



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

WASHINGTON COUNTY PLANNING COMMISSION
REGULAR MEETING
January 9, 2017, 7:00 PM
WASHINGTON COUNTY ADMINISTRATION BUILDING
100 WEST WASHINGTON STREET
2ND FLOOR, ROOM 255

CALL TO ORDER AND ROLL CALL

MINUTES

1. December 5, 2016 Planning Commission regular meeting *

NEW BUSINESS

PRELIMINARY CONSULTATIONS

1. Pharmacy/Drug Store – Jefferson Boulevard (PC-16-001) – Concept plan for a proposed pharmacy/drug store located at the intersection of Jefferson Boulevard and Mapleville Road; Zoning: BL (Business Local); Planner: Lisa Kelly *

SITE PLANS

1. Container Homes of Maryland (SP-16-041) – Site plan for Container Homes of Maryland located along the east side of Black Rock Road; Zoning: RV (Rural Village); Planner: Cody Shaw *
2. Emerald Pointe PUD Commercial Area (SP-16-014) – Site plan for the Emerald Pointe PUD commercial area located northeast of the intersection of Marsh Pike and Leitersburg Pike on 8.32 acres; Zoning: RT(PUD) – Residential Transition, Planned Unit Development; Planner: Lisa Kelly *

OTHER BUSINESS

1. Rosewood PUD Revised Development Plan Determination (DP-16-001) – Revision to the previously approved Rosewood PUD Development Plan (DP-15-001 and DP-12-001) for property located along the northwest side of Robinwood Drive; Request by developer to determine if the proposed change is a minor or a major change; Zoning: RS(PUD) – (Residential Suburban Planned Unit Development); Planner: Tim Lung *
2. Update of Staff Approvals – Tim Lung

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.

ADJOURNMENT

UPCOMING MEETINGS

1. Monday, January 23, 2017, 3:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
2. Monday, February 6, 2017, 7:00 p.m., Washington County Planning Commission regular meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, Hagerstown, Maryland
3. Monday, February 13, 2017, 7:00 p.m., Washington County Planning Commission workshop meeting, Washington County Administration Building, 100 W. Washington Street, Room 255, 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

M A R Y L A N D

DIVISION OF

ENGINEERING & CONSTRUCTION MANAGEMENT

PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

PRELIMINARY CONSULTATION DISTRIBUTION

TO:

- Washington County Health Dept.**
- Washington County ECM Engineering**
- Washington County PR Engineering**
- Washington County DEM-Engineering Services**
- Washington County Soil Conservation District**
- City of Hagerstown Utilities**
- Maryland State Highway Administration**
- Washington County Emergency Services**
- Potomac Edison**
- Verizon**
- Washington County Grid Technician**
- Washington County Sheriff's Dept.**
- Smithsburg Fire Department**

FROM: **Lisa Kelly**

DATE: **November 10, 2016**

RE: **Preliminary Consultation**
PC-16-001 – Pharmacy/Drugstore – Jefferson Blvd.

Please find attached the preliminary consultation for the above referenced project.

LAK/msb

Attachment

Cc: Tim Lung, Deputy Director, ECM -Plan Review
Frederick, Seibert & Associates, Inc.
Bowman Cavetown LLC, Owner/Developer

**PRELIMINARY CONSULTATION
PC-16-001 – PHARMACY – DRUGSTORE – JEFFERSON BLVD.**

A preliminary consultation was held on Thursday, November 10, 2016 at 1:30 p.m. in the offices of the Washington County Division of Engineering & Construction Management (ECM) - Department of Plan Review, 80 West Baltimore Street, Hagerstown, Maryland. A concept plan was presented for a proposed Pharmacy/Drug Store situated at the intersection of Jefferson Blvd. (MD 64) and Mapleville Rd (MD 66). Currently the zoning is BL (Business Local).

Present and participating in the consultation were: Lisa Kelly, Senior Planner, Mark Stransky, Plan Reviewer & Flood Plain Manager, Gail Abbott, Plan Reviewer, Mist Brandenburg, Sr. Office Associate, Washington County Division of ECM-Plan Review Department; Gary Johnson, Washington County Soil Conservation District; Kim Ridenour & Ed Norman City of Hagerstown Utilities; Mark McKenzie, Maryland State Highway Administration; Dave Trostle, Frederick, Seibert & Associates, Inc., Consultant; Rob Ferree & Dan Hockman, Owner/Developer.

WASHINGTON COUNTY SOIL CONSERVATION DISTRICT

Mr. Gary Johnson was present and provided the following comments. He stated that a Soils Map and supporting documentation would be required, per comments from Ms. Dee Price.

WASHINGTON COUNTY HEALTH DEPARTMENT

This plan was sent to the Washington County Health Dept. for review; however, they have no comments at this time.

CITY OF HAGERSTOWN UTILITIES

Mr. Ed Norman and Ms. Kim Ridenour were present and provided the following comments. Mr. Norman stated that everything being proposed appears to fit closely with the proposed concept and there should be no significant problems. He confirmed that in accordance with regulations of the Maryland State Fire Marshal, no sprinkler system would be required in this building. Mr. Ferree stated that Rite Aide recently submitted a plan showing a smaller foot print than had initially been submitted. Mr. Norman commented that this would make the use more compatible with the 400 gallon/day existing water allocation. He confirmed that the water main is 1 inch in diameter and further stated that the pressure is adequate at the current meter settings of 28 –30 psi; it measured 9 gallons/ minute when tested. Ms. Ridenour stated that a 5/8 inch water meter would be required and she reiterated that water usage could not exceed 400 gallons / day.

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. – ENGINEERING REVIEW

Ms. Gail Abbott was present and provided the following comments. Written comments were also provided, a copy of which is attached to this summary. Ms. Abbott stated that she would be providing 'Draft' comments due to a number of questions she had and the possibility that some of the comments would not be applicable after this meeting. Her 'Draft' comments were as follows:

1. ITE (881) predicts peak hour trips of 38 (AM) and 111(PM). A Traffic Impact Study will be required.

2. MD 66 is classified as a Major Collector in the County's Comprehensive Plan. County standards require 300' between access points. 190' is shown on the Concept plan. However, it does appear that sight distance could be an issue if the driveway is moved to the south to increase access spacing.
3. State Highway Administration (SHA) will need to approve the proposed main driveway entrance and any entrance improvements on MD 66.
4. Sight distance needs to be verified for all access driveways.
5. County commercial driveway standards will be required for Paden Avenue access.
6. Paden Avenue is inadequate in both width and the MD 66 / Paden Avenue intersection and will require mitigation.
7. Previous meetings between the County and the developer for this site discussed layout changes to Paden Avenue (cul-de-sac or intersection re-alignment with MD 66). What is the status of these plans with this project?
8. The County will not support a major commercial development on this parcel without an improvement to the MD 66 / Paden Avenue intersection.
9. The developer is encouraged to approach and begin working with affected neighbors as soon as possible regarding any changes to Paden Avenue.
10. The developer will be required to take the lead in advocating for and implementing changes to Paden Avenue.
11. If the cul-de-sac improvement option is chosen, several items should be noted;
 - a. This option would involve vacating County Right of Way (ROW). This process will involve the County Commissioners. The County recommends that a public meeting be conducted to allow any issues with this option to be discussed and resolved.
 - b. The County will not advocate for this option, however the County does not necessarily object as long as any issues involving any affected neighbors are adequately addressed.

Storm Water Management

12. No Storm Water Management (SWM) is shown or considered on the Concept Plan.
13. Are there any sensitive areas on the site?
14. Storm water drains toward SHA ROW. SHA Hydrology & Hydraulics (H&H) review may be required.
15. SW quantity management may be an issue (12" pipe). What storm will SHA require management?

16. The County encourages above ground SWM. Justification for underground SWM will be required.

17. Could any pavement be reduced to provide room for SWM?
Other

18. Good drainage will be required for the wall since it is located at the low end of the site.

Additional Notes from the Preliminary Consultation Meeting held 11/10/16;

19. The access connection to Paden Avenue may or may not be necessary. It will be discussed with the tenant.

20. Previously, Paden Avenue residents were concerned about increased traffic and Paden Avenue being used as a cut through.

21. Sight distance could be an issue if re-alignment of Paden Avenue is chosen.

22. The traffic study may analyze the site traffic both with and without a Paden Avenue access.

MARYLAND STATE HIGHWAY ADMINISTRATION

Mr. Mark McKenzie was present and provided the following comments. Mr. McKenzie stated that the State Highway Administration (SHA) would work with Washington County Plan Review Dept. to complete a Traffic Study and Scope and would require 6 copies of the study be sent to SHA. If the intersection of Paden Ave. and Route 66 is considered as an access point, SHA would require that it be improved to their Commercial Standards. Currently their minimum requirement is 25 ft. from edge of gutter to edge of gutter. SHA would also require a stormwater review. Mr. Trostle commented that currently there is a 12 in. stormwater pipe on the property. Mr. McKenzie stated that the current SHA requirement is an 18 in. stormwater pipe. He added that the site would also be required to undergo an SHA Landscape Division Review to ensure that it was not included in the areas proposed for planting.

WASHINGTON COUNTY SHERIFF'S DEPARTMENT

The following written comments were provided by Sheriff Doug Mullendore, a copy of which is attached to this summary. "I have reviewed the plans for the Pharmacy / Drugstore off of Paden Ave, Smithsburg, PC-16-001. As long as the entrance and exit is off of Paden Ave. I am good with what is proposed. I didn't see any other entrances or exits."

WASHINGTON CO. PLAN REVIEW & PERMITTING DEPT. - LAND USE

Ms. Lisa Kelly was present and provided the following comment. Ms. Kelly stated that a Site Plan would be required to be submitted to the Washington County Plan Review Department. She further stated that lighting and landscaping would be closely scrutinized due to the residences located around the property. Additionally, she stated that consideration should be given to relocating the dumpster due to single family homes in the vicinity; if it is not relocated then screening should be installed. An additional Payment in Lieu fee, which was not covered by the requirements of the Unmanned Fueling Station Site Plan, would be required for the acreage added to the plan.

The minutes will be prepared for the January Planning Commission agenda.

CLOSING COMMENTS

There being no further discussion, the consultation concluded. All agencies will receive a written summary of the meeting. If there are any discrepancies in the report the Plan Review Staff should be contacted. The written summary will be submitted to the Planning Commission and their comments shall also be incorporated within and be made a part of the record of comments and issues, which need to be addressed by the developer as he proceeds through the approval process.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lisa Kelly". The signature is written in dark ink and is positioned below the typed name.

Lisa Kelly
Senior Planner

LAK/msg
Attachments



Washington County

M A R Y L A N D

DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

November 10, 2016

Dave Trostle
FSA Inc.
128 South Potomac Street
Hagerstown, MD 21740

Re: Pharmacy / Drug Store – Jefferson Blvd (PC-16-001)

Dear Dave,

I have reviewed the above-referenced Preliminary Concept plan and am providing the following comments for consideration:

Traffic Issues, Circulation, Driveways, etc.

1. ITE (881) predicts peak hour trips of 38 (AM) and 111 (PM). A Traffic Impact Study will be required.
2. MD 66 is classified as a Major Collector in the County's Comprehensive Plan. County standards require 300' between access points. 190' is shown on the Concept plan. However, it does appear that sight distance could be an issue if the driveway is moved to the south to increase access spacing.
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20. Previously, Paden Avenue residents were concerned about increased traffic and Paden Avenue being used as a cut through.
21. Sight distance could be an issue if re-alignment of Paden Avenue is chosen.
22. The traffic study may analyze the site traffic both with and without a Paden Avenue access.

Please contact me if you have any questions.

Respectfully,

Gail C. Abbott

Gail Abbott, PE, CFM
Plan Reviewer
Plan Review Department

Kelly, Lisa

From: Mullendore, Doug
Sent: Wednesday, October 12, 2016 3:47 PM
To: Kelly, Lisa
Subject: PC-16-001

Lisa,

I have reviewed the plans for the Pharmacy/Drug Store off of Paden Ave, Smithsburg, PC-16-001. As long as the entrance and exit is off of Paden Ave. I am good with what is proposed. I didn't see any other entrances or exits. Thanks for the opportunity to review and comment.

Sheriff Doug Mullendore
Washington County Sheriff's Office
500 Western Maryland Parkway
Hagerstown, Maryland 21740
Email: dmullendore@washco-md.net
Phone: 240-313-2101
Fax: 240-313-2105

Kelly, Lisa

From: Kimmy Armstrong -DHMH- [kimmy.armstrong@maryland.gov]
Sent: Wednesday, October 12, 2016 8:42 AM
To: Kelly, Lisa
Subject: PC-16-001


re:
PC-16-001
We have no comments.
Kimmy Armstrong

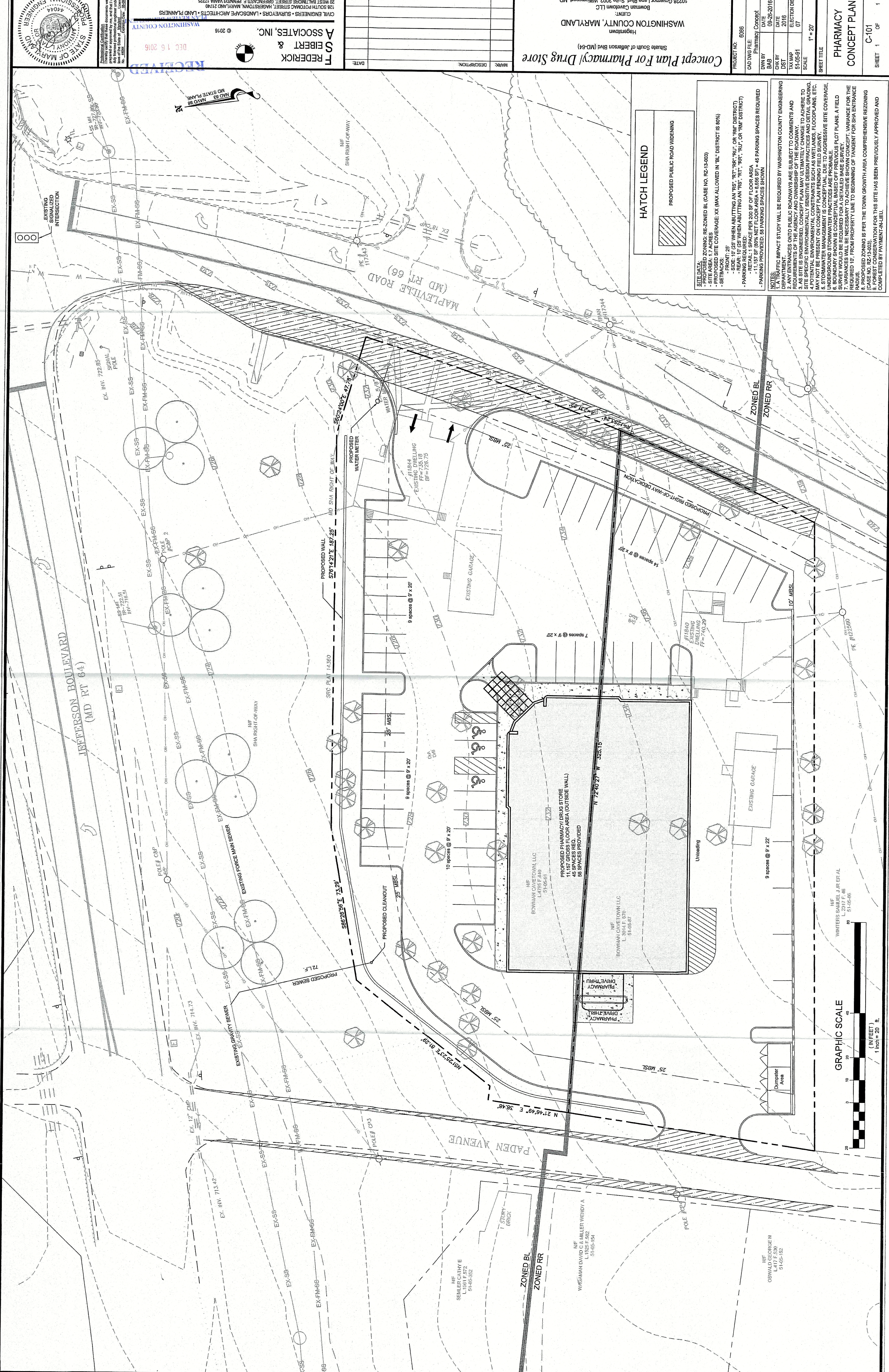
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Kimmy Armstrong, REHS
Washington County Health Dept.
Div. of Env. Health
1302 Pennsylvania Ave.
Hagerstown, MD 21740
240-313-3426

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Concept Plan For Pharmacy/ Drug Store
Situare South of Jefferson Blvd (MD-64)
Hagerstown
WASHINGTON COUNTY, MARYLAND
CLIENT:
Borlman Cayetown LLC
10728 Governor Pk Maryland MD

[illegible]

Professional Certification This document is not valid unless accompanied by a certificate of registration prepared or approved by me, and filed in accordance with the provisions of the State of Maryland. No. 44664 Expiration Date: 05/01/2011	FREDERICK & SEIBERT ASSOCIATES, INC.		CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • PLANNERS	
			© 2016	
	WASHINGTON COUNTY		10 WEST WALDMORE STREET, GREENBELT, MARYLAND 20770	
	DEC 16 2016			





**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...: CONTAINER HOMES OF MARYLAND
NUMBER.....: SP-16-041

OWNER.....: BEEMAN CARL
LOCATION....: BLACK ROCK ROAD E/S
DESCRIPTION.: SITE PLAN FOR CONTAINER HOMES OF MARYLAND rev 1

ZONING.....: RV RURAL VILLAGE
COMP PLAN...: RV Rural Village
PARCEL.....: 05920001600REM
SECTOR.....: 2
DISTRICT....: 16

TYPE.....: CM
GROSS ACRES.: 2.20
DWEL UNITS..: 0
TOTAL LOTS..: 0
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: CODY SHAW
SURVEYOR....: FREDERICK SEIBERT & ASSOCIATES
RECEIVED....: 10/27/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$800.00

SITE ENGINEERING

	WATER	SEWER
METHOD.....	PRIVATE	PRIVATE
SERVICE AREA.....	N/A	N/A
PRIORITY.....	7	7
NEW HYDRANTS.....	0	
GALLONS PER DAY SEWAGE...	0	
SEWER PLANT.....		

STORM WATER MANAGMT TYPE.: EXEMPT
DRAIN DIRECTION.....: E
FLOOD ZONE.....: A
WETLANDS.....: N
TOPOGRAPHY....: MOSTLY FLAT
BEDROCK.....: —
VEGETATION....: Forest; tree screening

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 4% BUFFER DESIGN MEETS REQUIREMENTS.: Y
 IMPERVIOUS MAXIMUM ALLOWED....: **N/A** LANDSCAPING MEETS REQUIREMENTS....: Y
 LIGHTING PLAN MEETS REQUIREMENTS.: Y
 OPEN SPACE AREA PLANNED-AC....: 0 PEDESTRIAN ACCESS IS ADEQUATE....: N
 OPEN SPACE MINIMUM ALLOWED....: 0 BUS ROUTE WITHIN WALKING DIST....: N
 TOTAL PARKING SPACES PLANNED..: 3 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQD..: 3
 PARKING SPACES/DWELLING UNIT..: 0
 RECREATIONAL VEHICLE PARKING..: N

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


SOLID WASTE DISPOSAL PLANS....: STORED INSIDE; PRIVATE HAULER
 MATERIALS STORED ON SITE.....: CONTAINER HOMES

COMMUNITY FACILITIES

	ELEM	MID	HI
SCHOOL NUMBER CODE	20	5	6
PUPIL YIELD	0	0	0
CURRENT ENROLLMENT	0	0	0
MAXIMUM CAPACITY	0	0	0

PROPOSED NEW ROAD NAMES

1 **N/A**
 2
 3
 4
 5
 6
 7
 8
 9
 10



NUMBER OF ACCESS POINTS:1
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 16 MILES TO STATION: **1.5**
 AMBULANCE DIST: 79 MILES TO STATION: **4.3**

COMMENTS:

SITE PLAN FOR CONTAINER HOMES OF MARYLAND rev 1

FUNCTIONAL DESCRIPTION FOR THIS SITE IS FOR MODEL CONTAINER
 HOME DISPLAY. CUSTOMERS WILL LOOK AT TWO DIFFERENT
 CONTAINER HOME OPTIONS AND CHOOSE WHICH THEY WANT. HOMES
 ARE STATIONED AT A DIFFERENT SITE, AND WILL BE FITTED OUT
 ON THE CUSTOMERS PROPERTY. THIS SITE IS ALLOWED A MAXIMUM
 OF TWO SAMPLE CONTAINER HOMES, AND
 MANUFACTURING/CONSTRUCTION OF CONTAINER HOMES IS PROHIBITED
 AT THIS SITE. THIS SITE IS FOR DISPLAY OF MODEL HOMES
 ONLY.

SITE WILL HAVE ONE EMPLOYEE.

WATER AND SEWER SERVICE IS PROVIDED BY WELL AND SEPTIC.

HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 8AM - 5PM,
BY APPOINTMENT ONLY.

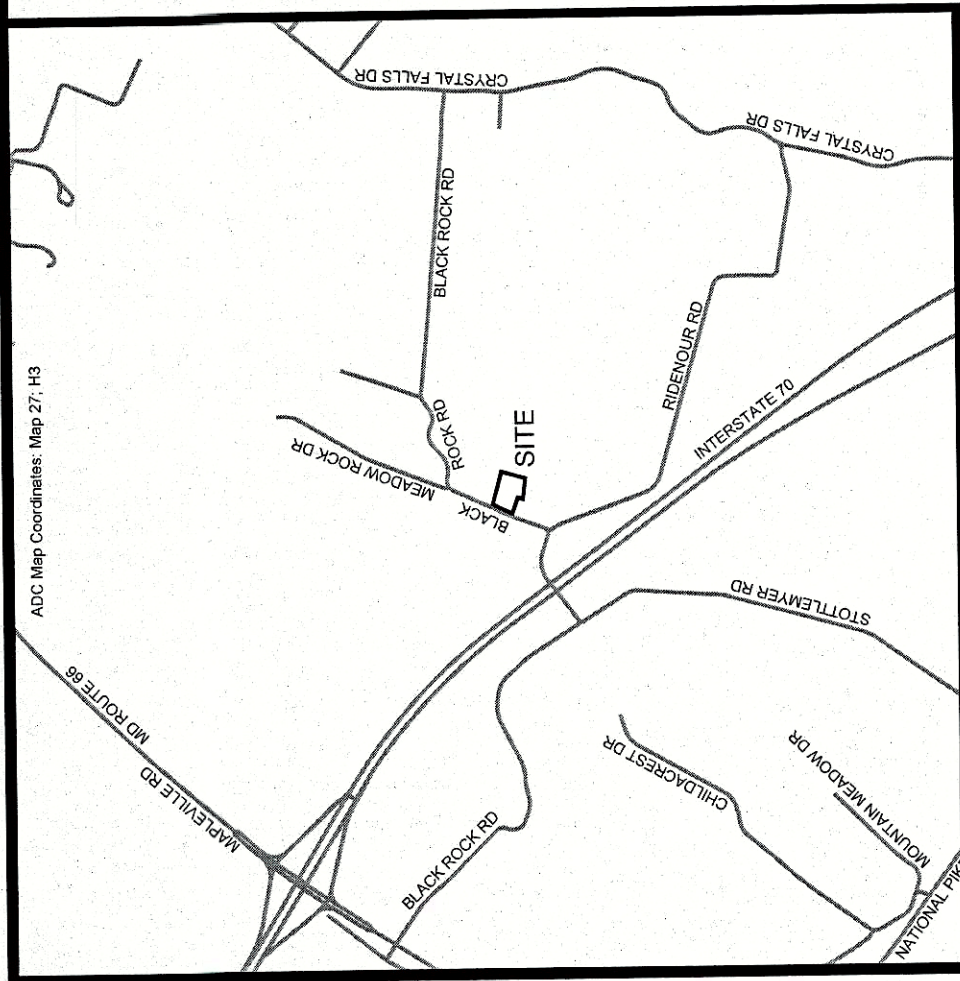
REQUIRED PARKING IS THREE SPACES, AND THREE SPACES HAVE
BEEN PROVIDED.

THERE IS NO REQUIRED LIGHTING FOR THE SITE.

SITE IS EXEMPT FROM FOREST CONSERVATION DUE TO BEING LESS
THAN 20,000 SQ FT OF DISTURBANCE.

SITE IS EXEMPT FROM STORMWATER MANAGEMENT DUE TO BEING LESS
THAN 5,000 SQ FT OF DISTURBANCE.

NO SIGNAGE IS PROPOSED WITH THIS SITE, THUS NONE IS
PROVIDED.



THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 3.260 AC. AND THE TOTAL AMOUNT OF EXCAVATION, SPILL, OR FILL ON THESE PLANS HAS BEEN COMPLETED TO BE APPROXIMATELY 0 CU YDS OF EXCAVATION AND APPROXIMATELY 0 CU YDS OF FILL.

DISTURBED AREA QUANTITY	
59-20-16	RV - RURAL VILLAGE
16	FRONT: 25'
25'	SIDE: 8'
25'	REAR: 25'
BUILDING HEIGHT: 10'0" TO 10'4"	
FUNCTIONAL DESCRIPTION: SHOW MODEL CONTAINERS	
NUMBER OF EMPLOYEES: 1 RESIDENT, 1 EMPLOYEE	
HOURS OF OPERATION: MON-SAT 8AM-5PM BY APPOINTMENT ONLY	
DELIVERIES: UPS WEEKLY	
PARCEL AREA: 2.20 AC ±	
IMPERVIOUS AREA: 0.88 AC ± (40%)	
TOTAL PAVING REQUIRED: 3 SPACES	
TOTAL PAVING PROVIDED: 3 SPACES	
TOTAL PAVING DEFICIT: 0 SPACES	
TOTAL PAVING SURPLUS: 0 SPACES	
TOTAL PAVING PROVIDED: 3 SPACES	
TOTAL PAVING DEFICIT: 0 SPACES	
TOTAL PAVING SURPLUS: 0 SPACES	
TOTAL PAVING PROVIDED: 3 SPACES	
TOTAL PAVING DEFICIT: 0 SPACES	
TOTAL PAVING SURPLUS: 0 SPACES	

Site Data

TAX MAP	59-20-16
ELECTION DISTRICT	16
ZONING	RV - RURAL VILLAGE
SETBACKS	FRONT: 25'
	SIDE: 8'
	REAR: 25'
BUILDING HEIGHT: 10'0" TO 10'4"	
FUNCTIONAL DESCRIPTION: SHOW MODEL CONTAINERS	
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TOTAL PAVING SURPLUS: 0 SPACES	
TOTAL PAVING PROVIDED: 3 SPACES	
TOTAL PAVING DEFICIT: 0 SPACES	
TOTAL PAVING SURPLUS: 0 SPACES	

Legend

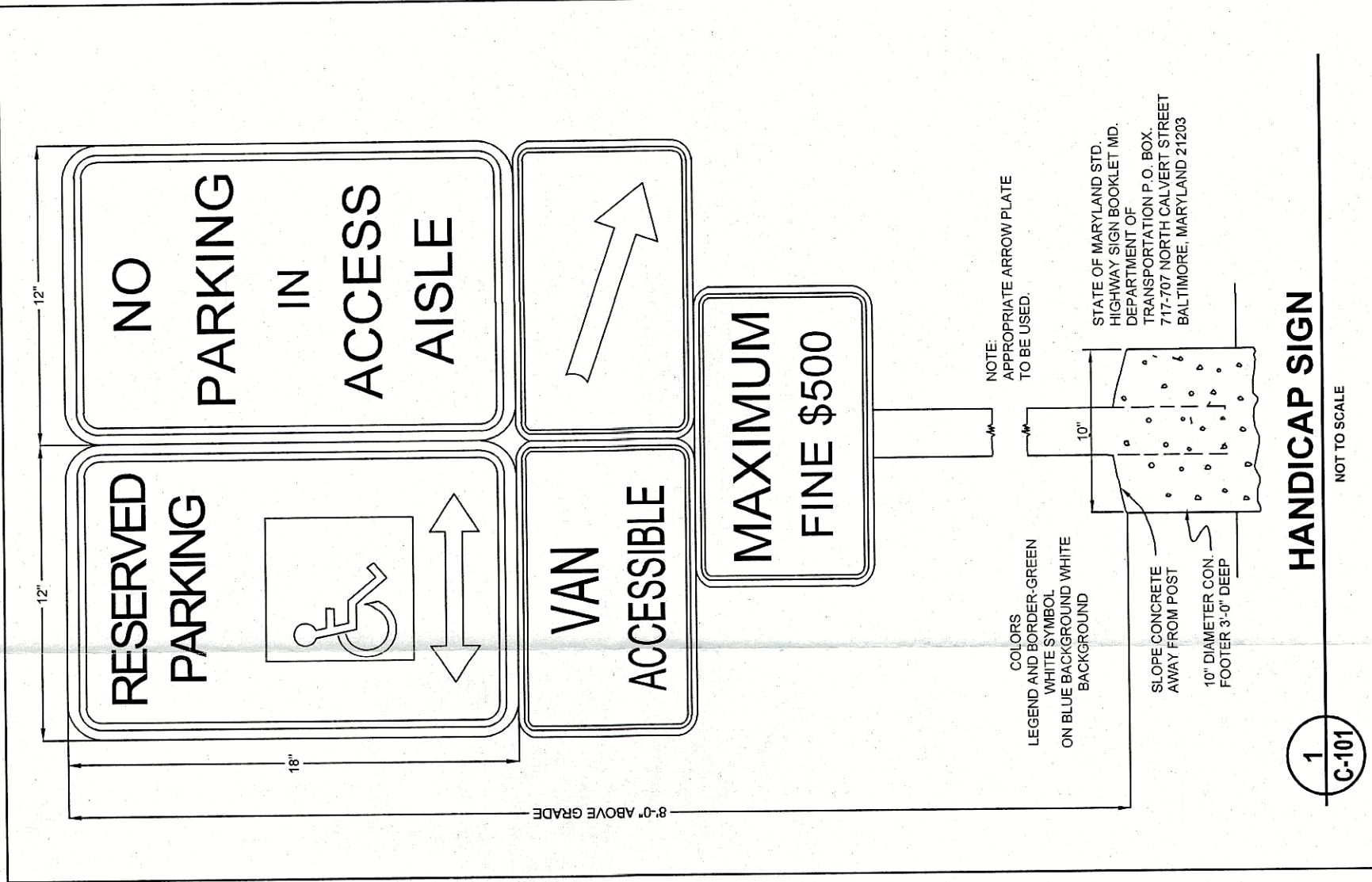
SYMBOL	FEATURE
EXISTING	PROPOSED
PROPERTY LINE CORNER	PROPERTY LINE CORNER
PERMANENT EASEMENT	PERMANENT EASEMENT
CENTERLINE	CENTERLINE
TREELINE	TREELINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONCRETE CURB	CONCRETE CURB
PERFORATED DITCH	PERFORATED DITCH
FLOWLINE	FLOWLINE
WATER LINE	WATER LINE
SANITARY SEWER LINE, STUB	SANITARY SEWER LINE, STUB
GAS LINE	GAS LINE
STORM DRAIN INLET	STORM DRAIN INLET
STORM DRAIN END SECTION	STORM DRAIN END SECTION
ROOF DRAIN PIPE	ROOF DRAIN PIPE
WATER VALVE	WATER VALVE
FIRE HYDRANT, METER	FIRE HYDRANT, METER
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
RAILROAD TRACKS	RAILROAD TRACKS
BUILDINGS, HOUSES, GARAGES	BUILDINGS, HOUSES, GARAGES
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
UTILITY POLE	UTILITY POLE
POLE LIGHT	POLE LIGHT
ROAD SIGN	ROAD SIGN
SPOT ELEVATION	SPOT ELEVATION
DOUBLE WATER METER	DOUBLE WATER METER
DOUBLE SEWER CLEANOUT	DOUBLE SEWER CLEANOUT
SINGLE WATER METER	SINGLE WATER METER
SINGLE SEWER CLEANOUT	SINGLE SEWER CLEANOUT
DETAIL #	DETAIL #
POINT OF INTERSECTION	POINT OF INTERSECTION
POINT OF CURVATURE	POINT OF CURVATURE
POINT OF TANGENCY	POINT OF TANGENCY
P.C.	P.C.
P.T.	P.T.
B.C.	B.C.
T.C.	T.C.
POINT ON LINE	POINT ON LINE
BOTTOM OF CURB	BOTTOM OF CURB
TOP OF CURB	TOP OF CURB

- NOTES:
- No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
 - FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown on the plan as best available information. Contractor to field verify location and depth of all above and below ground utilities.
 - The minimum requirements of the Maryland code for the handicapped, 24 C.F.R. 104.11, shall be followed in the design and construction of the parking spaces.
 - The existing site contours shown hereon were obtained from an aerial survey completed and field verified by FSA (Contour accuracy is to plus or minus one half the contour interval).
 - The purpose of this site plan is for the proposed business of having storage containers (2) as show models. Containers will be delivered directly to customers. The only traffic on site will be by appointment only customers and 1 employee.
 - Manufacturing/construction of container homes is prohibited at this site. This is only for display of model homes. Construction will take place at the proposed home site with proper permits.

Maryland State Endangered Species Notice

Program indicates the potential for the existence of the habitat of a Maryland Department of Natural Resources Natural Heritage Program designated threatened or endangered species. Current Maryland owners are advised to contact the Natural Heritage Program for additional information on program guidelines or further determination of the existence of the habitat. No additional land use restrictions are imposed by Washington County.

Digitally signed by Keith D Moore





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...: EMERALD POINTE PUD COMMERCIAL AREA
NUMBER.....: SP-16-014

OWNER.....: EMERALD POINTE INC.
LOCATION....: NORTHEAST SIDE OF INTERSECTION OF MARSH
DESCRIPTION.: SITE PLAN FOR PROPOSED COMMERCIAL AREA FOR

ZONING.....: RTPD RESIDENTIAL TRANSITION - PUD
COMP PLAN...: LD Low Density Residential
PARCEL.....: 0380109030000A
SECTOR.....: 1
DISTRICT....: 27

TYPE.....: CM
GROSS ACRES.: 8.32
DWEL UNITS..: 0
TOTAL LOTS..: 1
DENSITY.....: 0 UNITS PER ACRE

PLANNER.....: LISA KELLY
SURVEYOR....: FOX & ASSOCIATES INC
RECEIVED....: 04/13/2016

FOREST REVIEW FEE.....:\$0.00
DEVELOPMENT REVIEW FEE...:\$1,166.00

SITE ENGINEERING

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

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

SITE DESIGN

IMPERVIOUS SURFACE PLANNED....: 52% 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.: 348 LOADING AREAS MEET REQUIREMENTS...: Y
 PARKING SPACES-MINIMUM REQ'D.: 340
 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
 2
 3
 4
 5
 6
 7
 8
 9
 10

NUMBER OF ACCESS POINTS: 2
 COUNTY HISTORIC INVENTORY SITE #: NOT HIST
 ON NATIONAL HISTORIC REGISTER : N

FIRE DISTRICT: 27 MILES TO STATION: .5
 AMBULANCE DIST: 75 MILES TO STATION: 3

COMMENTS:
 SITE PLAN FOR PROPOSED COMMERCIAL AREA FOR EXISTING EMERALD
 POINTE PUD REV 2

SENT COPY TO FRED NUGENT 5/16/2016



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

**981 Mt Aetna Rd
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853**

December 21, 2016

Washington County Plan Review & Permitting
80 West Baltimore Street
Hagerstown, Maryland 21740

Attention: Lisa Kelly, Planner

Re: Emerald Pointe Commercial Center Site Plan, SP-16-014

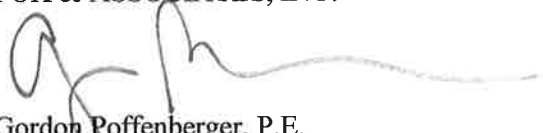
Dear Lisa,

Attached please find seven (7) copies of the relevant site plan sheets for the Planning Commission packets. As of this date, Ed Norman of City Water has signed the drawings and the originals will be going to Mark Bradshaw today. By the January P.C. meeting on 1/9/17, we should have all of the local agency approvals. That will leave only the Maryland State Highway Administration (MSHA) as the only outstanding agency. We are requesting that this project be presented to the Planning Commission on this date so we can request an approval contingent upon obtaining the MSHA access permit. The MSHA comments are mainly from the Highway Hydraulics Division (HHD). These comments can be addressed without impacting the site layout. The other MSHA agencies have approved the overall access geometry (lane lengths and widths, taper lengths, etc). The following is a brief description of the MSHA requested revisions & supporting information:

1. A reversal from the first review, the MSHA is requesting thermoplastic pavement markings.
2. MSHA is requesting a Sidewalk Maintenance Agreement since the sidewalk will be located within the MSHA right-of-way.
3. Obtain MDE permit. An application for this permit has been submitted.
4. Revise SWM to treat SHA runoff in the SHA right-of-way.
5. Revise previously submitted hydraulic model to existing MD60 culverts.

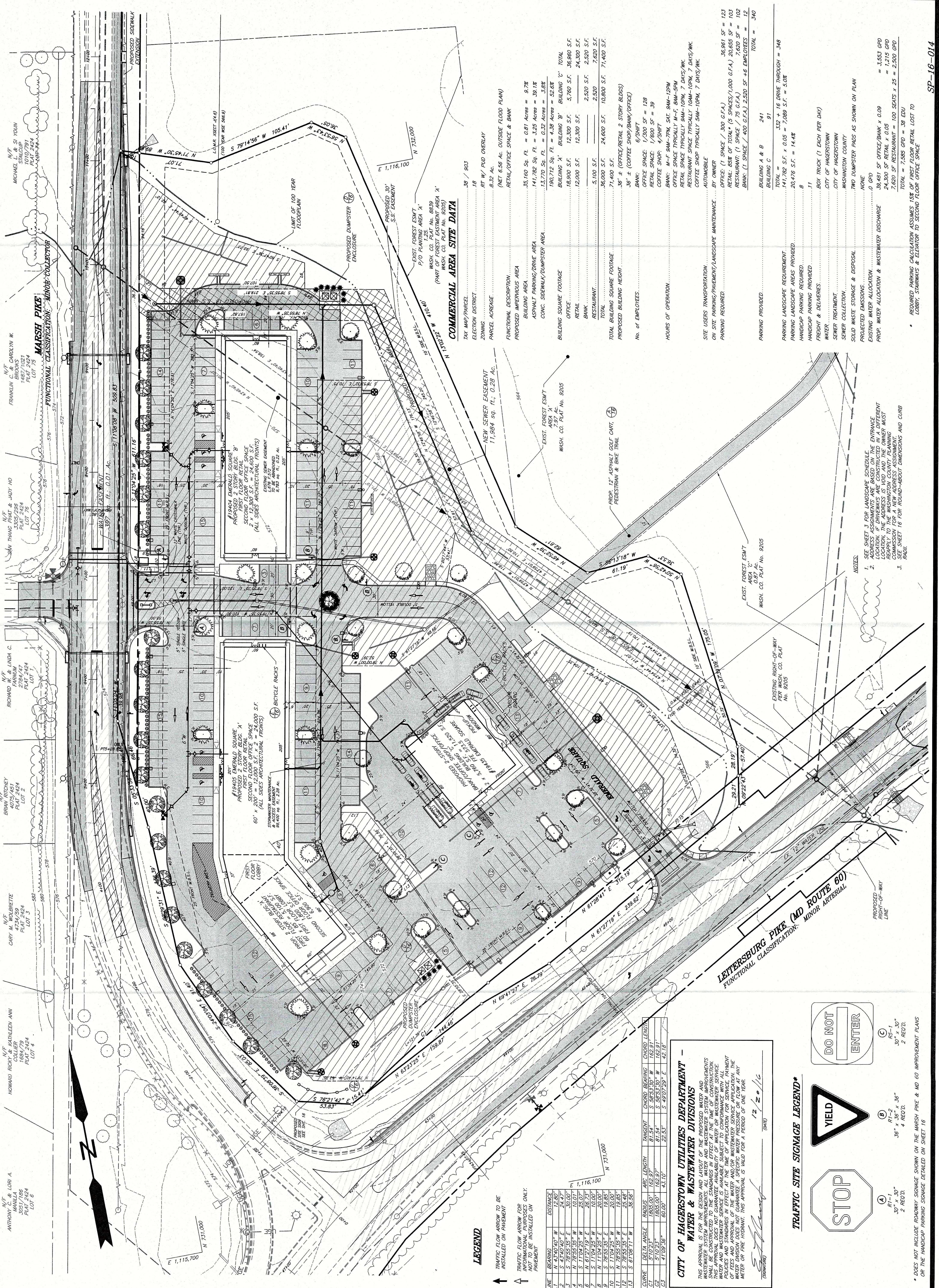
Please feel free to call me with any additional questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.



Gordon Poffenberger, P.E.
Director of Engineering

C: Paul Crampton, client
Jason Divelbiss, counsel
file



COMMERCIAL AREA SITE DATA

TAX MAP PARCEL	38 / 903
ELECTION DISTRICT	18
ZONING	RT W/ PUD OVERLAY
PARCEL AREA	8.32 AC.
(NET 6.56 AC. OUTSIDE FLOOD PLAIN)	
(RETAIL/OFFICE SPACE & BANK)	
FUNCTIONAL DESCRIPTION	
PROPOSED IMPERVIOUS AREA	35,100 Sq. Ft. = 0.81 Acres = 9.7%
BUILDING AREA	141,782 Sq. Ft. = 3.25 Acres = 38.1%
ASPHALT PARKING/DRIVE AREA	190,712 Sq. Ft. = 4.38 Acres = 52.6%
CONC. SIDEWALK/DUMPSTER AREA	15,070 Sq. Ft. = 0.32 Acres = 3.8%
BUILDING SQUARE FOOTAGE	
OFFICE	18,900 S.F.
RETAIL	12,000 S.F.
BANK	2,520 S.F.
RESTAURANT	2,520 S.F.
TOTAL	36,000 S.F.
TOTAL BUILDING SQUARE FOOTAGE	36,000 S.F.
PROPOSED BUILDING HEIGHT	36' ± (OFFICE/RETAIL 2 STORY BLDGS)
No. of EMPLOYEES	36' ± (OFFICE/RETAIL 2 STORY BLDGS)
OFFICE SPACE	1,500 SF = 128
RETAIL SPACE	1,600 SF = 39
COFFEE SHOP	4/SHIFT
HOURS OF OPERATION	BANK: M-F 9AM-7PM, SAT. 9AM-12PM
OFFICE SPACE TYPICALLY 9AM-10PM, 7 DAYS/WK.	
RESTAURANT SPACE TYPICALLY 10AM-10PM, 7 DAYS/WK.	
COFFEE SHOP TYPICALLY 5AM-10PM, 7 DAYS/WK.	
SITE USERS TRANSPORTATION	BY OWNER
ON SITE PARKING/PAVEMENT/LANDSCAPE MAINTENANCE	
PARKING REQUIRED	
OFFICE: (1 SPACE / 300 G.F.A.)	36,000 SF = 123
RETAIL: 85% OF TOTAL* (5 SPACES/1,000 G.F.A.)	20,655 SF = 103
RESTAURANT: (1 SPACE / 75 G.F.A.)	7,620 SF = 102
BANK: (1 SPACE / 400 G.F.A.)	2,520 SF = 12
TOTAL	56,795 SF
PARKING PROVIDED	
BUILDING A & B	241
BUILDING C	91
TOTAL	332 ± 16 DRIVE THROUGH = 348
PARKING LANDSCAPE REQUIREMENT	141,782 S.F. x 0.05 = 7,089 S.F. = 5.0%
PARKING LANDSCAPE AREAS PROVIDED	20,478 S.F. = 14.4%
HANDICAP PARKING REQUIRED	8
HANDICAP PARKING PROVIDED	11
FREIGHT & DELIVERIES	BOX TRUCK (1 EACH PER DAY)
WATER	CITY OF HAGERSTOWN
SEWER TREATMENT	CITY OF HAGERSTOWN
SEWER COLLECTION	WASHINGTON COUNTY
SOLID WASTE STORAGE & DISPOSAL	TWO DUMPSTER PHOS AS SHOWN ON PLAN
PROTECTED EMISSIONS	NONE
EXISTING WATER ALLOCATION	39,461 SF OFFICE/BANK x 0.09 = 3,553 GPD
PROPOSED WATER ALLOCATION & WASTEWATER DISCHARGE	24,300 SF RETAIL x 0.05 = 1,215 GPD
TOTAL	7,620 SF RESTAURANT = 100 SEATS x 25 = 2,500 GPD
TOTAL	7,595 GPD = 38 EDU

NOTES:
1. SEE SHEET 1 FOR LANDSCAPE SCHEDULE.
2. ADDRESS ASSIGNMENTS ARE BASED ON THE ENTRANCE LOCATION. IF DRIVERS ARE CONSTRUCTED IN A DIFFERENT LOCATION, THE ADDRESS IS 100 AND THE OWNER MUST COMMISSION FOR A NEW ADDRESS ASSIGNMENT.
3. SEE SHEET 16 FOR ROUNDABOUT DIMENSIONS AND CURB RADIUS.

TRAFFIC SITE SIGNAGE LEGEND

STOP (A) 30' x 30' 2' REQ'D.

YIELD (B) 36" x 36" 36" 2' REQ'D.

DO NOT ENTER (C) 36" x 30" 2' REQ'D.

CITY OF HAGERSTOWN UTILITIES DEPARTMENT - WATER & WASTEWATER DIVISIONS

THIS APPROVAL IS FOR THE DESIGN AND LAYOUT OF THE PROPOSED WATER AND WASTEWATER SYSTEM IMPROVEMENTS. THE WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT DOES NOT GUARANTEE THE AVAILABILITY OF WATER OR WASTEWATER SERVICE. THE WATER AND WASTEWATER SERVICE IS AVAILABLE SUBJECT TO CONFORMANCE WITH ALL CITY OF HAGERSTOWN UTILITIES DEPARTMENT RULES AND REGULATIONS. THE CITY OF HAGERSTOWN UTILITIES DEPARTMENT DOES NOT GUARANTEE A SPECIFIC WATER PRESSURE OR FLOW AT ANY WATER ON THE TOWN. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR.

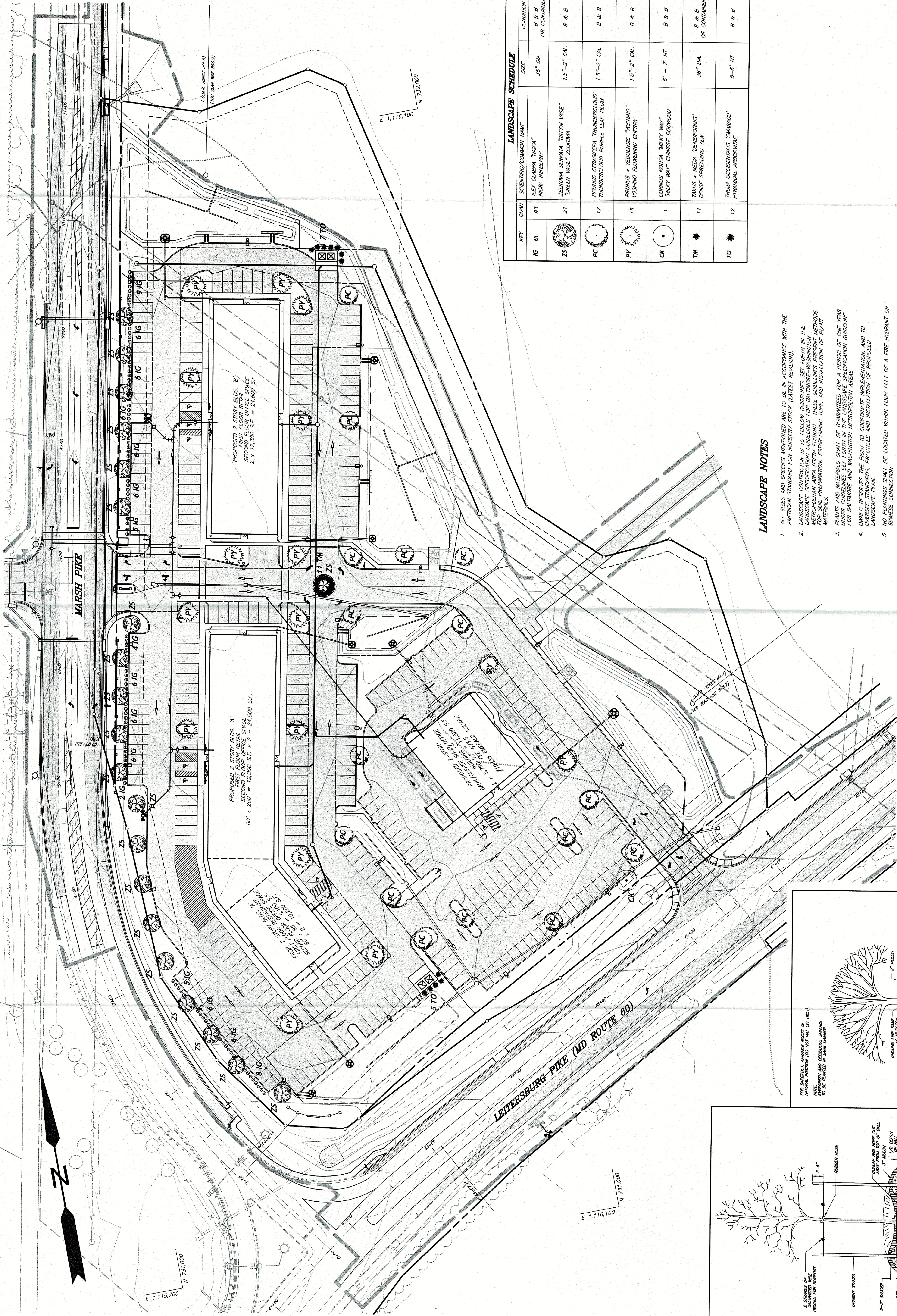
12/20/16 (TWE)

LEGEND

- TRAFFIC FLOW ARROW TO BE INSTALLED ON PAVEMENT
- TRAFFIC FLOW ARROW FOR INFORMATIONAL PURPOSES ONLY. NOT TO BE INSTALLED ON PAVEMENT

CURVE	BEARING	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
L1	N 43°40'40" W	12.80°	12.80'	12.80'	12.80'
L2	S 43°40'40" E	24.07°	24.07'	24.07'	24.07'
L3	S 29°55'35" E	30.07°	30.07'	30.07'	30.07'
L4	N 29°55'35" W	10.07°	10.07'	10.07'	10.07'
L5	N 61°27'19" E	28.23°	28.23'	28.23'	28.23'
L6	S 11°04'25" W	10.07°	10.07'	10.07'	10.07'
L7	N 11°04'25" E	20.07°	20.07'	20.07'	20.07'
L8	S 29°55'35" E	19.85°	19.85'	19.85'	19.85'
L9	N 29°55'35" W	10.07°	10.07'	10.07'	10.07'
L10	S 61°27'19" E	28.23°	28.23'	28.23'	28.23'
L11	N 29°55'35" W	10.07°	10.07'	10.07'	10.07'
L12	S 29°55'35" E	25.48°	25.48'	25.48'	25.48'
L13	S 61°27'19" W	36.26°	36.26'	36.26'	36.26'

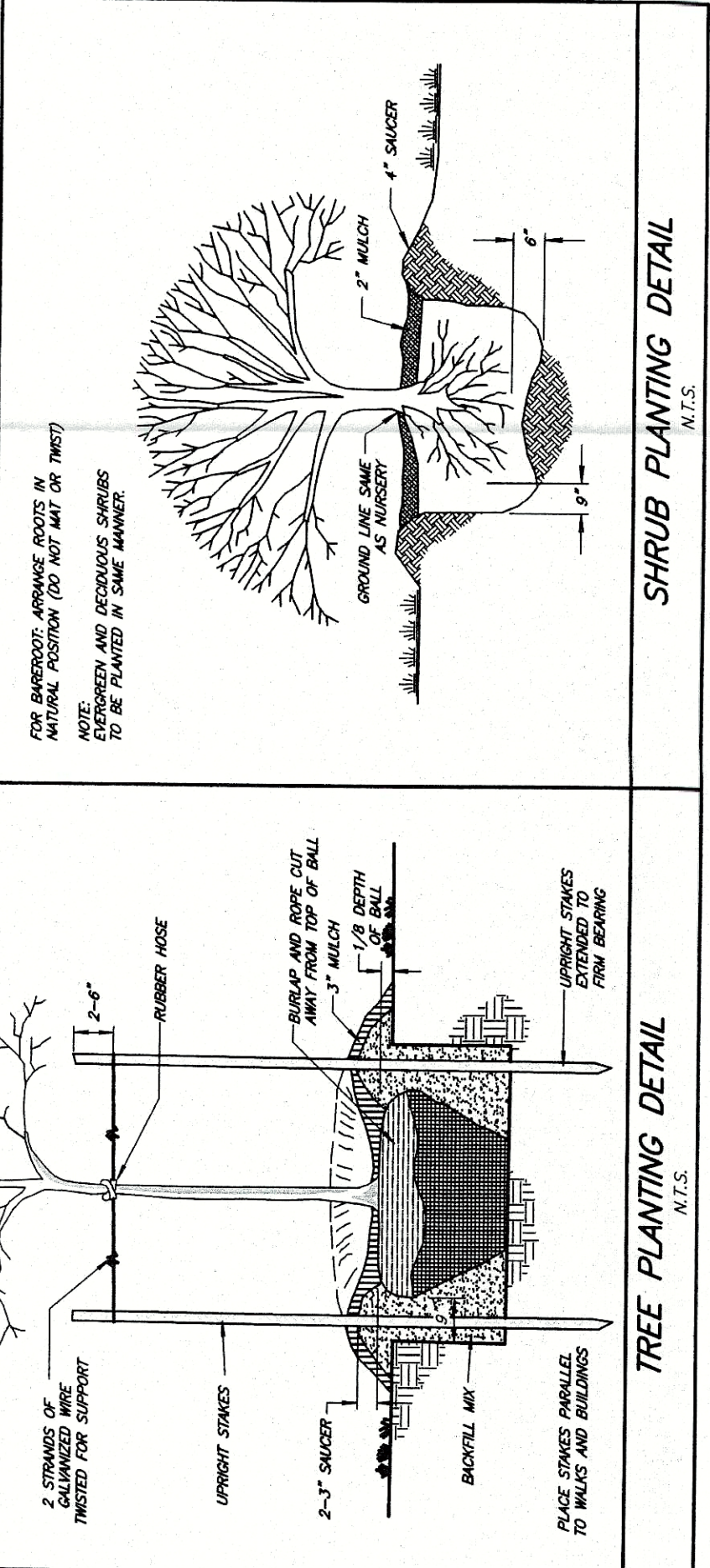
* DOES NOT INCLUDE ROADWAY SIGNAGE SHOWN ON THE MARSH PIKE & MD 60 IMPROVEMENT PLANS OR THE HANDICAP PARKING SIGNAGE DETAILED ON SHEET 16



LANDSCAPE SCHEDULE					
KEY	QTY	SCIENTIFIC/COMMON NAME	SIZE	CONDITION	SPACING
IG	93	LEYCESTERIA 'NIGRA' OR CONTAINER	36" DIA	B & B	4' O.C.
ZS	21	ZELKOVA SERRATA 'GREEN VASE' OR CONTAINER	1.5"-2" CAL	B & B	N/A
PC	17	PRUNUS CERASIFERA 'THUNDERCLOUD' OR CONTAINER	1.5"-2" CAL	B & B	N/A
PY	15	PRUNUS X YEDENSIS 'YOSHINO' OR CONTAINER	1.5"-2" CAL	B & B	N/A
CK	1	CORNUS KUSHA 'MILKY WAY' OR CONTAINER	6" - 7" HT.	B & B	N/A
TM	11	TAUS X MEDIA 'DENSIFORMIS' OR CONTAINER	36" DIA	B & B	4' O.C.
TO	12	THUJA OCCIDENTALIS 'SMARAGD' OR CONTAINER	5'-6" HT.	B & B	6' O.C.

LANDSCAPE NOTES

1. ALL SIZES AND SPECIES MENTIONED 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 LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE 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 FROM THE DATE OF INSTALLATION. IN THE LANDSCAPE SPECIFICATION GUIDELINE FOR BALTIMORE METROPOLITAN AREA.
4. OWNER RESERVES THE RIGHT TO COORDINATE IMPLEMENTATION, AND TO OVERSEE PLANTING, PRACTICES AND INSTALLATION OF PROPOSED LANDSCAPE PLAN.
5. NO PLANTINGS SHALL BE LOCATED WITHIN FOUR FEET OF A FIRE HYDRANT OR SHAWNEE 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, SHREDDED HARDWOOD 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).





DIVISION OF
ENGINEERING & CONSTRUCTION MANAGEMENT
PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

MEMO

TO: Washington County Planning Commission
FROM: Tim Lung, Deputy Director - Plan Review
DATE: December 20, 2016
SUBJECT: Revision to Rosewood PUD Development Plan

Washco Developments, the developer of Rosewood PUD has requested the Planning Commission's review of a revision to the approved Final Development Plan. A PUD overlay zoning was obtained in 1995. In 1999 a Final Development Plan was approved. Since that time the PUD is being built out in several phases and sub phases. There has been several changes to the originally approved development plan, two of these changes were deemed significant enough to warrant additional public hearings and involved replacement of several areas originally designated for residential development with commercial development. These changes resulted in all of the PUD on the north side of Varsity Lane (now Professional Court) being designated for commercial/office use. In 2014 the Planning Commission approved a "minor" change which revised the previously approved development plan showing office/commercial uses along Capitol Lane to residential townhomes. This was essentially the same as what was approved on the original development plan for the Capitol Lane section of Rosewood. The remaining portion of the PUD north of Professional Court continued to be designated for commercial/office development. The developer is now proposing a revision to the development plan to change a portion of the 7.62 ac commercial/office area in phase III north of O'Neals Place to 35 residential townhouse lots and to change the number of apartment units within a previously approved apartment lot in phase IIB from 20 units to 24 units. The resulting change in the commercial/residential mix will not exceed the previously established residential density or maximum commercial area percentage.

In 2015 the Zoning Ordinance was amended to address changes to approved PUDs. Article 16 "PUD" Planned Unit Development, section 16.5(a) states that, "Minor changes to the approved PUD Development Plan may be approved by the Planning Commission without the need for a public hearing. As a result of the requested change the Planning Commission may establish other requirements deemed necessary to satisfy this article. Cumulative "minor" change requests may result in the determination by the Planning Commission that there has been a major change to the Concept plan on file and require the developer to follow the process established for major changes in a PUD development Plan. The Planning Commission shall make the determination that a change is major or minor through evaluation of whether or not the change is in accordance with the latest concept plan on file as reviewed by the Board of County Commissioners".

Action requested of the Planning Commission at this time would be to determine if this revision would be considered major or minor and if a public hearing should be required. The applicant maintains that this should be considered a minor change. Additional supporting information is provided in the applicant's letter which is attached as well as copies of the current development plan and the proposed plan. The applicant has also submitted a revised Final Development Plan depicting these changes. If the Planning Commission is inclined to determine that this is a minor change, the applicant is requesting that the staff be granted the authority to approve the revised Development Plan.



**ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS**

**981 Mt Aetna Rd
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853**

December 16, 2016

Washington County Planning Commission
80 West Baltimore Street
Hagerstown, Maryland 21740

Attention: Commission Members

Re: Rosewood Revised Final Development Plan

Dear Member,

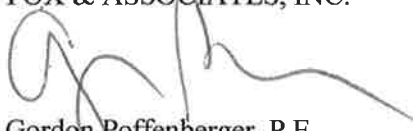
Attached please find seven (7) copies of the revised PUD Final Development Plan and the previously approved PUD FDP. The new plan has been revised per the following:

1. O'Neals Place east of Professional Drive has been revised to be residential townhome lots as originally approved in 2004 and vacated by Plat 10141 in 2012. These lots are proposed to again become part of Phase 2B. The future Phase III office park area has been reduced to 5.24 Acres. The 35 townhome lots shown are exactly as previously approved. It should be noted that the O'Neals Place (east) infrastructure (street and utilities) has been constructed and already exists to support the immediate development of the above-mentioned 35 townhome lots.
2. The apartment building as previously approved on Lot 20 as part of Phase 2B (PSP-12-002) has been revised from 20 units to 24 units.

The same revision was performed a couple years ago on Capital Lane also in Phase IIB of the Rosewood PUD. Similarly, Capital Lane was designed and approved for professional office space. A request was submitted to revise this area to townhome lots. At that time, the Capital Lane revision was deemed a "minor change". We are respectfully requesting the same ruling for O'Neals Place east of Professional Drive. This change would convert the previously planned office space area back to the previously approved 35 residential, townhome lots.

This should accurately summarize our proposed PUD revisions. Please schedule for discussion at the next available Planning Commission meeting. Please feel free to call me with any questions or concerns.

Sincerely,
FOX & ASSOCIATES, INC.



Gordon Poffenberger, P.E.
Director of Engineering

RECEIVED

DEC 19 2016

**WASHINGTON COUNTY
PLAN REVIEW DEPARTMENT**

