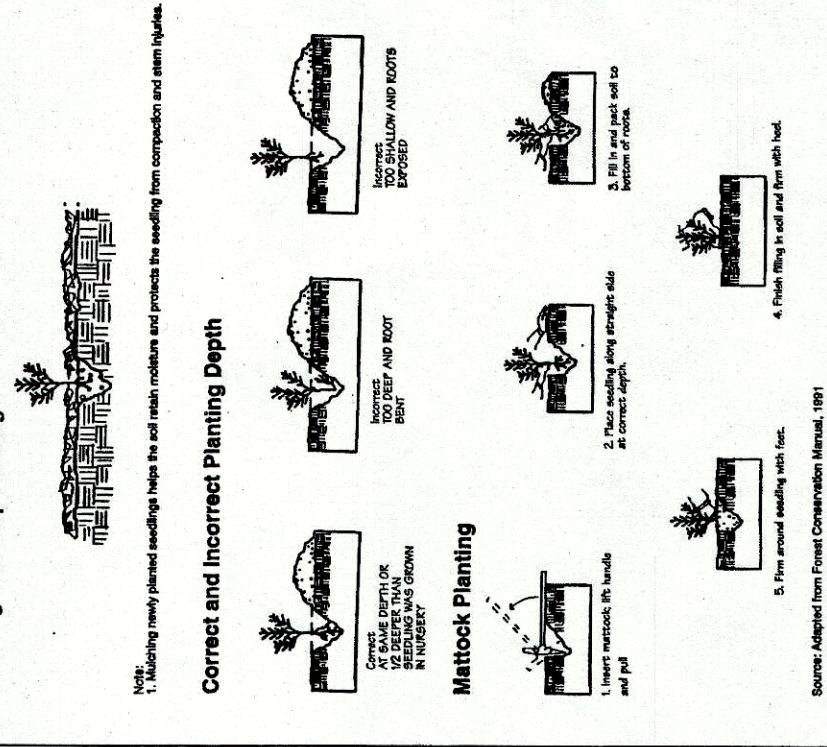


### TOTAL PROTECTION SYSTEM

- 1) Prepare site and plant seedling according to nursery or forest instructions. Fig. 1
- 2) Gently slide TUBEX shelter (lined and up) over the seedling. Fig. 2
- 3) Insert white stake into the hole and secure the shelter by pulling on the strap and the stake. Fig. 3
- 4) Push base of the shelter 1" into the ground. Fig. 4

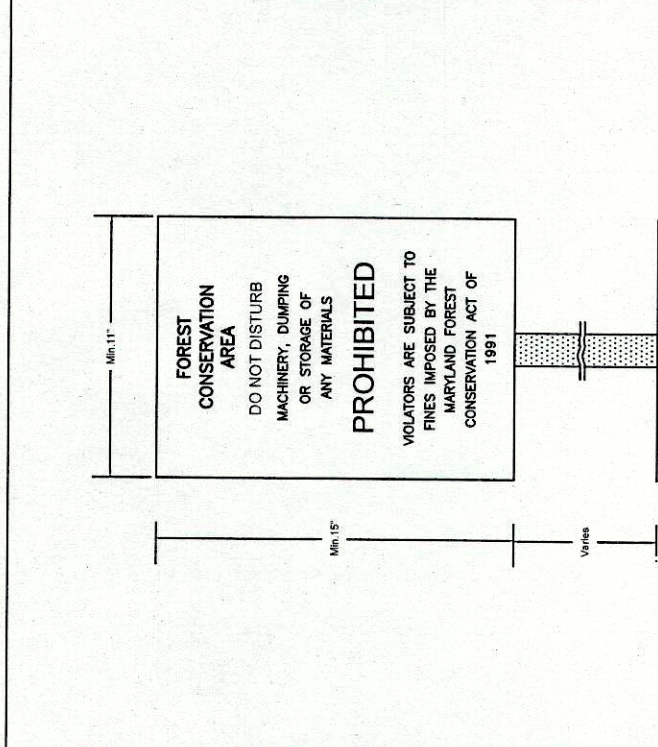
- Seedlings will perform better with proper root care.
- Stake should be placed at least once a year.
- Stake should be placed at least once a year.
- Stake should be placed at least once a year.

### Seeding and Whip Planting



### Seeding and Whip Planting Techniques

Source: Adapted from Forest Conservation Manual, 1991



1. Bottom of signs to be higher than top of tree protection fence.
2. Signs to be placed approximately 50 feet apart. Conditions on site affecting visibility may warrant closer spacing.
3. Attachment of signs to trees is prohibited.

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

Source: Adapted from Forest Conservation Manual, 1991

### Construction Signs and Permanent Signs

NOTES

1. Tree location as shown on this afforestation plan are generalized to show a more natural look to the forest. Actual placement of trees may vary due to field conditions.
2. The minimum number of 450 trees per acre is required with approximate 10x10' spacing and maintaining a 75% minimum survival rate. The tree selection used for this planting are species native to this physiographic region of the State of Maryland.
3. A mix of rapid growth to slow growth trees and trees with differing height at maturity are proposed to emulate natural growth patterns. Any species substitution would be allowed as long as the quantity is met. And the species are listed on the Washington County Forest Conservation Ordinance native tree and shrub list.

OWNER/DEVELOPER:

Freedom Hills Homes LLC

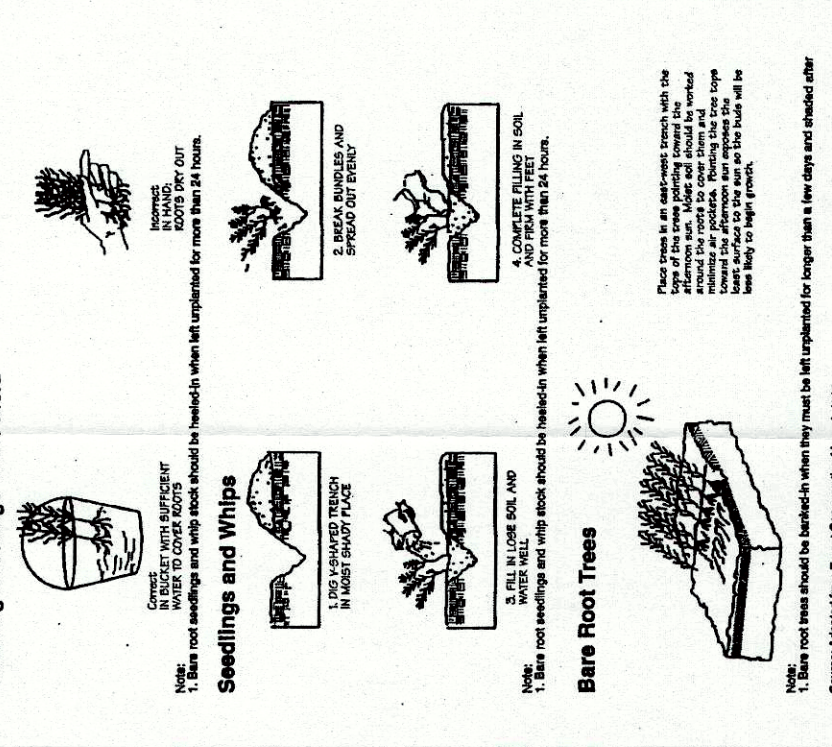
ATTN: Farhad Memarsadeghi

PHONE: (301)-694-4600

5703 Industry Lane

Frederick, MD 21704

### Handling Seedlings in the Field



### Handling Bare Root Stock

Figure C-17

### TREE SHELTER NOTE:

Tree protection devices such as "Tubex" tree shelters or approved equal to be used with single stem trees such as ash, oaks and etc. When using these devices, care must be taken to ensure that the device does not restrict the growth of the tree and eventually kill the tree.

PLANT LIST 0.59 Acre±			
SYMBOL	PLANT	SIZE	ROOT QUANTITY
◻ RM	Acer Rubrum	1/2" to 3/4"	Bare 40
◻ D	Cornus Florida	1/2" to 3/4"	Bare 35
◻ GA	Fraxinus	1/2" to 3/4"	Bare 35
◻ BG	Nyssa Sylvatica	1/2" to 3/4"	Bare 30
◻ BC	Prunus Serotina	1/2" to 3/4"	Bare 30
◻ WO	Quercus Alba	1/2" to 3/4"	Bare 30
◻ RO	Quercus Rubra	1/2" to 3/4"	Bare 30
◻ SA	Sassafras	1/2" to 3/4"	Bare 30
TOTAL			260

\* This afforestation is for a planting of seedlings / whips within the entire 0.59 acres to be completed by the spring of 2017.

\* NOTE: No mowing or clearing of wetlands area is allowed.

## Tree Planting and Maintenance Calendar

Tasks	Jan+	Feb+	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov+	Dec+
Transplant of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring												
Fertilizer (if Needed)+												
Water++												
Pruning												

- Recommended, Optimal Time
- Recommended With Additional Time
- Recommended

\* Dependent Upon Site Conditions

\*\* Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

## FREDERICK SEIBERT & ASSOCIATES, INC.

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CIVIL ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ LAND PLANNERS  
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
101 NORTH HANOVER STREET, CARLISLE, PENNSYLVANIA 17013

JOB NUMBER: 3881.3

FAX (301) 739-4956

(301) 791-3650

(717) 597-1007

(717) 871-8111

(301) 416-7478

(301) 791-3650

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(301) 416-7478

(301) 791-3650

(717) 597-1007



**Vicinity Map**

N: 741 222 730  
+ E: 1099 015 1174

**SITE**

COUNTYWIDE DR  
SHAWLEY DR  
MULDANE AVE  
WELLSPRING DR  
JENNIFERA  
GARDEN VIEW DR  
CEDARCROSS PKWY  
SALEM CHURCH RD  
REPP CHURCH RD

STARS LANE  
PATRIOT WAY  
PATRIOTWAY  
MARK AVE  
IVY WAY  
TORTICE CT

PRICE MONUMENT  
N: 1095 384 2849  
E: 1095 384 2849  
ELEV: 560.79

MD 83  
MD STATE PLANE 88

ADC MAP 9, J8-9

ADC MAP 9, J8-9

**Dedication for Individuals**

I/we do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of this plat, hereby agree to keep open all spaces and recreation areas shown herein and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/we hereby state to the land underlaid said dedications, their legal acceptance, open spaces and recreation areas and all other things with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and rights of way by said Board.

I/we also certify that the dedication shall be binding upon my/our grantees, assigns, successors, heirs and personal representatives. I/we also certify that the community water and/or community sewerage system proposed for this subdivision will be available to all lots offered for sale. I/we also certify that plans for the community water supply and/or community sewerage system facilities, including and necessary portion of discharge, have been approved by the Maryland Department of the Environment. There are no sales, actions at law, leases, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following:

\_\_\_\_\_ and all parties having an interest therein have here unto affixed their signatures, indicating their assent to this plan of subdivision.

We do hereby assent to this plan of subdivision.

Witness our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

Owner: \_\_\_\_\_

Fig.

**Certificate of Approval of Community Water and Sewerage**

I hereby certify that the use of community water and sewerage for this subdivision is in conformance with the County Water and Sewerage Plan.

## Land Surveyor's Certification

Freedom Hills, L.L.C., a Maryland Limited Liability Company, to  
 hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Freedom Hills, L.L.C., a Maryland Limited Liability Company, to  
 Freedom Hills, L.L.C., a Maryland Limited Liability Company dated March 25, 2000 and recorded in Liber 2607, Folio 319 among the Land Records of Washington County, Maryland.

Stores marked ☐ and/or bars marked ☐ have been placed as indicated.

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10950 Expiration Date 6/29/2016.

Date: \_\_\_\_\_

\_\_\_\_\_  
Professional Land Surveyor

Washington County Department of Water Quality.

1. There is a 10' wide drainage and utilities easement along all front lot lines and an 8' ft. wide drainage and utilities easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
2. Bearings based on dead North.
3. Soil types are as shown on the plat.
4. Principal permitted structure. Accessory Structures may be constructed in accordance with Section 4.10 and Section 23.5 (b), and may not be placed without a principal permitted structure. A corner lot shall maintain a specified front yard setback along both street frontages. Setbacks from the remaining property lines shall be measured as if they were side yard setbacks.
5. Total upstream watershed affecting this subdivision: 12.4 Ac.±.
6. There is no 100-year flood plain on this lot per FEMA flood plain map 240070-0080-A dated May 1, 1978.
7. Minimum Building Setbacks
8. Front Yard 30 ft. Side Yard 10 ft. Rear Yard 40 ft. Lot Width 45 ft. Lot Size 15,000 sq.ft.
9. Dwelling Single Family 30 ft. 10 ft. 40 ft. 42 1/2 ft. 7,500 sq.ft.L.
10. 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.
11. There are no floodplains, steep slopes, streams and related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Sections 306 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (C&D) of the Washington County Zoning Ordinance.
12. The existing Forest Conservation area per plat 7475 has been revised. The previously approved plat showed 2.99 acres of forest conservation area within the remaining lands. This plan proposes 2.39 acres of forest conservation area. The remaining 0.60 acres will be addressed via a payment in lieu.
13. All grading on lot, either before or after construction of dwelling or outbuildings, shall be the full responsibility of the lot owner.
14. No permanent structures (fences, sheds, play equipment, retaining walls) shall be permitted within any storm drainage easement or described on this and the final of subdivision.
15. Stormwater management is provided within an existing SWM pond located along the west side of Patriot Way
16. All landscapes or driveway repairs within the proposed storm drainage area will be the responsibility of the lot owner.

**Note:** Each address is based on the entrance as shown on this plot. If the driveway is constructed at a different location from that shown herein, the address listed above may VOID and the owner/developer of the lot must reapply to the Planning Commission for a new address assignment.

Note: Each address is taken from that shown hereon Planning Commission for

OWNER/DEVELOPER:  
 Freedom Hills Homes LLC  
 ATTN: Farhad Memarsadeghi  
 PHONE: (301)-694-4600  
 5703 Industry Lane  
 Frederick, MD 21704

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

Final Plat of Subdivision  
of Lots 100-167  
SECTION C

*Freedom Hills*  
Situatue along the north side of  
Garden View Road  
WASHINGTON COUNTY, MARYLAND

S-15-022

**FREDERICK  
SEIBERT &  
ASSOCIATES, INC.**

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS  
28 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740  
0 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225  
(301) 791-3850 (301) 416-7478 (717) 597-007 FAX (301) 739-4956

TAX MAP 24-14-516 DISTRICT 13

DRAWING NUMBER 2 OF 4

WN BY:	DATE:
--------	-------

DATE.	RECEIVED BY.
-------	--------------

CKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE.

$1'' = 100'$





**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

**S I T E   P L A N   S T A F F   R E P O R T**

**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**

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

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

**SITE DESIGN**

IMPERVIOUS SURFACE PLANNED....: 0%      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.....: Y  
 TOTAL PARKING SPACES PLANNED.: 95      LOADING AREAS MEET REQUIREMENTS...: Y  
 PARKING SPACES-MINIMUM REQD.: 91  
 PARKING SPACES/DWELLING UNIT.: 0  
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: N/A

SOLID WASTE DISPOSAL PLANS....: DUMPSTER  
 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 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

FIRE DISTRICT: 26      MILES TO STATION: 0  
 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.

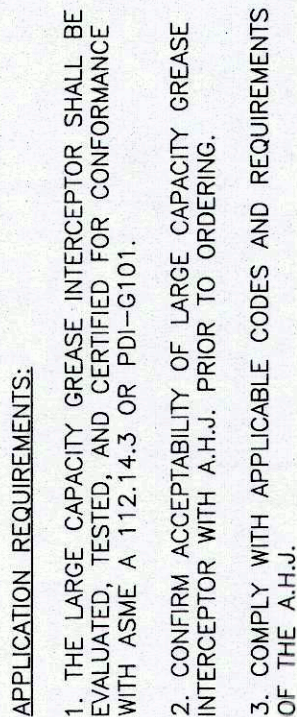












SCALE: NO SCALE

