



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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
October 3, 2016, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255**

CALL TO ORDER AND ROLL CALL

MINUTES

1. September 12, 2016 Planning Commission regular meeting *

DEVELOPMENT PLANS

1. Emerald Pointe PUD (DP-14-001) – Preliminary/final development plan showing the reconfiguration of the commercial area from the middle of the development to the southeast corner with two office buildings and a two-story bank building along the east side of Marsh Pike on 97.15 acres; Zoning: RT(PUD) – Residential Transition (Planned Unit Development); Planner: Lisa Kelly *

SITE PLANS

2. Emerald Pointe PUD Community Center (PSP-16-001) – Proposed community center for Emerald Pointe PUD located along the east side of Marsh Pike on 3.00 acres; Zoning: RT(PUD) – Residential Transition (Planned Unit Development); Planner: Lisa Kelly *

OTHER BUSINESS

1. Update of Staff Approvals – Tim Lung

WORKSHOP

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, October 17, 2016, 7:00 p.m., Washington County Planning Commission public rezoning information meeting, Washington County Circuit Court House, 24 Summit Avenue, Court Room #1, Hagerstown, Maryland
2. ~~Monday, October 24, 2016, 3:00 p.m., Washington County Planning Commission workshop, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland~~
3. Monday, November 7, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, Room 255, 100 W. Washington Street, Hagerstown, Maryland

****a t t a c h m e n t s***

The Planning Commission reserves the right to vary the order in which the cases are called.

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

**WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
September 12, 2016**

The Washington County Planning Commission held a regular meeting on Monday, September 12, 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, Clint Wiley, Jeremiah Weddle, and Dennis Reeder. 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, Senior Planner and Cody Shaw, Senior Planner.

CALL TO ORDER

The Chairman called the meeting to order at 7:05 p.m.

MINUTES

Motion and Vote: Mr. Wiley made a motion to approve the minutes of the May 23, 2016 workshop meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

Motion and Vote: Mr. Reeder made a motion to approve the minutes of the June 6, 2016 regular meeting as presented. The motion was seconded by Mr. Wiley and unanimously approved.

Motion and Vote: Mr. Wiley made a motion to approve the minutes of the July 11, 2016 regular meeting as presented. The motion was seconded by Mr. Weddle and unanimously approved.

-NEW BUSINESS

SITE PLANS

Green Hill Farm (SP-16-017)

Ms. Kelly presented for review and approval a site plan for Green Hill Farm for a proposed special events center on a 24 acre farm. The property is located along the northeast side of Mondell Road, just north of the town boundary of Sharpsburg, and is currently zoned P (Preservation). The property is in a Preservation Easement administered by the Maryland Environmental Trust (MET). A special exception was granted by the Board of Zoning Appeals in March 2016 allowing for the establishment of the events center and a variance from the required employee/visitor parking pavement requirements. The owners are limited to 12 events annually. The hours of operation for weddings will be from 4:00 to 10:00 p.m. Other planned events during the day will operate between the hours of 9:00 a.m. to 5:00 p.m. Portable restrooms will be installed on the site during special events. The dwelling on the property is served by an existing well and septic. The tent to be used for special events will be approximately 800 square feet; there is an existing 1200 square foot concrete space for events. Forty-four parking spaces are required and 73 parking spaces will be provided including 3 paved handicap parking spaces. Existing building mounted and portable lights will be provided for evening events. No signage is proposed. Trash cans and a private hauler will be provided. The site is exempt from Forest Conservation Ordinance requirements because the area of disturbance is less than 20,000 square feet. All agency approvals have been received. Access from Mondell Road onto the site has been changed to provide better sight distance.

Discussion and Comments: Mr. Weddle made an inquiry regarding the limitation of 12 events per year. Mr. Adam Hager of Frederick, Seibert & Associates, the consultant, stated this limitation was set by the Washington County Health Department; however, the owners may request waivers for additional events throughout the year. Portable restrooms and hand washing stations will be provided during the events. Ms. Kelly stated that several meetings have been conducted between the owners and the Health

Department officials to insure that health safety issues are addressed. Other events will be agriculture related.

Mr. Reiber asked who would make sure that the handicap area and storm water management is installed. Ms. Kelly stated this would be the responsibility of County inspectors working through the Washington County Department of Engineering & Construction Management.

Mr. Weddle asked if there is a limit to the total number of people or vehicles permitted on the property. Mr. Hager stated that there are no restrictions noted on the site plan; however, he believes the owners will know the limitations of the site and control the number of people and vehicles present at one time. He noted that MET inspects the property each year to insure that the fields are being preserved in the appropriate manner.

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

Service Truck and Tire Center (SP=16-019)

Ms. Kelly presented for review and approval a site plan for Service Truck and Tire Center. The site is located along the south side of French Lane, east of the Greencastle Pike behind the Pilot truck plaza. The property is currently zoned HI (Highway Interchange). The developer is proposing to construct a 19,000 square foot building, which would include a tire repair shop and 4,000 square feet for future retail space (tenant to be determined). There will be two access points off of French Lane; one for the retail space and one for trucks to drive through to the tire repair shop. There will also be an access point to alleviate any congestion leaving the site. The County currently owns French Lane; the developer will be required to upgrade French Lane prior to any permits being issued to occupy the site. The site will be served by public water and public sewer. Total parking required for both uses is 36 spaces and 36 spaces will be provided. Lighting will be building and pole mounted. The proposed number of employees for the tire center is 8 and 4 employees for the future proposed retail. The hours of operation for both businesses would be Monday through Saturday, 8:00 a.m. to 5:00 p.m. Deliveries are expected to be one truck per week. Signs will be building mounted and there will be directional signs throughout the parking area and the drive through for the tire shop. There will be one dumpster to service the site. Landscaping will be provided in front of the building including Oak trees and vegetation to be planted in the storm water bio-retention pond. Forest Conservation Ordinance requirements were previously met through forest retention shown on a Forest Conservation easement plat for Hunter's Green. All agency approvals have been received.

Discussion and Comment: Mr. Reiber asked if the number of proposed parking spaces will be adequate for both businesses as well as employees. Mr. Hager stated that based on what is being proposed and the square footage, the parking will be adequate. Spaces can be added to the rear of the building for employee parking, if necessary.

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

The Arnett Farm – Lot 1 (SP-15-008)

Mr. Shaw presented for review and approval a site plan for a proposed convenience store including retail, fueling station, a restaurant and car wash on a 2.25 acre parcel. The site is located on the west side of Sharpsburg Pike; the property is currently zoned HI (Highway Interchange). A maximum of 10 employees per shift is proposed. The hours of operation will be 24 hours per day, 7 days per week. The site is served by public water and public sewer. The number of parking spaces required is 27 and 49 spaces will be provided. Site lighting and landscaping have been reviewed by staff and meets all County standards and requirements. Storm water management will be handled via a surface sand filter and storm water management pond. Forest Conservation Ordinance requirements will be met via payment-in-lieu in the amount of \$2,607.07. All agency approvals have been received with the exception of the Washington County Health Department. Building permits will not be issued until road improvements on Sharpsburg

Pike have been completed, proposed Arnett Drive is constructed, approved and accepted by the County, and Supercenter Drive is constructed and approved.

Discussion and Comments: Mr. Lung stated that a traffic study has been completed for this site (as well as the next site plan on the agenda) and approved in January 2016. The findings of the traffic study states that the improvements being completed as part of the development of the Walmart including the improvements on Sharpsburg Pike, the construction of Arnett Drive, and the proposed traffic light will satisfy the traffic needs of development on this site and the remaining lands (SP-15-010).

Motion and Vote: Mr. Reeder made a motion to approve the site plan contingent upon Washington County Health Department approval and receipt of the payment-in-lieu. The motion was seconded by Mr. Wiley and unanimously approved.

The Arnett Farm Remaining Lands (SP-15-010)

Mr. Shaw presented for review and approval a site plan for a proposed fast food restaurant on the west side of Sharpsburg Pike on 1.23 acres of land. The property is currently zoned HI (Highway Interchange). There are 5 employees per shift proposed; the hours of operation will be 10:00 a.m. to 10:00 p.m., 7 days per week. The site is served by public water and public sewer. Site lighting and landscaping have been reviewed by staff and meets all County standards and requirements. Storm water management will be handled via a surface sand filter. Forest Conservation Ordinance requirements will be met using the payment-in-lieu in the amount of \$1,724.98. Parking spaces required for this site is 48 spaces and 34 spaces will be provided. A special exception was granted by the Board of Zoning Appeals granting a reduction in the number of parking spaces on July 1, 2015. A reduction in the setback along Arnett Drive from 40 feet to 30 feet was also granted at that time. Approvals from the Washington County Health Department and City of Hagerstown Water Department are pending; all other agency approvals have been received. Building permits will not be issued for this site until all road upgrades have been completed on Arnett Drive and Sharpsburg Pike.

Motion and Vote: Mr. Weddle made a motion to approve the site plan contingent upon Washington County Health Department and City of Hagerstown Water Department approvals and receipt of the payment-in-lieu. The motion was seconded by Mr. Wiley and unanimously approved.

Cross Creek Commercial Lot 4 (PSP-16-002)

Mr. Shaw presented for review and approval a preliminary plat/site plan for a proposed office building located off of Poffenberger Road on 2.5 acres. The property is currently zoned HI (Highway Interchange). It was noted there was a mapping error made several years ago that labeled part of this site's zoning as RU (Residential Urban). The error has been corrected and shows the property being zoned HI. There will be 28 employees; hours of operation will be Monday thru Friday, 8:00 a.m. to 6:00 p.m. The site will be served by public water and public sewer. Parking spaces required is 34 spaces and 37 spaces will be provided. Storm water management will be addressed via a bio-retention pond. Landscaping, screening and lighting have been reviewed and approved by staff and meets all County standards and requirements. Forest Conservation Ordinance requirements are being met via a payment-in-lieu in the amount of \$7,971.48. Approvals from the Washington County Health Department and City of Hagerstown Water Department are pending; all other agency approvals have been received.

Discussion and Comments: Mr. Lung reported that several meetings were held between the developer and the County regarding road capacity and limitations for this site. The proposed use and the size of the building are considered a low-volume use and, therefore, a traffic study is not required and additional road improvements are not warranted.

Motion and Vote: Mr. Wiley made a motion to approve the site plan contingent upon Washington County Health Department and City of Hagerstown Water Department approvals and receipt of the payment-in-lieu. The motion was seconded by Mr. Reeder and unanimously approved.

OTHER BUSINESS

Update of Staff Approvals

Mr. Lung reported that 40 new submittals were received in August, which included grading permits, entrance permits, utility permits, etc. There were 2 minor subdivision plat submittals, 4 subdivision replats, 2 simplified plats, 6 minor site plans, and 1 development plan revision to the Rosewood PUD. Staff granted approvals for 1 simplified plat, 3 minor residential subdivision plats, 1 minor site plan, and 1 Forest Stand Delineation.

UPCOMING MEETINGS

1. Monday, September 19, 2016, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, October 3, 2016, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, October 17, 2016, 7:00 p.m., Washington County Planning Commission public rezoning meeting, Washington County Circuit Court House, 24 Summit Avenue, Court Room #1, Hagerstown, Maryland
4. Monday, October 24, 2016, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland

ADJOURNMENT

Mr. Wiley made a motion to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Weddle and so ordered by the Chairman.

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

D E V E L O P M E N T P L A N S T A F F R E P O R T

BASE INFORMATION

SITE NAME...: EMERALD POINTE P.U.D. ??
NUMBER.....: DP-14-001

OWNER.....: EMERALD POINTE, INC.
LOCATION....: EAST SIDE OF MARSH PIKE
DESCRIPTION.: REVISED PRELIMINARY FINAL DEVELOPMENT PLAN

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD
COMP PLAN...: LD Low Density Residential
PARCEL.....: 02519011800000
SECTOR.....: 1
DISTRICT....: 27

TYPE.....:
GROSS ACRES.: 7.15
DWEL UNITS..: 259
TOTAL LOTS..: 259
DENSITY.....: 67 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 04/02/2014

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$1,471.50

SITE ENGINEERING

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

STORM WATER MANAGMT TYPE.: ??
DRAIN DIRECTION.....:
FLOOD ZONE.....: A
WETLANDS.....: N
TOPOGRAPHY.....: flat
BEDROCK.....:
VEGETATION.....: FARM FIELD

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 SAPPHIRE DRIVE
- 2 EMERALD POINTE D
- 3 MARQUISE DR
- 4 MOONSTONE DR
- 5 TURQUOISE DR
- 6 CORAL POINTE DR
- 7 PERIDOT DR
- 8 PEARL DRIVE
- 9 JADE POINT DR
- 10 DIAMOND POINTE D

NUMBER OF ACCESS POINTS:3

COUNTY HISTORIC INVENTORY SITE #: I242

ON NATIONAL HISTORIC REGISTER :

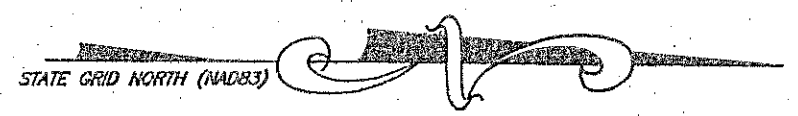
FIRE DISTRICT: ?? MILES TO STATION: .5
AMBULANCE DIST: 75 MILES TO STATION: 4

COMMENTS:

REVISED PRELIMINARY FINAL DEVELOPMENT PLAN SHOWING THE
RECONFIGURATION OF THE COMMERCIAL AREA FROM THE MIDDLE OF
THE DEVELOPMENT TO THE SOUTHEAST CORNER REV 4

REV 2 SENT OUT 4/20/2016 SHOWING THE UPDATED CONFIGURATION
OF COMMERCIAL DEVELOPMENT WITH TWO OFFICE BUILDING AND A
TWO-STORY BANK BUILDING.

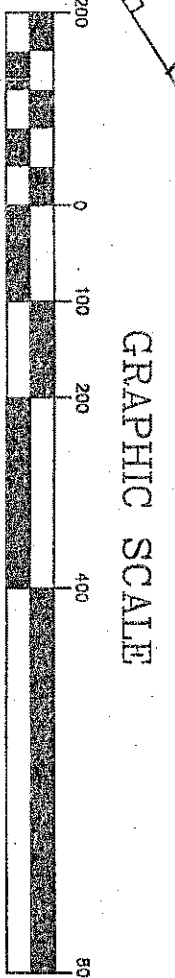
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
B1	582.96	233.01	118.00	231.53	N79°58'08"E	27°19'15"
B2	542.96	346.26	178.13	340.53	S82°31'23"W	35°12'29"
B3	243.44	35.71	17.86	35.71	S54°49'03"W	00°50'50"



OWNER (ORIGINAL LOT 1)
 DAVID & ROBIN LYLES
 18953 LONGMEADOW ROAD
 HAGERSTOWN, MARYLAND 21742-2544

OWNER/DEVELOPER
 DAN RYAN BUILDERS, INC.
 10212 GOVERNOR LANE, SUITE 1006
 WILMINGTON, MARYLAND 21795
 PHONE: 240-420-6046

STATION	NORTHING	EASTING	ASSIGNED	MAVD	DESCRIPTION
9	734655.83	1118707.32	590.64	579.80	CAPPED REBAR
206	733322.47	1118044.46	565.32	564.48	CAPPED REBAR
7000	733235.87	1118770.28	538.24	538.40	CAPPED REBAR



GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

DRAWN BY:	DATE:
MTB	8/22/16
CHECKED BY:	DATE:
SCC	8/22/16

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

FOX & ASSOCIATES, INC.
 TAX MAP NO. 25
 DWG. NO. C-2947

ROSEHILL MANOR
 LOTS 1-30 & LOT 56
 SITUATED ON THE SOUTH SIDE OF LONGMEADOW ROAD
 AND NORTH OF LETTERSBURG PIKE, MD. RTE. 60
 WASHINGTON COUNTY, MARYLAND

FINAL PLAT
 FOR
SECTION 1
 LANDS OF
RECEIVED
 SEP - 1 2016
 WASHINGTON COUNTY
 PLAN REVIEW DEPARTMENT

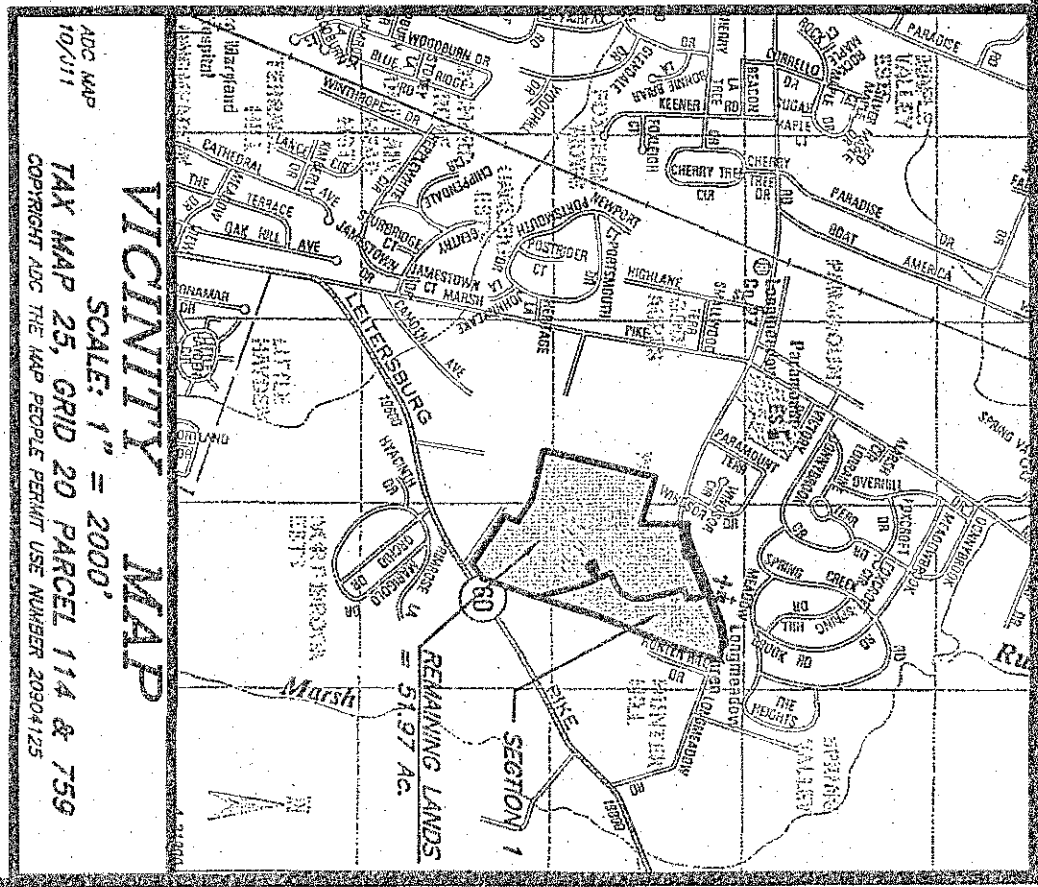
PLAT NO. _____
DATE _____
WASHINGTON COUNTY

ROSEHILL DRIVE 15300-871
SUNDRIAN WAY - 15200-534
SNAPDRAGON COURT - 11000-19649
STRAWFLOWER WAY - New wisdom way
POPPY COURT
CAVENDISH COURT
CASUS STREET

SHEET INDEX

1	COLOR SHEET
2	LONGMEADOW ROAD RIGHT-OF-WAY DEDICATION AND TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT
3	LOTS 1 THRU 10 AND 26 THRU 30 AND RIGHT-OF-WAY DEDICATION
4	LOTS 11 THRU 25 AND RIGHT-OF-WAY DEDICATION
5	S.W.M. OUT PARCEL, RIGHT-OF-WAY DEDICATION AND TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT & LOT 56
6	TEMPORARY DRAINAGE, UTILITY & ACCESS EASEMENT
7	MD RTE 60 RIGHT-OF-WAY DEDICATION
8	FINAL FOREST CONSERVATION PLAN & AFFORESTATION PLAN
9	FOREST CONSERVATION DETAILS
10	NOTES AND SIGNATURES

LAND USAGE BREAKDOWN:	
TOTAL AREA OF LOTS	532,326 S.F. OR 12.22 AC.
TOTAL AREA OF STREET RIGHT-OF-WAY AND RIGHT-OF-WAY DEDICATIONS	158,762 S.F. OR 3.65 AC.
TOTAL AREA OF STORMWATER MANAGEMENT PARCEL	93,403 S.F. OR 2.14 AC.
TOTAL AREA	784,491 S.F. OR 18.01 AC.
TOTAL NUMBER OF LOTS IN SECTION 1	31 & 1 SWM POND



VICINITY MAP
 SCALE: 1" = 200'
 TAX MAP 25, GRID 20 PARCEL 114 & 759
 COPYRIGHT: THE MAP PEOPLE PERMIT USE NUMBER 2004125



**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

PRELIMINARY PLAT/SITE PLAN STAFF REPORT

BASE INFORMATION

SITE NAME...: EMERALD POINTE P.U.D. COMMUNITY CENTER ??
NUMBER.....: PSP-16-001

OWNER.....: EMERALD POINTE INC.
LOCATION.....: EAST SIDE OF MARSH PIKE
DESCRIPTION.: PROPOSED COMMUNITY CENTER FOR EMERALD POINTE PUD

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

TYPE.....: PD
GROSS ACRES.: 3
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED.....: 04/26/2016

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

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 37% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED....: 0% LANDSCAPING MEETS REQUIREMENTS....: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC....: 0 PEDESTRIAN ACCESS IS ADEQUATE.....: Y
 OPEN SPACE MINIMUM ALLOWED....: 0 BUS ROUTE WITHIN WALKING DIST.....: ?
 TOTAL PARKING SPACES PLANNED.: 65 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQ'D.: 31
 PARKING SPACES/DWELLING UNIT.: 0
 RECREATIONAL VEHICLE PARKING.: N

RESIDENTIAL AMENITY PLANS.....: YES

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
 2
 3
 4
 5
 6
 7
 8
 9
 10

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

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

COMMENTS:
 PROPOSED COMMUNITY CENTER FOR EMERALD POINTE PUD REV 1

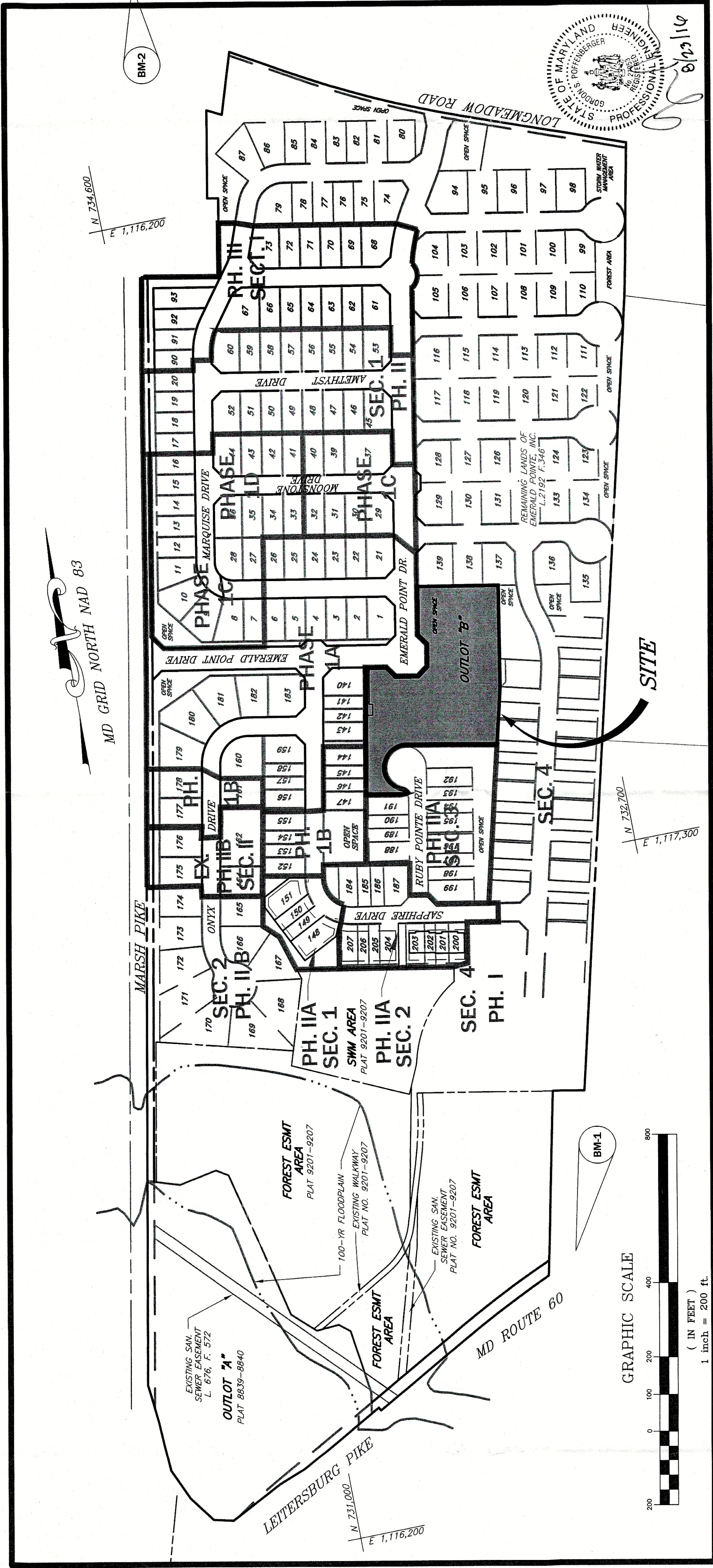
SENT A COPY TO FRED NUGENT FOR REVIEW 5/16/2016

GENERAL CONSTRUCTION NOTES:

1. THIS COMMERCIAL TRACT IS PART OF THE EMERALD POINTE PUD ZONED RT WITH A PUD OVERLAY, REZONING CASE #RZ-15-003.
2. TRASH COLLECTION FOR THIS COMMERCIAL PARCEL WILL BE BY A PRIVATE CONTRACTOR AT DUMPSTER LOCATIONS SHOWN ON THESE PLANS.
3. RECYCLABLE MATERIALS TO BE COLLECTED ON SITE STORED IN BUILDINGS ON SITE UNTIL DELIVERED TO RECYCLING CENTERS.
4. THIS PROJECT SERVED BY PUBLIC WATER AND SEWER TREATMENT BY THE CITY OF HAGERSTOWN. SEWER COLLECTION BY WASHINGTON COUNTY.
5. NO EXISTING VEGETATION ON SITE IS PLANNED TO BE SAVED.
6. THIS SITE SHALL COMPLY WITH THE MARYLAND BUILDING CODE FOR THE HANDICAP & THE AMERICANS WITH DISABILITIES ACT.
7. APPROVED SPRINKLER SYSTEMS TO BE INSTALLED IN THE COMMERCIAL BUILDINGS PER THE ANNOTATED CODE OF MARYLAND PUBLIC SAFETY TITLE 9, SUBTITLE 204.
8. NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY FOX & ASSOCIATES, INC. TO DETERMINE THE EXISTENCE OR LOCATION OF GROUND WATER OR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
9. EXISTING UTILITY INFORMATION SHOWN HEREON IS FROM DRAWINGS AND/OR OTHER SOURCES PROVIDED BY OWNERS OF THE VARIOUS UTILITIES. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (1-800-252-7777) A MINIMUM OF 48 HOURS BEFORE BEGINNING ANY WORK SHOWN ON THESE DRAWINGS. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
10. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE MUNICIPAL, COUNTY AND/OR STATE AUTHORITIES AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK WITHIN PUBLIC RIGHT (S) OF WAY.
11. THE CONTRACTOR SHALL VERIFY ALL SURFACE AND SUBSURFACE CONDITIONS (LOCATIONS AND ELEVATIONS) PRIOR TO BIDDING AND START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND/OR SUBSURFACE CONDITIONS SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER BEFORE PROCEEDING IF THEY AFFECT THE DESIGN FEASIBILITY OF THIS PROJECT. ANY DAMAGE TO FACILITIES, STRUCTURES, PAVEMENT OR OTHER UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AS SPECIFICALLY INDICATED. NO ENVIRONMENTAL STUDIES HAVE BEEN CONDUCTED BY OUR FIRM.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT.
13. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT ARE UNFORSEEN DURING THE DESIGN STAGE OR THAT ARE NEEDED TO TEMPORARILY CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PRACTICES.
14. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
16. NO TITLE REPORT HAS BEEN CONDUCTED BY THIS COMPANY OR FURNISHED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT.
17. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR THE CONTRACTOR TO CONTACT THE WASHINGTON COUNTY DIVISION OF PUBLIC WORKS - ENGINEERING & CONSTRUCTION AT 240-313-2400 AND THE WASH. CO. SOIL CONSERVATION DISTRICT AT 240-313-2400 EXT. 3 FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION.
18. ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY WILL REQUIRE THE POSTING OF TRAFFIC CONTROL DEVICES AND EXECUTED PUBLIC WORKS AGREEMENT PRIOR TO THE ISSUANCE OF THE GRADING PERMIT. IN ACCORDANCE WITH THE WASHINGTON COUNTY S-3 POLICY.
19. A COMPLETE SET OF APPROVED PLANS AND A COPY OF THE THE GRADING PERMIT MUST BE ON SITE AND AVAILABLE FOR USE BY THE INSPECTOR. OR OTHER REPRESENTATIVES OF WASHINGTON COUNTY PUBLIC WORKS.
20. THERE ARE NO KNOWN HABITATS OF THREATENED OR ENDANGERED SPECIES IDENTIFIED BY THE U.S. FISH & WILDLIFE SERVICE PER 50 CFR 17.11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LEGAL AND REGULATORY REQUIREMENTS FOR CONSTRUCTION OF THIS PROJECT.
21. THERE ARE NO AREAS OF STEEP SLOPES AS DEFINED BY THE WASHINGTON COUNTY SOIL CONSERVATION DISTRICT PER ARTICLE 9A.01 ON THE LOTS SHOWN HEREON. THERE ARE NO WETLANDS ON THE SITE PER MAPPING BY THE U.S. DEPARTMENT OF INTERIOR, FISH & WILDLIFE SERVICE, FUNKSTOWN, MD. - FA. QUADRANGLE.
22. SITE STORAGE SHALL BE BUILDING MOUNTED AND POLE MOUNTED AND COMPLY WITH ZONING ORDINANCE SECTION 22.03.
23. IN CONFORMANCE WITH THE STORMWATER MANAGEMENT ORDINANCE OF WASHINGTON COUNTY, A PERFORMANCE SECURITY AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE WASHINGTON COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMIT FOR CONSTRUCTION PER THESE PLANS.
24. ALL WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF HAGERSTOWN STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CITY UTILITIES DEPT. WATER INSPECTION WITH M.O.S.H. ASSISTANCE.
25. THIS SITE PLAN IS IN CONFORMANCE WITH THE APPROVED EMERALD POINTE PUD FINAL DEVELOPMENT PLAN (CD. FILE # DP-14-001) APPROVED.
26. DEVELOPER/CONTRACTOR MUST CONTACT THE CERTIFYING ENGINEER AND INSPECTOR FOR THE STORMWATER MANAGEMENT SYSTEM TO SCHEDULE AND COORDINATE INSPECTION TIME TABLES.
27. ALL GRADING FOR THIS PROJECT SHALL BE THE FULL RESPONSIBILITY OF THE PROPERTY OWNER.
28. NO PERMANENT STRUCTURES (E.G. FENCES, SHEDS, PLAY EQUIPMENT, RETAINING WALLS) SHALL BE PERMITTED WITHIN ANY STORMWATER OR STORM DRAINAGE EASEMENT ON THIS PROPERTY.
29. PROPOSED STORM DRAIN PIPE MUST BE PLACED ON 95% COMPACTED FILL ACCORDING TO MASHO T180A STANDARDS.
30. AT THIS TIME, THE DEVELOPER IS PLANNING TO RELOCATE THE EXISTING FARMHOUSE AND IT WILL BE USED AS A RESIDENCE FOR A SITE CARETAKER.

SITE PLAN AND PRELIMINARY PLAT FOR EMERALD POINTE P.U.D. COMMUNITY CENTER

SITUATE AT 13335 EMERALD POINTE DRIVE (OUTLOT B) WASHINGTON COUNTY, MARYLAND



WASHINGTON COUNTY SURVEY CONTROL
BENCHMARK
NAME
PETRE AZ MK
10-03-96
EASTING*
737646.790
NORTHING*
1176925.228
591.23
1176412.976
62.189

* MD 83 MD STATE PLANE COORDINATES CONVERTED FROM LATITUDE AND LONGITUDE

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

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

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

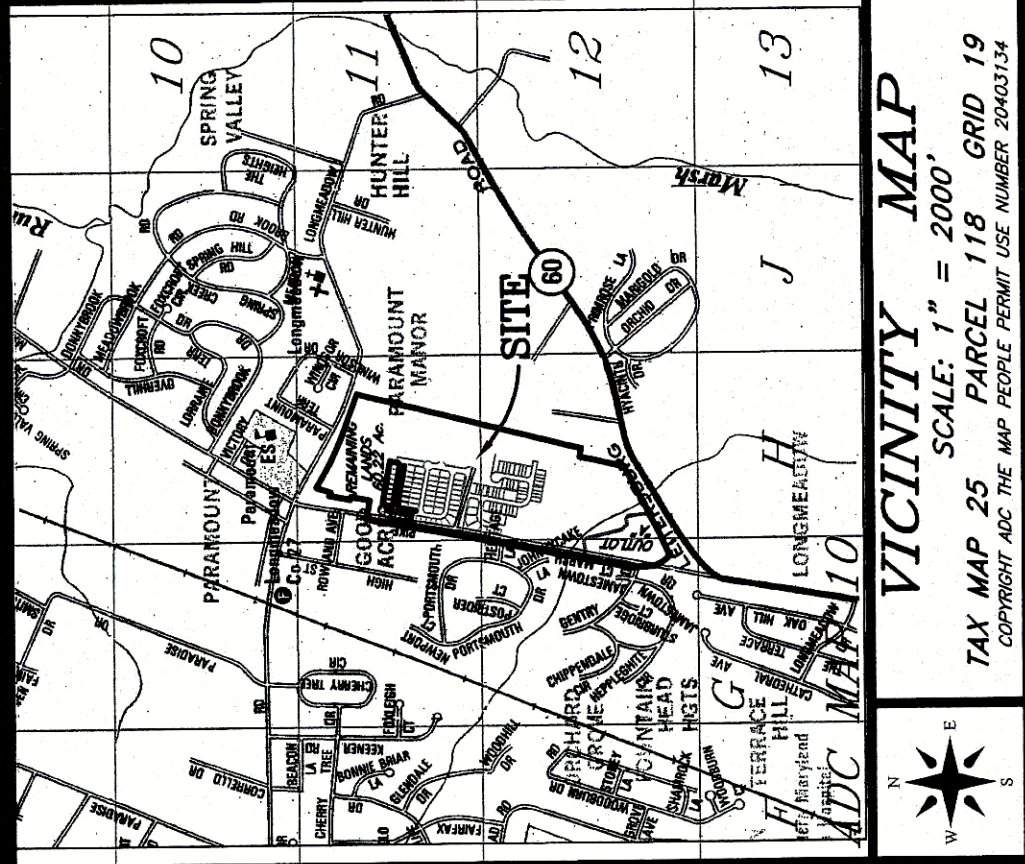
82 WORMANS MILL COURT
SUITE "G"
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009

www.foxassocinc.com

Email: foxassoc@foxassocinc.com

Copyright © 2016

Est. 1966



VICINITY MAP
TAX MAP 25 PARCEL 118 GRID 19
COPYRIGHT 2016 THE MAP SERVICE FIRM, LLC. HAGERSTOWN, MD 21740

PREVIOUS PLAT RECORDATION INFORMATION
BLAT
COMMERCIAL TRACT 8639-8840
PHASE 1A 9253-9259
PHASE 1B 9493-9494
10043-10044 LOTS 7, 8, 27 & 28
PHASE 1C 10075-10076 LOTS 9-12, 29-32, 39 & 40
PHASE 1D 10058-10059 LOTS 13 & 38
PHASE 1E 10060-10061 LOTS 15-16, 33-36 & 41-44
PHASE 1F SEC 1 10080-10081
PHASE 1G SEC 2 10184-10185

DISTURBED AREA QUANTITIES
THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 4.5 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 150 CY OF EXCAVATION AND 150 CY OF FILL.
* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
GORDON POTTSBERGER, P.E.
LICENSE NO. 27053 EXPIRATION DATE 1/25/18

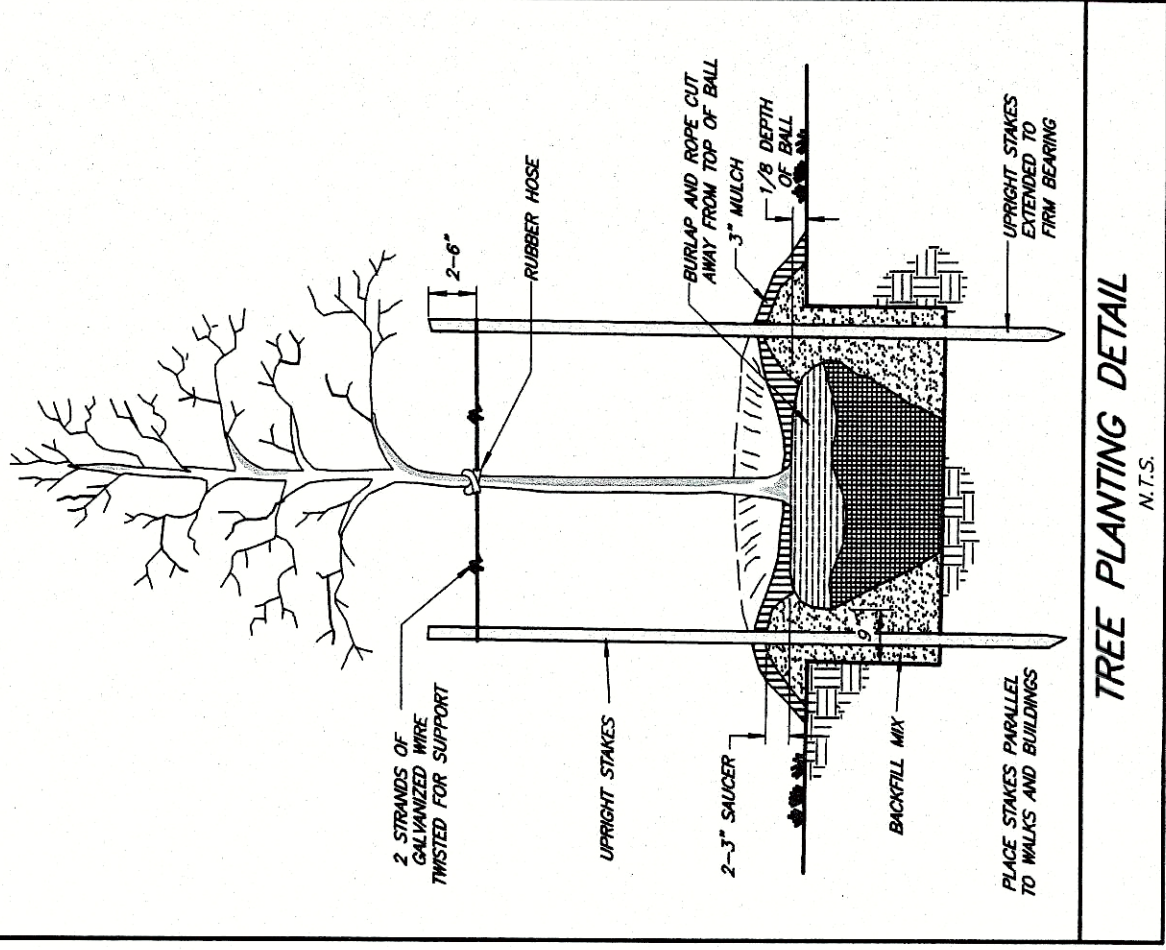
ENGINEER/ARCHITECT DESIGN CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE WASHINGTON COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
DATE 8/24/16 REG. NO. 27053 GORDON POTTSBERGER, P.E.

OWNER/DEVELOPERS CERTIFICATION FOR CO. DPW
I/WE CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT SYSTEM AND EROSION CONTROL PLAN. I/WE CERTIFY THAT WE HAVE OBTAINED THE NECESSARY PERMITS AND APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.
DATE 8/24/16 PAUL CRAMPTON, JR. SIGNATURE
PAUL CRAMPTON, JR.

OWNER/DEVELOPER CERTIFICATION - SCD
I/WE CERTIFY ALL PARTIES RESPONSIBLE FOR CLEARING, GRADING, CONSTRUCTION, AND/OR DEVELOPMENT HAVE BEEN PROVIDED WITH THE NECESSARY TRAINING AND APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT.
WASHINGTON COUNTY SCD REVIEW BEARING
DATE 8/24/16 PAUL CRAMPTON, JR. SIGNATURE
PAUL CRAMPTON, JR.

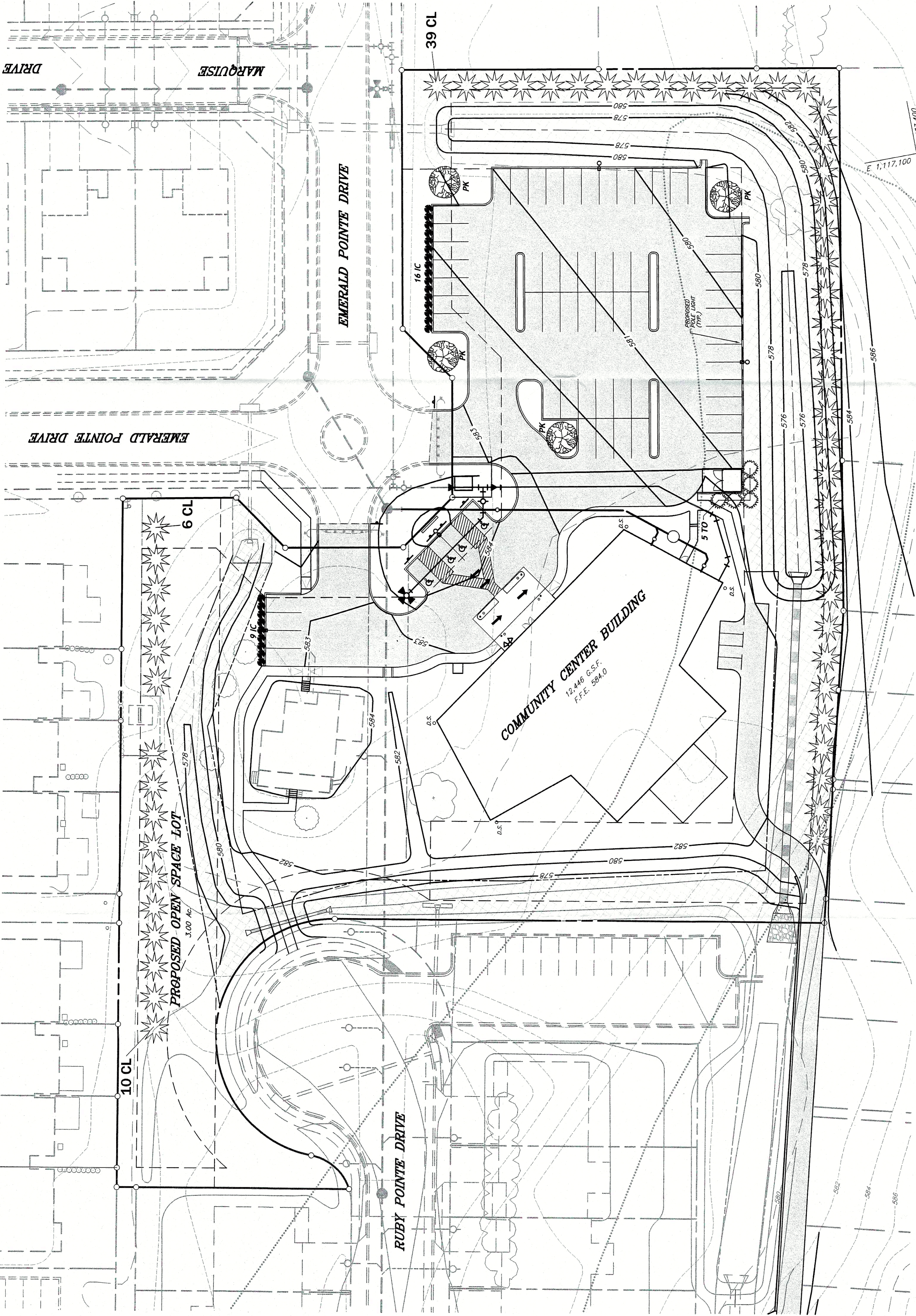
WASHINGTON COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVAL
BY: _____
DATE: _____
(PLAN IS VALID FOR TWO YEARS FROM DATE OF APPROVAL)

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



LANDSCAPE NOTES

1. ALL SIZES AND SPECIES NOTED ARE TO BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION).
2. LANDSCAPE CONTRACTOR IS TO FOLLOW GUIDELINES SET FORTH IN THE METROPOLITAN AREA (FIFTH EDITION) THESE GUIDELINES PRESENT METHODS FOR SOIL PREPARATION, ESTABLISHING TURF, AND INSTALLATION OF PLANT MATERIALS.
3. PLANTS AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR UNDER GUIDELINES SET FORTH IN THE LANDSCAPE SPECIFICATION GUIDELINE FOR BALTIMORE AND WASHINGTON METROPOLITAN AREAS.
4. OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO CHOOSE STANDARDS, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
5. NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SIMILAR CONNECTION.
6. ALL PLANTS SIX FEET IN HEIGHT AND TALLER ARE TO BE STAKED AS NOTED IN LANDSCAPE SPECIFICATION GUIDELINES.
7. ALL PLANTER BEDS SHALL RECEIVE A MINIMUM OF 2-3" OF DARK, SHREDED HARD- WOOD BARK MULCH.
8. ALL TREES, NOT IN DESIGNATED PLANTER BEDS, SHALL RECEIVE A 5' DIAMETER MULCH BED AROUND TRUNK WITH A MINIMUM OF 3" OF DARK HARDWOOD BARK MULCH.
9. ALL PLANTER BEDS NOT OTHERWISE EDGED BY SIDEWALK OR CURBING, SHALL BE EDGED WITH 6" HIGH, BLACK PLASTIC, CONTINUOUS EDGING MATERIAL.
10. ALL MULCHED AREAS SHALL BE UNDERLAIN WITH LANDSCAPE FABRIC (WEEDBLOCK 3+ LANDSCAPE FABRIC OR ACCEPTED EQUIVALENT).



LANDSCAPE SCHEDULE				
KEY	QUANTITY	SCIENTIFIC COMMON NAME	SIZE	CONDITION
IC	25	ALEX. CREMULATA 'COMPACTA' COMPACT JAPANESE HOLLY	36" - 48"	B & B
CL	55	* CUPRESSOCYPRUS LETLANDII LEYLAND CYPRESS	5-6' HT.	B & B
PK	4	PRUNUS SERRULATA 'YAMAZAKI' YAMAZAKI CHERRY	1.5"-2" CAL.	B & B
TO	5	THUJA OCCIDENTALIS 'SMARAGO' PYRAMIDAL ARBOREVITAE	5' - 6' HT.	B & B

